



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 5, 2009

SUBJECT: Community Development Department's Monthly Status Report

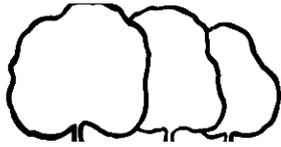
Report in Brief

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

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MILESTONE EVENTS

Spring Lake Project Construction	<ul style="list-style-type: none"> • Meritage homes placed a sales trailer on the SL Heidrick Ranch Phase I site and have submitted to pull 5 building permits. Plan check is in process— Non-structural building code review is complete and approved. Building Division staff has met on site with Meritage construction staff to discuss the construction of the model homes. • Pre-construction meeting held for the completion of the south side of the Gibson Rd landscape project. • Pre-construction meeting held for the landscaping completion of the greenbelt south of Heritage Parkway and west of Meikle Avenue.
Gateway	<ul style="list-style-type: none"> • Permits were issued for installation of the public art at Gateway. • Construction inspection continues on the In and Out Burger. The exterior finish is being installed along with the exterior colors and accents.
Housing Element	<p>The Housing Element Update was completed when the City Council approved the update on March 24, 2009 and staff submitted the update to the Department of Housing and Community Development on March 25, 2009.</p>
Capitol Saloon Downtown Rehabilitation	<p>Work continues on the interior of the restaurant with an opening anticipated by the end of the month. Staff has been working with the owner regarding discussions of second and third floor tenants. Temporary Certificate of Occupancy Issued 4/7/09</p>
Other general reviews and applications	<ul style="list-style-type: none"> • Rite Aid sign and logo review • 440 College – assisting with rehabilitation efforts
CDBG- TANA project	<p>The TANA project began construction on March 16, 2009. The contractor is pursuing a very aggressive construction schedule which estimates the project’s completion as June 30, 2009.</p>

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 Land Use Subcommittee – Councilmember Dote and Councilmember Monroe

- **A Subcommittee meeting was held March 26, 2009 to discuss Spring Lake project applications which have been submitted by Cal West Investors, Pioneer Investors and Russell Ranch. At this meeting, project review and schedules were discussed and key project issues. A summary overview of the BUA Ordinance was provided with discussion on possible impacts and benefits with regard to amendment of the ordinance.**

Spring Lake Landscape

- **Staff continues to work with KB HOMES and identified replacement trees based on soils analysis. KB HOMES will be replacing 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

Staff is reviewing three 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. *All three projects include a design exception request regarding public street standards, but each project exhibits a different configuration.*

- **A key design issue is the request by the applicant for the City to amend our street standards to allow narrower public streets. They have asked that streets which would normally be privately maintained by an HOA be publicly maintained.**
- **Staff is in the process of analyzing street standards and surveying other communities for input.**
- **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.
- **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. *The applicant has indicated that this in their number one priority project.*

Project: Spring Lake

- A primary issue revolves around the proposed downzoning and the effect on the City's Housing Element inventory and need to meet Regional Housing Needs numbers. A key to resolving this is finding replacement sites that meet the specific criteria required by HCD.
- There are site layout issues with regard to access.
- 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 has hired a contract planner to manage the project. *The position will be funded by the project proponent.* As the project is reviewed and analyzed by agencies and departments, additional key issues may surface. Initial issues include the following:

- Settlement agreement and park location based on SL policies for neighborhood focus.
- School site location
- Impact if uses are proposed for the Master Plan Remainder area – pre-zoning; annexation, CEQA
- Public vs. Private streets.
- Design issues adjacent to Hwy 113
- Infrastructure needs
- CEQA assessment and evaluation of EIR mitigation requirements
- BUA Ordinance

Project: Historic Preservation Commission

Phase: n/a

PM: Stillman

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

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 will be selecting the 2009 Heritage Home Award winners at the April 15, 2009 meeting with the actual awards ceremony taking place in June. These awards are given out annually to 3-5 historic homes within the CBD/NP zoning designations.

The HPC will also be reviewing the newly updated Historic Preservation portion of the City website.

REDEVELOPMENT

Project: Bush Street Plaza**Phase:** Design Plans **PM:** Shallit**Description:** Redevelopment of rear courtyard plaza between Bush and Main; First and College.**Status:** **(No Change)** 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.

Project: Downtown Multi-plex Theater**Phase:** Financing **PM:** Shallit**Description:** Construction of a downtown 12-14-screen multi-screen theater on Main Street.**Status:** **(No Change)** 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.

Project: New Woodland Courthouse**Phase:** n/a **PM:** Shallit/Sokolow**Description:** Construction of 160,000 square foot courthouse 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 and attract new development downtown. The Administrative Office of the Courts (State) is taking the lead for the courthouse portion of the project while the City/Redevelopment Agency is taking the lead for the parking.**Status:** **Staff is providing support on-site selection and land use for the courthouse and the parking.**

Project: Facade Grants**Phase:** n/a **PM:** Shallit**Description:** Downtown storefront improvement program which will award up to \$30,000 in matching funds per applicant.**Status:** **(No Change)** 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. The property at 540 Main Street has been listed for sale with the design renderings by NAIBT Commercial.**(No Change)** 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 11th to review and discuss the design rendering. The applicant and architect are discussing changes to the preliminary design rendering. The project is currently being discussed with all the family members since the property is held in

Project: Facade Grants

a family trust. Once a decision is made, the family representatives will contact City staff.

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. Final plans have been submitted to Planning. The applicant is collecting bids. **The project will be taken to the May 2009 Historic Preservation Commission meeting.**

Project: City Center Lofts/Proposition 1C Infill Infrastructure Grant

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

Description: Phase I Infill Infrastructure grant funds required for housing infill projects.

Status: **RDA/CDD staff successfully submitted the grant application for the City Center Lofts project before the due date of April 1, 2009 requesting \$5 million and will await the State's response in June 2009.**

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: **(No Change)** 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&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 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 market 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.

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.

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

Status: Since bids came in lower than expected in February 2009; staff is researching eligible ways to expand the scope of work. **Construction has begun and is expected to end in August 2009.**

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. **The Draft Action Plan is currently out for public comment and can be reviewed on the City of Woodland website, City Hall or the CDD Annex.**

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 and the project is estimated to be completed by June 30, 2009.**

Summer House — 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. **Summer House put the project out for bid the week of April 13, 2009.**

Gibson Mansion – 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. **The contractor has finally made contact and we are working with the contractor and County to get all pertinent documents submitted so the payment may be processed.**

SADVC Maxwell School Renovation – 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 5th. **Construction has started. The board of directors is also retaining an architect to complete a design for the rest of the building with its historic character in mind.**

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. Three (3) bids have also been obtained for the**

Project: CDBG Administration
concrete work which is being handled as an informal bid.

YFSA Site Renovation – 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. **All components of the project are complete, flooring, painting, and resurfacing of the parking lot. The next steps are to compile all the paperwork and process necessary payments.**

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. **The contractor is expected to be selected by the end of April.**

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 ten (10) affordable units available that have been released. Staff closed three (3) units in late March and Early April 2009.**

Developer	Unsold Units	Affordable Expiration Date On some units
Centex Coventry	6	July 2009
KB Woodshire	4	June 2009

An orientation was held March 26, 2009. NeighborWorks is working with over 30 active applicants.

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.

Status: **The City Council approved the 2008 Housing Element Update on March 24, 2009 and staff submitted the update to the Department of Housing and Community Development on March 25, 2009.**

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.

Project: Inclusionary Housing Program

Status: An orientation was held on March 26, 2009 with 15 attendees. Staff has also met with one (1) Spanish Speaking household 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.

Project: Rochdale Grange

Phase: Plan Check **PM:** McLeod / Stillman

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.

Status: 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. 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. **The project did receive an allocation of tax credits in 2008. Like most affordable housing projects, with the current economic climate, it has been difficult to find an investor to purchase these tax credits. The developer is looking to apply for a grant through the California Tax Credit Allocation Committee (TCAC). TCAC has received an allocation of funds to grant to projects in the same situation as Rochdale. This grant application is due in June 2009 and awards are expected in August 2009. Staff is also requesting a deferral of MPFP and SLIF fees to aid the project in securing this grant.**

BUILDING**Project: RITE AID Ashley and Main**

Phase: Construction **PM:** Siegel/Hanson/Walters

Description: Rite Aid located at the southeast corner of Ashley and Main

Status: Block wall has been started (started final lift). Rain delayed project for about two weeks. Work started again 03/02/09. **The exterior walls are complete and the metal roof trusses are being installed.**

Project: Gateway Center

Phase: Construction **PM:** Luevano/Hanson

Description: Gateway Subdivision has over 20 stores at various stages of construction

Status: The following, lists the main projects built or under construction:

Project: Gateway Center

1. The Best Buy Tenant Improvement – Certificate of Occupancy issued; Advanced Structural Technologies has approved racking plans.
2. In-N-Out Restaurant— Slab has been poured. Framing has started. Shear walls are complete **and stucco has been installed.**
3. Pet Extreme tenant improvement plans at Gateway Center— Drywall complete.
4. Famous Footwear Tenant Improvement – Certificate of Occupancy issued.
5. Michaels: Certificate of Occupancy issued.
6. Shops 3 and 4 – Drywall complete.

Project: Capital Hotel 601 Main Street**Phase:** Construction**PM:** Luevano / Stillman**Description:** The capital hotel is a three story addition/remodel of an historic building.**Status:** Work proceeding on restaurant which is **slated to open middle of April 2009**. Final inspection in process. **Temporary Certificate for 1st Floor issued April 7, 2009.****Project: Morgan Building /Former Senior Center****Phase:** Construction–Phase I**PM:** Essenwanger/Luevano, & Hanson**Description:** 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.**Status:** **(No Change)** - The foundation work is complete. The walls are under construction.**Project: 210 Lincoln****Phase:** Construction**PM:** Siegel**Description:** This structure was put up on blocks and work on the site was initiated prior to approval of the plan.**Status:** **(No Change)** The foundation work is complete. The owner contacted the Building Division. A contractor has been hired to finish the foundation and lower the building. The house has been lowered down on foundation. Work is planned framing and roof.**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 3RD building and fire plan reviews are in progress. On-site civil plans approved by Wildan civil plan checker. **Building Division approved non-structural plans on March 23, 2009; pending approval of proposed redline revisions**

Project: Plan Review

- and deferred submittals by architect; pending coordination with outcome of Fire plan review. Willdan approved structural plans on April 2, 2009.**
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 1st 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. **Response to initial plan review and revised plan sets submitted on March 18, 2009--plan review in progress. Willdan approved structural plans on April 2, 2009.**
 7. Meritage Homes, Heidrick Ranch three Master Plans—Initial plan review comment letters sent. **Response to initial plan review and revised plan sets submitted on March 11, 2009 and approved by Building Division on April 7, 2009 pending coordination with Planning requirements.**

The following *large scale* projects were reviewed and issued a building permit in **March 2009**:

1. **Dr. Wang new dental surgery office TI at 1100 Main Street**
2. **Harter Building 4000 ft² warehouse TI at 1230 Harter #J**
3. **Wild Rice Exchange new railroad spur and TI to 75,500 ft² plant**
4. **Armstrong Insurance Office TI at 239 Main Street**
5. **Dr. Portalupi major dental office TI at 1204 Cottonwood Dr**
6. **Go Wireless retail TI at 2021 Bronze Star Dr**

Project: Code Enforcement**Phase:** n/a**PM:** Dennis/Robinson**Description:** Major code enforcement efforts.

- Status:**
- 1) Two illegal garage conversions (117 Summerwood & 277 Riverside)
 - 2) **Mobile vendor ordinance research**
 - 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 (**197 Foreclosures, 178 Real Estate Owned =375 total**)
 - 6) Business license inspections (**Approximately 26**)

ENGINEERING

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.

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: **(No Change)** - 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.

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.

Project: Rochdale Grange

Phase: Plan Check

PM: Weichel

Description: Affordable multi family project within Spring Lake.

Status: **(No Change)** - Staff has completed plan checking Civil improvements and is waiting for re-submittal.

Project: School Site

Phase: Pre-Engineering

PM: Houck

Description: Elementary School within Spring Lake.

Status: **(No Change)** - Staff is waiting for scheduled submission for site development.

Project: School Site/R-15 Public Improvements**Phase:** Plan Check **PM:** Fong**Description:** Improvements to Serve a Multi Family site and an Elementary School within Spring Lake.**Status:** (No Change) - 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.

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

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

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

Project: Prudler Sievers (four seasons)**Phase:** Tentative map **PM:** Houck**Description:** 38 acre Residential senior housing sub division south of the County Fair Mall**Status:** (No Change) - Preparing conditions and comments.

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.

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."

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 & 6th – 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.
