



City of Woodland

**REPORT TO MAYOR AND CITY COUNCIL**

AGENDA ITEM

TO: THE HONORABLE MAYOR  
AND CITY COUNCIL

DATE: April 7, 2009

SUBJECT: Community Development Department's Monthly Status Report

**Report in Brief**

Attached is the Community Development Department's Monthly Status Report. The report highlights major development projects.

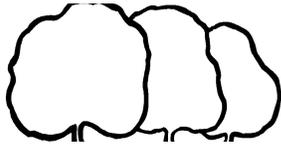
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Management Analyst

Reviewed by: Barry Munowitch, AICP  
Assistant City Manager

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Mark G. Deven  
City Manager

Attachment: CDD Monthly Project Status Report



**MILESTONE EVENTS**

Housing Element Update	Housing Element is scheduled for City Council adoption on March 24, 2009.
Plan check and building permits issued	<ul style="list-style-type: none"> <li>• 21 building permits issued for KB/Centex homes in Spring Lake;</li> <li>• Plan-check submitted for the Rochdale Grange affordable multi-family project in Spring Lake;</li> <li>• Plan-check submitted for the Comfort Suites Hotel</li> </ul>
New Project Applications	<ul style="list-style-type: none"> <li>• 1 Design Review for an RV and Boat Storage;</li> <li>• 1 General Plan Petition application for property east of Gateway and south of I-5 - approximately 22 acres in the Urban Reserve;</li> <li>• 1 General Plan Petition application filed for consideration of annexation and development of a 136 acre parcel located north of Kentucky Avenue, south of the I-5 and east of West Street.</li> </ul>
Davis Woodland Innovation Technology Park	Project application approved by the Planning Commission on March 5, 2009
Other general applications and reviews	<ul style="list-style-type: none"> <li>• Sign permit approved for Pet Extreme in the Gateway shopping center</li> <li>• Car wash approved and two public art projects</li> </ul>
Capitol Saloon Downtown Rehabilitation Project	Construction underway on a significant addition and remodel to the existing historic building at the NEC of First and Main. The main floor restaurant is expected to open the end of March 2009.
Garage Project	Appraisals and an RFP for Phase I Consultants underway
City Center Lofts	Staff is preparing an application for a \$5 million grant
Casa del Sol	Staff is revising rent level assumptions and full pro forma for HCD
CDBG	26 grant applications were reviewed for CDBG funds. Staff is recommending approval of 19.
Proposition 1C Grant Application	Staff from all affected departments is working on a fast track to complete the grant application to meet the April 1, 2009 deadline.

**DETAILED PROJECT LISTING***Changes will be highlighted in bold***PLANNING****Project:** Spring Lake**Phase:** n/a**PM:** Norris

**Description:** General Project 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:** Spring Lake City Council Subcommittee Reviews*Spring Lake City Council Finance Subcommittee – Mayor Davies and Councilmember Dote*

- On February 27, 2009 Bruce Pollard, Sr. Civil Engineer gave a presentation to the Subcommittee and the City Attorney regarding an overview of the components of the BUA Ordinance and related documents including the Funding and Reimbursement Agreement; Infrastructure Fee Nexus Study; and Participation Agreements. Staff discussed options available for possible methodology to amend the BUA Ordinance

*Spring Lake City Council Land Use Subcommittee – Councilmember Dote and Councilmember Monroe*

- A Subcommittee meeting is scheduled for March 26, 2009 to discuss Spring Lake project applications.

Spring Lake Landscape

Due to significant boron and clay in the soils and boron and other chemicals in the water, on-going landscaping health and maintenance has been a significant issue. There are portions of the landscaping along CR 102, Farmers Central and on internal streets, particularly in the KB Homes area where trees have died or are in significantly poor health. Staff from the Planning, Parks, Development Engineering and Public Works divisions as well as contract landscape consultants have been working together to resolve these issues. Remedial methods have involved:

- Existing tree survey to identify dead or dying trees or poor stock.
- Soils sampling and examination
- Recommendation of appropriate replacement tree species and planning methodologies.
- Appropriate tree staking for high wind situations

Trees have been replaced on CR 102. Staff is in the process of evaluating trees on Farmers Central and interior streets.

- *KB Homes has committed to working with staff as well. Staff will conduct the analysis and KB Homes will agree to replace with appropriate trees.*

Project Application Review (Norris/Hanson/Contract Planner)

Three active applications to amend the Spring Lake Spring Lake Specific Plan land use have been received and are summarized below. These projects were reviewed by the Spring Lake City Council Land Use Subcommittee on January 15, 2009. At the meeting, the Subcommittee determined generally that the proposed applications had merit and therefore the applications will then proceed through the normal procedural steps. Determination of

**Project: Spring Lake**

merit does not constitute approval, but similar to the Planning Commission petition process, Council subcommittee support for conceptual changes would open the door for continuing discussions and review. Results of the review efforts may or may not end in a positive recommendation depending on the outcomes of design and analytical evaluations. Staff is evaluating various project priorities, process requirements and interviewing planning consultants should assistance with project management be required.

Staff is reviewing applications for completeness. Due to complexity of issues, including possible modification of environmental documents and the settlement agreement, some applications will potentially be fairly complex.

- **R-15/R-3 Rezone:** Project site: South of Marsten, west of Meikle extension, north of Banks; west of the southerly elementary school site. A minor rezone of R-3 property to combine with an R-15 site to allow a single-family alley loaded site concept, located west of Meikle and south of Banks. **Staff is continuing to work with the applicant on site plan evaluation and issues and conditions related to the request to allow reduced width public streets. Investigation has included site evaluation of projects from other communities and contact with other agencies.**
- **Heidrick 5 Acre:** Project site: South of Farmers Central Rd, west of Heidrick Ranch Phase I; east of the future Pioneer extension. A proposed downzone of the R-25 site to R-15, located south of Farmers Central and east of Pioneer – proposed reduction from 125 to approximately 51 units. This application is in the early process of evaluation. A key issue revolves around the proposed downzoning and the effect on the City's Housing Element inventory and need to meet Regional Housing Needs numbers. **The City's Housing Element was recommended for approval by the Planning Commission on March 12, 2009 with a proposed policy to allow flexibility in the review of possible replacement sites with suggested findings. Staff has committed to working with the developer in assisting to find replacement sites that meet the specific criteria required by HCD.**
- **Cal West Seeds Site:** Project site: West of County Rd 101, north of Farmers Central future extension, east of Hwy 113. A proposed rezone of park, school, R-15 and R-8 properties on the Cal West site to a senior continuation of care project with varying densities, located north of Farmers Central and west of CR 101. Total units proposed are 505. **Staff is in the process of brining on a contract planner to manage the project.**

In addition, staff has identified other aspects of the plan that may require re-evaluation including timing and location of:

- 2 acre commercial sites located adjacent to neighborhood parks;
- School site development; and,
- Changes in park development and timing, and infrastructure development.
- **CEQA assessment**
- **BUA Ordinance**

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**Project:** Historic Preservation Commission

**Phase:** n/a

**PM:** Stillman

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

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**Project:** Historic Preservation Commission

**Status:** 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 past 6 months 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.

The HPC is also currently reviewing applications for the 2009 Heritage Home Awards. These awards are given out annually to 3-5 historic homes within the BD/NP zoning designations.

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## REDEVELOPMENT

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**Project:** Bush Street Plaza

**Phase:** Design Plans **PM:** Shallit

**Description:** Redevelopment of rear courtyard plaza between Bush and Main; First and College.

**Status:** Staff met with members of the Historic Downtown Business Association informally in November 2008. A community meeting attended by about 45 was held at the Elks Club on Jan. 8, 2009. The process to develop the Plaza Plan was discussed. **The revised plan was submitted to staff February 2009 and it was decided to postpone further design until relocation of the American Legion is resolved.**

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**Project:** Downtown Multi-plex Theater

**Phase:** Financing **PM:** Shallit

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

**Status:** Two or three developers are interested in developing the theater. **It was decided to no longer pursue New Market Tax Credits (NMTC) until a location is solidified.**

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**Project:** Downtown Garage

**Phase:** Acquisition and Design **PM:** Shallit

**Description:** Construction of a 480-space parking garage structure downtown. The structure will likely be 4 or five stories with 35,000 s.f of retail/commercial space on the ground floor. The garage will support the needs of the Yolo County Courts expansion/consolidation and attract new development downtown.

**Status:** Staff has applied for a \$126,000 grant from the U.S. Economic Development Administration (EDA) to fund the design and preliminary engineering. The pre-application has been submitted. Mayor Davies, the Assistant City Manager, and Cynthia Shallit (Redevelopment Manager) were invited to go the EDA Seattle Regional Office and make a presentation about the project in November 2008. Staff has selected an appraiser to determine market value of the potential site and in January 2009 the Redevelopment Agency Board gave approval to start the acquisition process. **Appraisals will be completed by end of March 2009. An RFP for an environmental site consultant was released; proposals are due March 20, 2009.**

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<b>Project:</b>	<b>Facade Grants</b>	
<b>Phase:</b>	n/a	<b>PM:</b> Shallit
<b>Description:</b>	Downtown storefront improvement program which will award up to \$30,000 in matching funds per applicant.	
<b>Status:</b>	<p>540 Main Street – Sophie’s Furniture has completed a design rendering. They originally did not want to move forward with the program, but have recently showed interest again. They have requested an application. Staff is awaiting a completed application and three construction bids. <b>The property at 540 Main Street has been listed for sale with the design renderings by NAIBT Commercial.</b></p> <p>417 First Street – Staff and an architect for the City met with the property owners on November 10, 2008 to discuss design ideas. A completed application and application fee was received that day. The final design will be taken to the Historic Preservation Commission before construction begins. The applicant, City staff, and the architect met on Thursday, December 11<sup>th</sup> to review and discuss the design rendering. The applicant and architect are discussing changes to the preliminary design rendering. <b>The project is currently being discussed with all the family members since the property is held in a family trust. Once a decision is made, the family representatives will contact City staff.</b></p> <p>539 Main Street (Western Wear) – Staff and an architect for the City met with the property owner on November 10, 2008 to discuss design ideas. Staff has received a completed application and application fee. The applicant, City staff and the architect met on December 11, 2008 to review and discuss the design rendering. <b>Final plans have been submitted to Planning.</b></p>	

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<b>Project:</b>	<b>City Center Lofts/Proposition 1C Infill Infrastructure Grant</b>	
<b>Phase:</b>	n/a	<b>PM:</b> Shallit
<b>Description:</b>	Phase I Infill Infrastructure grant funds required for housing infill projects.	
<b>Status:</b>	<b>RDA/CDD staff is preparing a grant application for the City Center Lofts project. The application is due on April 1, 2009 and requests \$5 million.</b>	

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<b>Project:</b>	<b>Casa del Sol Mobile Home Park 621-709 East St.</b>	
<b>Phase:</b>	Construction	<b>PM:</b> Shallit
<b>Description:</b>	<p>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.</p>	
<b>Status:</b>	<p>The Casa del Sol project decided to eliminate HUD financing from the project and find other sources. RCAC stepped forward and offered to make a \$1 million bridge loan until new private financing could be secured. In addition, after much searching, CHOC was able to secure a California Bank and Trust (CB&amp;T) loan of \$3.5 million. Construction on the first phase of the project started June 30, 2008. Bulldozers have cleared the site for the community center and spaces for the 30 new manufactured homes. Framing for the community center has begun. This phase of the project will cost \$5 million dollars and is included in the City’s HUD 108 loan of \$1 million. The AHP loan closed the week of December 9, 2008. A MPROP loan for \$2.1 million finally met all funding approvals and</p>	

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

CHOC finished documents for escrow closing on January 12, 2009.

**Staff is revising rent level assumptions and full pro forma for HCD. The operating pro forma has to be revised to reflect rent control levels; a new mobile home park mark study is needed; and allowable rent increases must be determined. CHOC is unable to place the \$2 million order with Skyline Modular Homes until new pro forma has been approved.**

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

**Phase:** Design

**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:** **Since bids came in lower than expected in February 2009; staff is researching eligible ways to expand the scope of work.**

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**Project: CDBG Administration**

**Phase:** n/a

**PM:** Horne

**Description:** Preparing documentation and project monitoring for CDBG funded activities. Also includes the community application process for funding.

**Status:** 2009-2010 Grant Applications – The City has received 26 CDBG applications for public service and construction. A public meeting was held on March 13, 2009 to announce staff's grant recommendations. On April 21, 2009 the Action Plan will be taken to council for approval and a public hearing will be required.

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 10<sup>th</sup>. Construction is now underway and the contractors are planning an aggressive construction schedule**

Summer House (**No Change**) — 2007-2008 storage and safety project is now underway. The agreement has been amended. Original plans submitted to the building department required some changes for ADA parking. The subrecipient is currently working on revising those plans. Staff has submitted plans, pictures, and other information to SHPO for review. Staff has informed the subrecipient that the deadline for completing this project is June 30, 2009.

Gibson Mansion (**No Change**) – Addition of exterior lighting. Three (3) bids were received; all over the \$20,000 grant amount. The County identified additional funds to complete the project and the construction contract was signed August 19, 2008. Completion was contractually required by September 20, 2008. After contract signing, the contractor had not been responsive for a while. In addition, issues arose with SHPO. They requested more information and it was provided to them. The contractor was found and work began on the project October 20, 2008. The project has since been completed; however the contractor has not yet submitted an invoice.

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**Project: CDBG Administration**

SADVC Maxwell School Renovation (**No Change**) – Construction of interior office space. Bids were received and a contractor has been chosen. SHPO has approved the project. A pre-construction meeting was held February 5<sup>th</sup>. Construction is expected to start any day now.

YADHC Building Safety (**No Change**) – 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. The bid open date is now estimated for early March 2009.

YFSA Site Renovation (**No Change**) – Project includes exterior painting, renovation of bathroom, security door and safety at Yolo Family Service Agency’s offices at 455 First Street. The Project site is not in floodplain and the eight (8) step process not necessary. A walk-thru for the parking lot portion of the project was conducted on Nov 5, 2008. The subrecipient has signed construction contracts with all its contractors. Installation of new floors and interior painting is complete. Exterior painting is expected to begin in mid-January and the parking lot improvements will start in April 2009.

St. John’s Emergency Generator - Installation of an emergency generator at Stollwood Convalescent Hospital. OSHPD is currently reviewing the engineering plans for the generator and construction. **The OSHPD review has taken longer than we would have liked, but bid open date is expected to begin in 30 days.**

**Project: Sale of Spring Lake Homes**

**Phase:** n/a **PM:** McLeod

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

**Status:** **Currently, there are seventeen (16) affordable units available that have been released. Seven (7) are in contract and staff is preparing loan documents. Staff did not close on any units in February 2009.**

Developer	Unsold Units	Affordable Expiration Date On some units
Centex Coventry	6	4/15/09
KB Woodshire	3	05/09

**An orientation was held on February 26, 2009. NeighborWorks is working with over 20 active applicants.** KB has been very cooperative in following their marketing requirements per the Inclusionary Agreement. As a result, letters that KB sent to a list of non-profits in the community is resulting in interested buyers.

**Project: Housing Element Update**

**Phase:** n/a **PM:** Sokolow

**Description:** The City is required to complete a five-year update to its Housing Element by June 30, 2008. New regulatory requirements are required including an inventory of available sites, energy and sustainability policies, and quantifying housing needs for extremely low income households. City staff has been assisted by a consultant, Wildan, on this project.

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<b>Project:</b>	<b>Housing Element Update</b>	
<b>Status:</b>	<b>The Planning Commission held a public hearing at special meeting on March 12, 2009 where it approved and adopted the Housing Element. A public hearing has been scheduled at a special City Council meeting on March 24, 2009 (tentative date) for adoption of the Housing Element. The City plans to submit a Proposition 1C (infill infrastructure) grant application for the City Center Lofts project and the City's Housing Element must be in "substantial compliance" as determined by the Department of Housing and Community Development (Division of Housing Policy Development) effective April 1, 2009 – the due date for the Prop 1C application. As a result, the Housing Element adoption schedule has been accelerated.</b>	

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<b>Project:</b>	<b>Inclusionary Housing Program</b>	
<b>Phase:</b>	Ongoing	<b>PM:</b> McLeod
<b>Description:</b>	These are affordable housing units made available for sale under the requirement of homes for low and moderate income families.	
<b>Status:</b>	<b>An orientation was held on February 26, 2009 with 10 attendees. Staff has also met with four (4) Spanish Speaking households as well on a one-on-one basis. Staff will continue to hold these orientations monthly, as well as schedule one-on-one orientations with Spanish speaking families.</b>	

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<b>Project:</b>	<b>Rochdale Grange</b>	
<b>Phase:</b>	Plan Check	<b>PM:</b> McLeod / Stillman
<b>Description:</b>	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.	
<b>Status:</b>	The City will be unable to apply for HOME funds until this project has been completed. It is likely that only the 2009 application round will be missed and that the City can apply for HOME funds again in 2010. The project has been approved for almost five (5) million dollars of Tax Credits. The project also received an award of \$661,000 of Affordable Housing Program Funds from the Federal Home Loan Bank. Staff has been working closely with Reynen and Bardis, Neighborhood Partners and IndyMac bank to bridge any other funding gaps that might occur. In January 2009, the developers submitted their plans for review. <b>The project bids came in on February 18, 2009. The developer is currently reviewing the bid results with the lowest bidder to confirm the bid as well as do any additional value engineering to make the project even more cost effective. Staff is also finalizing all needed information for HCD to get an Authority to Use Grant Funds for the HOME grant that was awarded to this project. Once that is issued, the project can get building permit and begin construction.</b>	

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## BUILDING

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<b>Project:</b>	<b>RITE AID Ashley and Main</b>	
<b>Phase:</b>	Construction	<b>PM:</b> Siegel & Hanson
<b>Description:</b>	Rite Aid located at the southeast corner of Ashley and Main	
<b>Status:</b>	<b>Block wall has been started (Started final lift). Rain delayed project for about two weeks. Work started again 03/02/09.</b>	

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<b>Project:</b>	<b>Gateway Center</b>	
<b>Phase:</b>	Construction	<b>PM:</b> Luevano & Hanson
<b>Description:</b>	Gateway Subdivision has over 20 stores at various stages of construction	
<b>Status:</b>	The following, lists the main projects built or under construction:	
	1.	The Best Buy Tenant Improvement – <b>Certificate of Occupancy issued; Advanced Structural Technologies has approved racking plans.</b>
	2.	In-N-Out Restaurant— Slab has been poured. <b>Framing has started. Shear walls are complete.</b>
	3.	Pet Extreme tenant improvement plans at Gateway Center— <b>Drywall complete.</b>
	4.	Famous Footwear Tenant Improvement – <b>Certificate of Occupancy issued.</b>
	5.	Michaels: <b>Certificate of Occupancy issued.</b>
	6.	Shops 3 and 4 – <b>Drywall complete.</b>

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<b>Project:</b>	<b>Capital Hotel 601 Main Street</b>	
<b>Phase:</b>	Construction	<b>PM:</b> Luevano / Stillman
<b>Description:</b>	The capital hotel is a three story addition/remodel of an historic building.	
<b>Status:</b>	Completion of Drywall. Work proceeding on restaurant. <b>Final inspection in process.</b>	

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<b>Project:</b>	<b>Morgan Building /Former Senior Center</b>	
<b>Phase:</b>	Construction–Phase I	<b>PM:</b> Essenwanger/Luevano, & Hanson
<b>Description:</b>	The interior court yard is being converted to an open story entry building. A tenant improvement for the remaining building will be submitted for plan review. Phase II Building Shell Structural Alteration Plans were received on 1/28/09 and sent to Wildan for structural plan check and Pat Greene will meet with Building Division on Friday 2/6/09 to assist him with his questions on the upcoming initial Tenant Improvement Plan submittal. The civil plans were submitted on 2/3/09 and Building Division civil plans comments were e-mailed to the civil engineer and Monley Cronin on 2/5/09.	
<b>Status:</b>	<b>(No Change)</b> - The foundation work is complete. The walls are under construction.	

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<b>Project:</b>	<b>210 Lincoln</b>	
<b>Phase:</b>	Construction	<b>PM:</b> Siegel
<b>Description:</b>	This structure was put up on blocks and work on the site was initiated prior to approval of the plan.	
<b>Status:</b>	The foundation work is complete. The owner contacted the Building Division. A contractor has been hired to finish the foundation and lower the building. <b>The house has been lowered down on foundation. Work is planned framing and roof.</b>	

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**Project:** Plan Review

**Phase:** n/a

**PM:** Essenwanger, Hanson & Stillman

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

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

1. Comfort Suites hotel on Freeway Drive—**Submitted revisions and response to 3<sup>RD</sup> building and fire plan reviews are in progress. On-site civil plans approved by Wildan civil plan checker. Only one outstanding structural issue pending resolution with Wildan structural plan checker.**
2. Rochdale Grange Apartments—initial building plans submitted in review
3. CHW Healthcare West, Burns Building new OSHPD-3 Oncology/Infusion Therapy Clinic Remodel—**applicant has a self-imposed moratorium on building projects pending stabilization of financial conditions but intends to proceed with plan-review process at a slower pace in order to obtain approved plans and building permit in hand when their building moratorium is lifted.**
4. Morgan Building major addition & remodel of old Senior Center—Foundation only permit approved December 10, 2008. Remainder of the structural shell addition pending response to 1<sup>st</sup> plan check comments. Initial Building Division and on-site civil comments sent—**awaiting response and resubmission.**
5. New City Park—Meikle Avenue—**received response to initial plan review comments and resubmitted plans. Second plan review in progress.**
6. New K's Inc. Carwash at 22 Kentucky Avenue—**Initial building and on-site civil plans submitted and comment letters sent.**
7. Meritage Homes, Heidrick Ranch three Master Plans—**Initial plan review comment letters sent—awaiting response and resubmission.**
8. Dr. Wang new dental surgery office tenant improvement in Wiseman Building at 1100 Main Street—**received response to initial plan review comments and resubmitted plans. Second plan review in progress.**
9. Wild Rice Exchange new railroad spur and major tenant improvement to 75,500 ft<sup>2</sup> processing and storage plant at 1273 Santa Anita Court - **Initial plan review comments sent—awaiting response and resubmission.**

The following *large scale* projects were reviewed and issued a building permit in December 2008 and January/February 2009:

1. In-N-Out Burger building Permit
  2. **Pet Extreme at Gateway Center deferred submittals**
  3. **Best Buy at Gateway Center steel racking building permit**
  4. **Famous Footwear at Gateway Center steel racking building permit**
  5. **Burlington Coat Factory at County Fair Mall steel racking building permit**
  6. **Hanson Ranch—four master plans 2007 California Building Code Update**
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**Project:** Code Enforcement

**Phase:** n/a

**PM:** Dennis, Robinson

**Description:** Major code enforcement efforts.

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**Project: Code Enforcement**

- Status:**
- 1) Two illegal garage conversions (117 Summerwood & 277 Riverside)
  - 2) Illegal occupancy of a commercial property and clean up of junk/debris (439 Fourth Street)
  - 3) Ongoing clean-up of 116 Wisconsin Avenue by property owner.
  - 4) Ongoing rehabilitation by property owner of 440 College Street.
  - 5) Ongoing monitoring of vacant/foreclosed homes.
  - 6) Business license inspections (Approximately 22)
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**ENGINEERING**

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**Project: Spring Lake Implementation**

- Phase:** n/a **PM:** Pollard
- 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 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 build-out to accommodate approximately 11,270 residents.
- Status:** (No Change) - Staff is working on proposed plan amendments. Also, staff is starting to analyze methods and opportunities to modify the plan and proceed with the second release/further phases of development.
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**Project: Spring Lake BUA Ordinance**

- Phase:** NA **PM:** Pollard
- Description:** Evaluating the Building Unit Allocation Ordinance and related documents for proposed revisions to facilitate the continued building of houses in the Spring Lake Specific Plan Area
- Status:** Staff is reviewing the BUA ordinance, Master Reimbursement Agreement, various development agreements, and associated documents for a comprehensive plan to facilitate continued building in the Spring Lake Specific Plan Area.
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**Project: Centex/Beeghly**

- Phase:** **PM:** Pollard, Weichel
- Description:** Residential Subdivision on Beeghly Ranch Property.
- Status:** (No Change) - Staff is working on some potential changes to the Development Agreements for Centex homes and DR Horton as it relates to the Development of the Beeghly Ranch Land. Staff is in the process of drafting a proposal for multiple changes. Temporary emergency access for Centex/Beeghly is complete. Staff is also working on property acquisition and Quiet title action.
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**Project: Rochdale Grange**

- Phase:** Plan Check **PM:** Weichel
- Description:** Affordable multi family project within Spring Lake.
- Status:** Staff has completed plan checking Civil improvements and is waiting for re-submittal
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<b>Project:</b>	<b>School Site</b>	
<b>Phase:</b>	Pre-Engineering	<b>PM:</b> Houck
<b>Description:</b>	Elementary School within Spring Lake.	
<b>Status:</b>	<b>(No Change)</b> - Staff is waiting for scheduled submission for site development.	

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<b>Project:</b>	<b>School Site/R-15 Public Improvements</b>	
<b>Phase:</b>	Plan Check	<b>PM:</b> Fong
<b>Description:</b>	Improvements to Serve a Multi Family site and an Elementary School within Spring Lake.	
<b>Status:</b>	<b>(No Change)</b> - Staff is working with the applicant to set up accounts for the plan check of improvements to serve both projects within the Russel Ranch Area.	

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<b>Project:</b>	<b>Gibson &amp; Ogden</b>	
<b>Phase:</b>	Plan Check	<b>PM:</b> Houck
<b>Description:</b>	Residential Subdivision in the Southeast area.	
<b>Status:</b>	<b>(No Change)</b> Public Improvement plans have been submitted. Awaiting second submittal of plans pending resolution of PUE property rights issues.	

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<b>Project:</b>	<b>Standard Specification Update</b>	
<b>Phase:</b>	n/a	<b>PM:</b> Fong
<b>Description:</b>	Updating Engineering Standard Specifications to reflect current desires and practices.	
<b>Status:</b>	<b>(No Change)</b> Staff is identifying areas for revision.	

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<b>Project:</b>	<b>Park N2</b>	
<b>Phase:</b>	Plan Check	<b>PM:</b> Fong
<b>Description:</b>	First neighborhood park in Spring Lake and associated greenbelt improvements	
<b>Status:</b>	<b>(No Change)</b> - Staff has completed plan check of the park and is working with the consultant on scope adjustments for associated greenbelt improvements.	

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<b>Project:</b>	<b>Prudler Sievers (four seasons)</b>	
<b>Phase:</b>	Tentative map	<b>PM:</b> Houck
<b>Description:</b>	38 acre Residential senior housing sub division south of the County Fair Mall	
<b>Status:</b>	<b>Preparing conditions and comments.</b>	

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**Project:** Capital Saloon  
**Phase:** n/a **PM:** Weichel  
**Description:** Outside eating area  
**Status:** (No Change) - Processing a permit for fencing an outside eating area in front of the building.

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**Project:** Capital Projects  
**Phase:** Pre-Design, Design, Bidding, Construction **PM:** Meyer, Karoly, Heath, Burnham, Ayon, Chavez, Camacho, Wurzel  
**Description:** Capital Projects  
**Status:** (No Change) - Capital Improvement Project Execution - Engineering staff is managing/designing 26 projects (aggregate \$25± million), indirectly involved in 28 PW managed CIPs (aggregate \$18± million), and assisting with CIPs managed by Parks and Finance (IS) Departments. For detailed summary of all Capital projects, please see the separate document "Monthly Capital Project Status Report."

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**Project:** Development Projects Under Construction  
**Phase:** Construction, Warranty **PM:** Heath  
**Description:** Development Projects Under Construction  
**Status:** (No Change)

- Spring Lake TOC Villages 1A/B, 2, & 3 (KB Homes) – in warranty.
- Spring Lake TOC Village 4 (Centex) – in warranty.
- Heritage Village Affordables – in warranty.
- Gateway – in warranty.
- Rite Aid Site at Main & 6<sup>th</sup> – no activity.
- Rite Aid Site at Ashley & Main – site improvements underway.
- Parkside – Storm Water permit follow-up to prevent off-site erosion.
- Beeghly Ranch 1 & 2 – in warranty.

Encroachment Permit Inspection – 185 Permits issued in 2008, 18 permits have been issued in 2009 and 29 permits remain active. One permit is active from 2007.