CITY COUNCIL
Albert Vallecillo, Mayor
Bill Biasi, Mayor Pro-Tempore
Councilmembers: Richard Casavecchia,
Jesse Loren, and Carol Scianna

REGULAR CITY COUNCIL MEETING

City Hall, Council Chamber
318 First Street, Winters, CA 95695
July 7, 2026
6:30 PM

Meeting Information
Winters City Council 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: +16699006833 US Meeting ID: 872 2612 5768

Passcode: 422143

https://us02web.zoom.us/j/87226125768?pwd=X1J9lQSwQFAUZp2UubsAgxQbo95rql.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.

If you choose not to observe the City Council 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 City Council meeting. Please submit your comment to the City Clerk at cityclerk@cityofwinters.org. All public comments submitted to the City Clerk will be summarized and read into record but will not be read verbatim due to time limitations.

General Information: If you have questions about this agenda please call the City Clerk's office at 530-794-6702. View City Council meetings, obtain agendas and agenda packets on the internet: http://www.cityofwinters.org/city-council-meetings. City Council agenda packets and any attachments to the agenda that are not available online may be viewed at the City Clerk's Office at City Hall - 318 First Street.

Assistance: In compliance with the Americans with Disabilities Act, if you need special assistance, a disability-related modification or accommodation, agenda materials in an

alternative format, or auxiliary aids to participate in this meeting, please contact the Office of the City Clerk at 530-794-6702 or cityclerk@cityofwinters.org as soon as possible. Providing at least 72 hours notice will help ensure that reasonable arrangements can be made.

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA
The Mayor and Council may change the order of the Agenda or request discussion of a Consent Item.

1. SPECIAL PRESENTATIONS

2. PUBLIC COMMENT (Items not on the agenda)
This time is reserved for members of the public to address the City Council on items that are not on the Agenda and are within the subject matter jurisdiction of the City Council. Comments are limited to 3 minutes. Comments for items on the Open Session agenda will be taken when the item is called in Open Session. City Council is prohibited by law from taking any action on matters discussed that are not on the agenda, and no adverse conclusions should be drawn if the City Council does not respond to public comment at this time.

3. CONSENT CALENDAR
All items listed under the Consent Calendar are considered and acted upon by one Motion.
Anyone may request an item be removed for separate consideration.

A. Minutes of the Regular City Council Meeting Held on June 16, 2026
City Council Minutes 6.16.26.docx

B. Warrant Register and Payment of Claims for the Month Ending April 30, 2026
Staff Report - Warrant Register Reports for April 30, 2026.docx
Attachment 1 - Affidavit of Administrative Services Director.pdf
Attachment 2 - A/P Registers.pdf
Attachment 3 - 4.3.26 Payroll Summary.pdf
Attachment 3 - 4.17.26 Payroll Summary 2.pdf

C. Warrant Register and Payment of Claims for the Month Ending May 31, 2026
Staff Report - Warrant Register Reports May 31, 2026.docx
Attachment 1 - Affidavit of Administrative Services Director .pdf
Attachment 2 - A/P Registers.pdf
Attachment 3 - 5.1.26 Payroll Summary.pdf
Attachment 3 - 5.15.26 Payroll Summary.pdf
Attachment 3 - 5.29.26 Payroll Summary.pdf

D. Reappointment of Ken Britten, David Springer, and Gar House to the Climate Action Commission
Staff Report - Climate Action Committee Reappointments.doc

E. Consideration of a 4% Salary Increase for City Manager, Retroactive to November 1, 2025

Staff Report - City Manager Salary Increase.docx

F. Authorization of Internal Financing for Acquisition of Fire Department Apparatus
Staff Report - Fire Apparatus Truck Internal Financing.docx
Attachment 1 - Resolution 2026-34 Fire Apparatus Truck Financing.pdf

4. PUBLIC HEARINGS

5. DISCUSSION ITEMS

A. Presentation of the 2026-2027 Fiscal Year Budget
2026-2027 Fiscal Year Budget presentation.pdf

B. Approval of Fee Waiver and Road Construction Agreement with ACRE Investment Company, LLC (the Developer); and (2) Resolution of Intention to establish the East Baker Street Extension Reimbursement District

Staff Report - Fee Waiver and Road Construction Agreement with ACRE Investment Company, LLC.docx
Attachment 1 - Fee Waiver Agreement
Attachment 2 - Resolution 2026-33 ACRE Agreement for Reimbursement District.docx
Attachment 3 - March 17 Staff Report with project map.doc
Attachment 4 - Map of Benefit Area Parcels.docx

C. Outdoor Lighting Ordinance Continued Discussion
Staff Report - Outdoor Lighting Ordinance.pdf
Exhibit A - Timeline of Ordinance Development.pdf
Exhibit B - Planning Commission and NRC Staff Reports.pdf
Exhibit C - Current Form Based Code Lighting Standards.pdf
Exhibit D - Dark Sky Ordinance Planning Commission Meeting 28APR26.pdf
Exhibit E - Updated Form Based Code.pdf

6. CITY MANAGER'S REPORT

7. COUNCIL COMMENTS-IDEAS, QUESTIONS, AB1234 REPORTS
This item is for information only and is not eligible for action at this time.

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the regular meeting of the Winters City Council was posted on the public bulletin board at City Hall, 318 First Street and posted to the City of Winters website at cityofwinters.org.

Zorina Treat, Deputy City Clerk

Minutes of the Regular Council Meeting Held June 16, 2026

Mayor Albert Vallecillo called the meeting to order at 6:38 PM

Present: Council Members, Richard Casavecchia, Jesse Loren, Carol Scianna, Mayor Albert Vallecillo

Absent: Mayor Pro Tem Bill Biasi

Staff: City Manager Jeremy Craig, Assistant City Attorney Brian Hughes, Contract Building Official Kale Graham, Public Works Manager Eric Lucero, Police Chief John Miller, Fire Chief Jack Synder, Deputy City Clerk Zorina Treat.

PLEDGE OF ALLEGIANCE

Joe Bristow led the Pledge of Allegiance

Mayor Albert Vallecillo noted that there was no reportable action out of Closed Session.

APPROVAL OF THE AGENDA

Motion by Council Member Casavecchia, seconded by Council Member Loren, to approve the agenda as amended, continuing Item 5A (Budget Discussion) to July 7, 2026, moving Consent Calendar Item D (Chromium-6) to the Discussion Calendar, and taking the Consent Calendar and Public Comment prior to Special Presentations. The motion carried by the following vote:

AYES: Council Members Richard Casavecchia, Jesse Loren, Carol Scianna, Mayor Albert Vallecillo
NOES: None
ABSENT: Mayor Pro Tem Bill Biasi

SPECIAL PRESENTATIONS

1.A. Proclamation - Honoring Donald Sanders

Council Member Scianna presented a proclamation honoring Donald Sanders. The proclamation was accepted by his wife on his behalf.

Kate Laddish provided public comment.

1.B. Proclamation - Celebrating America's 250th Anniversary

Mayor Vallecillo presented a proclamation recognizing America’s 250th Anniversary.

PUBLIC COMMENT (Items not on the agenda)

Sharon Pearce, Crystal Apilado, and Paul Myer provided public comment.

CONSENT CALENDAR

3.A. Minutes of the Regular City Council Meeting Held on June 2, 2026

3.B. Street Closure Request - Winters Criterium Bike Race (August 22, 2026)

3.C. Street Closure Request - Winters Salmon Festival (November 7, 2026)

3.D. Request Approval of Professional Services Agreement with Tripepi Smith & Associates for Chromium-6 Community Education and Outreach Services

Staff provided an update on ongoing Chromium-6 regulatory requirements, outreach efforts, and potential regional collaboration opportunities. Council discussed public engagement, legal developments, and options for working with neighboring agencies to address compliance and mitigation costs. Council directed staff to continue community outreach, explore collaborative opportunities with nearby jurisdictions.

Motion by Council Member Casavecchia, seconded by Council Member Scianna, to direct staff to return with information regarding potential regional collaboration opportunities, including a possible Joint Powers Authority (JPA), and legal strategies related to Chromium-6 compliance. The motion carried by the following vote:

AYES: Council Members Richard Casavecchia, Jesse Loren, Carol Scianna, Mayor Albert Vallecillo
NOES: None
ABSENT: Mayor Pro Tem Bill Biasi

3.E. Resolution 2026-30 Approving Memorandum's of Understanding (MOUs) with the Winters Police Officers Association (WPOA), Winters Mid-Management Employees Association (WMMEA), Winters Miscellaneous Employees Association (WMEA), and Winters Management (Department Head) Employees (WDH) implementing a 4% General Salary Increase with the pay period following ratification of successor MOUs and defined retroactivity for each group. A 4% General Salary Increase effective 7/1/2026. A 4% General Salary Increase effective 7/1/27. Reduction of the health benefit allowance and offsetting salary scale adjustments, and other defined group changes, incentive and benefits adjustments for unrepresented employees, Side Letter Agreements with the Winters Professional Firefighters Association and Winters Manager's Series Employees; and amending the City of Winters salary scale effective June 17, 2026.

Motion by Council Member Loren, seconded by Council Member Scianna, to approve the Consent Calendar as amended, moving Item 3.D (Chromium-6) to Discussion before the Public Hearings. The motion carried by the following vote:

AYES: Council Members Richard Casavecchia, Jesse Loren, Carol Scianna, Mayor Albert Vallecillo
NOES: None
ABSENT: Mayor Pro Tem Bill Biasi

PUBLIC HEARINGS

4.A. Public Hearing Resolution 2026-25 Confirming an Assessment Diagram and Assessment and Providing for the FY 2026-27 City of Winters City-Wide Maintenance Assessment District Annual Levy of Assessments

Finance Director Cathy Mathews presented the Fiscal Year 2026-27 City-Wide Maintenance Assessment District Annual Levy of Assessments.

The public hearing was opened and closed at 7:14 PM with no public comment received.

Motion by Council Member Loren, seconded by Council Member Scianna, to adopt Resolution 2026-25 confirming an Assessment Diagram and Assessment and providing for the Fiscal Year 2026-27 City-Wide Maintenance Assessment District Annual Levy of Assessments. The motion carried by the following vote:

AYES: Council Members Richard Casavecchia, Jesse Loren, Carol Scianna, Mayor Albert Vallecillo
NOES: None
ABSENT: Mayor Pro Tem Bill Biasi

4.B. Public Hearing Resolution 2026-27 approving the Engineer's Report, Confirming the Assessment and Ordering the Continuation of the Levy of Assessments for Fiscal Year 2026-27 for the City of Winters, Fire the City of Winters, Fire Protection and Emergency Response Services Assessment

Finance Director Cathy Mathews introduced Resolution 2026-27 approving the Engineer’s Report, confirming the assessment, and ordering the continuation of the levy of assessments for Fiscal Year 2026-27 for the City of Winters Fire Protection and Emergency Response Services Assessment.

The public hearing opened at 7:20 PM.

Alex Mercer provided public comment.

The public hearing closed at 7:26 PM.

Motion by Council Member Loren, seconded by Council Member Scianna, to adopt Resolution 2026-27 approving the Engineer's Report, confirming the assessment, and ordering the continuation of the levy of assessments for Fiscal Year 2026-27 for the City of Winters Fire Protection and Emergency Response Services Assessment. The motion carried by the following vote:

AYES: Council Members, Jesse Loren, Carol Scianna, Mayor Albert Vallecillo
NOES: Council Member Richard Casavecchia
ABSENT: Mayor Pro Tem Bill Biasi

4.C. Public Hearing Regarding City of Winters Fee Schedule and Resolution 2026-31 adopting fees and charges for certain services provided by the City of Winters.

Finance Director Cathy Mathews introduced Resolution 2026-31 adopting fees and charges for certain services provided by the City of Winters.

The public hearing opened at 7:34 PM.

Kate Laddish provided public comment.

The public hearing closed at 7:40 PM.

Motion by Council Member Loren, seconded by Council Member Scianna, to adopt Resolution 2026-31, as amended, implementing authorized adjustments to fees and charges for services provided by the City of Winters. The motion carried by the following vote:

AYES: Council Members Richard Casavecchia, Jesse Loren, Carol Scianna, Mayor Albert Vallecillo
NOES: None
ABSENT: Mayor Pro Tem Bill Biasi

4.D. Public Hearing and Resolution 2026-32 to adjust Development Impact Fees for General Government, Fire, Parks and Recreation, Public Safety, Wastewater, Water, Drainage, and Transportation Improvements

Finance Director Cathy Mathews presented Resolution 2026-32 implementing the annual adjustment to Development Impact Fees for General Government, Fire, Parks and Recreation, Public Safety, Wastewater, Water, Drainage, and Transportation Improvements.

The public hearing opened at 7:47 PM.

No public comment was received.

The public hearing closed at 7:48 PM.

Motion by Council Member Loren, seconded by Council Member Scianna, to adopt Resolution 2026-32 implementing the authorized adjustments to Development Impact Fees effective July 1, 2026. The motion carried by the following vote:

AYES: Council Members Richard Casavecchia, Jesse Loren, Carol Scianna, Mayor Albert Vallecillo
NOES: None
ABSENT: Mayor Pro Tem Bill Biasi

4.E. Public Hearing and Reporting on City of Winters Vacancies, Recruitment and Retention Efforts

Finance Director Cathy Mathews presented the annual Vacancies, Recruitment and Retention Report required by AB 2561. The report provided an overview of current vacancies, recruitment efforts, employee retention initiatives, and workforce trends.

The public hearing opened at 8:08 PM.

Andrea Gonzalez provided public comment.

The public hearing closed at 8:12 PM.

No action was taken by the City Council.

DISCUSSION ITEMS

5.A. Presentation of 2026-2027 Fiscal Year Budget

Item is deferred to the July 7, 2026, Council Meeting.

CITY MANAGER'S REPORT

City Manager Jeremy Craig provided an update on the Rotary Foundation sponsored Survival Swimming Program, which started today teaching water safety and drowning prevention

instruction for Kindergarten students in partnership with the Winters Joint Unified School District.

COUNCIL COMMENTS-IDEAS, QUESTIONS, AB1234 REPORTS

Verbal updates were provided by Council Members.

Council Member Casavecchia requested discussion regarding the Outdoor Lighting Ordinance. Council discussed the need for legal review and provided direction to staff to return with the item for further discussion at a July 7, 2026, work session.

ADJOURNMENT

The meeting adjourned at 8:37 PM.

CITY COUNCIL
STAFF REPORT

TO:	Honorable Mayor and Councilmembers
DATE:	July 7, 2026
THROUGH:	Jeremy Craig, City Manager
FROM:	Shery Reyes, Senior Accountant
SUBJECT:	Payment of Claims for the month ending April 30, 2026

RECOMMENDATION:
Approve payments made in accordance with the adopted City of Winters budget.

BACKGROUND:
The Administrative Services Department is responsible for ensuring the financial obligations of the City are met in a timely and accurate manner. Accounts Payable processes payments to external vendors on a weekly basis and employee payroll is processed biweekly while any payment requiring remittance by wire transfer is paid on an as-needed basis.
Pursuant to California Government Code Section 37208, payments drawn in accordance with the City's approved budget need not be ratified by the legislative body prior to payment. The warrant registers (accounts payable and payroll) shall be presented to the legislative body for ratification and approval at the first meeting after payments have been processed. The Administrative Services Director has submitted the register(s) showing the payments processed within the timeframe above for approval by the City Council.

FISCAL IMPACT:
Total of payments processed for the reporting period: $1,601,773.04

ATTACHMENTS:
1. Affidavit of Administrative Services Director
2. A/P Registers
3. Payroll Registers

Check Register Totals for Month Ending April 30, 2026

Accounts Payable	$	1,176,993.94
Payroll	$	424,779.10
Grand Total	$	1,601,773.04

Prepared by:

Shery Reyes

Shery Reyes, Senior Accountant

Certified by:

Cathy Mathews, Director of Administrative Services

City of Winters
Month End Cash Disbursements Report
Prior Period Report for 04-26 BANK ACCOUNT 10100

Period	Check Number	Check Date	Vendor # (Name)	Disc. Terms	Gross Amount	Disc Amount	Net Amount	Check Description
04-26	065104	04/03/26	AFL01 (AFLAC TRADITIONAL AND DIRECT		1,535.36	.00	1,535.36	Automatic Generated Check
	065105	04/03/26	AME13 (AMERICAN EXPRESS)		135.29	.00	135.29	Automatic Generated Check
	065106	04/03/26	ATT02 (AT&T)		290.76	.00	290.76	Automatic Generated Check
	065107	04/03/26	BAD01 (BADGER METER INC.)		1,314.26	.00	1,314.26	Automatic Generated Check
	065108	04/03/26	BBK01 (BEST BEST & KRIEGER LLP.)		25,360.24	.00	25,360.24	Automatic Generated Check
	065109	04/03/26	BER02 (BERRYESSA SPORTING GOODS)		197.92	.00	197.92	Automatic Generated Check
	065110	04/03/26	BSK00 (BSK ASSOCIATES)		648.58	.00	648.58	Automatic Generated Check
	065111	04/03/26	CHE01 (SCP DISTRIBUTORS LLC)		1,044.79	.00	1,044.79	Automatic Generated Check
	065112	04/03/26	CIN03 (CINTAS CORPORATION #622)		468.50	.00	468.50	Automatic Generated Check
	065113	04/03/26	COR01 (CORBIN WILLITS SYSTEMS)		1,252.38	.00	1,252.38	Automatic Generated Check
	065114	04/03/26	DAN06 (DANIEL LEBE)		75.00	.00	75.00	Automatic Generated Check
	065115	04/03/26	DEV01 (DEVELOPMENT COMPLIRNCE SOLUT		53,502.97	.00	53,502.97	Automatic Generated Check
	065116	04/03/26	DMV01 (DMV)		54.00	.00	54.00	Automatic Generated Check
	065117	04/03/26	FAS02 (FasTrak INVOICE PROCESSING D		8.50	.00	8.50	Automatic Generated Check
	065118	04/03/26	FAS03 (FAST & EASY WINTERS)		156.00	.00	156.00	Automatic Generated Check
	065119	04/03/26	GAL01 (GALLS,LLC)		135.74	.00	135.74	Automatic Generated Check
	065120	04/03/26	GRO01 (FERGUSON WATERWORKS)		332.40	.00	332.40	Automatic Generated Check
	065121	04/03/26	HOB01 (HOBLIT CHRYSLER DODGE INC.)		1,165.52	.00	1,165.52	Automatic Generated Check
	065122	04/03/26	HOR00 (HORIZON)		1,070.16	.00	1,070.16	Automatic Generated Check
	065123	04/03/26	IND01 (INDUSTRIAL PLUMBING SUPPLY)		223.76	.00	223.76	Automatic Generated Check
	065124	04/03/26	INT03 (INTERSTATE OIL COMPANY)		7,975.47	.00	7,975.47	Automatic Generated Check
	065125	04/03/26	JAM01 (JAM SERVICES)		2,027.82	.00	2,027.82	Automatic Generated Check
	065126	04/03/26	LNCUR (LN CURTIS & SONS)		748.13	.00	748.13	Automatic Generated Check
	065127	04/03/26	LOP18 (DEBI LOPEZ)		2,072.00	.00	2,072.00	Automatic Generated Check
	065128	04/03/26	LUC03 (LUCRECIA SANDOVAL)		592.51	.00	592.51	Automatic Generated Check
	065129	04/03/26	MUN07 (MUN CPAs)		3,000.00	.00	3,000.00	Automatic Generated Check
	065130	04/03/26	MUT01 (MUTUAL OF OMAHA)		5,244.55	.00	5,244.55	Automatic Generated Check
	065131	04/03/26	OWE01 (OWEN EQUIPMENT COMPANY)		5,429.77	.00	5,429.77	Automatic Generated Check
	065132	04/03/26	PAC02 (PACE SUPPLY CORP.)		181.60	3.63	177.97	Automatic Generated Check
	065133	04/03/26	VOID (Voided Check)		.00	.00	.00	Automatic Generated Check
	065134	04/03/26	VOID (Voided Check)		.00	.00	.00	Automatic Generated Check
	065135	04/03/26	PAC07 (PACIFIC ACE HARDWARE)		1,844.96	.00	1,844.96	Automatic Generated Check
	065136	04/03/26	PBC01 (PITNEY BOWES GLOBAL FINANCIA		117.19	.00	117.19	Automatic Generated Check
	065137	04/03/26	PGE00 (PACIFIC GAS & ELECTRIC CO)		6,233.87	.00	6,233.87	Automatic Generated Check
	065138	04/03/26	PIS01 (PISANIS AUTO PARTS)		2.19	.00	2.19	Automatic Generated Check
	065139	04/03/26	PIT01 (PITNEY BOWES INC)		2,105.08	.00	2,105.08	Automatic Generated Check
	065140	04/03/26	QUI01 (QUILL CORPORATION)		122.94	.00	122.94	Automatic Generated Check
	065141	04/03/26	RIC08 (RICHARD CASAVECCHIA)		862.51	.00	862.51	Automatic Generated Check
	065142	04/03/26	RYA01 (RYAN PROCESS, INC)		371.79	.00	371.79	Automatic Generated Check
	065143	04/03/26	SCR02 (PERMITIUM, LLC)		114.00	.00	114.00	Automatic Generated Check
	065144	04/03/26	SON01 (SONCO HEATING & A/C)		500.00	.00	500.00	Automatic Generated Check
	065145	04/03/26	SPE04 (SPEEDO CHECK)		480.00	.00	480.00	Automatic Generated Check
	065146	04/03/26	STA07 (STATE OF CALIFORNIA)		156.00	.00	156.00	Automatic Generated Check
	065147	04/03/26	SWI01 (SWITZER ENTERPRISES)		16,155.00	.00	16,155.00	Automatic Generated Check
	065148	04/03/26	TEI01 (TEICHERT & SON, INC)		230.03	.00	230.03	Automatic Generated Check
	065149	04/03/26	VAL15 (ALBERT VALLECILLO)		1,346.42	.00	1,346.42	Automatic Generated Check
	065150	04/03/26	VIS01 (VISION SERVICE PLAN (CA))		260.24	.00	260.24	Automatic Generated Check
	065151	04/03/26	WAL04 (UNIVERSAL ENGINEERING SCIENC		930.00	.00	930.00	Automatic Generated Check
	065152	04/03/26	WAV01 (WAVE BROADBAND)		29.57	.00	29.57	Automatic Generated Check
	065153	04/03/26	WES21 (WESTERN EXTRICATION SPECIALI		1,992.50	.00	1,992.50	Automatic Generated Check
	065154	04/03/26	WIL12 (WILLDAN FINANCIAL SERVICES)		2,801.16	.00	2,801.16	Automatic Generated Check

Period	Check Number	Check Date	Vendor # (Name)	Disc. Terms	Gross Amount	Disc Amount	Net Amount	Check Description
04-26	065155	04/03/26	WIN01 (DAVIS ENTERPRISE INC.)		396.70	.00	396.70	Automatic Generated Check
	065156	04/03/26	WIN04 (WINTERS PRINTING)		135.31	.00	135.31	Automatic Generated Check
	065157	04/03/26	WOO02 (WOODLAND FORD)		144.56	.00	144.56	Automatic Generated Check
	065158	04/03/26	WOO05 (WOOD RODGERS)		2,125.78	.00	2,125.78	Automatic Generated Check
	065159	04/03/26	YCP01 (YCPARMIA)		1,000.00	.00	1,000.00	Automatic Generated Check
	065160	04/03/26	YOL0W (YOLO COUNTY INNOVATION AND T		210.00	.00	210.00	Automatic Generated Check
	065161	04/03/26	YOL24 (YOLO COUNTY DISTRICT ATTORNE		10,000.00	.00	10,000.00	Automatic Generated Check
	065162	04/14/26	BER02 (BERRYESSA SPORTING GOODS)		248.32	.00	248.32	Automatic Generated Check
	065163	04/14/26	BSK00 (BSK ASSOCIATES)		324.29	.00	324.29	Automatic Generated Check
	065164	04/14/26	CAL15 (CALIFORNIA CONSULTING, INC.)		10,000.00	.00	10,000.00	Automatic Generated Check
	065165	04/14/26	CIN03 (CINTAS CORPORATION #622)		215.19	.00	215.19	Automatic Generated Check
	065166	04/14/26	VOID (Voided Check)		.00	.00	.00	Automatic Generated Check
	065167	04/14/26	VOID (Voided Check)		.00	.00	.00	Automatic Generated Check
	065168	04/14/26	VOID (Voided Check)		.00	.00	.00	Automatic Generated Check
	065169	04/14/26	COM12 (COMDATA)		23,442.67	.00	23,442.67	Automatic Generated Check
	065170	04/14/26	DAV12 (DAVIDS ENGINEERING,INC.)		16,979.00	.00	16,979.00	Automatic Generated Check
	065171	04/14/26	DEP01 (DEPT OF CONSERVATION)		149.75	.00	149.75	Automatic Generated Check
	065172	04/14/26	FIR16 (FIREWORKS AMERICA)		10,000.00	.00	10,000.00	Automatic Generated Check
	065173	04/14/26	HOL06 (HOLT OF CALIFORNIA)		1,728.80	.00	1,728.80	Automatic Generated Check
	065174	04/14/26	HOR00 (HORIZON)		518.49	.00	518.49	Automatic Generated Check
	065175	04/14/26	LEM01 (LEMURIA NURSERY)		9,632.43	.00	9,632.43	Automatic Generated Check
	065176	04/14/26	PAY01 (PAYMENTUS GROUP INC.)		1,193.00	.00	1,193.00	Automatic Generated Check
	065177	04/14/26	PGE00 (PACIFIC GAS & ELECTRIC CO)		65,821.88	.00	65,821.88	Automatic Generated Check
	065178	04/14/26	PON01 (PONTICELLO ENTERPRISES)		26,860.63	.00	26,860.63	Automatic Generated Check
	065179	04/14/26	SUB04 (SUBSURFACE TECHNOLOGIES,INC.		73,769.08	.00	73,769.08	Automatic Generated Check
	065180	04/14/26	SUI00 (SUISUN VALLEY FRUIT GROWER)		342.98	.00	342.98	Automatic Generated Check
	065181	04/14/26	SWI01 (SWITZER ENTERPRISES)		237.83	.00	237.83	Automatic Generated Check
	065182	04/14/26	WAV01 (WAVE BROADBAND)		317.16	.00	317.16	Automatic Generated Check
	065183	04/14/26	WIN0A (CITY OF WINTERS-UTILITIES)		4,657.78	.00	4,657.78	Automatic Generated Check
	065184	04/14/26	YCP01 (YCPARMIA)		560.00	.00	560.00	Automatic Generated Check
	065185	04/15/26	MP2 (TORTUGAS SOLAR,LLC)		20,159.96	.00	20,159.96	Automatic Generated Check
	065186	04/15/26	AMA01 (AMAZON CAPITAL SERVICES)		1,053.27	.00	1,053.27	Automatic Generated Check
	065187	04/15/26	AMR00 (AMERICAN RIVER COLLEGE)		76.00	.00	76.00	Automatic Generated Check
	065188	04/15/26	AMR01 (AMERICAN MEDICAL RESPONSE)		159.54	.00	159.54	Automatic Generated Check
	065189	04/15/26	AUS01 (VESTIS SERVICES,LLC)		323.29	.00	323.29	Automatic Generated Check
	065190	04/15/26	BAC00 (BACKFLOW TECHNOLOGIES)		2,008.40	.00	2,008.40	Automatic Generated Check
	065191	04/15/26	BAY03 (BAY ALARM COMPANY)		462.00	.00	462.00	Automatic Generated Check
	065192	04/15/26	CIN03 (CINTAS CORPORATION #622)		242.69	.00	242.69	Automatic Generated Check
	065193	04/15/26	CON07 (WASHINGTON NATIONAL INS)		214.50	.00	214.50	Automatic Generated Check
	065194	04/15/26	DIX03 (DIXON LANDSCAPE MATERIALS IN		140.89	.00	140.89	Automatic Generated Check
	065195	04/15/26	ECS01 (ECS HOUSE INDUSTRIES, INC)		6,121.68	.00	6,121.68	Automatic Generated Check
	065196	04/15/26	GEC01 (TOSHIBA FINANCIAL SERVICES)		3,032.38	.00	3,032.38	Automatic Generated Check
	065197	04/15/26	HIN01 (HINDERLITER DE LLAMAS & ASSO		1,377.87	.00	1,377.87	Automatic Generated Check
	065198	04/15/26	HOR00 (HORIZON)		1,603.77	.00	1,603.77	Automatic Generated Check
	065199	04/15/26	INT03 (INTERSTATE OIL COMPANY)		2,234.87	.00	2,234.87	Automatic Generated Check
	065200	04/15/26	JAM01 (JAM SERVICES)		1,015.05	.00	1,015.05	Automatic Generated Check
	065201	04/15/26	JOS13 (JOSE AVENDANO)		141.00	.00	141.00	Automatic Generated Check
	065202	04/15/26	MAN03 (MANUEL CARDOZA)		113.00	.00	113.00	Automatic Generated Check
	065203	04/15/26	NJA01 (NJA ARCHITECTURE)		5,670.00	.00	5,670.00	Automatic Generated Check
	065204	04/15/26	PGE00 (PACIFIC GAS & ELECTRIC CO)		2,059.36	.00	2,059.36	Automatic Generated Check
	065205	04/15/26	PIS01 (PISANIS AUTO PARTS)		170.51	.00	170.51	Automatic Generated Check

Period	Check Number	Check Date	Vendor # (Name)	Disc. Terms	Gross Amount	Disc Amount	Net Amount	Check Description
04-26	065206	04/15/26	PIS02 (PISANI'S SERVICE)		33.60	.00	33.60	Automatic Generated Check
	065207	04/15/26	PLT01 (PLATT)		1,965.28	.00	1,965.28	Automatic Generated Check
	065208	04/15/26	QUI01 (QUILL CORPORATION)		952.03	.00	952.03	Automatic Generated Check
	065209	04/15/26	SHR01 (STERICYCLE INC)		281.73	.00	281.73	Automatic Generated Check
	065210	04/15/26	TOS02 (TOSHIBA FINANCIAL SERVICES)		1,762.74	.00	1,762.74	Automatic Generated Check
	065211	04/15/26	TRI01 (TRINIDAD BATAD)		82.00	.00	82.00	Automatic Generated Check
	065212	04/15/26	WAV01 (WAVE BROADBAND)		2,814.99	.00	2,814.99	Automatic Generated Check
	065213	04/15/26	WIN01 (DAVIS ENTERPRISE INC.)		1,215.75	.00	1,215.75	Automatic Generated Check
	065214	04/15/26	YOL0Q (Yolo County Visitors)		25,733.24	.00	25,733.24	Automatic Generated Check
	065216	04/21/26	ABA02 (ASSOCIATION OF BAY AREA GOVE		777.99	.00	777.99	Automatic Generated Check
	065217	04/21/26	AIR01 (AIRGAS-N.CALIF & NEVADA)		81.34	.00	81.34	Automatic Generated Check
	065218	04/21/26	AMA01 (AMAZON CAPITAL SERVICES)		426.44	.00	426.44	Automatic Generated Check
	065219	04/21/26	ATK01 (ATKINSON,ANDERSON,LOYA,RUUD		4,481.50	.00	4,481.50	Automatic Generated Check
	065220	04/21/26	AUS01 (VESTIS SERVICES,LLC)		301.34	.00	301.34	Automatic Generated Check
	065221	04/21/26	BBK01 (BEST BEST & KRIEGER LLP.)		15,042.81	.00	15,042.81	Automatic Generated Check
	065222	04/21/26	BSK00 (BSK ASSOCIATES)		2,166.22	.00	2,166.22	Automatic Generated Check
	065223	04/21/26	BUR05 (BURTON'S FIRE, INC)		891.00	.00	891.00	Automatic Generated Check
	065224	04/21/26	CIN03 (CINTAS CORPORATION #622)		643.89	.00	643.89	Automatic Generated Check
	065225	04/21/26	COU01 (COUNTY OF YOLO)		121.00	.00	121.00	Automatic Generated Check
	065226	04/21/26	DEL08 (SALOMAN DELTORO)		369.00	.00	369.00	Automatic Generated Check
	065227	04/21/26	DOO01 (DOOLEY ENTERPRISES INC)		5,475.23	.00	5,475.23	Automatic Generated Check
	065228	04/21/26	GAL01 (GALLS,LLC)		143.29	.00	143.29	Automatic Generated Check
	065229	04/21/26	HIN01 (HINDERLITER DE LLAMAS & ASSO		900.00	.00	900.00	Automatic Generated Check
	065230	04/21/26	HOR00 (HORIZON)		321.08	.00	321.08	Automatic Generated Check
	065231	04/21/26	JCC01 (JC CARPET & UPHOLISTERY CLEA		1,380.12	.00	1,380.12	Automatic Generated Check
	065232	04/21/26	LEG01 (LEGALSHIELD)		201.50	.00	201.50	Automatic Generated Check
	065233	04/21/26	LNCUR (LN CURTIS & SONS)		1,179.41	.00	1,179.41	Automatic Generated Check
	065234	04/21/26	LUH00 (LUHDORFF & SCALMANINI)		8,556.23	.00	8,556.23	Automatic Generated Check
	065235	04/21/26	MAS05 (MASON GARCIA)		600.00	.00	600.00	Automatic Generated Check
	065236	04/21/26	MAT09 (MATT SCHECHLA)		220.00	.00	220.00	Automatic Generated Check
	065237	04/21/26	MRG01 (MRG,LLC)		2,534.80	.00	2,534.80	Automatic Generated Check
	065238	04/21/26	PAC07 (PACIFIC ACE HARDWARE)		24.64	.00	24.64	Automatic Generated Check
	065239	04/21/26	PAY01 (PAYMENTUS GROUP INC.)		2,504.80	.00	2,504.80	Automatic Generated Check
	065240	04/21/26	PIS01 (PISANIS AUTO PARTS)		26.00	.00	26.00	Automatic Generated Check
	065241	04/21/26	QUI01 (QUILL CORPORATION)		524.57	.00	524.57	Automatic Generated Check
	065242	04/21/26	SAC04 (SACOG)		6,363.00	.00	6,363.00	Automatic Generated Check
	065243	04/21/26	STA03 (STATE FIRE TRAINING)		75.00	.00	75.00	Automatic Generated Check
	065244	04/21/26	T-M01 (T-MOBLE)		1,017.28	.00	1,017.28	Automatic Generated Check
	065245	04/21/26	TRI01 (TRINIDAD BATAD)		1,000.00	.00	1,000.00	Automatic Generated Check
	065246	04/21/26	TYL00 (TYLER TECHNOLOGIES, INC)		14,310.00	.00	14,310.00	Automatic Generated Check
	065247	04/21/26	TYL02 (TYLER HAGY)		1,000.00	.00	1,000.00	Automatic Generated Check
	065248	04/21/26	URB00 (URBAN FUTURES, INC)		3,000.00	.00	3,000.00	Automatic Generated Check
	065249	04/21/26	VAN02 (VANDER HAMM TIRE CENTER)		729.90	.00	729.90	Automatic Generated Check
	065250	04/21/26	VER02 (VERIZON WIRELESS)		2,647.58	.00	2,647.58	Automatic Generated Check
	065251	04/21/26	VIS01 (VISION SERVICE PLAN (CA))		332.41	.00	332.41	Automatic Generated Check
	065252	04/21/26	YOL03 (YOLO-SOLANO AIR QUALITY)		1,296.00	.00	1,296.00	Automatic Generated Check
	065253	04/21/26	YOL04 (YOLO COUNTY)		57,154.75	.00	57,154.75	Automatic Generated Check
	065254	04/30/26	ADA02 (ADAMARIS ZAMUDIO)		40.12	.00	40.12	Automatic Generated Check
	065255	04/30/26	AFL01 (AFLAC TRADITIONAL AND DIRECT		1,535.36	.00	1,535.36	Automatic Generated Check
	065256	04/30/26	AME13 (AMERICAN EXPRESS)		10,510.07	.00	10,510.07	Automatic Generated Check
	065257	04/30/26	AMP01 (AMPLE ELECTRIC INC)		74,600.00	.00	74,600.00	Automatic Generated Check

Period	Check Number	Check Date	Vendor # (Name)	Disc. Terms	Gross Amount	Disc Amount	Net Amount	Check Description
04-26	065258	04/30/26	ANA01 (ANA P. CARRILLO)		3,800.00	.00	3,800.00	Automatic Generated Check
	065259	04/30/26	AND06 (ANDREA GONZALEZ)		358.61	.00	358.61	Automatic Generated Check
	065260	04/30/26	ATT02 (AT&T)		280.51	.00	280.51	Automatic Generated Check
	065261	04/30/26	BAY06 (BAY CITY ELECTRIC WORKS)		5,914.10	.00	5,914.10	Automatic Generated Check
	065262	04/30/26	BSK00 (BSK ASSOCIATES)		1,161.32	.00	1,161.32	Automatic Generated Check
	065263	04/30/26	CIN03 (CINTAS CORPORATION #622)		416.98	.00	416.98	Automatic Generated Check
	065264	04/30/26	COR01 (CORBIN WILLITS SYSTEMS)		1,252.38	.00	1,252.38	Automatic Generated Check
	065265	04/30/26	DEP07 (DEPARTMENT OF JUSTICE)		93.00	.00	93.00	Automatic Generated Check
	065266	04/30/26	DIX03 (DIXON LANDSCAPE MATERIALS IN		2,164.33	.00	2,164.33	Automatic Generated Check
	065267	04/30/26	DOG01 (DOG WASTE DEPOT)		521.67	.00	521.67	Automatic Generated Check
	065268	04/30/26	GRO01 (FERGUSON WATERWORKS)		2,649.32	.00	2,649.32	Automatic Generated Check
	065269	04/30/26	HDL01 (HDL, COREN & CONE)		2,196.06	.00	2,196.06	Automatic Generated Check
	065270	04/30/26	HOL06 (HOLT OF CALIFORNIA)		2,399.21	.00	2,399.21	Automatic Generated Check
	065271	04/30/26	INT09 (INTERSTATE SALES)		2,903.64	.00	2,903.64	Automatic Generated Check
	065272	04/30/26	KEN01 (KENNEDY/JENKS CONSULTANTS)		21,090.48	.00	21,090.48	Automatic Generated Check
	065273	04/30/26	LAW02 (LAWRENCE WELDING & FABRICATI		37,560.00	.00	37,560.00	Automatic Generated Check
	065274	04/30/26	LNCUR (LN CURTIS & SONS)		1,179.41	.00	1,179.41	Automatic Generated Check
	065275	04/30/26	MAN03 (MANUEL CARDOZA)		141.00	.00	141.00	Automatic Generated Check
	065276	04/30/26	MUT01 (MUTUAL OF OMAHA)		5,063.20	.00	5,063.20	Automatic Generated Check
	065277	04/30/26	NIC08 (NICHOLAS MORGAN)		151.67	.00	151.67	Automatic Generated Check
	065278	04/30/26	VOID (Voided Check)		.00	.00	.00	Automatic Generated Check
	065279	04/30/26	VOID (Voided Check)		.00	.00	.00	Automatic Generated Check
	065280	04/30/26	VOID (Voided Check)		.00	.00	.00	Automatic Generated Check
	065281	04/30/26	PAC07 (PACIFIC ACE HARDWARE)		1,614.52	.00	1,614.52	Automatic Generated Check
	065282	04/30/26	PGE00 (PACIFIC GAS & ELECTRIC CO)		19,176.70	.00	19,176.70	Automatic Generated Check
	065283	04/30/26	SEL01 (MELVIN SELF)		800.00	.00	800.00	Automatic Generated Check
	065284	04/30/26	SIE02 (PRIMOS BRANDS)		286.44	.00	286.44	Automatic Generated Check
	065285	04/30/26	SUB04 (SUBSURFACE TECHNOLOGIES,INC.		115,330.00	.00	115,330.00	Automatic Generated Check
	065286	04/30/26	ULI01 (ULINE,INC.)		158.34	.00	158.34	Automatic Generated Check
	065287	04/30/26	WIN08 (WINTERS PETTY CASH)		296.24	.00	296.24	Automatic Generated Check
	065288	04/30/26	WOO05 (WOOD RODGERS)		1,992.54	.00	1,992.54	Automatic Generated Check
	EFT144	04/02/26	PER01 (PERS)		53,996.12	.00	53,996.12	PERS HEALTH FOR APRIL SER
	EFT145	04/02/26	PER01 (PERS)		37,557.48	.00	37,557.48	PERS ALLOCATIONS FOR PPE
	EFT146	04/13/26	CAL49 (CALIFORNIA BUILDING AND)		54.90	.00	54.90	QRT FEES FROM JAN-MARCH,2
	EFT147	04/14/26	PER01 (PERS)		39,596.87	.00	39,596.87	PERS ALLOCATIONS FOR PPE
	EFT148	04/17/26	PER01 (PERS)		38,776.09	.00	38,776.09	PERS ALLOCATIONS PPE 04/1
	EFT149	04/20/26	PER01 (PERS)		52,826.32	.00	52,826.32	PERS HEALTH COVERAGE FOR
	EFT150	04/28/26	PER01 (PERS)		600.00	.00	600.00	PERS ALLOCATION FOR RETIR
			Total for Bank Account 10100 ----->		1,176,997.57	3.63	1,176,993.94	
			Grand Total of all Bank Accounts ----->		1,176,997.57	3.63	1,176,993.94	

Client ID: 80466 - CITY OF WINTERS
Pay Group: Bi-Weekly
Check Date: 4/3/2026
Run Date: 3/31/2026 Run Number: 37

PAYROLL SUMMARY

CITY OF WINTERS

Period Begin Date: 3/16/2026
Period End Date: 3/29/2026
Pay Period: 7
Payroll Type: Regular Payroll

*** PAYROLL FUNDING ***

Debit Type	Bank Name	Transit Routing #	Bank Account #	Counts	Amount	ACH Debit
Checks	FIRST NORTHERN BANK OF DIXON	[redacted]		3	$1,771.09	$0.00
Direct Deposits	FIRST NORTHERN BANK OF DIXON			69	$0.00	$139,501.30
Totals:				**72**	**$1,771.09**	**$139,501.30**
Tax Liabilities	FIRST NORTHERN BANK OF DIXON	[redacted]			$0.00	$64,805.99
Third Party Checks	FIRST NORTHERN BANK OF DIXON			4	$6,517.72	$0.00
Third Party Electronic Payment	FIRST NORTHERN BANK OF DIXON			5	$0.00	$5,577.76
Payroll Billing	FIRST NORTHERN BANK OF DIXON				$0.00	$279.70
Totals:				**9**	**$6,517.72**	**$70,663.45**

Total ACH Debit:	**Impound Date: 4/2/2026**	**$210,164.75**
Total Payroll Funding (all items):		**$218,453.56**

*** PAYROLL TOTALS ***

Payroll Totals		Totals By Check Type		Counts By Check Type		Employee Counts	
Net Pay Checks	$1,771.09	Total Live Checks	$1,771.09	Total Live Checks	3	Active Employees Paid	59
Direct Deposits	$139,501.30	Additional Checks	$15,337.99	Additional Checks	0	Inactive Employees Paid	0
****** Total Net Payroll**	**$141,272.39**	Manual Checks	$0.00	Manual Checks	0	Terminated Employees Paid	0
		Void Checks/Direct Deposits	$0.00	Void Checks	0	Total Employees Paid	59
Total Taxes	$64,805.99	Third Party Sick Checks	$0.00	Third Party Sick Checks	0	Active Employee Count	82
****** Total Payroll**	**$206,078.38**	Adjustments	$0.00	Adjustments	0	Inactive Employee Count	2
		Direct Deposits (69)	$139,501.30	Vouchers (Direct Deposit)	65	Terminated Employee Count	26
Payroll Adjustments	$0.00	Total Third Party Pays	$12,095.48	Total Third Party Payments	9	Total Employee Count	110
****** Adjusted Total**	**$206,078.38**	Total Third Party Void Checks	$0.00	Total Third Party Voids	0	Employees Paid this Month	59
				Zero Net Checks	0	Active Employees this Month	82
						Employees with W2 Data	75
						Active Employees Not Paid	23
						Active (Hired) EEs Not Paid	23

Client ID: 80466 - CITY OF WINTERS
Pay Group: Bi-Weekly
Check Date: 4/17/2026
Run Date: 4/14/2026 Run Number: 38

PAYROLL SUMMARY

CITY OF WINTERS

Period Begin Date: 3/30/2026
Period End Date: 4/12/2026
Pay Period: 8
Payroll Type: Regular Payroll

*** PAYROLL FUNDING ***

Debit Type	Bank Name	Transit Routing #	Bank Account #	Counts	Amount	ACH Debit
Checks	FIRST NORTHERN BANK OF DIXON	[redacted]		7	$2,575.91	$0.00
Direct Deposits	FIRST NORTHERN BANK OF DIXON			67	$0.00	$130,355.64
Totals:				**74**	**$2,575.91**	**$130,355.64**
Tax Liabilities	FIRST NORTHERN BANK OF DIXON	[redacted]			$0.00	$61,020.37
Third Party Checks	FIRST NORTHERN BANK OF DIXON			4	$6,513.86	$0.00
Third Party Electronic Payment	FIRST NORTHERN BANK OF DIXON			5	$0.00	$5,577.76
Payroll Billing	FIRST NORTHERN BANK OF DIXON				$0.00	$282.00
Totals:				**9**	**$6,513.86**	**$66,880.13**

Total ACH Debit:	**Impound Date: 4/16/2026**	**$197,235.77**
Total Payroll Funding (all items):		**$206,325.54**

*** PAYROLL TOTALS ***

Payroll Totals		Totals By Check Type		Counts By Check Type		Employee Counts	
Net Pay Checks	$2,575.91	Total Live Checks	$2,575.91	Total Live Checks	7	Active Employees Paid	69
Direct Deposits	$130,355.64	Additional Checks	$3,150.90	Additional Checks	0	Inactive Employees Paid	0
****** Total Net Payroll**	**$132,931.55**	Manual Checks	$0.00	Manual Checks	0	Terminated Employees Paid	0
		Void Checks/Direct Deposits	$0.00	Void Checks	0	Total Employees Paid	69
Total Taxes	$61,020.37	Third Party Sick Checks	$0.00	Third Party Sick Checks	0	Active Employee Count	97
****** Total Payroll**	**$193,951.92**	Adjustments	$0.00	Adjustments	0	Inactive Employee Count	0
		Direct Deposits (67)	$130,355.64	Vouchers (Direct Deposit)	63	Terminated Employee Count	20
Payroll Adjustments	$0.00	Total Third Party Pays	$12,091.62	Total Third Party Payments	9	Total Employee Count	117
****** Adjusted Total**	**$193,951.92**	Total Third Party Void Checks	$0.00	Total Third Party Voids	0	Employees Paid this Month	73
				Zero Net Checks	0	Active Employees this Month	97
						Employees with W2 Data	81
						Active Employees Not Paid	28
						Active (Hired) EEs Not Paid	28

CITY COUNCIL
STAFF REPORT

TO:	Honorable Mayor and Councilmembers
DATE:	July 21, 2026
THROUGH:	Jeremy Craig, City Manager
FROM:	Shery Reyes, Senior Accountant
SUBJECT:	Payment of Claims for the month ending May 31, 2026

RECOMMENDATION:
Approve payments made in accordance with the adopted City of Winters budget.

BACKGROUND:
The Administrative Services Department is responsible for ensuring the financial obligations of the City are met in a timely and accurate manner. Accounts Payable processes payments to external vendors on a weekly basis and employee payroll is processed biweekly while any payment requiring remittance by wire transfer is paid on an as-needed basis.
Pursuant to California Government Code Section 37208, payments drawn in accordance with the City's approved budget need not be ratified by the legislative body prior to payment. The warrant registers (accounts payable and payroll) shall be presented to the legislative body for ratification and approval at the first meeting after payments have been processed. The Administrative Services Director has submitted the register(s) showing the payments processed within the timeframe above for approval by the City Council.

FISCAL IMPACT:
Total of payments processed for the reporting period: $964,640.71

ATTACHMENTS:
1. Affidavit of Administrative Services Director
2. A/P Registers
3. Payroll Registers

Check Register Totals for Month Ending May 31, 2026

Accounts Payable	$	283,133.53
Payroll	$	681,507.18
Grand Total	$	964,640.71

Prepared by:

Shery Reyes

Shery Reyes, Senior Accountant

Certified by:

Cathy Mathews, Director of Administrative Services

City of Winters
Month End Cash Disbursements Report
Prior Period Report for 05-26 BANK ACCOUNT 10100

Period	Check Number	Check Date	Vendor # (Name)	Disc. Terms	Gross Amount	Disc Amount	Net Amount	Check Description
05-26	065131	05/01/26	OWE01 (OWEN EQUIPMENT COMPANY)		(5,429.77)	.00	(5,429.77)	Ck# 065131 Reversed
	065289	05/01/26	OWE01 (OWEN EQUIPMENT COMPANY)		5,429.77	.00	5,429.77	Automatic Generated Check
	065290	05/06/26	AAC01 (AACTION RENTEL)		3,624.36	.00	3,624.36	Automatic Generated Check
	065291	05/06/26	BBK01 (BEST BEST & KRIEGER LLP.)		15,850.72	.00	15,850.72	Automatic Generated Check
	065292	05/06/26	BSK00 (BSK ASSOCIATES)		400.44	.00	400.44	Automatic Generated Check
	065293	05/06/26	CIN03 (CINTAS CORPORATION #622)		222.92	.00	222.92	Automatic Generated Check
	065294	05/06/26	VOID (Voided Check)		.00	.00	.00	Automatic Generated Check
	065295	05/06/26	COM12 (COMDATA)		16,514.64	.00	16,514.64	Automatic Generated Check
	065296	05/06/26	DEB06 (DEBORAH MULLER)		600.00	.00	600.00	Automatic Generated Check
	065297	05/06/26	DEV01 (DEVELOPMENT COMPLIRNCE SOLUT		57,362.50	.00	57,362.50	Automatic Generated Check
	065298	05/06/26	GAR29 (ADRIAN GARCIA)		265.51	.00	265.51	Automatic Generated Check
	065299	05/06/26	INT03 (INTERSTATE OIL COMPANY)		5,972.55	.00	5,972.55	Automatic Generated Check
	065300	05/06/26	PAT04 (PATRICK VAN DYKE)		290.00	.00	290.00	Automatic Generated Check
	065301	05/06/26	PGE00 (PACIFIC GAS & ELECTRIC CO)		4,089.71	.00	4,089.71	Automatic Generated Check
	065302	05/06/26	STE02 (STERLING MAY CO)		258.07	.00	258.07	Automatic Generated Check
	065303	05/06/26	SWI01 (SWITZER ENTERPRISES)		16,165.00	.00	16,165.00	Automatic Generated Check
	065304	05/06/26	WAL07 (CHARLEY WALLACE)		335.97	.00	335.97	Automatic Generated Check
	065305	05/06/26	WIN01 (DAVIS ENTERPRISE INC.)		711.30	.00	711.30	Automatic Generated Check
	065306	05/06/26	YOL0Q (Yolo County Visitors)		21,689.91	.00	21,689.91	Automatic Generated Check
	065307	05/19/26	49ERC (49ER COMMUNICATIONS,INC)		6,887.22	.00	6,887.22	Automatic Generated Check
	065308	05/19/26	AIR01 (AIRGAS-N.CALIF & NEVADA)		85.15	.00	85.15	Automatic Generated Check
	065309	05/19/26	BAD01 (BADGER METER INC.)		1,323.17	.00	1,323.17	Automatic Generated Check
	065310	05/19/26	BER02 (BERRYESSA SPORTING GOODS)		651.82	.00	651.82	Automatic Generated Check
	065311	05/19/26	BSK00 (BSK ASSOCIATES)		89.38	.00	89.38	Automatic Generated Check
	065312	05/19/26	CALWF (CAL-WEST FIRE ALARM SERVICES		63.00	.00	63.00	Automatic Generated Check
	065313	05/19/26	CIN03 (CINTAS CORPORATION #622)		617.73	.00	617.73	Automatic Generated Check
	065314	05/19/26	CON07 (WASHINGTON NATIONAL INS)		214.50	.00	214.50	Automatic Generated Check
	065315	05/19/26	DIX03 (DIXON LANDSCAPE MATERIALS IN		238.43	.00	238.43	Automatic Generated Check
	065316	05/19/26	GAL01 (GALLS,LLC)		517.03	.00	517.03	Automatic Generated Check
	065317	05/19/26	GRO01 (FERGUSON WATERWORKS)		386.78	.00	386.78	Automatic Generated Check
	065318	05/19/26	LES04 (LES SCHWAB TIRE CENTER)		2,311.94	.00	2,311.94	Automatic Generated Check
	065319	05/19/26	LIF01 (LIFE-ASSIST, INC)		97.97	.00	97.97	Automatic Generated Check
	065320	05/19/26	MOT01 (MOTOR SQUAD TRAINING INSTITU		3,796.44	.00	3,796.44	Automatic Generated Check
	065321	05/19/26	PAC07 (PACIFIC ACE HARDWARE)		242.95	.00	242.95	Automatic Generated Check
	065322	05/19/26	PGE00 (PACIFIC GAS & ELECTRIC CO)		48,557.27	.00	48,557.27	Automatic Generated Check
	065323	05/19/26	PIS02 (PISANI'S SERVICE)		155.77	.00	155.77	Automatic Generated Check
	065324	05/19/26	PON01 (PONTICELLO ENTERPRISES)		27,034.25	.00	27,034.25	Automatic Generated Check
	065325	05/19/26	SIE02 (PRIMOS BRANDS)		814.58	.00	814.58	Automatic Generated Check
	065326	05/19/26	SON01 (SONCO HEATING & A/C)		3,180.00	.00	3,180.00	Automatic Generated Check
	065327	05/19/26	SUI00 (SUISUN VALLEY FRUIT GROWER)		64.17	.00	64.17	Automatic Generated Check
	065328	05/19/26	SUT02 (SUTTER BUTTES COMMUNICATIONS		198.94	.00	198.94	Automatic Generated Check
	065329	05/19/26	T-M01 (T-MOBLE)		985.40	.00	985.40	Automatic Generated Check
	065330	05/19/26	WAV01 (WAVE BROADBAND)		163.32	.00	163.32	Automatic Generated Check
	065331	05/19/26	YOL31 (YOLO 365 ARTISAN MARKET)		1,000.00	.00	1,000.00	Automatic Generated Check
	EFT151	05/06/26	PER01 (PERS)		39,102.72	.00	39,102.72	PERS ALLOCATIONS FOR PPE
			Total for Bank Account 10100 ----->		283,133.53	.00	283,133.53	
			Grand Total of all Bank Accounts ----->		283,133.53	.00	283,133.53	

Client ID: 80466 - CITY OF WINTERS
Pay Group: Bi-Weekly
Check Date: 5/1/2026
Run Date: 4/28/2026 Run Number: 39

PAYROLL SUMMARY

CITY OF WINTERS

Period Begin Date: 4/13/2026
Period End Date: 4/26/2026
Pay Period: 9
Payroll Type: Regular Payroll

*** PAYROLL FUNDING ***

Debit Type	Bank Name	Transit Routing #	Bank Account #	Counts	Amount	ACH Debit
Checks	FIRST NORTHERN BANK OF DIXON	[redacted]		7	$4,173.75	$0.00
Direct Deposits	FIRST NORTHERN BANK OF DIXON			79	$0.00	$144,006.89
Totals:				**86**	**$4,173.75**	**$144,006.89**
Tax Liabilities	FIRST NORTHERN BANK OF DIXON	[redacted]			$0.00	$67,033.64
Third Party Checks	FIRST NORTHERN BANK OF DIXON			5	$7,534.78	$0.00
Third Party Electronic Payment	FIRST NORTHERN BANK OF DIXON			5	$0.00	$5,687.76
Payroll Billing	FIRST NORTHERN BANK OF DIXON				$0.00	$308.20
Totals:				**10**	**$7,534.78**	**$73,029.60**

Total ACH Debit:	**Impound Date: 4/30/2026**	**$217,036.49**
Total Payroll Funding (all items):		**$228,745.02**

*** PAYROLL TOTALS ***

Payroll Totals		Totals By Check Type		Counts By Check Type		Employee Counts	
Net Pay Checks	$4,173.75	Total Live Checks	$4,173.75	Total Live Checks	7	Active Employees Paid	75
Direct Deposits	$144,006.89	Additional Checks	$9,164.28	Additional Checks	0	Inactive Employees Paid	0
****** Total Net Payroll**	**$148,180.64**	Manual Checks	$0.00	Manual Checks	0	Terminated Employees Paid	0
		Void Checks/Direct Deposits	$0.00	Void Checks	0	Total Employees Paid	75
Total Taxes	$67,033.64	Third Party Sick Checks	$0.00	Third Party Sick Checks	0	Active Employee Count	99
****** Total Payroll**	**$215,214.28**	Adjustments	$0.00	Adjustments	0	Inactive Employee Count	0
		Direct Deposits (79)	$144,006.89	Vouchers (Direct Deposit)	75	Terminated Employee Count	21
Payroll Adjustments	$0.00	Total Third Party Pays	$13,222.54	Total Third Party Payments	10	Total Employee Count	120
****** Adjusted Total**	**$215,214.28**	Total Third Party Void Checks	$0.00	Total Third Party Voids	0	Employees Paid this Month	75
				Zero Net Checks	0	Active Employees this Month	99
						Employees with W2 Data	93
						Active Employees Not Paid	24
						Active (Hired) EEs Not Paid	24

Client ID: 80466 - CITY OF WINTERS
Pay Group: Bi-Weekly
Check Date: 5/15/2026
Run Date: 5/13/2026 Run Number: 40

PAYROLL SUMMARY

CITY OF WINTERS

Period Begin Date: 4/27/2026
Period End Date: 5/10/2026
Pay Period: 10
Payroll Type: Regular Payroll

*** PAYROLL FUNDING ***

Debit Type	Bank Name	Transit Routing #	Bank Account #	Counts	Amount	ACH Debit
Checks	FIRST NORTHERN BANK OF DIXON	[redacted]		11	$4,628.70	$0.00
Direct Deposits	FIRST NORTHERN BANK OF DIXON			77	$0.00	$136,066.45
Totals:				**88**	**$4,628.70**	**$136,066.45**
Tax Liabilities	FIRST NORTHERN BANK OF DIXON	[redacted]			$0.00	$62,797.09
Third Party Checks	FIRST NORTHERN BANK OF DIXON			5	$7,749.81	$0.00
Third Party Electronic Payment	FIRST NORTHERN BANK OF DIXON			5	$0.00	$5,687.76
Payroll Billing	FIRST NORTHERN BANK OF DIXON				$0.00	$310.50
Totals:				**10**	**$7,749.81**	**$68,795.35**

Total ACH Debit:	**Impound Date: 5/14/2026**	**$204,861.80**
Total Payroll Funding (all items):		**$217,240.31**

*** PAYROLL TOTALS ***

Payroll Totals		Totals By Check Type		Counts By Check Type		Employee Counts	
Net Pay Checks	$4,628.70	Total Live Checks	$4,628.70	Total Live Checks	11	Active Employees Paid	82
Direct Deposits	$136,066.45	Additional Checks	$4,062.20	Additional Checks	0	Inactive Employees Paid	0
****** Total Net Payroll**	**$140,695.15**	Manual Checks	$0.00	Manual Checks	0	Terminated Employees Paid	0
		Void Checks/Direct Deposits	$0.00	Void Checks	0	Total Employees Paid	82
Total Taxes	$62,797.09	Third Party Sick Checks	$0.00	Third Party Sick Checks	0	Active Employee Count	100
****** Total Payroll**	**$203,492.24**	Adjustments	$0.00	Adjustments	0	Inactive Employee Count	0
		Direct Deposits (77)	$136,066.45	Vouchers (Direct Deposit)	73	Terminated Employee Count	21
Payroll Adjustments	$0.00	Total Third Party Pays	$13,437.57	Total Third Party Payments	10	Total Employee Count	121
****** Adjusted Total**	**$203,492.24**	Total Third Party Void Checks	$0.00	Total Third Party Voids	0	Employees Paid this Month	85
				Zero Net Checks	0	Active Employees this Month	100
						Employees with W2 Data	94
						Active Employees Not Paid	18
						Active (Hired) EEs Not Paid	18

Client ID: 80466 - CITY OF WINTERS
Pay Group: Bi-Weekly
Check Date: 5/29/2026
Run Date: 5/27/2026 Run Number: 41

PAYROLL SUMMARY

CITY OF WINTERS

Period Begin Date: 5/11/2026
Period End Date: 5/24/2026
Pay Period: 11
Payroll Type: Regular Payroll

*** PAYROLL FUNDING ***

Debit Type	Bank Name	Transit Routing #	Bank Account #	Counts	Amount	ACH Debit
Checks	FIRST NORTHERN BANK OF DIXON	[redacted]		9	$3,853.76	$0.00
Direct Deposits	FIRST NORTHERN BANK OF DIXON			84	$0.00	$153,472.16
Totals:				**93**	**$3,853.76**	**$153,472.16**
Tax Liabilities	FIRST NORTHERN BANK OF DIXON	[redacted]			$0.00	$66,379.12
Third Party Checks	FIRST NORTHERN BANK OF DIXON			5	$6,118.27	$0.00
Third Party Electronic Payment	FIRST NORTHERN BANK OF DIXON			5	$0.00	$5,378.49
Payroll Billing	FIRST NORTHERN BANK OF DIXON				$0.00	$320.05
Totals:				**10**	**$6,118.27**	**$72,077.66**

Total ACH Debit:	**Impound Date: 5/28/2026**	**$225,549.82**
Total Payroll Funding (all items):		**$235,521.85**

*** PAYROLL TOTALS ***

Payroll Totals		Totals By Check Type		Counts By Check Type		Employee Counts	
Net Pay Checks	$3,853.76	Total Live Checks	$3,853.76	Total Live Checks	9	Active Employees Paid	75
Direct Deposits	$153,472.16	Additional Checks	$28,418.32	Additional Checks	0	Inactive Employees Paid	0
****** Total Net Payroll**	**$157,325.92**	Manual Checks	$0.00	Manual Checks	0	Terminated Employees Paid	0
		Void Checks/Direct Deposits	$0.00	Void Checks	0	Total Employees Paid	75
Total Taxes	$66,379.12	Third Party Sick Checks	$0.00	Third Party Sick Checks	0	Active Employee Count	102
****** Total Payroll**	**$223,705.04**	Adjustments	$0.00	Adjustments	0	Inactive Employee Count	0
		Direct Deposits (84)	$153,472.16	Vouchers (Direct Deposit)	79	Terminated Employee Count	20
Payroll Adjustments	$0.00	Total Third Party Pays	$11,496.76	Total Third Party Payments	10	Total Employee Count	122
****** Adjusted Total**	**$223,705.04**	Total Third Party Void Checks	$0.00	Total Third Party Voids	0	Employees Paid this Month	88
				Zero Net Checks	2	Active Employees this Month	102
						Employees with W2 Data	96
						Active Employees Not Paid	27
						Active (Hired) EEs Not Paid	27

CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Council members

DATE:July 7, 2026

FROM: Zorina Treat, Deputy City Clerk/Executive Assistant

THROUGH: Jeremy Craig, City Manager

SUBJECT: Reappointment of Climate Action Commission Members

RECOMMENDATION:
Approve the reappointment of Ken Britten, David Springer, and Gar House to the Climate Action Commission for additional four-year terms expiring June 30, 2030.

BACKGROUND:
The terms of three current Climate Action Commission members expire on June 30, 2026. The members whose terms are expiring are Ken Britten, David Springer, and Gar House, each appointed on April 19, 2022.

Commissioner	Appointed	Term expires
Ken Britten	April 19, 2022	June 30, 2026
David Springer	April 19, 2022	June 30, 2026
Gar House	April 19, 2022	June 30, 2026

DISCUSSION:
Ken Britten, David Springer, and Gar House have served the Climate Action Commission with dedication and professionalism throughout their current terms. Each member has demonstrated a strong commitment to the Commission's work through regular attendance, active participation, and thoughtful contributions to Commission discussions and recommendations. Their experience and institutional knowledge provide valuable continuity for the Commission. Staff recommends their reappointment to additional four-year terms expiring June 30, 2030.

FISCAL IMPACT:
None

ATTACHMENT:
None

CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers

DATE: June 25, 2026

THROUGH: Jeremy Craig, City Manager

FROM: Brian Hughes, City Attorney's Office

SUBJECT: Consideration of a 4% Salary Increase for City Manager, Retroactive to November 1, 2025.

RECOMMENDATION:
4% Salary Increase for City Manager, Retroactive to November 1, 2025, with potential for upward adjustment after completion of the budget.

BACKGROUND:
The City Manager's Employment Agreement allows for City Council consideration of a salary adjustment following an annual performance evaluation.

DISCUSSION
City Manager Jeremy Craig's employment began on November 1, 2023. The City Manager's Employment Agreement requires the City Council to consider any salary adjustments annually in conjunction with his annual performance evaluation, based upon the City Manager's satisfactory performance, improved City finances, and only if other City employees have received general salary increases (GSIs). The City employees whose bargaining agreements were approved this year received a GSI adjustment of 4%.

ATTACHMENTS:
None.

TO: Honorable Mayor and Members of the City Council

FROM: Jeremy Craig, City Manager

DATE: July 7, 2026

SUBJECT: Authorization of Internal Financing for Acquisition of Fire Department Apparatus Resolution No. 2026-34

RECOMMENDED ACTION:

Adopt Resolution No. 2026-34, authorizing internal financing for the acquisition of a fire apparatus and establishing repayment terms between the Fire Development Impact Fund and the Fire Services Fee Fund.

BACKGROUND:

In 2023, the City Council approved the purchase of a fire apparatus as a replacement unit and enhanced the service level of a ladder truck. The funding identified was Fire Development Impact Fees, and the plan was to secure financing through an equipment loan. Since that approval, the City has adopted the Fire Service Fee through the Prop. 218 process, and a portion of those fees is set aside for equipment purchases. Given the new source of funding and a healthy balance in the Fire DIF fund, the City determined that internal financing would provide substantial cost savings on the purchase.

In total, it was determined that 50% of the new truck's function is attributable to new development and 50% to existing development. Since inadequate funds exist in the Fire Services Fee Fund for its 50% of the purchase, the Fire DIF paid the amount and will recoup the $400,000 difference from the Fire Services Fee Fund with budgeted payments over four years.

DISCUSSION:

Internal borrowing between City funds is a recognized and legally permissible financial management practice under California law, provided the terms are fair and equitable, and the repayment is structured to make the lending fund whole. To ensure the Fire Development Impact Fee Fund is appropriately compensated for the use of its capital, the internal loan shall bear interest at the City's then-current pooled investment rate of return, which is the same yield the Fund would otherwise have earned on those reserves.

The proposed repayment schedule calls for four equal principal payments of $100,000 per year, beginning in Fiscal Year 2026-27, with interest applied to the declining outstanding balance at

the beginning of each fiscal year. Payments will be included in each annual budget and transferred to the Fire Development Impact Fee Fund no later than June 30 of each fiscal year.

The table below illustrates the repayment structure (interest amounts to be calculated using the applicable Internal Rate at the start of each fiscal year):

Year	Budget Cycle	Principal Payment	Interest Payment	Total Payment
1	FY 2026-27	$100,000	[X%] × $400,000	TBD
2	FY 2027-28	$100,000	[X%] × Remaining	TBD
3	FY 2028-29	$100,000	[X%] × Remaining	TBD
4	FY 2020-30	$100,000	[X%] × Remaining	TBD
TOTAL PRINCIPAL REPAID		**$400,000**	**TBD**	**TBD**

(As an illustration, if the internal interest rate was 2%, then Year 1 payment would be $100,000 + (400,000*.02=8,000) for a total payment of $108,000.)

This structure satisfies the following policy objectives:

- Fiscal Responsibility: The City avoids approximately $300,000 in external financing costs.
- Fund Integrity: The Fire Development Impact Fee Fund is compensated for the use of its capital at a rate consistent with the City's investment earnings.
- Affordability: Annual repayment obligations of $100,000 plus interest are manageable within projected Fire Services Fee Fund revenues.
- Transparency: Council authorization and formal resolution ensure the arrangement is fully documented and subject to annual budget review.

FISCAL IMPACT:

By utilizing internal financing rather than external debt, the City avoids estimated interest costs, underwriting expenses, and administrative costs that would have been incurred under a conventional equipment loan or lease-purchase arrangement. Interest on the $400,000 internal loan will be charged to the Fire Services Fee Fund at the City's then-current pooled investment rate of return, approximately 2%, consistent with the City's adopted Investment Policy. This ensures the Fire Development Impact Fee Fund is appropriately compensated for the use of its reserves.

ATTACHMENTS:

Attachment 1 - Resolution No. 2026-34

RESOLUTION NO. 2026-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS AUTHORIZING INTERNAL FINANCING FOR THE ACQUISITION OF FIRE DEPARTMENT APPARATUS AND ESTABLISHING TERMS FOR REPAYMENT BETWEEN THE FIRE DEVELOPMENT IMPACT FEE FUND AND THE FIRE SERVICES FEE FUND

WHEREAS, the City of Winters (the "City") has determined that the acquisition of a new fire apparatus is necessary to maintain adequate fire suppression capability and protect the health, safety, and welfare of the community; and

WHEREAS, the City Council previously authorized the purchase of a fire apparatus at a total cost of $1,600,000; and

WHEREAS, the City has evaluated financing options for the acquisition, including external financing through the municipal bond market, equipment lease-purchase arrangements, and other debt instruments; and

WHEREAS, the City has determined that utilizing available reserves in the Fire Development Impact Fee Fund and the Fire Services Fee Fund for internal financing of this acquisition is in the best fiscal interest of the City, avoiding an estimated $300,000 or more in external interest costs and debt issuance expenses; and

WHEREAS, the Fire Development Impact Fee Fund provided $1,200,000 toward the purchase as a direct expenditure consistent with the authorized use of development impact fee revenues for capital equipment necessitated by growth; and

WHEREAS, the Fire Services Fee Fund provided $400,000 towards the purchase, but needs to provide $400,000 more to achieve a 50%/50% split in total costs; and

WHEREAS, the $400,000 will be an internal loan to be repaid from the Fire Services Fee Fund over four (4) annual installments, with interest charged at the City's internal investment rate of return, consistent with sound financial management practice; and

WHEREAS, the City Council finds that the terms of this internal financing arrangement are fair, equitable, and consistent with the City's Investment Policy and applicable provisions of California law; and

WHEREAS, the City Council of the City of Winters wishes to authorize and memorialize this internal financing arrangement and the associated repayment schedule.

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

Section 1. Findings. The City Council hereby finds and determines that the foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. Authorization of Internal Financing. The City Council hereby authorizes the internal financing of the fire apparatus acquisition as follows:

- The total purchase price of the fire apparatus is $1,600,000.
- The Fire Development Impact Fee Fund contributed $1,200,000 toward the purchase price as a direct capital expenditure.
- The Fire Services Fee Fund provided $400,000 toward the purchase price as a direct capital expenditure.

- To achieve a 50%/50% split in funding, an internal loan of $400,000 will be established for the Fire Services Fee Fund to pay back the Fire Development Impact Fee Fund as detailed in this resolution

Section 3. Repayment Terms. The internal loan of $400,000 from the Fire Development Impact Fee Fund to the Fire Services Fee Fund shall be repaid under the following terms:

- Repayment Period: Four (4) annual installments, commencing in Fiscal Year 2026-27.
- Principal: $100,000 per year for four (4) years.
- Interest Rate: The City's then-current pooled investment portfolio rate of return (the "Internal Rate"), as reported by the City Treasurer and consistent with the City's adopted Investment Policy, applied to the outstanding principal balance at the beginning of each fiscal year.
- Payment Timing: Each annual installment of principal and interest shall be included in the annual budget adopted by the City Council for the applicable fiscal year and transferred to the Fire Development Impact Fee Fund no later than June 30 of that fiscal year.

Section 4. Budget Authority. The City Manager, or designee, is hereby authorized and directed to include the required annual principal and interest payments in each annual budget submission for Fiscal Years 2026-27 through 2029-30, and to effectuate the necessary interfund transfers in accordance with this Resolution and the City's financial policies.

Section 5. Documentation. The City Manager, or designee, is authorized to execute any and all documents, agreements, and accounting entries necessary to implement and memorialize this internal financing arrangement in the City's financial records.

Section 6. Savings. The City Council finds that by utilizing internal financing rather than external debt, the City avoids an estimated $300,000 or more in interest costs and debt issuance expenses, benefiting the ratepayers and residents of the City of Winters.

Section 7. CEQA. The City Council finds that the adoption of this Resolution is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines, because it will not result in a physical change in the environment, directly or indirectly.

Section 8. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Winters at a regular meeting held on July 7, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

Clerk

_____

_____

FY 26-27 Operating Budget – in development

JUNE 16, 2026, BUDGET WORKSHOP

Budget Basics



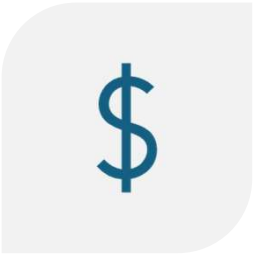
BUDGET IS FOR FISCAL YEAR 2026-27 WHICH RUNS JULY 2026 TO JUNE 2027



MOST OPERATIONS ARE IN THE CITY GENERAL FUND



PROPERTY, SALES, AND UTILITY TAXES ARE BIGGEST REVENUES



PERSONNEL IS OUR LARGEST EXPENSE (67% OF EXPENSES)

Budget Calendar

APRIL-MAY – Revenue Forecast and City Departments prepare budget requests

MAY – The City management team reviews requests with the City Manager, and the final draft is prepared

JULY 7th – Draft budget is presented to City Council for their review and input

JULY 21st – Final budget is presented to City Council for approval

JULY 21st – New budget takes effect

Budget Headlines

Budget process delayed due to new financial system implementation and labor negotiations

Inflationary pressures continue to impact the budget

Measure S Revenue adds approximately 1.4mil revenue to the budget

Property Tax increase due to large reassessments and final new homes

Proposed budget includes no new programs

Proposed budget includes no new personnel

Shared services costs (Animal Services, Dispatch, Insurance, IT security monitoring) are seeing increases due to inflation

Budget Headlines

Capital Items requested but not included:

$100,000 PD vehicle replace admin

$50,000 Council Chambers A/V Upgrade

$60,000 Mower for L&L District

$75,000 Second story fire escape City Hall

$75,000 Carpet City Hall and Public Safety Buildings

Measure S

Measure S Passed By Voters in November 2024 and Collection Began in April 2025

Measure S is a “general” tax, which means the Council can allocate it for any reason

Campaign Themes for Measure S included:

- Address Operation Deficit
- Restore Healthy Fund Reserves
- Address Employee Attraction and Retention Challenges
- Maintain Service Levels

Measure S

Fiscal 2026-27 Include the Following New Measure S Items:

- Continues to fund restored positions from last year's budget
- Most new staffing efforts are completed, with the exception of the 12th police officer
- New contract funding to improve retention and attraction of team members
- PT season staff in Public Works made a major impact on weed abatement and parks maintenance efforts last year and will continue this year

FY 26-27 OVERVIEW

FY 2026-2027 Fund Category Summary

	2026-27 Proposed Revenues	2026-27 Proposed Expenditures	over/under	Use of Fund Balance
General Fund	10,137,152	10,135,931	1,221	
Enterprise Funds	4,461,044	5,432,622	(971,578)	(971,578)
Assessment Funds	718,635	718,635	0	
Gas Tax Funds	447,363	822,430	(375,067)	(375,067)
Special Revenue Funds	823,336	1,045,181	(221,845)	(221,845)
Impact Funds	1,150,645	955,103	195,542	
Capital Funds	33,239	308,000	(274,761)	(274,761)
Successor Agency Funds	934,223	934,223	0	
Transporation Act Funds	615,306	995,671	(380,365)	(380,365)
Grand Total	19,320,943	21,347,796	(2,026,853)	(2,223,616)

2025-26 Budget:Actuals - Preliminary as of 5/31/26

Collapse All	2025-26 Actual	2025-26 Budget
Revenues	$ 8,520,931	$ 9,592,645
Other General Fund Taxes	2,512,777	2,493,435
Sales and Use Tax	1,785,205	1,874,801
Property Taxes	1,874,848	1,744,875
Property Tax in Lieu of VLF	1,238,687	1,250,400
Other Revenues	594,919	697,700
General Fund Licenses, Fees and Permits	177,222	948,063
General Fund Service Charges	77,047	320,063
Rents and Concessions	136,167	138,332
Interest	62,116	41,376
Recreation Fees	50,344	43,900
Transfer In	0	30,400
Intergovernmental	11,600	9,300
Expenses	7,277,462	9,592,105
Salary and Benefits	5,640,598	6,421,304
Other Expenses	2,097,040	2,792,577
Transfer Out	0	422,469
Capital Expenditures	66,972	81,000
Allocated Costs	-527,149	-125,245
Revenues Less Expenses	$ 1,243,469	$ 540

PENDING:

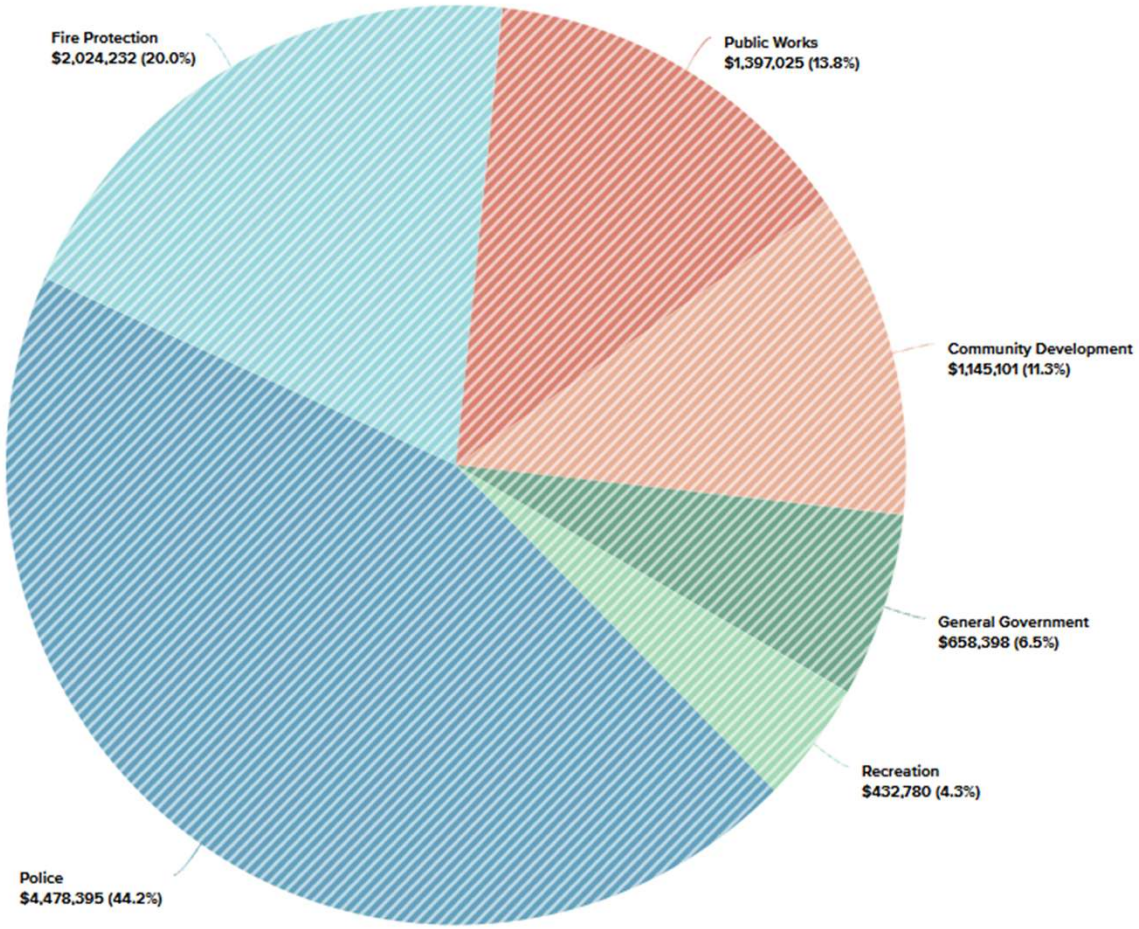
- ISF allocations
- Cost Allocations
- Funds transfer to Lighting and Landscape District
- Retro Pay
- Operational Costs through EOY
- Wages & Benefits through EOY

FY 26-27 General Fund Revenue Overview

General Fund Revnue by Type	2025-65 YTD Actuals	2025-26 Budget	2026-27 Budget
Other General Fund Taxes	2,456,926	2,493,435	2,626,670
Sales and Use Tax	1,818,540	1,874,801	2,352,208
Property Taxes	1,874,848	1,744,875	1,999,000
Property Tax in Lieu of VLF	1,238,687	1,250,400	1,250,400
Other Revenues	561,030	697,700	657,700
General Fund Licenses, Fees and Permit	173,905	948,063	607,803
General Fund Service Charges	76,592	320,063	340,063
Rents and Concessions	132,340	138,332	138,332
City Wide Assessment	316,450	0	0
Interest	62,116	41,376	81,376
Recreation Fees	48,694	43,900	43,900
Transfer In	0	30,400	30,400
Intergovernmental	11,600	9,300	9,300
Total Revenues	$8,771,728	$9,592,645	$10,137,152
		over FY 25/26 budget	5.68%

General Fund Revenue Detail: Major Sources

	2025-26 Actual	2025-26 Budget	2026-27 Budget	% Chg / Budget Year
(41400) Measure S	1,134,570	960,000	1,450,000	***51.0%***
(41405) Utility Tax	714,338	750,000	750,000	***0.0%***
(41408) TOT TAX	669,043	593,740	593,740	***0.0%***
(41403) Franchise Tax	311,493	437,000	437,000	***0.0%***
(41406) Municipal Services Tax	331,280	384,630	384,630	***0.0%***
(41105) Residual RDA Revenue	247,628	116,765	250,000	***114.1%***
(41101) Property Tax	1,874,848	1,744,875	1,999,000	***14.6%***
(41401) Sales & Use Tax	644,103	861,000	847,308	***-1.6%***
(41103) Property Tax in Lieu of VLF	1,238,687	1,250,400	1,250,400	***0.0%***
(46102) Building Permits	112,988	850,649	510,389	***-40.0%***



General Fund Expenditures

General Fund Expenditure Overview

Without ISF & Cost Allocations				2026 : 2027 Comparison	
GENERAL FUND EXPENDITURES	2024-25 Budget	2025-26 Budget	2026-27 Budget	**$ CHG**	**% Change**
(110) City Council	88,367	100,957	100,957	0	0.00%
(120) City Clerk	12,435	14,935	54,935	40,000	267.83%
(160) City Manager	413,066	493,952	519,855	25,903	5.24%
(170) Human Resources	250,348	265,823	268,196	2,373	0.89%
(180) Finance	740,068	852,809	881,193	28,384	3.33%
(210) Police	3,205,116	3,597,637	3,971,385	373,748	10.39%
(310 Fire Protection	1,529,161	1,710,030	1,749,836	39,806	2.33%
(410) Commnunity Development Planning	261,571	395,060	477,298	82,238	20.82%
(420) Building & Inspections	500,061	534,852	542,970	8,118	1.52%
(610) Public Works	1,072,818	1,378,132	1,294,939	-83,193	-6.04%
(710) Recreation (Events and Programs)	72,500	82,000	82,000	0	0.00%
(720) Community Center Department	108,149	124,567	123,728	-839	-0.67%
(730) Aquatic Department	145,097	166,596	178,044	11,448	6.87%
TOTAL	**8,398,757**	**9,717,350**	**10,245,336**	**527,986**	**5.43%**

ISF Funds– Citywide Overhead

	2024-25 Budget	2025-26 Budget	2026-27 Budget	2026:2027 $ Increase	2026:2027 % Increase
(53411) Insur & Bonding	554,831	667,421	539,755	-127,666	-19.13%
(54211) Computer Svc	246,776	382,047	453,644	71,597	18.74%
(52213) Computer	85,870	67,433	68,902	1,469	2.18%
(53112) Electricity	29,000	35,000	54,000	19,000	54.29%

Staffing Notes

Salary Increases - ongoing

- 3-year contracts completed

Benefits

- CalPERS employer mandatory contribution increase of $82,546

Staffing

- All current FTE's filled with the exception of one officer vacancy newly created

Public Works

- Two long tenured team members are retiring effective July 3rd of this year. Transition efforts have been in place for the past six months, and the organizational structure is being reviewed

Police #210

Without ISF & Cost Allocations				**2026 : 2027 Comparison**	
GENERAL FUND EXPENDITURES	2024-25 Budget	2025-26 Budget	2026-27 Budget	**$ CHG**	**% Change**
(210) Police	3,205,116	3,597,637	3,971,385	373,748	10.39%

PD Major Highlights - General Fund

- "Operating Budget": $1,433,079 (FY 25/26 $1,215,128)
  - YECA (101-54914-210): $278,829 (FY 25/26 $274,907)
  - Animal Control Services (101-54912-210): $139,241 (FY 25/26 $115,272)
  - Computer Services Misc. Computer Programs (101-54211-210) - $154,844
    - Axon: $62,960
      - Consolidated Fleet/BWC/TASER contracts reducing annual costs by approximately $10,900
    - RiMS and Flock from DIF to GF: $52,662
    - Benchmark Analytics: $16,800
      - Applying YCPARMIA for $15,000 reimbursement
  - Property Repair/Maintenance (101-54615-210):
    - (2) HVAC units - $33,500
  - Safety Equipment (101-52915-210)
    - Ballistic helmets: $14,288

PD Major Highlights - General Fund

- Closing FY 25/26 approx. $100,000 fund balance in “operating budget”
  - No outside investigations or major investigations (SART, DOJ)
  - Did not replace computer monitors
  - Unanticipated vehicle repairs reduced due to newer fleet

- Anticipate significant personnel cost savings FY 25/26
  - Reduced staffing throughout much FY
  - 12th position authorized for FY 25/26 never filled
  - Reduction in advanced officer training (AOT) costs
    - OTS STEP grant

- Eliminated vehicle replacement of 2012 Chevrolet Caprice
  - Mid-year budget

PD Major Highlights – Other Funds

- Development Impact Fees (414-30500-210)
  - Patrol Vehicle: $100,000
  - Portable radios: $18,000
  - AED's: $4,500
- Lura Meyer Trust Fund donation
  - Remaining balance: $3,553
    - (2) Patrol vehicles ($150,000)
    - (2) Trailers (Bike Rodeo/E-motorcycle transport and CSI)
- Traffic Safety (251-52915-210)
  - E-motorcycle safety equipment: $2,800
-

PD Major Highlights - Grants

- Citizens' Option for Public Safety Supplemental Law Enforcement Services Fund (COPS SLESF): $100,000
  - Funds must be used for front line municipal police services
  - Must supplement and not supplant existing funding
    - Offsets CSO salary and benefits
- OTS STEP (Selective Traffic Enforcement Program): $40,000
- Federal grants extremely limited due to immigration requirement

Fire Department #310

Without ISF & Cost Allocations				2026 : 2027 Comparison	
GENERAL FUND EXPENDITURES	2024-25 Budget	2025-26 Budget	2026-27 Budget	**$ CHG**	**% Change**
(310 Fire Protection	1,529,161	1,710,030	1,749,836	39,806	2.33%

Fire Protection & Emergency Response Service Assessment Summary	
Revenues	638,030
Salary and Benefits	483,955
Capital Apparatus	160,000
Pumps & Equip	30,749
Other Expenses	2,500
Expense Total	677,204
Revenues - Expenses	-39,174

Fire Department Major Highlights

- 101-52715-310, Maintenance and Repair: Vehicle Equipment Repair - +$13,000 ↑ 22%
  - (FY 25/26 $57,000)
- 101-52913-310, Minor Tools: Tools/Equip and Fire Operation Supplies - +$5,000 ↑ 25%
  - (FY 25/26 $20,000)
- 101-55212-310, Registration/Tuition: Training - +$5,000 ↑ 33%
  - (FY 25/26 $15,000)
- 101-52918-310, Communications Equip: Radio Maintenance and Repair - +$5,000 ↑ 50%
  - (FY 25/26 $10,000)
- 101-54914-310, Yolo Cty Comm: Technical Dispatch Services - +$4,000 ↑ 5%
  - (FY 25/26 $66,000)

FD Major Highlights - Grants

- Federal Emergency Management Assistance to Firefighters Grant
  - $95,000 for Vehicle Exhaust System enhancing Winters Fire Cancer Reduction Initiative
- Cal Fire Grant: $6,825 for Firefighter PPE
- Agwest Grant: $45,720 for WFD Training Center
- Kaiser Foundation donation: $2,047 for Senior Health Screening equipment

Public Works

Without ISF & Cost Allocations				**2026 : 2027 Comparison**	
GENERAL FUND EXPENDITURES	2024-25 Budget	2025-26 Budget	2026-27 Budget	**$ CHG**	**% Change**
(610) Public Works	1,072,818	1,378,132	1,294,939	-83,193	-6.04%

Public Works Major Highlights

City Wide Assessment

- Electricity: 211-53113-650 $30,000 increase due to where we are currently

Gas Tax

- Electricity: 221-53112-660 $25,000 increase due to where we are currently

Public Works General

- Architect/Engin: 101-54411-610 -($15,000) Decrease services to department
- Vehicle Replacement: 101-57612-610 -($78,000) Remove truck replacement

Public Works Major Highlights

Sewer

- Electricity 621-53112-640 (35%) $70,000 All 4 aerators are online. Increased cost
- Repair & Maint: 621-54514-640 $63,500 Fore main pump replacement
- Misc Cap Aqui: 621-57913-640 $73,300 Remove aerator purchase
- Computer: 621-52213-640 -($6,000) Purchased upgrades this year
- Water: 621-53114-640 $20,000 Increased usage for landscape
- Misc. Prof. Svc: 621-54419-640 -($39,900) Moved service to different fund
- Other Con Svcs: 621-54919-640 $23,500 Ground water monitoring
- Wastewater Fac: 622-57811-640 -($130,000) Remove Bio Solid Removal Project

Public Works Major Highlights

Water

- Repair & Maint: 611-54514-630 $6,000 Replace backflow at well 2
- Water Meters: 617-52513-630 $50,000 replacing meters and end points
- Electricity: 611-53112-630 -($30,000) Decrease due to where we are currently Well 7
- Architect/Engin: 611-54411-630 $30,000 Chrm 6
- City Attorney: 611-54415-630 $20,000 Chrm 6
- Misc Prof. Svc: 611-54419-630 $430,970 Well 8 treatment for Chrm 6
- Equip Repairs: 611-54614-630 -($132,500) Remove well 5 rehab project
- Property Repairs: 611-54615-630 $7,500 Gate opener for well 8
- Employee Memshp: 611-55311-630 -($12,900) YSGA Decreased cost
- Water Meters: 611-52513-630 $50,000 purchase more endpoints and meters

Community Development - #410 & #420

Without ISF & Cost Allocations				**2026 : 2027 Comparison**	
GENERAL FUND EXPENDITURES	2024-25 Budget	2025-26 Budget	2026-27 Budget	**$ CHG**	**% Change**
(410) Commnunity Development Planning	261,571	395,060	477,298	82,238	20.82%
(420) Building & Inspections	500,061	534,852	542,970	8,118	1.52%

- **Add of FT Housing and Grant Analyst.**
- **PSA Agreement with DevCom for Sr. Planner and Building Official/Inspector.**
- **Plan check fees offset a proportioned added costs in Bldg Dept.**

City Council - #110

Without ISF & Cost Allocations				**2026 : 2027 Comparison**	
GENERAL FUND EXPENDITURES	2024-25 Budget	2025-26 Budget	2026-27 Budget	**$ CHG**	**% Change**
(110) City Council	88,367	100,957	100,957	0	0.00%

- Conferences & Summits budgeted consistent with last year

City Clerk - #120

Without ISF & Cost Allocations				**2026 : 2027 Comparison**	
GENERAL FUND EXPENDITURES	2024-25 Budget	2025-26 Budget	2026-27 Budget	**$ CHG**	**% Change**
(120) City Clerk	12,435	14,935	54,935	40,000	267.83%

- Elections & Training

City Manager's Office - #160

Without ISF & Cost Allocations				**2026 : 2027 Comparison**	
GENERAL FUND EXPENDITURES	2024-25 Budget	2025-26 Budget	2026-27 Budget	**$ CHG**	**% Change**
(160) City Manager	413,066	493,952	519,855	25,903	5.24%

- Includes funding for economic development

Admin Services #170 HR and #180 Finance

Without ISF & Cost Allocations				2026 : 2027 Comparison	
GENERAL FUND EXPENDITURES	2024-25 Budget	2025-26 Budget	2026-27 Budget	**$ CHG**	**% Change**
(170) Human Resources	250,348	265,823	268,196	2,373	0.89%
(180) Finance	740,068	852,809	881,193	28,384	3.33%

- **Finance Staffing stabilized with Accounting Manager.**

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Recreation

Without ISF & Cost Allocations				2026 : 2027 Comparison	
GENERAL FUND EXPENDITURES	2024-25 Budget	2025-26 Budget	2026-27 Budget	**$ CHG**	**% Change**
(710) Recreation (Events and Programs)	72,500	82,000	82,000	0	0.00%
(720) Community Center Department	108,149	124,567	123,728	-839	-0.67%
(730) Aquatic Department	145,097	166,596	178,044	11,448	6.87%

- **Service agreement for pool water chemistry monitoring, testing, and services has been working well. Increased cost of chemicals.**
- **Lifeguards Staff Certifications**
- **Fund 831 support for 2026-27 is $30,400 for scholarships, proportional costs for lifeguards, pool chemistry service & supplies, equipment**

Capital Improvement Plan

	Project Name by Category	FY 26-27	FY 27-28	FY 28-29	Future Years	Total
						-
	Restrooms at 3 Oaks Park					-
413	*Park and Recreaton Impact*	302,500				302,500
		302,500	-		-	302,500
						-
	Community Center					-
424	*Park & Recreation Capital*	280,000	-		-	280,000
413	*Park and Recreation Impact Fee*	150,000				150,000
413	*Park and Recreation Impact Fee*	170,000	-		-	170,000
		600,000	-		-	600,000
						-
	Finance Office / ADA					-
101	*General Fund*	-	80,000		-	80,000
101	*General Fund*		65,000			65,000
		-	145,000		-	145,000
						-
	Senior Center					-
331	*Unfunded*	-			6,000,000	6,000,000
		-	-		6,000,000	6,000,000
						-
	Total Park and City Facility Projects	**902,500**	**145,000**		**6,000,000**	**7,047,500**

	Project Name by Category	FY 26-27	FY 27-28	FY 28-29	Future Years	Total
Sewer Projects						-
	Remove Biosolids Ponds 2-4			180,000		180,000
621	*Sewer Operating Fund*	-	-		-	-
						-
	Resurface Wet Well-East St Pump Station					-
621	*Sewer Operating Fund*		209,000		-	209,000
						-
	Total Sewer Projects	**-**	**209,000**	**180,000**	**-**	389,000

	Project Name by Category	FY 26-27	FY 27-28	FY 28-29	Future Years	Total
Transportation Projects						-
	I-505 Overpasss					-
	Federal Earmark Funding	2,000,000				2,000,000
		2,000,000	-		-	2,000,000
						-
	Pavement Management Rehab					-
294	*TDA*	550,000		550,000		1,100,000
226	*RMRA*	350,000		350,000		700,000
221	*Gas Tax*	-	-		-	-
		900,000	-	900,000	-	1,800,000
						-
	Traffic Signal Grant Ave and East Main St					-
411	*Street Impact Fee*		215,000		1,114,260	1,329,260
	Unfunded	-			708,365	708,365
		-	215,000		1,822,625	2,037,625
						-
	Traffic Signal Grant Ave and I-505 SB Ramps					-
411	*Street Impact Fee*		215,000		-	215,000
	Unfunded	-	-		2,194,750	2,194,750
		-	215,000		2,194,750	2,409,750
						-
	Roundabout at Grant Ave and Morgan Street					-
411	*Street Impact Fee*	-			240,000	240,000
	Unfunded	-			2,042,000	2,042,000
		-			2,282,000	2,282,000
						-
	Total Transportation Projects	**2,900,000**	**430,000**	**900,000**	**6,299,375**	**10,529,375**

Water Projects						-
	Rehab Well 7					-
611	*Water Operating Fund*	-			200,000	200,000
						-
	Rehab Well 5					-
611	*Water Operating Fund*	-	-		155,000	155,000
						-
	Water Main Replacement					-
417	*Water Impact Fee*	240,000	250,000	250,000	250,000	990,000
	Chromium-6 Regulatory Compliance					-
312	*Water Capital*	431,000				431,000
	Unfunded & Unbudgeted	42,569,000				42,569,000
		43,395,000	250,000	250,000	605,000	43,000,000
						-
	Total Water Projects	**43,790,000**	**500,000**	**500,000**	**1,210,000**	**44,500,000**
	Total All Projects	**47,592,500**	**1,284,000**	**1,580,000**	**13,509,375**	**63,965,875**

Questions and Comments

CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Members of the City Council

DATE: July 7, 2026

FROM: Jeremy Craig, City Manager

SUBJECT: Approval of (1) Fee Waiver and Road Construction Agreement with ACRE Investment Company, LLC (the Developer); and (2) Resolution of Intention to establish the East Baker Street Extension Reimbursement District

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RECOMMENDATION:

Staff recommends that the City Council take the following actions:

- Approve the Fee Waiver and Road Construction Agreement ("Agreement") between the City of Winters and ACRE Investment Company, LLC, a California LLC, authorizing the City Manager to execute the Agreement on behalf of the City; and
- Adopt the attached Resolution of Intention to Establish the East Baker Street Extension Reimbursement District pursuant to California Government Code Sections 66484 and 66485–66489, and direct staff to retain a qualified engineer to prepare the required Engineer's Report.

EXECUTIVE SUMMARY:

The Developer is proposing to develop a commercial project at the intersection of Grant Avenue and East Main Street in Winters (APNs 038-070-053 and 038-070-054). The project consists of a full-service grocery store and a drive-through restaurant outparcel, representing a significant economic development opportunity for the City and addressing a longstanding community need for expanded grocery retail.

A key condition of project approval is the extension of East Baker Street to PG&E Way (the "Road Improvement"). This road extension is not needed solely to serve the Acorn project; it will also provide critical access and circulation to the City's designated business

park zone properties. Because the Developer is being asked to construct infrastructure that benefits a broader area, the City proposes a two-part framework:

- A Fee Waiver and Road Construction Agreement that grants the Developer credit against its City-imposed development impact fees in an amount equal to the verified cost of constructing the Road Improvement; and
- A Reimbursement District that will collect fair-share contributions from other benefiting properties as they develop in the future, ensuring the Developer is reimbursed for the portion of road costs that exceed its own proportionate share.

This approach is consistent with California Government Code Sections 66484–66489 and is a well-established mechanism used by California municipalities to fairly allocate the cost of infrastructure improvements among multiple benefiting property owners.

BACKGROUND:

PROJECT DESCRIPTION:

The Developer proposes to construct a commercial development on approximately 4.1 acres at the corner of Grant Avenue and East Main Street (APNs 038-070-053 and 038-070-054). The project includes:

- A full-service grocery store of approximately 30,000 square feet;
- A drive-through restaurant outparcels of approximately 4,000 square feet; and
- Associated parking, landscaping, utilities, and on-site circulation improvements.

ROAD IMPROVEMENT:

As a condition of development, the Developer is required to design, engineer, and construct the extension of East Baker Street from its current terminus to PG&E Way. This extension is identified in the City's General Plan Circulation Element as a needed future roadway improvement and will serve as a primary access route for the project as well as future development in the surrounding area. The Road Improvement will benefit not only the Developer's project but also the undeveloped parcels in the surrounding Area of Benefit that currently lack adequate access. The City Engineer has preliminarily identified the Area of Benefit and will prepare a formal Engineer's Report apportioning costs among all benefiting properties.

DISCUSSION:

FEE WAIVER AND ROAD CONSTRUCTION

The proposed Agreement is the foundational document governing the relationship between the City and the Developer. Key terms include:

- The Developer will design, engineer, and construct the East Baker Street extension to City standards, at its own expense, under the oversight of the City Engineer.

- The Developer will dedicate the completed road and associated right-of-way to the City as a public road.
- In exchange, the City will provide The Developer with a fee credit against its development impact fees in an amount equal to the City Engineer's verified construction cost, not to exceed the total applicable Development Impact Fees identified in the Agreement.
- The Developer is required to provide performance and payment bonds prior to construction commencement.
- The fee credit does not become effective until the City Engineer formally accepts the completed Road Improvement and verifies the construction cost.

REIMBURSEMENT DISTRICT:

The Reimbursement District is the mechanism by which the City ensures other benefiting properties pay their fair share for the improvements. Under California Government Code Section 66489, the City may establish an area of benefit and impose a charge on developing properties within that area, with collected fees paid to the developer who constructed the improvement. Key elements:

- The City Engineer will prepare an Engineer's Report identifying all benefiting parcels, the total estimated cost of the Road Improvement, and each parcel's proportionate share calculated on the basis of [acreage / anticipated trip generation / net developable area].
- The Resolution of Intention before the Council initiates the formal establishment process. A public hearing will be set following completion of the Engineer's Report.
- Benefiting properties (excluding Acorn's parcels, which have already contributed through construction) will pay their fair-share fee at the time of development—either at building permit issuance or final map recordation.
- Fees collected will be remitted to The Developer, net of the City's administrative fee, within sixty (60) days of collection.
- The Reimbursement District will have a term of twenty (20) years. Amounts not collected within the term are not owed to The Developer.

LEGAL AUTHORITY:

This transaction is authorized under the following California statutes:

- Government Code § 66485 – Authority to require improvements with supplemental capacity for the benefit of properties outside the subdivision.
- Government Code § 66486 – Requires the local agency to enter into a reimbursement agreement with the developer for costs exceeding the developer's proportionate share.
- Government Code § 66487 – Authorizes collection of charges from benefiting properties and establishment of local benefit districts.

- Government Code § 66489 – Authorizes establishment of an area of benefit and imposition of a reasonable charge on benefiting properties for bridge or major thoroughfare improvements.

FISCAL IMPACT:

The City will not expend General Fund dollars to construct the Road Improvement. The Developer will bear all up-front construction costs. The City's fiscal obligations are limited to:

- Staff time for Improvement Plan review, construction inspection, and Reimbursement District administration (recoverable through the City's administrative fee on Reimbursement District collections).
- Costs for retaining a qualified engineer to prepare the Engineer's Report for the Reimbursement District.
- The City will forego collection of Development Impact Fees from the Developer's project in an amount equal to the Verified Construction Cost of the Road Improvement, not to exceed $500,000. This represents the value of the public benefit received. The City's long-term position is fiscally neutral or positive, as the Reimbursement District will ultimately collect fair-share contributions from all benefiting properties.

ENVIRONMENTAL REVIEW:

The proposed Agreement and Resolution of Intention are not subject to the California Environmental Quality Act (CEQA) as administrative and organizational activities that will not result in direct or indirect physical changes to the environment (CEQA Guidelines § 15378(b)(5)). Environmental review of the Developer's commercial project and the Road Improvement will be completed as part of the project's entitlement process.

NEXT STEPS:

If the City Council approves the recommended actions, staff will proceed as follows:

- City Manager executes the Fee Waiver and Road Construction Agreement with The Developer.
- City Attorney records a memorandum of the Agreement against the project property with the Yolo County Recorder.
- City Engineer retains a qualified engineer to prepare the Reimbursement District Engineer's Report identifying the Area of Benefit, total improvement costs, and per-parcel fee apportionment.
- Staff returns to City Council with the Engineer's Report and a noticed public hearing to formally establish the Reimbursement District by ordinance or resolution.
- The Developer commences design and engineering of the Road Improvement concurrently with project entitlement processing.

ATTACHMENTS:

Attachment 1 – Fee Waiver and Road Construction Agreement (The Developer)

Attachment 2 – Resolution of Intention to Establish the East Baker Street Extension Reimbursement District

Attachment 3 – March 17 Staff Report with project map

Attachment 4 – Preliminary Area of Benefit Map

CITY OF WINTERS

YOLO COUNTY, CALIFORNIA

FEE WAIVER AND ROAD CONSTRUCTION AGREEMENT

This Fee Waiver and Road Construction Agreement ("Agreement") is entered into as of _____, 2026 ("Effective Date"),

by and between:

THE CITY OF WINTERS

a California general law city ("City")

and

ACRE Investment Company, LLC

a California limited liability company ("Developer")

(City and Developer are each referred to herein as a "Party" and collectively as the "Parties.")

RECITALS

WHEREAS, Developer is the owner and/or developer of certain real property located in the City of Winters, Yolo County, California, more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Project Property");

WHEREAS, Developer proposes to develop the Project Property with a full-service grocer and restaurant, which requires City approval of a conditional use permit and the issuance of building permits;

WHEREAS, as a condition of Project approval, Developer is required to design, engineer, and construct a public road improvement as described in Exhibit B attached hereto (the "Road Improvement"), which will serve the Project Property and benefit surrounding undeveloped properties within the Area of Benefit as defined herein;

WHEREAS, upon satisfactory completion and acceptance of the Road Improvement, Developer will dedicate the Road Improvement and all associated right-of-way to the City as a public road;

WHEREAS, the Road Improvement provides public benefit beyond that required solely to serve the Project, and the City finds it is in the public interest to provide Developer with a credit against certain development impact fees otherwise applicable to the Project, in an amount not to exceed the City-verified cost of the Road Improvement;

WHEREAS, the City intends to establish a Reimbursement District pursuant to California Government Code Sections 66485 through 66489 and Section 66484 ("Reimbursement District") to ensure that properties within the Area of Benefit pay their proportionate fair share of the Road Improvement costs as they develop;

WHEREAS, the City Council has determined that the fee credit provided under this Agreement is consistent with the City's General Plan and applicable law, and that the public benefit derived from early construction of the Road Improvement justifies the credit;

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. DEFINITIONS

As used in this Agreement, the following terms shall have the meanings set forth below:

"Area of Benefit" means the geographic area described in Exhibit C hereto, encompassing all parcels that the City's engineer has determined will directly benefit from the Road Improvement, as may be amended by the City Council from time to time.

"City Engineer" means the City's Director of Public Works / City Engineer, or their authorized designee.

"Completion Date" means the date upon which the City Engineer issues written acceptance of the Road Improvement following satisfactory completion of all construction, inspection, and testing in accordance with the Improvement Plans.

"Development Impact Fees" means the fees identified in Exhibit D attached hereto, which are the fees imposed by the City on the Project that are subject to the fee credit provided under this Agreement.

"Fee Credit" means the credit against Development Impact Fees granted to Developer under this Agreement, in an amount equal to the Verified Construction Cost, not to exceed the Maximum Fee Credit Amount set forth in Section 3.2.

"Improvement Plans" means the final engineering plans and specifications for the Road Improvement, prepared by a licensed civil engineer, approved by the City Engineer prior to commencement of construction.

"Reimbursement District" means the local benefit district established or to be established by the City pursuant to California Government Code Sections 66484–66489, encompassing the Area of Benefit, for the purpose of collecting fair-share contributions from developing properties and reimbursing Developer for the Road Improvement costs that exceed Developer's proportionate share.

"Road Improvement" means the public road improvements described in Exhibit B, including all roadway, drainage, utility, curb, gutter, sidewalk, striping, signage, and associated infrastructure.

"Verified Construction Cost" means the total actual, documented cost of designing, engineering, permitting, and constructing the Road Improvement, as verified by the City Engineer in accordance with Section 4.3.

SECTION 2. DEVELOPER'S OBLIGATIONS

2.1 Design and Engineering. Developer shall, at its sole expense, retain a licensed civil engineer to prepare the Improvement Plans. The Improvement Plans shall be submitted to the City Engineer for review and approval prior to commencement of any construction. The City Engineer shall review and approve or provide written comments within [thirty (30)] calendar days of a complete submittal. Developer shall address all City comments to the City Engineer's reasonable satisfaction before commencing construction.

2.2 Construction. Developer shall construct the Road Improvement in strict accordance with the approved Improvement Plans, City of Winters Standard Plans and Specifications, and all applicable federal, state, and local laws, codes, and regulations. Developer shall obtain all required permits, including an encroachment permit from the City, prior to commencing any construction within the public right-of-way.

2.3 Completion Timeline. Developer shall commence construction of the Road Improvement no later than one hundred and eighty days the issuance of construction approvals, and shall achieve substantial completion no later than three hundred sixty calendar days after commencement. Time is of the essence with respect to these deadlines. The City Engineer may grant written extensions for Force Majeure events (as defined in Section 10.2) not to exceed ninety (90) calendar days in the aggregate.

2.4 Performance Security. Prior to commencement of construction, Developer shall provide to the City a performance bond and a labor and materials bond, each in an amount equal to one hundred percent (100%) of the City Engineer's estimate of the construction cost of the Road Improvement, issued by a surety licensed to do business in the State of California and acceptable to the City. Such bonds shall remain in force until the Completion Date and through the warranty period specified in Section 2.6.

2.5 Inspections. Developer shall afford the City Engineer reasonable access to the construction site during normal business hours to conduct inspections. Developer shall provide the City Engineer with at least forty-eight (48) hours' advance written notice prior to any inspection milestone. Developer shall remedy any deficiencies identified during inspections within [ten (10)] business days of written notice.

2.6 Warranty. Developer shall warrant all materials and workmanship in the Road Improvement against defects for a period of one (1) year following the Completion Date. During the warranty period, Developer shall promptly remedy any defects at its sole cost and expense upon written notice from the City.

2.7 Prevailing Wages. Developer acknowledges that construction of the Road Improvement may be subject to California prevailing wage requirements under Labor Code Sections 1720 et seq. Developer shall comply with all applicable

prevailing wage laws, including maintenance of certified payroll records, and shall indemnify, defend, and hold harmless the City from any claims arising from Developer's failure to comply.

2.8 CEQA Compliance. Developer shall be responsible for all costs associated with any required environmental review of the Road Improvement. To the extent environmental review has been completed as part of Project entitlements, Developer shall comply with all mitigation measures applicable to the Road Improvement.

2.9 Dedication of Right-of-Way. Concurrent with or prior to commencement of construction, Developer shall execute and record such deeds, offers of dedication, or instruments as the City Engineer determines necessary to convey to the City all right-of-way, easements, and property interests required for the Road Improvement, in a form acceptable to the City Attorney. Such dedication shall be irrevocable.

2.10 Record Drawings. Within sixty (60) days of the Completion Date, Developer shall provide the City Engineer with record drawings (as-builts) of the Road Improvement in both hard copy and digital (AutoCAD or equivalent) formats.

SECTION 3. CITY'S OBLIGATIONS AND FEE CREDIT

3.1 Review and Cooperation. The City shall use commercially reasonable efforts to review and process Improvement Plans, permit applications, and inspection requests in a timely manner. The City shall designate a Project coordinator to facilitate communication between the Parties.

3.2 Fee Credit. In consideration of Developer's construction and dedication of the Road Improvement, and upon the occurrence of the Trigger Conditions set forth in Section 3.3, the City shall provide Developer with a Fee Credit against the Development Impact Fees identified in Exhibit D. The maximum Fee Credit shall not exceed Five Hundred Thousand Dollars ($500,000) (the "Maximum Fee Credit Amount"), which represents the City's current estimate of the Development Impact Fees applicable to the Project. The Fee Credit shall be applied to all development impact fees in equal proportion.

3.3 Trigger Conditions. The Fee Credit shall become effective upon the satisfaction of all of the following conditions ("Trigger Conditions"):

(a) The City Engineer has issued written acceptance of the Road Improvement in accordance with Section 4;

(b) Developer has submitted to the City the documentation required under Section 4.3 to establish the Verified Construction Cost;

(c) Developer has delivered all record drawings, warranty bonds, and other closeout documents required by this Agreement; and

(d) Developer is not in default under this Agreement.

3.4 Application of Fee Credit. The Fee Credit shall be applied at the time that Development Impact Fees would otherwise be due for the Project (typically at building permit issuance). If the Verified Construction Cost is less than the applicable Development Impact Fees, Developer shall pay the difference. If the Verified Construction Cost exceeds the Development Impact Fees, the excess shall be addressed through the Reimbursement District as provided in Section 5. Under no circumstances shall the City make a cash payment to Developer in lieu of fee credits without separate City Council authorization.

3.5 No Obligation Beyond Fee Credit. Except as expressly provided in Section 5 (Reimbursement District), the City's obligations under this Agreement are limited to providing the Fee Credit. The City does not guarantee any specific amount of reimbursement from the Reimbursement District.

SECTION 4. COMPLETION AND ACCEPTANCE

4.1 Notice of Completion. Upon Developer's determination that construction of the Road Improvement is substantially complete, Developer shall deliver written notice to the City Engineer, together with a list of any items remaining to be completed ("punch list items"). The City Engineer shall conduct a final inspection within [fifteen (15)] business days of receipt of such notice.

4.2 Acceptance. If the City Engineer determines that the Road Improvement has been satisfactorily completed in accordance with the Improvement Plans and this Agreement, the City Engineer shall issue written acceptance. The Completion Date shall be the date of such written acceptance. The City shall record a Notice of Acceptance with the Yolo County Recorder within [thirty (30)] days of the

Completion Date. Acceptance does not relieve Developer of warranty obligations under Section 2.6.

4.3 Verification of Costs. No later than [ninety (90)] days following the Completion Date, Developer shall submit to the City Engineer a complete accounting of all costs incurred in connection with the Road Improvement, including: (a) design and engineering fees; (b) permits and fees paid; (c) construction contracts; (d) materials costs; (e) testing and inspection costs; and (f) other documented, reasonable costs directly attributable to the Road Improvement. Developer shall provide supporting documentation (contracts, invoices, lien releases) for all claimed costs. The City Engineer shall review and verify the submitted costs within [forty-five (45)] days and shall notify Developer in writing of the Verified Construction Cost. The City Engineer's determination shall be final and binding, absent manifest error.

SECTION 5. REIMBURSEMENT DISTRICT

5.1 Establishment. The City Council shall adopt a resolution of intention to establish a Reimbursement District pursuant to California Government Code Sections 66484 and 66485-66489, encompassing the Area of Benefit shown in Exhibit C. The Reimbursement District shall be based on an engineer's report (the "Engineer's Report") that apportions the total cost of the Road Improvement among all benefiting properties, including the Project Property, on a fair and proportionate basis (by acreage, trip generation, or other methodology approved by the City Council).

5.2 Collection of Fair-Share Fees. Upon establishment of the Reimbursement District, the City shall impose a fee on each parcel within the Area of Benefit (other than the Project Property, which has already contributed through construction) payable at the time of development (building permit issuance or final map recordation). The fee for each parcel shall be that parcel's proportionate share of the Road Improvement cost as determined in the Engineer's Report, plus any interest accrued as provided in Section 5.4.

5.3 Reimbursement to Developer. As fees are collected from developing properties within the Area of Benefit, the City shall remit to the Developer the collected amounts (less the City's administrative fee under Section 5.5) within sixty (60) days of collection. Reimbursements shall be made only to the extent of actual collections

and additional construction costs in excess of fee waivers granted; the City shall have no obligation to advance, loan, or guarantee payment of any amounts not yet collected.

5.4 Interest. Amounts determined to be owed to Developer through the Reimbursement District shall accrue interest at the rate of 2% per annum (or the Local Agency Investment Fund rate, whichever is greater) from the Completion Date until paid.

5.5 Administrative Fee. The City shall retain 5% of each Reimbursement District collection as an administrative fee to cover the City's costs of administering the Reimbursement District.

5.6 Term of Reimbursement District. The Reimbursement District shall remain in effect for twenty (20) years from the date of its establishment, unless earlier terminated by the City Council. Amounts not collected within the term of the Reimbursement District shall not be owed to Developer.

5.7 Assignment of Reimbursement Rights. Developer's rights to receive reimbursement payments under this Section 5 are personal to Developer and may not be assigned, transferred, or encumbered without the prior written consent of the City Manager, which shall not be unreasonably withheld. Any assignment shall be subject to the assignee's execution of a written assumption agreement in a form acceptable to the City Attorney.

SECTION 6. INSURANCE

6.1 Required Coverage. Prior to commencement of any construction activities, Developer shall obtain and maintain, at its own expense, the following insurance coverage with insurers licensed to do business in California and rated at least A-VII by A.M. Best:

(a) Commercial General Liability: $2,000,000 per occurrence and $4,000,000 aggregate, covering bodily injury, property damage, personal injury, and advertising injury arising out of construction activities;

(b) Automobile Liability: $1,000,000 combined single limit for owned, non-owned, and hired vehicles;

(c) Workers' Compensation: Statutory limits as required by California law; Employer's Liability: $1,000,000 per occurrence; and

(d) Builder's Risk / Installation Floater: Covering the full replacement cost of the Road Improvement during construction.

6.2 Additional Insured. The City of Winters, its officers, officials, employees, and volunteers shall be named as additional insureds on the commercial general liability and automobile liability policies. Developer shall provide the City with certificates of insurance and endorsements evidencing such coverage prior to commencement of construction.

6.3 Notice of Cancellation. All policies shall provide thirty (30) days' prior written notice of cancellation or material modification to the City.

SECTION 7. INDEMNIFICATION

7.1 Developer's Indemnity. Developer shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City and its elected officials, officers, employees, agents, and volunteers (collectively, "City Indemnitees") from and against any and all claims, demands, damages, losses, costs, expenses (including reasonable attorneys' fees), and liabilities of any kind arising out of or relating to: (a) Developer's design, engineering, construction, or maintenance of the Road Improvement; (b) Developer's breach of this Agreement; (c) any act or omission of Developer, its contractors, subcontractors, agents, or employees in connection with the Road Improvement; or (d) any challenge to this Agreement or the Fee Credit by any third party.

7.2 City's Indemnity. The City shall defend, indemnify, and hold harmless Developer and its members, officers, employees, and agents from and against any claims arising out of the City's active negligence or willful misconduct in connection with acceptance and maintenance of the Road Improvement after the Completion Date.

7.3 Survival. The indemnification obligations of this Section shall survive the termination or expiration of this Agreement.

SECTION 8. DEFAULT AND REMEDIES

8.1 Developer Default. Developer shall be in default under this Agreement upon the occurrence of any of the following events ("Developer Default"): (a) Developer fails to commence or complete construction of the Road Improvement within the timeframes set forth in Section 2.3, and fails to cure such failure within thirty (30) calendar days after written notice from the City (or, if such failure cannot reasonably be cured within thirty (30) days, Developer fails to commence cure within such period and diligently pursue completion); (b) Developer fails to maintain the required insurance or bonds; (c) Developer makes a general assignment for the benefit of creditors, files for bankruptcy protection, or has a receiver appointed; or (d) Developer breaches any other material obligation under this Agreement and fails to cure such breach within thirty (30) days after written notice.

8.2 City's Remedies Upon Developer Default. Upon a Developer Default, the City may, at its election: (a) draw upon the performance bond to complete the Road Improvement; (b) withhold issuance of building permits or certificates of occupancy for the Project; (c) revoke the Fee Credit and require Developer to pay all Development Impact Fees in full; or (d) pursue any other remedy available at law or in equity. The City's remedies are cumulative and not exclusive.

8.3 City Default. The City shall be in default if it fails to apply the Fee Credit as required under Section 3 following satisfaction of the Trigger Conditions, and such failure continues for thirty (30) days after written notice from Developer. Developer's sole remedy shall be specific performance or declaratory relief; Developer shall not be entitled to monetary damages from the City except as expressly provided herein.

SECTION 9. GENERAL PROVISIONS

9.1 Entire Agreement. This Agreement, together with all Exhibits attached hereto, constitutes the entire agreement of the Parties with respect to the subject matter hereof and supersedes all prior negotiations, representations, warranties, and understandings of the Parties with respect thereto.

9.2 Amendment. This Agreement may not be modified or amended except by a written instrument signed by both Parties and, where required by law, approved by the City Council.

9.3 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California. Venue for any dispute shall be in the Superior Court of Yolo County, California.

9.4 Notices. All notices required or permitted under this Agreement shall be in writing and delivered by: (a) personal delivery; (b) overnight courier; or (c) certified U.S. mail, return receipt requested, postage prepaid, addressed as follows:

If to City:

City of Winters

Attn: City Manager

318 First Street, Winters, CA 95694

If to Developer:

ACRE Investment Company, LLC

[Address]

[City, State, Zip]

Attn: Damon Hubbart

Notices shall be effective upon personal delivery, one (1) business day after deposit with an overnight courier, or three (3) business days after deposit in the U.S. mail.

9.5 Recordation. The City shall record a memorandum of this Agreement against the Project Property within thirty (30) days of the Effective Date, in a form acceptable to the City Attorney.

9.6 Authority. Each Party represents and warrants that it has full legal authority to enter into this Agreement, that the Agreement has been duly authorized by all necessary action, and that the person executing this Agreement on behalf of such Party is duly authorized to do so.

9.7 No Third-Party Beneficiaries. This Agreement is entered into for the exclusive benefit of the Parties and their permitted successors and assigns. Nothing in this Agreement shall be construed to create any right or benefit in any third party.

9.8 Assignment and Transfer of Agreement.

(a) Consent Required. Developer shall not assign, delegate, or otherwise transfer any of its rights, duties, or obligations under this Agreement, including but not limited to the right to receive impact fee waivers, without the prior written consent of the City. The City's consent shall not be unreasonably withheld, conditioned, or delayed. Any attempted assignment or delegation in violation of this Section shall be null, void, and of no force or effect.

(b) Conditions for Approval. To request City consent, the Developer must provide the City with written notice at least thirty (30) days prior to the proposed transfer, along with documentation demonstrating the proposed transferee's financial capacity and technical experience to complete the road construction required by this Agreement.

(c) Assumption of Obligations. No transfer or assignment shall be effective until the proposed transferee executes a written Assumption Agreement, in a form approved by the City Attorney. Under such Assumption Agreement, the transferee must expressly assume all duties, liabilities, and obligations of the Developer under this Agreement, including all construction, indemnification, and insurance requirements.

(d) Release of Transferring Party. Upon the fully executed written consent of the City and the execution of the Assumption Agreement by the transferee, the original Developer shall be expressly released from all future liability and obligations arising under this Agreement after the effective date of the transfer.

9.9 Counterparts; Electronic Signatures. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original. Electronic signatures shall be deemed valid.

9.10 Severability. If any provision of this Agreement is held to be invalid, illegal, or unenforceable, the remaining provisions shall continue in full force and effect.

9.11 Force Majeure. Neither Party shall be in default for delays caused by events beyond its reasonable control, including acts of God, fire, flood, earthquake, labor strikes, governmental action, or pandemic, provided the affected Party gives prompt written notice and uses commercially reasonable efforts to overcome or mitigate the delay.

9.12 Attorneys' Fees. In the event of any litigation arising under this Agreement, the prevailing Party shall be entitled to recover its reasonable attorneys' fees and costs.

9.13 City Manager Authority. The City Manager is authorized to approve administrative, non-material amendments to this Agreement, extensions of time not to exceed ninety (90) days, and other matters that do not alter the material terms of the Agreement, without further City Council action.

SIGNATURE PAGE

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

CITY OF WINTERS,
a California general law city

By: _____
Name: _____
Title: City Manager
Date: _____

APPROVED AS TO FORM:
By: _____
City Attorney, City of Winters

[DEVELOPER NAME],
a [California limited liability company / corporation]

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT A

LEGAL DESCRIPTION OF PROJECT PROPERTY

APN(s): 038-070-053 and 038-070-054

EXHIBIT B

DESCRIPTION OF ROAD IMPROVEMENT

(to be completed upon final design)

The Road Improvement shall consist of all work necessary to design, engineer, construct, and complete the following public road improvements:

1. Road Name/Designation: East Baker Extension to PG&E Way
2. Limits: Approximately 1,000 linear feet.
3. Roadway Section: two-lane extension of East Baker Street with a [__]-foot travel way, [__]-foot shoulders, curb, gutter, and [__]-foot sidewalks on both sides, per City standard drawing no. [___]].
4. Drainage Improvements: [Describe storm drain, culverts, or other drainage].
5. Utility Improvements: [Describe any water, sewer, or dry utility extensions required].
6. Right-of-Way Width: [___] feet total.
7. Standards: Construction shall conform to the City of Winters Standard Plans and Specifications, Caltrans Standard Plans (current edition), and the City Engineer's requirements.

A preliminary engineer's estimate of the construction cost of the Road Improvement is $[_____]. This estimate is for planning purposes only; the Verified Construction Cost shall be determined per Section 4.3 of this Agreement.

EXHIBIT C

AREA OF BENEFIT / REIMBURSEMENT DISTRICT BOUNDARY

The Area of Benefit for the Reimbursement District shall include the parcels identified below, which have been determined by the City Engineer to receive a direct benefit from the Road Improvement:

800 East Grant Avenue APN# 038-070-043

Unaddressed parcel APN# 038-070-046

Unaddressed parcel APN# 038-070-053

Unaddressed parcel APN# 038-070-054

EXHIBIT D

DEVELOPMENT IMPACT FEES SUBJECT TO FEE CREDIT

The following Development Impact Fees imposed by the City of Winters on the Project are subject to the Fee Credit provided under this Agreement:

Residential Fee per Unit	Non-Residential Fee per Building Square Foot			
	Neighborhood Commercial	New 31,000 SF Grocery	3,800 sqft. quick service restaurant	Grand Total
Water	1.38	$42,780.00	$5,244.00	$48,024.00
Sewer	1.32	$40,920.00	$5,016.00	$45,936.00
Transportation	4.70	$159,960.00	$17,860.00	$177,820.00
Parks	3.52	$109,120.00	$13,376.00	$122,496.00
Public Safety	0.57	$17,670.00	$2,166.00	$19,836.00
Fire	1.14	$35,340.00	$4,332.00	$39,672.00
General	0.96	$29,760.00	$3,648.00	$33,408.00
Monitoring Fee	0.08	$2,480.00	$304.00	$2,784.00
Total per unit	13.66	$438,030.00	$51,946.00	$489,976.00

Fees listed above are based on the fee schedule in effect as of the Effective Date of this Agreement. If the Project entitlements change in a manner that alters the fee amount, the Fee Credit shall be adjusted accordingly, subject to the Maximum Fee Credit Amount.

Note: The Fee Credit shall not apply to school impact fees, which are outside the City's jurisdiction, or to processing/permit fees.

RESOLUTION NO. 2026-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS, CALIFORNIA, DECLARING ITS INTENTION TO ESTABLISH THE EAST BAKER STREET EXTENSION REIMBURSEMENT DISTRICT PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTIONS 66484 AND 66485–66489, AND DIRECTING PREPARATION OF AN ENGINEER'S REPORT

THE CITY COUNCIL OF THE CITY OF WINTERS, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

WHEREAS, the City of Winters ("City") is a general law city organized and existing under the laws of the State of California, and the City Council is the legislative body of the City;

WHEREAS, ACRE Investment Company, LLC, a California LLC ("Developer"), is the owner and/or developer of certain real property located at the intersection of Grant Avenue and East Main Street in the City of Winters, identified as Assessor's Parcel Numbers 038-070-053 and 038-070-054 (the "Project Property"), and proposes to develop a commercial project consisting of a full-service grocery store and a drive-through restaurant outparcel (the "Project");

WHEREAS, as a condition of Project approval, Developer is required to design, engineer, and construct the extension of East Baker Street from its current terminus to PG&E Way (the "Road Improvement"), which will be dedicated to the City as a public road upon completion;

WHEREAS, the Road Improvement will provide access and circulation benefits not only to the Project Property but also to multiple other undeveloped and underdeveloped parcels in the surrounding area (the "Area of Benefit"), including parcels that cannot currently be developed to their highest and best use without the access provided by the Road Improvement;

WHEREAS, California Government Code Section 66485 authorizes the City to require that improvements installed by a developer contain supplemental capacity for the benefit of property outside the developer's own project, and that such improvements be dedicated to the public;

WHEREAS, California Government Code Section 66486 requires the City to enter into a reimbursement agreement with the developer for that portion of the cost of such improvements in excess of the construction required solely for the developer's project;

WHEREAS, California Government Code Section 66487 authorizes the City to collect charges from other persons and property benefiting from such improvements and to establish and maintain local benefit districts for that purpose;

WHEREAS, California Government Code Section 66489 authorizes any local agency to establish an area of benefit pursuant to Section 66484 and impose a reasonable charge on property within the area which is benefited by the construction of a bridge or major thoroughfare, with the charge collected to be paid to the local agency or subdivider constructing such improvement;

WHEREAS, the City has entered into, or intends to enter into, a Fee Waiver and Road Construction Agreement with Developer pursuant to which Developer will construct and dedicate the Road Improvement in exchange for a credit against its applicable development impact fees;

WHEREAS, in order to ensure that all properties benefiting from the Road Improvement pay their proportionate fair share of the cost of such improvement, it is appropriate and in the public interest to initiate proceedings to establish a reimbursement district encompassing the Area of Benefit (the "Reimbursement District"); and

WHEREAS, the City Council has determined that the establishment of the Reimbursement District is consistent with the City's General Plan, serves a legitimate public purpose, and is authorized by applicable California law.

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

Section 1. Findings Incorporated. The City Council hereby finds and determines that each of the foregoing recitals is true and correct and is hereby incorporated into this Resolution as if set forth in full.

Section 2. Declaration of Intention. The City Council hereby declares its intention to establish the East Baker Street Extension Reimbursement District (the "Reimbursement District") pursuant to California Government Code Sections 66484 and 66485–66489. The purpose of the Reimbursement District is to impose a reasonable charge on each parcel of real property within the Area of Benefit that is not owned by Developer, payable at the time of development of such parcel, and to remit the collected charges to Developer as reimbursement for the portion of the Road Improvement costs that exceed Developer's own proportionate share.

Section 3. Description of Road Improvement. The Road Improvement that is the subject of the Reimbursement District consists of the following:

(a) Improvement: Extension of East Baker Street from its current western terminus to PG&E Way, Winters, California, including all associated roadway, drainage, utility, curb, gutter, sidewalk, striping, and signage improvements.

(b) Standards: Construction shall conform to the City of Winters Standard Plans and Specifications and all requirements of the City Engineer.

(c) Cost Estimate: The preliminary estimated total cost of the Road Improvement is $1.2 million. The final cost will be determined based on the City Engineer's verified construction cost upon completion of the Road Improvement.

Section 4. Proposed Area of Benefit. The proposed Area of Benefit for the Reimbursement District is the geographic area that the City Engineer has preliminarily determined will receive a direct benefit from the Road Improvement. The final Area of Benefit shall be established upon completion of the Engineer's Report as described in Section 6. The proposed Area of Benefit is described as follows:

(a) General Description: Those parcels located in the vicinity of the East Baker Street extension and PG&E Way that lack adequate public road access in the absence of the Road Improvement, as more particularly identified in the Engineer's Report.

(b) APNs: A preliminary list of parcels within the proposed Area of Benefit will be included in the Engineer's Report. The City Engineer is authorized to adjust the Area of Benefit boundaries upon completion of the Engineer's Report and prior to the public hearing described in Section 7.

(c) Exclusion: Assessor's Parcel Numbers 038-070-053 and 038-070-054 (the Developer's Project Property) shall be excluded from the Reimbursement District fee obligation, as the Developer is satisfying its obligation through construction and dedication of the Road Improvement.

Section 5. Proposed Fee Apportionment Method. The City proposes to apportion the total cost of the Road Improvement among the benefiting parcels within the Area of Benefit on a fair and proportionate basis. The Engineer's Report shall analyze and recommend an apportionment methodology, which may include one or more of the following:

(a) Gross acreage of each benefiting parcel within the Area of Benefit;

(b) Net developable acreage, excluding existing public rights-of-way, environmental constraints, and other undevelopable areas;

(c) Projected vehicle trip generation based on anticipated land use and applicable trip generation rates; or

(d) Such other methodology as the City Engineer determines to be fair and proportionate given the characteristics of the benefiting parcels.

Section 6. Engineer's Report. The City Council hereby directs the City Manager to retain a qualified civil engineer licensed in the State of California to prepare an Engineer's Report for the Reimbursement District. The Engineer's Report shall include, at minimum: (a) a description of the Road Improvement; (b) identification of all parcels within the Area of Benefit; (c) the total estimated or verified cost of the Road

Improvement; (d) each parcel's proportionate fair-share contribution, calculated in accordance with the apportionment methodology described in Section 5; (e) a map of the Area of Benefit; and (f) such other information as the City Engineer deems necessary. The Engineer's Report shall be made available to the public and all affected property owners at least [thirty (30)] days prior to the public hearing described in Section 7.

Section 7. Public Hearing. Following completion of the Engineer's Report, the City Clerk is hereby directed to set a public hearing before the City Council for the purpose of considering the establishment of the Reimbursement District and the Engineer's Report. Notice of the public hearing shall be provided to all owners of property within the proposed Area of Benefit in the manner required by California Government Code Section 66484 and other applicable law. At the public hearing, the City Council shall consider any written or oral protests from property owners. If the owners of more than one-half of the area of property proposed to be included in the Reimbursement District file timely written protests, the proceedings shall be abandoned for a period of at least one (1) year.

Section 8. Proposed District Terms. Subject to completion of the Engineer's Report and the public hearing process, the City Council intends that the Reimbursement District shall have the following general terms: (a) Term: Twenty (20) years from the date of formal establishment of the Reimbursement District; (b) Fee Collection: The fair-share fee for each parcel within the Area of Benefit shall be collected at the time of development of such parcel, either at building permit issuance or final map recordation, whichever occurs first; (c) Remittance to Developer: Fees collected shall be remitted to Developer within sixty (60) days of collection, net of the City's administrative fee; (d) Administrative Fee: The City shall retain 2% of each collection to cover Reimbursement District administration costs; (e) Interest: Amounts owed to Developer shall accrue interest from the date of the City Engineer's acceptance of the Road Improvement at a rate to be specified in the Engineer's Report.

Section 9. No Obligation to Develop. Nothing in this Resolution shall be construed as requiring any property owner within the proposed Area of Benefit to develop their property or to pay any fee prior to the time of development. The Reimbursement District fee shall be payable only at the time of development.

Section 10. CEQA. The City Council finds that adoption of this Resolution of Intention is not subject to the California Environmental Quality Act (CEQA) because it is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment, within the meaning of CEQA Guidelines Section 15378(b)(5). Environmental review of the Road Improvement and the The Developer commercial project shall be completed as part of the project entitlement process.

Section 11. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable.

Section 12. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Winters, California, at a regular meeting thereof held on the ___ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Mayor, City of Winters

ATTEST:

_____

City Clerk, City of Winters

APPROVED AS TO FORM:

_____

City Attorney, City of Winters

CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers

DATE:March 17, 2026

FROM: Jeremy Craig, City Manager

SUBJECT: Consideration of fee waiver for infrastructure construction

RECOMMENDATION:

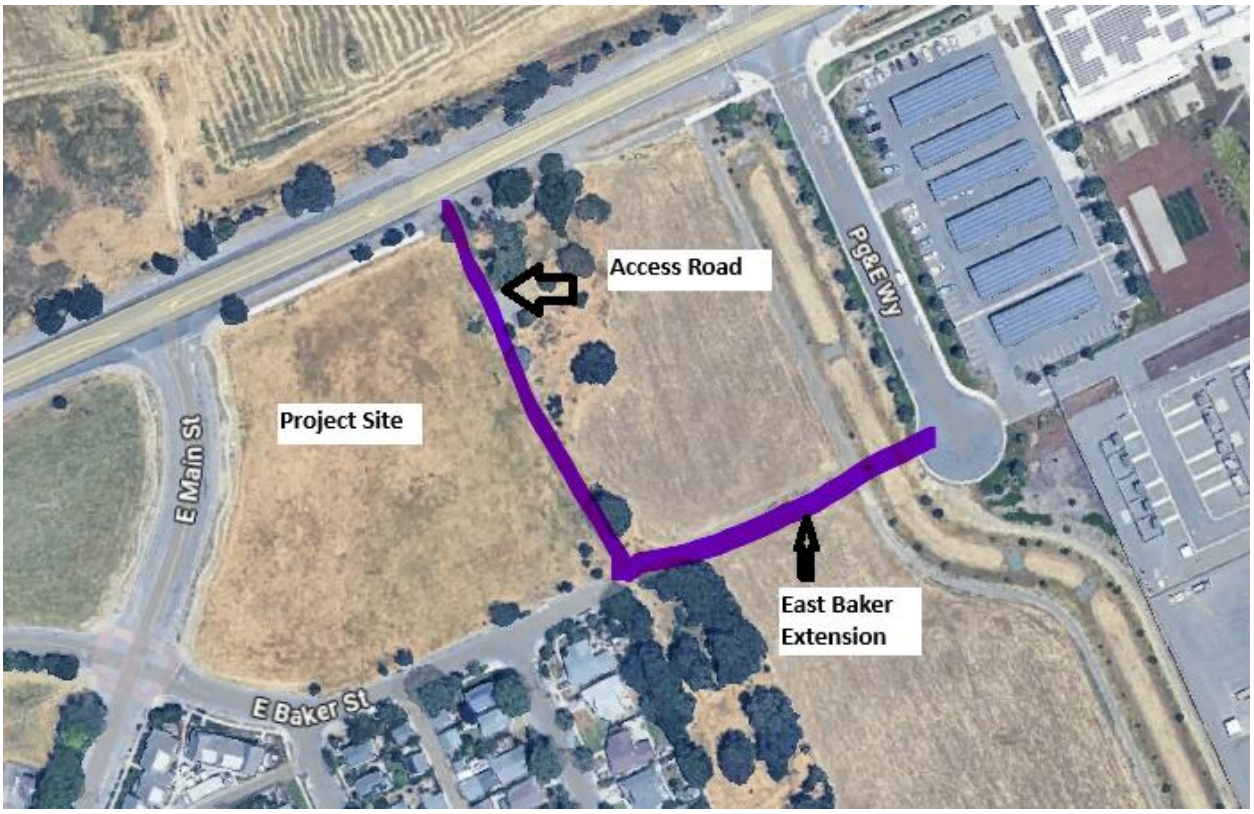
Staff recommends that the City Council receive the report and provide direction on a fee waiver in lieu of road construction to spur economic development.

BACKGROUND:

City staff have worked for several years on the potential development of a commercial site located at HWY 128 and East Main Street. A few projects have been proposed for the site, but in each instance, the public infrastructure costs have been too high to support development. The City is in discussions with another developer who has proposed a fee waiver in recognition of the construction of a public street.

DISCUSSION:

The development site is bordered by Hwy 128 and East Main Street, with East Baker to its south. A condition of the development is the expansion of East Baker Street to PG&E Way to facilitate a pathway to a signalized intersection onto Hwy 128. Once constructed, this road addition will be dedicated to the City as a public roadway. Construction of the roadway will require not only the roadway, but a bridge and culvert over the drainage channel adjacent to PG&E Way. In addition, the construction of a road from Hwy 128 that runs between the site and the neighboring site to East Baker is also required and will serve the subject property and the adjacent property (which is the City's only zoned business park)



In total, the requested waiver would amount to approximately $600,000, which is less than the total cost of constructing the East Baker extension but would help make the project financially viable. Staff reviewed a pro forma for the proposed development on the site (grocery store and quick-service restaurant) and conservatively estimates that the property and sales taxes generated from the site would exceed $600,000 in 4-6 years. In addition, installing this required infrastructure should make the business park development more attractive to potential developers. When developed, it will be required to contribute its share of the East Baker road construction, thereby further increasing the City's revenue.

Absent the fee deferral, it is questionable whether this property would ever be developed, given the large public infrastructure costs and the parcel's limited size. The situation is unique in the City in requiring a public road to be built for such a small development project.

FISCAL IMPACT:

The City would forgo the development fees for the project in the short term, but development of the site would provide property and sales tax revenues in the long term in addition to job creation.

Attachment 4 Map of Benefit Area



CITY COUNCIL
STAFF REPORT

TO: Mayor and Councilmembers

DATE: July 7, 2026

THROUGH: Jeremy Craig, City Manager

FROM: Staff

SUBJECT: Outdoor Lighting Ordinance Continued Discussion.

REQUEST:

Provide direction to staff concerning the Comprehensive Outdoor Lighting Ordinance per the discussion in this staff report which includes, but is not limited to, the following questions:

A. What is the general problem faced by a community or the surrounding environment due to outdoor light? To what degree does the City of Winters experience these issues? Is it possible that adopting a restrictive ordinance would potentially solve this problem? How should the ordinance regulate the actions of the community to best solve the problems identified?

B. What direction should staff take concerning the 8 items raised in the Planning Commission April 28, 2026 meeting staff report and as listed here: Amortization, Lighting Zones, Light Trespass, Festoon Lighting, Sports Complex or Sports Field Lighting Standards, Illuminated Signage, Motion Detection Controls & Curfew or Nighttime Hours for Decoration, Holiday, and Landscaping Lighting, and Administrative Requirements & Penalties for Non-Compliance

C. Should staff continue with the DarkSky Model or consider the Form Based Code instead?

DISCUSSION:

Summary of timeline of events:

A full detailed historical timeline of the events is attached as Exhibit A to this Staff Report for your review. The Natural Resources Commission ("NRC"), throughout 2025 met and discussed the potential of a comprehensive outdoor lighting ordinance for the City. At the Dec. 16, 2025 City Council meeting Kate Laddish officially requested the City Council, as chair of the NRC, to adopt a "comprehensive outdoor lighting ordinance" with the express purpose to "minimize light pollution from future projects based on the DarkSky Model Ordinance." These are quotes from the official video recording of the public comments made at the City Council meeting on Dec. 16, 2025. At the same meeting City Council gave direction to staff to bring an ordinance back for it to review for an April meeting. To date, there have been

no ordinances approved by the Planning Commission for review by the City Council. Since the Dec. 16 City Council meeting, NRC has met to discuss this matter 5 times and the Planning Commission has meet to discuss this item 2 times. Summarized by the NRC in the last meeting on this topic, as quoted from their meeting minutes for the April, 18 meeting:

"Based on the discussion at the recent Planning Commission (PC) meeting regarding the proposed Outdoor Lighting Ordinance, it appears that there wasn't a clear understanding about what the goals of the Ordinance was trying to achieve."

Staff Understanding of City Council Direction:

The only understanding of the direction provided by City Council could be based on a combination of the direction given and the public comment provided. As such, the understanding would be to bring back a comprehensive outdoor lighting ordinance for City Council to review in April with the express purpose to minimize light pollution from future projects based on the DarkSky Model Ordinance. As discussed below, this is problematic as the DarkSky Model Ordinance covers significantly more than minimizing light pollution from future projects. Thus, as referenced in the NRC meeting minutes, Planning Commission meeting on April 28 revealed that there was no clear understanding of the goal of the ordinance. As a result staff have been struggling to draft an ordinance that meets the directions from City Council as well as abide by the direction provided by NRC and by commissioners outside of meetings. Though no direction from City Council including working with the NRC on this issue, staff has been working with NRC as directed by Planning Commission and as reasonable considering NRC's initial request.

Staff have presented twice to the Planning Commission on this topic with potential draft ordinances as part of the presentations (2/24 & 4/28). Both Staff Reports for those Planning Sessions are attached as Exhibit B to this Staff Report for your review. Also attached in Exhibit B is the February 9 staff report provided by Chair Kate Laddish of the NRC to the NRC members for their review and consideration.

Draft forms of Ordinance:

Included for your review are the following attachments:

Exhibit C – Current Form Based Code Lighting Standards Ch. 17.58

Exhibit D – DarkSky Ordinance provided to Planning Commission 4/28

Exhibit E – Updated Form Based Lighting Code

There are two forms of the proposed ordinance: (1) the DarkSky Model; and (2) the Form Based Code. Direction was given to staff that the DarkSky Model was the preferred model to present to the Planning Commission and not the Form Base Code model. At the April 28 Planning Commission meeting, staff presented the updated DarkSky Model Ordinance, as shown in Exhibit D but explicitly expressed strong concern about certain included topics and requested consideration of questions included in the staff report, which is included in Exhibit B pdf pages 9-14. Staff requested Planning Commission consider and provide direction on eight key regulatory decision points. At said meeting, the discussion focused on the basis of the ordinance and clear direction on the requested 8 items was not provided. The full discussion of the 8 items can be found on pdf pages 11-14 of Exhibit B but are included below for your reference:

1. Amortization
2. Lighting Zones
3. Light Trespass
4. Festoon Lighting

5. Sports Complex or Sports Field Lighting Standards
6. Illuminated Signage
7. Motion Detection Controls & Curfew or Nighttime Hours for Decoration, Holiday, and Landscaping Lighting
8. Administrative Requirements & Penalties for Non-Compliance

Points of Potential Discussion:

Staff is concerned that there is currently multiple views on how the ordinance should be developed without clear understanding as to the purpose of the ordinance. Pointedly staff seems to be writing the ordinance without a clear problem that is currently being experienced by the City with an understanding that the City could solve said problem via a lighting ordinance. For example, staff would like to answer the following questions as a justification for enacting a restrictive ordinance:

- What is the general problem faced by a community or the surrounding environment due to outdoor light?
- To what degree does the City of Winters experience these issues?
- Is it possible that adopting a restrictive ordinance would potentially solve this problem?
- How should the ordinance regulate the actions of the community to best solve the problems identified?

These are important questions to be able to answer even in a general scope as staff have spent significant time and expense creating multiple drafts of the ordinance without a clear goal in mind. If the original City Council direction were used, the scope of the ordinance has significantly grown past what was originally envisioned. Besides the above referenced questions, staff requests answers to the 8 items presented to the Planning Commission listed above and discussed further in Exhibit B. Additionally, staff would like to outline the proposed DarkSky Outdoor Lighting Municipal Ordinance Template that is currently being used for the proposed comprehensive outdoor lighting ordinance, attached as Exhibit D, for your consideration in providing staff with clarity on the current confusion of the scope of the ordinance.

DarkSky Outdoor Lighting Municipal Ordinance Template:

Below are a sample of sections from Exhibit D that are presented for your discussion and direction. Sections not listed or referenced below also require review and input. The ones referenced below are of the most impactful on the residents of the City. The main issue being raised is how the City would enforce these standards as they seem to apply to all residents and all existing properties without exception. Even if the requirements are either phased in or only apply to new construction, lights are common aftermarket fixtures placed on residents that are purchased online often with unsubstantiate lumens claims or often highly variable lumen output. The City may need to consider, if adopting this ordinance, hiring a lighting specialist to engage staff on how to measure light trespass across property lines in a way that is defensible in court. Just as there are many types of lights, there are many was to err when measuring lux with the potential that multiple lighting sources from other neighbors may be contributing to the trespass.

Section 2.2 Residential Use:

This section proposed that no light on a resident property should exceed 1,000 lumens and that each residential use lot be provided a "lumen allowance" which is the total lumens of lighting on the property proportionate to the acre size of the lot and the lighting zone. In the multi-family example, one townhome on a .10 acre lot located in Lz1 would be limited to 1,700 lumens which would be approximately two 60 watt light bulbs, and would not allow for any other light, including holiday lighting, security lighting, or

walkway lighting. On average one 60 watt lightbulb is approximately 800 lumens. Light trespass is designated as light leaving residential use property greater than 1 Lux.

Section 2.5 Seasonal Lighting:

Temporary seasonal lighting is only allowed from October 15 through January 15 and must be extinguished starting at 11pm.

CONCLUSION:

There are four groups of individuals currently involved in developing the requested comprehensive outdoor light ordinance; (1) City Council, (2) Planning Commission, (3) Natural Resources Commission, and (4) City staff. From the original direction provided by City Council on December 16, 2026, to provide a draft ordinance for the April City Council meeting with the express purpose to "minimize light pollution from future projects", the groups have been providing directions that have either expanded the scope of that original direction or contradicted the use of the DarkSky model. Thus, direction is needed from City Council on the purpose and intent of the requested ordinance, with the potential issues to solve such that staff can effectively and efficiently draft without extending the ordinance development through the end of the year.

EXHIBIT A
TIMELINE OF EVENTS

Summary of Meetings:

CC = City Council // NRC = Natural Resources Commission // PC = Planning Commission

CC – 12/16/2026
NRC – 1/26/2026
NRC – 2/9/2026
PC – 2/24/2026
NRC – 3/6/2026
NRC – 4/20/2026
PC – 4/28/2026
NRC – 5/18/2026

MEETING MINUTES

City Council Meeting – December 16, 2025

During public comment Kate Laddish provided an update from a prior meeting of the Natural Resources Commission which included the request of the City Council to adopt a "comprehensive outdoor lighting ordinance" to "minimize light pollution from future projects based on the Dark Skies Model Ordinance." Later in the meeting, City Council provided the direction to staff to bring a comprehensive lighting ordinance to City Council in April of 2026.

Natural Resources Commission Meeting – January 26, 2026 – Meeting Minutes

"Consideration of Draft Outdoor Lighting Ordinances – Kelly Mumper, Kate Laddish

Kate gave an overview of the NRC's projects to address future and current light pollution, and background on the Commission's recommendation that the City adopt a comprehensive outdoor lighting ordinance. Kelly shared two different options on possible lighting ordinances; the Form Based Code version would be less technical, while the Night Sky version would lay out more specifics.

Jim Hyer commented that he feels that residents want more lighting to enhance safety. He is also concerned that a lighting ordinance would prevent his church from installing an illuminated message sign.

Bob Schultz emailed comments. He thinks the NRC's material has a well-documented statement of the need to address light pollution. He prefers the Night Sky approach because it has measurable outcomes and directly addresses the factors that cause components of light pollution. He supports the NRC's recommendation to limit lighting zones to LZ0, LZ1, and LZ2.

NRC clarified that reducing light pollution doesn't necessarily mean making conditions darker on the ground, and that a lighting ordinance can address safety in multiple ways.

The consensus of members was that the Night Sky version, which is based on Dark Sky International's Model Lighting Ordinance, would be more effective in reducing unwanted glare, uplighting, light trespass, and other components of light pollution and be easier to work with in the long run. The Commission also reaffirmed its recommendations to limit lighting zones to LZ0, LZ1, and LZ2 and to include sections on illuminated signs and seasonal lighting.

Next steps: Comments on the draft ordinance should go to Kate. The lighting ad hoc committee (Kate and Eric) will bring an updated draft to the NRC in February. The NRC moved its February meeting to

February 9 so the draft ordinance will be ready to go to Planning Commission on February 24. Kelly asked the Commission to address amortization (time allowed for compliance); the Commission believes allowing incremental improvements would reduce burdens to homeowners for remodeling projects, and will return with a specific recommendation."

Natural Resources Commission Meeting – February 9, 2026 – Meeting Minutes

"Consideration of Revised Draft Outdoor Lighting Ordinance - Kate Laddish Eric Jepsen, Kelly Mumper

Kate shared an interactive light pollution map of the Winters area that shows how light pollution has increased over time. Since the January NRC meeting, the lighting committee (Kate and Eric) created an updated draft outdoor lighting ordinance based on Dark Sky International's model lighting ordinance, and made recommendations for the different decision points. Commissioners reviewed, discussed, and came to a consensus on the various decision points, which Kate recorded within the draft ordinance. Kelly and Kate will work together to input the Winters' zoning codes for the Lighting Zones table to match the NRC's recommendations for LZ0, LZ1, and LZ2.

Once review was completed and all revisions documented within the draft, a motion to send the draft ordinance to the Planning Commission for review with a recommendation to advance the ordinance to Council for review and adoption was made by Kurt and seconded by Eric; the motion was approved unanimously.

The Planning Commission will hold a study session on the lighting ordinance on February 24 and discuss it as an action item on March 24."

Planning Commission Meeting – February 24, 2026 – Meeting Minutes

"Study Session/Discussion on Outdoor Lighting and Night Sky Ordinances.

Senior Planner Kelly Mumper presented proposed updates to the City's outdoor lighting regulations, including a night sky ordinance to reduce light pollution while ensuring safety and supporting agricultural and commercial needs.

The Commissioners reviewed potential standards, exemptions for agricultural and special lighting, enforcement strategies, and public outreach efforts. Direction was provided for staff to return with a draft ordinance and policy options for Commission consideration."

Natural Resources Commission Meeting – March 6, 2026 – Meeting Minutes

"Draft Outdoor Lighting Ordinance(Safe Lighting Ord) – Kate

There was discussion on preference of using Safe Lighting rather than. Dark Sky which conveys a softer interpretation. The February study session with Planning Commissioners focused on Dark Sky Certification and other ideas that the NRC did not support.

Kate presented this topic to the Climate Action Commission who voted to support the NRC position at the upcoming Planning Commission meeting on March 24th."

Natural Resources Commission Meeting – April 20, 2026 – Meeting Minutes

"Update on Draft Outdoor Safe Lighting Ordinance - Kate Laddish

The Planning Commission had an initial discussion/study session on this item in February and requested that options for various aspects of the proposed ordinance be listed. Kate and Kelly Mumper (City Planner)

have had continued discussions to finalize the draft expected to go to Planning Commission on April 28th that will include NRC recommendations."

Planning Commission Meeting – April 28, 2026 – Meeting Minutes

"Outdoor Lighting & Public Safety Ordinance Continued Discussion

Senior Contract Planner Kelly Mumper introduced the continued public hearing regarding the proposed Outdoor Lighting Ordinance and reviewed revisions made following prior Commission direction. Kate Laddish, Chair of the Natural Resources Commission, provided background on the ordinance and its goals related to reducing light pollution and improving lighting standards.

Public hearing was opened at 6:55 PM

Wendy Rash, Corinne Martinez, Jim Heyer, and Ron Carlin, provided public comment.

Public hearing was closed at 7:05 PM

Commissioners provided feedback regarding phased implementation, public safety considerations, impacts to existing development, and additional outreach and analysis needed prior to further consideration.

The Commission directed staff to return with a revised ordinance and supporting materials at a future meeting.

Commissioner Contreras moved to direct staff not to proceed with the ordinance. The motion failed for lack of a second."

Natural Resources Commission Meeting – May 18, 2026 – Meeting Minutes

"Consideration of Revised Draft Outdoor Lighting Ordinance – Kate Laddish

Based on the discussion at the recent Planning Commission (PC) meeting regarding the proposed Outdoor Lighting Ordinance, it appears that there wasn't a clear understanding about what the goals of the Ordinance was trying to achieve. More information was needed and this item will come back to the PC on a future agenda. Kate asked commissioners to consider attending Planning Commission meetings when this is on the agenda. It is expected to be on the May Planning Commission agenda.

Kate also spoke with Valley Clean Energy regarding possible projects regarding lighting that we may be able to partner with them on."

TO: Members of the City of Winters Natural Resources Commission
DATE: February 9, 2026
FROM: Kate Laddish, Chair, Winters Natural Resources Commission
SUBJECT: Lighting Ordinance Background and Timeline

Light pollution and lighting ordinance overview

Pollution is a resource out of place. Artificial light at night is neither inherently good or bad; it depends on how it's used.

The inappropriate or excessive use of artificial light – known as light pollution – can have serious environmental consequences for humans, wildlife, and our climate. According to DarkSky International, light pollution adversely affects health, safety, wildlife, energy, heritage, and view of the universe.

There are four components of light pollution.

- Glare – excessive brightness that causes visual discomfort
- Skyglow – brightening of the night sky over inhabited areas
- Light trespass – light falling where it is not intended or needed
- Clutter – bright, confusing and excessive groupings of light sources

To help jurisdictions minimize light pollution, DarkSky International created a model lighting ordinance (MLO) that is based on the Five Principles for Responsible Outdoor Lighting.

1. Useful: All light should have a clear purpose.
2. Targeted: All light should be targeted where needed.
3. Low light levels: Light should be no brighter than necessary.
4. Controlled: Light should be used only when it's useful.
5. Color: Use warmer color lights when possible (avoid blue/violet).

The proposed City of Winters Outdoor Lighting Ordinance emphasizes beneficial uses of light, such as streetlights at corners to minimize pedestrian-vehicle collisions, and prevents and corrects hazardous or unsafe uses of light (e.g., glare that prevents drivers and pedestrians from seeing what's between them and the light source, and overly bright, poorly aimed light that can disrupt sleep). Minimizing light pollution will save money and electricity. Winters prides itself on being a small town with deep agricultural roots; decreasing light pollution benefits pollinators, night-migrating birds, and other wildlife, and regaining and preserving the ability to see the night sky is consistent with our small-town identity. Recent comets and displays of the aurora borealis have whetted interest in being able to see the night sky.

Minimizing existing and future light pollution: two projects

The Natural Resources Commission has been working on addressing light pollution since including it in our initial workplan in 2021. As included in the Commission's update to City Council in October 2023, NRC has two projects: (1) minimize future sources of pollution with a comprehensive outdoor lighting ordinance, such as based on DarkSky's model lighting ordinance (MLO), and (2) remediate existing lighting issues. The focus is currently on the ordinance, as both the Commission and City Council have expressed a sense of urgency to have an ordinance in place before more projects, such as Farmstead, advance, and because an ordinance can guide remediation.

Background

Using radiance maps, observations, and other data, the Commission determined that light pollution in Winters has increased significantly, especially near Winters Highlands, the roundabout, and Blue Mountain Terrace, all of which have dense arrays of unshielded acorn-style luminaires with cool white light. In July 2023, the Commission chose to recommend Winters adopt a comprehensive outdoor lighting ordinance, such as based on DarkSky's model ordinance, and included this recommendation in a workplan update to City Council in October 2023. Council voiced strong support for combatting light pollution, and asked the Commission to review current code to determine if updates would suffice or if a comprehensive outdoor lighting ordinance would be more effective.

The NRC found Winters' current codes that address outdoor lighting to be piecemeal, hard to find, not sufficiently specific, and out of date (1993 and 1999). In July 2024, the Commission chose to strongly recommend that Winters adopt a comprehensive outdoor lighting ordinance based on DarkSky's model ordinance, and affirmed this in February 2025.

During the February 10, 2025, NRC meeting, commissioners decided to focus on using DarkSky's model lighting ordinance, and anticipated including the optional illuminated sign and seasonal lighting sections. Commissioners also drafted recommendations for lighting zones for use in a comprehensive ordinance, recommending that Winters use Lighting Zones 0, 1, and 2 (Lz0, Lz1, Lz2; see below.) The Commission shared an overview of its work thus far with Planning staff. In March 2025, the Commission asked Council to allow Planning staff to work on the lighting ordinance; Council agreed.

The Commission included an update on the ordinance in its November 2025 report to City Council, and requested Council agendize an update from staff and the Commission. Due to a sense of urgency to have an ordinance in place before projects advance, the Commission returned to Council in December 2025 to echo this request. Council set a goal of having a comprehensive outdoor lighting ordinance go to Council by April 2026, after going to the NRC and Planning Commission.

At the NRC's January 26, 2026, meeting, the Commission considered two different approaches drafted by Planner Kelly Mumper: one drew on DarkSky's model ordinance, and one used a form-based code approach. Because the comprehensive approach will be more durable, has more objective standards, and will do more to minimize light pollution, the Commission reaffirmed its choice to pursue a comprehensive outdoor lighting ordinance based on DarkSky International's model lighting ordinance.

The Commission directed the two-person lighting ad hoc committee to revise the draft ordinance and bring it back to the Commission at a special meeting on February 9, 2026—a meeting moved up by two weeks so the ordinance can go to the Planning Commission on February 24.

Current status and looking ahead

At NRC's February 9, 2026, meeting, the Commission will discuss the updated draft, review decision points in the ordinance (e.g., what time do Nighttime Hours start, and how long do people have to bring existing lighting into compliance), and, hopefully, vote to send a version of the ordinance to the Planning Commission.

The Planning Commission is expected to consider the outdoor lighting ordinance in February and March; the City Council plans to consider it in April.

Draft ordinance format

The updated draft ordinance is presented to the NRC within DarkSky's template to maintain information about decision points (red and blue text) and to familiarize the full Commission with the MLO template use agreement. The superfluous material will be deleted before the City Council adopts the ordinance.

The ordinance itself runs from the Table of Contents through Definitions.

For NRC consideration

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.)
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)…?
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?
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?
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?
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?
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?
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?
9. 2.2 C: Does the Commission want to stipulate a warmer white in residential areas? How about the suggested maximum CCT of 2400?

10. 2.4, Sports Lighting: There are three options. Which does the Commission want? The certification in the third option may cost money.
11. 2.5, Seasonal Lighting start and end dates. Start on October 15 (to allow for Halloween) and end on January 31?
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.
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.)

Lighting zones

DarkSky's model lighting ordinance materials suggest lighting zone overlays may be helpful. During its February 2025 meeting, the NRC did an initial consideration of lighting zones (see Annex A of the MLO). The NRC believes Winters should consider areas in Lighting Zones 0, 1, and 2 (Lz0, Lz1, Lz2). The NRC doesn't believe any area in Winters matches DarkSky's criteria for using Lighting Zones 3 or 4.

NRC initial lighting zone recommendations:

- Lz0, no ambient lighting: NRC believes this would be appropriate for the Winters Putah Creek Nature Park. 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. A lighting overlay might carve out the area directly adjacent to the Community Center.
- Lz1, low ambient lighting: All 1- and 2-family residential. There was discussion about if multi-family housing should be Lz1 or Lz2. (Lz1: *"Recommended default zone for rural and low-density residential areas.")*
- Lz2, moderate ambient lighting: Downtown, neighborhood commercial, Grant Avenue commercial, highway commercial. (Lz2: *"Recommended 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;…" etc.)
- Lz3, moderately high ambient lighting: None. DarkSky 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.

- Lz4, high ambient lighting: None. DarkSky specifies that this is not a default zone, and should only be considered in special, rather extraordinary cases.

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.

PLANNING COMMISSION STAFF REPORT

TO: Chair and Commissioners

DATE: February 24, 2026

THROUGH: Jeremy Craig, City Manager

FROM: Kelly Mumper, Contract Planner

SUBJECT: Discussion and Presentation on Outdoor Lighting and Night Sky.

RECOMMENDATION:
Provide direction to staff through collaboration to draft an outdoor lighting ordinance or night sky ordinance which would address the areas zoned outside of the Regulating Plan for the Downtown Form Based Code which already has stringent lighting standards.

BACKGROUND:
Planning staff were 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 far 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.

The Planning Commissioner Chair has asked staff to omit the draft examples from

this discussion to avoid confusion due to over information and so that this remains informational and discussion based for this meeting.

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*, and how it relates to economic development and the overall general health, safety and welfare of community members.

In addition, 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.

More information on what was discussed is listed in the NRC Staff Report which is attached in this Planning Commission Agenda Packet.

A Power Point Presentation on Lighting types and Luminance thresholds will be provided to the Commission at the meeting.

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. NRC SR
2. NRC Minutes
3. NRC Comments

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

C. Lighting. In downtown Winters lighting fixtures within developments should be attractively designed to complement the architecture of the project and surrounding development, and should improve the visual identification and safety of residences and businesses. Additionally, consideration should be given to the effects of light pollution on the environment, as well as energy conservation technologies.

1. General Design Standards.

a. Lighting shall provide security and visual interest.

Lighting should provide security and visual interest.

b. All exterior doors, aisles, passageways and recesses shall be equipped with a lighting device providing a minimum maintained one foot-candle of light at ground level during hours of darkness. Vandal-resistant covers should protect lighting devices.

c. Decorative accent lighting and fixtures above the minimum one foot-candle illumination levels of surrounding parking lots should be provided at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.

d. Exterior lighting shall be sited and installed in a manner to minimize glare and light spillage beyond property lines. Outdoor light fixtures shall be the lowest wattage necessary to accomplish adequate lighting. Lighting shall be down-lit, shielded, and directed away from areas not intended to be lit and from the night sky. All light fixtures shall be installed and shielded in such a manner that no visible light is emitted from the fixture at angles above the horizontal plane.

Lighting directed downward (down-lit) with shielding.

e. Lighting fixtures should be attractively designed to complement the architecture of the project.

f. Lighting should improve visual identification of residences and businesses and create an inviting atmosphere for passersby.

g. Wall-mounted lights should be used to the greatest extent possible to minimize the total number of freestanding light standards.

Wall-mounted lights should be used to the greatest extent possible.

h. Parking lot lighting fixtures should not exceed thirty-five (35) feet in height. When within fifty (50) feet of residentially zoned properties, fixtures should not exceed twenty (20) feet.

i. Light standards within parking lots should be designed with raised bases to protect them from damage by vehicles.

j. Provide street lighting that is scaled for the pedestrian while still meeting vehicular needs. On local streets and within project sites, fixtures should be primarily oriented towards pedestrians' needs. On major streets, light fixtures serve to illuminate both pedestrian areas and roadways. Consider the location and intended audience when choosing a light fixture for a project.

k. Lighting for a parking lot or structures should be evenly distributed and provide pedestrians and drivers with adequate visibility and safety level at night.

l. Lighting shall be maintained along the pathway of "urban trails" (i.e., those between buildings and in dense areas of the city) at a level sufficient to make the trail and abutting landscaping visible and safer at night while not detracting from the physical and aesthetic aspects of the trail and spilling onto abutting residential uses. Light fixtures should be vandal-resistant.

m. The light source used in outdoor lighting should provide a white light for better color representation and to create a more pedestrian-friendly environment.

n. Low pressure sodium lamps are prohibited.

o. Lighting should be consistent with the historic small-town character of Winters.

Lighting should add drama and character to a building while being consistent with its character.

WHAT IS A FOOT CANDLE & WHAT ARE SOME EXAMPLES?

After reading all this you think to yourself, "well that all sounds great but what is a candle foot and how much light is that actually emitting?"

A foot-candle (fc) is a unit of illuminance representing the light intensity of one lumen falling on a ***one-square-foot surface*** from a ***uniform source of one candle***, equal to approximately ***10.764 lux***. It is commonly used to measure light levels in commercial, residential, and outdoor settings to ensure adequate visibility, safety, and energy efficiency.

Key Aspects of Foot-Candles:

- **Definition:** One foot-candle is equal to 1 lumen per square foot.
- **Measurement:** A light meter is used to measure foot-candles by placing it on a surface, such as the floor or a workspace.
- **Common Applications & Recommended Levels:**
    - **Offices/Workspaces:** 30–50 fc.
    - **Retail Showrooms/Classrooms:** 50–100 fc.
    - **Warehouses/Storage Areas:** 20–30 fc.
    - **Parking Lots/Garages:** 2–5 fc.
    - **Hospital Areas:** 50–75 fc.
    - **Outdoor Sunlight:** Up to 10,000+ fc.

Usage in Lighting Design:
Foot-candles allow lighting designers and engineers to compare the efficiency of different fixtures and ensure that enough light reaches a specific surface. They are crucial for tasks like:

- **Horticulture:** Ensuring plants receive enough light.
- **Museums:** Protecting sensitive artifacts while providing visibility.
- **Film/Video Production:** Setting up lighting for cameras.
- **Sports Lighting:** Evaluating visibility for athletes

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.

TABLE OF CONTENTS

CITY OF WINTERS OUTDOOR LIGHTING ORDINANCE 3

1.0 3

1.1 3

1.2 3

1.3 5

1.4 5

1.5 5

2.0 6

2.1 6

2.2 7

2.3 7

2.4 7

2.5 9

2.6 Illuminated Signage 8

3.0 11

3.1 11

3.2 11

4.0 12

4.1 12

ANNEX A – EXAMPLE FORMATS TO ASSIGN LIGHTING ZONES 11

Table Example 11

Overlay Map Example 11

DARKSKY POLICY TEMPLATE: TERMS OF USE 12

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.

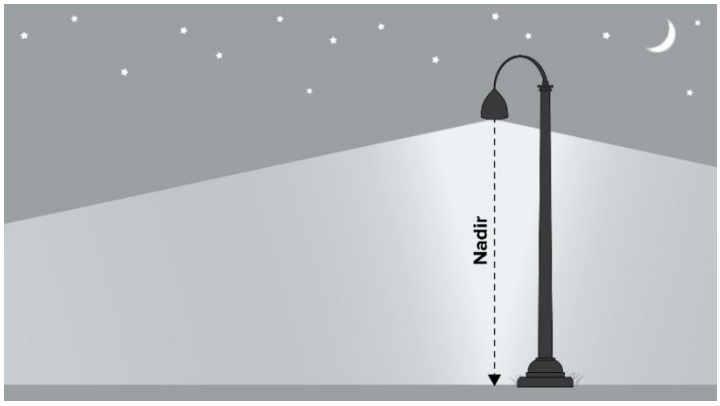
Q. **Lumen (lm):** A unit of measure of the *luminous flux* of a light source.

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

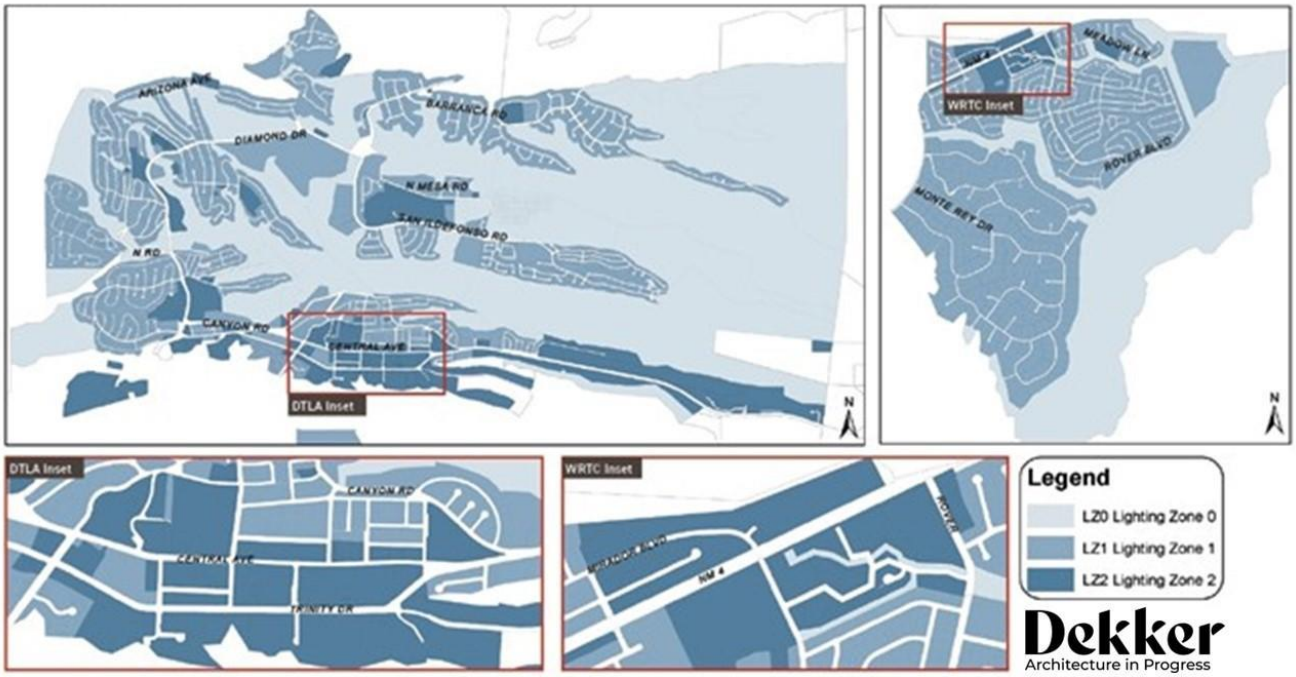
ANNEX A – EXAMPLE FORMATS TO ASSIGN LIGHTING ZONES

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.

CITY OF WINTERS OUTDOOR LIGHTING ORDINANCE

Sections:

8.22.010 **Purpose.**

8.22.020 **Definitions.**

8.22.030 **Applicability.**

8.22.040 **Exemptions.**

8.22.050 **General Requirements.**

8.22.060 **Outdoor Lighting Plans.**

8.22.070 **Prohibitions.**

8.22.080 **Signs.**

8.22.090 **Outdoor Performance, Sport and Recreation Facilities.**

8.22.100 **Energy Conservation Measures.**

8.22.110 **Violations and Penalties.**

8.22.120 **Repeals.**

8.22.130 **Figures and Diagrams.**

8.22.010 Purpose.

A. The purpose of this chapter is to provide rules and regulations for outdoor lighting within The City of Winters except within the Downtown A and Downtown B Zoning Districts (D-A and D-B) which are subject to the outdoor lighting standards formulated in Chater 17.58.060 order to accomplish the following:

1. To promote a safe and pleasant night-time environment for residents and visitors;
2. To protect and improve safe travel for all modes of transportation;
3. To prevent nuisances caused by unnecessary light intensity, direct glare, and light trespass;
4. To protect the ability to view the night sky by restricting unnecessary upward projection of light;

5. Through new building permits phase out existing nonconforming fixtures that violate this chapter; and

6. To promote lighting practices and systems to conserve energy.

B. This chapter shall be known and may be cited as the City of Winters Outdoor Lighting Ordinance.

C. The figures incorporated in this chapter or shown on informational sheets produced by The City of Winters are provided as guidelines for the public and staff to use in meeting the intent of this chapter. The figures serve only as examples. The City of Winters does not endorse or discriminate against any manufacturer or company that may be shown, portrayed, or mentioned as examples.

8.22.020 Definitions. Unless specifically defined below, the words and phrases used in this chapter shall be interpreted to give the meaning they have in common usage, and to give this chapter its most reasonable application.

"Fixture" means a complete lighting unit including the lamp and parts designed to distribute the light, position and protect the lamp, and connect the lamp to a power source. Also referred to as a "luminaire."

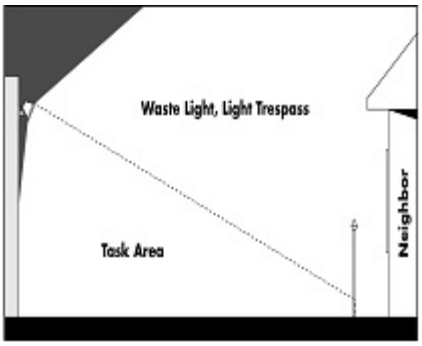
"Footcandle (fc)" means a unit of measurement for the total amount of light cast on a surface (illuminance). One footcandle is equivalent to the illuminance produced by a source of one candle at a distance of one foot.

"Full Cutoff Fixture" means a lighting fixture designed such that no light, either directly from the bulb or indirectly from the fixture, is emitted at or above a horizontal plane running through the lowest point on the fixture.

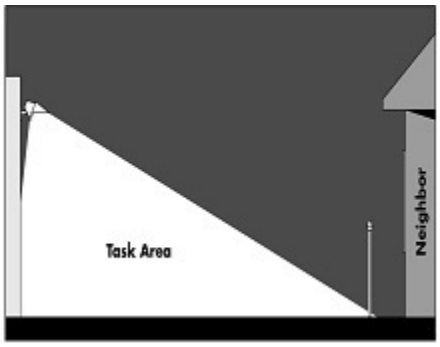
"Glare" means direct and unshielded light striking the eye to result in visual discomfort and reduced visual performance.

"Lamp" means an artificial light source installed in the socket portion of the fixture, to be distinguished from the whole assembly. Commonly referred to as a "bulb."

"Light Pollution" means any adverse effect of artificial light sources including, but not limited to, discomfort to the eye or diminished vision due to glare, light trespass, uncontrolled up-lighting, uncomfortable distraction to the eye, or any artificial light that diminishes the ability to view the night sky.



Light trespass from uncontrolled source



Controlled source and good aiming prevents light trespass

"Light Trespass" means light falling where it is not wanted or needed, generally light from one property that shines onto another property or the public right of way.

"Lumen" means the unit used to quantify the amount of light energy produced by a lamp. For example, a 40-watt incandescent lamp produces approximately 400 lumens, while a 35-watt high-pressure sodium lamp produces about 2,300 lumens.

"Outdoor Lighting Fixture" means any temporary or permanent lighting fixture that is installed, located, or used in such a manner to provide illumination of objects or activities outside. Outdoor lighting fixtures include all fixtures mounted to the exterior of a structure, poles, bollards, or other freestanding structures, or placed so as to provide direct illumination on any exterior area or activity.



Shield example

“Shielding” means a barrier around or within a fixture that helps conceal the lamp and control light distribution. A fixture that is “fully shielded” incorporates a solid barrier, emits no light rays above the horizontal plane and effectively obscures visibility of the lamp. A fixture that is “partially shielded” may allow some light to pass through a semi-translucent barrier, and/or may allow visibility of the lamp from certain perspectives.

“Temporary Lighting” means lighting that is intended to be used for a special event for up to seven days.

8.22.030 Applicability.

A. New Outdoor Lighting. All outdoor lighting fixtures installed after the effective date of this chapter shall conform to the requirements established by this chapter.

B. Existing Outdoor Lighting. All existing outdoor lighting fixtures installed prior to the effective date of this chapter shall be addressed as follows:

1. To address nuisances caused by improperly installed, unshielded, or misdirected fixtures, it is recommended that all existing outdoor lighting fixtures be adjusted or modified to the extent practical to reduce or eliminate glare, light trespass, and light pollution.

2. All existing outdoor lighting fixtures located on a property that is part of an application for Design Review approval; a Conditional Use Permit; subdivision approval; or, a building permit for any new structure, or new or modified exterior light fixtures, or any addition(s) of gross floor area, seating capacity, or parking spaces (either with a single addition or cumulative additions), shall meet the requirements of this chapter for the entire property. Such applications are required to include an outdoor lighting plan pursuant to section 23.060. Conformity shall occur prior to final inspection, final plat recordation, or business license issuance, when applicable.

8.22.040 Exemptions.

A. The following are exempt from the provisions of this chapter:

1. Seasonal displays using multiple low-wattage bulbs (approximately 15 lumens or less), provided that they do not constitute a fire hazard, create a nuisance, and are maintained in a safe and attractive condition.

2. Vehicular lights and all temporary emergency lighting needed by the law enforcement and Fire Protection District, or other emergency services.

3. All temporary lighting used for the construction or repair of roadways, utilities, and other public infrastructure.

4. All lighting required by state or federal regulatory agencies.

5. Illuminated address at no more than 15 lumens.

B. The Community Development department may authorize minor deviations when proposed outdoor lighting does not conflict with the purposes of this chapter. An application for such a deviation must be made in writing and include an outdoor lighting plan pursuant to sections 8.22.050 G and 8.22.060. Temporary lighting for special events shall be reviewed in this manner.

8.22.050 General Requirements.

The following general standards apply to all non-exempt outdoor lighting fixtures:

A. Nuisance prevention. All outdoor lighting fixtures shall be designed, located, installed, aimed downward or toward structures, retrofitted if necessary, and maintained in order to prevent glare, light trespass, and light pollution.

B. Maintenance. Fixtures and lighting systems shall be in good working order and maintained in a manner that serves the original design intent of the system.

C. Lighting Levels. Outdoor lighting installations shall be designed to avoid harsh contrasts in lighting levels between the project site and the adjacent properties. The City of Winters Planning Commission may, by resolution, adopt standards for maximum or minimum lighting levels for various land use areas and for public streets, sidewalks, or trails, as developed by the Community Development and Public Works departments.

D. Lamp Types. Metal halide or high-pressure sodium lamps are preferred for all new commercial and industrial area lighting (parking lot and yard lights) and street lighting due to good color rendering and good energy efficiency, and LEDs are preferred for energy efficiency. Low-pressure sodium lamps and mercury vapor lamps are not permitted. LEDs or compact fluorescent lamps are preferred for residential lighting.

E. Fixture Types. All new outdoor lighting shall use full cutoff luminaires with the light source downcast and fully shielded with no light emitted above the horizontal plane, with the following exceptions:

1. Fixtures that have a maximum output of 100 lumens (equivalent to one 10-watt incandescent bulb) or less, regardless of the number of bulbs, may be

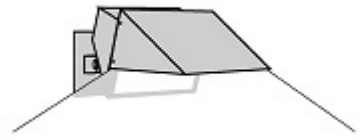
left unshielded provided the bulb surfaces are obscured from off-site visibility with a semi-translucent or frosted glass that has an opaque top to prevent the light from shining directly up. However, partial or full shielding is preferred to control light output in all situations.

2. Fixtures that have a maximum output of 600 lumens (equivalent to one 40-watt incandescent bulb) or less shall be partially or totally shielded using a solid or semi-translucent barrier, provided that the lamp is not visible from off site, no direct glare is produced, and the fixture has an opaque top to keep light from shining directly up; e.g., a low output-style wall pack.

3. Floodlights that do not meet the definition of "full cutoff" may be used if permanently directed downward, if no light is projected above the horizontal plane, and if and fitted with external shielding to prevent glare and off-site light trespass. Unshielded floodlights are prohibited.



Glare from unshielded floodlight



Shielding prevents glare

F. Accent Lighting. Residential accent lighting shall be limited. LED-type accent lighting is preferred. Commercial accent lighting may be permitted in conjunction with a use permit. Limited architectural features may be illuminated by uplighting, provided that the light is effectively contained by the structure, the lamps are low intensity to produce a subtle lighting effect, and no glare or light trespass is produced. For statues, public art, or other objects of interest that cannot be

illuminated with down-lighting, upward lighting may be used only in the form of one narrow-cone spotlight that confines the illumination to the object of interest.

G. The provisions of this chapter are not intended to prevent the use of any design, material, or method of installation or operation not specifically prescribed herein, provided that the Community Development department has approved any such alternative. An alternative proposal may be approved if it provides at least approximate equivalence to the applicable specific requirements of this chapter, or if it is otherwise satisfactory and complies with the intent of this chapter.

H. The City of Winters reserves the right to further restrict outdoor lighting including, but not limited to, pole height and level of illumination, when it is deemed in the public interest consistent with the purpose of this chapter.

8.22.060 Outdoor Lighting Plans.

A. An outdoor lighting plan shall be submitted in conjunction with an application for design review approval; a Conditional Use Permit; subdivision approval; or, a building permit for any new structure, or new or modified exterior light fixtures, or any addition(s) of gross floor area, seating capacity, or parking spaces (either with a single addition or cumulative additions). An outdoor lighting plan is required for all new outdoor lighting installations on commercial, residential, industrial, public and institutional properties. The Community Development department may request outdoor lighting plans from applicants for other types of projects due to project location, size, or proposed use, as necessary. An outdoor lighting plan shall include at least the following:

    1. Manufacturer specification sheets, cut-sheets, or other manufacturer-provided information for all proposed outdoor lighting fixtures to show fixture diagrams and light output levels;

    2. The proposed location, mounting height, and aiming point of all outdoor lighting fixtures (a site plan is preferred); and

    3. If building elevations are proposed for illumination, drawings for all relevant building elevations showing the fixtures, the portions of the elevations to be illuminated, the illuminance level of the elevations, and the aiming point for any remote light fixture.

B. If needed to review the proposed outdoor lighting fixture installation, the Community Development department may require additional information following the initial outdoor lighting plan submittal, including but not limited to a written

narrative to demonstrate the objectives of the lighting, Photometric data, Color Rendering Index (CRI) of all lamps and other descriptive information on the fixtures, computer-generated photometric grid showing footcandle readings every 10 feet within the property or site and 10 feet beyond the property lines (an iso-footcandle contour line-style plan may be acceptable), and/or landscaping information to describe potential screening.



Example of a narrow-cone spotlight

C. The Community Development department may approve, deny, or require modifications to any outdoor lighting plan in order to meet the purpose of this chapter.

8.22.070 Prohibitions.

A. The installation of any new fixture not in conformance to this chapter is prohibited.

B. No outdoor lighting fixtures shall be installed, aimed, or directed to produce light that spills over into neighboring properties or the public right of way. Light trespass is prohibited.

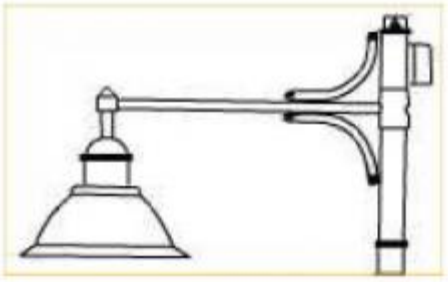
C. No outdoor lighting fixture may be installed or maintained in such a manner to cause glare visible from off site.

D. No outdoor lighting fixture may be operated in such a manner as to constitute a hazard or danger to persons, or to safe vehicular travel.

E. Blinking, flashing, moving, revolving, scintillating, flickering, changing-intensity, and changing-color lights and internally illuminated signs are prohibited.

F. The installation of new mercury vapor and/or low-pressure sodium lamps is prohibited.

G. Search lights, laser source lights, or any similar high-intensity light is prohibited except in emergencies by police and fire personnel or at their direction, or for approved temporary lighting.



Example of shielded streetlight

H. Streetlights shall be down directed with complete horizontal shielding of the reflective surface and no higher than 17 feet from the bottom of the shielded fixture surface with a maximum 150-watt lamp. Greater height may be granted by the Community Development department for safety or adopted minimum highway standards.

8.22.080 Signs.

All outdoor lighting for commercial signs installed and maintained pursuant to Chapter 17.80.090(C)-Table 7, shall conform to the provisions of this chapter. Light bulbs or lighting tubes used for sign illumination shall not be readily visible from the vehicular travel lanes, adjacent public rights of way, or adjoining properties. The intensity of sign lighting shall not exceed that necessary to illuminate and make legible a sign from the approved location of view, such as pedestrian walkway, adjacent travel way or closest City street. All externally lit, internally lit, or L.E.D. signage shall be subject to the provisions of this chapter and shall adhere to the Design Review Criteria outlined in Section 17.80.090(C)-Table 7.

8.22.090 Outdoor Performance, Sport and Recreation Facilities.

A. Where playing fields or other special activity areas are to be illuminated, lighting fixtures shall be mounted, aimed, and shielded so that their beams fall within the primary playing area and immediate surroundings, and so that no significant off-site light trespass is produced.

B. The main lighting shall be turned off as soon as possible following the end of an event. Where feasible, a low-level lighting system shall be used to facilitate patrons leaving the facility, cleanup, nighttime maintenance, and other closing activities.

8.22.100 Energy Conservation Measures.

Incorrect installations, poor choice of fixtures, and over-lighting can result in unnecessarily high energy costs. The following recommendations are intended to encourage the efficient use of energy for lighting purposes:

A. All non-essential outdoor commercial and residential lighting shall be turned off after business hours and/or when not in use. Limited accent lighting and safety lighting as approved by the Community Development department may remain illuminated after business hours.

B. Where practical, outdoor lighting installations are encouraged to include timers, dimmers, or photocell controllers that turn lights off during daylight hours to reduce overall energy consumption and eliminate unnecessary lighting.

C. When selecting new outdoor lighting, the full cost of operation over the life of the fixture(s) should be considered. Substantial annual energy savings may be realized by using quality efficient fixtures.

D. Indiscriminate and excessive lighting shall be avoided. Light should be directed only to where it is needed with appropriate intensity.

8.22.110 Violations and Penalties.

It shall be unlawful to install or operate any outdoor lighting fixture in violation of this chapter. Any person violating any provisions of this chapter may be subject to the provisions of The City of Winters Code section 19.04. In addition, any outdoor lighting fixture erected or maintained contrary to the provisions of this chapter may be declared to be a public nuisance subject to the procedures set forth in the City of Winters Municipal Code Chapter 19.04(R) and Chapter 19.04(BB). Such remedies are in addition to and may be sought or imposed concurrently with any other remedy provided by law, regulation or ordinance.

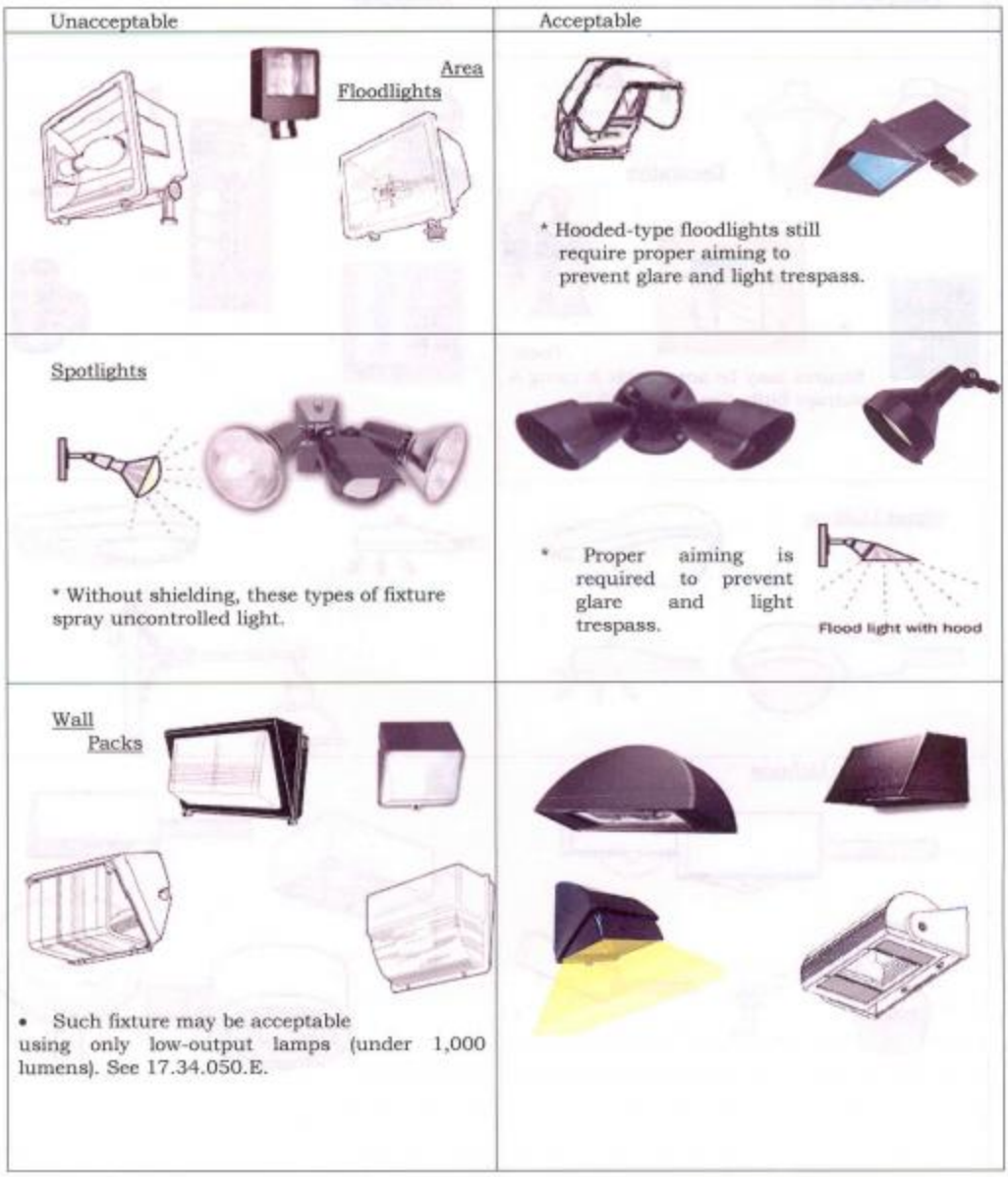
8.22.120 Figures and Diagrams.

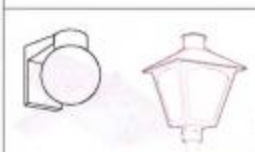
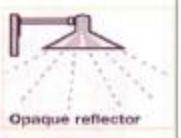
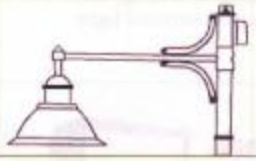
The following figures illustrate examples of acceptable and unacceptable types of outdoor lighting fixtures. Note that even those types of fixtures shown as “acceptable” must be installed and aimed properly to comply with this chapter.

8.22.130 Repeals.

This chapter supersedes and takes precedence over any other code sections that are inconsistent with these regulations except for the lighting standards found in the Form Based Code outlined in Chapter 17.58.060.

FIGURE XX: EXAMPLES OF LIGHTING FIXTURES



Unacceptable	Acceptable
 Decorative    These fixtures may be acceptable if using a low-wattage bulb. See 17.34.050.E.	   Opaque reflector  
Street Lighting   	  
Parking Lot Lighting 