

John Donlevy

From: Jeff Roberts
Sent: Friday, January 18, 2019 11:26 AM
To: John Donlevy
Subject: EXTERNAL MAIL: "DRAFT" Cover Letter, "DRAFT" Project Descriptions, "DRAFT" Exhibits A, B, C, and D (Specific Plan Authorization)
Attachments: Message from KM_C258; Message from KM_C258

Good Morning John,

As we have discussed, I am forwarding to you the "DRAFT" documents that we intend to submit to the City of Winters in the very near future. I would very much appreciate your feedback on the documents.

I will be in attendance at next weeks' meeting of the Economic Development Committee on January 23rd and look forward to learning about the findings and recommendations of the committee.

Please feel free to contact me at any time.

Thank you and have a nice weekend!

Jeffrey T. Roberts
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Jeff Roberts

Subject: "DRAFT" Cover Letter, Winters Specific Plan (Bellevue North 250, LLC. Letterhead)

Mr. John W. Donlevy, Jr.
January 28th, 2019
City Manager
City of Winters
318 First Street
Winters, Calif. 95694

Subject: Authorization to proceed with the preparation of a "Specific Plan" for approximately 793 acres located on property at the northern boundary of the City of Winters

Dear Mr. Donlevy,

On behalf of the property owners (Bellevue North 250, LLC, the Sommer family, and JBT properties) I am respectfully requesting that we be allowed to proceed with the preparation of a "Specific Plan" for approximately 793 acres of land located on the northern boundary of the City of Winters. The subject property is partially located within the existing City limits, partially within the existing Sphere of Influence, and partially outside both the Sphere and City Limits.

I appreciate the time that you have spent with me discussing the history of previous planning efforts in this area, and the various processes, costs, and the probable timeframes associated with the processing of the Specific Plan and related Environmental documents. All of the owners have discussed these issues and are prepared to move forward at this time.

As you are aware, we have attended meetings of the Winters Economic Development Advisory Committee (EDAC) and believe that our properties are strategically located to address some of the issues that the EDAC has identified as critical to the future of Winters. Specifically, the issues that we may be able to help alleviate include the flooding issue and the very high mitigation fees, the "Critical Mass" of population base to support the Winters economy, the lack of "Economic Development Zoning", and the need for diverse zoning along a proposed Road 89 corridor for Business Development. As you are also aware, a large portion of the subject property has been developed by Bellevue North 250, LLC. (Bellevue) for agricultural purposes over the past several years. The owner of that agricultural land will continue with the current farming operations during any Specific Plan preparation and Application timeframe. As we have also discussed, one of the major components of any possible development plan that contemplates the eventual conversion of agricultural property to urban uses must provide mitigation to offset the change. As you review the attached "Project Description", you will see that issue addressed on property that is also currently owned by Bellevue.

All of the owners look forward to this process and the opportunity to working with you and your staff to develop a Specific Plan. It is my understanding that this request to proceed will need to be scheduled before the Winters City Council for their consideration. Please let me know when this hearing will be scheduled and if you need any additional information to begin this process.

Thank you

Jeffrey T. Roberts
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Jeff Roberts

Subject: Proposed Project Description - City of Winters Specific Plan Authorization

A. Background:

Three owners with approximately 793 acres of land on the northerly edge of the City of Winters have met and collectively have agreed to participate in a comprehensive planning process for their properties. The "Specific Plan" process will begin with the authorization of the Winters City Council and will ultimately require the development of a series of special studies, plans, and programs to guide and implement the future development of the property. A portion of the land (182.97 acres) to be included in the "Specific Plan" is already located within the City Limits, another portion of the land (340.55 acres) is not yet annexed but is located within the adopted "Sphere of Influence". Some additional land (approximately 270 acres) will be proposed for inclusion in the "Sphere of Influence" and ultimately, become annexed to the Winters City Limits.

The City of Winters will administer the Specific Plan development process. It is anticipated that the City will retain a consultant to oversee the planning and associated environmental review (EIR) efforts of the City. The owners / applicants will be obligated to pay for any and all staff time and consultant time associated with the preparation and processing of the Specific Plan and related studies and will enter into a "Reimbursement Agreement" with the City of Winters. Additionally, the owners / applicants will provide a deposit to provide the necessary funding prior to the beginning of any work on the project.

B. Ownership / Participation Share:

There are three owners / applicants of land within the proposed 793 acre "Specific Plan boundary:

- Owner "A" (JBT Properties) 50 acres / 6.3%
- Owner "B" (Helmut Sommer) 80 acres / 10.0%
- Owner "C" (Bellevue North 250 LLC) 663 acres / 83.7%

C. Stakeholders, Agencies and Entities who will be involved in this design, processing and review of the Specific Plan and EIR:

- Citizens Advisory Committee (to be developed)
- Nearby property owners
- City of Winters Administration, staff, and consultants
- County of Yolo
- Yolo County Local Agency Formation Commission
- Winters School District
- Yolo Land Trust
- Center for Land Based Learning
- Yolo County Irrigation District
- US Fish and Wildlife Service
- California Department of Fish and Wildlife
- California Regional Water Quality Control Board
- California Department of Health

D. Specific Plan Components / Scope of EIR (Environmental Impact Report)

It is anticipated that the City of Winters will hold several "Scoping Sessions" prior to the preparation of the Specific Plan and/or EIR in an effort to gain information from the public and affected "stakeholders" about the content of the documents. After the Scoping Sessions, the City staff and administration will determine what must "components" be included in the documents and provide appropriate direction to the applicants and their team. The City of Winters will determine who will develop the required Environmental Impact Report. The owners / applicants will pay all of the costs associated with the development and processing of the document.

E. Project Objectives:

The owners / applicants have developed an initial list of "Project Objectives" that they would like to see addressed by the proposed Specific Plan. This list may be supplemented as work proceeds on the Specific Plan:

- Provide for new residential housing to accommodate a projected population of 7500 persons
- Provide a comprehensive system of interconnected trails, open spaces, and parks that link to the City of Winters existing open space network
- Provide a method of maintaining the proposed open space / parks / trails without creating a financial burden on existing City residents.
- Provide for the permanent protection of approximately 480 acres of agricultural land adjacent to the City of Winters to mitigate for the conversion of existing agricultural land within the existing and proposed Sphere of Influence expansion.
- Provide land for needed public education facilities as determined by the planning process
- Provide land for the proposed parks, trails, and open spaces contemplated by the proposed Specific Plan
- Provide the land necessary to create and maintain needed flood control features and facilities identified by the Specific Plan
- Provide for a variety of housing types, styles, and sizes within the Specific Plan area
- Provide for an appropriate number of "Affordable" housing units within the Specific Plan in accordance with adopted City Policy
- Provide land for streets, trails, alleys, bike paths, sidewalks, public utilities, etc. that are necessary to implement the Specific Plan
- Provide the distribution system for the use of recycled water to public green spaces
- Provide for the logical extension of utilities, infrastructure, and other necessary municipal facilities

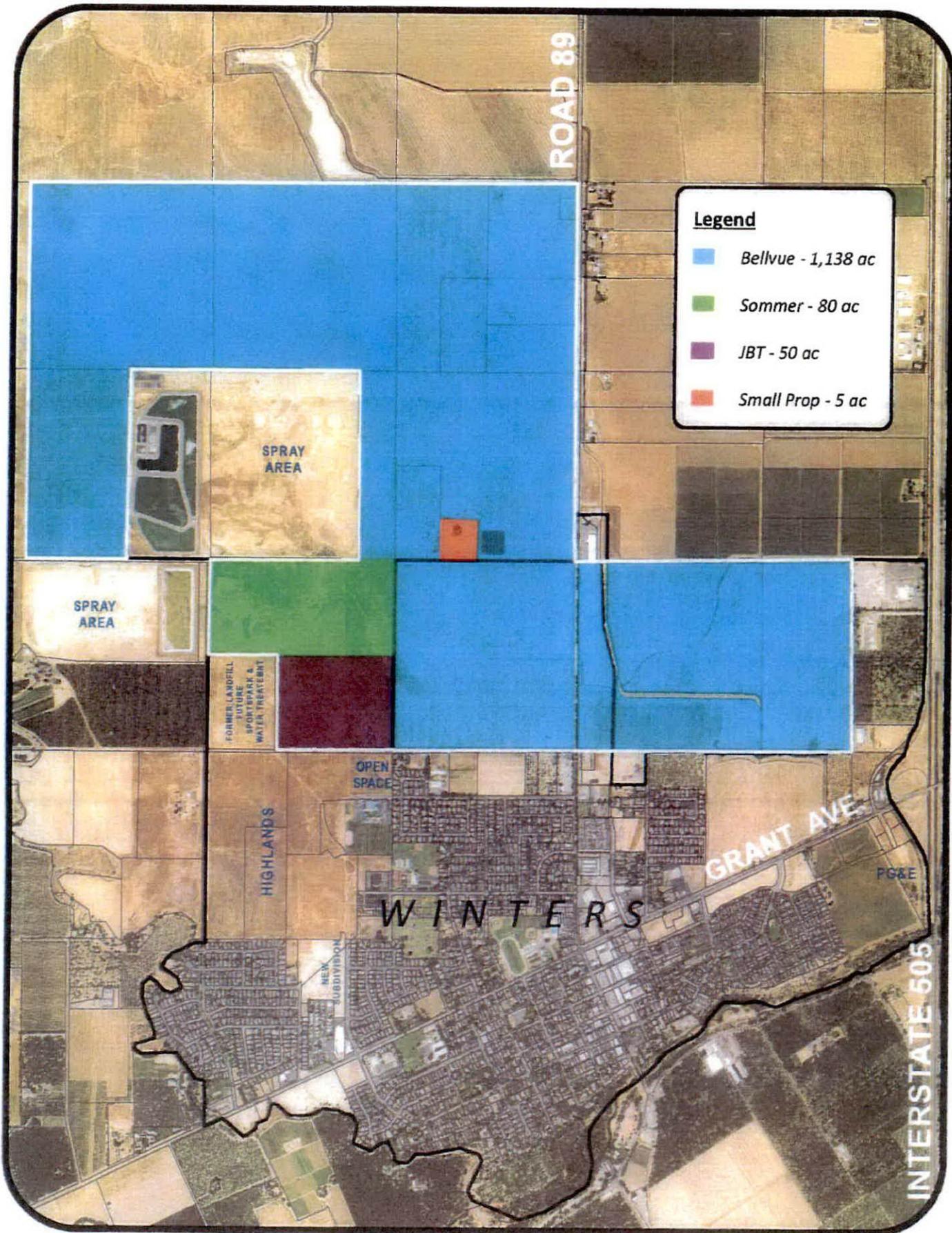
F. Proposed Methodology for Preparing and processing the Specific Plan and related documents:

If the Winters City Council authorizes the owners / applicants to proceed forward as requested with the Specific Plan preparation process, the following list of steps will be followed:

- Work with the City of Winters staff and execute all necessary reimbursement agreements
- Make all appropriate deposits for the City staff reimbursement
- Work with the City staff on the "Scoping Sessions"
- Retain a professional consulting firm to prepare the Specific Plan document
- Retain the necessary engineers and consultants to prepare all of the special studies needed to complete the "Project Description"
- Participate with the City, as needed, on the Environmental Impact Report (EIR) process
- Participate in the Public hearing process (Planning Commission and City Council)
- Work with the City and LAFCO staff, as needed, on any Sphere of Influence changes and annexations to the City

G. Agricultural Mitigation:

One of the objectives of the applicants is to provide for the permanent protection of 480 acres of agricultural property adjacent to the "Plan Area". This amount of land represents the potential amount of existing agricultural land that may be converted to urban uses under the life of the Specific Plan. It is proposed that this agricultural property will be protected utilizing a "Conservation Easement". This will mitigate or offset the eventual "Conversion" of 480 acres of farmland that is currently either in the Sphere of Influence (210 acres) or proposed for inclusion in the Sphere (270 acres). It is anticipated that the applicants objective will satisfy City, County, and CEQA requirements to address the potential impact of the conversion of farmland to urban uses.



Legend

- Bellvue - 1,138 ac
- Sommer - 80 ac
- JBT - 50 ac
- Small Prop - 5 ac

