



TO: THE MEMBERS OF THE PLANNING COMMISSION  
AGENDA: Planning Commission Meeting  
DATE: April 21, 2022  
ITEM #: I.2  
SUBJECT: Comprehensive Zoning Code Update

**Recommendation for Action:** Receive a staff report concerning the Comprehensive Zoning Code Update

**Staff Contact:**

Cindy Norris, Principal Planner (530) 661-5911, cindy.norris@cityofwoodland.org

**Report in Brief:**

The purpose of this report will be to provide an update concerning the Comprehensive Zoning Code process. The goal of the Comprehensive Zoning Code update will be to facilitate new desired development through the provision of clear and understandable standards, guidelines, and procedures. An updated development review process will assist staff and decision makers to allow qualified development with expedited review, thereby helping to reduce the front-end design/development costs particularly for new housing projects.

The City has received grant funding for the Code update from the state office of Housing and Community Development with the intended purpose to accelerate housing production and streamline approval of housing development, and to prepare a code that utilizes best practices to facilitate livability, sustainability, increased density, and multi-modal access. A well-designed city that incorporates appropriate development standards into its regulations will directly elevate the quality of life and appearance of the community, attract investment, and increase communal pride.

**Background:**

Following the May 16, 2017 approval of the 2035 General Plan, the City Council approved the Interim Zoning Ordinance (IZO) on May 1, 2018. On April 7, 2020, the IZO was updated to add High Density residential objective standards.

The IZO specifically applies where there was direct inconsistency with the General Plan, primarily along corridors. The IZO does not apply where there is general consistency between the General Plan and the Zoning Code, typically the residential districts. Application of the IZO over the last four years has allowed the City to test new standards and guidelines, including a staff level minor conditional use review, called a Zoning Administrator permit. The ZAP has allowed streamlining of projects that are consistent with the General Plan and Zoning. The IZO allows multi-family residential as a permitted use in corridor districts. If consistent with the objective standards, project review is a non-discretionary staff level review. Such projects are required to comply with all codes and standards.

Over the last four years, the state has approved a number of new laws that require communities to streamline and facilitate housing. In 2019 alone, eight bills were passed. The most recent bill, SB 8 (2021), requires that objective standards be provided for all residential projects.

In addition, as part of the Housing Element process, the City must demonstrate the ability to provide an adequate number of (vacant) sites with appropriate zoning to meet the state's required housing Regional Housing Needs allocation (RHNA) in which housing is permitted, without a requirement for a conditional use permit. Woodland is able to meet the adequate sites requirement. However, in order to provide greater flexibility and options, rezoning some commercial properties to allow housing as a permitted use will be

considered to increase housing opportunities.

On August 20, 2019, the firm of Lisa Wise Consulting (LWC) was selected to prepare the Code update. On March 1, 2022, the Council approved a third amendment to the contract with LWC to extend the contract period and amend the scope of work. (Attachment A)

Funding for the Comprehensive Code update has been provided by three grant sources; Building Homes and Jobs Act (SB 2; 2017), Local Early Action Planning Grants Program (LEAP; 2019), and the Regional Early Action Planning Grants Program (REAP - 2019) funds. All funds have been provided through the State Department of Housing and Community Development (HCD) with the expressed goal of assisting local governments in the preparation and adoption of planning documents and process improvements that accelerate housing production and facilitate compliance in implementing the 6th Cycle Housing Element (2021-2029) Regional Housing Needs Allocation (RHNA).

With the 6th Cycle Housing Element, the City must show adequate land capacity for at least 3,087 residential units, of which 1,002 are available to lower income households (331 available to extremely low-income households, 332 available to very low-income households, and 339 available to low-income households). The state has identified a default density of 30 dwelling units per acre. On land where housing is a permitted use and zoned at 30 units to the acre or higher, the state assumes that the future project will be affordable to lower-income households.

#### **Discussion:**

Upon initiation of the contract with LWC, staff held a kick-off meeting and tour with the consultant team. LWC has conducted a detailed technical and site analysis of Woodland. Further, over a period of two days, the team conducted interviews with 31 individuals identified as stakeholders who conduct business and/or development in Woodland in order to gain insight regarding concerns or constraints they may have experienced with zoning. On December 17, 2019, the City held a joint City Council and Planning Commission workshop. Based on this review and discussion, LWC prepared an administrative draft document, which included preliminary concept ideas regarding potential zone districts and standards. The staff is currently evaluating the administration draft. Review and testing of the proposed draft standards has provided the opportunity to evaluate concept ideas.

Due to work required on the 6th Cycle Housing Element and projects with greater immediacy, review of the administration draft was somewhat delayed. Staff have been working through key draft sections and provided comments and edits. Staff and LWC have reconvened working meetings, which will occur through early May, in preparation of a screen check document.

#### **Review:**

General Plan Policy 2.F.2 regarding zoning states that the City will, “Prepare a Comprehensive Zoning Code update that includes performance and/or form-based zoning regulations as appropriate. The updated Zoning Code will provide a clear and consistent set of procedures, actions, and administrative guidance to implement the Vision, Guiding Principles, goals, and policies of this General Plan while ensuring the sensitive treatment of existing non-conforming uses.”

#### **Key objectives for the Comprehensive Code update:**

1. Implement the 2035 General Plan and the 2021-2029 Housing Element.
2. Build upon the Interim Zoning Ordinance (IZO), which served as a test for a hybrid form-based approach. Utilize lessons learned to strengthen, clarify, and expand the comprehensive code.
3. Ensure that the code is clear, concise, intuitive, and easy to use. It should be a document that an individual will be able to use and understand without coaching or training.
4. Utilize graphic examples whenever possible. This is critical to help illustrate situations and remove ambiguity.

5. Utilize generalized tables to present information whenever possible.
6. Provide clear decision protocols and a streamlined review process.
7. Address citywide and special case situations that occur repeatedly.
8. Provide clear standards and requirements, but incorporate flexibility in order to adapt to new or unusual circumstances.
9. Allow increased intensity of development and compact form while retaining the character and scale of the community's neighborhoods.
10. Facilitate increased housing opportunities and variety and streamline the review and approval process. Encourage Multi-family, Missing Middle, and Lifestyle Housing
11. Provide residential "objective standards" for all districts.
12. Evaluate parking standards and reduce overly burdensome requirements.
13. Update the commercial development standards.
14. Accommodate the food and agricultural industry, including any sensitivity issues such as odors, dust, and pollution.
15. Provide industrial performance standards and appropriate design standards.
16. Add to the economic vitality of Woodland and allow appropriate adaptive reuse and reinvestment of properties.
17. Encourage mixed-use nodes, districts and corridors. Allow the integration of commercial uses within residential districts.
18. Update non-conforming use standards and address previously created non-conforming conditions and bring them into compliance to the extent appropriate and feasible.
19. Address sustainability concerns including the heat island effect. Facilitate appropriate and increased tree planting and preservation.
20. Respect the City fabric and groundwork that has occurred over time while reflecting current best practices in evaluation of uses, practices, and development patterns.
21. Incorporate historic and downtown design requirements. Incorporate the Downtown Specific Plan into the future code.
22. Promote high quality design.
23. Ensure compliance with state and federal requirements.

Generally, prospective developers value three central qualities in any code: 1) certainty in the requirements and structure of the review process, 2) built-in flexibility to adjust development standards to the needs of individual projects, and 3) opportunities to request relief from requirements that constitute a substantial burden.

### **Areas of Consideration**

There are areas where modifications or additions will be considered in the new code as summarized below.

#### Modification to Zone Districts

- Potential to add back in areas of Medium Low Density and Medium Density residential districts that were in the 2002 General Plan.
- Potential to consider greater use of the Corridor Mixed Use designation over Community Commercial sites along corridors.
- Potential to change from Community Commercial to Community Commercial Mixed Use and allow residential development, within limits (density to be determined).
- Incorporate the Downtown zoning as a chapter and evaluate the district areas.
- Evaluate the Industrial/Light Industrial Flex location, use, and design requirements.

#### Modification to Standards

- Provide clear and comprehensive objective development standards for all residential districts.
- Evaluate fencing, outdoor storage, landscaping, parking, lighting, and other standards that apply to all properties.
- Evaluate height, setbacks, coverage, and other development standards that apply to each district.

- Revise sign standards to comply with all legislative requirements. Regulations must be content neutral.

#### Modification to Procedures

- Provide an Administration section that clearly describes and outlines all permit and entitlement review requirements.
- Clarify public notice procedures as may be needed.
- Clarify roles and responsibilities for all recommending and approving bodies.
- Provide Rules of Measurement.
- Provide clear understandable procedures for exceptions from standards and when allowed.

#### Modification to the Document

- Provide a clear, intuitive, wayfinding to allow ease of navigation through the code.
- Incorporate tables and graphics to help illustrate requirements
- Use clear, understandable language.

#### **Project Time Frame**

A proposed timeline is provided on page 10 of the Scope of Work that will result in the Code adoption by November 2022. The schedule is quite aggressive and includes a series of four working meetings with City Staff to be followed by study sessions with the Planning Commission and Historic Preservation Commission. Once a screen check draft is developed, several topical study sessions will be scheduled prior to broader public review of a draft document. An open house format will follow. Final code drafting will occur prior to Planning Commission and City Council public hearings on the code.

#### **Noticing and Information**

Information and notices regarding meetings will be posted on the Comprehensive Zoning Code update web page: <https://www.cityofwoodland.org/1165/Comprehensive-Zoning-Upd>

Prepared by: Cindy Norris, Principal Planner

#### **Attachments:**

1. LWC Woodland Updated Scope of Work

# City of Woodland Comprehensive Zoning Code Update

## January 2022 “Re-start” Scope, Budget, and Schedule

### Prepared by Lisa Wise Consulting, Inc. (LWC)

January 19, 2021

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This January 2022 “Re-start” Scope of Work and Budget for the City of Woodland Comprehensive Zoning Code Update (“Project”) describes the work needed to resume the Project following the 2020 and 2021 pause in work. The tasks described in the Scope of Work take into account the work required to:

- Assist City staff in its review of the July 2020 Administrative Draft Zoning Code;
- Assess and account for changes to the City’s needs;
- Assess and account for changes to the Draft Code based on State legislation adopted in 2021 including, for example, SB330, SB8 and SB478;
- Implement the Housing Element;
- Conduct needed community outreach;
- Complete tasks remaining from the original Project scope; and
- Complete the Code and support City staff in the Code’s adoption.

The Scope of Work includes the name and description of each future task and associated meetings and deliverables. For tasks already completed, the task name is retained but the description of the work has been omitted. New tasks are noted with **New** preceding the task name and description. A detailed budget worksheet is attached. The total fee request for this contract amendment (Amendment #3) is \$105,320 without optional tasks, and \$130,830 including optional tasks.

## SCOPE OF WORK

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### TASK 1: Project Initiation and Analysis

- A. Project Initiation Meeting and City Tour.** *Complete.*
- B. Technical Analysis, Site Analysis, and Evaluation.** *Complete.*
- C. Zoning Code Update and Recommendations Memo.** *Complete.*
- D. Annotated Outline.** *Completed.*

## TASK 2: Public Outreach

- A. Website Materials.** Throughout the remainder of the project, the consulting team will work closely with the City staff to provide material for the project website, such as text, photographs, maps, diagrams, and other information on the project. The site may act as a record of the process, providing meeting dates, agendas, and meeting notes in a central, accessible location. Project memorandum and milestone documents may also be uploaded to the website to be accessed by interested community members.

The City will manage uploading material to the project page on the City website; however, LWC will work with the City on the design and features of the project web page, including interactive email list-serve sign-up, comment features, and new document availability.

- B. Stakeholder Interviews.** *Complete.*
- C. Joint Planning Commission and City Council Study Session.** *Complete.*
- D. Planning Commission Study Session.** LWC will participate in a study session to re-introduce the project to the Planning Commission, review progress to date, and hear direction on key issues going forward. The study session is anticipated to take place on-line using Zoom or a similar video conference platform. The agenda will include a presentation and question-and-answer discussion component. The input gathered will guide LWC in the preparation of the Screencheck Draft Zoning Code (Task 4C).
- E. *New* Historic Preservation Commission Study Session.** LWC will participate in a study session to re-introduce the project to the Historic Preservation Commission, review progress to date, and hear direction on key issues going forward. The study session is anticipated to take place on-line using Zoom or a similar video conference platform. The focus will be on processes and regulations relating to historic properties and neighborhoods. The agenda will include a presentation and question-and-answer discussion component. The input gathered will guide LWC in the preparation of the Screencheck Draft Zoning Code (Task 4C).
- F. Topical Area Study Sessions (4).** LWC will prepare materials for and participate in up to four study sessions with the community on specific topics in the Screencheck Draft as determined in discussion with City staff. At these sessions, LWC will describe the project and its objectives; discuss recommendations for the Code; and highlight specific issues related to the topic to be discussed. The sessions will focus on community values, Zoning Code changes, and the potential impacts of the recommendations. Key concepts will be illustrated to ensure that all participants will understand the topic under discussion. Input from the study sessions will inform the development of the Public Review Draft Zoning Code (Task 4D).

LWC will encourage participants to participate in the study sessions, ask questions, and discuss the material with LWC and City staff. City staff will be responsible for identifying and inviting community members with an interest in each topic area. Study sessions are anticipated to take place on-line over Zoom or a similar video conference platform.

- G. Open House.** Following the release of the Public Review Draft (See Task 4D), LWC will lead an on-line Open House to highlight how the General Plan informed the Code update, present the work completed, discuss key recommendations, and hear input and feedback from the community. Community members will be invited to attend, view the presentation, ask questions, and participate in discussions with LWC and City staff. The Open House is anticipated to take place on-line using Zoom or a similar video conference platform.

#### **Task 2 Meetings**

- PC Study Session
- HPC Study Session
- Topical Area Community Study Sessions (4)
- Open House

#### **Task 2 Products**

- Website Materials
- PC Study Session (PowerPoint and PDF)
- HPC Study Session (PowerPoint and PDF)
- Topical Area Study Session (PowerPoint and PDF)
- Open House (PowerPoint and PDF)

## TASK 3: Administrative Draft Zoning Code

- A. Zones, Development Standards, and Allowed Uses.** *Complete.*
- B. Signs and Citywide Regulations.** *Complete.*
- C. Zoning Code Glossary, Administration and Permits, and Standards for Special Uses and Activities.** *The Administrative Drafts of the Administration and Permits and Standards for Special Uses and Activities are complete. The Administrative Draft of the Glossary of Key Terms and Rules of Measurement will be completed as part of the Screencheck Draft.*
- D. Building and Frontage Types.** *Complete.*
- E. Mapping Recommendations and Memo.** *Complete.*

## TASK 4: Screencheck and Public Drafts Zoning Code

- A. *New Complete Correspondence Table for Team Reference.*** LWC will prepare a Correspondence Table that compares the existing standards from the existing Zoning Code, the Interim Zoning ordinance, Specific plans, and the Community Design Standards, with the Administrative Draft Code. The purpose of the table is to track the existing standards that have been carried forward into the Administrative Draft and their location; the existing standards that have not been carried forward; and new standards that were introduced as part of the Administrative Draft Code. The table will be instrumental in informing the discussions and decisions during the Task 4B meetings.
- B. *New Working Meetings with City Staff.*** LWC will prepare for and attend up to four 2-hour working meetings with City staff to discuss staff's review of the Administrative Draft and direction for the Screencheck Draft. These meetings are anticipated to take place on-line using Zoom or a similar video conference platform. The meetings are intended to clarify needed changes between the existing and updated Code based on the General Plan and staff and community desires and to understand the motivation behind the proposed changes. The meetings are also intended to help LWC understand the City's views and priorities on specific standards; work with staff in exploring ways to achieve the City's intent; and identify areas where changes may require edits to other areas of the Code.

For each meeting, LWC will coordinate with City staff to identify discussion topics, prepare an agenda for the meeting, and send a follow-up email with summary notes on key takeaways and changes. Anticipated meeting topics are:

- ***Review and Approach.*** Using the table described in Task 4A as a basis for the discussion, the team will determine a recommended approach for the organization and set of zones that will be the basis of the Screencheck and Public Review drafts. This will include a list of base and overlay zones and the anticipated locations for each.
  - ***District Regulations.*** This discussion will focus on key provisions for each base and overlay zone, including uses, development regulations, and supplemental standards.
  - ***Citywide Standards.*** Based on the comments on Division V received on January 7, 2022, the team will review the organization, discuss key provisions and identify changes and additions for the Screencheck Draft.
  - ***Administration and Procedures.*** Based on the comments on Division II received in January 2021, the team will review the organization, discuss key provisions, and identify changes and additions for the Screencheck Draft.
- C. *New Screencheck Draft Zoning Code.*** Following the meetings with City staff described in Task 4B and the study sessions in Tasks 2D and 2E, LWC will prepare a complete Screencheck Draft for City staff and community review. The

Screencheck Draft will reflect all comments and feedback received from City staff, the PC and the HPC. The intent of the Screencheck PRD is to reflect the City's desired changes to the Administrative Draft and identify items that require further review or discussion prior to preparation and release of the Public Review Draft Zoning Code.

- D. Public Review Draft Zoning Code.** LWC will prepare a complete Public Review Draft Zoning Code based on a single set of consolidated, non-conflicting comments from City staff review of the Screencheck Draft, the community's discussions on key topics areas described in Task 2F, and check-in calls with City staff. LWC anticipates four 1-hour meetings with up to two LWC staff members during the preparation of the Public Review Draft. These meetings are anticipated to take place on-line using Zoom or a similar video conference platform.
- E. Zoning Map Recommendations.** *Complete.*
- F. Integration of the Code into a Web-Based User-Friendly Format.** LWC will work with City staff, Code Publishing, and other vendors as needed to ensure a seamless conversion of the final adopted Code into an interactive web-based code that is easily accessible, interactive, and searchable. LWC anticipates up to 24 hours of assistance for this task, including meetings. These meetings are anticipated to take place on-line using Zoom or a similar videoconference platform. If this budget is exhausted, additional funds will be required.

#### **Task 4 Meetings**

- Working Meetings with City staff to discuss Screencheck Draft (4)
- Phone calls with the City's information technology vendor as needed

#### **Task 4 Products**

- Complete Correspondence Table
- Screencheck Draft (Word and PDF)
- Public Review Draft (Word and PDF)
- Revisions to Zoning map Recommendations
- Public Hearing Draft (Word and PDF)

## **TASK 5: CEQA Documentation**

- A. EIR Addendum.** Rincon will prepare an addendum to the 2035 General Plan EIR to account for potential changes caused by the updated Code to the General Plan's recommendations. The addendum will rely on simple modelling of proposed changes to the 2035 GP. The addendum will not include traffic analysis or site-specific studies.

### **Task 5 Products**

- Draft Addendum
- Final Addendum

## **TASK 6: Review and Adoption; Final Zoning Code**

- A. *New* GP Amendment Recommendations and Update to Zoning Map Recommendations Memo.** LWC will prepare a memo identifying sections of the City's General Plan that may need to be amended in order to comply with State law and be consistent with the Zoning Code Update.

As part of this memo, LWC will prepare updates to the Zoning Map recommendations memo, submitted for Task 4E. Updates to the Zoning Map. This includes changes to areas that are shown as low density on the 2035 General Plan Land Use map but analyzed at a medium density in the General Plan EIR, as well as changes to focus areas, corridors, the downtown, areas around specific nodes, and the addition of overlays as appropriate. The updated are anticipated to provide a comparable level of detail with those submitted for Task 4E, with the understating that City staff will be responsible for updating and preparing the actual Zoning Map.

LWC anticipates up to eight hours of assistance (a maximum of four 1-hour meetings with up to two LWC staff members). If this budget is exhausted, additional funds will be required. If the City prefers that LWC prepare the Zoning Map, this task is described in Optional Task 7B.

- B. Planning Commission Hearings.** LWC will assist City staff at up to two Planning Commission hearings to support adoption of the Zoning Code. These meetings are anticipated to take place on-line using Zoom or a similar video conference platform. LWC's role will include assistance in the preparation of materials/presentations for, and attendance at, the hearings. City staff will lead the presentation of the Zoning Code to the Planning Commission.
- C. Final Draft Code.** LWC will prepare an erratum tracking PC recommendations for consideration by the City Council.
- D. City Council Hearings.** LWC will assist City staff at up to two City Council hearings to support adoption of the Zoning Code. These meetings are anticipated to take place on-line using Zoom or a similar video conference platform. LWC's role will include assistance in the preparation of materials/presentations for, and attendance at, the hearings. City staff will lead the presentation of the Zoning Code to the City Council.
- E. Final Zoning Code.** Based on the City Council's final decision/adoption of the Zoning Code and final text changes provided by City staff, LWC will prepare the

final Zoning Code. The document will be produced in MS Word and PDF format and will be made accessible and interactive through online publishing.

#### **Task 6 Meetings**

- Planning Commission Hearings – up to 2
- City Council Hearings – up to 2

#### **Task 6 Products**

- GP Amendment Recommendations
- Public Hearing Materials
- Final Draft Zoning Code (Word and PDF)
- Final Zoning Code (Word and PDF)

## TASK 7: Optional Tasks

- A. Zoning Handbook.** LWC will prepare a simple user-guide/handbook for the public that explains how to use the new Zoning Code. The handbook will be clear and concise and will rely on graphics and illustrations to demonstrate how to use the Code and find answers to frequently requested information such as setbacks, lot coverage, signage, and accessory structure standards. The handbook will be provided in PDF format with internal hyperlinks for easy navigation.
- B. *New* Zoning Map.** LWC will prepare the final Woodland Zoning Map in GIS based on the most current GIS zoning data in ESRI ArcMap format provided to LWC by the City. The Zoning Map will identify the base zoning districts, overlays, Specific Plan areas, and any other geographies as appropriate. LWC will provide the City with a final Citywide Zoning Map and associated files in ESRI ArcMap and PDF formats.
- C. Infill Guidelines Handout.** LWC will prepare a handout specifically tailored for infill development strategies and design standards or guidelines. The goal will be to provide an easy-to-understand guide that will help facilitate and streamline infill development.
- D. Objective Standards for Residential Development Handout.** LWC will prepare a handout that outlines the objective standards that are to be used to evaluate residential projects, in accordance with SB330, SB8 and SB478. The document will clearly identify when and how these standards are to be used.
- E. *New* Seminars for City Staff.** LWC will prepare up to three 1-hour interactive seminars for City staff to further their understanding of the administration of the updated Code. Topics and timing of the seminars will be decided through discussion with City staff. Potential topics could include:

- Form-Based Code principles
- Key changes to permits and procedures
- Reviewing and applying Objective Design Standards
- Sign code standards post *Reed v. Town of Gilbert*.

For each seminar, LWC will deliver a presentation that outlines key differences between the existing and new Code for discussion; identifies elements of the Code that changed in response to new federal or State law; and clarifies how the topic relates to regulations in other parts of the Code. LWC will also answer staff's questions about the content, organization, and administration of the Code. Seminars will take place using web-based conferencing tools.

# BUDGET

TABLE 1: City of Woodland Comprehensive Zoning Code January 2022 "Re-start" Budget by Task	Lisa Wise Consulting, Inc.										Fisher Town Design	Rincon	October 2020 Contract Total	Project Budget Remaining	Additional "Re-start" Budget	Total Budget for January 2022 "Re-start"	Tasks Added		
	Principal \$250		Director \$195		Senior \$175		Associate \$140		LWC Cost									FTD Cost	Rincon Cost
	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost									
TASK 1: Project Initiation and Analysis	16	\$4,000	54	\$10,530	92	\$16,100	92	\$12,880		\$43,510	\$11,200	\$0	\$54,710	\$0	\$0		Task 2D/E: Separate PC and HPC Study Sessions		
TASK 2: Public Outreach	24	\$6,000	74	\$14,430	138	\$24,150	143	\$20,020		\$64,600	\$7,000	\$0	\$71,600	\$17,965	\$4,760				
TASK 3: Admin Draft Zoning Code	36	\$9,000	162	\$31,590	264	\$46,200	300	\$42,000		\$128,790	\$11,200	\$0	\$139,990	\$0	\$0				
TASK 4: Public Drafts of Zoning Code	41	\$10,250	70	\$13,650	54	\$9,450	108	\$15,120		\$48,470	\$1,400	\$0	\$49,870	\$14,448	\$92,580		Task 4A: Correspondence Table Task 4B: Working Meetings Task 4C: Screencheck PRD		
TASK 5: Environmental Review/CEQA	0	\$0	0	\$0	0	\$0	0	\$0		\$0	\$0	\$20,000	\$20,000	\$0	\$0				
Task 6: Review and Adoption/Final Code	18	\$4,500	24	\$4,680	72	\$12,600	85	\$11,900		\$33,680	\$0	\$0	\$33,680	\$33,680	\$7,980		Task 6A: Zoning Map Recommendations Update added to GP Amendments		
Sub-Total	135	\$33,750	384	\$74,880	620	\$108,500	728	\$101,920		\$319,050	\$30,800	\$20,000	\$369,850	\$86,093	\$105,320	\$191,413			
Optional Task 7	See Table 2 for Task and Budget breakout																		
Total													\$394,770	\$111,013	\$130,830	\$241,843			

TABLE 2: Optional Task 7 Breakout	Lisa Wise Consulting, Inc.										Total		
	Principal \$250		Director \$245		Senior \$195		Associate \$155		LWC Cost			FTD Cost	Rincon Cost
	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost			
Optional Task 7A: Zoning Handbook	2	\$500	8	\$1,560	20	\$3,500	42	\$5,880		\$11,440	\$0	\$0	\$11,440
Optional Task 7B: Zoning Map*	6	\$1,710	12	\$2,940	12	\$2,340	48	\$7,440		\$14,430	\$0	\$0	\$14,430
Optional Task 7C: Infill Handout	2	\$500	4	\$780	12	\$2,100	24	\$3,360		\$6,740	\$0	\$0	\$6,740
Optional Task 7D: ODS Handout	2	\$500	4	\$780	12	\$2,100	24	\$3,360		\$6,740	\$0	\$0	\$6,740
Optional Task 7E: Seminars*	4	\$1,740	12	\$2,940	20	\$3,900	20	\$3,100		\$11,080	\$0	\$0	\$11,080
Optional Tasks Subtotal	10	\$2,850	24	\$5,880	32	\$6,240	68	\$10,540		\$50,430	\$0	\$0	\$50,430

\* January 2022 Re-start Tasks (7B and 7E) are calculated with 2022 billing rates.

# SCHEDULE

