

WINTERS NORTH AREA ANNEXATION and GENERAL PLAN UPDATE

Preliminary Workplan

September 7, 2017

This is a preliminary draft of a work plan developed in anticipation of a planning process which could be proposed.

General Goals

Annex North Area (Hostetler) land into City

Complete Specific Plan for North Area

Update (“refresh”) General Plan/Climate Action Plan

Update infrastructure master plans (circulation; stormwater/flood; sewer/wastewater)

Phase One

Develop strategy for accomplishing goals

Outline process

Preliminary scoping of tasks, budget, schedule

Develop guiding principles and objectives for overall process

Specific Plan framework

Parameters for Master Plan updates

Check in with Council and community on process

Phase Two

Assemble City team:

City Manager – John Donlevy

Finance Director – Shelly Gunby

City Attorney – Ethan Walsh

Project manager – Heidi Tschudin

City engineer – Alan Mitchell/Nick Ponticello/Carol Scianna

City Planner – Dave Dowswell/Charlie Tschudin

EIR (including air and noise; visual simulation) -- RFQ

Infrastructure engineering – RMC (sewer/water); drainage/flood (Wood Rogers)

Specific Plan planner – RFQ

Financial Feasibility – RFQ

Annexation – Christine Crawford

Assemble applicant team:

Primary property owner – Greg Hostetler

Project representative – Jeff Roberts

Prepare and execute funding agreement
Prepare rough budget
Prepare rough schedule and workplan
Identify annexation area – maps and APNs
Identify property owner list
Hold property owner meeting
Prepare and execute participation agreement
Applicant submits application(s)
Develop City project website
Develop public involvement process
Check in with Council and public
Begin technical analyses – initial opportunities and constrains assessments

- City economic assessment
- Storm water drainage/flooding
- Water supply (WSA) and service
- Sewage capacity and service
- Fiscal impact
- Project financing and market feasibility
- Biological constraints
- Traffic and circulation
- Cultural resources
- Geotechnical
- Title report

Begin preliminary planning process
Issue appropriate RFPs/RFQs
Identify scope of General Plan update
Prepare draft Specific Plan
Internal review and assessment
Community workshops
Begin CEQA process – release NOP
Release public draft Specific Pan, General Plan Update, and Draft EIR
Community workshops
Draft Development Agreement
Coordinate with LAFCO on annexation
Coordinate with County on tax sharing agreement

Finalize plans and EIR
Hearings and adoption

Update Master Plans
Update Development Fees (AB 1600)
Begin annexation process – SOI amendment, MSR, tax sharing agreement, annexation, rezoning
Submit application to LAFCO