

VII. IMPLEMENTATION OF SPECIFIC PLAN

Attainment of the Southeast Woodland Specific Plan goals and objectives will require the coordination of existing City of Woodland development review procedures and other implementation techniques discussed below. The following is a description of the primary implementation techniques proposed including City of Woodland regulatory procedures, and sources of funding and phasing.

A. REGULATORY PROCEDURES

This section discusses the regulatory procedures for new development in the Specific Plan area. These procedures are the same as those currently used throughout the City of Woodland.

1. Zoning Ordinance

Upon adoption of the Southeast Specific Plan, all land use and development regulations and standards as set forth in the Plan shall replace those contained within the Zoning Ordinance.

2. Conditional Use Permit

Certain uses, because of their unusual site development requirements or unique operating characteristics, are subject to the granting of a Conditional Use Permit by the Planning Commission as set forth in the City of Woodland Zoning Ordinance. The purpose of a Conditional Use Permit is to afford an opportunity for public review and evaluation of use requirements and characteristics, to ensure adequate utilization of any potential unfavorable impacts, and to provide for adjustment of certain site development regulations and performance standards authorized by the Specific Plan and City's Zoning Ordinance. The Planning Commission is empowered to hold a public hearing to review the application and may grant approval, approval with reasonable conditions, or denial of any such application subject to right of appeal.

3. Modifications to Planned Development

Minor modifications to an approved Planned Development may be approved by the Zoning Administrator. Any modifications requested which in the Zoning Administrator's judgment constitute a significant change in the terms or provisions of the approved Planned Development shall be submitted to the Planning Commission and City

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Council for consideration, and shall be subject to the same procedures as a General Plan Amendment.

4. Nonconformance Uses

Nonconforming uses may be continued provided there is no increase in the space devoted to the use and subject to the provisions of the City of Woodland Ordinances.

5. Site Approval/Development Review

To assure compliance with all applicable standards and regulations of the Specific Plan, all projects shall be subject to City of Woodland development review processing procedures and requirements, including Planning Commission and/or City Council review as applicable. Applications are subject to review of items such as, but not limited to location of buildings, off-street parking, loading facilities, entrances and exit facilities, dedication of streets as required by master plan requirements, location of walls, drainage, off-site recommendations of the City engineer, compatibility with surrounding areas, provision for privacy, architectural design and exterior building materials, landscaping as required by this document, the City of Woodland's Zoning Ordinance, and other specific conditions affecting the health, safety and general welfare of the public.

B. SOURCES OF FUNDING

In order for the study are to develop in a manner which is consistent with the Specific Plan, means must be found to fund area-serving facilities such as sewer, water, and drainage facilities as well as adequate staffing for the maintenance and operation of all City Services as defined by the Level of Service Plan. These and other improvements are needed to serve future development within the planning area, and in most cases, are prerequisites for such development. Summarized below are the possible methods of financing such improvements.

1. Assessment District

California law authorizes a variety of assessment procedures which can be employed to pay for development of major capital

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expenditures. Through the assessment district, financing is arranged from bonds. Obligation for payment of the financing is shared by those within the assessment district. Approval of the assessment district requires a substantial majority of property owners to agree to the formation of the district. This system works best for projects of limited scope and purpose. The advantage of this financing mechanism is that it provides for a means to complete an overall expansion of a project at one time, thus assuring logical development and obtaining the efficiency of completion of the project in one setting.

2. Reimbursement Agreements

Where appropriate, the City should consider authorizing reimbursement agreements between private developments and the City to cover improvement costs beyond those required as a part of the project. Under these provisions, the City would enter into an agreement with the developers to complete a facility and to reimburse them for the portion of improvement costs beyond their responsibility. The City would then reimburse the developers on charges collected from benefiting properties at such time as they develop.

3. Maintenance District

Upon development in the Specific Plan, a Landscape and Lighting District could be formed under the 1972 Act. Such a district would have the ability to operate and maintain parks, landscaping in the PG&E easement, landscape (including parkways, medians, gateways and local street trees), and street lights. A maintenance district is a common practice for assuring for the ongoing revenues to support their service. Maintenance districts can include a large area of multiple parcel ownerships with an annual assessment being made to cover the necessary maintenance of systems within the district area.

C. PHASING OF DEVELOPMENT

Development in the Southeast Area shall comply with the Level of Service Plan as required in the General Plan.

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There is established an annual review and monitoring program with certain voluntary guidelines for multi-family units. If during the annual review, the guidelines were not met, the regulatory controls could be enacted to insure the construction of multi-family units.

In the phasing of infrastructure improvements, the major storm drain, wastewater and water facilities would be installed as a necessary first step, prior to the development of residential and other uses, in view of the absence of infrastructure systems within the Specific Plan area. New Road 101 would also be constructed as an early priority, partly in order to serve as a means of access to the Elementary School, which is intended to be completed either in advance of or in parallel with completion of the first residential units constructed in the area. New Road 101 will serve an important function in opening up the interior of the Specific Plan area, in view of the restricted access character of, and limited number of roads intersecting with, Gibson Road and Road 102.