

CDD Monthly Project Status Report

December 7, 2010

MILESTONE EVENTS

- Both downtown theater project proposals were found lacking and staff was directed to continue evaluating the projects. The most significant problems on the State Theater were inability to gain site control and an understated budget. The most significant problems on the Cinema West proposal were lack of consideration for relocation of the Hoblit dealership and inadequate equity contribution. Both requested more public subsidy than desired.
- Design review for the 79-lot Pulte Homes project on the Gibson Ogden site was submitted and is scheduled for Planning Commission review on November 18, 2010.
- The soundwall at the Gibson Ogden site is under construction and landscaping has been installed. The applicant is working with the City to refine the brick pilaster material prior to installation.
- The Heidrick Ranch Phase II Development Agreement Amendment and modification to the conditions of approval has been recommended for approval by the Planning Commission to the City Council for their November 16, 2010 meeting.
- The proposed bikeway amendments to remove the pedestrian bike overcrossing at Gibson Rd was recommended for approval by the Planning Commission to the City Council for their November 16, 2010 meeting. City Council consequently approved the proposed amendments on this meeting date.
- A formal application for the proposed 357,000 square foot Target Warehouse addition has been submitted. Required flood and traffic studies are underway.
- The Chase Bank Design Review application is scheduled for review before the Planning Commission on November 18, 2010.
- A \$200,000 loan was approved for the Porter Building to finish the reconstruction work.
- Three projects were recently issued Certificate of Occupancies: Burger King, Woodland's new Oncology Center, and the Domestic Violence Center.
- Framing is nearly complete at the Rochdale Grange site.
 Four buildings have passed frame inspection and are installing sheetrock.
- Farm Credit West has had a frame inspection and should be installing sheetrock next week. They hope to have the building open for business December 25th.
- The Planning Commission approved the design review

CDD New Project Submittals and Project Activities

December 7, 2010

application for the Parkside (Spring Lake) development at their regularly scheduled meeting on October 21, 2010.

 Staff has executed Inclusionary Housing Agreements with Pulte and Standard Pacific homes on their subdivisions.
 These agreements will allow the developers to get their final maps.

DETAILED PROJECT LISTING

Changes will be highlighted in bold

PLANNING

Project: Spring Lake

Phase: n/a **PM:** Norris

Description:

Proposed development is comprised of approximately 4,037 dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 280 acres of public and quasi-public land uses, about 34 acres of park land, and over 100 acres of major streets and roads. Overall, residential density will equate to about 6.1 units per acre. The Plan will result in a projected build-out of about 11,270 people.

Status: (No Change)

Spring Lake City Council Subcommittee Reviews

<u>General Spring Lake Issues in process – BUA, Pay as You Go and Infrastructure Improvements</u>

- The Staff recommendation regarding interpretation of the BUA Ordinance and a Pay as You Go financing methodology was presented to the City Council on October 6, 2009. The City Council recommended that staff proceed with measures to complete the financing proposal and allow release of "Second Release" Building Unit Allocations (BUAs).
- The update to the SLIF fees were approved by City Council on January 19, 2010 and updated fees became effective on January 20, 2010. The updated fee provides an increase of \$809 per home. Final review of the SLIF Nexus study and fee update was approved by the City Council on February 16, 2010 and the urgency ordinance was extended.
- Proposed amendments to the BUA Ordinance were approved as a first reading by City Council on October 5, 2010. The amendments allow the third release to move up the allocation date to be almost concurrent with second release; and the amendments allow the City to consider the possibility of increasing the maximum BUA allocation, subject to review of the General Plan growth cap policy.
- Staff is working with the development community to facilitate the completion of Pioneer improvements in front of Pioneer High School.

Project: Spring Lake

Project Application Review (Norris/Hanson/Contract Planner C. Gnos)

Three active applications to amend the Spring Lake Spring Lake Specific Plan land use have been received and are summarized below:

- R-15/R-3 Rezone: No Action by applicant.
- <u>Heidrick 5 Acre (R-25)</u>: A funding agreement with Sacramento Mutual Housing Authority to allow development of 101 units was approved by City Council on July 20, 2010. Sac Mutual is in the process of applying for other funding as well.
- <u>Pioneer Investors, Heidrick II</u>: The applicant has submitted an application to amend an approved Development Agreement and map for a portion or the Heidrick II site. The application requests that a new phased map be allowed to develop a portion of the Heidrick II parcel (69 lots). The analysis must consider how to ensure infrastructure is completed in a phased manner and to ensure that an undue burden is not placed on the remaining lots (consultant C. Gnos has been retained through the liability account process to assist staff with preparation of reports and documents).
- <u>Cal West Investors Site:</u> The applicant has submitted a revised application based on a determination by the WJUSD that they no longer require the Cal West Seeds school site. This opens up 10 acres of potentially available land and possibly minimized the more complex issues of the park relocation and commercial land use amendment. Project site: West of County Rd 101, north of Farmers Central future extension, east of Hwy 113. Staff and the consultant are continuing to work on identification and analysis of key issues. The applicant submitted a revised conceptual plan layout that has been discussed on a preliminary level. Development Agreements will be required for both property owners: Cal West Seeds and Cal West Investors.

Project: Gateway II

Phase: n/a **PM:** Norris/Consultant Planner C. Gnos

Description:

The project site is currently located in Yolo County, south of the existing Gateway I center east of County Rd 102 and north of Gibson Rd. The project site encompasses approximately 154 acres in size and proposed a mix of retail and auto related uses. The current City of Woodland General Plan land use designation is Urban Reserve. The current Yolo County Zoning designation for the site is Agriculture (A-1). Surrounding land uses include the approved Woodland Gateway commercial center under construction in the City to the north, agricultural land in the County to the south, residential development in the City to the east, and the City Wastewater Treatment Plant to the west.

The proposed project includes an annexation, a General Plan Amendment to re-designate the site for General Commercial development, and a Prezoning of the site to General Commercial (C-2) in order to accommodate a future commercial development. In addition, a General Plan Amendment to modify the acceptable level of service from (LOS) from C to D for County Road 102 (CR 102) from Maxwell Avenue south to the City limits is also requested. The specifics of the commercial development are not in the project application. The Gateway II Draft EIR public comment period has been extended for an additional 45-day period. Comments will be taken through July 8, 2010. A public comment meeting will be held on

Project: Gateway II

May 20, 2010 at the Planning Commission meeting. Notices of the time extension and meeting date were mailed to all interested parties and published in the local paper.

Status:

(No Change) Seventeen (17) comments have been received in addition to comments provided at the public meeting. Staff and the consultant are in the process of reviewing those comments and providing responses. Work on a Master Tax sharing agreement will be required. The City has met with the County and both agree on a scope and consultant. Staff is waiting for the applicant to fund further work.

Summary:

The build out assumptions made for the purposes of completing the environmental analysis include up to 808,000 square feet of retail, three hotels, one sit down restaurant, three fast food pads, 80,000 square feet of auto mall uses, and 100,000 square feet of office. Detailed project design approvals will be part of a subsequent application. Phasing of development is being evaluated.

A Notice of Preparation of an Environmental Impact Report for the project was released on October 2, 2009 and a public scoping meeting held on October 21, 2009 at 6:00 PM in the City Council Chambers. Approximately 20 individuals attended. Staff has continued to receive written comments from agencies and individuals regarding the project.

The City has hired an outside consulting firm, Raney Planning and Management, funded by the applicant, to prepare the EIR and manage the processing of the application in conjunction with staff, including the annexation request. Analysis in the EIR will include assessment of individual and cumulative impacts. Technical studies to be used in the Woodland Gateway II EIR include:

- Traffic
- Ambient Air and Noise
- Climate Change and Greenhouse Gas
- Biological Resources
- Cultural Resources
- Wastewater and Odor
- Water Supply
- Drainage and Flooding
- Urban Decay and Fiscal Analysis

Project: Historic Preservation Commission (HPC)

Phase: n/a PM: Planning Staff

Description: An appointed Commission for review and oversight of the City's Historic resources

Status: (No Change) There are currently two vacancies on the Historic Preservation Commission. Interviews and appointments are forthcoming.

The HPC Commissioners presented Heritage Home Awards at their last meeting on July 21, 2010. The Heritage Home award is a public recognition of a remarkable family home and commemorates that home's contribution to the aesthetically and historically significant residential architecture of Woodland.

Project: Historic Preservation Commission (HPC)

HPC is currently working on a revised edition of Chapter 12A – Historic Resources of the City Code. The current ordinance has been under review for the year as the Commission responds to comments provided by the State Office of Historic Preservation (OHP). The ultimate goal of the HPC is to have a revised Historic Resources Ordinance and an updated Historic Resources Inventory making the City eligible for Certified Local Government (CLG) status through OHP. This project has been suspended due to reduced staffing.

Project: Prudler Project (formerly known as Four Seasons - The Mall Expansion Site)

Phase: n/a PM: Hanson

Description: The proposed project, approximately 38 acres, would include 247 single-family homes and a

clubhouse facility to serve the active adult homebuyer 55 years of age and above. The

project proposes to be a gated community.

Status: (No Change) The draft Initial Study and Mitigated Negative Declaration was released for 30-day review. The applicant has submitted a \$15,000 payment on February 5, 2010 for the Fiscal Study. The study will be conducted by Goodwin Consulting Group. Staff is working

on the environmental document, an Initial Study, and staff report. The project will go before both the Planning Commission and City Council. The applicant is requesting the following

entitlements from the City of Woodland:

• <u>General Plan Amendment</u> to re-designate the site from General Commercial (GC) to Medium-Low Density Residential (MLDR);

- <u>Spring Lake Specific Plan Amendment</u> to modify the East Street cross-section for the segment south of the County Fair Mall to County Road 24A;
- Rezone of the project site from General Commercial Zone (C-2) to Duplex Residential Zone/Planned Development (R-2)(P-D) and adopt Planned Development Standards;
- <u>Conditional Use Permit</u> for development within a PD Zone; and
- <u>Tentative Subdivision Map</u> to subdivide a 38-acre site into 247 lots plus common area lots, which includes internal roadway and utilities necessary to serve the development.

Project: Gibson/Ogden General Plan and Specific Plan Amendments to request removal of a

proposed pedestrian/bike overpass and class 1 bike path between the High School and

Woodland Community College.

Phase: Application **PM:** Norris

Complete

Description: A tentative subdivision map to subdivide 14.47 acres into 77 single-family lots in the

Southeast Area Specific Plan. This map application was approved by the Planning

Commission on May 6, 2010.

Status: The property has been purchased by Pulte Homes. Site grading is currently underway. An

initial application for Design Review for the Centex homes on Gibson Ogden was received, but is not complete. The applicant has indicated that they intend to present design ideas for discussion. In addition, the applicant has submitted a request to remove the proposed

bikeway improvements and overpass. This item is scheduled to be heard by the Planning

Project: Gibson/Ogden General Plan and Specific Plan Amendments to request removal of a

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Woodland Community College.

Commission on October 21, 2010.

REDEVELOPMENT

Project: Downtown Multi-plex Theater

Phase: Selection of PM: Shallit

Developer

Description: Construction of a downtown 12-14-screen multi-screen theater on Main Street.

Status: Staff was directed to continue evaluation of the two proposals received. The primary

areas of concern of the State Theater were inability to gain site control, inadequate budget for acquisition, and high amount of public subsidy requested. The primary areas of concern for the CinemaWest project were high amount of subsidy requested, inadequate discussion of relocation of the Hoblit dealership, and inclusion of costs for relocation. The committee members are scheduled to meet again on November 9, 2010

and return to the Agency Board with a recommendation on December 14, 2010.

Project: New Woodland Courthouse

Phase: n/a PM: Shallit/Sokolow

Description: Construction of 163,000 square foot courthouse at a cost of nearly \$173 million to

consolidate all of the court's operations at one location in downtown Woodland and increase the number of courtrooms to 16. The project will also include the provision of parking to support the new courthouse. The State Administrative Office of the Courts (AOC) is taking the lead for the courthouse portion of the project while the City/Redevelopment Agency is

taking the lead for the property acquisition required by the project.

Status: Agency and AOC staff is working to finalize the purchase and sale agreement (PSA) for

the sale of the Agency-owned properties to the AOC for the court site (which is the 3.75-acre block bordered by Main, Fifth, Sixth, and Lincoln). The AOC continues to pursue the purchase of properties located on Sixth Street and owned by the Union Pacific Railroad to accommodate off-street parking needed for the new court. The AOC is no longer asking for the Agency's assistance to purchase the parking sites for subsequent sale to the AOC. The Agency has started a Phase II Environmental Site Assessment for

the parking site.

Project: Facade Grants

Phase: n/a **PM:** Shallit

Description: Downtown storefront improvement program, which will award up to \$30,000 in matching

Project: Facade Grants

funds per applicant.

Status: Porter Building (501-511 Main St) – Cambridge Junior College began classes on the first

floor of Porter in September 2010 and the improvements necessary for Cambridge to fully occupy the first floor are almost complete. The façade improvements are nearing completion. The new window installation (for a portion of the second and third floors) represents the only outstanding façade item. The Agency approved a loan to the building owner in October 2010 through the Agency's Second Floor Retrofit Program to help the owner with the rehabilitation of the second and third floors as well as assisting with any remaining work necessary for Cambridge's full occupancy of the first

floor.

Project: Casa del Sol Mobile Home Park 621-709 East St.

Phase: Construction PM: Shallit

Description: Rehabilitation of an approximate 12.6 acre mobile home park. This project includes the

construction and installation of improvements to infrastructure, including roads, water, and sewer, and the rehabilitation or acquisition of 156 mobile homes for very –low, low, and moderate income households. A new 15,000 square foot community center will also be built.

Project costs for acquisition and rehabilitation total \$16,628,113.

Status: The key HCD staff person for the final \$2.3 million loan is out of office on medical leave

and the new staff person has yet to be identified. A target date for the HOME loan closing of October 17, 2010 was missed and a new date will need to be set. The thirty(30) new coaches cannot be ordered from Skyline until the loan is approved.

Project: Casa Del Sol Off-site Streetscape Improvements, CIP 06-05

Phase: Construction PM: Chavez (Engineering)

Description: Improvements to the east side of East Street between Oak and Gum streets near Casa del Sol.

The project includes new curbs, gutters, sidewalks, a new bus turnout, and a bus enclosure. It also includes landscaping, new street lighting, and fencing. The total project cost is estimated

to be \$560,000.

Status: (No Change) Construction is complete. A bond has been filed by the contractor to replace

the STOP notice issued by a subcontractor. Project is currently being closed out.

Project: SACOG Community Design Program, Woodland Downtown Streetscape Project

Phase: n/a **PM:** Shallit

Description: Grant application to fund construction of streetscape improvements (landscaping, sidewalks,

bulb outs, traffic signal, etc.) on Main Street between Third and East Streets.

Project: SACOG Community Design Program, Woodland Downtown Streetscape Project

(No Change) In January 2010, the SACOG Board of Directors approved \$915,000 in grant **Status:**

funds under the SACOG Community Design Program for the City's project. SACOG has not

yet made a determination on when the funding will be available for the City's project.

Project: Rule 20A Project (Undergrounding utilities)

Phase: PM: Sokolow

Staff is working through the process of declaring Dead Cat Alley between Third St and **Description:**

Freeman Park (Fifth Street) as the City's 17th Undergrounding District. PG&E's Rule 20A

Program provides funding (credits) to underground utilities in a community.

Staff hired a land surveyor to complete the legal description and plat map to establish **Status:**

the district in Dead Cat Alley between Third Street and Freeman Park. On January 29, 2010, the City's Undergrounding Committee met to discuss the project and future Rule 20A projects. The committee voted 5-0 to recommend this potential Rule 20A project to City Council. Staff's next steps are to prepare a survey of the project area and determine what

easements are needed.

CDBG Administration Project:

Phase: n/a PM: Ross

Preparing documentation and project monitoring for CDBG funded activities. Also includes **Description:**

the community application process for funding.

The FY 2011 CDBG allocation is \$630,540; the amount is approximately \$50,000 more than **Status:**

last year's \$581,852. The 2010-2011 CDBG Action Plan was approved on May 4, 2010. Staff expects to receive notice from HUD approving the 2010-2014 Consolidated Plan and

FY 10 Action Plan shortly. The funds will be available July 1, 2010.

(No Change) Utility Assistance Program - The FY11 Action Plan allocated \$15,000 to a Utility Assistance Program that will provide a \$15 discount on the flat rate portion of eligible household's utility bills for up to three consecutive months. The household must be enrolled in PG&E's CARE or FERA program to be eligible in addition to other restrictions.

Applications will be available on July 1, 2010 at City Hall and on the City website.

(No Change) Annually, the CDBG Program is required to monitor all CDBG Subrecipients.

To date, staff has completed all subrecipient monitoring for FY 2010.

(No Change) TANA/Hispanic Arts and Culture Center — Rehabilitation of a building for a Hispanic arts educational program. There was difficulty incorporating both UCD and Federal construction requirements in the bid documents, but the bid package has now been approved by UCD's legal department and released. Twelve bids were received January 20, 2009. A pre-construction meeting was held on Tuesday, March 10th. Construction began March 16th. Construction with the exception of a couple small change orders is complete. Yolo County Housing handed the building over to the UC Davis Chicano Studies Department on August 25, 2009. A ribbon cutting/press event has been scheduled for Wednesday, December 9th at 10am. UC Davis is collecting the final grant closeout documentation from the contractor. It

Project: CDBG Administration

is expected the grant will be closed out by March 2010. The project manager found errors in the project's certified payrolls. The discrepancy is less than \$400, however the process of contacting the employees and paying them the corrected wages has been lengthy. The CDBG program will not release the remaining grant funds until the wage amounts to the laborers are resolved.

(No Change) YADHC Building Safety – Project includes repairing/replacing walkway and re-roofing at Yolo Adult Day Health Center (20 N. Cottonwood). The Project site is in the floodplain. The eight (8)-step process is complete. SHPO has approved the project and the environmental is now complete. An invitation to bid was published on April 9th and a job walk was scheduled on April 14th. The roof is complete. The lowest bidder for the concrete work could not obtain a bond and the project manager has decided to re-bid the project. The project was re-bid and construction is now complete. The subrecipient is currently collecting its final paperwork to closeout the grant.

(No Change) St. John's Emergency Generator - Installation of an emergency generator at Stollwood Convalescent Hospital. The OSHPD review has been extremely lengthy. EPA has sent a notice that all interested parties were notified of the generator on October 7, 2009. St. John received OSHPD approval on November 30, 2009. The generator is estimated to take 90 days to build. The project is still experiencing delays due to OSHPD. Senator Wolk's office is now involved in getting this project to move forward. St. John's finally received OSHPD approval and the construction of the generator is finally underway. The generator is expected to be completed by the end of June. Final closeout of the project is expected by the end of July.

(No Change) CIP 08-06 Series Street Lighting – Design of the Series Street Lighting project (08-06) on Main Street from West to East Streets. It is expected at closeout that the grant will have \$30,000 remaining; the CDBG Action Plan will be amended to reallocate these funds to another activity. On September 1, 2009, the remaining \$30,000 was allocated to the City's Micro-loan Program. Due to changes in the project's design, the Engineering Division has requested that \$15,000 from the 09-21 Series Street Lighting project be transferred to the 08-06 project. The project's revised grant amount is \$46,101.

(**No Change**) CIP 09-21 -Series Street Lighting – Design of the Series Street Lighting project in the Gibson Area. The project's revised grant amount is \$20,000 (see explanation above).

(No Change) Microenterprise Loan – Refrigeration Innovation is receiving a \$30,000 loan from the City's CDBG Small Business Loan Program. Loan documents were signed on October 6th. With the help of this funding, the company will be releasing its newest product (an alarm system installed in refrigerators that alerts workers when temperatures get too high in the unit) next month and has secured a contract with a large grocery store chain to begin installation of their product early next year. The company has already requested 99% of its loan amount and will begin making loan repayments in April 2010. The first loan repayment was received. The new product was tested in two stores and has won 3 stores with Safeway for this year. The new product will be included in all new and remodel projects for Safeway in 2011. The new product also debuted in the largest Food Trade show in the U.S. in May at FMI 2010 Las Vegas. This debut is expected to increase sales and exposure of the new product and the company dramatically. There are two design flaws with the injection molds used to create the product. Therefore, new injection molds are required. Loan repayments have been suspended until January 1, 2011 to help Refrigeration Innovation complete the development of the new product.

(**No Change**) CommuniCare Peterson Clinic Design (\$80,000) – CommuniCare has abandoned negotiations with Woodland Memorial Hospital after a viable agreement did not

Project: CDBG Administration

seem possible. CommuniCare is now looking at other options, including existing commercial sites or vacant land. CommuniCare has made an offer on another site and should finalize negotiations by December 2010.

(No Change) Yolo Community Care Continuum Supportive Housing Rehab (\$90,200) – Some preliminary inspections for pest control and electrical are being conducted to prepare the scope of work. The environmental review is complete. YCCC has received one bid, but needs three bids per CDBG regulations. The project manager is working to obtain two more bids from general contractors.

ADA Curb Ramps (\$100,000) – The Engineering Division is designing and implementing this project. The project has been bid out and the notice to proceed will be released on July 6, 2010. SHPO approval was received in October 2010 and a notice to proceed will be issued shortly.

Project: The American Recovery and Reinvestment Act/CDBG Administration

Phase: n/a PM: Ross

Description: The American Recovery and Reinvestment Act allocated \$1bill to the CDBG program. The

City of Woodland will be receiving \$154,946. The funds are to be used primarily for job creation and economic recovery type activities. In addition, 10% of the funds may be used

for admin and 15% of the funds may be used for public service activities.

Status (No Change) The City has executed the grant agreement. All subrecipient agreements have been executed. The third report on CDBG-R was submitted on time. The next report will be due July 10th. To date, approximately \$37,000 has been expended.

- ADA Improvement Project (\$55,209) the project is being combined with the 2009-10 project (see above).
- Homebuyer Assistance Program (\$61,000) All funds have been committed to homebuyers. One loan has closed.
- Foreclosure Prevention Project by Legal Services (\$10,000) and Meals Program by the Yolo Wayfarer Center (\$10,000) are proceeding as scheduled. The Vocational Assistance program (\$3,242) by STEAC has not received the number of applicants that they expected. Staff is currently working with HUD to determine how to reallocate these funds to another activity.

Project: Sale of Spring Lake Homes

Phase: n/a PM: McLeod

Description: RDA's assistance with the sale of Spring Lake affordable homes.

Project: The American Recovery and Reinvestment Act/CDBG Administration

Status: (No Change)

Developer	Unsold Units	Affordable Expiration Date On some units
None Available	0	

Staff will continue to send applications to interested family.

Project: Inclusionary Housing Program

Phase: Ongoing PM: McLeod

Description: These are affordable housing units made available for sale under the requirement of homes

for low and moderate-income families.

Status: Staff has finalized agreements with developers for Parkside and Gibson/Ogden.

Project: Rochdale Grange

Phase: Construction PM: McLeod/Luevano

Description: Construction of a 44-unit very-low income apartment complex by Neighborhood Partners in

Spring Lake. The land was dedicated to the project by Reynen and Bardis to fulfill a portion of their Inclusionary Housing requirement in Spring Lake. The main funding source for the

project is a \$4 million HOME grant.

Status: The project is 51% complete. The buildings have been framed and roofed. A large

amount of the remaining work is interior and should not be hampered by inclement

weather.

BUILDING

Project: Farm Credit West

Phase: Construction PM: Luevano

Description: New Bank

Status: Frame inspection has been completed. Final target date for completion is scheduled for

December 15, 2010.

Project: Porter Building/Cambridge College Tenant Improvement

Phase: Construction PM: Luevano

Description: Seismic Retrofit/Tenant Improvements

Status: Cambridge College is now holding classes at the Porter Building Monday through

Friday with approximately 90 students attending, while work on the building continues.

Project: Burger King

Phase: Construction PM: Luevano

Certificate of occupancy was issued on October 21, 2010.

Description: New Burger King on West Main Street

Status:

Project: Rochdale Grange

Phase: Construction PM: Luevano

Description: 44 unit apartment complex

Status: Buildings D through G are at drywall or finish stages of construction. The remaining

buildings are at frame stages of construction.

Project: Burns Building at Woodland Healthcare

Phase: Construction PM: Luevano

Description: Medical office remodel

Status: Certificate of occupancy was issued on 10/22/2010.

Project: Plan Review

Phase: n/a PM: Essenwanger/Hanson

Description: Projects currently being plan checked in CDD's Building Inspection division.

Status: The following *large scale* projects are currently in plan review:

1. The Woodland Opera House is currently undergoing response to the first

plan check comments.

2. Tacos El Paisanos tenant improvement permit application for 1392 E.

Project: Plan Review

Main Street has cleared plan check and was issued a permit on Friday November 5th.

- 3. Maria's Cantina restaurant tenant improvement at 306 Sixth Street has been sent their initial plan check comments and we are waiting for their response.
- 4. Red Robin restaurant for 2091 Bronze Star Drive has turned in their response to the initial plan check comments.

Project: Code Enforcement

Phase: n/a **PM:** Dennis

Description: Major code enforcement efforts.

Status: ONC

ONGOING CASES

- 1. From October 8, 2010 to November 8, 2010 67 calls for service received, 51 cases opened, and nine (9) calls for substandard conditions (previously handled by Yolo County Environmental Health Department).
- 2. <u>521 Sunset Illegal accessory buildings/structures/patio covers built without permits.</u> Door hanger left.
- 3. <u>1615 Sixth St.</u> Inoperable vehicle (RV) with expired tags and sitting on flats located in driveway.
- 4. <u>75 W. Court Street (Q Shack)</u> Vacant commercial property with tall weeds and junk/debris accumulation. Call placed to listing agent.
- 5. <u>111 Main Street</u> Old Long John Silvers, vacant foreclosed building. Transient camp, junk, and debris accumulation.
- 6. 601 Main Street (Unit 304) Substandard conditions, lack of hot water.
- 7. 555 Matmor (Cross Road Village Apts.) Garbage accumulation in dumpster enclosures, A/C unit hanging from window.
- 8. 700 Springdale Drive Foreclosure, junk/debris accumulation.
- 9. <u>601 Main Street (Capital Saloon)</u> Hours exceeding 10:30 pm requires a conditional use permit.

RECENTLY RESOLVED CASES

- 1. <u>648 Denise Drive</u> Junk and debris accumulation in front yard and driveway area. Administrative citation (warning) given, expires 8/16.
- 175 Muir Street Unsecured vacant home with broken back windows and sliding glass door. The interior of the property has been vandalized. Notice sent to bank.
- 3. <u>680 Thomas Street Vacant foreclosed property with tall weeds and blight.</u> Weeds have been removed and property cleared of all debris.
- 428 Walnut Street Substandard building (barn) has been demolished and all debris cleared from lot.
- 5. <u>976 Nelson</u> Tuffshed accessory building has been removed from driveway.
- 6. <u>335 Quail Drive</u> Inoperable vehicles in driveway have been removed from property.
- 174 Cleveland Street Illegal camping on property has stopped and debris has been removed.

Project: Code Enforcement

8. <u>1120 Gum Ave</u> – Illegal residence in commercial building, inspected premise and verified and confirmed no residency.

ONGOING ISSUES

- Foreclosure monitoring: currently 398 foreclosures within city limits.
- Business license inspections and violations.

ENGINEERING

Project: Spring Lake Implementation

Phase: n/a **PM:** Pollard/ Fong

Description: Proposed development will be comprised of approximately 4,037 dwelling units on 665

acres, 11 acres of neighborhood commercial uses, over 280 acres of public and quasi-public land uses, about 34 acres of parkland, and over 100 acres of major streets and roads. Overall, residential density will equate to about 6.1 units per acre. The Plan will result in build-out to

accommodate approximately 11,270 residents.

Status: (No Change) Staff is working on proposed plan amendments. In addition, staff is starting to

analyze methods and opportunities to modify the plan and proceed with the second

release/further phases of development. Staff has accepted all subdivisions and is working to

closeout warranties.

Project: Pulte/Centex/Beeghly

Phase: n/a PM: Pollard/Weichel

Description: Residential Subdivision on Beeghly Ranch Property.

Status: (No Change) Staff and City Attorney working to resolve issues with Breach of Development

Agreement City attorney working with Centex's attorney to draft amendment. Staff is also working on property acquisition and Quiet title action. The City put a demand letter on Centex and after meeting with Pulte, the City has since put the demand in abeyance.

Additional meetings are scheduled with Pulte, the Attorneys, and City Staff.

Project: On Site Civil Improvements

Phase: Plan Check PM: Weichel

Description: Various projects in for plan check.

Status: 2010: 10 Plan Checks Completed, two (2) Plan Checks in Process.

Project: Encroachment Permits

Phase: Application PM: Weichel

Processing

Description: (No Change) Permitting for minor improvements within the public Right of Way.

Status: 2010: 141 Issued, six (6) in Process.

Project: Solara Ranch

Phase: Pre Submittal PM: Fong

Description: 94 Residential units within (DR Horton) within Spring Lake

Status: (No Change) Had pre-submittal meeting at the request of the developer.

Project: Gibson & Ogden

Phase: Final PM: Fong

Map/Construction of Improvements

Description: Residential Subdivision in the Southeast area.

Status: (No Change) Construction started prior to final map (under improvement agreement). City

sewer, water, and storm are complete. Underground joint utilities (PGE, ATT, and Wave Broadband) are underway. Final map expected to go to Council on December 7, 2010.

Project: Miekle/Banks

Phase: Pre Construction **PM:** Fong

Description: Extension of Miekle Avenue and Banks Way within the Spring Lake Area

Status: Hardscape completed, preparing landscape plans.

Project: Pioneer Village – Unit 1 (AKA: Merritt Murphy)

Phase: Plan Check PM: Fong

Description: Residential Subdivision in Spring Lake.

Status: (No Change) Applicant has resubmitted improvement plans, preparing to update plans and

check improvements.

Project: Standard Specification Update

Phase: Completed PM: Karoly

Description: Updating Engineering Standard Specifications to reflect current desires and practices.

Status: Addendum No. 1 to 2010 Engineering Standards ready to issue in November.

Project: Gateway II

Phase: Preparing **PM:** Pollard

Environmental Document

Description: Annexation of approximately 150 acres east of Road 102 for commercial development.

Status: (No Change) Assisting consultant in response to comments.

Project: Prudler Sievers (formerly known as Four Seasons - The Mall Expansion Site)

Phase: Tentative map **PM:** Pollard

Description: 38 acre Residential senior housing sub division south of the County Fair Mall.

Status: (No Change) Prepared revised comments, awaiting applicant's re-submittal of the tentative

map.

Project: Cal West Seeds

Phase: Rezone PM: Pollard

Description: Rezone of land within Spring Lake.

Status: (No Change) Prepared comments and conditions for Rezone.

CDD Monthly Status Report

Project: Final Map Processing

Phase: Processing final Maps PM: Hatch

Description: Processing final Parcel Maps or Sub Division Maps for recordation and division of land

Status: 2010: 3 Parcel Maps Complete; 0 Parcel Maps in Process; 1 Sub Division Maps Complete

and 1 Subdivision Map in Process.

Project: Transportation Permits

Phase: Permit Issuance PM: Hatch

Description: Receiving Requests, Processing, and issuing oversized truck permits

Status: 240 Permits Issued to Date.

Project: Sub Division 4675 Parkside

Phase: Final Map and Plan PM: Fong/Pollard

Submittal

Description: Final map for a subdivision located in the Spring Lake with 162 Residential lots and over \$7

million in public improvements.

Status: (No Change) Construction underway with improvement agreement. Construction of sewer,

water, and storm continues in September. The Final map is postponed pending offsite property acquisition and will go to Council along with reimbursement agreements when the

issue has been resolved.

Project: Knaggs Annexation

Phase: Zoning and Annexation PM: Pollard/Fong

Description: Zoning and Annexation of 140 acres near West and Kentucky.

Status: (No Change) Waiting for formal submittal.

Project: Knaggs Annexation II

Phase: Annexation PM: Pollard

Description: Annexation of approximately 160 acres near East Main Street and Road 102.

Status: (No Change) Preparing flood modeling and scoping traffic study.

CDD Monthly Status Report

Project: New Woodland Partners

Phase: Zoning and Annexation PM: Pollard

Description: Zoning and annexation of approximately 22 acres east of Gateway

Status: (No Change) Providing information and research prior to petition to the Planning

Commission.

Project: Hedrick II

Phase: Final Map PM: Fong/Pollard

Description: Final of 69 lots on the Hedrick tentative map in Spring Lake.

Status: (No Change) Applicant has requested plan review prior to map submittal. Plan review has

been completed and returned to applicant. Draft agreements have been prepared for prospective buyer. Prepared revised conditions for Development Agreement Amendment.

Project: Parkland Landscape Design

Phase: Landscape Design for PM: Fong

Parkland

Description: Landscape plans for Parkland Avenue between Heritage and Marston between Parkland and

Road 101

Status: (No Change) Waiting for re-submittal of plans.

Project: Widening Pioneer Avenue I (CIP 09-24)

Phase: Design PM: Fong

Description: Widening Pioneer Avenue between Gibson Road and the Pioneer HS main entrance.

Status: (No Change) Commented on plans and awaiting resubmittal.

Project: Road 25A (CIP 09-25)

Phase: Road Rehabilitation PM: Fong/Pollard

Description: Overlay and widening to standard width of 24 feet plus shoulders.

Status: (No Change) Received funding for design from Pulte Homes and executed contract for

services with Cunningham Engineering Corporation. Environmental document being

prepared by consultant.

CDD Monthly Status Report

Project: Extending Pioneer Avenue (CIP 09-27)

Phase: Design PM: Fong

Description: Extending two lanes of arterial road from Farmers Central Road to Heritage Parkway.

Status: (No Change) Plans submitted and are under review. Staff has contacted property owners

and has started property acquisition negotiations.

Project: Capital Projects

Phase: Pre-Design, Design, Bidding, PM: Ayon, Brant, Burnham, Camacho, Chavez,

Construction Fisher, Heath, Karoly, Meyer, Scott, Sharp,

Weiser, Wurzel

Description: Capital Projects

Status: Capital Improvement Project Execution - Engineering staff is managing/designing 34

active projects (FY 10/11 budget = \$24 million) and assisting with PW managed CIPs. For detailed summary of all Capital projects, please see the separate document "CDD

Capital Project Status Report."

Project: Development Projects Under Construction

Phase: Construction, Warranty PM: Heath

Description: Development Projects Under Construction

Status: All projects have been completed. There are no projects underway.

Encroachment Permit Inspection -One (1) 2008 permit still active; nine (9) 2009 permits still

active. 124 permits issued thus far in 2010, of which 31 are active.