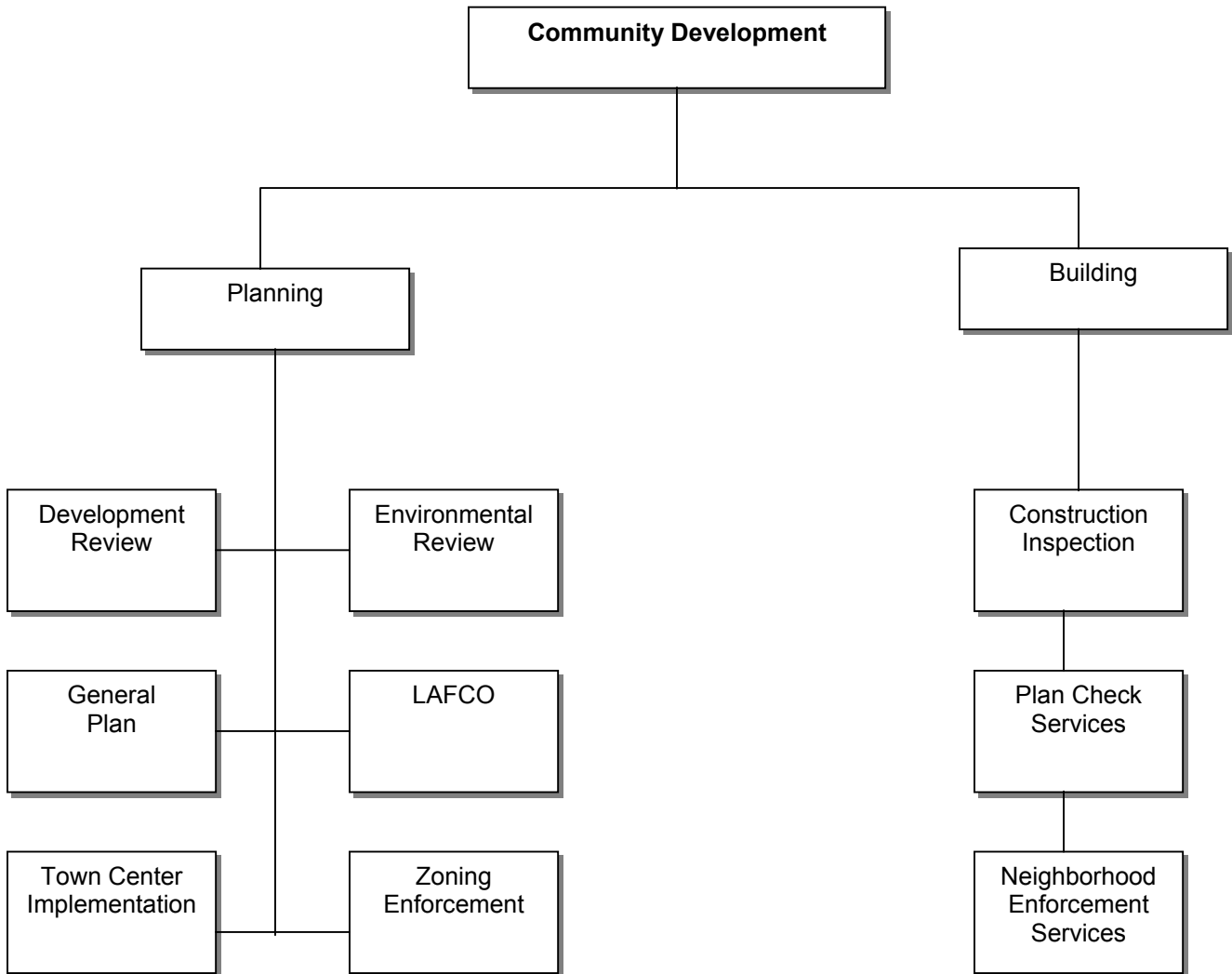


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# Community Development

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# Community Development

## BUDGET SUMMARY

	Actual Expenditures 2000-01	Total Budget 2001-02	Adopted Budget 2002-03	Change From Prior Year	% Change
Full Time Equivalent Positions	9.5	9.5	10.5	1.0	10.5%
Salaries & Benefits	\$ 417,087	\$ 470,718	\$ 677,165	\$ 206,447	43.9%
Supplies & Services	89,152	181,166	200,806	19,640	10.8%
Capital Acquisitions	-	-	-	-	0.0%
Contributions to Other Funds	-	-	-	-	0.0%
<b>Total</b>	<b>\$ 506,239</b>	<b>\$ 651,884</b>	<b>\$ 877,971</b>	<b>\$ 226,087</b>	<b>34.7%</b>

### Financing Sources

General Fund	506,239	651,884	877,971
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## PERSONNEL SUMMARY

(shown in full time equivalents)

	Total Budget 2001-02	Adopted Budget 2002-03
<b>Administration</b>		
Community Development Director	1	1
Administrative Assistant	1	1
<i>Subtotal</i>	2	2
<b>Planning</b>		
Senior Planner	1	1
Associate Planner	1	1 *
<i>Subtotal</i>	2	2
<b>Building</b>		
Chief Building Inspector	1	1 **
Associate Civil Engineer	0.5	0.5 ***
Senior Building Inspector	1	1 ****
Building Inspector	2	2
Code Enforcement Officer	0	1
Administrative Clerk I/II/III	1	1
<i>Subtotal</i>	5.5	6.5
<b>Grand Total</b>	<b>9.5</b>	<b>10.5</b>

\*Associate Planner position (1FTE) will be unfrozen and funded in FY 2002-2003

\*\*Chief Building Inspector position (1 FTE) will be unfrozen and funded in FY 2002-2003.

\*\*\*Associate Civil Engineer half time position (.5 FTE) will be frozen and unfunded in FY 2002-2003

\*\*\*\*Senior Building Inspector will be frozen and unfunded in FY 2002-2003

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# Community Development

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## MISSION STATEMENT

Create a distinctive and livable community through quality design, use of good site development and building standards, and efficient use of land and services. In so doing provide everyone with professional and courteous service in a fair and timely manner.

## SERVICE DESCRIPTION

The Community Development Department plans for and implements the growth and physical development of the city. This is done by working with the community to develop a 20 year vision for the city that will have 100,000 residents, and overseeing private development from its inception on a piece of paper through completion of building construction. This oversight ensures that the city plan is implemented per the community's desires and that compliance with all State and local safety regulations are met.

## STRATEGIC ISSUES

1. Complete implementation of the general plan update including the zoning code, maps, impact fees and design guidelines.
2. Adopt the new International Building Code.

## FY 2001 – 2002 ACCOMPLISHMENTS

- ❖ The active building cycle that began in late 2000 continued through this fiscal year. In recent years the value of new construction in Yuba City has averaged about \$30 million annually. In 2002 it was almost \$96 million. This was not an anomaly created by one large building; instead two thirds of that valuation was from single-family residential development. Single-family residential construction climbed well over the 300 mark. To feed this housing demand six new residential subdivisions are expected to be completed this fiscal year. Non-residential development is also on the upswing. New commercial projects completed this year include Home Depot (130,000 square feet), the largest in northern California, Sutter North Medical (40,000), City Center Medical (25,000), Del Norte Pediatric Clinic (6,400), First Lutheran Church classrooms (10,000),

Taxera office building (8,800) Applebee's and Burger King restaurants, several industrial structures, and many remodels and additions such as the Ross Store in the Yuba City Mall.

- ❖ Projects under construction that will not be completed before year-end include two Calpine peaker plants (\$40,000,000 each), a motel and several offices and a church sanctuary.
- ❖ The annexation of all the unincorporated islands within the city boundaries was completed this year as well as a smaller annexation on Blevins Road. Those nine islands included about 700 residents and several businesses. More importantly, in the long run by eliminating the unincorporated islands allows for the more efficient provision of services.
- ❖ Progress is also being made on long range plans for the city. The update of the urban area general plan is well underway. The new plan will cover our entire 25 square mile sphere of influence and plan for a population of over 100,000 residents and all associated commercial, office and industrial development, parks, streets and other services. That plan is expected to be completed before the end of the 2002-2003 fiscal year. The Harter\_Specific Plan is also well underway, with its completion expected later this summer. That 180-acre plan envisions a mixed-use development of single family and multifamily residences, a large commercial area next to Home Depot and over 60 acres of office or jobs related buildings.

## FY 2001- 2002 PERFORMANCE MEASURE RESULTS

1. Complete the annexation of all City islands as well as two other annexations. (Completed 1/1/02).
  2. Complete the rezoning that is needed to bring properties within the Walton annexation area into conformance with the general plan. (Set for public hearing by the Council in May, 2002).
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# Community Development

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The increase in planning and building activity has caused the code enforcement program to be under served. During this last year the department received over 250 complaints for code violations and over 150 remain unresolved with little staff time available to work on the issues. Without additional help we will not be able to continue to maintain the quality of our neighborhoods and commercial areas that the public has come to expect.

## **FY 2002 - 2003 INITIATIVES**

- ❖ Complete the 20-year General Plan for the City's sphere of influence.
- ❖ Complete the Harter Specific Plan.
- ❖ Continue annexing land that is within our sphere of influence.
- ❖ The State is adopting the 2001 California codes to be mandated for enforcement this year. Provide training for staff on these new codes.
- ❖ Continue to be involved with the development of the International Code process.
- ❖ Organize and improve the code enforcement program. Hire code enforcement staff and develop a procedure manual.
- ❖ Continue to work with developers and other interested parties to ensure that new development is of a quality that enhances the city's image.
- ❖ Continue to work with the Redevelopment Agency and business and property owners on downtown improvement projects.
- ❖ Continue to provide exceptional customer service.

## **FY 2002- 2003 PERFORMANCE MEASURES**

1. Complete plan checks within a three-week period.
2. Respond to complaints within a two-day period.

3. Get agenda packets to the Planning Commission within 10 days of the meeting.
  4. Complete the specific plan for development of the Harter property.
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# Planning

100-1910

Appropriation Line-Item	Actual 2000-2001	Adopted 2001-2002	Adopted 2002-2003
612 Salaries & Wages	\$ 181,340	\$ 205,165	\$ 281,338
613 Extra Help	400	3,500	5,400
614 Overtime	676	3,000	2,000
615 Total Benefits	32,612	34,776	54,215
<b>Salaries &amp; Benefits Sub - Total</b>	<b>215,028</b>	<b>246,441</b>	<b>342,953</b>
622 Telephone	2,494	3,615	3,600
623 Postage & Freight	1,839	2,000	9,000
624 Advertising	1,933	1,800	1,800
625 Forms & Supplies	4,108	5,000	5,100
626 Printing & Binding	413	2,000	6,800
627 Professional Services	6,364	70,000	50,000
628 Travel & Meeting	3,829	10,800	13,700
629 Car Allowance	6,234	6,500	-
631 Dues & Subscriptions	1,533	1,750	2,050
633 Equipment - O & M	-	300	300
635 Vehicle - O & M	319	-	-
638 Small Tools & Supplies	-	200	200
643 Insurance	4,456	4,900	6,252
648 Filing Fees	-	200	200
651 Reimbursable	-	-	-
658 Computer ISF	7,397	7,448	6,595
660 Other Material and Supplies	-	350	350
<b>Supplies &amp; Services Sub - Total</b>	<b>40,919</b>	<b>116,863</b>	<b>105,947</b>
692 Capital Acquisitions	-	-	-
<b>Acquisitions Sub - Total</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Appropriations</b>	<b>\$ 255,947</b>	<b>\$ 363,304</b>	<b>\$ 448,900</b>

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**Building****100-1920**

Appropriation Line-Item	Actual 2000-2001	Adopted 2001-2002	Adopted 2002-2003
612 Salaries & Wages	\$ 161,027	\$ 180,887	\$ 246,786
613 Extra Help	-	3,000	15,400
614 Overtime	3,506	3,000	10,000
615 Total Benefits	37,526	37,390	62,026
<b>Salaries &amp; Benefits Sub - Total</b>	<b>202,059</b>	<b>224,277</b>	<b>334,212</b>
622 Telephone	3,736	4,340	7,400
623 Postage & Freight	821	950	950
625 Forms & Supplies	3,484	3,400	3,400
626 Printing & Binding	762	1,000	1,000
627 Professional Services	16,843	25,000	30,000
628 Travel & Meeting	2,668	7,550	12,875
629 Car Allowance	-	-	-
631 Dues & Subscriptions	1,845	2,760	8,325
633 Equipment - O & M	363	450	450
634 Special Equipment - O & M	118	475	475
635 Vehicle - O & M	8,979	8,775	11,271
638 Small Tools & Supplies	203	800	2,400
639 Training Programs	68	-	-
643 Insurance	3,905	4,340	5,894
658 Computer ISF	4,438	4,463	10,419
<b>Supplies &amp; Services Sub - Total</b>	<b>48,233</b>	<b>64,303</b>	<b>94,859</b>
692 Capital Acquisitions	-	-	-
<b>Acquisitions Sub - Total</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Appropriations</b>	<b>\$ 250,292</b>	<b>\$ 288,580</b>	<b>\$ 429,071</b>

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