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Land Use Planning Community Workshop

City of Winters

Agenda

- ▶ Introduction
- ▶ Presentation
 - ▶ Hold Questions
- ▶ Council Discussion
- ▶ Public Comments
 - ▶ Speaker Cards
 - ▶ Time Limits
- ▶ Staff Response
- ▶ Council Direction

Summary of Presentation

- ▶ Workshop Goals
- ▶ Status of Northeast Area
- ▶ Overview of Land Development Process
- ▶ Status of General Plan
- ▶ LAFCO and Annexation
- ▶ General Plan Implementation
- ▶ Planning Trends

Workshop Goals

- ▶ Land Use Application Process
- ▶ Key Planning Concepts
- ▶ Strategy for General Plan

Status of Northeast Area

- ▶ No Application Received
- ▶ Preliminary Concept Submitted January 2019
- ▶ 739 acres
- ▶ 3 Primary Owners
- ▶ Multiple Entitlements

Recommended Actions: Northeast Area

- ▶ Direct staff to maintain the informational website with current information regarding the project and application status.
- ▶ Direct staff to request that prior to submittal of an application, the property owner representative submit a Letter of Intent that will be scheduled for consideration by the City Council pursuant to the requirements of Resolution 2019-35 passed last night.

Overview of Land Development Process

- ▶ Governed by Multiple State and Local Laws
- ▶ Due Process and Property Rights
- ▶ City Process for Areas Outside of Urban Limit Line (ULL)
- ▶ Many Steps in the Process

How Does It Work?

- ▶ Pre-Application
- ▶ 1. Early discussions with applicant
- ▶ 2. Community outreach and workshops
- ▶ 3. Preliminary opportunity and constraints assessments
- ▶ 4. Development of Proposed project/plan

How Does It Work (continued)

- ▶ Application
- ▶ 5. Application/draft plan submittal
- ▶ 6. Requests for and clarification of additional information
- ▶ 7. Determination that an application is complete

How Does It Work (continued)

- ▶ CEQA Environmental Impact Analysis
- ▶ 8. Commencement of CEQA process
- ▶ 9. Issuance of required public notices
- ▶ 10. Community outreach and meetings
- ▶ 11. Preparation of technical reports
- ▶ 12. Analysis of environmental impacts
- ▶ 13. Issuance of a draft CEQA document and draft specific plan
- ▶ 14. Public review and comment
- ▶ 15. Community outreach and workshops
- ▶ 16. Preparation of responses to comments
- ▶ 17. Issuance of final CEQA document and revised specific plan

How Does It Work (continued)

- ▶ Hearings and Action
- ▶ 18. Community meetings and hearings
- ▶ 19. Planning Commission recommendation
- ▶ 20. City Council final action
- ▶ 21. Finalize Plan and project documents

How Does It Work (continued)

- ▶ LAFCO/Annexation
- ▶ 22. Negotiate County tax sharing agreement
- ▶ 23. LAFCO annexation application
- ▶ 24. LAFCO annexation hearings and action
- ▶ 25. Update master plans and implementation documents

Recommended Actions: Land Development Process

- ▶ Affirm the described land development application process for continued use with new applications.
- ▶ Direct staff to post the steps for a typical land development application process online as an informational tool.
- ▶ Direct staff to provide monthly updates to Council on activity related to land development projects.

Status of General Plan

- ▶ 1992 Adoption
- ▶ Mandatory Content Set By State Regulation
- ▶ 7 Required Elements
- ▶ Text/Background
- ▶ Goals and Policies
- ▶ Land Use and Circulation Exhibits

General Plan Build-Out

- ▶ 1,580 ac in City Limits
- ▶ 345 ac outside City Limits, in ULL
- ▶ 580 Vacant/Unentitled in City Limits
- ▶ 530 ac of Vacant/Unentitled in Flood Overlay Zone (FOZ)
- ▶ 50 ac of Vacant/Unentitled outside FOZ

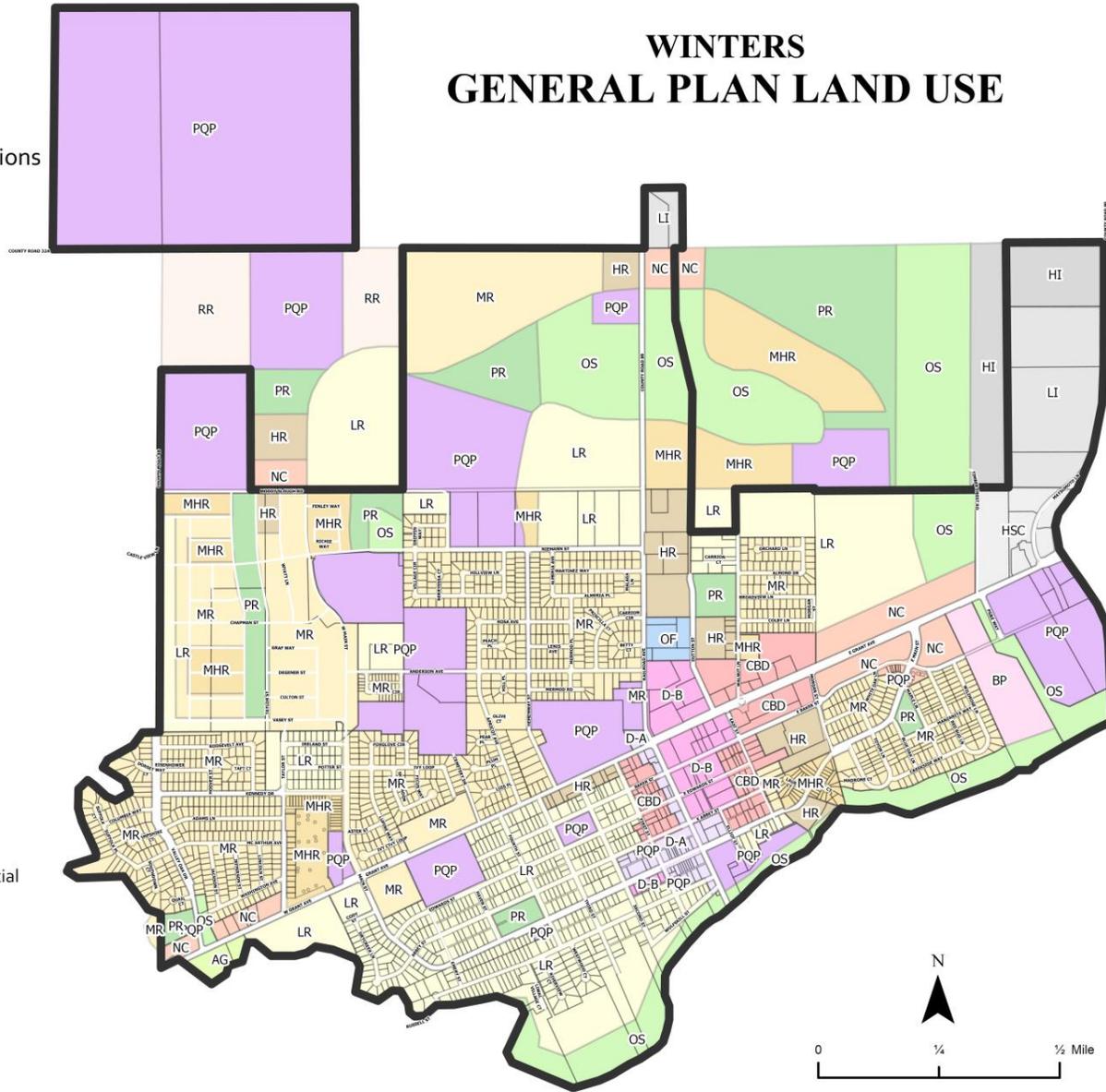


WINTERS GENERAL PLAN LAND USE

General Plan Land Use Designations

- AG Agriculture
- BP Business/Industrial Park
- NC Neighborhood Commercial
- HSC Highway Service Commercial
- CBD Central Business District
- D-A Downtown A
- D-B Downtown B
- OF Office
- LI Light Industrial
- HI Heavy Industrial
- PR Parks and Recreation
- OS Open Space
- PQP Public/Quasi-Public
- LR Low Density Residential
- MR Medium Density Residential
- MHR Medium/High Density Residential
- HR High Density Residential
- RR Rural Residential

CITY LIMITS



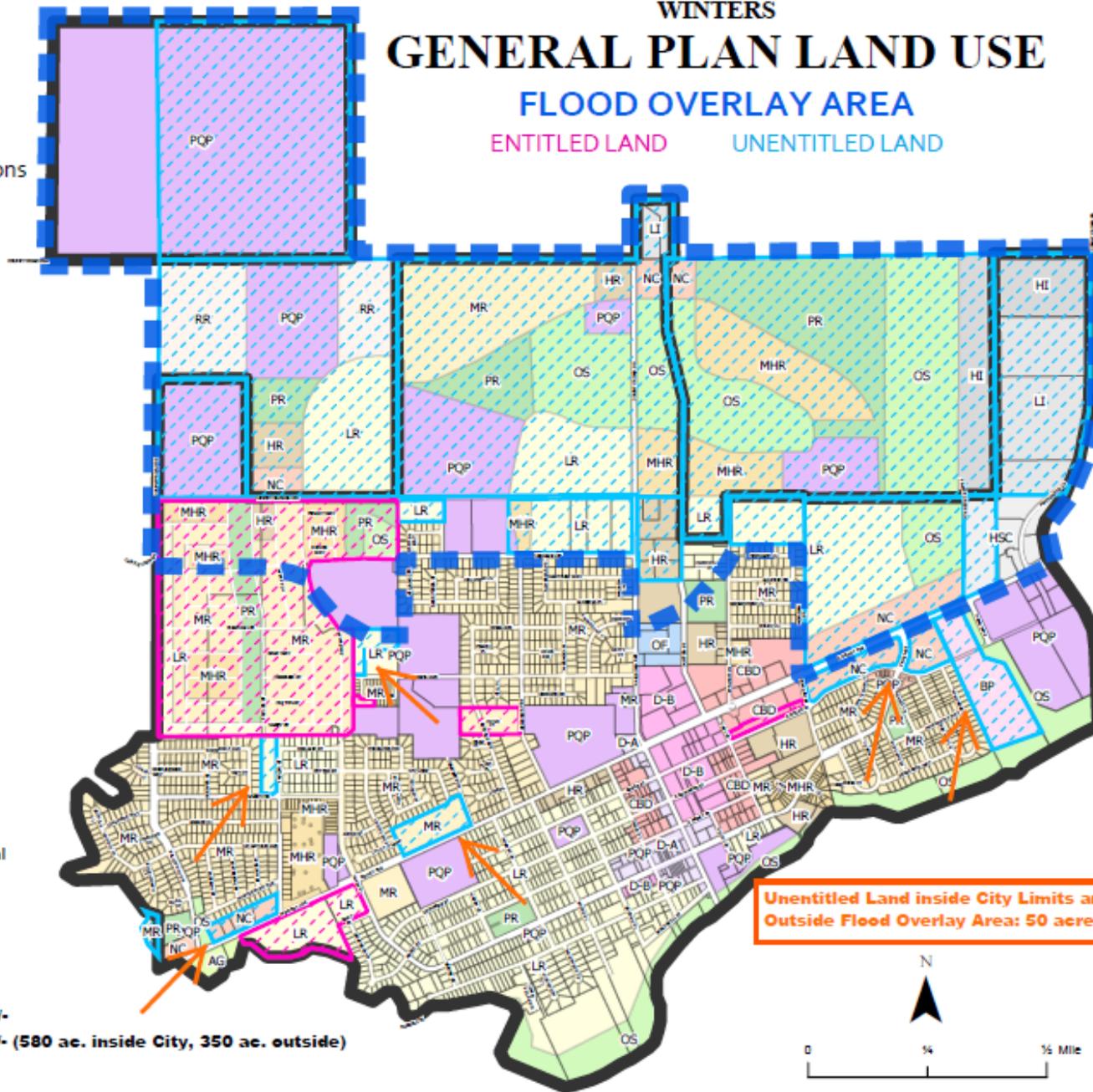


WINTERS GENERAL PLAN LAND USE FLOOD OVERLAY AREA

ENTITLED LAND UNENTITLED LAND

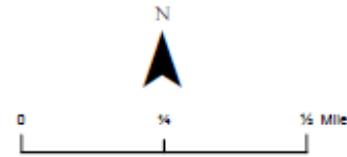
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Unentitled Land inside City Limits and Outside Flood Overlay Area: 50 acres +/-

- ENTITLED LAND **150 acres +/-**
- UNENTITLED LAND **930 acres +/- (580 ac. inside City, 350 ac. outside)**
- CITY LIMITS
- FLOOD OVERLAY AREA



General Plan Update Considerations

Basic Considerations

- ▶ Adequacy Review (Legal and Regulatory)
- ▶ “Refresh” Appearance
- ▶ Update Background Information
- ▶ Mandatory Housing Element Update (2021)

Other Considerations

- ▶ New Elements (eg Sustainability)
- ▶ Revised Land Uses for Vacant/Unentitled Land
- ▶ Expansion of Planning Area
- ▶ Increased Density/Intensity for Developed Areas

General Plan Observations

- ▶ Policy Framework Sound
- ▶ Robust Implementation
- ▶ Basic Update Needed
- ▶ Remaining Developable Land Limited
- ▶ Feasibility of Designations on Remaining Vacant/Unentitled Land
- ▶ Facilitate Increased Density/Intensity on Developed Land
- ▶ Economic Options are Narrowing
- ▶ Fiscal Pressure is Increasing



Community Commitment to Growth Strategy is Critical

- ▶ Fiscal Health
- ▶ Complete Community
- ▶ Infrastructure Planning
- ▶ Economic Development
- ▶ Jobs/Housing Relationship
- ▶ Lower G HG and VMT
- ▶ Pre-Emptive
- ▶ Certainty

Financing of General Plan Update

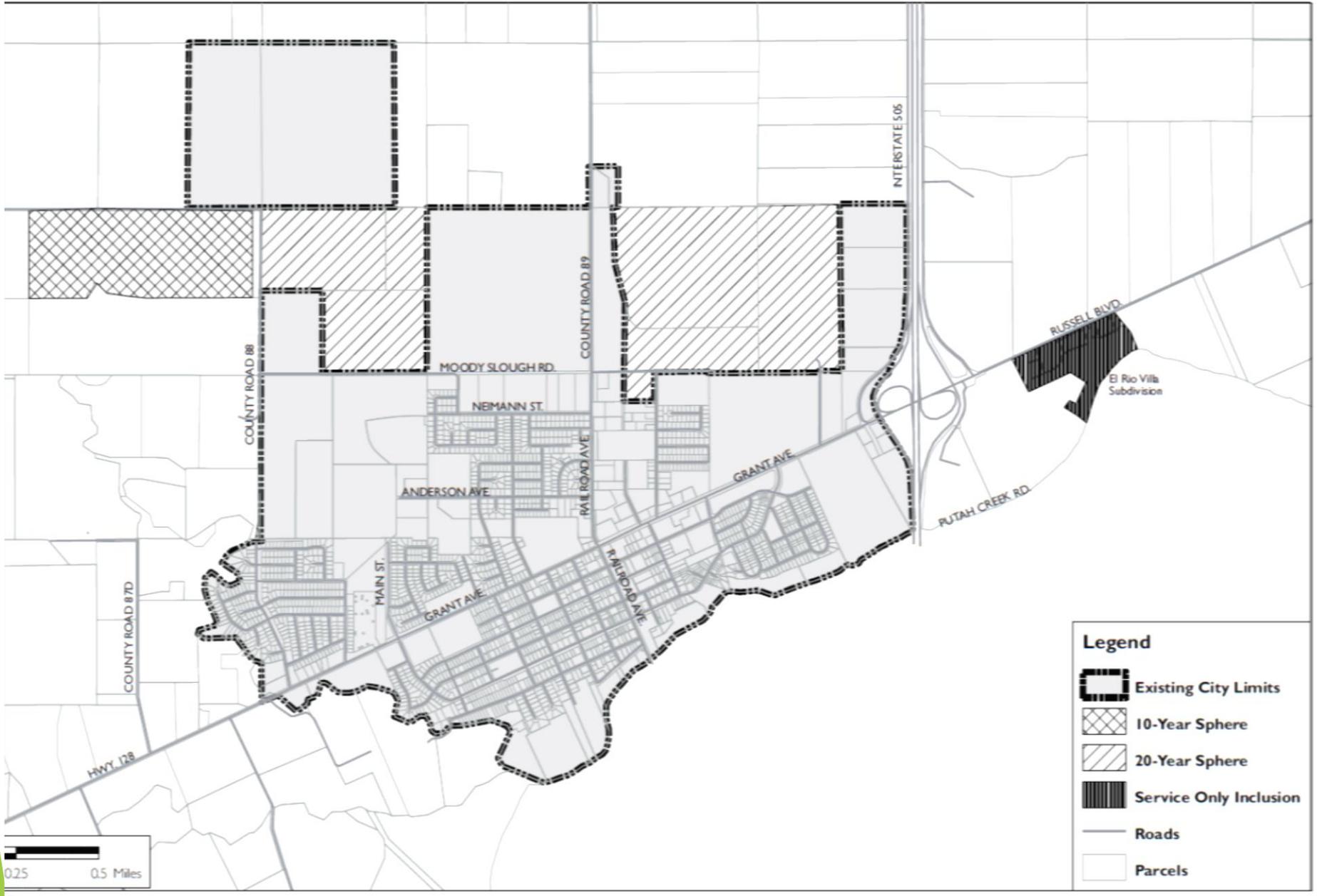
- ▶ General Fund with Permit Fee Payback
- ▶ Grants
- ▶ Piggyback on Northeast Area
- ▶ Other?

Recommended Actions: General Plan

- ▶ Direct staff to undertake an adequacy review of General Plan to identify required and other strongly recommended changes as well as preliminary budget and funding information for making such changes
- ▶ Direct staff to develop workplan for update of the Housing Element with preliminary budget and funding information

Overview of LAFCO and Annexation

- ▶ What is LAFCO
- ▶ What is a Sphere of Influence (SOI)
- ▶ What is a Municipal Services Review (MSR)
- ▶ Annexation Process
- ▶ LAFCO Requirement for Master Planning and Pre-Zoning



- Legend**
-  Existing City Limits
 -  10-Year Sphere
 -  20-Year Sphere
 -  Service Only Inclusion
 -  Roads
 -  Parcels

Recommended Actions: Annexation

- ▶ Direct staff to undertake a review of the location and extent of the General Plan planning area

General Plan Implementation

- ▶ General Plan Primacy
- ▶ Zoning
- ▶ Specific Plan
- ▶ Infrastructure Master Plans
- ▶ Impact Fees
- ▶ Climate Action Plan/Sustainability Strategy

Recommended Actions: General Plan Implementation

- ▶ Direct staff to identify funding and prepare a workplan plan for adoption of a Climate Action Plan/Sustainability Strategy
- ▶ Direct staff to report on the status and adequacy of the City's infrastructure master plans and major projects financing fee program

Planning Trends and New Requirements

- ▶ Housing
- ▶ Jobs/Housing Relationship
- ▶ Equity/Environmental Justice
- ▶ Sustainability/Resiliency
- ▶ GHG and VMT Reductions
- ▶ Community Design

Workshop Discussion

- ▶ Council Questions and Discussion
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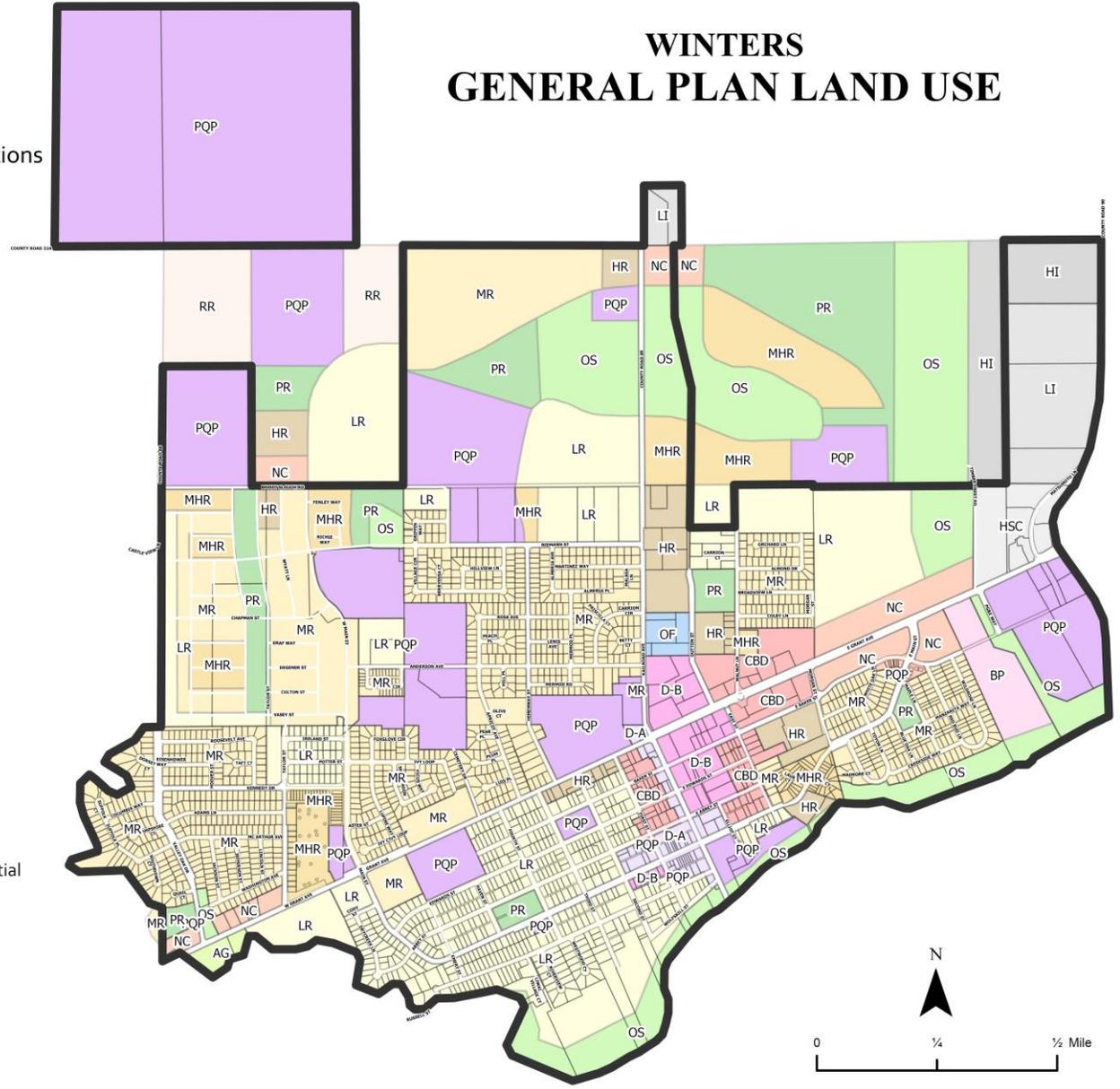


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