

DRAFT SPECIFIC PLAN FRAMEWORK

The purpose of a Specific Plan is to provide a vehicle for implementing the City's General Plan on an area-specific basis. A Specific Plan is both a policy and regulatory document. It must be consistent with the General Plan. The following framework is intended to guide the organization of the North Area Specific Plan with the goal of creating effective, efficient, and statutorily complete documents that share a common outline countywide. The content of a Specific Plan must meet the requirements of California Government Code Section 65451.

General

- A. Title Page
 - 1. Name of the Plan
 - 2. Name of local agency (City of Winters)
 - 3. Date of adoption
 - 4. Resolution number
- B. Table of contents
- C. List of tables
- D. List of figures

I. Introduction and Summary

- A. Introduction
- B. Summary of Plan
- C. Key Features
- D. Background and History
- E. Community Involvement Program
- F. Legal Authority – references to State Government Code authorization, General Plan references, intent to establish both policy and regulatory, method of adoption (resolution and ordinances), etc.
- G. Related Documents -- relationship of the specific plan to the general plan, zoning code, subdivision ordinance, development regulations, standard specifications, EIR, Development Agreement, infrastructure plans, financing plan, design standards, etc.
- H. Consistency with General Plan – summary table or text that shows implementation of General Plan (details may go into an appendix)
- I. Consistency Requirements – for development projects and public works projects within the plan area.

II. Project Vision and Setting

- A. Plan Vision
 - 1. Purpose
 - 2. Principles
- B. Plan Setting
 - 1. Regional and Specific Location (appropriate maps)
 - 2. Site Characteristics (opportunities and constraints)
 - 3. Surrounding Land Uses
 - 4. Boundary and Acreage
 - 5. Off-site Components (if any)

III. Land Use and Community Character

- A. Land Use Vision – introduction and concept statement; community character

- B. Goals and Policies
- C. Land Use Descriptions and Designations
 - 1. Land Use Map
 - 2. Description of each land use designation
 - 3. Land Use Table -- land use summary by acreage, square feet, and dwelling units
- D. Development Regulations/Form Based requirements including zoning and consistency matrix
- E. Design Standards related to site orientation

IV. Circulation

- A. Circulation Vision -- Introduction and concept statement
- B. Goals and Policies
- C. Circulation Descriptions and Designations
 - a. Circulation Map
 - b. Description of circulation infrastructure
 - c. Statistical Summary
- D. Infrastructure Development Regulations
 - a. Highway Improvements (if any)
 - b. Street cross-sections
 - c. Trail design
 - d. Bicycles
 - e. NEVs (consistent with state legislation)
 - f. Sidewalk design
 - g. Traffic calming
 - h. Bus service
- E. Design Standards

V. Public Utilities

- A. Vision -- Introduction and concept statement
- B. Goals and Policies
- C. Utility Requirements – Description of facilities, routing, sizing and capacity, treatment, expansion, phasing, etc. for the following (Utility Plans would be finalized and adopted as implementation plans. This would take place after adoption of the Specific Plan and prior to processing of the first tentative map):
 - a. Water
 - b. Sewer
 - c. Drainage
 - d. Energy and Communications (electricity, gas, wind, solar, bio-fuels/mass, communications)
 - e. Flood Control (200 year)
- E. Governance
 - a. Community Services District, Mello-Roos District, County Service Area, etc.
 - b. Assessment Districts
- D. Utilities Development Regulations
- E. Design Standards

VI. Public Services

- A. Vision -- Introduction and concept statement
- B. Goals and Policies
- C. Service Requirements– Description of triggers, ratios, plans, etc. for the following:
 - a. Parks
 - b. Schools

- c. Libraries
- d. Law enforcement
- e. Fire protection
- f. Solid waste disposal
- g. Government services
- D. Governance
 - a. Community Services District, Mello-Roos District, County Service Area, etc.
 - b. Assessment Districts
- E. Services Development Regulations
- F. Design Standards

VII. Jobs and Housing

- A. Vision – introduction and concept statement
- B. Goals and Policies
 - a. Balance
 - b. Match
 - c. Phasing
- C. Economic Development Strategy (An Economic Development Plan is required and may be finalized and adopted after adoption of the Specific Plan and prior to action on the first tentative map.)
 - a. Targeted Industries
 - b. Local Serving vs. Regional
 - c. Incentives
- D. Affordable Housing Requirement (An Affordable Housing Plan is required and may be finalized and adopted after adoption of the Specific Plan and prior to action on the first tentative map.)
 - a. Density Bonus Opportunities
 - b. Income Eligibility
 - c. Inclusionary Requirement (if applicable)
 - d. Implementation
- F. Regulations
- G. Standards

VIII. Environmental Resources and Open Space

- A. Environmental Vision -- introduction and concept statement
- B. Goals and Policies
- C. Environmental Resources Descriptions and Designations –
 - a. Resource Maps – flooding, habitat, soils, farmland, groundwater, hazardous sites, ...
 - b. Descriptions of open space (parks) vegetation, wildlife, wetlands, special status species, cultural resources, soils information (quality and characteristics), air quality, noise, and water quality.
 - c. Statistical Summary
- D. Biotic Conservation Strategy
- E. Water Supply (A Water Supply Assessment is required and may be finalized during the EIR, prior to action on the first tentative map.)
- F. Agricultural Land Mitigation Strategy (An Agricultural Land Mitigation Plan is required and may be finalized during the EIR, prior to action on the first tentative map.)
- G. Habitat Mitigation Strategy/HCP Coordination
- H. BMPs/Regulations
- I. Standards

IX. Sustainability (this section focuses on building design)

- A. Vision -- Introduction and concept statement
- B. Goals and Policies
- C. Sustainability Thresholds
 - a. Water Conservation
 - b. Energy Efficiency
 - c. Green Building Standards
 - d. VMT Reduction Plan
 - e. Recycling
 - f. Food Miles
 - g. GHG Reduction/Climate Action Strategies
 - h. Other
- D. Regulations
- E. Standards

X. Implementation and Financing*

- A. Vision -- Introduction and concept statement
- B. Goals and Policies
- C. Market Absorption
- D. Fiscal Impact
- E. Phasing and Sequencing
- F. Facilities Financing (including Transit)
- G. Development Fees
 - a. Plan level
 - b. Tract level
- H. Capital Improvements (Including Transit)

*Items C through H of Section X are intended to provide summaries of early analytical work prepared/necessary to demonstrate feasibility. Actual detailed analysis and full plans/programs would be finalized and adopted as implementation plans. This would take place after adoption of the Specific Plan and prior to action on the first tentative map.

XI. Administration

- A. Administration
- B. Application Fees
- C. Application Processing
- D. Site Specific Requirements
 - a. Biology
 - b. Traffic
 - c. Noise
 - d. Cultural
 - e. Phase I ESA
 - f. Geotechnical
 - g. Infrastructure
- E. CEQA Clearance
- F. Revisions and Amendments
- G. Interpretations
- H. Enforcement

Acknowledgments

Appendices

- a) Legal description/survey
- b) Adopting resolution and ordinances
- c) Notice of Determination (with DFG receipt)
- d) Acronyms
- e) Others as appropriate