



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 2, 2009

SUBJECT: Community Development Department's Monthly Status Report

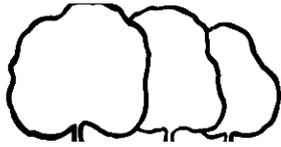
Report in Brief

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

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MILESTONE EVENTS

CDD New Project Submittals and Project Activities

- Fitness Systems - Plans submitted on 5/6/09 for a new 26,000-ft² “Fitness System Health Club” at Freeway Drive, Lot #1. Plans under review.
- NorCal Indoor Inline Hockey Facility project under review – proposed inline skating facility at 1460 Tanforan Ave.
- McDonalds – Remodel, located east of Hwy 113 and south of Main Street. Project under review.
- Code Enforcement- follow up on several code enforcement issues including illegal accessory structures, signs and noise/use issues.

Casa del Sol New playground built at Casa del Sol May 13, 2009

Gateway I In & Out Burger is now open for business.

Knaggs Annexation Petition
Petition is currently under Review by City Staff. The site is located north of Kentucky Avenue at College Avenue. Initial assessment of key issues and broader review implications include appropriate land use, annexation, and master planning.

Sycamore Pointe Freeway Pylon Sign
Sign Permit under by City Staff. Conceptual design for a 70-foot sign approved by Planning Commission. Plan Check and final design under review.

Gateway II
Located South of the existing Gateway I project and East of County Road 102. Possible future annexation and auto/commercial development proposal. The applicant has submitted additional funds and requested that work continue on an EIR.

Infill Overlay Ordinance
Staff has begun initial assessment and work on a possible infill overlay ordinance for the NP and R-2 zoning districts and possible infill guidelines for general city infill evaluation. As the result of infill development requests and the need to review small lot and infill development criteria.

- Plan Check, Review and Construction
- Rochdale Grange – affordable project within Spring Lake Central.
 - Meritage Homes (SL) – 5 homes under construction. Plans in review for the design of the perimeter wall on Farmer’s Central and public and private landscaping.
 - Carl’s Jr. – under construction.
 - Capitol Saloon – Restaurant opened May 3rd.

New Woodland Partners Annexation Petition
Located just east of the city limits and the Woodland Gateway site, the owners of 22 acres are interested in annexation and a rezone to Highway Commercial. Project review includes an assessment of appropriate land use, required technical studies etc. Project under review and scheduled for Planning Commission review on June 4th.

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 ReviewsSpring Lake Landscape (Norris)

- **Continued work with Planning, Parks, Public Works and Engineering as a landscape team to resolve and remedy landscape issues related to Spring Lake. There are significant issues as a result of soil conditions, water content, and previous plant stock as well as planting methodologies that have resulted in a significant loss in trees in key areas including Farmers Central and CR 102.**
- Staff continues to work with KB HOMES and identified replacement trees based on soils analysis. **KB HOMES will be replacing trees in the Villages 1.**

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: No Action by applicant. Need to submit additional information.** 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: Staff reviewing revised site plan. Applicant to submit information on how they intend to address the significant deficit caused by reduced unit count (-88 units) of the property, from 125 to 37.** 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.*
 - A primary issue revolves around the proposed downzoning and the effect

Project: Spring Lake

on the City's Housing Element inventory and need to meet Regional Housing Needs numbers. **Applicant to submit proposal on suggesting how to resolve the issues of a replacement site and affordable units.** A key to resolving this is finding replacement sites that meet the specific criteria required by HCD.

- The loss of revenue with a gap in fees as outline in the Spring Lake finance plan
- There are site layout issues with regard to access.
- **Cal West Seeds Site: Staff and consultant holding a series of meetings with the applicant to go over key issues.** 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. The amount of parkland in the plan is already 8 acres less than required under City policies.
- School site location
- SL plan focuses on the neighborhood center concept at which the park and school are the key focal areas.
- Impact if uses are proposed for the Master Plan Remainder area – pre-zoning; annexation, CEQA
- Need a Fire call for service analysis and possible impact on timing of a SL Fire station.
- Traffic analysis needed to review trip generation with proposed density and change in use as compared to a school and park uses.
- Public vs. Private streets.
- Design issues adjacent to Hwy 113
- Infrastructure needs, access
- CEQA assessment and evaluation of EIR mitigation requirements
- BUA Ordinance and financing methodology. This site was not in the original CFD and does not have first release BUAs.

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 9 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 selected the 2009 Heritage Home Award winners at the April 15th meeting. The Awards ceremony will take place on June 10th at 6pm in the Council Chambers.

Project: Historic Preservation Commission

The commission selected four (4) homes this year:

- 804 College Street
- 152 Third Street
- 440 Pendegast Street
- 133 First Street

The HPC will also be reviewing proposed façade changes to the Western Family store located at 539 Main Street and listening to a presentation by local preservationist, David Wilkinson regarding the reuse of the Historic State Theater.

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. **Appraisals were completed for various parcels that may be considered for the courthouse site. RFPs were released to solicit environmental site analysis on selected parcels (Phase I/II). An RFP was released asking for proposals to conduct a downtown parking needs study.**

Project: Facade Grants

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 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 is scheduled for the May 13, 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. **HCD has indicated that they will inform jurisdictions that will be recommended to Loan and Grant Committee in mid-May.****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 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

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

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.

Due to the financing issues, CHOC has been attempting to secure New Market Tax Credits to close the remaining funding gap. This source would effectively remove HCD from the project, thus allowing the project move forward quicker.

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: Since bids came in lower than expected in March 2009. **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 2009-2010 Action Plan was brought forward to Council on April 21st. The plan was approved per staff recommendations. Staff is now preparing the Final Action Plan to be submitted to HUD by May 15, 2009. HUD released each entitlement jurisdictions' new allocation for PY 2009 on May 1st; the City of Woodland will be receiving \$581,887.**

As part of the preparation for the 2010-2015 Consolidated Plan, staff will coordinate with Council and the public to better prioritize what projects and services the City should focus on for that funding cycle.

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 is estimated to be completed by the end of May. Final closeout of the grant will be by June 30th.**

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.

Project: CDBG Administration

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. **Construction on the project is complete and grant paperwork is being finalized.**

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 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: CDBG Administration**Phase:** n/a**PM:** Horne

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 **Staff is preparing a staff report and Substantial Amendment to the 2008-2009 Action Plan, to be presented to City Council on June 2nd. The Substantial Amendment is due to**

Project: CDBG Administration
HUD June 5, 2009.

To expedite the implementation of these funds no public hearing is required and a minimum of 7 calendar days is required for public comment.

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 expects the next closings to be in late June.**

Developer	Unsold Units	Affordable Expiration Date On some units
Centex Coventry	9	July/August 2009
KB Woodshire	4	June 2009

Staff continues to hold monthly orientations. NeighborWorks is working with over 30 active applicants. **The City has lost affordability on 25% of the affordable units due to the inability to find buyers. Staff is preparing a list of suggestions for program changes that will be brought to Council the first week in June.**

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: **(No Change)** 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.

Status: **An orientation was held on April 23, 2009 with 10 attendees. 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.

The developer has indicated they will apply for the TCAC grant in early June to replace the Tax Credits with equity from the State. This will effectively allow the project to move forward. Staff has retained a consultant to add the finishing touches to the Environmental Assessment (EA). Once approved by HCD, this will allow the City to access the previously awarded HOME Funds and to get the project from predevelopment to construction.

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. **The interior has passed the frame inspection and sheetrock is 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:

1. **The Best Buy is now open for business.**

Project: Gateway Center

2. In-N-Out Restaurant is now open for business.
3. Pet Extreme is now open for business.
4. Famous Footwear is now open for business.
5. Michaels is now open for business.
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: The restaurant is now open for business, and the second and third floors are getting close to completion.

Project: Morgan Building /Former Senior Center

Phase: Construction–Phase I **PM:** Essenwanger/Luevano, & Hanson & II
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.
Status: The foundation work is complete. The walls are under construction. 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. **Plans were received on 4/23/09 that included corrections to previous Phase II Structural Only plan review comments as well as the initial submission of the complete tenant improvement plans with instructions from the applicant to consolidate the TI plans under the Phase II permit application number. The consolidated plans are being reviewed now and coordination with Fire Prevention, structural and Yolo County Health reviews has been confirmed.**

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:

Project: 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 and deferred submittals by architect; pending coordination with outcome of Fire plan review. Wildan approved structural plans on April 2, 2009. **Plans have been approved by the Building Division on 3/23/09 contingent on a few redline corrections and deferred submittals that have been approved by the architect. Plan approvals by Fire Prevention and Yolo County Health Department have also been confirmed. Per telephone conversation with the architect on 5/8/09, they plan to submit the complete sets of approvable documents pending finalization of their financing which they estimate to be around the 3rd week of May.**
2. Rochdale Grange Apartments—the first plan check has been completed. **We are awaiting their resubmission of revised plans.**
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. New City Park—Meikle Avenue—received response to initial plan review comments and resubmitted plans. Second plan review in progress. **Awaiting resubmission of revised plan sheet for final approval.**
5. 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. **Plans were approved on 4/8/09.**
6. 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. **Five permits have been issued and the one model home has had a frame inspection. There were going to be a total of 5 models, but 4 of the homes sold before the permits were even ready to be issued. Additional plans for conversion of model garage to sales office were submitted and approved on 5/5/09.**
7. **Subway Sandwich Shop TI in Gateway Center submitted 4/23/09 and approved 5/1/09.**
8. **Fire Station #3 major reroof 85% plans submitted and reviewed on 5/4/09.**
9. **County Fair Mall Army, Navy & Marine Corps Recruiting Station tenant improvement plans received 4/29/09 and approved 5/1/09.**
10. **New 26,000-ft² Fitness System Health Club at Freeway Drive, Lot #1 initial plans submitted 5/6/09 awaiting review.**

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

1. **Culinary Farms Plant Office TI at 1244 E. Beamer St.**
 2. **New K's Car Wash at 22 Kentucky Ave.**
 3. **DeRosa Sales large cold storage area at 1948 Hayes Ln.**
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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, Houck, 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 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: 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. **Staff is discussing potential changes to Development Agreement with Receiver for the Reynen & Bardis Map to try to free up capital funds. Staff is working to closeout existing subdivisions**

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. **Staff is scheduling a briefing for the Sub-committee.**

Project: Centex/Beeghly**Phase:****PM:** Pollard, Houck

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:	Staff is identifying areas for revision. Staff is also now preparing a separate update for landscape standards to incorporate lessons learned from Spring Lake.		

Project:	Park N2		
Phase:	Bidding	PM:	Fong, Burnham
Description:	First neighborhood park in Spring Lake and associated greenbelt improvements		
Status:	Providing Construction Design support		

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:	Cal West Seeds	
Phase:	Rezone	PM: Houck
Description:	Rezone of land within Spring Lake	
Status:	Coordinating Technical Studies	

Project:	Gateway 2	
Phase:	Zoning and Annexation	PM: Pollard
Description:	Zoning and annexation of a 150 acres south of Gateway I	
Status:	Coordinating Technical Studies	

Project:	Knaggs Annexation	
Phase:	Zoning and Annexation	PM: Pollard
Description:	Zoning and Annexation of 140 acres near West and Kentucky	
Status:	Preparing initial review comments	

Project:	Woodland Partners	
Phase:	Zoning and Annexation	PM: Pollard
Description:	Zoning and annexation of approximately 45 acres east of Gateway	
Status:	Completed initial review comments, going to planning commission	

Project:	Capital Projects	
Phase:	Pre-Design, Design, Bidding, Construction	PM: Meyer, Karoly, Heath, Burnham, Ayon, Chavez, Camacho, Wurzel
Description:	Capital Projects	
Status:	Capital Improvement Project Execution - Engineering staff is managing/designing 38 active projects (FY 08/09 budget = \$21.2 million) , indirectly involved in 14 PW managed CIPs (FY 08/09 Budget = \$3.5 million) , and assisting with CIPs managed by Parks and Finance (IS) Departments. 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:

- 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 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 – **194 Permits issued in 2008; 18 are active. 57 permits have been issued in 2009; 42 are active. One permit is active from 2007.**
