**Project Name:** 

Zoning Ordinance & CEQA

**Project Proponent:** Community Development

Project # (PPSS):

07-07

MPFP:

Funding Source(s): Fund 501 - Capital Projects

**Project Manager:** 

Community Development

**User Department:** 

Community Development

		Project Co	osts		<b>Operating Costs</b>	Revenues	<b>Cost Savings</b>
Prior Year Allocation	Fund 501 - Capital Projects						
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fiscal Year							
2010-11	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0
2011-12	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0
2012-13	\$0	<b>\$</b> 0	\$0	\$0	\$0	\$0	\$0
2013-14	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014-15	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015-16	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016-17	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017-18	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018-19	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019-20	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$100,000	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL	\$100,000						

#### Statement of Justification, Service Level, and Issue(s):

#### **Justification:**

The City of Woodland's Zoning Ordinance implements the General Plan, sets land use regulation and implements process and procedures with regard to development review. There are areas of the code tha are not internally consistent and an assessment and clarification of the development review process is recommended. Areas of the Code that are not consistent or ambiguous result in uncertainty. Specific updates recommended include:

- Updating antiquated use tables (consultant)
- Water Conservation Ordinance Update
- Non conforming use and structure
- Definitions
- Planned Development zoning
- Signs
- Update Density Bonus requirements per State Law
- Projections
- Development Review procesisng, add new sections
- Updates as a result of the Housing Element recommendations
- Conservation and climate change updates

CEQA review for the updates, anticipate a Negative Declaration (anticipated cost at \$10 - \$15,000). By updating the zoning code, the City will be better equipped to review new projects and administer development in a more efficient, timely and consistent manner and will reduce the risk of challenges as t result of outdated process/procedures. Assuming an average billing rate of \$150/hr for an experienced planning consultant, this will allow for approximately 9 weeks of work, which should adequately addres

the issues.

Service Level:	This project will f private sector busing	<del>-</del>	tion of developmen	t projects spo	onsored by public ag	encies and
Pertinent Issue:	CEQA and AB 32 Update and clarifi	changes cation to the City's	development reviev	w process and	d procedures	
Status:	☐ New Project	✓ Continuing Pro	ject 🗌 Prelin	ninary Budge	t 🗌 Final Budge	t
·	☐ Construction	☐ Preliminary De	sign	Design	Environmen	tal ROW
Project Description:	well as future revi	sions to the CEQA	Guidelines in confo	rmance with	lments to the Zoning new state guidelines onse to requirements	s which will be
Cost Estimate By Category:	Pre-Design Costs	: <u>\$100,000</u>	Design Costs:	<u>\$0</u> C	Construction Costs:	<u>\$0</u>
	Other Costs:	<u>\$0</u>			Total:	<u>\$100,000</u>

**Project Name:** 

Opera House Renovation and Expansion

Project Proponent: City Management

**TBD** 

Project # (PPSS):

07-10

MPFP:

Funding Source(s): Fund 506 - Measure "E"

**Project Manager:** 

**User Department:** 

City Management

		Project Co	osts		<b>Operating Costs</b>	Revenues	<b>Cost Savings</b>
Prior Year	Fund 506 - Measure "E"						
Allocation	\$574,873	\$0	\$0	\$0	\$0	\$0	\$0
Fiscal Year							
2010-11	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2011-12	\$1,800,000	\$0	\$0	\$0	\$0	\$0	\$0
2012-13	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2013-14	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014-15	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015-16	\$0	\$0	\$Ó ·	\$0	\$0	\$0	\$0
2016-17	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017-18	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018-19	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019-20	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$</b> O
Subtotal	\$2,374,873	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL	\$2,374,873						

### Statement of Justification, Service Level, and Issue(s):

statement of ou	bulletion, but fee her, and abbue (5)						
Justification:	Through Measure E funds, the City has committed to financially assist the Opera House Board of Directors with the renovation and expansion of the Opera House.						
Service Level:	This project will enhance the operation of the Opera House by a community based non-profit organization and provide an enhanced community cultural resource. The Opera House is a State Historic Landmark and is owned by the State of California under the Department of Parks and Recreation.						
Pertinent Issue:	Support for this project was defined by approval of Measure E and the related advisory measure. Due to the declining Measure E revenue, the City is currently in discussion with Yocha DeHe Nation to advance the City \$1.8 million for this project to be paid back in the last 3 years of Measure E.						
Status:	□ New Project       ✓ Continuing Project       □ Preliminary Budget       □ Final Budget         □ Construction       □ Preliminary Design       □ Final Design       □ Environmental ROW						
Project Description:	Construction of a new building to the south of the existing Opera House to house a theater and facilities for youth programs.						
Cost Estimate By Category:	Pre-Design Costs: \$0 Design Costs: \$0 Construction Costs: \$2,374,873						
	Other Costs \$0 Total: \$2,374,873						

<u>\$0</u>

Other Costs:

**Project Name:** 

MPFP Annual Update

Project Proponent: Administrative Services

TBD

Project # (PPSS):

08-57

MPFP:

CITY-6

Funding Source(s): Fund 510 - General City Development

Project Manager:

**User Department:** 

Administrative Services

		Project C	osts		Operating Costs	Revenues	Cost Savings
Prior Year Allocation	Fund 510 - General City Development				<u>operating</u>		
Anocation	\$104,427	<b>\$</b> O	\$0	\$0	\$0	\$0	\$0
Fiscal Year							
2010-11	\$0	<b>\$</b> O	\$0	\$0	\$0	\$0	\$0
2011-12	\$80,000	<b>\$</b> O	\$0	\$0	\$0	\$0	\$0
2012-13	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2013-14	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0
2014-15	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015-16	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0
2016-17	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017-18	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0
2018-19	\$O	\$0	\$0	\$0	\$0	\$0	\$0
2019-20	\$80,000	<b>\$</b> O	\$0	\$0	\$0	\$0	\$0
Subtotal	\$504,427	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL	\$504,427			·			
Statement o	f Justification, Servi	ice Level, and Is	sue(s):				
Justification					(MPFP) on a regular e development related		re full and
C . T		CAL MADED 11	11 4 6'4	11			1 ـ ـ ـ ـ ـ

Statement of Ju-	stification, Service	Level, and Issue	(s):					
Justification:	It is important to update the Major Projects Financing Plan (MPFP) on a regular basis to capture full and appropriate fees to cover current and future projects that are development related.							
Service Level:	Annual update of the MPFP will allow the City to address capital cost changes, remove completed projects and add new projects approved by the City Council.							
Pertinent Issue:	Annual update of the MPFP will facilitate compliance with State laws governing application of development impact fees (AB1600). The MPFP was last updated in 2008. We elected to defer update for 2009.							
Status:	<ul><li>☐ New Project</li><li>☐ Construction</li></ul>	✓ Continuing Pro  ☐ Preliminary De	-	inary Budget Design	☐ Final Budge ☐ Environmen			
	Annually the MPFP is updated to reflect new projects, completed projects, construction cost index adjustments, and development absorption data.							
Cost Estimate By Category:	Pre-Design Costs:	\$504,427	Design Costs:	<u>\$0</u> Cons	struction Costs:	<u>\$0</u>		
	Other Costs:	\$0			Total:	<u>\$504,427</u>		

**Project Name:** 

Energy Efficiency and Community Block

**Project Proponent:** Community Development

Grant

Project # (PPSS):

MPFP:

09-26

Funding Source(s): Fund 329 ARRA

**Project Manager:** 

Michael Karoly

**User Department:** 

All Departments

		Project Co	osts		<b>Operating Costs</b>	Revenues	<b>Cost Savings</b>
F	und 329 ARRA						
Prior Year Allocation	\$508,700	\$0	\$0	\$0	\$0	\$0	\$0
Fiscal Year							
2010-11	\$0	<b>\$</b> 0	\$0	\$0	\$0	\$0	\$0
2011-12	<b>\$</b> 0	<b>\$</b> 0	\$0	\$0	\$0	\$0	\$0
2012-13	\$0	<b>\$</b> 0	\$0	\$0	\$0	\$0	\$0
2013-14	\$0	<b>\$</b> 0	\$0	\$0	\$0	\$0	\$0
2014-15	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015-16	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016-17	<b>\$</b> 0	\$0	\$0	\$0	\$0	\$0	\$0
2017-18	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018-19	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019-20	\$0	<b>\$</b> O	\$0	\$0	\$0	\$0	\$0
Subtotal	\$508,700	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL	\$508,700						

### Statement of Justification, Service Level, and Issue(s):

Other Costs:

Justification:

This project is consistent with the City of Woodland Energy Efficiency and Conservation Strategy (EECS). Originally the project was going to install solar panels on the Police Station. After preliminary engineering, it was determined to be a project that wasn't cost effective. The grant is now being redirec towards the purchase of LED street lights.

Serv	vice	Le	vel:

Pertinent Issue:					in various areas of the last longer and use less	
Status:	<ul><li>✓ New Project</li><li>✓ Construction</li></ul>	☐ Continuing Pro☐ Preliminary De	· _	eliminary Bud nal Design	lget   ✓ Final Budge  ☐ Environmen	
Project Description:	Puchase and instal	lation of LED stree	et lights.			
Cost Estimate By Category:	Pre-Design Costs	: <u>\$54,587</u>	Design Costs:	\$45,871	Construction Costs:	\$408,243
by Category:	Othor Costs	0.9			Total:	\$508,701

General

\$0

**Project Name:** 

Community Development Process

Improvement and Fee Study

Project # (PPSS):

09-29

MPFP:

Funding Source(s): Fund 501 - Capital Projects

**Project Proponent:** City Management

**Project Manager:** 

Mark Deven

**User Department:** 

City Management

		Project Co	osts		<b>Operating Costs</b>	Revenues	<b>Cost Savings</b>
Prior Year Allocation	Fund 501 - Capital Projects						
Anocation	\$80,000	<b>\$</b> O	\$0	\$0	\$0	\$0	\$0
Fiscal Year							
2010-11	\$0	<b>\$</b> O	\$0	\$0	\$0	\$0	\$0
2011-12	\$0	<b>\$</b> O	\$0	\$0	\$0	\$0	\$0
2012-13	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2013-14	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014-15	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015-16	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016-17	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017-18	\$0	<b>\$</b> 0	\$0	\$0	\$0	\$0	\$0
2018-19	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019-20	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$80,000	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL	\$80,000						

#### Statement of Justification, Service Level, and Issue(s):

Justification:	Staff reductions have been implemented in the Community Development Department. This study will complete a comprehensive review of the City's development process in order to identify improvements that can be implemented in the current economic climate and review fees.							
Service Level:	This study will provide recommendations that will improve services despite the reduction in staff.							
Pertinent Issue:	Previous process improvement studies within CDD have been led by internal staff. This study will utiliz a consultant as an independent, objective third party under the direction of the City Manager to fully evaluate the current operation and identify improvements.							
Status:	✓ New Project  ☐ Construction	☐ Continuing Project ☐ Preliminary Design	<ul><li>☐ Preliminary Budget</li><li>☐ Final Design</li></ul>	<ul><li>☐ Final Budget</li><li>☐ Environmental ROW</li></ul>				
Project	This study will review the Planning Division and Building Division activities as well as other City							

**Description:** 

departments and agencies that participate in the development review process. Recommendations for improvement to the process are being sought, along with a specific action plan with practical implementation steps for staff. Additionally, the development fee structure will be reviewed. The purpose of this assessment is twofold: to determine if the City is using best practices regarding its development fe structure and to determine which fees must be adjusted to ensure appropriate cost recovery for deveopme:

review services.

**Cost Estimate By Category:** 

Pre-Design Costs:

Design Costs:

\$0 Construction Costs:

<u>\$0</u>

Other Costs:

\$80,000

Total: