Chairperson: Lisa Baker
Vice Chair: Judith Arce
Commissioners:
Gregory Contreras
Eric Dye
Brad Lopez
Lucrecia Sandoval
Matt Stone

City Manager: Jeremy Craig

AGENDA

City of Winters Planning Commission
Tuesday, April 28, 2026, 6:30 PM
City Council Chambers
City Hall
318 1st Street Winters, CA 95694

(accessible via the Abbey ST. side entrance)

Community Development Department
Contact Phone Number (530) 776-4061
Email: kmumper@devcomca.com

The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Planning Commission Chair, Commissioners, or City staff. Public Comment is limited to 3 minutes, and speakers will be asked to state their name and address.

Meeting Information
Winters Planning Commission meetings are conducted in person at City Hall Council Chambers accessible via the Abbey St side entrance. As a courtesy, and technology permitting, members of the public may continue to participate virtually. However, the City cannot guarantee that the public's access to teleconferencing technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Brown Act, City Council meetings will continue despite technical difficulties for participants using the teleconferencing option.

Zoom: https://us02web.zoom.us/j/85395345162?pwd=73uEZ6AkAFiUaJFI2zeJkvvgQ8g86H.1

Meeting ID: 853 9534 5162 Passcode: 303752

1. If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. The chair will call you by name or phone number when it is your turn to comment. Speakers will be limited to 3:00 minutes.

2. If you choose not to observe the Planning Commission meeting but wish to make a comment on a specific agenda item, please submit your comment via email by 5:00 p.m. on the Monday prior to the Planning Commission meeting, to the City Clerk at cityclerk@cityofwinter.org. All public comments will be distributed to the Commission, posted

on the web, and retained for the record.

Call to Order: City of Winters Planning Commission Meeting

ROLL CALL

PLEDGE OF ALLEGIANCE

1. PUBLIC COMMENTS
   At this time, any member of the public may address the Planning Commission on matters, which are not listed on this agenda. Citizens should reserve their comments for matters listed on this agenda at the time the item is considered by the Planning Commission. 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.

2. APPROVAL OF AGENDA

3. CONSENT CALENDAR

   3.A Minutes of the Regular Planning Commission Meeting, March 26, 2026
   Approve the Minutes of the Regular Planning Commission Meeting, March 26, 2026
   Planning Commission Minutes, March 27, 2026.docx

4. PUBLIC HEARINGS

   4.A 2025 Housing Element Annual Progress Report
   Planning Commission and the public provide oral testimony and written comments on the 2025 Housing Element Annual Progress Report under Government Code Section 65400.
   Staff Report - Annual Housing Element Progress Report.pdf
   Attachment A - Resolution PC2026-04 2025 General Plan Annual Progress Report.docx
   Attachment B - 2025 Housing Element Annual Progress Report.pdf
   Attachment C - 2025 Winters2025 Excel in PDF.pdf
   Attachment D - PHN for Government Code Section 65400 Housing Element Annual Progress Report.pdf
   2023 ANNUAL PROGRESS TABLE A2.pdf
   2024 ANNUAL PROGRESS REPORT.pdf

   4.B Outdoor Lighting & Public Safety Ordinance Continued Discussion
   Direct Staff to proceed with an Outdoor Lighting & Public Safety Ordinance that regulates but is not limited to the following:

   Amortization, lighting zones, light trespass, festoon lighting, sports complex or field

lighting, illuminated signage, motion detection controls, curfew or nighttime hours for decorative, seasonal, landscaping, or holiday lighting, and administrative requirements and penalties for non-compliance.

Staff Report - Outdoor Lighting Ordinance - April PC Discussion.docx
Attachment 1 - Ordinance 2026-04 Outdoor Lighting Public Safety.docx
Attachment 2 - Lighting Ordinance - Decision points, options, NRC recommendations (summary).docx
Attachment 3 - Lighting Zone Matrix.docx

5. MISCELLANEOUS

6. PRESENTATIONS

6.A Recommendation of an Outdoor Lighting & Safety Ordinance to the City Council that excludes the Form Based Code Regulating Plan to address light pollution concerns throughout the City of Winters.
Recommend the Public Hearing for the proposed ordinance be continued to the April 28th, 2026, regularly scheduled Planning Commission meeting.
Outdoor Lighting & Public Safety Ordinance.docx

7. STAFF COMMENTS/INFORMATION ITEMS

8. COMMISSION COMMENTS/REPORTS
Under Government Code Section 54952.2, may include: (1) a brief announcement; (2) a question for clarification; (3) a brief report on his or her own activities; (4) request staff to report back to the body at a subsequent meeting concerning any matter, or (5) take action to direct staff to place a matter of business (or issue) on a future agenda.

ADJOURNMENT
I declare under penalty of perjury that the foregoing agenda for the regular meeting of the Planning Commission was posted on the City of Winters website at www.cityofwinters.org and Commission Members 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, and made available to the public during normal business hours.

_____

Jeremy Craig, City Clerk

APPEALS: Any person dissatisfied with the decision of the Planning Commission may appeal this decision by filing a written Notice of Appeal with the City Clerk including payment of the applicable Appeal fee, no later than ten (10) calendar days after the day on which the decision

is made.

Pursuant to Section 65009 (b) (2), of the State Government Code "If you challenge any of the above projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the City Planning Commission at, or prior to, this public hearing".

MINUTES: The City does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation.

PUBLIC REVIEW OF AGENDA, AGENDA REPORTS, AND MATERIALS: Prior to the Planning Commission meetings, copies of the Agenda, Agenda Reports, and other material are available during normal working hours for public review at the Community Development Department. In addition, a limited supply of copies of the Agenda will be available for the public at the meeting. Copies of Agenda, Reports and other material will be provided upon request submitted to the Community Development Department. A copy fee of 25 cents per page will be charged.

Any member of the public may submit a written request for a copy of Planning Commission Agendas to be mailed to them. Requests must be accompanied by a check in the amount of $25.00 for a single packet and $250.00 for a yearly subscription.

OPPORTUNITY TO SPEAK, AGENDA ITEMS: The Planning Commission will provide an opportunity for members of the public to address the Commission on items of business on the Agenda; however, comments are limited to three minutes.

REVIEW OF TAPE RECORDING OF MEETING: Planning Commission Meetings are recorded. Recordings are available for public review on the City of Winters website.

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

Minutes of the Planning Commission Meeting Held on March 24, 2026

Chairperson Lisa Baker called the meeting to order at 6:30 PM

Present: Commissioners Gregory Contreras, Eric Dye, Lucrecia Sandoval, Vice Chair Arce, Chairperson Lisa Baker

Absent: Commissioners Brad Lopez, Matt Stone

Staff: Assistant City Attorney Brian Hughes, Housing Analyst Barbara Carr (Zoom), Contract Planner Dave Dowswell (Zoom), Senior Contract Planner Kelly Mumper, Deputy City Clerk Zorina Treat

PLEDGE OF ALLEGIANCE

Commissioner Eric Dye led the Pledge of Allegiance

PUBLIC COMMENTS

None

APPROVAL OF AGENDA

Motion by Commissioner Dye, seconded by Vice Chair Arce, to approve the amended agenda, moving item 4A Winters Outdoor Lighting Ordinance to the April 28, 2026, agenda. The motion carried by the following vote:

AYES: Commissioners Gregory Contreras, Eric Dye, Lucrecia Sandoval, Matt Stone, Chairperson Baker
NOES: None
ABSENT: Commissioners Brad Lopez, Matt Stone

PUBLIC HEARINGS

3.A. Consider Design Review & Variance application #2026-01, for the Olive Grove Subdivision.

Senior Planner Kelly Mumper presented the Olive Grove Subdivision Design Review, highlighting key project details and design considerations. The item included amendments requiring garage doors with upper windows on all homes and updates to the resolution

language to acknowledge receipt of public comments. Additional updates to home design details and landscape plan submittals were also incorporated.

Public hearing opened at 6:47 PM

John Leonard, Don Jordan and Kate Laddish provided public comment.

Public hearing closed at 6:54 PM

Motion by Vice Chair Arce, seconded by Commissioner Dye, to approve Resolution PC-2026-03, with amendments to add single windows to the garage doors on the elevation, and to update the Resolution in response to public comments received. The motion carried by the following vote:

AYES: Commissioners Gregory Contreras, Eric Dye, Lucrecia Sandoval, Matt Stone, Chairperson Baker
NOES: None
ABSENT: Commissioners Brad Lopez, Matt Stone

CONSENT CALENDAR

4.A. Minutes of the Regular Planning Commission Meeting February 24, 2026

Motion by Commissioner Dye, seconded by Commissioner Sandoval, to approve the Consent Calendar as presented. The motion carried by the following vote:

AYES: Commissioners Gregory Contreras, Eric Dye, Lucrecia Sandoval, Matt Stone, Chairperson Baker
NOES: None
ABSENT: Commissioners Brad Lopez, Matt Stone

MISCELLANEOUS

None

PRESENTATIONS

None

STAFF COMMENTS/INFORMATION ITEMS

None

COMMISSION COMMENTS/REPORTS

Commissioners provided verbal updates. Commissioners Dye and Sandoval reported attending the Planning Commissioner Conference with the League of Cities.

ADJOURNMENT
The meeting adjourned at 7:06 PM

Planning Commission
Staff Report

TO: Chairman and Planning Commissioners

DATE: April 28, 2026

FROM: Barbara Carr, Housing Analyst

SUBJECT: Annual Progress Report – 2023-2025 Housing Element

RECOMMENDATION:

The Planning Commission adopt Resolution No. PC2026-04 (Attachment A) Recommending the Housing Element Annual Progress Reports for 2023-2025 are submitted to the California Governor's Office of Planning and Research and to the Department of Housing and Community Development.

BACKGROUND/DISCUSSION:

Housing Element Annual Progress Report

California Government Code Sections 65400 and 65700 require cities and counties to prepare a Housing Element Annual Progress Report for each calendar year on the status of the Housing Element implementation. The 2025 Housing Element Annual Progress report (Attachment B) is to be submitted to the California Governor's Office of Planning and Research (OPR) and to the California Department of Housing and Community Development (HCD). The 2025 Housing Element Annual Progress Report titled, "Winters2025" in excel format is in Attachment C as a PDF. Attachment D is the Public Notice for the April 28, 2026, inviting public comment and sharing the outcomes on our housing development since the Housing Element was approved in 2021.

The Implementation Programs were adopted in the 6th Cycle Housing Element Housing Plan in 2021, and consideration was given to public comment in determining the housing plan. The City of Winters Regional Housing Needs Allocation (RHNA) indicates Winters regional share of units is five hundred and fifty-two (552). The goals and policies found in the 2025 Housing Element Annual Progress Report are targeted towards supporting and increasing the supply of affordable housing to lower income and special needs groups

and provide guidance in the development of future plans and programs. Within the "Winters2025" excel report prepared for the HCD are the relevant documents describing implementation of programs during 2025. Our efforts to generate and distribute resources for the development and preservation of affordable housing continue to be in compliance with Housing Element Law. There have been three hundred and seventy (370) units built between 2021 and 2025. A goal to consider for 2026-2029 is to enter into development agreements for one hundred and eighty-two (182) units. This would meet our regional share of units.

As you review "Table A2" within the Winters2025 excel (PDF) please note, there is an option to record "non-deed restricted" income levels. We would want to confirm the income determination and family size for accurate recording of our past housing development, as currently, without resident input our only option is to record those households as "above moderate". We are recording an additional thirty-seven (37) households over our required two hundred and forty-eight (248) units for "above moderate". Also, due to income eligibility changes at the county level, we may see residents falling from moderate to low income depending on income and family size. This is important for accurately reporting our residents who are in newly constructed housing units. Community workshops, online survey, and direct contact with residents may provide us with more accurate information on income groups in the recently built housing. If we expand the request, we may also identify needs of other residents to address what barriers they face to equal housing in our community. Planning for our 7th Cycle Housing Element will start at the Sacramento Area Council of Governments (SACOG) this summer and we want our data to accurately describe our current residents and their needs.

In 2025, forty-three (43) housing units received their certificate of occupancy. Two (2)units in Walnut 10 were income restricted as "moderate income" as required in the Walnut 10 development agreement. "Table C" recognizes the successful general plan designation for rezoning Farmstead (apn-038-050-018-000) for future housing development with a realistic capacity of three hundred and forty-nine (349) units. There is also Olive Grove's development of fifteen (15) units. Finally, there is the opportunity to find another developer for the city-owned property in Winters Highland's development.

ATTACHMENTS:

A. PC Resolution 2026-04
B. 2025 Housing Element Annual Progress Report
C. 2025 Winters2025 Excel in PDF
D. Public Notice

Planning Commission Resolution No. PC2026-04

A Resolution of the Planning Commission of the City of Winters Recommending the City Council consider the 2025 General Plan Annual Progress Report.

Whereas, Government Code 65300 requires each city and county to adopt a comprehensive. Long-term General Plan to guide the physical development of the incorporated city and land outside its boundaries within its Sphere of Influence that bears a relationship to its planning activities.

Whereas, Government Code 65400 requires each city and county to prepare an Annual Progress Report (APR) on the implementation of the General Plan, which includes the Housing Element, and said report shall be reviewed by the planning commission and city council before submitting to the Office of Planning and Research (OPR) and the state Department of Housing and Community Development by April 1 of each year.

Whereas, the City's Planning Division presented its oral and written staff report on the proposed project at a regular meeting of the Planning Commission on April 28, 2026; and

Now, Therefore Be It Resolved, that:

1. The Planning Commission finds preparation of the 2025 General Plan APR is not considered "project" and is exempt from the California Environmental Quality Act.

2. The Planning Commission recommends that the City Council receive the APR and recommends it be submitted to the Office of Planning and Research (OPR) and the State Department of Housing and Community Development; and

It is hereby certified that the foregoing Planning Commission Resolution No. 2026-04 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____, at a regular meeting of the City of Winters Planning Commission held on April 28, 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Lisa Baker, Chairperson

Attest:

_____
Jeremy Craig, Planning Commission Secretary

ATTACHMENT B

2025 HOUSING ELEMENT PROGRESS REPORT

Housing Element 2021-2029 6th Cycle IMPLEMENTATION PROGRAMS

The following is a list of programs which will guide the City's land use policies related to residential development for this Planning Period which ends in 2029. The City will work to implement these programs and to continue its efforts to generate and distribute resources for the development and preservation of affordable housing.

II.1 General Plan Consistency Annual Review Program: In accordance with Government Code Section 65400, the City will submit an annual progress report (APR) to the State describing the achievements and shortfalls of the Housing Element. Included in this report will be an analysis of the effectiveness of the City's Housing Policies and Programs in meeting housing targets for new 6 TH CYCLE HOUSING ELEMENT HOUSING PLAN March 2022 29 housing, ensuring adequate vacant and underutilized sites to accommodate the 2021-2029 RHNA, and removing or reducing constraints to housing as well as accomplishments in realizing rehabilitation and conservation targets, as well as any additional information required by HCD, including identification of City-owned surplus sites.

The City is providing this annual report in accordance with Government Code Section 65400.

II.2 Land Inventory Maintenance Program: The City will make available up-to-date information regarding underutilized and vacant residential sites appropriate to accommodate the City's RHNA and the City's surplus land. The City shall maintain on its website a list and map of very low and low income housing sites (Table IV-3 and Figure IV-1), which shall be revised as necessary to ensure that the vacant and underutilized residential land inventory is adequate to accommodate the City's RHNA (very low, low, moderate, and above moderate income housing needs) and housing for special needs groups and to reflect the City's inventory of surplus sites, to assist in marketing new housing development areas. The list and map shall also be updated periodically to identify publicly-owned sites, including surplus sites, with potential to accommodate housing. In order to ensure adequate sites to accommodate lower income uses and equitable distribution of affordable housing sites, the City will support the rezone of Site J, or a comparable site in the western portion of the City, to R-4.

The map of vacant and underutilized sites is available in the Housing Element City. The City has added it as a stand-alone map on the Community Development web site under

Community Development Reports & Resources, Maps.
https://www.cityofwinters.org/333/Community-Development-Reports-Resources

II.3 Rezone to Accommodate RHNA: COMPLETED As identified in the Background Report, the City can accommodate 130 units through approved projects, its inventory of lower income sites, and accessory dwelling units. To accommodate the remaining lower-income RHNA of 70 units, the City of Winters will identify and rezone a minimum of 4.25 acres of land to the R4A zoning district, a new zoning district that will allow exclusively residential uses and a minimum of 17.5 units per acre to a maximum of 22 units per acre. Rezoned sites will be no less than 0.5 acres and no more than 10 acres in size. Rezoned sites will permit owner-occupied and rental multi-family uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households. The rezoned sites will be selected from the sites identified below (see Appendix D). Each site has the capacity to accommodate at least 16 units, will be available for development in the planning period, and is located where water, sewer, stormwater drainage, and dry utilities can be provided.

Planning Commission Resolution no 2025-06 recommended the City Council approve an amendment to the General Plan Use for the Farmstead 33.7 acres (29500 Russell Blvd) as follows:

- *16.1 acres Open Space (o-s)*
- *4.4 acres High Density Multi-family Residential (r-4)*
- *5.7 acres Multi-Family Residential (r-3)*
- *3.3 acres Neighborhood Commercial (c-1)*
- *16.1 acres Medium Density Residential (r-2)*

The new designation is suitable for the location, access, visual character and topography of the subject property and has the realistic capacity of 364 housing units with a mix of household income levels. Resolution by the City Council was approved September 16, 2025, for the General Plan amendment and rezone of the property.

On November 19, 2025 the City Council also approved plans for the development of Olive Grove's 18-unit housing development.

II.4 Affordable Housing Steering Committee Program: *The City shall maintain the Affordable Housing Steering Committee (AHSC) to review housing projects subject to the City's Ordinance 94-10 as well as any affordable housing development seeking City*

financial support either directly or via City-sponsored applications for subsidies. The City shall encourage project applicants to receive concurrent reviews by the AHSC and the Development Review Committee (DRC). The AHSC shall also advise the City Council, Planning Commission, and Successor Agency (CDA/redevelopment) on housing policy, City incentives to encourage the production of affordable housing units above the minimum inclusionary housing requirements, housing policy implementation, and the allocation of the CDA's Tax Increment Housing Set-Aside Funds. The AHSC does not have the power to alter project review, design review, or development standards.

The AHSC continues to meet on an as-needed basis. The AHSC has most recently met to review the proposed Farmstead Development. Future plans to discuss supportive services needed for acutely low-income households and invite Yolo County Homeless and Poverty Action Coalition (HPAC) to assist with strategic planning to met the RHNA goals and provide adequate services as part of the housing strategy.

II.5 Inclusionary Housing Ordinance Program: The City shall continue to implement Ordinance 2009- 18 (aka Inclusionary Ordinance) that requires at least 15 percent of all new development projects, with certain exceptions, within the City be affordable to very low-, low-, or moderate-income households. Development of the affordable units on-site will normally be encouraged to promote integration of all income levels throughout Winters. When this is found to be infeasible or inappropriate, the City may allow off-site development of the affordable units, accept in-lieu contributions of cash or land, or may approve a combination of these and other methods. When alternatives to on-site inclusionary units are provided, the City shall prioritize receiving sites or committing inclusionary housing in-lieu funds in areas that are designated the same or higher opportunity area, based on the current California Tax Credit Allocation Committee/Housing and Community Development Department resource maps, as the market rates units in the development to affirmatively further fair housing opportunities. The City shall provide regulatory and financial incentives geared to the financial need of each project, which may include:

a. The appropriate density bonus for projects meeting requirements of the Density Bonus Ordinance.
b. Providing financial assistance as funds are available and by connecting buyers with resources such as Mortgage Credit Certificates.
c. Assistance in accessing State or federal funding by lending support to such requests, priority permit processing for entitlements necessary to increase

the competitiveness of a funding request and providing documentation of housing needs that would increase the competitiveness of a funding request.

d. Modified development standards, such as for parking, setbacks, on- or off-site improvements, street improvement standards, and less stringent site plan (design review) requirements under the City's Planned Development Process.

To date we have achieved Inclusionary 15% requirement from the 2021-2025 (Housing Element period to-date)

	INCLUSIONARY REQUIREMENTS
370 UNITS BUILT BETWEEN 2021-2025	**370**
66 UNITS QUALIFY AS INCLUSIONARY	**66**
15 % INCLUSIONARY REQUIREMENT	**56**
ACHIEVED INCLUSIONARY REQUIREMENT ON CURRENT BUILD OUT FROM 2021-2025	

We believe the increasing income levels to qualify as low-income may already exist due to an increase in the income level to qualify. We are working on a city-wide report to determine factual information on residents within the City of Winters based on family-size and income level.

The City continues to work with non-profit housing developers on obtaining State and federal funding to assist in the development of affordable housing. Developers have been granted modified developments standards, including smaller lot sizes and reduced setbacks.

II.6 Displacement/Relocation Assistance and Replacement of Affordable Units Program: Consistent with the requirements of Government Code Section 65583.2(g), development projects that have, or have had within the past five years, residential uses restricted to rents affordable to low or very low income households or residential uses occupied by lower (including extremely low, very low, and low) income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site and such replacement requirements shall be consistent with Section 65915(c)(3). Further, any lower income tenants shall be provided relocation assistance by the developer as required by Government Code Section 66300. Should potential displacement of lower income households be identified, the City will seek funding for a Downpayment Assistance Program, if it determined that funds are available at a level that would be adequate to assist lower income households with purchasing market-rate homes in Winters.

We are closely monitoring 32 East Main St. It is currently a market-rate 32-unit apartment building. We have had conversations with potential buyers about keeping the

property available to moderate-income families and not displacing the current residents. The property is currently for sale. No development projects have been approved in the past five years with residential uses restricted to rents affordable to low or very low income households or residential uses occupied by lower (including extremely low, very low, and low) income households.

II.7 Duplex Allowance Program: The City shall continue to allow for the development of duplexes on corner lots as a permitted use within the single-family zoning designation (R-1 and R-2 zones). The City will promote the construction of duplexes, including duplexes affordable to very low- or low-income households, through the following actions:

e. The City will encourage homebuilders to construct duplexes on corner lots as part of pre-application conferences.

The City's R-1, Single Family Residential (7,000) and R-2, Single Family Residential (6,000) zoning allows affordable or market rate units on all corner lots citywide. The developer of the Winters Highlands built 17 duplexes affordable to Moderate income homebuyers on corner lots. Due to the popularity of these units additional duplexes were built with no affordability restrictions.

f. The City will provide documentation necessary to support applications for State or federal financial assistance for affordable duplexes.
g. The City will offer reduced or deferred fees for duplexes affordable to very low- and low-income households.
h. For larger projects, the City will negotiate alternative development standards, such as flexible yard and setback requirements through its planned development process.

The following duplex properties were built between 2021-2025:

WINTERS california Est. 1875				DUPLEX BUILT BETWEEN 2021-2025		
ADDRESS	DEVELOPMENT	APN		ADDRESS	DEVELOPMENT	APN
973 Carbahal St	Winters Highlands	030-462-002-000		1203 Hamakawa St	Winters Highlands	030-434-018-000
1150 Chapman	Winters Highlands	030-455-028-000		1215 Hamakawa st	Winters Highlands	030-434-011-000
1165 Chapman	Winters Highlands	030-454-011-000		1301 Niemann Street	Winters Highlands	030-432-016-000
1100 Hiramatsu Ln	Winters Highlands	030-455-008-000		1303 Niemann Street	Winters Highlands	030-432-008-000
1116 Hiramatsu Ln	Winters Highlands	030-455-017-000		1202 Ramos Drive	Winters Highlands	030-432-017-000
1003 Ramos Dr.	Winters Highlands	030-462-001-000		1213 Ramos Drive	Winters Highlands	030-434-010-000
1061 Ramos Dr	Winters Highlands	030-455-009-000		1214 Rojo Street	Winters Highlands	030-434-001-000
1159 Ramos Dr	Winters Highlands	030-452-013-000		1215 Ramos Drive	Winters Highlands	030-434-010-000
1145 Rubio Way	Winters Highlands	030-454-008-000		1202 Rojo St.	Winters Highland	030-434-008-000
1100 Scotty Way	Winters Highlands	030-455-018-000		1501 Scotty Way	Winters Highlands	030-434-017-000
1250 Scotty Way	Winters Highlands	030-454-010-000		1503 Valley Oak Drive	Winters Highlands	030-432-007-000
1252 Scotty Way	Winters Highlands	030-454-009-000		1513 Valley Oak Drive	Winters Highlands	030-432-018-000
1111 Kato Ln	Winters Highland	030-451-013-000		1228 Rojo Street	Winters Highlands	030-432-002-000
1204 Niemann	Winters Highland	030-451-012-000		655 Overhouse Dr	Walnut 10	038-230-038-000
1216 Niemann St	Winters Highland	030-452-012-000		224 Almond	Walnut 10	038-230-037-000
1501 Scotty Way	Winters Highlands	030-434-017-000		1503 Scotty Way	Winters Highlands	030-434-009-000

During the construction of the Winters Highlands development the developer substituted duplex units on some of the corner lots originally approved with a detached single-family home. The City granted alternative development standards, including reduced lot sizes and setbacks and increased lot coverage through the planned development zoning process.

Income determinations on the duplex properties at the time of purchase included:

- *15 moderate- income*
- *5 low-income*
- *1 very-low income*

II.8 Increased Density Program: The City shall require development in the upper one-quarter of the density range in the Medium High-Density Residential designation and in the upper one-quarter of the density range in the High-Density Residential designation, except for projects exempted from this requirement as described below. The Winters Municipal Code Chapter 17.60 (Residential Densities and Standards) establishes the residential density range for the R-3 district (General Plan Medium High Density

Residential designation) as 6.1 to 10.0 units per acre and the R-4 district (General Plan High Density Residential designation) as 10.1 to 20.0 units per acre. Therefore, the upper one-quarter of the density range in the Medium High Density Residential designation is 9.0 to 10.0 while 17.5 to 20.0 is the upper one-quarter of the density range in the High Density Residential designation. When a project is proposed in the upper one-quarter of the density range in the Medium High-Density Residential or High-Density Residential designations, the City shall not reduce the project density below 75 percent of the density range, unless there are specific site constraints that make such density infeasible. A narrowly-defined exception is in the case of rental housing or single-family housing affordable to low and very low income units where a reduction in the overall number of units results in the increase in the number of larger, family units that would serve large households. For affordable multi-family projects proposed in the upper one-quarter of the density range, the City shall provide non-financial incentives (such as reductions in street standards, setback requirements, and parking standards) and shall consider the provision of financial incentives where a financing gap can be demonstrated.

Neighborhood Works affordable housing project, which is zoned High-Density Residential, was approved at 17.5 units per acre has decided not to pursue development of the property owned by the City of Winters . The City will be preparing a Request for Proposal (RFP) seeking a developer/partner non-profit to develop the site with affordable housing. The City will be providing both financial and non-financial incentives to maximize the number of affordable housing units.

On April 15, 2025, the City Council adopted Ordinance 2025-04 amending the Land Use/Zone Matrix to allow Multiple-Family Dwellings on the ground floor on a C-2 site by right.

II.9 Monitor Changes in Federal and State Housing, Planning, and Zoning Laws Program: State law requires that Housing Elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. While Programs II.9 and II.11 address specific constraints identified in this Housing Element, the City will continue to monitor its development processes and zoning regulations to identify and remove constraints to the development of housing and to ensure implementation of requirements to affirmatively further fair housing. The City will also continue to monitor federal and State legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. Special attention will be given by the City in the minimizing of

governmental constraints to the development, improvement, and maintenance of housing.

The City continues to monitor changes in housing legislation that affect housing and where necessary amend our development processes to comply with state law. Resolution 2025-01 and Ordinance amending the Winters Municipal Code relating to Ministerial Review of Affordable Housing Projects and Finding the Ordinance exempt from the California Environmental Quality Act.

II.10 Zoning Ordinance Amendments – Housing Constraints Program: The City shall update the Zoning Ordinance to remove constraints to a variety of housing types and ensure the City's standards and permitting requirements are consistent with State law. The update shall address the following:

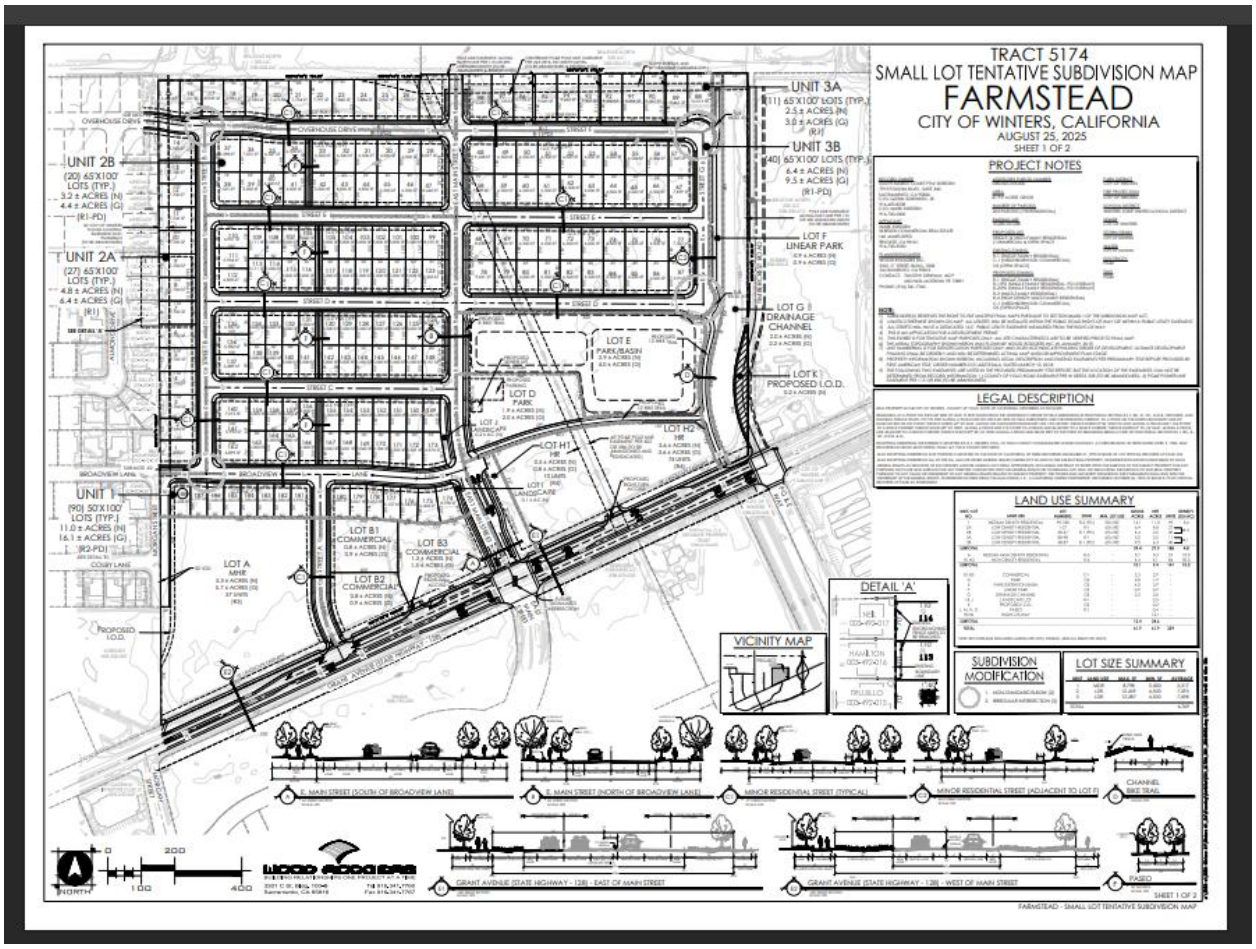
> Streamlined and Ministerial Review for Eligible Affordable Housing Projects: The Zoning Code will be updated to ensure that eligible multi-family projects with an affordable component are provided streamlined review and are only subject to objective design standards consistent with relevant provisions of SB 35 and SB 330 as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300.

The City will be updating the Zoning Code to comply with SB 35 and SB 330 and with applicable Government Codes.

> Accessory dwelling units: The Zoning Ordinance will be updated to address accessory dwelling units consistent with recent changes to State law, including AB 68, AB 587, AB 670, AB 671, AB 881, and SB 13, to ensure that standards addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, as provided in Government Code Section 65852.2 and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADU consistent with the requirements of Civil Code Section 4751.

The City adopted on March 18, 2025, Ordinance 2025-03 which updated its Accessory Dwelling Unit Ordinance to be consistent with Government Code Section 65852.2 and Sections 66310–66342.

Tentative Small Lot Subdivision Map for Farmstead Development:



Residential care facilities: The Zoning Ordinance shall be updated to specify that residential care facilities that serve six or fewer persons will be treated as a residential use subject to the same permit requirements as a residence of the same type in all zoning districts. Additionally, the Zoning Ordinance shall be updated to define residential care facilities for more than six persons, which is not defined in the current Zoning Ordinance and to ensure that any conditions required of such uses are limited to objective standards that do not create barriers for housing for seniors, persons with disabilities, or other special needs populations. The revision shall also clarify that this type of facility is intended to serve as a residence for individuals in need of assistance with daily living activities.

The City will be amending the Zoning Ordinance to allow residential care facilities of six or fewer persons by right and amend the use classification for residential care facilities to include facilities with more than six persons.

Low barrier navigation centers: The Zoning Ordinance shall be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65666, including treating low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.

The City will be updating the Zoning Ordinance to include a definition for low barrier navigation centers and to allow them by right.

Agricultural worker housing: The Zoning Ordinance will be updated to define agricultural worker housing and to identify that any agricultural worker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.5 and 17021.6. This will include allowing agricultural worker housing as a permitted use in the Open Space (OS) and Rural Residential (R-R) districts and to ensure that agricultural worker housing with no more than 36 beds or 12 units is permitted in the same manner as an agricultural use. The Zoning Ordinance will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.

Chapter 17.123 of the Zoning Ordinance uses the uses the term "Farmworker Housing" instead of "Agricultural Worker Housing".

Employee housing: The Zoning Ordinance will be updated to define employee housing separately from agricultural worker housing and to clarify that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone.

Transitional and supportive housing: The Zoning Ordinance shall be revised to allow and supportive housing subject to the same standards as a residence of the same type consistent with Government Code Section 65583(c)(3) and to allow eligible supportive housing as a use by right in zones where multi-family and mixed uses are permitted pursuance to Government Code Sections 65650 through 65656.

Manufactured Homes: The Zoning Ordinance shall be updated to remove the restrictions on manufactured housing and factory-built homes that conflict with the provisions of Government Code Section 65583.

Emergency Shelters: The Zoning Ordinance shall be updated to revise parking requirements for emergency shelters to require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more City of Winters 36 parking for emergency shelters than other residential or commercial uses within the same zone. Design Review. The Zoning Ordinance shall be revised to address subjective language, such as requirements for compatibility with the setting of the property and visual character of the neighborhood, in the design review criteria. Subjectivity may be addressed through providing objective definitions of subjective terminology or providing illustrations that demonstrate how the potentially subjective terminology will be implemented.

i. **Height Limits and Development Standards.** The City shall review its development standards in the R-3, R-4, C-1, C-2, D-A, and D-B zones to ensure that development can occur at maximum densities and intensities and shall revise the Zoning Code to address standards that constrain development at maximum allowed densities. At a minimum, the revision shall remove or reduce the requirement for an additional foot of setback for each foot of height above 30 feet in the R-3, R-4, and C-2 zones and reduce the minimum side yard requirement to ensure that development can occur at the maximum permitted residential densities for each zone.

The City will be updating the Zoning Ordinance to eliminate the requirement for an additional foot of setback for each foot of height above 30 feet in R-3, R-4 and C-2 zones.

II.11 ADU Incentives Program: The City shall encourage development of ADUs and JADUs through a variety of measures, including:

Promotional Campaign:

Provide guidance and educational materials to the public, including an ADU Handbook available at City Hall and information on the City's website, that describe the streamlined permitting process, potential methods of accommodating an ADU (garage conversion, separate detached structure, expansion of existing unit, or within existing unit). fee reductions for ADUs, the ADU Amnesty Program, and construction resources.

Present homeowner and neighborhood associations with the benefits of ADUs and work with associations to ensure associations are aware of the requirements of State law that invalidate prohibitions on ADUs on lots zoned for single-family residential use, including

provisions restricting the rental of ADUs. This outreach shall prioritize contacting homeowner and neighborhood associations in high opportunity areas,

> ADU Amnesty: Establish a process for property owners to bring an illegally built ADU structure into compliance with permit and code requirements within five years, consistent with the AB 670. The City should also advertise the ADU Amnesty Program on the City's website, identifying eligibility requirements, reasons to legalize units, and the steps that property owners would need to take to legalize units.

The City does, per Section 17.98.020C of the Municipal Code, "Existing Accessory Dwelling Units. This section shall in no way validate an illegal accessory dwelling unit. An application for an ADU may be made pursuant to the provisions of this chapter to convert an illegal ADU into a lawful ADU, or to allow for the replacement, alteration, or expansion of an existing nonconforming ADU. The conversion of an illegal ADU into a lawful ADU, or the replacement, alteration, or expansion of an existing nonconforming ADU, shall be subject to the requirements of this chapter." The City will be updating this section to be compliant with the most recent legislation governing ADUs.

Prototype ADU Plans: Developing pre-approved ADU plans that property owners may use, free of charge, in order to incentivize development of ADUs through decreasing the property owner's costs associated with plan preparation, reducing the review time, and providing greater certainty in the process.

The City currently offers to property owners three different pre-approved ADU plans, free of charge. These plans are available on the City's website.
https://www.cityofwinters.org/DocumentCenter/View/794/496-SF-ADU-Sedge?bidId=

There is also a checklist on the website.
https://www.cityofwinters.org/DocumentCenter/View/793/ADU-Program_Building-Submittal-Checklist-07_2022?bidId=

II.12 Density Bonus Program: The City will update continue to provide for density bonuses consistent with State law. The City will update Section 17.60.030 (Affordable Housing Development) of the Zoning Code to reflect recent changes to State law related to density bonuses, including provisions for density bonuses and incentives for projects that contain

100% very-low and low-income units and no parking requirements for eligible special needs or supportive housing.

The City continues to monitor changes to State laws that affect density bonuses. The City is in the process of reviewing and updating its density bonus regulations to be consistent with current State laws.

II.13 Facilitate Affordable and Special Needs Housing Construction Program: The City shall continue to encourage qualified housing developers to pursue development of affordable housing and housing that are accessible to and supportive of persons and households with special needs. The City shall continue to pursue available and appropriate State and Federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households, as well as households with special needs, including seniors, disabled, developmentally disabled, large families, female heads of household with children, homeless, and other potentially disadvantaged populations. The City will market housing opportunities and assist developers with the construction of affordable and special needs housing through the following actions:

j. To affirmatively further fair housing, the City will proactively provide affordable housing developers with maps illustrating high resource areas in the city that include potential sites for lower income housing from the inventory of residential sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities.

The map of vacant and underutilized sites is available in the Housing Element City. The City has added it as a stand-alone map on the Community Development web site under Community Development Reports & Resources Maps.
https://www.cityofwinters.org/333/Community-Development-Reports-Resources

k. The City will develop a list of special programs, financing strategies, or incentives, such as fee reductions, density bonuses, and permit streamlining, that may be available specifically for development in high resource areas and will proactively provide this information to affordable housing developers.

Chapter 17.200.060 of the City's Municipal Code identifies a number of incentives and assistance available to affordable housing developers, they include: Fee waivers or deferrals, modified development standards, inclusionary housing credits

and density bonuses. formally implemented this program. The City does reduce fees

l. The City will continue to collaborate with affordable and special needs housing developers to identify potential sites and write letters of support to help secure governmental and private-sector funding.

The City continues to work with affordable housing developers to provide housing for all types of special needs residents.

m. The City will consider on a case-by-case basis, the provision of financial assistance for the construction of affordable and special needs housing to the extent that funding sources are available.

The City continues to partner with affordable housing developers in obtaining grant funding for affordable housing projects.

n. The City shall provide for density bonuses consistent with State law, including provisions for density bonuses and incentives for projects that contain 100% very low and low income units.

The City continues to allow developers to request density bonuses in compliance with applicable State laws.

o. The City shall consider reducing or deferring fees. The amount of fee reduction or deferral will be based on the financial needs of each development. Affordable and special housing projects that address the needs of large families or extremely low-income households, or incorporate educational amenities/programs shall receive priority for fee reductions and waivers.

Chapter 17.200.060 of the City's Municipal Code allows for the City grant fee waivers or deferrals, including reduction in development fees and administrative fees.

p. The City will negotiate alternative development standards through its planned development process, such as alternative parking standards, street improvement standards, maximum density, setbacks standards, and lot coverage requirements.

The City, through its Planned Development Overlay process, has approved reduced setbacks and increased lot coverage to allow for more housing and a diversity of housing products.

q. The City will apply for State or federal funding (such as CDBG or HOME funds) to acquire land, subsidize construction, or provide on-and off-site infrastructure improvement for affordable and special needs housing projects.

The City has applied for CDBG and HOME funds to help finance affordable housing. The developer of the Farmstead Subdivision is dedicating to the City a 4.4 acre site planned for a minimum of 84 affordable units.

r. The City will offer assistance in accessing local, State, and federal funding for affordable and special needs housing by applying for such funding on behalf of the affordable housing developer or providing technical assistance or documentation necessary to support an application for funding.

Walnut 10 was built in 2025 and exceeds standards for building code, including aging in place updates such as 3' doors, pull up bars in bathrooms, and roll in shower pans. Large flat panels for light switches, curb cuts in sidewalks. Two affordable housing sites were built as a duplex.

The developer of Farmstead is dedicating to the City a 4.4-acre site planned for a minimum of 84 affordable units. Frontage improvements will be installed. The City will be partnering with a non-profit to develop the site.

II.14 Housing Rehabilitation and Weatherization Program: The City will continue to seek funding, such as CDBG or HOME, to provide housing rehabilitation, weatherization, and emergency repair assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants. When funds are procured, the City will continue to implement its housing rehabilitation program and will review and revise, as needed, the program guidelines for housing rehabilitation assistance. While the City will continue to implement the program citywide, to the extent that funding is available, the City will target assisting homeowners in the City's moderate resource areas or in areas with lower levels of place-based opportunities. Interested homeowners and other applicable parties can acquire information about this program through fliers at the Community Development Department's counter, the City's utility billing mailings, and targeted property mailings.

We are reviewing a past Senior Housing Rehabilitation program as a possible future opportunity to provide assistance to existing homeowners at a certain income-level. The developer of the Farmstead Subdivision is dedicating to the City a 4.4 acre site planned for a minimum of 84 affordable units. When affordable housing has become available to rent or purchase the City has used various social medias to reach out to the community.

II.15 Mixed Use Development Incentives Program: The City will encourage mixed use residential/commercial development in the Central Business District (CBD), neighborhood commercial, and office zones through:

s. Financial and regulatory incentives for projects that include a specified number of housing units affordable to very low- or low-income households under the City's density bonus ordinance.
    1. Use of the planned development process to allow flexible development standards such as reduced or tandem parking, floor area ratio, and lot coverage limits.
    2. Assistance in accessing State or Federal funding to subsidize the construction of very low- and low-income housing units.
    3. The City will continue to implement its Downtown Master Plan.
    4. The City will continue to implement its commercial condominium conversion ordinance.
    5. Continued implementation of the Downtown Form Based Code.

The City has approved projects allowing tandem parking for single-family detached housing, increased lot coverage and floor area ratios using the planned development process. The City has applied for both CDBG and Home funding to help subsidize affordable housing. The City continues to implement its Downtown Master plan and Form Based Code.

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

a. The City will prepare an inventory of sites with mixed use potential (based on current site and building conditions) and distribute this information to interested developers.
b. The City will post information about mixed use opportunities and the site inventory in the Community Development Department.

The City will advertise these incentives to developers or other interested parties through published information available at the Community Development

Department's counter, in the general development application packet, and on the local community access television channel.

On April15, 2025 the City Council adopted Ordinance 2025-04 amending the Land Use/Zone Matrix to allow Multiple-Family Dwellings on the ground floor on a C-2 site by right. We are reviewing an Affordable Housing Development request for qualifications.

II.16 Energy Conservation and Solar Energy Use Program: The City will require energy conservation and will encourage solar energy use through the following actions:

a. Continue to implement CalGreen (Title 24 of the California Code of Regulations) regarding energy efficiency in residential construction.
b. Annually provide information in the Winters Express on the availability of funding through the PG&E Energy Partners Program and any funding resources available through Valley Clean Energy.
c. Provide information at City Hall and on the City's website identifying local, regional, and State loan and grant programs available to assist with energy-efficient improvements, replacement of appliances and fixtures, and solar energy access.
d. Continue to review proposed developments for compliance with the CalGreen solar access, on-site solar energy utilization, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.
e. Continue to study potential approaches and incentives for encouraging energy saving practices in new development and housing rehabilitation projects.

The City continues to require all new development to comply with the CalGreen codes (Title 24) of the California Code of Regulations).

II.17 Title 15 Amendments Program: While the City enforces the 2019 California Building Standards Code, Title 15 of the City's Municipal Code identifies that the 2007 version of the State building codes are adopted and the 1997 version of select portions of the Uniform Building Code, identifying amendments specific to these outdated codes. The City shall update Title 15 of the Zoning Ordinance to reflect the current California Building Standards Code. Additionally, the City shall monitor the release of triennial updates to the California Building Standards Code (i.e., 2022, 2025, and 2028) and revise Title 15 accordingly to ensure it is up to date.

2025-10 The City Council approved the repealing and recasting Title 15 of the Winters Municipal Code and adoption of the 2025 California Residential code. under the California Building Standards Code (CBSC)

II.18 Housing Choice Mobility:

1) Yolo County Housing Coordination.

   The City shall continue to participate with Yolo County Housing in administration of the Housing Choice Voucher and Project-Based Voucher rental assistance programs. Housing Choice Vouchers are the primary method of providing a housing mobility for lower income households, by allowing households to use the vouchers in neighborhoods and housing of their choice.

   The City Housing Manager will continue meet with Yolo County Housing representatives to identify opportunities to increase access to Housing Choice Vouchers in Winters, including supporting State and Federal funding applications that would provide Yolo County Housing with additional vouchers, and to explore avenues for collaboration and mutual support of the City, County, and Housing Authority affordable housing goals for extremely low-, very low-, and low-income and special needs units.

   In conjunction with Program II.29, the City will coordinate with Yolo County Housing to ensure that access to vouchers and assistance is available in all developments and neighborhoods and to educate the community on the important of integrating affordable housing throughout all geographic areas of the city, and County, to help create more balanced and integrated neighborhoods. The City will work with the Yolo County Housing to conduct outreach to property owners in high opportunity and resource areas to advertise and encourage participation in the Housing Choice Voucher program.

2) Local Housing Mobility.

   The City will review available State and Federal funding sources to identify opportunities to develop a source of funds that could be used to create a pilot local housing mobility program to ensure availability of Housing Choice Vouchers within the City limits. If a program is identified that could fund a

pilot housing mobility program, the City will work with Yolo County Housing or other qualified housing program administrators to develop capacity to create and manage a program that provides dedicated housing vouchers within the City. For housing projects receiving City assistance, the City shall require that these projects accept Housing Choice Vouchers (formerly Section 8); and in accordance with the Fair Employment and Housing Act (FEHA) source of income protections for vouchers, effective January 1, 2020.

Blue Mountain Terrace Apartments and Winters II Apartments long-term monitoring was completed in 2025 to confirm income levels of tenants, review of the rents and utility allowance, and recommended compliance of fair housing laws, including review of wait list.

II.19 Homeless Support Program: The City shall coordinate with regional partners to address homelessness, including efforts to providing emergency shelter, transitional, and supportive housing and services to the homeless and at-risk-of-homelessness populations. The City will continue to coordinate and work with the Davis/Woodland/Yolo County Continuum of Care, known as the Yolo County Homeless and Poverty Action Coalition (HPAC) to provide ongoing homeless services and will continue participate in the Yolo County Homeless Plan Executive Commission, working cooperatively with other County jurisdictions to identify and address the needs of the homeless and at-risk population.

Attend meetings to discuss how to get affordable housing built and SWOT analysis to plan ways to address homelessness with our community partners, Yolo County, and non-profit agencies.

II.20 Local Builder Program: The City shall require, to the extent practicable, that 10 percent of the lots in residential subdivisions of 20 or more lots be marketed to local builders or owner-builders. The City will implement this goal through negotiated development agreements with residential developers. The pricing of these lots shall be based on a real estate analysis. The City will require residential developers to place an ad in the local newspaper on at least three occasions and to publicly post the availability of the lots. This program is intended to meet local housing needs through providing an opportunity for more diversity in the design of individual housing units.

The City recently approved the Farmstead Subdivision. Condition of Approval #4 states "Pursuant to General Plan Policy II.A.19, a minimum of ten percent

(10%) of the single-family residential lots (i.e., 19 lots) shall be reserved for and sold to local builders or owner-builders. The location of said lots shall be identified on the first Final Map or Parcel Map. (see tentative map on page 9 of this report)

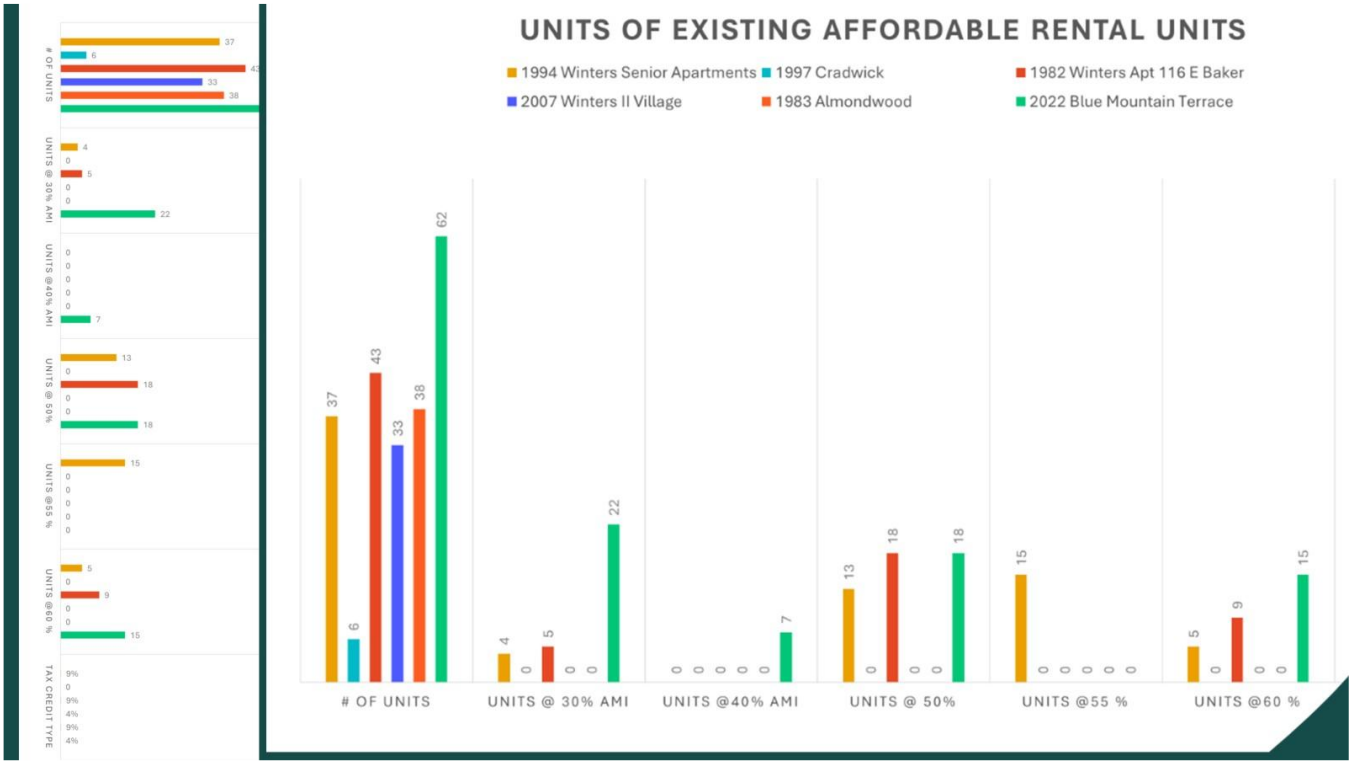
II.21 Conservation of Existing and Future Affordable Units Program: While no housing units are considered at risk of converting to market rate during the 2021-2029 period, City staff will continue to monitor the status of existing and future affordable housing.

Should any of the assisted multi-family properties become at risk of converting to market rate, the City will assist non-profit housing corporations or any other entities seeking to acquire and maintain government-assisted housing developments. The City will seek or support developer applications for available state, federal, and other grant or loan programs to acquire or rehabilitate such units, if necessary, to preserve their use for extremely low-, very low-, and low-income households. To ensure sufficient time to prevent the conversion of income-restricted units, the City will maintain a database of all assisted rental units which will include, address, ownership information, and date of possible conversion. Should any of the assisted multi-family properties become at risk of converting to market rate, the City will work with property owners, interest groups, and the State and federal governments to implement the following programs on an ongoing basis to conserve the affordable housing stock:

- Work with Potential Purchasers: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.
- Tenant Education: The California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and that the property owner provides all required notices in both English and Spanish. Continue to monitor the City's affordable for-sale units to ensure that as the units are resold, affordability restrictions and requirements are enforced in order to conserve these affordable units.

Continue to monitor the City's affordable for-sale units to ensure that as the units are resold, affordability restrictions and requirements are enforced in order to conserve these affordable units.

The City hasn't had assisted multi-family properties become at risk of being converted to market rate. The City will continue to monitor the affordable for-sale units to ensure when they are resold the affordability restrictions and requirements are enforced. The Preservation Notice Law applies to any assisted housing development, defined as multifamily rental housing development of five or more units that have received governmental assistance. There is a specific timeline relative to the expiration of rental restrictions that must be followed for notices. Here are the properties currently listed as Affordable Rental Units:



II.22 Development Review Committee Program: The City shall continue to convene its DRC to expedite processing and approval of residential projects that conform to General Plan policies and City regulatory requirements. The DRC was formed to help facilitate the development review process by streamlining departmental comments at the beginning of applications and mitigating any potential conflicts later on in the approval process. The DRC brings together representatives from planning, engineering/public works, police, fire, school district, planning commission, and city council to provide pre-application comments for a project. Utilization of the DRC process is at the discretion of the applicant. The DRC meets on an as-needed basis.

The City continues to convene its DRC to expedite the processing and approval of residential projects that conform to General Plan policies and City regulatory requirements.

II.23 In-Lieu Fee Review Program: The City shall regularly review the feasibility of adjusting in lieu fees for qualifying affordable housing projects to ensure sufficient fees are collected based on historical and projected costs to reflect the actual cost of producing an affordable unit. If any fee reductions are determined to be feasible, the City shall revise its in-lieu fee ordinance and promote the benefits of this program to the development community by posting information on its web site and creating a handout to be distributed with land development applications. If an increase in the fee is determined to be appropriate, the City shall review the fee increase to ensure that it would not serve as an impediment to housing development and would not significantly increase the cost of market rate units.

On September 16, 2025, the development agreement was created for Farmstead and In November of 2025, Olive Grove development that included In-lieu fees. The Affordable Housing Steering Committee meets on an as needed basis. In-lieu fees are updated to current costs to ensure that sufficient fees are collected to reflect the actual cost of producing an affordable unit. Reviewing In-Lieu Fee program to create more opportunities to have funding to meet low-income inclusionary housing as well as build the necessary homes and move developments toward completion.

II.24 Universal Design Program

New residential subdivisions incorporate universal design features to assist person with disabilities.
The Farmstead tentative map includes locations for bike paths and we will closely monitor the final map to include design features to assist persons with disabilities in the build out of homes and the development of curbs, and any commercial properties to be ADA compliant.

II.25 California Accessibility Standards Compliance Program: The City will continue to ensure that all construction projects requiring building permits comply with the State of California accessibility standards. The City will provide technical assistance as part of the building permit review process to assist property owners and contractors in understanding this law and related requirements applied to new development and/or retrofit or rehabilitation projects for public, residential, or commercial structures. The City will also provide a link on the City website to the Division of the State Architect's web page that provides various access compliance reference materials, including an advisory manual and answers to frequently asked questions.

The City continues to ensure all construction projects comply with the State of California accessibility standards. In 2025, the City completed a remodel of the old police department to be ADA accessible for customers seeking to open a business, pay water bills, and rent city facilities.

II.26 Homeowner Training Program: The City will work to ensure the success of new homeowners by providing opportunities for pre- and post-purchase counseling for all participants in the City's homeownership-based housing programs. New Agreements: The City will ensure that all new agreements for homeownership units include the requirement that the homeowner complete a homeowner training or counseling session. Existing/Resale Agreements: At the time of income certification for any existing and resale agreements for homeownership units, the City will ensure that the new homeowner is offered an opportunity for homeowner training or counseling and is provided with a list of homeowner resources.

The City continues to work with NeighborWorks to provide counseling and training to those participants wishing to purchase a new affordable home.

II.27 Housing Diversification Program: Seek to provide a variety of housing types and will continue to implement Zoning Ordinance provisions to provide a variety of housing types, including emergency shelters, supportive and transitional housing, manufactured housing, second units, single room occupancies, mixed use housing, and multi-family housing. Review the Zoning Ordinance to identify potential opportunities and methods to accommodate additional housing variety in single family zones, such as allowing a percentage of units in a 6 TH CYCLE HOUSING ELEMENT HOUSING PLAN March 2022 49 residential subdivision to develop as triplex or fourplex units, to expand the allowance for duplexes on corner lots to also include triplex and fourplex units on corner lots, and to identify appropriate development standards for lots accommodate triplex and fourplex units within a R-1 or R-2 zone. Regularly review the Zoning Ordinance and City standards to ensure that permitted densities, use types, and development standards are consistent with the requirements of State law. This review shall include a bi-annual review of requirements related to affordable housing, employee and agricultural worker housing, senior housing, housing for disabled persons, including developmentally disabled persons, large family units, and housing for the homeless and at-risk of-homelessness populations.

The City does allow duplexes by right to be built of corner lots that are zoned R-1, Single Family (7,000) and R-2, Single-Family Residential (6,000). The City has not yet has not

yet amended the Zoning Ordinance to allow tri-plexes or four-plexes of corner lots. (see listing on page 6)

II.28 Reasonable Accommodation Program: The City shall continue to implement its written procedures for requests of reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures. The City shall review its reasonable accommodation procedures within one year and shall update procedures and findings to remove constraints consistent with the requirements of State law. If requests for reasonable accommodation identify constraints or barriers to accessible housing in the City's standards and requirements, including the Zoning Ordinance, identify whether revisions should be made to the Zoning Ordinance to address those constraints or if such constraints should continue to be addressed through a reasonable accommodation request.

II.29 Affirmatively Further Fair Housing Outreach and Coordination Program: Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing services and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through providing information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. Efforts will include, but may not be limited to:

Providing public information and brochures in English and Spanish regarding fair housing/equal housing opportunity requirements including how to file a complaint and access the investigation and enforcement activities of the State Fair Employment and Housing Commission. This information will be made available by placing information on the City's website and in schools, libraries, other public buildings and meeting places, and by advertising in the local media. This information will be reviewed annually to ensure that any materials, links, and information provided are up-to-date.

Provide a list of available renter and homebuyer assistance programs and resources at City Hall, Winters Library, and on the City's website to assist renters and homebuyers with identifying available financial resources. The information shall include any financing programs specifically available to extremely low income households and special needs groups.

City staff serving as liaison between the public and appropriate agencies in matters concerning housing discrimination within the city. The City will refer fair housing complaints to agencies that address claims and organizations that may provide assistance with filing a claim. Agencies and entities to refer housing complaints to include:

California Department of Fair Employment and Housing: Receives and valuates discrimination complaints statewide, investigates violations of the civil rights laws that DFEH enforces, and if DFEH identifies reasonable cause to believe a law it enforces has been violated, it accepts the case and attempts to resolve the complaint through dispute resolution, and may file a lawsuit if a case is not settled through mediation.

U.S. Department of Housing and Urban Development: Receives and evaluates discrimination complaints under the federal Fair Housing Act as well as other discrimination and civil rights violations in housing and community development programs, HUD's Fair Housing and Equal Opportunity Office either investigates the complaint or refers it to another agency for investigation, making efforts to help the parties reach an agreement, makes findings if the complaint cannot be resolved voluntarily, and potentially taking legal action if the law has been violated.

Legal Services of Northern California: Provides legal aid and complaint assistance to lower-income persons and persons over the age of 60 for fair housing and other issues.

Yolo Conflict Resolution Center: Free assistance with conflict or dispute resolution, such as tenant/landlord issues regarding rent, security deposit, and cleaning fees and disagreements between neighbors regarding noise, landscaping, and parking.

Other agencies that offer free and low-cost services to Yolo County residents. Such organizations will be identified through reaching out to service providers and interviewing organizations that may provide related assistance to determine if the organization is appropriate to include.

Maintain a log to ensure information is collected regarding the complainant (name, phone number, mailing address, email), date of the complaint, property location, property owner, property management company, issue, complainee/respondent (property owner, property management company, homeowners association, financial institution, etc.), staff member logging the complaint, and the follow-up actions (staff member following up, date of follow-up, and information regarding organizations/agencies contacted by the complainant, and resolution). Provide log to Yolo County District Attorney.

Requiring the City's fair housing staff or service provider to provide an annual report that identifies the types of claims received, outcomes, and to identify any specific geographic areas in the city which have higher levels of discrimination claims.

Targeting an annual outreach and education effort focused on the property owners and residents in areas where a higher level of discrimination claims has been documented.

Annual training of City staff, including through coordination with local advocacy groups, such as LSNC, on how to receive, log, refer, and follow-up on fair housing complaints. If resolution was not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are actively enforced.
Annual public service announcements, through coordination with the Housing Authority and HCD, via different media (e.g., newspaper ads, public service announcements at local radio and television channels, the City's social media accounts or podcast) and in English and in Spanish.
Assistance to aid alleged victims of violence or discrimination in obtaining access to appropriate State or federal agency programs.
Working with local organizations, through Legal Services of Northern California, Continuum of Care, and Housing Authority efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.
Actively recruiting residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.

Providing education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.

Reviewing land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.
Coordination with HCD and the Sacramento Area Council of Governments to identify opportunities for regional coordination to implement and address the above-identified actions so that fair housing is treated consistently throughout the region.

Develop housing data. Coordinate with Yolo County Housing, HPAC, and local service providers to identify and enumerate Winters fair housing issues and needs when regional surveys and other community outreach efforts are conducted that address fair housing and other related housing issues for local jurisdictions. For example, the 2019 Pointin-Time survey to identify homelessness identified the homeless population for the cities of Davis, Woodland, and West Sacramento, but grouped Winters homeless population with the unincorporated area.

II.31 Increase Access to Local Services and Employment Opportunities:

Economic Development to Attract Industries and Services. Develop and implement an Economic Development Strategy that addresses factors that have contributed to the City's low place-based opportunities score. The primary contributing factor is economy (most influenced by job availability, job quality, job growth, and bank accessibility), followed by education (teacher experience, high school discipline rate, and US/CSU eligibility) and health and environment (most influenced by health care availability, access to supermarket, and prenatal care). The strategy shall include meaningful actions with measurable metrics related to the place-based opportunity factors to gauge the effectiveness of the strategy.

Mobility. Work with Yolobus and SACOG to identify options and grant funding sources to provide improved transit and transportation services between Winters and regional destinations (Davis, Vacaville, Woodland, Downtown Sacramento) to better connect the City's residents with high-quality employment opportunities as well as healthcare and other services throughout the region. Options for Winters to explore in conjunction with Yolobus and SACOG include, but are not limited to, microtransit (on-demand shuttle bus system similar to that operated by Sacramento Regional Transit District), micromobility (such as bicycle share), ridesharing connections (a community-based ridesharing app or other resource that could connect residents with similar destinations), and more transit stops to improve access to existing routes.

December 17, 2025, Kiewit Concrete Prestress Casting and Batch plant development of 29 acres is not far from the planned development of Farmstead providing a potential of 50 jobs for local residents.

11.32 Facilitate Farmworker Housing: Encourage qualified farmworker housing developers to pursue development of housing for farmworkers through:

1) Develop a farmworker housing outreach package for developers that includes:

   1. Map and list of vacant sites where farmworker housing is a permitted (by-right) use, including sites in high resource areas that may optimize access to opportunities.

2. List of State and Federal fundings programs targeted to farmworker and agricultural worker housing

3. Programs and incentives that may be available to farmworker housing developers, including fee reductions, density bonuses, and permit streamlining,

3) Distribute the farmworker housing outreach package to local and regional developers, as well as Yolo County Housing. 3) Follow up with developers within three months of initial outreach and bi-annually thereafter to identify interest in any farmworker housing projects.
4) Where there is interest, assist the developer with understanding the City's development standards and potentially available incentives.
5) The City will consider on a case by case basis, the provision of financial assistance for the construction of affordable and special needs housing to the extent that funding sources are available.
6) The City shall provide for density bonuses consistent with State law, including provisions for density bonuses and incentives for projects that contain 100% very low and low income units.
7) The City shall consider reducing or deferring fees. The amount of fee reduction or deferral will be based on the financial needs of each development. Farmworker housing projects that address the needs of large families or extremely low-income households or incorporate educational amenities/programs shall receive priority for fee reductions and waivers.
8) The City will negotiate alternative development standards, such as such as alternative parking standards, street improvement standards, maximum density, setbacks standards, and lot coverage requirements, through the density bonus program incentives or through the planned development process.
9) When a project is identified and a request for assistance is made, the City will apply for State or federal funding (such as CDBG or HOME funds) to acquire land, subsidize construction, or provide on-and off-site infrastructure improvements for farmworker projects. If multiple affordable housing projects request funding, the City will prioritize projects that meet more than one special housing need, such as a farmworker project that provides units for large families or a farmworker project with on-site daycare to support single female-headed households.
10) The City will offer assistance in accessing local, State, and federal funding for farmworker housing by applying for such funding on behalf of the affordable

housing developer or providing technical assistance or documentation necessary, such as such as completing a site visit, documenting development standards, documenting fee requirements, documenting other requested information available to the City, and preparing letter of local support, to support an application for funding.

In addition to the targeted outreach, the City will provide the farmworker housing outreach package on the City's website, through published information available at the Community Development Department's counter, and in the general development application packet.

31) **Community Preservation:** The City shall identify under resourced areas of the City that would benefit from investment in revitalization and stabilization. These areas shall include, but are not limited to neighborhoods or areas with 50% or more low-income housing, areas with a high concentration of persons with disabilities, female-headed households with children, seniors, and large families, and areas with a more than 10% substandard or dilapidated housing (based on HCD's housing conditions rating form and methodology). Currently, the HCD AFFH Tool does not provide data for persons with disabilities, female-headed households with children, seniors, and large families at the block or block group level, so this data is only available Citywide and will be reviewed bi-annually to update the maps if/when data is available. Areas with substandard and dilapidated housing will be identified by a windshield survey of the City's neighborhoods built prior to 1990. As part of the City's funding plans, including the Annual Budget and the Capital Improvement Program, the City shall ensure that community preservation investments in underresourced areas are prioritized. Community preservation investments may include park and recreation improvements, including funds to construction play areas on-site at multi-family housing projects, housing and infrastructure rehabilitation, educational facilities and amenities, transit improvements, and landscaping, beautification, and pedestrian/bicycle amenities for greenways, entry points to a neighborhood or area, multi-family housing developments, and sites that offer community-oriented services.

List of Properties Built in 2025 and reported on the Annual Progress Report to HCD.

			2025 HOUSING ELEMENT				
PRIOR APN	CURRENT APN	ADDRESS	CERTIFICATE OF OCCUPANCY	ENTITLEMENT DATE	PERMIT ISSUED	DEVELOPMENT NAME	PERMIT #
038-050-019-000	038-230-042-000	216 Almond Dr	8/22/2025	4/7/2022	8/21/2024	Walnut 10	7689
038-050-019-000	038-230-040-000	220 Almond DR	10/23/2025	4/7/2022	7/10/2024	Walnut 10	7634
038-050-019-000	038-230-039-000	222 Almond DR	11/5/2025	4/7/2022	4/30/2024	Walnut 10	7542
	030-480-051-000	972 Carbahal St	7/1/2025	2/5/2016	1/26/2024	Winters Highlands	7399
	030-480-048-000	978 Carbahal St	2/21/2025	2/5/2016	4/3/2024	Winters Highlands	7440
	030-480-047-000	980 Carbahal St	2/5/2025	2/5/2016	2/13/2024	Winters Highlands	6977
	030-480-046-000	982 Carbahal St	2/7/2025	2/5/2016	2/28/2024	Winters Highlands	6962
	030-480-045-000	984 Carbahal St	10/31/2025	2/5/2016	2/28/2024	Winters Highlands	6945
	030-480-044-000	986 Carbahal St	10/31/2025	2/5/2016	2/28/2024	Winters Highlands	6961
	030-480-042-000	990 Carbahal St	4/22/2025	2/5/2016	4/19/2024	Winters Highlands	6976
	030-480-041-000	992 Carbahal St	2/27/2025	2/5/2016	4/19/2024	Winters Highlands	6944
	030-480-040-000	994 Carbahal St	10/31/2025	2/5/2016	1/26/2024	Winters Highlands	7398
	030-403-015-000	750 W Main St	4/24/2025	2/5/2016	7/9/2024	Winters Highlands	7642
	030-403-014-000	754 W Main ST	1/28/2025	2/5/2016	12/18/2024	Winters Highlands	7984
	030-403-013-000	758 W Main St	12/22/2025	2/5/2016	7/9/2024	Winters Highlands	7644
030-220-076-000	030-480-029-000	1079 Martin St	4/23/2025	2/5/2016	2/28/2024	Stone's Throw	6940
030-220-076-000	030-480-030-000	1081 Martin St	2/7/2025	2/5/2016	11/30/2024	Stone's Throw	6956
030-220-076-000	030-480-032-000	1085 Martin St	2/7/2025	2/5/2016	2/27/2024	Stone's Throw	6941
030-220-076-000	030-480-033-000	1087 Martin St	2/7/2025	2/5/2016	2/27/2024	Stone's Throw	6957
030-220-076-000	030-480-034-000	1089 Martin ST	2/7/2025	2/5/2016	2/27/2024	Stone's Throw	6933
030-220-076-000	030-480-035-000	1091 Martin St	2/7/2025	2/5/2016	2/27/2024	Stone's Throw	6958
030-220-076-000	030-480-036-000	1093 Martin St	3/14/2025	2/5/2016	4/19/2024	Stone's Throw	6975
030-220-076-000	030-480-037-000	1095 Martin St	3/3/2025	2/5/2016	4/19/2024	Stone's Throw	6942
030-220-076-000	030-480-038-000	1097 Martin St	3/12/2025	2/5/2016	4/19/2024	Stone's Throw	6959
030-220-076-000	030-480-039-000	1099 Martin St	2/13/2025	2/5/2016	2/28/2024	Stone's Throw	6943
038-050-019-000	030-230-002-000	608 Overhouse Dr	4/24/2025	4/7/2022	2/1/2024	Walnut 10	7382
038-050-019-000	038-230-003-000	612 Overhouse Dr	4/24/2025	4/7/2022	2/1/2024	Walnut 10	7383
038-050-019-000	038-230-023-000	613 Overhouse Dr	12/19/2025	4/7/2022	2/16/2024	Walnut 10	7434
038-050-019-000	038-230-021-000	621 Overhouse Dr	11/5/2025	4/7/2022	2/16/2024	Walnut 10	7432
038-050-019-000	038-230-008-000	632 Overhouse Dr	4/24/2025	4/7/2022	12/12/2023	Walnut 10	7337
	030-453-013-000	1410 Valley Oak Dr	2/13/2025	2/5/2016	2/4/2024	Winters Highlands	6661
	030-453-012-000	1412 Valley Oak Dr	3/13/2025	2/5/2016	8/31/2022	Winters Highlands	6660
	030-453-011-000	1414 Valley Oak Dr	4/1/2025	2/5/2016	11/18/2024	Winters Highlands	7938
	030-405-003-000	946 Vasey St	4/24/2025	2/5/2016	3/4/2024	Winters Highlands	7472
	030-461-005-000	980 Vasey St	4/23/2025	2/5/2016	5/7/2024	Winters Highlands	7556
038-050-019-000	038-230-054-000	403 Young Dr	3/14/2025	4/7/2022	10/31/2024	Walnut 10	7811
038-050-019-000	038-230-045-000	433 Young Dr	10/23/2025	4/7/2022	3/8/2024	Walnut 10	7462
038-050-019-000	038-230-044-000	441 Young Dr	10/23/2025	4/7/2022	7/10/2024	Walnut 10	7636
	003-423-015-000	101 A Martinez Way	12/9/2025	12/31/2025	12/11/2024	Infill Development	7913
	038-180-004-000	208 Madrone CT	12/9/2025	12/31/2025	11/25/2024	Infill Development	8047
	003-143-001-000	315 Abbey ST	12/9/2025	12/31/2025	11/25/2024	Infill Development	7932
	003-193-001-000	213 Main St	5/7/2025	12/31/2025	3/26/2025	Infill Development	8145
	003-202-002-000	112 Main St	3/12/2025	12/31/2025	3/12/2025	Infill Development	8092

Jurisdiction	Winters	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	06/30/2021 - 08/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5										6	7	8	9	10	11		12	13	14
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low Income Deed Restricted	Extremely Low Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	2	2	0	0						
003-343-006-000	003-343-006-000	101 First St and 14 Russell St	Iacinato Quail, LLC	2025-09	2 to 4	O	8/26/2025											2	2			NONE	No	No	No	Pending	Discretionary	Plans to sell both lots and not live at location

Jurisdiction	Winters	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement										
1					2	3	4										5
Prior APN*	**Current APN**	**Street Address**	**Project Name***	**Local Jurisdiction Tracking ID**	**Unit Category** (SFA,SFD,2 to 4,5+,ADU,MH)	**Tenure** R=Renter O=Owner	**Acutely Low-Income Deed Restricted**	**Acutely Low-Income Non Deed Restricted**	**Extremely Low- Income Deed Restricted**	**Extremely Low- Income Non Deed Restricted**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Entitlement Date Approved**
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	5	
038-050-019-000	038-230-042-000	216 Almond Dr	Walnut 10	7689	SFD	O											1	4/7/2022
038-050-019-000	038-230-040-000	220 Almond DR	Walnut 10	7634	SFD	O											1	4/7/2022
038-050-019-000	038-230-039-000	222 Almond DR	Walnut 10	7542	SFD	R											1	4/7/2022
	030-480-051-000	972 Carbahal St	Winters Highlands	7399	SFD	O											1	2/5/2016
	030-480-048-000	978 Carbahal St	Winters Highlands	7440	SFD	O											1	2/5/2016
	030-480-047-000	980 Carbahal St	Winters Highlands	6977	SFD	R											1	2/5/2016
	030-480-046-000	982 Carbahal St	Winters Highlands	6962	SFD	R											1	2/5/2016
	030-480-045-000	984 Carbahal St	Winters Highlands	6945	SFD	O											1	2/5/2016
	030-480-044-000	986 Carbahal St	Winters Highlands	6961	SFD	O											1	2/5/2016
	030-480-042-000	990 Carbahal St	Winters Highlands	6976	SFD	O											1	2/5/2016
	030-480-041-000	992 Carbahal St	Winters Highlands	6944	SFD	O											1	2/5/2016
	030-480-040-000	994 Carbahal St	Winters Highlands	7398	SFD	O											1	2/5/2016
	030-403-015-000	750 W Main St	Winters Highlands	7642	SFD	O											1	2/5/2016
	030-403-014-000	754 W Main ST	Winters Highlands	7984	SFD	O											1	2/5/2016
	030-403-013-000	758 W Main St	Winters Highlands	7644	SFD	O											1	2/5/2016
030-220-076-000	030-480-029-000	1079 Martin St	Stone's Throw	6940	SFD	O										1	0	2/5/2016
030-220-076-000	030-480-030-000	1081 Martin St	Stone's Throw	6956	SFD	O											1	2/5/2016
030-220-076-000	030-480-032-000	1085 Martin St	Stone's Throw	6941	SFD	O											1	2/5/2016
030-220-076-000	030-480-033-000	1087 Martin St	Stone's Throw	6957	SFD	O											1	2/5/2016
030-220-076-000	030-480-034-000	1089 Martin ST	Stone's Throw	6933	SFD	O											1	2/5/2016
030-220-076-000	030-480-035-000	1091 Martin St	Stone's Throw	6958	SFD	O											1	2/5/2016
030-220-076-000	030-480-036-000	1093 Martin St	Stone's Throw	6975	SFD	O											1	2/5/2016
030-220-076-000	030-480-037-000	1095 Martin St	Stone's Throw	6942	SFD	O										1	0	2/5/2016
030-220-076-000	030-480-038-000	1097 Martin St	Stone's Throw	6959	SFD	O											1	2/5/2016
030-220-076-000	030-480-039-000	1099 Martin St	Stone's Throw	6943	SFD	O											1	2/5/2016
038-050-019-000	030-230-002-000	608 Overhouse Dr	Walnut 10	7382	SFD	O											1	4/7/2022
038-050-019-000	038-230-003-000	612 Overhouse Dr	Walnut 10	7383	SFD	O											1	4/7/2022
038-050-019-000	038-230-023-000	613 Overhouse Dr	Walnut 10	7434	SFD	O											1	4/7/2022
038-050-019-000	038-230-021-000	621 Overhouse Dr	Walnut 10	7432	SFD	O											1	4/7/2022
038-050-019-000	038-230-008-000	632 Overhouse Dr	Walnut 10	7337	SFD	O											1	4/7/2022
	030-453-013-000	1410 Valley Oak Dr	Winters Highlands	6661	SFD	O											1	2/5/2016
	030-453-012-000	1412 Valley Oak Dr	Winters Highlands	6660	SFD	O											1	2/5/2016
	030-453-011-000	1414 Valley Oak Dr	Winters Highlands	7938	SFD	O											1	2/5/2016
	030-405-003-000	946 Vasey St	Winters Highlands	7472	SFD	O											1	2/5/2016
	030-461-005-000	980 Vasey St	Winters Highlands	7556	SFD	O											1	2/5/2016
038-050-019-000	038-230-054-000	403 Young Dr	Walnut 10	7811	SFD	O											1	4/7/2022
038-050-019-000	038-230-045-000	433 Young Dr	Walnut 10	7462	SFD	O											1	4/7/2022
038-050-019-000	038-230-044-000	441 Young Dr	Walnut 10	7636	SFD	O											1	4/7/2022
	003-423-015-000	101 A Martinez Way	Infill Development	7913	ADU	R											1	12/31/2025
	038-180-004-000	208 Madrone CT	Infill Development	8047	ADU	R											1	12/31/2025
	003-143-001-000	315 Abbey ST	Infill Development	7932	ADU	R											1	12/31/2025
	003-193-001-000	213 Main St	Infill Development	8145	ADU	R											1	12/31/2025
	003-202-002-000	112 Main St	Infill Development	8092	ADU	R											1	12/31/2025

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	Affordability by Household Incomes - Building Permits													Affordability by Household Incom						
6	7											8	9	10						
# of Units Issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted
5	0	0	0	0	0	0	0	0	0	0	2		2	0	0	0	0	0	0	0
1											1	8/21/2024	1							
1											1	7/10/2024	1							
1											1	4/30/2024	1							
1											1	1/26/2024	1							
1											1	4/3/2024	1							
1											1	2/13/2024	1							
1											1	2/28/2024	1							
1											1	2/28/2024	1							
1											1	2/28/2024	1							
1											1	4/19/2024	1							
1											1	4/19/2024	1							
1											1	1/26/2024	1							
1											1	7/9/2024	1							
1											1	12/18/2024	1							
1											1	7/9/2024	1							
1										1	0	2/28/2024	1							
1											1	11/30/2024	1							
1											1	2/27/2024	1							
1											1	2/27/2024	1							
1											1	2/27/2024	1							
1											1	2/27/2024	1							
1											1	4/19/2024	1							
1											1	4/19/2024	1							
1											1	4/19/2024	1							
1											1	2/28/2024	1							
1											1	2/1/2024	1							
1											1	2/1/2024	1							
1											1	2/16/2024	1							
1											1	2/16/2024	1							
1											1	12/12/2023	1							
1											1	2/4/2024	1							
1											1	8/31/2022	1							
1											1	11/18/2024	1							
1											1	3/4/2024	1							
1											1	5/7/2024	1							
1											1	10/31/2024	1							
1											1	3/8/2024	1							
1											1	7/10/2024	1							
1											1	12/11/2024	1							
1											1	11/25/2024	1							
1											1	11/25/2024	1							
1											1	3/26/2025	1							
1											1	3/12/2025	1							

ıes - Certificates of Occupancy						Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
				11	12	13	14	15	16	17	18	19	20		
Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter
0	0	2	41		43								0		
			1	8/22/2025	1	NONE	No	N							
			1	10/23/2025	1	NONE	No	N							
			1	11/5/2025	1	NONE	No	N							
			1	7/1/2025	1	NONE	No	N							
			1	2/21/2025	1	NONE	No	N							
			1	2/5/2025	1	NONE	No	N							
			1	2/7/2025	1	NONE	No	N							
			1	10/31/2025	1	NONE	No	N							
			1	10/31/2025	1	NONE	No	N							
			1	4/22/2025	1	NONE	No	N							
			1	2/27/2025	1	NONE	No	N							
			1	10/31/2025	1	NONE	No	N							
			1	4/24/2025	1	NONE	No	N							
			1	1/28/2025	1	NONE	No	N							
			1	12/22/2025	1	NONE	No	N							
		1	0	4/23/2025	1	NONE	No	N			Survey response				
			1	2/7/2025	1	NONE	No	N							
			1	2/7/2025	1	NONE	No	N							
			1	2/7/2025	1	NONE	No	N							
			1	2/7/2025	1	NONE	No	N							
			1	2/7/2025	1	NONE	No	N							
			1	3/14/2025	1	NONE	No	N							
		1	0	3/3/2025	1	NONE	No	N			survey response				
			1	3/12/2025	1	NONE	No	N							
			1	2/13/2025	1	NONE	No	N							
			1	4/24/2025	1	NONE	No	N							
			1	4/24/2025	1	NONE	No	N							
			1	12/19/2025	1	NONE	No	n							
			1	11/5/2025	1	NONE	No	N							
			1	4/24/2025	1	NONE	No	N							
			1	2/13/2025	1	NONE	No	N							
			1	3/13/2025	1	NONE	No	N							
			1	4/1/2025	1	NONE	No	N							
			1	4/24/2025	1	NONE	No	N							
			1	4/23/2025	1	NONE	No	N							
			1	3/14/2025	1	NONE	No	N							
			1	10/23/2025	1	NONE	No	N							
			1	10/23/2025	1	NONE	No	N							
			1	12/9/2025	1	NONE	No	Y							
			1	12/9/2025	1	NONE	No	Y							
			1	12/9/2025	1	NONE	No	Y							
			1	5/7/2025	1	NONE	No	Y							
			1	3/12/2025	1	NONE	No	Y							

Density Bonus				Notes
21	22	23	24	25
Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*

Jurisdiction	Winters	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below					38	56	19	241							364		
038-050-018-000	29500 RUSSELL BLVD	FARMSTEAD		9/16/2025	37	47			No Net Loss	4.4	High Density Multi-Family Residential	r-4	10.1	20	84	Vacant	map 08/12/2025 planning vacant land
038-050-018-000	29500 RUSSELL BLVD	FARMSTEAD		9/16/2025			6	51	No Net Loss	5.7	Multi-Family Residential	r-3	6.1	10	57	Vacant	vacant land
038-050-018-000	29500 RUSSELL BLVD	FARMSTEAD		9/16/2025		8	12		No Net Loss	3.3	Neighborhood Commercial	c-1	6.1	10	20	Vacant	vacant land
038-050-018-000	29500 RUSSELL BLVD	FARMSTEAD		9/16/2025				98	No Net Loss	23.3	Low Residential	r-1	1.1	4	98	Vacant	vacant land
038-050-018-000	29500 RUSSELL BLVD	FARMSTEAD		9/16/2025				90	No Net Loss	16.1	Medium density Residential	r-2	4.1	6	90	Vacant	vacant land
003-392-023-000	Apricot Avenue/Olive Court	OLIVE GROVE		11/19/2025	1	1	1		No Net Loss	2.09	Medium density Residential	r-2	4.1	6	13	Vacant	map 02.03.2026 city council vacant land
003-391-006-000	Apricot Avenue/Olive Court	OLIVE GROVE		11/19/2025				2	No Net Loss	1.42	Medium density Residential	r-2	4.1	6	2	Vacant	vacant land

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Winters	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
11.1 General Plan Consistency Annual Review Program	Submit an annual progress report describing achievements and shortfalls of the Housing Element	2/20/2026	6th Cycle	Continuous	City Planning Commission February 24, 2026	Meetings	1	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3928306/2024_GENERAL_PLAN_ANNUAL_PROGRESS_REPORT_revised.pdf
11.2 Land Inventory Maintenance Program	up-to-date information on underutilized and vacant residential sites appropriate to accommodate the City's RHNA and City's Surplus Land.	3/1/2026	6th Cycle	Continuous	City of Winters Website	Other	1	https://www.cityofwinters.org/DocumentCenter/View/871/2023_Inventory-of-Vacant-and-Underdeveloped-Residential-Sites?bidId=
11.3 Rezone to accommodate RHNA	Rezone to accommodate RHNA	4/15/2025	6th Cycle	In Progress	Ordinance 2025-04 amending the land-use-zone matrix to allow multiple-family dwellings on the ground floor on a C-2 site by right. Ordinance 2025-06 General Plan amendment for Farmstead Project. 2024-05 rezoning May 21, 2024 allowed for 6.01 acre on e grant ave from c-1 to c-2 allows ground level multi family units	Units	20	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3309588/Ordinance_C-2_Zoning_Amendment__2_.pdf
11.3 Rezone to accommodate RHNA	Rezone to accommodate RHNA	9/16/2025	6th Cycle	Completed	Farmstead Subdivision Project and an amendment and rezoning increased the allowable density from 0-10 units per acre to 10-20 units per acre. On April15, 2024the City Council adopted Ordinance 2025-04 amending the Land Use/Zone Matrix to allow Multiple-Family Dwellings on the ground floor on a C-2 site by right. applied to 038-190-035-000 Central Business Commercial c-2	Units	391	https://acrobat.adobe.com/id/urn:aaid:sc:US:5dff46b4-fbbb-4109-a886-ecd2c24d0d87 https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3528885/Farmstead_FEIR.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3528874/Farmstead_AHP__002_.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3269431/02-25-25_PC_Resolution___Ordinance_re_Zoning_amendment__2_.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3164063/02-25-2025_PC_Staff_Report_C-2_zoning_amendment__002__1_.pdf
11.4 Affordable Housing Steering Committee Program	Review Housing Projects	6/3/2025	6th Cycle	Continuous	Job description and hiring process for Housing Analyst to prepare documentation and maintain records. Updates and reviews of housing projects is ongoing.	Meetings	2	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3461497/Housing_Analyst_2025-xx.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3383129/Staff_Report_-_affordable_housing_property_discussions_DD_edits.pdf

11.5 Inclusionary Housing Ordinance Program	Ordinance 2009-18 Inclusionary Ordinance	3/5/2026	6th Cycle	Continuous	Review New built Inclusionary housing and multi-family to track Rhna and Inclusionary Housing needs	Other	1	https://acrobat.adobe.com/id/urn:aaid:sc:US:dcd25c3d-12a2-4be5-a0aa-bf4f67c4303e
11.6 Displacement/Relocation Assistance and Replacement of Affordable Units Program	Developer of projects on sites restricted to rents affordable to low or very low will require the developer to provide relocation assistance	12/31/2025	6th Cycle	In Progress	We have not had any rehabilitation of existing low income/inclusionary housing. We do closely monitor and have had discussions with our existing sites on the reporting requirements to the tenants. We have also discussed market rate apartments for sale to encourage moderate to low income tenants.	Other	1	https://acrobat.adobe.com/id/urn:aaid:sc:US:986ff8ad-f09b-45f3-bab0-94c092f0dfd1
11.7Duplex Allowance Program	Continue to allow for the development of duplexes on cornder lots permitted in r-1 and r-2 zones	12/31/2025	6th Cycle	Continuous	Tracking all units that have been built as duplex and recording sales, 10 year downpayment forgiveness and comparision to values of detached homes. Working with small developers to use infill vacant lots more efficiently for the purpose of duplex buildings	Units	30	https://acrobat.adobe.com/id/urn:aaid:sc:US:0176a0d3-31e1-4256-8a07-24c4267d9114
11.8 Increased Density Program	Afordable multi-family projects the city will provide non-financial incentives (reduction in street standards, setback requirements, and parking standards) Possible financial incentives where a financing gap can be demonstrated. High desnsity zoning.	12/6/2022	6th Cycle	In Progress	Neighborworks was under contract to build 17.5 units per acre= 35 total units Contract extended and in 2024 the project was said to not pencil. The amendment and rezoning increased the allowable density from 0-10 units per acre to 10-20 units per acre. On April15, 2025 the City Council adopted Ordinance 2025-04 amending the Land Use/Zone Matrix to allow Multiple-Family Dwellings on the ground floor on a C-2 site by right.	Units	35	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/1681801/Staff_Report_TM_Ext_Neighborworks.pdf RFP created after Surplus Land resolution for 2026 Parcel 038-190-035-000 density from 0-10 to 10-20 units MFD on ground floor c-2 site by right.
11.9 Monitor Changes in Federal and State Housing, Planning, and Zoning Laws Programs	Remove governmental constraints when legally possible for the maintenance, improvement, and development of housing.	2/25/2025	6th Cycle	Continuous	By monitoring changes updates are made to the Winters Municipal Code to be in compliance with Federal and State law	Meetings	4	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3269430/Attachment_1_-_HCD_Letter_Dated_121224.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3269431/02-25-25_PC_Resolution___Ordinance_re_Zoning_amendment__2_.pdf

11.10 Zoning Ordinance Amendments-Housing Constraints Program	Streamlined and ministerial review for Eligible Affordable Housing Projects to ensure eligible multi-family projects with an affordable mult-family projects are consistent with SB 35 and SB330 and California government code	3/18/2025	6th Cycle	Continuous	B. Accessory dwelling units and the zoning ordinance update 2025-03 is consistent with California government code Purchased 3 adu plans to expediated the development of ADU. 4 ADU built in 2025	Meetings	3	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3199873/City_Council_ADU_Ordinance.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/1196204/Attachment_2_Jackson_and_Sands_Pre-Approved_ADU_Plans_Proposal.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3601945/Updated_Tentative_Map.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3608795/Farmstead_Large_Lot_Tentative_Map_082525.pdf
II.12 Density Bonus Program	Section 17.60.030 Affordable Housing Development related to density bonuses with provisions and incentives for projects that contain 110% very lo and low income units and no parking requirements for eligible special needs or supportive housing.	12/31/2025	6th Cycle	In Progress	Prepared Affordable Housing Request for Proposals Large and Small subdivision maps includes bike lanes and handicap accessibility.	Other	1	Edit in process of staff report and Request for Proposals on Affordable Housing Development https://acrobat.adobe.com/id/urn:aaid:sc:US:85834db5-5409-4e0b-b0e6-e8e44a8f44ff
II.11 ADU Incentives Program	Provide guidance and educational materials to the public, including information on the City's website methods to accommodate a Adu	7/1/2022	6th Cycle	Completed	website includes checklist, plans, and information for a successful ADU build. Guidance provided at the counter with prospective developers and homeowners.	Other	1	https://www.cityofwinters.org/DocumentCenter/View/794/496-SF-ADU-Sedge?bidId= https://www.cityofwinters.org/DocumentCenter/View/793/ADU-Program_Building-Submittal-Checklist-07_2022?bidId=
II.12 Density Bonus Program	Consistent with state law, provide density bonus.	12/1/2022	6th Cycle	Completed	Adopted zoning amendment	Meetings	2	City Council December 2022
II.13 Facilitate Affordable and Special needs Housing Construction Program	Encourage qualified housing developers to pursue development of affordable housing and housing that are accessible to and supportive of persons and households with special needs	7/25/2023	6th Cycle	Continuous	Walnut 10 was built in 2025 and exceeds standards for building code, including aging in place updates such as 3' doors, pull up bars in bathrroms, roll in shower pan. Large flat panels for light switches, curb cuts in sidewalks. Farmstead will provide an opportunity to secure gove	Units	53	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2074144/1._Walnut_10_Meritage_Homes_models_DR_SR.pdf
II.14 Housing Rehabilitation and Weatherization Program	Emergency repair assistance to extremely low, very low, and low income homeowners.	12/31/2025	6th Cycle	Not Yet Started	Funding to help finance the program. Review of the Winters Senior Housing Rehabilitation Program of 2006	Other	1	Senior Housing Rehabilitation.pdf
II.15 Mixed Use Development Incentives Program	Inventory of sites and post information about mixed use opportunities	12/31/2025	6th Cycle	In Progress	Inventory of sites on website and Housing Request for Proposals under review. Farmstead development approval	Other	1	RFP for Affordable Housing IN WINTERS HIGHLAND.pdf
II.16 Energy Conservation and Solar Energy Use Program	CalGreen in California code is used in residential construction.	12/31/2025	6th Cycle	Continuous	The city continues to require all new developments comply with the CALGreen codes (Title 24) of the California Code of Regulations Ordinance 2025-10	Other	1	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3721538/Ordinance.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3607909/WCAC_Farmstead_letter.pdf
II.17 Title 15 Amendment Program	Update Title 15 to reflect the current California Building Codes Standards.	10/21/2025	6th Cycle	Continuous	Replease and Recassting Title 15 and Adoption of the 2025 Building Standards Code and Fire Code	Meetings	1	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3721538/Ordinance.pdf

.18 Housing Choice Mobility	Yolo County Housing administers Housinc Choice and Project Based Voucher rental assistance.	6/1/2025	6th Cycle	Continuous	Long Term Monitoring Completed for Blue Mountain Terrace and Winters II Apartments	Meetings	10	https://acrobat.adobe.com/id/urn:aaid:sc:US:a80b925a-56c7-4d3d-a24b-7892468bdf26
II.19 Homeless Support Program	Coordinate Regional Partners with efforts to provide shelter. Yolo County Homeless and Poverty Action Coalition (HPAC)	12/31/2025	6th Cycle	Continuous	Staff Report discussion on 2025 provided January 20, 2026 on 2025 Police and community partners asistance with providing resources. Attend HPAC meetings	Meetings	1	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3847746/Staff_report_2025_homeless_outreach_update_and_discussion__1_.pdf
II.20 Local Builder Program	10 % of lots in residential subdivision will be marketed to local builders or owner-builders	9/16/2025	6th Cycle	Continuous	Condition of Approvale #4 requires Pursuant to General Plan Policy II>A>19 a minimum of 10 % of the single-family lots (19) shall be reserved for local builders or owner-builders.	Meetings	5	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3601945/Updated_Tentative_Map.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3609000/Ordinance_2025-xx__Approving_Farmstead_DA.pdf
II.21 Conservation of Existing and Future Affordable Units Program	Monitor the risk of converting to market rate any affordable units.	12/31/2025	6th Cycle	Continuous	Developed list and rules regarding Preservation Notice and the first property with an end to restriction is not until 2038 Will educate on notice requirements. Meeting with deed restricted homeowners to create awareness of requirements	Other	3	https://acrobat.adobe.com/id/urn:aaid:sc:us:986ff8ad-f09b-45f3-bab0-94c092f0dfd1
II.22 Development Review Committee Program	Expedite processing and approval of residential projects	12/31/2025	6th Cycle	Continuous	City of Winters continues to convene the DRC to expedite residential projects as Special Planning Agenda items	Meetings	2	https://cityofwinters.granicus.com/player/clip/249?view_id=1&meta_id=22356&redirect=true https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3803912/planning-commission_minutes_summary_11.19.2025.pdf
II.23 In-Lieu Fee Review Program	The City shall Regulary review the feasibility of adjusting in-lieu fee to ensure sufficient fee are collected.	12/31/2025	6th Cycle	Continuous	Tracking in lieu fees collected, market rate/sales prices/ suitable build sites. Determining Affordable Sales Price Determining Income Qualifications Affordable Housing Plan for Farmstead September 16, 2025 City Council meeting	Other	1	https://acrobat.adobe.com/id/urn:aaid:sc:US:1bc9610a-d04a-4527-bc30-7763cea62cc2 https://acrobat.adobe.com/id/urn:aaid:sc:US:0e79e415-90cb-4ec9-a70d-ad31b1a4f932 https://acrobat.adobe.com/id/urn:aaid:sc:US:5989d72a-33ea-4d87-a855-77a80a65922f https://acrobat.adobe.com/id/urn:aaid:sc:US:2e97a65f-76fe-496b-885e-a66a4d21c1eb https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3541435/Farmstead_AHP__002_.pdf
II.24 UNIVERSAL DESIGN PROGRAM	NEW RESIDENTIAL SUBDIVISION INCORPORATE UNIVERSL DESIGN FEATURES TO ASSIST PERSON WITH DISABILITIES	12/31/2025	6th Cycle	Continuous	Walnut 10 was built in 2025 and exceeds standards for building code, including aging in place updates such as 3' doors, pull up bars in bathrroms, roll in shower pan. Large flat panels for light switches, curb cuts in sidewalks. Farmstead will provide an opportunity to secure government funding to provide more inclusionary sites in the development	Units	85	https://acrobat.adobe.com/id/urn:aaid:sc:US:b4736757-dd88-4dbc-954b-90b5184b7089

II.25 CALIFORNIA ACCESSIBILITY STANDARDS COMPLIANCE PROGRAM	Construction projects will comply with the State of California accessibility standards	1/13/2026	6th Cycle	Continuous	California Accessibility Requirements Code Regulations Title 24 Part 2 volume 1 Chapters 10, 11a and 11B. TITLE 15 BUILDINGS AND CONSTRUCITON UPDATE	Other	1	https://www.cityofwinters.org/Search?searchPhrase=california%20accessibility%20standards&pageNumber=1&perPage=10&departmentId=-1 https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3683311/Exhibit_B.pdf
II.26 Homeowner Training Program	Ensure the success of new homeowners by providing opportunities for pre and post purchase counseling	12/31/2025	6th Cycle	Continuous	Contract with Neighborworks to provide the training	Other	1	https://acrobat.adobe.com/id/urn:aaid:sc:US:04618f3d-2706-44c5-ac48-d0bb5892f31e
II.27 Housing Diversification Program	Variety of Housing Types including tri-plex and four-plex on corner lots.	12/31/2025	6th Cycle	Continuous	duplex development has been successful. Need zoning to allow for larger than duplex	Units	30	https://acrobat.adobe.com/id/urn:aaid:sc:US:64719cf2-f670-467b-b9c6-f1010f7bebae
II.28 REASONABLE ACCOMMODATION PROGRAM	Continue to implement written procedures for requests of reasonable accommodation for persons with disabilitiesseeking equal access to housing .	12/31/2025	6th Cycle	Continuous	Review zoning ordinance to address any constraints and address through a reasonable accommodation request.	Other	0	Within 30 days of receipt of completed application Community Development Department
II.29 Affirmatively Further Fair Housing Outeach and Coordination Program	Provide a list of available renter and homebuyer assistance program, develop housing data.	12/31/2025	6th Cycle	Continuous	Created details on recently built homes and sent survey to identify more about the household.	Other	1	https://acrobat.adobe.com/id/urn:aaid:sc:US:e8192035-e936-4965-916a-d2cb100f918f
II.31 Increase Access to Local Services and Employment Opportunities	Economid Development to attract Industries and services. Mobility access to employment lands	12/31/2025	6th Cycle	Continuous	December 17, 2025 Kiewit Concrete Prestress Castin Facility and Batch Plant 29 acres close to Farmstead on 2790 County Road 90	Meetings	1	December 17, 2025 Planning Commision review of light industry with potential of 50 jobs.
II.32 Facilitate Farmworker Housing	Vacant sites permitted by right for farmworker housing.	12/31/2025	6th Cycle	Not Yet Started	Monitoring state funding for farmworker housing	Other	1	no longer accepting application for FWHG

Notice of Public Meeting for Discussion on 2025 Housing Element Annual Progress Report

NOTICE IS HEREBY GIVEN that the City of Winters will conduct a public meeting on April 28, 2026, at 6:30 p.m., at City Hall, 318 First Street, Winters, CA 95694 to discuss the physical development of the incorporated City of Winters and to gather residents' ideas for possible information to be included in the Annual Progress Report to the Department of Housing and Community Development. Government Code 6540 requires each city and county to prepare an Annual Progress Report (APR) on the implementation of the General Plan, which includes the Housing Element, and said report shall be reviewed by the planning commission and city council before submitting to the Office of Planning and Research (OPR) and the Department of Housing and Community Development each year.

The City of Winters will report on the types of housing development completed in 2023-2025. The purpose of this hearing is to review our progress on our Regional Housing Needs Assessment (RHNA) and collect residents' views on housing and community development needs (which includes services, facilities, and/or infrastructure that will improve livability within the community).

At the public hearing of the Planning Commission, the Planning Commission shall consider all evidence and testimony for and against the physical development of the incorporated city and land outside its boundaries within its Sphere of Influence that bears a relationship to its planning activities. At any time prior to the public hearing, any person may file in writing with the City with a statement of his or her objections to the proposed report to the Office of Planning and Research (OPR) and the state Department of Housing and Development. The staff report will be available on the City's website at least 72 hours before the hearing.

https://www.cityofwinters.org/194/Meetings

If you are unable to attend the public hearing, you may direct written comments to the City of Winters, at the address above, or you may contact Barbara Carr by telephone or email at 530-795-4910 and barbara.carr@cityofwinters.org no later than April 28, 2026, at 3 p.m. to ensure placement in the official record of the hearing.

In compliance with the Americans with Disabilities Act, The City of Winters does not discriminate on the basis of race, color, national origin, sex, sexual orientation, gender identify, age, religion or disability. If you require specific accommodation to participate in the public hearing, please contact Barbara Carr at least one day prior before the scheduled hearing date and time.

Jurisdiction	Winters
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 05/15/2021 - 05/15/2029

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Housing Element Implementation

A2_1_Prior | A2_1_Current | A2_1_Address | A2_1_Name | A2_1_ID | A2_2_Unit | A2_3_Tenure | A2_4_vLowNone | A2_4_LowDeed | A2_4_LowNone | A2_4_ModDeed | A2_4_ModNone | A2_4_Above | A2_5_Date | A2_5_Date | A2_8_Date | A2_10_Date | A2_21_Notes

Table A2

Project Identifier					Unit Types												Notes
1					2	3							5	5	8	11	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	Entitlement Date Approved	Building Permits Date Issued	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	Notes*
Summary Row: Start Data Entry Below							0	0	0	0	0	0					
	030-462-002-000	973 Carbahal St	Winters Highlands	6831	SFA	O					1		10/26/2021	10/26/2021	10/18/2022	10/1/2023	ATTACHED TO 1003 RAMOS https://acrobat.adobe.com/id/urn:aaid:sc:US:f062c309-79ce-4d69-860a-f33c7bcaa5db
	030-455-028-000	1150 Chapman	Winters Highlands	6914	SFA	O						1	10/26/2021	10/26/2021	1/31/2023	9/25/2023	ATTACHED TO 1250 SCOTTY WAY
	030-454-014.000	1159 Chapman St	Winters Highlands	6915	SFD	O						1	10/26/2021	10/26/2021	2/20/2023	9/25/2023	
	030-470-014-000	662 Gurmit Ct	Shandalla	6576	SFD	O						1	10/26/2021	10/26/2021	4/18/2023	10/18/2023	ATTACHED TO 1061 RAMOShttps://www.zillow.com/homedetails/662-Gurmit-Ct-Winters-CA-95694/2055953481_zpid/?utm_campaign=zillowwebmessage&utm_medium=referral&utm_source=txtshare
	030-470-009-000	652 Gurmit Ct	Shandalla	6581	SFD	O						1	8/2/2022	8/2/2022	3/25/2023	10/1/2023	
	030-455-008-000	1100 Hiramtsu Ln	Winters Highlands	6829	SFA	O					1		10/26/2021	10/26/2021	2/25/2023	10/15/2023	https://acrobat.adobe.com/id/urn:aaid:sc:US:c71922c2-3734-4d51-b0d3-75b0bbd6e41d
	030-480-001-000	1101 Hiramatsu Ln	Stone's Throw	6699	SFD	O						1	10/26/2021	10/26/2021	11/1/2022	4/1/2023	
	030-480-002-000	1103 Hiramatsu Ln	Stones Throw	6683	SFD	O						1	10/26/2021	10/26/2021	1/10/2023	7/10/2023	
	030-455-017-000	1116 Hiramatsu Ln	Winters Highlands	6699	SFA	O			1				10/26/2021	10/26/2021	11/22/2022	8/20/2023	https://acrobat.adobe.com/id/urn:aaid:sc:US:daa5b17e-78a2-420d-a081-53dcf1bf43ec
	030-462-001-000	1003 Ramos Dr.	Winters Highlands	6830	SFA	O						1	10/26/2021	10/26/2021	2/4/2023	11/1/2023	ATTACHED TO 973 CARABAHAL ST
	030-453-005-000	1148 Ramos Dr	Winters Highlands	6704	SFD	O						1	10/26/2021	10/26/2021	1/16/2023	7/2/2023	
	030-455-009-000	1061 Ramos Dr	Winters Highlands	6827	SFA	O					1		10/26/2021	10/26/2021	2/23/2023	8/20/2023	attached to 110 HIRAMATSUhttps://acrobat.adobe.com/id/urn:aaid:sc:US:6bd51725-00be-437b-8d7d-56c4845f6008
	030-0452-008-000	1151 Ramos Dr	Winters Highlands	6909	SFD	O						1	10/26/2021	10/26/2021	3/28/2023	8/10/2023	
	030-452-009-000	1153 Ramos Dr	Winters Highlands	6869	SFD	O						1	10/26/2021	10/26/2021	10/2/2022	10/20/2023	
	030-452-010-000	1155 Ramos Dr	Winters Highlands	6910	SFD	O						1	10/26/2021	10/26/2021	1/13/2023	8/1/2023	
	030-452-011-000	1157 Ramos Dr	Winters Highlands	6870	SFD	O						1	10/26/2021	10/26/2021	1/2/2023	9/10/2023	
	030-452-013-000	1159 Ramos Dr	Winters Highlands	6720	SFA	O	1						10/26/2021	10/26/2021	3/2/2023	10/1/2023	ATTACHED TO 1216 NIEMANNhttps://acrobat.adobe.com/id/urn:aaid:sc:us:b6a3317c-4b02-4093-817f-a60d10cd03a0
	030-454-001-000	1131 Rubio Way	Winters Highlands	6699	SFD	O						1	10/26/2021	10/26/2021	2/15/2023	8/1/2023	
	030-454-002-000	1133 Rubio Way	Winters Highlands	6721	SFD	O						1	10/26/2021	10/26/2021	2/15/2023	8/1/2023	
	030-454-003-000	1135 Rubio Way	Winters Highlands	6722	SFD	O						1	10/26/2021	10/26/2021	1/25/2023	8/1/2023	
	030-454-004-000	1137 Rubio Way	Winters Highlands	6723	SFD	O						1	10/26/2021	10/26/2021	4/1/2023	7/12/2023	
	030-454-005-000	1139 Rubio Way	Winters Highlands	6724	SFD	O						1	10/26/2021	10/26/2021	3/2/2023	8/1/2023	
	030-454-007-000	1143 Rubio Way	Winters Highlands	6726	SFD	O						1	10/26/2021	10/26/2021	5/15/2023	7/12/2023	
	030-454-008-000	1145 Rubio Way	Winters Highlands	6608	SFA	O		0	1	0			10/26/2021	10/26/2021	12/31/2022	7/15/2023	attached to 1252 SCOTTY WAYhttps://acrobat.adobe.com/id/urn:aaid:sc:US:b3e54337-542e-4df9-9407-84fb27488914

	030-462-011-000	900 Scotty Way	Winters Highlands	6833	SFD	O					1		10/26/2021	10/26/2021	10/1/2022	10/1/2023	https://acrobat.adobe.com/id/urn:aaid:sc:US:0dcfcaa7-c6d8-4d0e-8b6a-59c035801640
	030-455-018-000	1100 Scotty Way	Winters Highlands	6824	SFA	O					1		10/26/2021	10/26/2021	3/15/2023	10/15/2023	ATTACHED TO 1116 Hiramatsu Lanehttps://acrobat.adobe.com/id/urn:aaid:sc:US:ff72f260-f3db-477b-b9e6-da9e3a2f3c03
	030-454-010-000	1250 Scotty Way	Winters Highlands	6610	SFA	O				1	0		10/26/2021	10/26/2021	12/31/2022	6/10/2023	attached to 1165 Chapmanhttps://acrobat.adobe.com/id/urn:aaid:sc:us:5613999a-d530-45ee-86c3-c6a6e01871f9
	030-454-009-000	1252 Scotty Way	Winters Highlands	7611	SFA	O				1			10/26/2021	10/26/2021	2/1/2023	7/15/2023	attached to 1145 Rubio https://acrobat.adobe.com/id/urn:aaid:sc:US:1d0fed41-cd00-4a21-8015-f68a329afbe9
	030-451-005-000	1302 Scotty Way	Winters Highlands	6655	SFD	O						1	10/26/2021	10/26/2021	1/19/2023	7/15/2023	
	030-452-006-000	1100 Kato Ln	Winters Highland	6658	SFD	O						1	10/26/2021	10/26/2021	12/31/2022	7/1/2023	
	030-452-005-000	1102 Kato Ln	Winters Highland	6657	SFD	O						1	10/26/2021	10/26/2021	1/19/2023	7/1/2023	
	030-451-008-000	1103 Kato Ln	Winters Highland	6881	SFD	O						1	10/26/2021	10/26/2021	3/18/2023	11/1/2023	
	030-452-004-000	1104 Kato Ln	Winters Highland	6908	SFD	O						1	10/26/2021	10/26/2021	2/8/2023	9/8/2023	
	030-451-009-000	1105 Kato Ln	Winters Highland	6882	SFD	O						1	10/26/2021	10/26/2021	2/5/2023	8/20/2023	
	030-452-003-000	1106 Kato Ln	Winters Highland	7242	SFD	O						1	10/26/2021	10/26/2021	1/4/2023	6/2/2023	
	030-451-010-000	1107 Kato Ln	Winters Highland	6883	SFD	O						1	10/26/2021	10/26/2021	4/15/2023	10/10/2023	
	030-452-002-000	1108 Kato Ln	Winters Highland	6907	SFD	O						1	10/26/2021	10/26/2021	6/1/2023	9/1/2023	
	030-451-011-000	1109 Kato Ln	Winters Highland	6929	SFD	O						1	10/26/2021	10/26/2021	7/21/2023	9/10/2023	
	030-452-001-000	1110 Kato Ln	Winters Highland	6872	SFD	O						1	10/26/2021	10/26/2021	1/31/2023	8/2/2023	
	030-451-013-000	1111 Kato Ln	Winters Highland	6769	SFA	O					1		10/26/2021	10/26/2021	3/2/2023	8/15/2023	attached to 1204 Niemann St https://acrobat.adobe.com/id/urn:aaid:sc:US:1fdcd92a-15b9-46ee-a3d9-319d4ff07a1c
	030-470-001-000	500 Karnail St	Shandalla	6589	SFD	R						1	8/2/2022	8/2/2022	3/31/2023	8/1/2023	
	030-470-004-000	506 Karnail St	Shandalla	6586	SFD	O						1	8/2/2022	8/2/2022	2/8/2023	5/15/2023	
	030-470-005-000	508 Karnail St.	Shandalla	6535	SFD	O						1	8/2/2022	8/2/2022	4/20/2023	8/20/2023	
	030-470-006-000	510 Karnail St	Shandalla	6584	SFD	O						1	8/2/2022	8/2/2022	12/31/2022	5/2/2023	
	030-480-026-000	1074 Martin St	Stone's Throw	6695	SFD	O						1	10/26/2021	10/26/2021	10/4/2022	10/1/2023	
	030-480-025-000	1076 Martin St	Stone's Throw	6758	SFD	O						1	10/26/2021	10/26/2021	2/2/2023	11/30/2023	
	030-480-024-000	1078 Martin St	Stone's Throw	6757	SFD	O						1	10/26/2021	10/26/2021	10/18/2022	9/8/2023	
	030-480-021-000	1084 Martin ST	Stone's Throw	6954	SFD	O						1	10/26/2021	10/26/2021	6/2/2023	9/1/2023	
	030-451-012-000	1204 Niemann	Winters Highland	6958	SFA	O			1				10/26/2021	10/26/2021	2/20/2022	7/1/2023	attached to 1111 Kato Ln https://acrobat.adobe.com/id/urn:aaid:sc:US:1d4d27ba-5f34-4823-81a6-11fe48e29823
	030-452-012-000	1216 Niemann St	Winters Highland	6719	SFA	O				1			10/26/2021	10/26/2021	10/18/2022	8/2/2023	attached to 1159 Ramos Dr https://acrobat.adobe.com/id/urn:aaid:sc:US:f334f3fa-0b79-46c2-95f6-376dca7e5a08
	030-404-004-000	906 Wyatt Ln	Stone's Throw	6491	SFD	O						1	10/26/2021	10/26/2021	7/15/2023	9/1/2023	
	030-414-001-000	912 Wyatt Ln	Stone's Throw	6488	SFD	O						1	10/26/2021	10/26/2021	12/31/2022	3/10/2023	
	030-463-019-000	1306 Valley Oak Dr	Winters Highlands	6866	SFD	O						1	10/26/2021	10/26/2021	2/2/2023	10/5/2023	
	030-463-017-000	1310 Valley Oak Dr	Winters Highlands	7497	SFD	O						1	10/26/2021	10/26/2021	2/15/2023	8/2/2023	
	030-463-016-000	1350 Valley Oak Dr	Winters Highlands	6847	SFD	O						1	10/26/2021	10/26/2021	11/4/2022	5/20/2023	
	030-463-014-000	1354 Valley Oak DR	Winters Highlands	6845	SFD	O						1	10/26/2021	10/26/2021	11/4/2022	6/1/2023	
	030-455-001-000	1356 Valley Oak Dr	Winters Highlands	6904	SFD	O						1	10/26/2021	10/26/2021	5/20/2023	7/15/2023	
	030-463-020-000	1304 Valley Oak Dr	winters highlands	6865	SFD	O						1	10/26/2021	10/26/2021	4/10/2023	7/15/2023	
	030-451-002-000	1306 Scotty Way	Winters Highlands	6912	SFD	O						1	10/26/2021	10/26/2021	2/15/2023	10/2/2023	
	030-455-002-000	1358 Valley Oak Dr	Winters Highlands	6728	SFD	O						1	10/26/2021	10/26/2021	3/5/2023	8/1/2023	
	030-454-011-000	1165 Chapman	Winters Highlands	6609	SFA	O					1	0	10/26/2021	10/26/2021	12/31/2022	10/1/2023	https://acrobat.adobe.com/id/urn:aaid:sc:us:a1b82ef0-7e43-4bc4-a8fb-278e20ca0336

				Unit Types				
				2	3			
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Above Moderate-Income	Entitlement Date Approved	Building Permits Date Issued
						0		
030-480-052-000	970 Carbahal St	Winters Highlands	7400	SFD	O	1	10/26/2021	1/26/2024
030-462-003-000	975 Carbahal St	Winters Highlands	7445	SFD	O	1	10/26/2021	2/16/2024
030-480-049-000	976 Carbahal St	Winters Highlands	6946	SFD	O	1	10/26/2021	2/13/2024
030-462-004-000	977 Carbahal St	Winters Highlands	7479	SFD	O	1	10/26/2021	4/3/2024
030-462-005-000	979 Carbahal St	Winters Highlands	7478	SFD	O	1	10/26/2021	4/3/2024
030-462-006-000	981 Carbahal St	Winters Highlands	7477	SFD	O	1	10/26/2021	4/8/2024
030-462-007-000	983 Carbahal St	Winters Highlands	7476	SFD	O	1	10/26/2021	4/8/2024
030-462-008-000	985 Carbahal St	Winters Highlands	7491	SFD	O	1	10/26/2021	11/1/2022
030-462-009-000	987 Carbahal St	Winters Highlands	7492	SFD	O	1	10/26/2021	10/19/2023
030-454-017-000	1153 Chapman St	Winters Highlands	6768	SFD	O	1	10/26/2021	11/1/2022
030-455-026-000	1154 Chapman St	Winters Highlands	7284	SFD	O	1	10/26/2021	10/19/2023
030-454-016-000	1155 Chapman St	Winters Highlands	6773	SFD	O	1	10/26/2021	11/1/2022
030-455-025-000	1156 Chapman St	Winters Highlands	7287	SFD	O	1	10/26/2021	10/19/2023
030-453-009-000	1156 Ramos Dr	Winters Highlands	7573	SFD	O	1	10/26/2021	6/10/2023
030-455-024-000	1158 Chapman St.	Winters Highlands	7288	SFD	O	1	10/26/2021	6/10/2023
030-453-010-000	1158 Ramos Dr	Winters Highlands	6980	SFD	O	1	10/26/2021	11/11/2022
030-455-023-000	1160 Chapman St	Winters Highlands	7289	SFD	O	1	10/26/2021	10/19/2023
030-455-022-000	1162 Chapman St	Winters Highlands	7290	SFD	O	1	10/26/2021	10/19/2023
030-454-012-000	1163 Chapman St	Winters Highlands	6775	SFD	O	1	10/26/2021	11/1/2022
030-455-020-000	1166 Chapman St	Winters Highlands	7292	SFD	O	1	10/26/2021	10/19/2023
030-455-019-000	1168 Chapman St	Winters Highlands	6884	SFA	O	1	10/26/2021	5/18/2023
030-470-016-000	657 Gurmit Circle	Winters Highlands	6572	SFD	O		10/26/2021	6/20/2022
030-455-010-000	1102 Hiramatsu Ln	Winters Highlands	7330	SFD	R	1	10/26/2021	12/6/2023
030-455-011-000	1104 Hiramatsu Ln	Winters Highlands	7329	SFA	O	1	10/26/2021	12/5/2023
030-455-012-000	1106 Hiramatsu Ln	Winters Highlands	7327	SFD	O	1	10/26/2021	12/5/2023
030-480-004-000	1107 Hiramatsu Ln	Stone's Throw	6755	SFD	O	1	10/26/2021	3/15/2023
030-455-013-000	1108 Hiramatsu Ln	Winters Highlands	7315	SFD	O	1	10/26/2021	11/7/2023
030-480-005-000	1109 Hiramatsu Ln	Stone's Throw	6929	SFD	O	1	10/26/2021	6/11/2023
030-455-014-000	1110 Hiramatsu Ln	Winters Highlands	7314	SFD	O	1	10/26/2021	11/7/2023
030-480-006-000	1111 Hiramatsu Ln	Winters Highlands	6948	SFD	O	1	10/26/2021	6/1/2023
030-455-015-000	1112 Hiramatsu Ln	Winters Highlands	7313	SFD	O	1	10/26/2021	11/7/2023
030-480-007-000	1113 Hiramatsu Ln	Winters Highlands	6936	SFD	O	1	10/26/2021	7/18/2023
030-455-016-000	1114 Hiramatsu Ln	Winters Highlands	7312	SFD	O	1	10/26/2021	11/7/2023
030-480-008-000	1115 Hiramatsu Ln	Winters Highlands	6949	SFD	O	1	10/26/2021	7/18/2023
030-480-009-000	1117 Hiramatsu Ln	Winters Highlands	6970	SFD	O	1	10/26/2021	8/2/2023
030-480-010-000	1119 Hiramatsu Ln	Winters Highlands	6937	SFD	O	1	10/26/2021	8/2/2023
030-480-012-000	1123 Hiramatsu Ln	Winters Highlands	6930	SFD	O	1	10/26/2021	8/9/2023
030-480-011-000	1121 Hiramatsu Ln	Winters Highlands	6950	SFD	O	1	10/26/2021	8/9/2023
030-480-012-000	1123 Hiramatsu Ln	Winters Highlands	6930	SFD	O	1	10/26/2021	8/9/2023
030-480-013-000	1125 Hiramatsu Ln	Winters Highlands	6951	SFD	O	1	10/26/2021	6/1/2023
030-480-027-000	1075 Martin St	Stone's Throw	6955	SFD	O	1	10/26/2021	2/28/2024
030-480-028-000	1077 Martin St	Stone's Throw	6973	SFD	O	1	10/26/2021	2/20/2024
030-480-023-000	1080 Martin St	Stone's Throw	6756	SFD	O	1	10/26/2021	11/10/2023
030-480-022-000	1082 Martin St	Stone's Throw	6939	SFD	O	1	10/26/2021	6/11/2023
030-480-020-000	1086 Martin St.	Stone's Throw	6938	SFD	O	1	10/26/2021	7/18/2023
030-462-011-000	1088 Martin St	Stone's Throw	6972	SFD	O	1	10/26/2021	8/1/2023
030-403-015-000	750 W Main St	Heartland	7643	ADU	O	1	8/1/2018	8/1/2023
030-480-018-000	1090 Martin St	Stone's Throw	6953	SFD	O	1	10/26/2021	8/2/2023
030-480-017-000	1092 Martin St	Stone's Throw	6932	SFD	O	1	10/26/2021	8/7/2023
030-480-016-000	1094 Martin St	Stone's Throw	6952	SFD	O	1	10/26/2021	8/8/2023
030-480-015-000	1096 Martin St	Stone's Throw	6971	SFD	O	1	10/26/2021	8/7/2023
030-480-014-000	1098 Martin St	Stone's Throw	6931	SFD	O	1	10/26/2021	9/21/2022
030-454-006-000	1141 Rubio Way	Winters Highlands	6725	SFD	O	1	10/26/2021	12/21/2023
038-230-016-000	641 Overhouse Dr	Walnut 10	7363	SFD	O	1	4/7/2022	2/16/2024
038-230-022-000	617 Overhouse Dr	Walnut 10	7433	SFD	O	1	4/7/2022	12/12/2023
038-230-011-000	644 Overhouse Dr	Walnut 10	7842	SFD	O	1	4/7/2022	1/26/2024
030-463-004-000	1006 Ramos Dr	Winters Highlands	7414	SFD	O	1	2/5/2016	1/26/2024
030-463-005-000	1008 Ramos Dr	Winters Highlands	7413	SFD	O	1	10/26/2021	1/26/2024
030-463-006-000	1010 Ramos Dr	Winters Highlands	7412	SFD	O	1	10/26/2021	1/26/2024
030-463-007-000	1012 Ramos Dr	Winters Highlands	7411	SFD	O	1	10/26/2021	1/26/2024
030-463-008-000	1014 Ramos Dr	Winters Highlands	7418	SFD	O	1	10/26/2021	1/26/2024

030-463-010-000	1050 Ramos Dr	Winters Highlands	7417	SFD	O	1	10/26/2021	1/26/2024
030-463-011-000	1052 Ramos Dr	Winters Highlands	7416	SFD	O	1	10/26/2021	1/26/2024
030-463-012-000	1054 Ramos Ln	Winters Highlands	7415	SFD	O	1	10/26/2021	1/12/2024
030-463-013-000	1056 Ramos Dr	Winters Highlands	7379	SFD	O	1	10/26/2021	1/12/2024
030-455-007-000	1058 Ramos Dr	Winters Highlands	7378	SFD	O	1	10/26/2021	1/12/2024
030-455-006-000	1060 Ramos Dr	Winters Highlands	7377	SFD	O	1	10/26/2021	1/12/2024
030-455-005-000	1062 Ramos Dr	Winters Highlands	7376	SFD	O	1	10/26/2021	1/12/2024
030-455-004-000	1064 Ramos Dr	Winters Highlands	7328	SFD	O	1	10/26/2021	12/5/2024
038-230-018-000	633 Overhouse Dr	Walnut 10	7365	SFD	O	1	4/7/2022	11/20/2023
030-463-018-000	1308 Valley Oak Dr	Winters Highlands	6868	SFD	O	1	10/26/2021	1/10/2023
030-453-015-000	1406 Valley Oak Dr	Winters Highlands	7570	SFD	O	1	10/26/2021	6/10/2023
030-461-017-000	956 Vasey St	Winters Highlands	7661	SFD	O	1	10/26/2021	7/16/2024
030-461-016-000	958 Vasey St	Winters Highlands	7662	SFD	O	1	10/26/2021	7/16/2024
030-461-015-000	960 Vasey St	Winters Highlands	7660	SFD	O	1	10/26/2021	7/16/2024
030-462-012-000	961 Vasey St	Winters Highlands	6832	SFD	O		10/26/2021	11/22/2024
030-462-013-000	963 Vasey St	Winters Highlands	7488	SFD	O	1	10/26/2021	4/8/2024
030-461-013-000	964 Vasey ST	Winters Highlands	7471	SFD	O	1	10/26/2021	3/4/2024
030-462-014-000	965 Vasey St	Winters Highlands	7487	SFD	O	1	10/26/2021	4/8/2024
030-462-015-000	967 Vasey St	Winters Highlands	7306	SFD	O	1	10/26/2021	11/7/2023
030-462-016-000	969 Vasey St	Winters Highlands	7308	SFD	O	1	10/26/2021	11/7/2023
030-462-017-000	971 Vasey St	Winters Highlands	7309	SFD	O	1	10/26/2021	11/7/2023
030-462-018-000	973 Vasey St	Winters Highlands	7310	SFD	O	1	10/26/2021	10/30/2023
030-461-008-000	974 Vasey ST	Winters Highlands	7354	SFD	O	1	10/26/2021	1/3/2024
030-462-019-000	975 Vasey St	Winters Highlands	7311	SFD	O	1	10/26/2021	11/7/2023
030-461-007-000	976 Vasey St	Winters Highlands	7353	SFD	O	1	10/26/2021	1/3/2024
030-462-020-000	977 Vasey St	Winters Highlands	7352	SFD	O	1	10/26/2021	1/3/2024
030-461-006-000	978 Vasey St	Winters Highlands	7555	SFD	O	1	10/26/2021	5/7/2024
030-461-004-000	982 Vasey St	Winters Highlands	7558	SFD	O	1	10/26/2021	5/7/2024
030-461-001-000	988 Vasey St	Winters Highlands	7318	SFD	O	1	10/26/2021	10/30/2023
003/130/013-000	408A Grant Ave	Heartland	7236	ADU	O	1	10/26/2021	8/31/2023
030-381-001-000	410A Moody Slough	Winters Highlands	6154	ADU	O	1	10/26/2021	7/13/2021
038-230-047-000	429 Young Dr	Walnut 10	7463	SFD	O	1	4/7/2022	3/8/2024
038-230-032-000	426 Young Dr	Walnut 10	7510	SFD	O	1	4/7/2022	4/12/2024
038-230-029-000	414 Young Dr	Walnut 10	7545	SFD	O	1	4/7/2022	4/30/2024
038-230-034-000	433 Young Dr	Walnut 10	7459	SFD	O	1	4/7/2022	3/8/2024
038-230-017-000	434 Young Dr	Walnut 10	7364	SFD	O	1	4/7/2022	12/21/2023
038-230-017-000	637 Overhouse Dr	Walnut 10	7364	SFD	O	1	4/7/2022	12/21/2023
038-230-024-000	609 Overhouse Dr	Walnut 10	7435	SFD	O	1	4/7/2022	2/16/2024
038-230-006-000	624 Overhouse Dr	Walnut 10	7386	SFD	O	1	4/7/2022	2/1/2024
038-230-045-000	437 Young	Walnut 10	7461	SFD	O	1	4/7/2022	3/8/2024
038-230-033-000	430 Young Dr	Walnut 10	7458	SFD	O	1	4/7/2022	3/8/2024
038-230-035-000	438 Young Dr	Walnut 10	7460	SFD	O	1	4/7/2022	4/15/2024
038-230-050-000	417 Young Dr	Walnut 10	7513	SFD	O	1	4/7/2022	8/21/2024
038-230-043-000	214 Almond Dr	Walnut 10	7688	SFD	O	1	4/7/2022	8/21/2024
038-230-041-000	218 Almond Dr	Walnut 10	7690	SFD	O	1	4/7/2022	10/19/2023
030-455-027-000	1152 Chapman St	Winters Highlands	7281	SFD	O	1	10/26/2021	10/19/2023
030-455-021-000	1164 Chapman St	Winters Highlands	7291	SFD	O	1	10/26/2021	10/19/2023
030-470-019-000	651 Gurmit ct	Winters Highlands	6575	SFD	O	1	10/26/2021	6/20/2022
030-470-018-000	653 Gurmit Ct	Winters Highlands	6574	SFD	O	1	10/26/2021	6/20/2022
030-470-016-000	657 Gurmit Ct	Winters Highlands	6572	SFD	O	1	10/26/2021	6/20/2022
030-470-012-000	658 Gurmit Ct	Winters Highlands	6578	SFD	O	1	10/26/2021	6/20/2022
030-455-012-000	1106 Hiramatsu Ln	Winters Highlands	7327	SFD	O	1	10/26/2021	12/5/2023
030-455-013-000	1108 Hiramatsu Ln	Winters Highlands	7315	SFD	O	1	10/26/2021	11/7/2023
038-230-001-000	604 Overhouse Dr	Walnut 10	7431	SFD	O	1	4/7/2022	2/16/2024
038-230-025-000	605 Overhouse Dr	Walnut 10	7436	SFD	O	1	4/7/2022	2/16/2024
038-230-004-000	616 Overhouse Dr	Walnut 10	7384	SFD	O	1	4/7/2022	2/1/2024
038-230-005-000	620 Overhouse DR	Walnut 10	7385	SFD	O	1	4/7/2022	2/1/2024
038-230-007-000	628 Overhouse Dr	Walnut 10	7387	SFD	O	1	4/7/2022	2/1/2024
038-230-009-000	636 Overhouse Dr	Walnut 10	7338	SFD	O	1	4/7/2022	12/12/2023
038-230-010-000	640 Overhouse Dr	Walnut 10	7340	SFD	O	1	4/7/2022	12/12/2023
038-230-012-000	648 Overhouse Dr	Walnut 10	7339	SFD	O	1	4/7/2022	12/12/2023
038-230-013-000	652 Overhouse Dr	Walnut 10	7343	SFD	O	1	4/7/2022	6/14/2024
038-230-014-000	656 Overhouse Dr	Walnut 10	7603	SFD	O	1	4/7/2022	6/14/2024
030-453-009-000	1156 Ramos Dr	Winters Highlands	7573	SFD	O	1	10/26/2021	9/12/2022
030-454-006-000	1141 Rubio Way	Winters Highlands	6725	SFD	O	1	10/26/2021	7/5/2023
003-183-026-000	426 Russell St	Winters Highlands	7030	ADU	R	1	10/26/2021	3/4/2024
030-405-004-000	948 Vasey St	Winters Highlands	7471	ADU	R	1	10/26/2021	3/4/2024
030-461-014-000	962 Vasey St	Winters Highlands	7470	SFD	O	1	10/26/2021	3/4/2024
038-230-026-000	402 Young Dr	Walnut 10	7602	SFD	O	1	4/7/2022	6/14/2024
038-230-027-000	406 Young Dr	Walnut 10	7601	SFD	O	1	4/7/2022	6/14/2024
038-230-053-000	407 Young Dr	Walnut 10	7341	SFD	O	1	4/7/2022	12/12/2023
038-230-028-000	410 Young Dr	Walnut 10	7546	SFD	O	1	4/7/2022	4/30/2024
038-230-052-000	411 Young Dr	Walnut 10	7608	SFD	O	1	4/7/2022	6/14/2024

PLANNING COMMISSION STAFF REPORT

TO: Chair and Commissioners

DATE: April 28, 2026

THROUGH: Jeremy Craig, City Manager

FROM: Kelly Mumper, Contract Planner

SUBJECT: Outdoor Lighting & Public Safety Ordinance Continued Discussion.

RECOMMENDATION:

1) Direct Staff to proceed with an Outdoor Lighting & Public Safety Ordinance that regulates but is not limited to the following:

   Amortization, lighting zones, light trespass, festoon lighting, sports complex or field lighting, illuminated signage, motion detection controls, curfew or nighttime hours for decorative, seasonal, landscaping, or holiday lighting, and administrative requirements and penalties for non-compliance.

2) The Planning Commission also has the option of directing staff to not proceed with an Ordinance and continue to evaluate outdoor lighting on new projects through The Design Review Process, Conditions of Approval on new developments for conditional use permit applications, or Mitigation Measures through the California Environmental Quality Act Process. The Planning Commission shall memorialize this action with findings in which support the status quo.

BACKGROUND:

The City of Winters currently regulates lighting in the following ways:

- Title 17 regulates lighting for business and informational signage where allowed to ensure that light does not illuminate other areas or surfaces that were not intended.

- All new subdivisions, parcel maps, or larger developments requiring California Environmental Quality Act (CEQA) review are conditioned by the Planning Department to require shielded and downward facing lighting that does not permit light spillage or seepage beyond 2 candle-foot from the source being illuminated.

- The Form Based Code adopted in 2009 and found in Chapter 17.58, regulates all lighting for new and existing development within the Form Based Code Zoning Districts established by Regulating Plan Boundary. These provisions are deemed to be adequate by the Community Development Department, which is why the draft ordinance excludes the established Regulating Plan. No changes to the Form Based Code as it pertains to lighting is proposed.

- The Planning Commission also can ask for specific low impact lighting plans on projects outside of the Downtown Regulating Plan, as part of the Conditions of Approval associated with Design Review Projects and Conditional Use Permit projects if the applicant agrees to them.

- The Community Development Department interviewed the Public Works Director to investigate what lighting is owned by the city, where it is located, and how that infrastructure is maintained. The City of Winters currently owns, operates, and maintains **48** lights that are either associated with street lighting or the lighting of public spaces. **(8)** of these are located on Grant and Railroad and **(9)** of those lights are located within the City of Winters Parking Lot. All of the lights owned and maintained by the City of Winters are acorn designs.

The Planning Commission met at its regularly scheduled meeting on February 24, 2026, to discuss outdoor lighting ordinances and received a presentation and power point from planning staff. At the meeting, the Planning Commission asked staff to return with a draft ordinance which provided multiple alternatives or paths of which, the primary concerns were amortization thresholds (if any at all), lighting intensity levels for street lighting, preserving homeowner and property rights as they pertain to lighting for holidays and decorative landscaping lighting.

Planning staff was approached by the Natural Resource Committee (NRC) approximately 9 months ago with concerns regarding the newer subdivisions and light pollution/over lighting. In December of 2025, The (NRC) asked the City Council to direct staff to prioritize an Outdoor Lighting Ordinance. Staff met twice with the (NRC) recently at a Regular and Special (NRC) Meeting to discuss and formulate a draft ordinance that would be appropriate for the City of Winters. At these meetings, two draft ordinances were provided to the public and committee members to discuss. One draft was based on the existing example of the Form Based Code Lighting Provisions or Standards. The intent here was to remain consistent with existing code for community continuity over time.

The second ordinance drafted is more stringent and is based on the Dark Sky International Template which dissects lighting standards into more categories with performance thresholds based on the type of development or zoning district in which a

project takes place. The Night Sky International Organization Template ended up being the recommendation from the NRC to Planning staff which is based on the draft provided to the Planning Commission to consider. The second draft has not been included based on the recommendation from the NRC.

DISCUSSION:

The Planning Commission shall decide whether the proposed amendment to the Winters Municipal Code aligns with the overall goals and policies of the *City of Winters General Plan, 1992*, how it relates to economic development and the overall general health, safety, and welfare of community members.

If desired, the ordinance may or may not address amortization. Amortization can be used to require existing development to conform with the provisions of an ordinance after a certain date or by certain thresholds being met. Example being amortization happens after 10 years, or amortization only applies to new projects or existing projects where an expansion of a building exceeds 500 square feet hence trigging Design Review as well.

The potential issue with amortization is that it can be burdensome on property owners and developers depending on how it's crafted, if at all. This is one of the key discussion points for the Planning Commissioners to consider if direction is ultimately provided to staff to draft am ordinance for consideration.

Furthermore, appropriate lighting thresholds and standards need to be strongly considered to achieve an acceptable medium where residents still feel safe and law enforcement and emergency personnel can still be effective in their duties to the public.

The Planning Commission will ultimately need to decide that if an Ordinance is desired, that key considerations for decision points be discussed including but not limited to lighting zones, light trespass, festoon lighting, sports complex or field lighting, illuminated signage, motion detection controls, curfew or nighttime lighting hours, and administrative requirements and penalties for non-compliance. Below are 8 key planning commissioner regulatory decision points to be considered. Planning staff and the Commissioners shall discuss and decide an action for each category with definitive direction to staff prior to moving onto the next discussion category.

PLANNING COMMISSION REGULATORY DECISION POINTS:

1) **Amortization**- The (NRC) recommends that the ordinance requires existing development to come into compliance with the proposed lighting standards within 10 years of adoption.

Alternatives: Require that only new projects be subject to the new lighting standards and existing development to comply if an addition to an existing structure of 500 square feet or more is proposed. This aligns with current Design Review trigger points for Planning Commission Review.

2) **Lighting Zones-** The (NRC) recommends that the Planning Commission establish

lighting zones which mimic the international dark sky template. There are five different lighting zone categories to consider and as currently drafted, the ordinance contemplates using at least three of said zones. *See Lighting Zone Matrix in draft ordinance*

Alternatives-A Lighting Overlay Map could be used vs. a lighting zone matrix but this is not recommended by (NRC) because as the city grows or annexes land from the County, this type of map would need to be continuously updated.

3) **Light Tress Pass-** The (NRC) recommends that the Planning Commission discuss the potential need for light trespass regulations along Putah Creek to limit light trespass to not be greater than 1 Lux. The NRC also recommends that all new street lighting in new developments not exceed 2,400 Kelvin. ***See Color Temperature Diagram***

Alternatives-The Planning Commission may decide on Lux and Kelvin Temperature thresholds as they relate to development types, densities or any combination thereof.

4) **Festoon Lighting**- The (NRC) recommends that festoon lighting be further regulated in the Regulating Plan or what is known as the Downtown A and B Commercial Zoning Districts. These districts already have their own adopted lighting provisions so altering them requires more analysis and potential costs associated with adopting and implementing the proposed lighting ordinance.

Alternatives- Omit the regulating plan from the proposed ordinance language and allow it to function on its own (status quo since adoption in 2009).

5) **Sports Complex or Sports Field Lighting Standards-** There are three options for sports complex and field lighting, and the NRC has recommended option 1 which provides essential requirements for safe play and light trespass mitigation***.*** As drafted and recommended by NRC, the draft ordinance contemplates specific lighting for these types of facilities and or projects.

Alternatives- The alternative to the above provides for obtrusive light and minimal offsite lighting standards in addition to safe play and light trespass mitigation. The third option is would require a third party verification of the sports lighting facility, field or both. Neither alternative is recommended by the (NRC).

6) **Illuminated Signage-** The Planning Commission shall decide if the current lighting standards associated with the existing sign ordinance found in Chapter 17.80 are sufficient or need changes. Currently the Form Based Code and the remaining zoning districts outside of the regulating plan have adopted sign provisions that regulate lighting when proposed with signage. Currently all districts which allow signage have

regulations pertaining to lighting.

The NRC recommends that this ordinance prohibits billboard signage, especially digital displays. It is important to note that billboard signage is currently prohibited and regulated by Chapter 17.80. Digital signs are allowed in the insert here zoning districts, are subject to Design Review approval through the Planning Commission and are limited to 20 square feet in any district which they are currently allowed.

Alternatives-The Planning Commission can provide a maximum color temperature threshold to outdoor signage lighting if desired.

* *Please see community correspondence staff report section below for additional information**

7) **Motion Detection Controls & Curfew or Nighttime Hours for Decorative, Holiday, and Landscaping Lighting-**The NRC recommends that motion detection security lighting be regulated to not remain lit for more than 5-minute increments, and that decorative, holiday, and seasonal lighting in all zoning districts be given a curfew of 10PM.

Alternatives- The Planning Commission may choose to remove motion detection controls or increase/decrease the amount of time allowed for motion senor lighting. The Commission may also choose to amend the curfew to 11PM or 12AM or require no curfew at all.

8) **Administrative Requirements & Penalties for Non-Compliance-** The NRC recommends that this ordinance mimic the requirements and penalties found in the Winters Municipal Code as they Pertain to Food and Retail Vendors as follows:

“It is unlawful for any person to violate any provision or fail to comply with any requirements of this chapter. A violation of this chapter shall by punished by:

1. An administrative fine not exceeding $100 for a first violation.

2. An administrative fine not exceeding $200 for a second violation within one (1) year of the first violation.

3. An administrative fine not exceeding $500 for each additional violation within one (1) year of the first violation.”

“Any violation of this chapter is declared to be a nuisance. In addition to any other relief provided by this chapter, the city attorney may apply to a court of competent jurisdiction for an injunction to prohibit the continuation of any violation of this chapter. Such application for relief may include seeking a temporary restraining order, temporary injunction and permanent injunction.”

Alternatives-The (NRC) does not recommend an alternative to ensure adequate enforcement measures for violations of the outdoor lighting & public safety ordinance. However, the Planning Commission still has the pleasure of not requiring penalties or can make them more monetarily stringent.

Please see Attachment A, for a more detailed NRC analysis on each regulating decision which is the NRC meeting notes as they relate to each topic

COMMUNITY CORRESPONDENCE:

Planning staff collaborated with the Code Enforcement Division to conduct an audit on historic or current case load related to outdoor lighting complaints received by community members, businesses, or otherwise. To date only 1 code complaint has been received from a citizen of Winters. The case involved a malfunctioning light associated with business signage in the Downtown District and has since been resolved by the Code Enforcement Officer and business owner.

ENVIRONMENTAL ANALYSIS:

Adoption of the proposed ordinance *would be* exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines because it is covered by the general rule that CEQA applies only to projects causing a significant effect on the environment, and adoption of the proposed ordinance has no potential for causing a significant effect on the environment.

FISCAL IMPACT:

Staff time, legal counsel review, legal notice publication fees, and code publishing company onboarding fees.

ATTACHMENTS:

1. Draft Ordinance 2026-04
2. NRC Discussion Point Notes
3. Lighting Zone Matrix and Lighting Zones

ORDINANCE NO. 2026 – 04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WINTERS AMENDING CHAPTER 8.22 (OUTDOOR LIGHTING & PUBLIC SAFETY) OF THE WINTERS MUNICIPAL CODE RELATING TO OUTDOOR LIGHTING FOR NEW DEVELOPMENT

WHEREAS, the City of Winters ("City) has authority to adopt this ordinance pursuant to the general police power granted to cities by Article XI, Section 7 of the California Constitution.

WHEREAS, Chapter 8 of the Winters Municipal Code regulates Public Health and Safety; and

WHEREAS, excessive, unnecessary, and misdirected artificial lighting at night contributes to *Light Pollution* and wastes energy resources that would, if corrected, generate tangible cost savings; and

WHEREAS; light pollution from artificial light at night is known to cause adverse effects on the health and well-being of birds, wildlife, nocturnal ecosystems, vegetation, and under certain circumstances, human health; and

WHEREAS, unregulated outdoor lighting in the City can be problematic for traffic safety, motorists, and pedestrians; and

WHEREAS, the City Council of the City of Winters ("City") finds that the City has a legitimate and compelling interest in protecting the public health, welfare and safety of its residents by regulating outdoor lighting within the City; and

WHEREAS, the City Council desires to amend the Winters Municipal Code to address issues related to outdoor lighting and also be consistent with state law.

THE CITY COUNCIL OF THE CITY OF WINTERS DOES ORDAIN AS FOLLOWS:

Section 1. Purpose. The purpose of this ordinance is to amend various sections of the text in the Winters Municipal Code necessary to regulate Outdoor Lighting Standards which excludes the Form Based Code Regulating Plan.

Section 2. Addition to Chapter 8.22. Chapter 8.22 (Outdoor Lighting Standards) of Title 8 (Health & Safety) of the Winters Municipal Code is hereby amended in its entirety to read as set forth in Exhibit A attached hereto and incorporated herein by reference.

Section 3. Conflicting Laws. To the extent that there is any conflict between the provisions of this Ordinance and any provision of the Winters Municipal Code, an ordinance, or a resolution or policy, all such conflicting provisions shall be superseded by this Ordinance.

Section 4. Severability. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 5. CEQA. The City Council finds that no further environmental review is necessary for the project under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense Exemption) of Title 14 of the California Code of Regulations (State CEQA Guidelines) because adoption of the

ordinance has no potential for resulting in physical change in the environment, directly or indirectly, as it clarifies and furthers the intent and scope of the City's existing not permit or authorize new or increased intensity of uses.

Section 6. Effective Date and Publication. The City Clerk shall certify to the adoption of this Ordinance, and the City Clerk shall cause this Ordinance to be posted or published as prescribed by law. This Ordinance shall take effect thirty (30) days following its adoption.

INTRODUCED on the _____ day of , 2026, and **PASSED AND ADOPTED** by the City Council of the City of Winters on this _____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF WINTERS

_____

Albert Vallecillo, Mayor

ATTEST:

_____

Jeremy Craig, City Clerk

DarkSky International Policy
Outdoor Lighting – Municipal Ordinance Template and User Guide

October 11, 2024 – Version 1.0

Overview

This DarkSky International (DarkSky) Policy provides a template of outdoor lighting requirements for any county, city, municipality, or township seeking to implement a responsible outdoor lighting ordinance *[Some regions will use the term "code" or "bylaw"]*. The language and requirements contained herein are a proven approach to mitigate *Light Pollution* and misuses of artificial light at night (*ALAN)*, which threaten human visual performance and safety at night, brighten the naturally dark sky, cause adverse biological health disruptions, damage nocturnal ecosystems, and waste significant amounts of energy and taxpayer money each year. The requirements herein work together holistically to meet the Five Principles for Responsible Outdoor Lighting co-authored by DarkSky and the Illuminating Engineering Society.

Instructions for Use

Narrative written in *[Blue + Italicized font]* are instructions intended for the user, including why a topic is being addressed, and, when applicable, optional requirements or choices. The language within this template will assist advocates and writers draft appropriate ordinance language. Narrative in [red brackets] indicates the appropriate name, terminology, value, or date is to be inserted in that location.

Before completion, it is recommended to gather input from key stakeholders (e.g., law enforcement, staff, community, utilities) so all perspectives are considered. The intent is for options to be selected that best fit the passion, identity, and goals of the local community while still meeting DarkSky recommendations. Upon completion, unused options and user instructions should be deleted to keep the document concise.

DarkSky Recognized Program

For any municipality seeking to have their ordinance recognized by DarkSky International, a program is available. For questions regarding this program, contact the DarkSky Lighting Program Manager.

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CITY OF WINTERS OUTDOOR LIGHTING ORDINANCE

Note: Italicized and capitalized words and phrases are defined in section 4.0 Definitions.

1.0 PREFACE

1.1 Authority

On behalf of the City of Winters, this outdoor lighting [ordinance] is enacted on [date] pursuant to, and in accordance with, the authority of the Winters City Council.

1.2 Purpose

[A municipal outdoor lighting ordinance should first establish a purpose and thoughtful background information regarding the intent for having one. When allowed, this information is important for future decision makers who will be faced with new and unique requests. While preamble and background narratives are not usually accepted as code or bylaw, recitals are an effective way to incorporate background and intent. Recitals must be factual, not general, and kept to a minimum.]

A. This outdoor lighting [ordinance] is intended to protect the health and welfare of all residents within the City of Winters, enhance its small-town character and quality of life, prevent inappropriate and poorly installed outdoor lighting, reduce lighting conflicts between property owners, prevent the increase of potentially harmful sky glow, and preserve the naturally dark sky for the benefit of residents, visitors, wildlife, and the environment. The *Five Principles for Responsible Outdoor Lighting* will guide City of Winters' outdoor lighting decisions because:

1. Whereas, outdoor uses of *Artificial Light at Night* (*ALAN)* often include inappropriate and bright sources of light that cause an unsafe reduction in human visual performance; and

2. Whereas, excessive, unnecessary, and misdirected *ALAN* contributes to *Light Pollution* and wastes energy resources that would, if corrected, generate tangible cost savings; and

3. Whereas, increased use of *ALAN* has contributed to an escalation of *Light Pollution*, thus increasing the brightness of the night sky by 10% annually and rendering the current night sky orders of magnitude (often hundreds of times) brighter than the natural and original sky background; and

4. Whereas, *Light Pollution* from *ALAN* is known to cause adverse effects on the health and well-being of birds, wildlife, nocturnal ecosystems, vegetation, and under certain circumstances, human health;

5. Now, therefore, let it be resolved that the City of Winters, which has the authority to protect natural resources and maintain a healthy environment for present and future generations, chooses to enact this outdoor lighting [ordinance] *[the next part is optional, but highly encouraged because assignment of Lighting Zones by the municipality will establish appropriate and coordinated light levels based on land uses (not property values), avoid subjectivity, and establish a thoughtful hierarchy of lighting conditions across the municipality.]* and hereby assign the following *Lighting Zones* to all property within the City of Winters boundaries:

TABLE 1.2: Lighting Zone Designations by Land Use																		
Zone District	**Residential**						**Mixed-Use**				**Non-Residential**							
Lighting Zones	**R-A**	**R-1**	**R-T**	**R-MC**	**R-ML**	**R-MH**	**MX-T**	**MX-L**	**MX-M**	**MX-H**	**NR-C**	**NR-BP**	**NR-LM**	**NR-GM**	**NR-PO**			
															A	**B**	**C**	**D**
NLz																X[1]	X[1]	
Lz0	X[3]	X[3]	X[3]	X[3]	X[3]		X[3]								X[2]	X[2]	X[2]	X[2]
Lz1	X	X	X	X	X	X[4]	X	X[4]	X[4]	X[4]	X	X	X	X	X			X
Lz2						X		X	X	X	X[5]			X[5]	X[6]			
Lz3									X[5]	X[5]					X[7]			

Notes:

[1] NLz is required in NR-PO zones for open space where no anthropogenic light is allowed.
[2] Lz0 is required in NR-PO zones for open space where artificial light is needed during nighttime hours.
[3] A lower lighting zone is required on subject properties with sensitive lands.
[4] A lower lighting zone is required on subject properties adjacent to low-density uses.
[5] A higher lighting zone is allowed unless the subject property is adjacent to any residential zone district.
[6] Lz2 is allowed in parks with high pedestrian activity and many amenities.
[7] Lz3 is allowed in parks containing nighttime stadiums or entertainment activities.

[Insert table or map] *[See Annex A for example formats.]*

1.3 Applicability

A. This [ordinance] applies to all sources of outdoor lighting installed or replaced within the City of Winters after [enactment date]. This includes, but is not limited to, newly permitted development and construction projects involving homes, dwellings, roadways, public right-of-way, signage, billboards, buildings, facilities, properties, landscape, parking lots, hardscape, non-habitable structures, and monuments.

B. Existing outdoor lighting lawfully installed prior to [date] and not meeting the requirements of this [ordinance] shall be considered legal and repairable but non-conforming. All non-conforming *Luminaires* may continue to be used and maintained until one of the following occurs:

1. A determination by the code enforcement office or planner that an outdoor light source constitutes a hazard to public safety or constitutes a nuisance.

2. When a property is re-zoned for a new land use, at which time all outdoor lighting on the property shall meet the requirements of this [ordinance] before the new use commences.

3. [acceptable date of amortized implementation], the date whereupon all lighting must conform to this ordinance.

1.4 Exemptions

A. **Lawful:** Lighting requirements mandated by a legal jurisdiction with broader authority (e.g., federal, state, or territorial) than the City of Winters, including but not limited to:

1. Navigational lighting systems regulated by the Federal Aviation Administration and the US Coast Guard.

2. Any contradictory building code or Department of Transportation illumination requirements.

3. Lighting for worker safety as mandated by the Occupational Safety and Health Administration.

B. **Safety:** *Luminaires* installed for the benefit of public safety, including but not limited to:

1. *Security Lighting* as determined by a municipal official with authority.

2. Temporary lighting used by authorized first responders during emergency procedures.

~~**C.** **Historic:** *Luminaires* replicating time period historical character and lighting effect that are protected by historical registration, or otherwise permitted by an authority having jurisdiction, may be allowed in narrow circumstances; however, unshielded streetlight *luminaires* are not allowed.~~

D. **Permitted:** Temporary and semi-permanent lighting approved by municipal permit for special events, festivals, and community benefit, provided the permitted lighting still meets light trespass requirements and does not add further disruption to ecological migration or habitat.

~~**E.** *[Option]* **Seasonal:** *Seasonal Lighting* used from [date] to [date]. *[While some municipalities will choose to make this exempt, it may be better to prescribe seasonal lighting requirements (See Section 2.5) to help guide the desired outcome.]*~~

1.5 Prohibitions

A. *ALAN* must not interfere with the safe movement of motor vehicles. Any lighting that distracts or disables the vision of a motor vehicle operator (e.g., excessively bright or rapid blinking, flashing, and/or motion video) or contributes to traffic control confusion (e.g., sources resembling or imitating traffic or railroad signals) is prohibited.

B. Beacons and searchlights, except for emergency use by authorized first responders.

2.0 OUTDOOR LIGHTING REQUIREMENTS

2.1 General

A. **Legal:** All outdoor *Luminaires* and *Luminaire* installations shall comply with federal and state law; county and municipal codes; applicable energy and building codes; product safety labeling; the requirements of this [ordinance]; and shall be subject to the appropriate permit and inspection requirements thereof.

B. **Light Level:** Unless otherwise specified in this ordinance, lighting installed for an outdoor use shall not exceed 25% more than the *Light Level* recommended by the applicable *ANSI/IES Lighting Standard*, or a state approved alternate, as published by [enactment date].

C. **Distribution:** Unless otherwise specified in this ordinance, *Luminaires* emitting more than 1,000 *Lumens* shall be *Fully Shielded* and shall emit no more than 5% of their total *Lumen* output above 80 degrees from *Nadir*. Exceptions are:

1. Festoon string lighting where no individual lamp emits more than 50 lumens, and the lumen density of the string is no greater than 25 lumens per foot. *[This will restrict some medium-base line-voltage products that are not recommended unless they are shielded.]*

2. Directional *Luminaires* used for façade illumination which are shielded and aimed to hit their target such that the light is contained by architectural elements.

D. **Trespass:** Unless otherwise specified in this ordinance, *Light Trespass* shall meet the following:

1. *Luminaire* light sources shall not be visible from federal or state designated wilderness, natural area, habitat, or reserves, and *Light Trespass* shall measure no greater than 0.1 *Lux.*

2. *Light Trespass* onto Waters of the United States shall measure no greater than 1 *Lux*.

3. *Light Trespass* onto *Residential Use* property shall measure no greater than 1 *Lux*.

E. **Curfew:** *Non-essential* outdoor lighting, including but not limited to landscape and decorative lighting elements, shall be extinguished during *Nighttime Hours, as defined in 3.1 as 11 PM*.

1. When applicable, outdoor lighting shall dim or be extinguished during *Nighttime Hours* as prescribed by an adopted energy code.

F. **Controls:** *Luminaires* activated by motion detection shall automatically turn off or return to their dimmed state no more than [5] minutes after activity is no longer detected.

G. **Spectrum:** Unless otherwise specified in this ordinance, the maximum allowable correlated color temperature (*CCT*) for outdoor *Luminaire*s is 3000 K. *[Because blue light is more apt to scatter locally in the atmosphere, it is prone to being redirected back toward earth as a physical manifestation of sky glow. This veil of sky glow reduces the visibility of stars within the natural nighttime sky, and the increased illumination may disrupt biological and ecological health.* A *CCT of 3000 K is the highest recommended baseline criterion, with exceptions and options noted below.]*

1. Exception: *CCT* exemptions are allowed if a public safety need is documented.

2.2 Residential Use

The following requirements are supplementary to the General Outdoor Lighting Requirements (**Section 2.1** and its subsections) and shall further regulate outdoor lighting on *Residential Use* property:

A. Lighting for *Residential Use*, excluding roadway, parking, and public right-of-way, shall be exempt from the requirement in **Section 2.1(B)** provided no single Luminaire exceeds 1,000 lumens and the total installed lumens per dwelling, prorated for multifamily, does not exceed the following:

TABLE 2.2: PER DWELLING LUMEN ALLOWANCE RESIDENTIAL USE

Property Size (acre)	(sf)	Lz0	Lz1	Lz2
1.33	58,000+ sf	5,200	13,000	22800
1.00	43,000 sf	4,600	11,500	20200
0.75	32,000 sf	4,100	10,200	17900
0.50	21,000 sf	3,500	8,700	15300
0.33	14,000 sf	2,800	7,000	12300
0.25	10,800 sf	2,400	5,900	10400
0.20	8,700 sf	2,000	5,000	8800
0.13	5,400 sf	1,500	3,600	6300
0.05	2,100 sf	850	1,700	3000
0.03	< 2,100 sf	850	850	1500

Multi-Family Example: 32 townhome units on a 3.2-acre development equals .10 acres per dwelling. Therefore, each dwelling is allowed 1,700 lumens when located in Lz1.

B. *Light Trespass* leaving *Residential Use* property shall be no greater than 1 *Lux.*

C. *[Option: If a community wants warmer color lighting in areas of residential dwelling, and where residents are perhaps already accustomed to warmer color light.]* When needed, *Residential Use* roadway *Luminaires* shall be a maximum *CCT* of [2400 K].

2.3 Non-Residential Use

The following requirements are supplementary to the General Outdoor Lighting Requirements (**Section 2.1** and its subsections) and shall further regulate outdoor lighting on non-residential property:

A. Non-*Residential Use* lighting shall be exempt from the requirement in **Section 2.1(B)**, provided there is no *Luminaire* installed on the property capable of exceeding a total output greater than 3,000 *Lumens*.

B. *Light Trespass* leaving non-*Residential Use* property onto adjacent public right-of-way shall be no greater than 3 *Lux* when measured 20 feet past the property line.

2.4 Sports Lighting

[There are three options available for sports lighting. The first option provides essential requirements for safe play and light trespass mitigation. The second provides for improved control of obtrusive light and minimal offsite lighting. The third option requires independent third-party verification of the sports lighting facility.]

The following requirements are supplementary to the General Outdoor Lighting Requirements (**Section 2.1** and its subsections) and shall further regulate outdoor lighting for sports and recreational areas *[Choose one of the following]*:

☐ Lighting for sports and recreational areas shall also meet the following requirements:

1. Eighty-five percent (85%) of the lumens generated by sports lighting luminaires shall be confined to within 10 meters (33 feet) or a distance of one pole height, whichever is greater, of the playing field or the spectator track or bleacher area, whichever is greater.

2. Lighting installations for aerial sports are allowed a maximum of 8% of the total lumen output to be emitted above 80 degrees from *Nadir*.

3. When the recommended sports field *Light Level* is higher than 100 lux, installed lighting shall not exceed 10% more than the *Light Level* recommended by the applicable *ANSI/IES lighting standard*, or a state approved alternate, as published by [enactment date].

4. The maximum *CCT* for outdoor sports lighting should be the lowest possible for the sport, class of play, and viewing audience as defined by the relevant *ANSI/IES lighting standard*, or any state approved alternative, but never exceeding 5700 K.

5. The maximum luminous intensity from any luminaire lighting a sports field, court, pool, or similar facility shall not exceed 10,000 *candelas* (cd) as measured along a perimeter that is 46 meters (150 feet) from the edge of the field, at 1.5 meters (5 feet) above grade. *[Because sports lighting can be 85% contained and still produce obtrusive brightness, in the surrounding properties, this light trespass requirement is necessary to guide effective performance requirements. There are many LED products with shielding and optical control that can meet this requirement. The design process can account for this, and installation crews can validate the measurement.]*

~~☐ Sports lighting shall meet the requirements of the *DarkSky Approved Outdoor Sports Lighting* Program.~~

~~☐ Sports lighting shall be certified by DarkSky International as meeting the DarkSky Approved Outdoor Sports Lighting Program.~~

2.5 Seasonal Lighting

A. Temporary Seasonal Lighting is allowed from [October 15] to [January 15].

B. Seasonal Lighting shall not interfere with the safe movement of motor vehicles or create dangerous glare conditions on adjacent roadways or properties.

C. Seasonal Lighting may use non-white color for decorative illumination and entertainment effect.

D. Seasonal lighting shall be maintained and not constitute a dangerous situation or fire hazard.

E. Seasonal lighting shall be extinguished during Nighttime Hours, as defined in 3.1 V as starting at [[11 PM]].

F. The City of Winters' downtown holiday tree and decorations are exempt.

2.6 Illuminated Signage

[Illuminated signage at night is a choice. When municipalities allow illuminated signage, the municipality must have a baseline municipal sign code that includes a permit process to address: applicability, prohibited areas, design criteria, construction methods, clearances, installation locations, and quantity and/or density. Of note, the baseline sign requirements may prohibit certain types of signage. For example, four states in the U.S. prohibit all off-premise signage (e.g., advertising billboards*) and many cities ban new billboards (either static or digital) or include restrictions such as amortization, cap-and-replace models, and digital exchange ratios greater than 6:1.]*

A. The following requirements are supplementary to the municipal sign code requirements and the General Outdoor Lighting Requirements (**Section 2.1** and its subsections) to further regulate outdoor illuminated signage.

1. On-premise signage larger than 20 square feet may only be illuminated while the associated business or activity is taking place, and must otherwise extinguish during *Nighttime Hours*.

2. *Please choose one of the following paths for municipal requirements:]*

- Illumination for off-premise signage (e.g., advertising billboard) is prohibited.
- Illuminated off-premise signage (e.g., advertising billboard) is prohibited from having line-of-sight to *Residential Use* zone districts and school campuses.

  Unless otherwise specified in this ordinance, illuminated off-premise signage is prohibited from operating during *Nighttime Hours*.

3. The maximum luminous or illuminated surface area of an individual sign must not exceed 27.9 square meters (300 square feet).

4. Static signage may be illuminated externally, internally, or backlit, provided the light source itself is not directly visible from the public right-of-way or adjacent property.

5. External illumination of static signage shall be mounted above the sign and directed downward.

6. The highest light level of any illuminated sign (as measured with an all-white display for electronic signs) shall not exceed 3 lux more than the ambient lighting conditions (defined here as not including non-essential, decorative, or other sign sources of light) as measured within 15 degrees of perpendicular (both horizontal and vertical) from the distances in **Table 2.5**. Illuminated signs that cannot be measured using an illuminance meter shall not exceed a luminance of 100 nits (100 candelas per square meter, cd/m^2).

TABLE 2.5: ILLUMINATED SIGN MEASUREMENT DISTANCE			
Area of Sign (sq. ft.)[1]	Measurement Distance (ft.)	Area of Sign (sq. ft.)[1]	Measurement Distance (ft.)
10	32	65	81
15	39	70	84
20	45	75	87
25	50	80	89
30	55	85	92
35	59	90	95
40	63	95	97
45	67	100	100
50	71	150	125
55	74	200	150
60	77	300	175

[1] For signs with an area other than those specifically listed in this table, the measurement distance may be calculated with the following formula: Measurement Distance (ft) = square root of [Area of Sign (sq. ft.) x 100]

B. Additional requirements for electronic signage are as follows:

1. Electronic signs shall have automatic dimming controls to properly adjust the sign luminance according to ambient conditions, including nighttime. Should an electronic problem prevent normal function, the sign shall default to night-mode or remain unlit.

2. Excluding trademark logos, electronic messages shall be positive-contrast (i.e., light-colored fonts and features on a dark background) and shall contain no more than 35% white area within the displayed image. *[Positive-contrast (light-on-dark) messages are more legible, and legible at greater distances (as much as one-third greater), than negative contrast (dark-on-light) messages. In addition, the increased light emitted by negative-contrast messages may overwhelm the darker features.]*

3. Unless otherwise allowed by law or specified within this [ordinance], electronic messages shall not change more often than every 8 seconds. Video and motion effects are prohibited. *[As designed, off-premise signage attracts driver attention (sometimes involuntarily as the eye detects brightness) with video and motion attracting longer and more frequent glances.]*

3.0 ADMINISTRATIVE REQUIREMENTS

3.1 Permit Application

A. **Submittal:** Whenever a building, subdivision, site plan, or outdoor lighting permit is applied for, an outdoor lighting plan must be submitted along with a compliance statement that the proposed work will comply with all [ordinance] requirements. The outdoor lighting plan must follow one of the following:

1. Schedule Method: Only available for renovation and *Residential Use* lighting; projects to be documented using a spreadsheet format by listing the *Luminaire* identifications (i.e., manufacturer, model number, type), *Luminaire* quantities, installation locations, and *Lumen* outputs for each; or

2. Calculation Method: Available for all project types but required for sports lighting and when specifically requested by the Planning Commission]; an outdoor lighting design shall be prepared by a certified lighting professional or licensed professional engineer using lighting design software and *Luminaire* .ies files. This outdoor lighting plan shall include:

a) *Luminaire* identification (model number), installation locations, mounting heights, targeted directions, buildings, and other physical objects within the site that could affect the lighting outcome.

b) Site plan and *Illuminance* calculation plots demonstrating conformance with this ordinance, including the sports lighting luminous-intensity *Light Trespass* limit.

B. **Review:** Submitted spreadsheets, site lighting plans, and compliance affidavits shall be subject to review and approval by the [zoning administrator], or designee. The [administrator] shall have the authority to refer an application to the [Planning Commission]] if deemed appropriate.

C. **Appeals:** Any appeals related to decisions regarding outdoor lighting shall be made to the [administrator], or designee.

3.2 Enforcement and Penalty

[Each municipality will have its own ordinance and regulations from which to cite specific references on enforcement and penalties. This section should be tailored to cite those specific sections as applicable to ensure enforcement and that penalties can be administered.]

A. **Enforcement:** Unless otherwise noted in this [ordinance], the [administrator], or designee, shall be responsible to implement, administer, and enforce this [ordinance], including investigations of alleged violation. A private right of action may also constitute enforcement of the requirements within this [ordinance].

1. The [administrator] charged with enforcing this chapter shall have the authority to grant partial waiver of specific [ordinance] requirements for up to one year if a property owner demonstrates that compliance creates unreasonable hardship, as balanced against the potential impacts of non-compliance, or results in conditions that are materially detrimental to health, safety or welfare.

B. **Penalty:** Any property owner that does not meet the requirements of this [ordinance] shall be in violation. A person, firm, or corporation found to have violated, disobeyed, omitted, neglected, or refused to comply with any provisions of this [ordinance] shall be issued a notice and administrative citation as provided by the municipal code [appropriate section numbers]. Any person, firm, or corporation found to have violated any portion of this [ordinance] shall correct the violations within ninety (90) days of the citation date. Each day a violation continues beyond ninety (90) days of the citation date without having been corrected shall be a separate offense. *[For municipalities without standard citation penalties or injunctive relief, a monetary fine is recommended for each citation.]*

~~**C.** *[Option]* **Private Action:** Any person adversely affected by lighting that does not meet the requirements of this [ordinance] shall have a private cause of action for nuisance against the person, firm, or corporation responsible for such lighting.~~

3.0 DEFINITIONS

3.1 The following definitions apply to terms used in this ordinance:

A. **ANSI:** American National Standards Institute.

B. **ANSI/IES Lighting Standards:** Applicable outdoor lighting standards and metrics include but are not limited to:

1. RP-2: outdoor retail spaces
2. RP-6: outdoor sports and recreational areas
3. RP-7: outdoor industrial areas
4. RP-8: roadway and parking facilities
5. RP-40: port terminals
6. RP-43: outdoor pedestrian areas

C. **ALAN (artificial light at night):** Light that is created from human technology, rather than a naturally occurring process. Also known as anthropogenic lighting.

D. **Candela (cd):** The unit of measure for luminous intensity.

E. **CCT (correlated color temperature):** The measured color appearance of light emitted by a light source described using a nominal value stated in kelvins (K). Lower CCTs (1800 K to 2200 K) appear very warm or amber. Medium CCTs (2700 K to 3000 K) appear "warm white," similar to standard incandescent bulbs. High CCTs (4000 K and higher) appear "cool white" or "blue."



H. **DarkSky Approved Outdoor Sports Lighting:** A standalone program put forth by DarkSky International to guide and/or certify sports lighting that meets stringent glare and *Light Trespass* requirements.

I. **Five Principles for Responsible Outdoor Lighting:** Co-authored and published by DarkSky International and the Illuminating Engineering Society: 1) Use light only if needed; 2) distribute light only where it is needed; 3) use light that is no brighter than needed; 4) control light so it is on only when needed; and 5) use warmer color light when possible.

J. **Fully Shielded:** A *Luminaire* designed or shielded in such a manner that no light is emitted, either directly or indirectly, at or above a horizontal plane running through the lowest light-emitting part of the luminaire.

K. **IES (Illuminating Engineering Society):** An *ANSI*-recognized Standards Development Organization. ANSI/IES Recommended Practices are universally recognized as authoritative references for lighting applications.

L. **Illuminance:** Measured in *Lux* or footcandles, the total luminous flux incident at a point on a surface.

M. **Light Level:** The maintained *Luminance* or *Illuminance* value.

N. **Light Pollution:** *ALAN* traveling into areas where it is not needed or wanted. This can be in the form of *Light Trespass*, glare, or atmospheric sky glow.

O. **Light Trespass:** *ALAN* illuminating past property lines without permission. Unless specified otherwise, light trespass limits are measured at any location along a property line both horizontally at the ground plane facing upward and vertically at 1.5 meters (5ft) above grade with the meter aimed toward the light source in question.

P. **Lighting Zones:** An ANSI/IES/DarkSky system describing the luminous environment and related lighting conditions based on land uses and expected tasks. These range from natural and intrinsically dark zones to very bright zones.

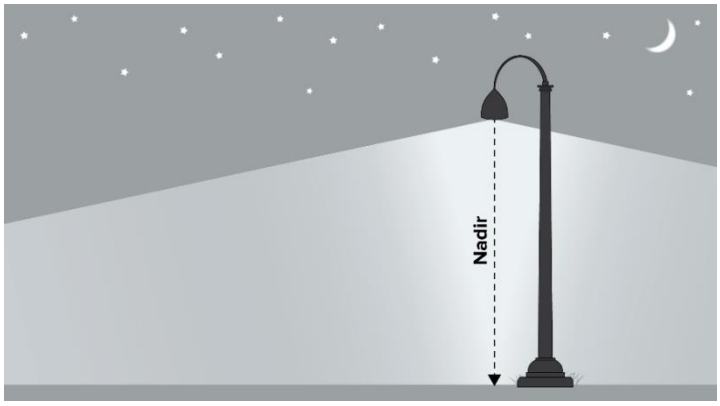
Q. **Lumen (lm):** A unit of measure of the *luminous flux* of a light source.

R. **Luminaire:** A complete lighting unit, including the light source, housing, optics, electronics, and other necessary components for the purpose of providing outdoor illumination.

S. **Luminance:** The intensity of light emitted from a surface per unit area in a given direction.

T. **Lux (lx):** The SI metric system unit of measure for *Illuminance*.

U. **Nadir:** A downward vertical vector directly beneath a luminaire, opposite to zenith.



V. **Nighttime Hours:** The time between 11 PM and sunrise, or 7 AM (whichever comes earlier). For businesses and events with operating hours later than 11 PM, nighttime hours will begin one hour after closing.

W. **Non-essential:** Lighting that is not directly associated with the physical safety of motor vehicle and pedestrian threats, including but not limited to: landscape lighting, illuminated signage or advertising after business hours, façade lighting, vacant sports fields, and seasonal lighting.

X. **Residential Use:** Municipal zoning districts dedicated exclusively to places of low-rise (i.e., 3 stories or less) human residence and dwelling. Examples include single family, duplex, dual family, multi-

family, apartment, townhouse, and mobile home. This does not include mixed-use or commercial districts with combined dwellings.

Y. **Seasonal Lighting:** Outdoor or site lighting that is portable, temporary, decorative, and used in connection with holidays and traditions. This includes but is not limited to string lighting, icicle lighting, and lighted inflatables, none of which are intended for general illumination.

Z. **Security Lighting:** Illumination used specifically to protect people, property, and infrastructure from criminal threat.

AA. **Shielding:** A *Luminaire* design, optical intervention, or physical accessory (such as a louver) preventing light emission from traveling into a particular area, angle, or region.

END OF TEMPLATE

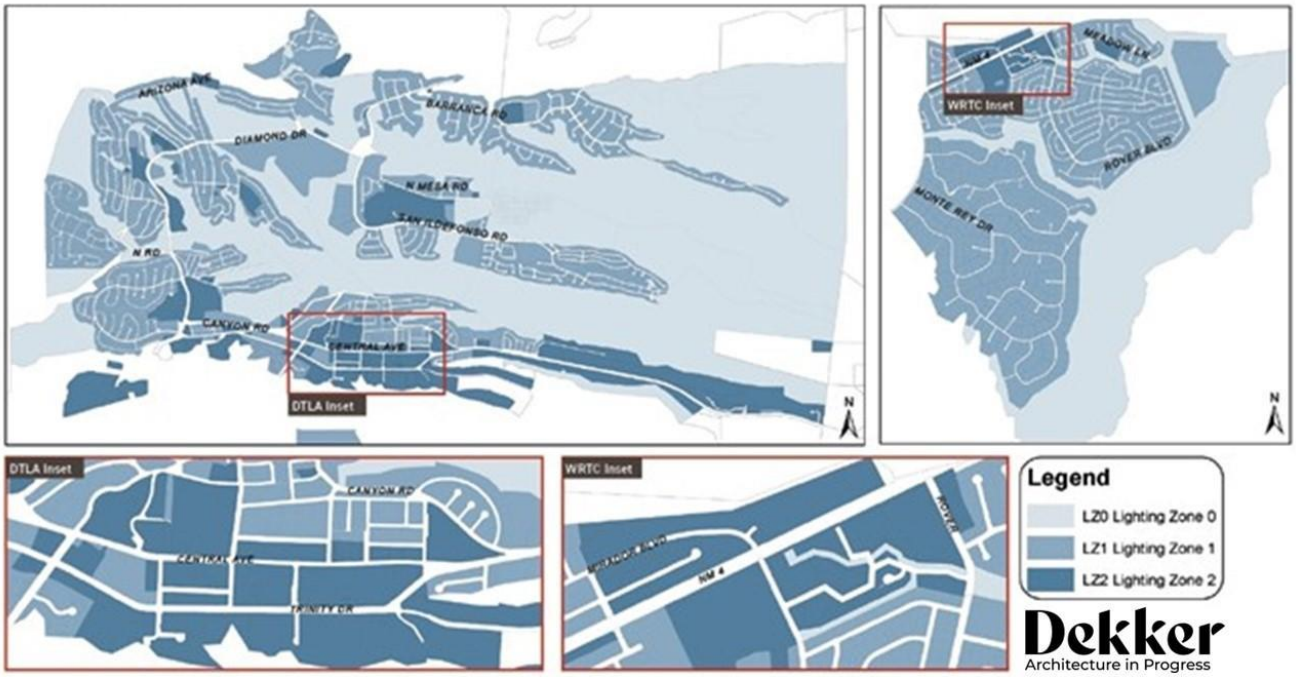
ANNEX A – EXAMPLE FORMATS TO ASSIGN LIGHTING ZONES

Table Example

Lighting Zone Designations by Land Use																		
Zone District	**Residential**						**Mixed-Use**				**Non-Residential**							
Lighting Zones	**R-A**	**R-1**	**R-T**	**R-MC**	**R-ML**	**R-MH**	**MX-T**	**MX-L**	**MX-M**	**MX-H**	**NR-C**	**NR-BP**	**NR-LM**	**NR-GM**	**NR-PO**			
															A	**B**	**C**	**D**
NLz																X[1]	X[1]	
Lz0	X[3]	X[3]	X[3]	X[3]	X[3]		X[3]								X[2]	X[2]	X[2]	X[2]
Lz1	X	X	X	X	X	X[4]	X	X[4]	X[4]	X[4]	X	X	X	X	X			X
Lz2						X		X	X	X	X[5]			X[5]	X[6]			
Lz3									X[5]	X[5]					X[7]			

Notes:
[1] NLz is required in NR-PO zones for open space where no anthropogenic light is allowed.
[2] Lz0 is required in NR-PO zones for open space where artificial light is needed during nighttime hours.
[3] A lower lighting zone is required on subject properties with sensitive lands.
[4] A lower lighting zone is required on subject properties adjacent to low-density uses.
[5] A higher lighting zone is allowed unless the subject property is adjacent to any residential zone district.
[6] Lz2 is allowed in parks with high pedestrian activity and many amenities.
[7] Lz3 is allowed in parks containing nighttime stadiums or entertainment activities.

Overlay Map Example



DarkSky

DARKSKY POLICY TEMPLATE: TERMS OF USE

By downloading this document, you have agreed to the following:

The International Dark-Sky Association, dba DarkSky International ("DarkSky"), is a 501c(3) nonprofit organization that works to raise awareness about the negative impacts of light pollution and preserve the nighttime environment through public education, conservation, and the certification of environmentally responsible outdoor lighting.

To further these goals, DarkSky has developed DarkSky Policy Templates ("DarkSky Templates", or "Templates") which provide particular provisions to be adopted by a municipality, village, city, county, state, province, or other government entity ("Government Entity"). When implemented, these provisions help mitigate light pollution and protect dark skies while maintaining illuminated conditions in accordance with appropriate standards. Upon incorporating the Template provisions into law in the Government Entity statutes (codes, standards, ordinances legislation, etc), the Government Entity may apply to have their final adopted language reviewed by DarkSky International for conformance, and, if approved, become "DARKSKY RECOGNIZED."

DarkSky makes these Templates publicly available for download and use subject to these Terms of Use ("Terms"). Please read these Terms carefully to ensure you understand and comply with them in the use of the Templates.

USE OF TEMPLATES

- **Format**. Upon agreeing to these Terms, you may download the DarkSky Templates in either a PDF or Word version. The PDF version must not be altered and used only as an official version from DarkSky; the Word

version is provided as an editable document to more easily incorporate the provisions into other statute formats subject to these terms.

- **Use of DarkSky Templates and Designation**. You are free to use the Templates for incorporating the provisions contained therein into your local or regional statutes, however you may not use the DARKSKY RECOGNIZED designation unless authorized by DarkSky as provided for in Paragraph 3.

- **Approval for DARKSKY RECOGNIZED status.** You may, for a fee and as instructed on the darksky.org website, submit draft versions of your proposed statutes to DarkSky for review and comment prior to final adoption. Upon receipt, and in due course, DarkSky will review the proposed version. DarkSky will designate statutes as DARKSKY RECOGNIZED only for final adopted statutes. Proof of final adoption must be submitted, including 1) final adopted language and 2) proof of adoption including official minutes confirming the adopted language. Any change to DARKSKY RECOGNIZED statutes must be recertified by DarkSky through this same process; changes made without DarkSky review and approval will have this designation revoked by DarkSky International.

- **Representation of DarkSky International**. You may not represent yourself as a DarkSky International representative or agent at any time when advocating for the use of these Templates without the express written consent and approval of DarkSky International. If you modify the Templates in any way, you may not represent the altered document as a DarkSky approved document; only the unaltered PDF versions of the DarkSky Templates can be referred to as DarkSky approved Templates.

GENERAL TERMS

- **Acknowledgement**. Upon downloading any version of the DarkSky Templates, you acknowledge that you have read, understood, and agreed to all terms contained herein. Further, you represent that you have consulted, or have had the opportunity to consult with, your legal, tax, and financial advisors in connection with the execution and performance of the Agreement.

- **Applicable Law**. These Terms of Use shall be construed and enforced in accordance with the laws of the State of Arizona without regard to its conflicts of laws provisions. Similarly, the laws of the State of Arizona (again without regard to its conflicts of laws provisions) shall also govern any dispute arising between you and DarkSky. You agree to submit to the personal and subject matter jurisdiction of the courts located within the State of Arizona. You also agree the venue for any action, dispute or proceeding with respect to this Agreement or any dispute between you and DarkSky shall be Maricopa County in the State of Arizona. You further waive all defenses to the contrary including, but not limited to, lack of personal jurisdiction or forum non-conveniens.

- **Entire Agreement.** These Terms of Use, as they shall be modified from time to time, constitute the full and complete understanding among them with respect to the subject matter hereof and supersede and preempt any prior understandings, agreements, or representations by or among the Parties, written or oral, which may have related to the subject matter hereof in any way. You may not rely on any other statements, promises, or agreements by any party, whether written or oral, that alters or contradicts the terms of these Terms of Use. Indeed, you affirm that you are not relying upon any verbal or written representations whatsoever, except as expressly set forth in these Terms of Use.

- **Modifications**. This Agreement may not be altered, amended, changed, waived, terminated, or modified in any manner unless the same shall be in writing and signed by or on behalf of both Parties.

- **Paragraph and Section Headings.** Paragraph and Section headings are for convenience only and shall not be used to construe this Agreement or otherwise be given any legal effect.

- **Reasonableness**. The Parties have read each of the terms in this Agreement and consider each of them, including all subparts, to be reasonable.

- **Savings Clause.** In the event that any provision of these Terms of Use is held to be void or unenforceable by a Court of competent jurisdiction, the remaining provisions of these Terms of Use shall nevertheless be binding upon the Parties with the same effect as though the void or unenforceable part had been deleted. Further, any provision held to be void or unenforceable by a Court of competent jurisdiction shall be construed, if possible, to give effect to the Parties' intent. The Parties agree that any such provision, in its forms modified by the court, shall then be enforceable and shall be enforced.

- **Waiver**. No waiver of any breach of any provision of these Terms of Use shall constitute a waiver of any prior, concurrent or subsequent breach of the same or any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorized representative of the waiving party. The failure of DarkSky to insist, in any one or more instances, upon the performance of any of the terms of these Terms of Use or to exercise any right hereunder, shall not be construed as a waiver of the future performance of any such term or the future exercise of such right.

If you have any questions, please contact the DarkSky Lighting Program Manager.

For NRC consideration – February 9, 2026

[Text in black was in the report document from the packet; text in the red of track-changes reflects NRC discussions and decisions (captured during the meeting in margin comments in the draft ordinance]

There are some questions in margin comments for the NRC to consider. Points for commissioners to consider are also outlined here.

1. Table 1.2, Lighting Zones: Commissioners, with staff assistance, will need to make a table that matches the NRC's lighting zone recommendations and Winters' zoning abbreviations. (See below for more on lighting zone recommendations.) Idea 2/9/25: include spray fields in Lz0. Multifamily in Lz2.
2. 1.3 B 1: NRC should get clarity on who "Municipal official" refers to. Planning director, or a code enforcement official (Winters Police Department)…? 2/9/26: Code enforcement officer or planner. [Update that in draft ordinance]
3. 1.3 B 3: "Acceptable date of amortized implementation, the date whereupon all lighting must conform to this ordinance." In January, Kelly asked the Commission to recommend a time frame. Does the NRC want to do 10 years? Sooner? Is there precedence elsewhere in Winters' ordinances and codes? 2/9/26: NRC discussed. During the 2/9/26 meeting, noted that "Kelly and Kate will touch base." NRC leaned toward 10 years. Since then, discussion that it may be worth considering prioritization within amortization; for example, if the cobra-style street lights that were installed in 2017 meet all requirements except color (they're 4000K, rather than 2400K), could we say that the color can be corrected when the LEDs need replacing anyway? (KML to check on relative effects of components of light/luminaires for our different goals.)
4. 1.4 C: Possibility of "historic" exemptions. The ad hoc committee has concerns about this wording, both because "historic" has different meanings in different contexts and because of concerns this wording could open the door to more unshielded acorn lights. (Does it mean that if someone wants to put in something new, but with historical character, it would be exempt?) The underlined text is added as an attempt to increase clarity. What does the NRC think? 2/9/26 NRC chose to delete 1.4 C; that's indicated with a strikethrough.
5. 2.1 C 1: Festoon lighting. The proliferation of unshielded festoon, or bistro, lighting downtown in Rotary Park, the pergolas, and the Paseo Park increase different kinds of light pollution and, most pressingly, make it hard for drivers to see. Are they in compliance with this section? Even if so, they're out of compliance with Section 1.5 A because they make it hard for drivers to see. How does the Commission want to handle this? 2/9/26 NRC mtg: Margin note that "Kelly will look at form-based code." NRC discussed that some issues (especially with clutter making it hard for drivers) could be addressed by tucking lightbulbs up into the pergolas more. People like the joyfulness of the illuminated pergolas. NRC also discussed that the festoon lights in Rotary Park seemed to have appeared for an event and never went away and were never subject to planning review, and the lights have been added to and moved around, including recently putting them closer to Main Street. A suggestion was made to move those lights back into the park more.
6. 2.1 D 1, Trespass: In this phrasing, does the Nature Park count as a "natural area"? (If so, would it be eligible for Lz0?) Even if not, is it possible to address the blinding

and trespassing lights from Creekside Way Apartments? 2/9/26: It does not meet the criteria of a natural area, so Lz0 is fine. Note 2.1 D 2, that light trespass onto Waters of the United States (which I think includes Putah Creek) cannot be greater than 1 Lux.

7. 2.1 E, Curfew: The MLO relies on the Definitions section for times of Nighttime Hours, but having it here as well would increase clarity. When does the Commission want to start Nighttime Hours? 10 PM? 11 PM? 12 AM? 2/9/26: NRC considered 10 PM, 11 PM, 12 AM. One commissioner wanted 10 PM, others 11 PM. Consensus became 11 PM. **This is one of the decision points that'd be ripe for Planning Commission discussion. (One thing to consider would be allowing seasonal/holiday lights to have a curfew of 12 AM even if the rest of the lights have 11 PM curfew.)
8. 2.1 F, Controls: The ad hoc is good with using the recommendation for motion-detecting lights to shut off 5 minutes after the last motion is detected. What does the Commission think? 2/9/26: The NRC agrees with 5 minutes.
9. 2.2 C: Does the Commission want to stipulate a warmer white in residential areas? How about the suggested maximum CCT of 2400? 2/9/26: Yes, commission wants that, and is good with CCT of 2400. (A subsequent idea, mentioned in "amortization" discussion, would be to consider amortization prioritization; e.g., if 2017 cobra-style replacement street lights are otherwise satisfactory but are 4000 K, we could update the color when the LEDs need replacing, etc.
10. 2.4, Sports Lighting: There are three options. Which does the Commission want? The certification in the third option may cost money. 2/9/26: NRC chose Option 1.
11. 2.5, Seasonal Lighting start and end dates. Start on October 15 (to allow for Halloween) and end on January 31? 2/9/26: NRC chose to start on October 15 to allow for Halloween lights and end on January 15. [This is another place Planning Commission could discuss. The model ordinance default was November 15 to February 1.] NRC added 2.5 F "The City of Winters' downtown holiday tree and decorations are exempt from nighttime extinguishment requirements."
12. 2.6, Illuminated Signage: Commission should be clear on what signs are covered, and how this ordinance dovetails (or not) with existing sign ordinance. Allow illuminated billboards? (Ad hoc recommends no, with the possible exception of the painted "Welcome to Winters" sign.) Any maximum size of electronic (digital) signs? Monument-style like Yolo Federal Credit Union OK, but not electronic billboards, or…?
13. 2.6 A 2: Commission must choose one of two paths for illuminated signage. 2/9/26 NRC meeting: This is largely covered in the sign ordinance, so NRC doesn't have to choose and option. [**Should check what that language is. And should add language here referring to existing sign ordinance for illuminated signs.] 2.6 A 3, 2/9/26 note that "Kelly will align with current code. Smaller signs."
14. 3.0, Administrative Requirements: Ad hoc favors lighting plans, particularly for substantial projects, going to the Planning Commission rather than being approved entirely administratively. However, if somebody is just replacing a Luminaire, especially to get into compliance, that shouldn't have to go to the Planning Commission. How do we handle that? What does the Commission think?
15. 3.2 B, C, Penalties: Does Winters have standard citation penalties or injunctive relief, or neither? Does the Commission want to allow private action?
16. 3.0 V, Nighttime Hours: NRC needs to choose nighttime hours. What start time: 10 PM, 11 PM, 12 AM? (MLO default is 10 PM.)

List of decision points for Planning Commission consideration

- Lighting Zones
  - Use of Lighting Zones
  - Lighting zone table or overlay map
  - Which lighting zones to use
- Amortized implementation
- "Historic exemptions"
- Festoon lighting
- Curfew/nighttime hours
- Motion-detection controls
- Use of warmer white light in residential areas?
- Sports lighting
- Seasonal lighting
- Illuminated signage
- Administrative requirements
- Penalties
- Optional certification "DarkSky-recognized status" (NRC recommends no)

Decision points, options, NRC recommendations

[Some version of this will be for Planning Commissioners]

[I meant to restart numbering of the list; I'll fix that]

17. **Use of lighting zones** (see Annex A of the model lighting ordinance and additional information in DarkSky International's resource guides): The model lighting ordinance recommends assigning Lighting Zones as that will establish appropriate and coordinated light levels based on land uses (not property values), avoid subjectivity, and establish a thoughtful hierarchy of lighting conditions across the municipality. The NRC agrees. Use of lighting zones would be consistent with the goal of adopting a comprehensive ordinance that will streamline consideration of lighting in future projects, which will decrease burden on staff, applicants, and City bodies such as Design Review Committee, Planning Commission, and City Council.

    Background information about Lighting Zones from DarkSky International:

    > *Lighting zones reflect the base (or ambient) light levels desired by a community and are commonly implemented as an overlay to the established zoning, especially in communities with a variety of zone districts.*
    >
    > *It is recommended that lower lighting zone(s) be given preference when establishing zoning criteria. The selection of a lighting zone or zones should be based not on existing conditions but on the type of lighting environments the jurisdiction seeks to achieve. For instance, new development on previously rural or undeveloped land may be zoned as LZ1.*

Lighting zones are best implemented as an overlay to the established zoning, especially in communities with a variety of zone districts within a defined area or along an arterial street. Where zone districts are cohesive, assigning lighting zones to established land use zoning may be possible. It is recommended that the lighting zone include churches, schools, parks, and other uses embedded within residential communities.

a. Option 1: Use Lighting Zones. The NRC recommends this.
b. Option 2: Use Lighting Zones, with a carve-out for downtown, which would use the existing downtown lighting information in the form-based code.
c. Option 3: Use Lighting Zones, with a carve-out for downtown, which would use the downtown lighting information in the form-based code, but updated with modern best practices.
d. Option 4: Do not use Lighting Zones, but instead postpone a detailed discussion to during the planning and approval process for all future projects to get lighting that is safe, appropriate, and meetings City goals.

18. **Lighting zone table or overlay map:** If Lighting Zones are used (option 1, 2, or 3 above), the Lighting Zones can be assigned for each land-use zone and expressed in a table or a map. The NRC recommends using a lighting zone table rather than an overlay map, as a lighting zone table framework would not have to be updated when new developments or projects are proposed or areas are annexed. (A lighting overlay map would need to be updated with each change.) Using a lighting zone table would be consistent with the goal of streamlining lighting considerations for future projects.
    a. Option 1: Use lighting zone table. NRC recommends this. A version is included in the draft ordinance (Table 1.2).
    b. Option 2: Use a lighting zone overlay map. This would need to be drafted, and the map would need to be updated with every project that changes how an area is zoned.

19. **Which lighting zones to use:** Lighting zones are defined for a range of needs and municipal contexts. The NRC recommends Winters use Lighting Zones 0, 1, and 2 (Lz0, Lz1, Lz2). The NRC doesn't believe any areas in Winters match the darkest or brightest defined zones. Lighting zones are described below.
    a. NLz, natural areas in which no anthropogenic light is allowed; this would include no anthropogenic light being visible. NRC doesn't believe any area in Winters qualifies for this.
    b. Lz0, no ambient lighting: "Areas where the natural environment will be seriously and adversely affected by lighting. Impacts include disturbing the biological cycles of flora and fauna and/or detracting from human enjoyment and appreciation of the natural environment. Human activity is subordinate in importance to nature. The vision of human residents and users is adapted to total darkness, and they expect to see little or no lighting. When not needed, lighting should be extinguished." NRC believes this would be appropriate for the Winters Putah Creek Nature Park, and perhaps for the spray fields. While the car bridge lighting took the effect on fish and other aquatic animals into

consideration, the lighting on the trestle bridge did not and might be something to revisit in the future. The amphitheater area behind the Community Center might be carved out from the Nature Park.

c. Lz1, low ambient lighting: “Areas where lighting might adversely affect flora and fauna or disturb the character of the area. The vision of human residents and users is adapted to low light levels. Lighting may be used for safety, security, and/or convenience, but it is not necessarily uniform or continuous. After curfew, most lighting should be extinguished or reduced as activity levels decline.” This is the recommended default zone for rural and low-density (1- and 2-family) residential areas. The NRC discussed if multi-family housing (i.e., apartment complexes) should be Lz1 or Lz2, and went with the Model Lighting Ordinance recommendation to have multifamily housing in Lz2. The Planning Commission may want to consider if areas with townhomes or condominiums be Lz1 or Lz2, or if that will depend on what zones it is next to.
d. Lz2, moderately high ambient lighting: “Areas of human activity where the vision of human residents and users is adapted to moderate light levels. Lighting may typically be used for safety, security, and/or convenience, but it is not necessarily uniform or continuous. After curfew, lighting may be extinguished or reduced as activity levels decline.” The Model Lighting Ordinance recommends Lz2 as the default zone for light commercial business districts and high-density or mixed-use residential districts. Includes neighborhood business districts; churches, schools, and neighborhood recreation facilities; and light industrial zoning with modest nighttime uses or lighting requirements. These typically include multifamily residential uses; institutional residential uses; schools, churches, hospitals, hotels, and motels; commercial and/or businesses areas with evening activities that are embedded in predominately residential areas.” The NRC recommends this for downtown, neighborhood commercial, Grant Avenue commercial, highway commercial, and manufacturing/industrial.
e. Lz3, moderately high ambient lighting: “Areas of human activity where the vision of human residents and users is adapted to moderately high light levels. Lighting is generally desired for safety, security, and/or convenience, and it is often uniform and/or continuous. After curfew, lighting may be extinguished or reduced in most areas as activity levels decline.” DarkSky International recommends this as the default zone for large cities’ city centers and business districts. It could include commercial mixed-use areas, and heavy industrial and/or manufacturing zone districts. The NRC recommends not using Lz3, as Winters is not a large city.
f. Lz4, high ambient lighting: “Areas of human activity where the vision of human residents and users is adapted to high light levels. Lighting is generally considered necessary for safety, security, and/or convenience.” .” DarkSky International specifies that this is not a default zone, and should only be considered in special, rather extraordinary cases. NRC recommends not using Lz4.

    i. Option 1: Use Lighting Zones 0, 1, and 2, as shown in the draft ordinance in Table 1.2.
    ii. Option 2: Use Lighting Zones 0, 1, and 2, but differently than shown in draft ordinance in Table 1.2.

iii. Option 3. Use Lighting Zones 0, 1, and 2, but with a carve-out for downtown, which would use the existing (1993, 1999) lighting code for downtown.
iv. Option 4. Use Lighting Zones 0, 1, and 2, but with a carve-out for downtown, a new, downtown-specific lighting zone, Lz2DT, which would be based on an updated version of the lighting code for downtown. Unlike Option 3, this would smooth the complication of all of the City except for one area being including in a comprehensive ordinance.
v. Option 4: Use additional lighting zones (NLz, Lz3, Lz4).

20. **Amortization/amortized implementation:** In 1.3 B 3 of the draft ordinance: "Acceptable date of amortized implementation, the date whereupon all lighting must conform to this ordinance." The NRC discussed various approaches, leaning towards 10 years; other options include updating lighting when doing remodels/updates at or exceeding defined thresholds (e.g., by square foot of project), upon replacement, or prioritizing different aspects of light pollution (for example, if the cobra-style street lights that were installed in 2017 meet all requirements except color—they're 4000K in residential areas, rather than 2400K—one option may be to say that the color can be corrected when the LEDs need replacing anyway.) If a prioritization approach is selected, the priorities would be based on different goals (e.g., human safety and wellness, cost and energy usage, safety of pollinators and other animals, including salmon, decreasing conflict with neighbors, sky views).

    The Planning Commission may also want to consider different amortization timelines/approaches for municipal, commercial, multi-family residential and 1- or 2-family residential properties if that would help avoid creating disproportionate financial burdens.

    Lighting that was put in without approval or not to code when installed is already out of compliance and would not have a delayed curing period. [Get correct language.]

    a. Option 1: Amortized implementation based on time (e.g., 10 years) and applied uniformly to all types of properties in all Lighting Zones.
    b. Option 2:
    c. Option 3:

21. "Historic exemptions" [to be continued…]
22. Festoon lighting
23. Curfew/nighttime hours
24. Motion-detection controls
25. Use of warmer white light in residential areas?
26. Sports lighting
27. Illuminated signage
28. Administrative requirements
29. Penalties
30. Optional certification "DarkSky-recognized status" (NRC recommends no)

Winters Zoning Districts	Residential				Office, Commercial, Open Space, Industrial								
Lighting Zones	R-1	R-2	R-3/R-4	R-R/A-1	O-F	C-1	C-2	C-H	P-R	O-S	PQP	B-P	M-1/M-2
Lz0	X	X	X	X	X	X					X		
Lz1	X	X	X	X	X	X	X	X	X	X	X	X	X
Lz2			X						X	X		X	X

Notes: Examples

[1] Lz0 is allowed in O-S/P-R zones for open space where artificial light is needed during nighttime hours.

[2] A lower lighting zone is required on subject properties adjacent to low-density uses.

[3] Lighting plans that involve parks or sprots complexes are subject to Section 8.22.100.

Table Format Example from stock template

Lighting Zone Designations by Land Use																		
Zone District	Residential						Mixed-Use				Non-Residential							
Lighting Zones	R-A	R-1	R-T	R-MC	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-PO			
															A	B	C	D
NLz																X[1]	X[1]	
Lz0	X[3]	X[3]	X[3]	X[3]	X[3]		X[3]								X[2]	X[2]	X[2]	X[2]
Lz1	X	X	X	X	X	X[4]	X	X[4]	X[4]	X[4]	X	X	X	X	X			X
Lz2						X		X	X	X	X[5]			X[5]	X[6]			
Lz3									X[5]	X[5]					X[7]			

Notes:
[1] NLz is required in NR-PO zones for open space where no anthropogenic light is allowed.
[2] Lz0 is required in NR-PO zones for open space where artificial light is needed during nighttime hours.
[3] A lower lighting zone is required on subject properties with sensitive lands.
[4] A lower lighting zone is required on subject properties adjacent to low-density uses.
[5] A higher lighting zone is allowed unless the subject property is adjacent to any residential zone district.
[6] Lz2 is allowed in parks with high pedestrian activity and many amenities.
[7] Lz3 is allowed in parks containing nighttime stadiums or entertainment activities.

Scotopic	NLz	**NATURAL CONDITIONS w/ NO ANTHROPOGENIC LIGHT:** Applies to areas where the natural environment is adversely affected by anthropogenic lighting at night. **Land Use Examples:** Any area where the protection of the natural nighttime environment is critical. This includes wilderness, backcountry, natural parks, preserves, protected wildlife areas, and sizable areas surrounding observatories.
Mesopic	Lz0	**PROTECTED AREA w/ VERY LOW ANTHROPOGENIC LIGHT:** Characterized by predominantly dark areas where there is a limited built environment for human use. Responsible lighting decisions in these areas should protect the natural environment to the greatest extent possible. **Land Use Examples:** Conventional outdoor agricultural and residential uses in rural areas. Frontcountry areas adjacent to NLz. Municipal parks with low pedestrian activity. Natural area amenities within or adjacent to NLz, including visitor centers, lodges, employee housing, and park operation facilities.
	Lz1	**DEVELOPED AREA w/ LOW ANTHROPOGENIC LIGHT:** Applies to areas of human habitat and other developed areas where too much anthropogenic light could affect the quiet, dark character of the area. Minimal illuminated signage is used or expected. **Land Use Examples:** Single and low-rise multi-family residential uses. Rural town centers and low pedestrian volume institutional (e.g., church, campus, public use), commercial. Light industrial, including controlled agriculture with greenhouses illuminated at night. County and municipal parks with low and moderate pedestrian activity.
	Lz2	**DEVELOPED AREA w/ MODERATE ANTHROPOGENIC LIGHT:** Applies to municipal areas intended for commerce, recreation, and moderate nighttime activity where light may be needed for increased mobility and convenience. Lighting informs users and helps navigation tasks with moderate signage. **Land Use Examples:** Residential uses with moderate or high pedestrian volume. Moderate pedestrian volume commercial corridors and suburban town centers. Moderate pedestrian volume institutional (e.g., campus, hospitals, public use) and parks. Moderate industrial uses. Areas may be adjacent or within Lz3 areas.
Low-Photopic	Lz3	**DEVELOPED AREA w/ HIGH ANTHROPOGENIC LIGHT:** Applies to larger volume city centers, commercial, and entertainment corridors where signage competes to attract users. Anthropogenic lighting is continuous for convenience, safety, and to support nighttime activity. **Land Use Examples:** Commercial corridors, central business districts, entertainment/hospitality districts, and sports arenas in urban areas with high pedestrian volume. Heavy industrial and transportation facilities with nighttime operations.
	Lz4	**LIMITED USE AREA w/ VERY HIGH ANTHROPOGENIC LIGHT:** The highest risk for adverse ecological effects. Applies to rarely used tourism areas recognized and accepted for their use of lighting at night for attraction and entertainment. Typically contained within a larger Lz3 area. **Land Use Examples:** Specially designated urban entertainment, hospitality, and retail areas designated by planning authorities. There is significant competition amongst illuminated signage and a very high volume of pedestrian and vehicular traffic at night.

ORDINANCE NO. 2026 – XX
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WINTERS AMENDING CHAPTER 8.22 (OUTDOOR LIGHTING STANDARDS) OF THE WINTERS MUNICIPAL CODE RELATING TO OUTDOOR LIGHTING FOR NEW DEVELOPMENT

WHEREAS, the City of Winters ("City) has authority to adopt this ordinance pursuant to the general police power granted to cities by Article XI, Section 7 of the California Constitution.

WHEREAS, Chapter 8 of the Winters Municipal Code regulates Public Health and Safety; and

WHEREAS, Excessive, unnecessary, and misdirected artificial lighting at night contributes to *Light Pollution* and wastes energy resources that would, if corrected, generate tangible cost savings; and

WHEREAS; Light Pollution from artificial light at night is known to cause adverse effects on the health and well-being of birds, wildlife, nocturnal ecosystems, vegetation, and under certain circumstances, human health; and

WHEREAS, unregulated outdoor lighting in the City can be problematic for traffic safety, motorists, and pedestrians; and

WHEREAS, the City Council of the City of Winters ("City") finds that the City has a legitimate and compelling interest in protecting the public health, welfare and safety of its residents by regulating outdoor lighting within the City; and

WHEREAS, the City Council desires to amend the Winters Municipal Code to address issues related to outdoor lighting and also be consistent with state law.

THE CITY COUNCIL OF THE CITY OF WINTERS DOES ORDAIN AS FOLLOWS:

Section 1. Purpose. The purpose of this ordinance is to amend various sections of the text in the Winters Municipal Code necessary to regulate Outdoor Lighting Standards outside of the Form Based Code Regulating Plan.

Section 2. Addition to Chapter 8.22. Chapter 8.22 (Outdoor Lighting Standards) of Title 8 (Health & Safety) of the Winters Municipal Code is hereby amended in its entirety to read as set forth in Exhibit A attached hereto and incorporated herein by reference.

Section 3. Conflicting Laws. To the extent that there is any conflict between the provisions of this Ordinance and any provision of the Winters Municipal Code, an ordinance, or a resolution or policy, all such conflicting provisions shall be superseded by this Ordinance.

Section 4. Severability. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 5. CEQA. The City Council finds that no further environmental review is necessary for the project under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense Exemption) of Title 14 of the California Code of Regulations (State CEQA Guidelines) because adoption of the ordinance has no potential for resulting in physical change in the environment, directly or indirectly, as it clarifies and furthers the intent and scope of the City's existing not permit or authorize new or increased intensity of uses.

Section 6. Effective Date and Publication. The City Clerk shall certify to the adoption of this Ordinance, and the City Clerk shall cause this Ordinance to be posted or published as prescribed by law. This Ordinance shall take effect thirty (30) days following its adoption.

INTRODUCED on the ____ day of _____, 2026, and **PASSED AND ADOPTED** by the City Council of the City of Winters on this ___ day of _____, 2026, by the following vote:
AYES:
NOES:
ABSENT:
ABSTAIN:
CITY OF WINTERS

_____

Albert Vallecillo, Mayor
ATTEST:

_____

Jeremy Craig, City Clerk

Exhibit “A”

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CITY OF WINTERS OUTDOOR LIGHTING ORDINANCE

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CITY OF WINTERS OUTDOOR LIGHTING STANDARDS

8.22.010 Declaration of Policy and Authority

On behalf of the City of Winters, this outdoor lighting ordinance is enacted on [April/May 2026] pursuant to, and in accordance with, the authority of the City of Winters City Council.

8.22.020 Definitions

The following definitions apply to terms used in this ordinance:

A. **ANSI:** American National Standards Institute.

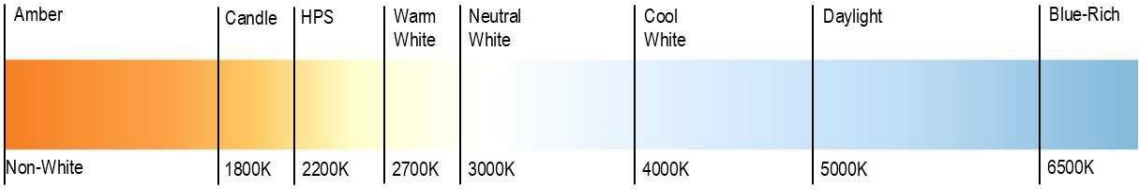
B. **ANSI/IES Lighting Standards:** Applicable outdoor lighting standards and metrics include but are not limited to:

1. RP-2: outdoor retail spaces
2. RP-6: outdoor sports and recreational areas
3. RP-7: outdoor industrial areas
4. RP-8: roadway and parking facilities
5. RP-40: port terminals
6. RP-43: outdoor pedestrian areas

C. **ALAN (artificial light at night):** Light that is created from human technology, rather than a naturally occurring process. Also known as anthropogenic lighting.

D. **Candela (cd):** The unit of measure for luminous intensity.

E. **CCT (correlated color temperature):** The measured color appearance of light emitted by a light source described using a nominal value stated in kelvins (K). Lower CCTs (1800 K to 2200 K) appear very warm or amber. Medium CCTs (2700 K to 3000 K) appear "warm white," similar to standard incandescent bulbs. High CCTs (4000 K and higher) appear "cool white" or "blue."



F. **City of Winters Approved Outdoor Sports Lighting:** A standalone program put forth by City of Winters to guide and/or certify sports lighting that meets stringent glare and *Light Trespass* requirements.

G. **Enforcement officer:** Means either the building official, city engineer, community development director, public works director, fire chief or police chief of the city, or their designees, or the code compliance technician when such persons have been delegated in writing the authority to enforce and administer the particular provisions of this chapter at issue in a particular matter.

H. **Five Principles for Responsible Outdoor Lighting:** The City of Winters has established the following principals: 1) Use light only if needed; 2) distribute light only where it is needed; 3) use light that is no brighter than needed; 4) control light so it is on only when needed; and 5) use warmer color light when possible.

I. **Fully Shielded:** A *Luminaire* designed or shielded in such a manner that no light is emitted, either directly or indirectly, at or above a horizontal plane running through the lowest light-emitting part of the luminaire.

J. **IES (Illuminating Engineering Society):** An *ANSI*-recognized Standards Development Organization. ANSI/IES Recommended Practices are universally recognized as authoritative references for lighting applications.

K. **Illuminance:** Measured in *Lux* or footcandles, the total luminous flux incident at a point on a surface.

L. **Light Level:** The maintained *Luminance* or *Illuminance* value.

M. **Light Pollution:** *ALAN* traveling into areas where it is not needed or wanted. This can be in the form of *Light Trespass*, glare, or atmospheric sky glow.

N. **Light Trespass:** *ALAN* illuminating past property lines without permission. Unless specified otherwise, light trespass limits are measured at any location along a property line both horizontally at the ground plane facing upward and vertically at 1.5 meters (5ft) above grade with the meter aimed toward the light source in question.

O. **Lighting Zones:** An ANSI/IES system describing the luminous environment and related lighting conditions based on land uses and expected tasks. These range from natural and intrinsically dark zones to very bright zones.

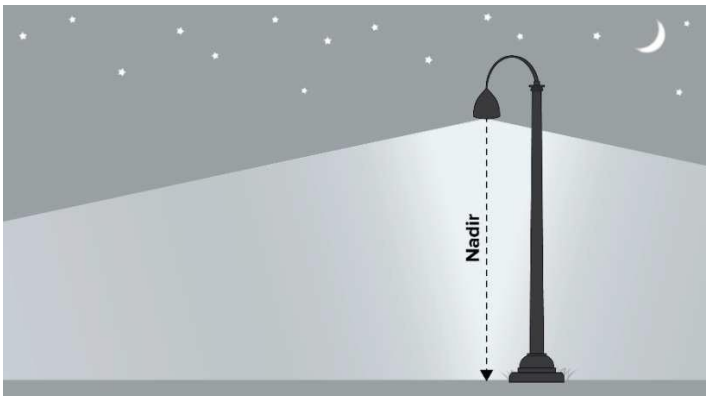
P. **Lumen (lm):** A unit of measure of the *luminous flux* of a light source.

Q. **Luminaire:** A complete lighting unit, including the light source, housing, optics, electronics, and other necessary components for the purpose of providing outdoor illumination.

R. **Luminance:** The intensity of light emitted from a surface per unit area in a given direction.

S. **Lux (lx):** The SI metric system unit of measure for *Illuminance*.

T. **Nadir:** A downward vertical vector directly beneath a luminaire, opposite to zenith.



U. **Nighttime Hours:** The time between [10] PM and sunrise, or 7 AM (whichever comes earlier). For businesses and events with operating hours later than [10] PM, nighttime hours will begin one hour after closing.

V. **Non-essential:** Lighting that is not directly associated with the physical safety of motor vehicle and pedestrian threats, including but not limited to: landscape lighting, illuminated signage or advertising after business hours, façade lighting, vacant sports fields, and seasonal lighting.

W. **Residential Use:** Municipal zoning districts dedicated exclusively to places of low-rise (i.e., 3 stories or less) human residence and dwelling. Examples include single family, duplex, dual family, multi-family, apartment, townhouse, and mobile home. This does not include mixed-use or commercial districts with combined dwellings.

X. **Seasonal Lighting:** Outdoor or site lighting that is portable, temporary, decorative, and used in

connection with holidays and traditions. This includes but is not limited to string lighting, icicle lighting, and lighted inflatables, none of which are intended for general illumination.

Y. **Security Lighting:** Illumination used specifically to protect people, property, and infrastructure from criminal threat.

Z. **Shielding:** A *Luminaire* design, optical intervention, or physical accessory (such as a louver) preventing light emission from traveling into a particular area, angle, or region.

8.22.030 Purpose

A. This outdoor lighting ordinance is intended to protect the health and welfare of all residents within the City of Winters, enhance its small town character and quality of life, prevent inappropriate and poorly installed outdoor lighting, reduce lighting conflicts between property owners, prevent the increase of potentially harmful sky glow, and preserve the naturally dark sky for the benefit of residents, visitors, wildlife, and the environment. The *Five Principles for Responsible Outdoor Lighting* will guide City of Winters's outdoor lighting decisions because:

1. Outdoor uses of *Artificial Light at Night* (*ALAN)* often include inappropriate and bright sources of light that cause an unsafe reduction in human visual performance; and

2. Excessive, unnecessary, and misdirected *ALAN* contributes to *Light Pollution* and wastes energy resources that would, if corrected, generate tangible cost savings; and

3. Increased use of *ALAN* has contributed to an escalation of *Light Pollution*, thus increasing the brightness of the night sky by 10% annually and rendering the current night sky orders of magnitude (often hundreds of times) brighter than the natural and original sky background; and

4. *Light Pollution* from *ALAN* is known to cause adverse effects on the health and well- being of birds, wildlife, nocturnal ecosystems, vegetation, and under certain circumstances, human health;

5. The City of Winters, which has the authority to protect natural resources and maintain a healthy environment for present and future generations, chose to enact this outdoor lighting ordinance *[the next part is optional, but highly encouraged because assignment of Lighting Zones by the City of Winters will establish appropriate and coordinated light levels based on land uses (not property values), avoid subjectivity, and establish a thoughtful hierarchy of lighting conditions across the City of Winters.]* and has assigned the following *Lighting Zones* to all property (excluding the form based code regulating plan boundary) within the City of Winters boundaries:

[Insert table or map] *[See Annex A for example formats.]*

8.22.040 Applicability

A. This ordinance applies to all sources of outdoor lighting installed or replaced within the City of Winters after [enactment date]. This includes, but is not limited to, newly permitted development including but not limited to parcel maps, subdivisions, planned development, property rezones, and construction projects involving homes, dwellings, roadways, public right-of-way, *[signage, billboards,]* buildings, facilities, properties, landscape, parking lots, hardscape, non- habitable structures, and monuments.

B. Existing outdoor lighting lawfully installed prior to [date] and not meeting the requirements of this ordinance shall be considered legal and repairable but non-conforming. All non-conforming *Luminaires* may continue to be used and maintained until one of the following occurs:

1. A determination by the enforcement official that an outdoor light source constitutes a hazard to public safety or constitutes a nuisance.

2. [acceptable date of amortized implementation], the date whereupon all lighting must conform to this ordinance.

8.22.050 Exemptions

A. **Lawful:** Lighting requirements mandated by a legal jurisdiction with broader authority (e.g., federal, state, or territorial) than the City of Winters, including but not limited to:

1. Navigational lighting systems regulated by the Federal Aviation Administration and the US Coast Guard.

2. Any contradictory building code or Department of Transportation illumination requirements.

3. Lighting for worker safety as mandated by the Occupational Safety and Health Administration.

B. **Safety:** *Luminaires* installed for the benefit of public safety, including but not limited to:

1. *Security Lighting* as determined by a municipal official with authority.

2. Temporary lighting used by authorized first responders during emergency procedures.

C. **Permitted:** Temporary and semi-permanent lighting approved by municipal permit for special events, festivals, and community benefit, provided the permitted lighting still meets light trespass requirements and does not add further disruption to ecological migration or habitat.

8.22.060 Prohibitions

A. *ALAN* must not interfere with the safe movement of motor vehicles. Any lighting that distracts or disables the vision of a motor vehicle operator (e.g., excessively bright or rapid blinking, flashing, and/or motion video) or contributes to traffic control confusion (e.g., sources resembling or imitating traffic or railroad signals) is prohibited.

B. Beacons and searchlights, except for emergency use by authorized first responders.

8.22.070 General Outdoor Lighting Requirements

A. **Legal:** All outdoor *Luminaires* and *Luminaire* installations shall comply with federal and state law; county and municipal codes; applicable energy and building codes; product safety labeling; the requirements of this ordinance; and shall be subject to the appropriate permit and inspection requirements thereof.

B. **Light Level:** Unless otherwise specified in this ordinance, lighting installed for an outdoor use shall not exceed 25% more than the *Light Level* recommended by the applicable *ANSI/IES Lighting Standard*, or a state approved alternate, as published by [enactment date].

C. **Distribution:** Unless otherwise specified in this ordinance, *Luminaires* emitting more than 1,000 *Lumens* shall be *Fully Shielded* and shall emit no more than 5% of their total *Lumen* output above 80 degrees from *Nadir*. Exceptions are:

1. Festoon string lighting where no individual lamp emits more than 50 lumens, and the lumen density of the string is no greater than 25 lumens per foot. *[This will restrict some medium-base line-voltage products that are not recommended unless they are shielded.]*

2. Directional *Luminaires* used for façade illumination which are shielded and aimed to hit their target such that the light is contained by architectural elements.

D. **Trespass:** Unless otherwise specified in this ordinance, *Light Trespass* shall meet the following:

1. *Luminaire* light sources shall not be visible from federal or state designated wilderness, natural area, habitat, or reserves, and *Light Trespass* shall measure no greater than 0.1 *Lux.*

2. *Light Trespass* onto Waters of the United States shall measure no greater than 1 *Lux*.

3. *Light Trespass* onto *Residential Use* property shall measure no greater than 1 *Lux*.

E. **Curfew:** *Non-essential* outdoor lighting, including but not limited to landscape and decorative lighting elements, shall be extinguished during *Nighttime Hours*.

1. When applicable, outdoor lighting shall dim or be extinguished during *Nighttime Hours* as prescribed by an adopted energy code.

F. **Controls:** *Luminaires* activated by motion detection shall automatically turn off or return to their dimmed state no more than [5] minutes after activity is no longer detected.

G. **Spectrum:** Unless otherwise specified in this ordinance, the maximum allowable correlated color temperature (*CCT*) for outdoor *Luminaire*s is 3000 K. *[Because blue light is more apt to scatter locally in the atmosphere, it is prone to being redirected back toward earth as a physical manifestation of sky glow. This veil of sky glow reduces the visibility of stars within the natural nighttime sky, and the increased illumination may disrupt biological and ecological health.* A *CCT of 3000 K is the highest recommended baseline criterion, with exceptions and options noted below.]*

1. Exception: *CCT* exemptions are allowed if a public safety need is documented.

8.22.080 Residential Use

The following requirements are supplementary to the General Outdoor Lighting Requirements (**Section 8.22.070** and its subsections) and shall further regulate outdoor lighting on *Residential Use* property:

A. Lighting for *Residential Use*, excluding roadway, parking, and public right-of-way, shall be exempt from the requirement in **Section 8.22.080(B)** provided no single Luminaire exceeds 1,000 lumens and the total installed lumens per dwelling, prorated for multifamily, does not exceed the following:

TABLE 2.2: PER DWELLING LUMEN ALLOWANCE RESIDENTIAL USE

Property Size (acre)	(sf)	Lz0	Lz1	Lz2
1.33	58,000+ sf	5,200	13,000	22800
1.00	43,000 sf	4,600	11,500	20200
0.75	32,000 sf	4,100	10,200	17900
0.50	21,000 sf	3,500	8,700	15300
0.33	14,000 sf	2,800	7,000	12300
0.25	10,800 sf	2,400	5,900	10400
0.20	8,700 sf	2,000	5,000	8800
0.13	5,400 sf	1,500	3,600	6300
0.05	2,100 sf	850	1,700	3000
0.03	< 2,100 sf	850	850	1500

Multi-Family Example: 32 townhome units on a 3.2-acre development equals .10 acres per dwelling. Therefore, each dwelling is allowed 1,700 lumens when located in Lz1.

B. *Light Trespass* leaving *Residential Use* property shall be no greater than 1 *Lux.*

C. *[Option: If a community wants warmer color lighting in areas of residential dwelling, and where residents are perhaps already accustomed to warmer color light.]* When needed, *Residential Use* roadway *Luminaires* shall be a maximum *CCT* of [2400 K].

8.22.090 Non-Residential Use

The following requirements are supplementary to the General Outdoor Lighting Requirements (**Section 8.22.070)**
and its subsections) and shall further regulate outdoor lighting on non-residential property:

A. Non-*Residential Use* lighting shall be exempt from the requirement in **Section 8.22.080(B)**, provided there is no *Luminaire* installed on the property capable of exceeding a total output greater than 3,000 *Lumens*.

B. *Light Trespass* leaving non-*Residential Use* property onto adjacent public right-of-way shall be no greater than 3 *Lux* when measured 20 feet past the property line.

8.22.100 Sports Lighting

[There are three options available for sports lighting. The first option provides essential requirements for safe play and light trespass mitigation. The second provides for improved control of obtrusive light and minimal offsite lighting. The third option requires independent third-party verification of the sports lighting facility.]

The following requirements are supplementary to the General Outdoor Lighting Requirements (**Section 8.22.070)** and its subsections) and shall further regulate outdoor lighting for sports and recreational areas *[Choose one of the following]*:

☐ Lighting for sports and recreational areas shall also meet the following requirements:

1. Eighty-five percent (85%) of the lumens generated by sports lighting luminaires shall be confined to within 10 meters (33 feet) or a distance of one pole height, whichever is greater, of the playing field or the spectator track or bleacher area, whichever is greater.

2. Lighting installations for aerial sports are allowed a maximum of 8% of the total lumen output to be emitted above 80 degrees from *Nadir*.

3. When the recommended sports field *Light Level* is higher than 100 lux, installed lighting shall not exceed 10% more than the *Light Level* recommended by the applicable *ANSI/IES lighting standard*, or a state approved alternate, as published by [enactment date].

4. The maximum *CCT* for outdoor sports lighting should be the lowest possible for the sport, class of play, and viewing audience as defined by the relevant *ANSI/IES lighting standard*, or any state approved alternative, but never exceeding 5700 K.

5. The maximum luminous intensity from any luminaire lighting a sports field shall not exceed 10,000 *candelas* (cd) as measured along a perimeter that is 46 meters (150 feet) from the edge of the field, at 1.5 meters (5 feet) above grade. *[Because sports lighting can be 85% contained and still produce obtrusive brightness, in the surrounding properties, this light trespass requirement is necessary to guide effective performance requirements. There are many LED products with shielding and optical control that can meet this requirement. The design process can account for this, and installation crews can validate the measurement.]*

8.22.110 [Additional Lighting Criteria Available:]

[Supplemental outdoor lighting requirements are available for specialized uses and applications. The specialized uses and applications that are available include:]

C. *[Seasonal Lighting]*

D. *[Illuminated Signage]*

E. *[Coastal Marine Turtle Habitat]*

****It is recommended that the City of Winters adopt specialized lighting criteria for illuminated signage and seasonal lighting. However, Costal Maritime Habitat is not applicable. Riparian habitat may be applicable in some areas of the city and is worth exploring?****

1.1 Seasonal

The following requirements are supplementary to the General Outdoor Lighting Requirements (Section 8.22.070)

and its subsections) and shall further regulate Seasonal Lighting, provided it meets all of the following:

A. Temporary Seasonal lighting is allowed from [November 15] to [February 1].

B. Seasonal Lighting shall not interfere with the safe movement of motor vehicles or create dangerous glare conditions on adjacent roadways or properties.

C. Seasonal Lighting may use non-white color for decorative illumination and entertainment effect.

D. Seasonal lighting shall be maintained and not constitute a dangerous situation or fire hazard.

E. Seasonal lighting shall be extinguished during Nighttime Hours.

1.1 Illuminated Signage

[Illuminated signage at night is a choice. When municipalities allow illuminated signage, the municipality must have a baseline municipal sign code that includes a permit process to address: applicability, prohibited areas, design criteria, construction methods, clearances, installation locations, and quantity and/or density.

Of note, the baseline sign requirements may prohibit certain types of signage. For example, four states in the U.S. prohibit all off-premise signage (e.g., advertising billboards) and many cities ban new billboards (either static or digital) or include restrictions such as amortization, cap-and-replace models, and digital exchange ratios greater than 6:1.]

A. The following requirements are supplementary to the municipal sign code requirements and the

General Outdoor Lighting Requirements (Section 2.1 and its subsections) to further regulate outdoor

illuminated signage.

1. On-premise signage larger than 20 square feet may only be illuminated while the associated

business or activity is taking place, and must otherwise extinguish during Nighttime Hours.

2. Please choose one of the following paths for municipal requirements:]

Illumination for off-premise signage (e.g., advertising billboard) is prohibited.

Illuminated off-premise signage (e.g., advertising billboard) is prohibited from having line of-

sight to Residential Use zone districts and school campuses. Unless otherwise specified in this ordinance, illuminated off-premise signage is prohibited

from operating during Nighttime Hours.

3. The maximum luminous or illuminated surface area of an individual sign must not exceed 27.9

square meters (300 square feet).

4. Static signage may be illuminated externally, internally, or backlit, provided the light source

itself is not directly visible from the public right-of-way or adjacent property.

Outdoor Lighting – Illuminated Signage Supplement Version 1.0

5. External illumination of static signage shall be mounted above the sign and directed

downward.

6. The highest light level of any illuminated sign (as measured with an all-white display for

electronic signs) shall not exceed 3 lux more than the ambient lighting conditions (defined

here as not including non-essential, decorative, or other sign sources of light) as measured

within 15 degrees of perpendicular (both horizontal and vertical) from the distances in Table

2.5. Illuminated signs that cannot be measured using an illuminance meter shall not exceed a

luminance of 100 nits (100 candelas per square meter, cd/m2).

TABLE 2.5: ILLUMINATED SIGN MEASUREMENT DISTANCE

[1] For signs with an area other than those specifically listed in this table, the

measurement distance may be calculated with the following formula: Measurement

Distance (ft) = square root of [Area of Sign (sq. ft.) x 100]

B. Additional requirements for electronic signage are as follows:

1. Electronic signs shall have automatic dimming controls to properly adjust the sign luminance

according to ambient conditions, including nighttime. Should an electronic problem prevent normal function, the sign shall default to night-mode or remain unlit.

2. Excluding trademark logos, electronic messages shall be positive-contrast (i.e., light-colored fonts and features on a dark background) and shall contain no more than 35% white area within the displayed image. [Positive-contrast (light-on-dark) messages are more legible, and legible at greater distances (as much as one-third greater), than negative contrast (dark-on light) messages. In addition, the increased light emitted by negative-contrast messages may overwhelm the darker features.]

3. Unless otherwise allowed by law or specified within this [ordinance], electronic messages shall not change more often than every 8 seconds. Video and motion effects are prohibited. [As designed, off-premise signage attracts driver attention (sometimes involuntarily as the eye detects brightness) with video and motion attracting longer and more frequent glances.]

8.22.120 ADMINISTRATIVE Remedies

8.22.130 Permit Application

A. **Submittal:** Whenever a building, subdivision, site plan, or outdoor lighting permit is applied for, an outdoor lighting plan must be submitted along with a compliance statement that the proposed work will comply with all ordinance requirements as set forth in the City of Winters Municipal Code Chapter 17.56.020(4)(5) “Development Standards.” The outdoor lighting plan must follow one of the following:

1. Schedule Method: Only available for renovation and *Residential Use* lighting; projects to be documented using a spreadsheet format by listing the *Luminaire* identifications (i.e., manufacturer, model number, type), *Luminaire* quantities, installation locations, and *Lumen* outputs for each; or

2. Calculation Method: Available for all project types but required for sports lighting and when specifically requested by the **Planning Commission**; an outdoor lighting design shall be prepared by a certified lighting professional or licensed professional engineer using lighting design software and *Luminaires* files. This outdoor lighting plan shall include:

a) *Luminaire* identification (model number), installation locations, mounting heights, targeted directions, buildings, and other physical objects within the site that could affect the lighting outcome.

b) Site plan and *Illuminance* calculation plots demonstrating conformance with this ordinance, including the sports lighting luminous-intensity *Light Trespass* limit.

B. **Review:** Submitted spreadsheets, site lighting plans, and compliance affidavits shall be subject to review and approval by the enforcement official, or designee. The enforcement official shall have the authority to refer an application to the **Planning Commission**

C. **Appeals:** Any appeals related to decisions regarding outdoor lighting made by the **Planning Commission,** shall be referred to the City of Winters City Council pursuant to Chapter 2.44 of the Winters Municipal Code.

8.22.140 Enforcement and Penalty

A. **Enforcement:** Unless otherwise noted in this ordinance, the enforcement official , or designee, shall be responsible to implement, administer, and enforce this ordinance, including investigations of alleged violation. A private right of action may also constitute enforcement of the requirements within this ordinance.

1. The enforcement official or designee is charged with enforcing this chapter shall have the authority to grant partial waiver of specific ordinance requirements for up to one year if a property owner demonstrates that compliance creates unreasonable hardship, as balanced against the potential impacts of non-compliance, or results in conditions that are materially detrimental to health, safety or welfare.

B. **Penalty:** Any property owner that does not meet the requirements of this ordinance shall be in violation and shall be declared a nuisance. Any person, firm, or corporation found to have violated, disobeyed, omitted, neglected, or refused to comply with any provisions of this ordinance shall be issued with a notice and administrative citation as provided by the City of Winters municipal code **Chapter 19.04**.

C.

ANNEX A – EXAMPLE FORMATS TO ASSIGN LIGHTING ZONES

Table Example

Zone District	Residential				Mixed Use						Non-Residential						
Lighting Zones	R-1	R-2	R-3	R-4	R-ML	C-1	C-2	C-H	D-A, D-B	NR-C	PQP	O-S	M-1				
NLz														X[2]	X[1]	X[1]	
Lz0	X[3]	X[3]	X[3]	X[3]	X[3]	X[3]								X	X[2]	X[2]	X[2]
Lz1	X	X	X	X	X	X	X[4]	X[4]	X[4]	X	X	X	X	X[6]			X
Lz2							X	X	X	X[5]			X[5]	X[7]			
Lz3								X[5]	X[5]								