



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: September 1, 2009

SUBJECT: Community Development Department's Monthly Status Report

Report in Brief

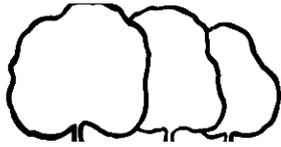
Attached is the Community Development Department's Monthly Status Report. The report highlights major development projects.

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Assistant City Manager

Mark G. Deven
City Manager

Attachment: CDD Monthly Status Report



MILESTONE EVENTS

CDD New Project Submittals and Project Activities

- Burger King CUP – Proposed 2,760 sq. ft restaurant with drive-thru at Ashley & Main next to Rite Aid. Application is for A CUP, Site Plan /Design Review, and a Tentative Parcel Map to subdivide two parcels into three. Comments returned to applicant on July 28, 2009.
- Proposed mural on the east wall of the building located at 816 Main Street. Approved by the Planning Commission on July 2, 2009.
- Permit application for a 32,000-ft² indoor hockey facility TI to an existing warehouse at 1460 Tanforan Avenue was submitted on 7/31/09.
- A petition for the proposed Knaggs Commercial Properties-General Plan Amendment, located generally north of Kentucky Avenue, east of West Street and south of I-5, was accepted for further review by the Planning Commission.

Sycamore Pointe Freeway Pylon Sign

Sign is under construction.

Redevelopment/CDBG

- The TANA project (Chicano Studies Center for Art & Culture) has completed construction with the exception of a few minor change orders. The UC Davis Chicano Studies Program is expected to have a ground breaking for the facility and new program in the fall.
- All previous year CDBG construction projects have been completed. All 2008-2009 funded projects are either complete or well-underway.

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

Project: Spring LakeGeneral Spring Lake Issues in process

- **Staff is evaluating and working on possible feasible means by which to facilitate continued development within Spring Lake.**
- Second release financing and BUA Ordinance evaluation
- Completion of necessary and key backbone infrastructure

Spring 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 C. Gnos)

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

- **R-15/R-3 Rezone: No Action by applicant. Tied with future school site.** 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 (R-25):** 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. **Originally, as a multi-family site there were no BUAs. A methodology will be required to allow release of BUA's for the proposed single family units.** 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-8, located south of Farmers Central and east of Pioneer
 - A primary issue revolves around the proposed down zoning and the effect 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 and lot configuration.
 - A recently revised site plan has been submitted which has been circulated for review and comment.
- **Cal West Investors Site: Staff and the consultant are continuing to work on identification and analysis of key issues. A revised plan is in the works and once submitted will be circulated for comments.** 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 261 units as well as a 100 bed**

Project: Spring Lake

senior care facility. The applicant has recently provided to staff a revised site design on a very conceptual level that includes a park site and improves access. The application request may be modified to a parcel map with detailed site design submitted at a later time.

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
- **Utility studies such as water and sewer.**
- 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.
- Design issues adjacent to Hwy 113
- Infrastructure needs, access
- BUA Ordinance and financing methodology. This site was not in the original CFD and does not have first release BUAs.

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

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

The proposed project includes an annexation, a General Plan Amendment to redesignate the site for General Commercial development, and a Prezoning of the site to General Commercial (C-2) in order to accommodate a future commercial development. The specifics of the commercial development are not in the project application. Detailed project design approvals will be part of a subsequent application.

Status: **(No Change)** The City has hired an outside consulting firm, Raney Planning and Management, funded by the applicant, to prepare the EIR and manage the processing of the application in conjunction with staff, including the annexation request. Analysis in the EIR will include assessment of individual and cumulative impacts. Technical studies to be used in the Woodland Gateway II EIR include:

- Traffic
- Ambient Air and Noise
- Biological Resources
- Cultural Resources

Project: Gateway II

- Wastewater and Odor
- Water Supply
- Drainage and Flooding
- Urban Decay and Fiscal Analysis

A series of kick off meetings have been held to initiate necessary studies. Work and various studies are underway.

Project: Historic Preservation Commission**Phase:** n/a**PM:** Stillman**Description:** An appointed Commission for review and oversight of the City's Historic resources**Status:** **(No Change)** HPC is currently working on a revised edition of Chapter 12A – Historic Resources of the City Code. The current ordinance has been under review for the year as the Commission responds to comments provided by the State Office of Historic Preservation (OHP). The ultimate goal of the HPC is to have a revised Historic Resources Ordinance and an updated Historic Resources Inventory making the City eligible for Certified Local Government (CLG) status through OHP.

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. **The Redevelopment Agency hired a consultant to prepare environmental site analyses on selected parcels (Phase I/II). Phase I studies have been completed. The Agency hired a consultant for a downtown parking needs study and the study is expected to be completed in August/September.**

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. The family representative has decided to clean up the property for now and possibly come back for a more extensive façade rehab in the future.

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 was reviewed by the Historic Preservation Commission on May 13, 2009 meeting. **The applicant is collecting construction bids.**

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. **The grant application received**

Project: City Center Lofts/Proposition 1C Infill Infrastructure Grant
maximum scores in most categories; however, HCD determined that the developer's loan commitment letter from a private lender did not contain specific enough language. As a result, the overall score for the grant application was not high enough for HCD to recommend the grant to the HCD Loan and Grant Committee.

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 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 to move forward quicker.

City staff met with Assemblymember Yamada, her staff, CHOC, and HCD to resolve outstanding issues to close the HCD loan on the project. Once closed, this loan will allow CHOC to purchase the 30 new units from Skyline. This will assist Skyline to maintain their operations for at least a month. HCD provided CHOC with a closing list. CHOC has prepared a response and forwarded it to Assemblymember Yamada.

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: Construction has begun and is expected to end in September 2009.

Project: SACOG Community Design Program, Woodland Downtown Streetscape Project

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

Description: Grant application to fund construction of streetscape improvements (landscaping, sidewalks, bulb outs, traffic signal, etc.) on Main Street between Third and East Streets.

Status: **NEW PROJECT – In July, Redevelopment/Engineering staff submitted a required pre-submittal letter and SACOG determined that the City’s project is federal aid eligible. As a result, the City will be preparing a grant application. Staff from Engineering, Redevelopment, and the City’s design consultant MIG will be meeting with the Historic Woodland Downtown Association on August 13, 2009 to discuss the City’s Main Street project.**

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. **On June 2nd HUD released revised entitlement jurisdictions’ allocation for PY 2009; the City of Woodland will be receiving \$581,852.**

TANA/Hispanic Arts and Culture Center — Rehabilitation of a building for a Hispanic arts educational program. There was difficulty incorporating both UCD and Federal construction requirements in the bid documents, but the bid package has now been approved by UCD’s legal department and released. Twelve bids were received January 20, 2009. A pre-construction meeting was held on Tuesday, March 10th. Construction began March 16th. **Construction with the exception of a couple small change orders is complete. Final closeout of the project is expected by October 2009.**

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. 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. **Construction has been completed. The subrecipient is compiling the final paperwork.**

YADHC Building Safety – Project includes repairing/replacing walkway and re-roofing at Yolo Adult Day Health Center (20 N. Cottonwood). The Project site is in the floodplain. The eight (8) step process is complete. SHPO has approved the project and the environmental is now complete. An invitation to bid was published on April 9th and a job walk was scheduled on April 14th. **The roof is complete and the concrete work is expected to begin within a week. Construction completion is expected by the end of August 2009.**

(No Change) 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.

Project: CDBG Administration

(No Change) 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. Contractor has been selected and the generator is currently being built. The project will be completed by October 2009.

Series Street Lighting – Design of the Series Street Lighting project (08-06) on Main Street from West to East Streets. It is expected at closeout that the grant will have \$30,000 remaining; **the CDBG Action Plan will be amended to reallocate these funds to another activity.**

CAPER (Consolidated Annual Performance and Evaluation Report) – the report is due to HUD by September 30th. The report demonstrates the CDBG program’s accomplishments in 2008-2009. Staff has completed a draft and will be presenting it to City Council upon its completion. The report must be available for public comment for 15 days.

Project: CDBG Consolidated Plan

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

Description: Preparing a new five-year strategic plan for the CDBG program, which will determine the community priorities for CDBG funding in 2010-2015, developing a Consolidated Plan requires an extensive amount of public involvement and comment.

Status: **Staff is currently collecting research on Woodland’s public services and community needs from the General Plan, Housing Element, the County’s Consolidated Plan, etc. Staff is also collecting sample surveys from other communities in order to draft a survey that will be distributed to the community and service organizations. The first subcommittee meeting is expected to be scheduled in late August.**

Project: The American Recovery and Reinvestment Act/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 (No Change; staff is awaiting HUD direction) The Substantial Amendment was sent to HUD June 3, 2009. The approved allocations were:

Administration	\$15,495
Homebuyer Assistance Program	\$61,000
ADA Improvement Project	\$55,209
LSNC – Foreclosure Prevention Project	\$10,000
STEAC – Vocational Assistance	\$3,242
Wayfarer Center – Meals Program	\$10,000
Total	\$154,946

The City is expected to receive approval of its Substantial Amendment from HUD by

Project: The American Recovery and Reinvestment Act/CDBG Administration

September 30, 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. However, staff believed if a notice could be published in time to hold a public hearing, it would be beneficial to the process. Therefore, a public hearing was held. No public comment was received, but the City Council did have several questions regarding how the community input was incorporated into staff's recommendations and how staff arrived at their recommendations.

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 six (6) affordable units available that have been released. Staff expects the next closings to be in Fall of 2009.**

Developer	Unsold Units	Affordable Expiration Date On some units
Centex Coventry	6	July/August 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 working to identify other potential funding sources to facilitate sales and closings of the remaining affordable units.

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, Willdan, on this project.

Status: **(No Change)** The Department of Housing and Community Development found the City's Housing Element to be in full compliance with State housing element law on June 3, 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: **(No Change)** 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. The main funding source for the project is a \$4 million HOME grant.

Status: The project has 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. 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 has heard that they are being recommended for Tax Credit Assistance Program (TCAP) Funding in place of the Tax Credit Investor Funding that they could not secure.**

Staff has retained a consultant to add the finishing touches to the Environmental Assessment (EA). HCD has met with the City and the consultant with initial comments. Staff is expecting the EA to be finished by approved by the end of September.

Per HCD's request, the City has also retained a consultant to complete the project setup. Once completed and approved, the HOME loan can be closed and construction can begin.

BUILDING

Project: RITE AID Ashley and Main

Phase: Construction

PM: Siegel/Hanson/Walters /Essenwanger

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

Status: **The applicant has scheduled their accessibility final inspection for 8/6/09. The store should be opening very shortly.**

Project: Gateway Center

Phase: Construction

PM: Luevano/Hanson /Essenwanger

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

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

1. **Shop 4 is complete and waiting for a tenant.**
 2. **Subway Sandwich Shop TI at 2021 Bronze Star Dr, Ste 300 was approved on 6/25/09. The subway is close to opening and working towards getting their final.**
-

Project: Capital Hotel 601 Main Street

Phase: Construction

PM: Luevano/Stillman /Essenwanger

Description: The capital hotel is a three story addition/remodel of an historic building.

Status: **The restaurant is now open for business and has obtained its alcohol license. The second and third floors are complete and have passed their final inspections. A doctor's office TI for approximately half of the 2nd floor office space was approved on 7/21/09.**

Project: Morgan Building /Former Senior Center

Phase: Construction–Phase I
& II

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 was submitted and combined with the Phase II permit per the applicant's request.

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 Willdan 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 plans were re-submitted on June 3, 2009 and Yolo Health Department has notified us that they do not need to be involved with the project. **The consolidated plans for Phases II and III were approved on June 6, 2009 and are now under construction.**

Project: 210 Lincoln

Phase: Construction

PM: Siegel/Walters

Description: This structure was put up on blocks and work on the site was initiated prior to approval of the plan.

Status: The foundation work is complete. The house has been lowered down on foundation. **Floor framing was started on the rear addition; however most of the floor faming has been removed due to improper installation. The owner is still trying to have the building enclosed and weather tight by winter.**

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. **(No Change)** 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 Willdan civil plan checker. Building Division approved non-structural plans on March 23, 2009; pending approval of proposed redline
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Project: Plan Review

- revisions and deferred submittals by architect; pending coordination with outcome of Fire plan review. Willdan approved structural plans on April 2, 2009. Plans were 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. Project financing is still in progress.
2. Rochdale Grange Apartments—the first plan check has been completed. We are still awaiting their resubmission of revised plans. **The Architect has been in contact with the Building Division and has indicated that they are close to resubmitting revised plans in response to our first plan review comments.**
 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. We received a telephone call from The Stahl Companies (the consultants managing the project) indicating that they were planning to resume pursuing a building permit for the project around the first of July. **As of August 6, 2009, we have not yet received resubmitted plans for the project.**
 4. New 26,000-ft² Fitness System Health Club at Freeway Drive, Lot #1 initial plans submitted 5/6/09. Street number 2140 Freeway Drive assigned to building. The project also includes a public swimming pool and child care center. **We have received the response to our initial plan review comments and revised plan resubmission which is now in review.**
 5. **Broward Office, Lab & Storage TI at 460 N. East Street received 7/10/09 and approved 7/27/09.**
 6. **Major CVS Pharmacy Interior Remodel at 7 W. Main Street received 7/28/09 and is now in review.**
 7. **32,000 ft² Indoor hockey facility TI to existing warehouse building at 1460 Tanforan Avenue permit application received 7/31/09 and is now in review.**
 8. **Dental Office TI to Gateway shell building at 2041 Bronze Star Drive, Suite 100 received 7/31/09 and is now in review.**

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

- 1) Clean up of gas station located at 500 West Street completed.
- 2) Clean up of homeless camp located at 215 East Street completed.
- 3) Illegal home occupations and illegal camping at 27 Fifth Street.
- 4) Mobile vendor ordinance research
- 5) Ongoing rehabilitation by property owner of 440 College Street.
- 6) Ongoing monitoring of vacant/foreclosed homes (197 Foreclosures, 178 Real Estate Owned =375 total)
- 7) Business license inspections (Approximately 23)

ENGINEERING

Project: Spring Lake Implementation

Phase: n/a

PM: Pollard/ Fong

Description: Proposed development will be comprised of approximately 4,037 dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 280 acres of public and quasi-public land uses, about 34 acres of 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. 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. Responsibilities are being reassigned due to staff reductions.

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

Project: Centex/Beeghly

Phase:

PM: Pollard

Description: Residential Subdivision on Beeghly Ranch Property.

Status: 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. **Staff intends to take to Council on 9/1/2009 a resolution to accept the public improvements constructed for Subdivision 4793, Beeghly Ranch and to authorize a reduced warranty period of six months for the improvements.**

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: To Be Determined
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 Russell Ranch Area.	

Project:	Gibson & Ogden	
Phase:	Plan Check	PM: To Be Determined
Description:	Residential Subdivision in the Southeast area.	
Status:	Second Submittal Public Improvement plans have been received, reviewed, and returned to applicant. Third submittal of plans has been received by the City –pending resolution of PUE property rights issues.	

Project:	Pioneer Village – Unit 1 (AKA: Merritt Murphy)	
Phase:	Plan Check	PM: Fong
Description:	Residential Subdivision in Spring Lake.	
Status:	City in receipt of letter from applicant’s attorney requesting City to sign off on the subdivision improvement plans and Parcel Map 4895. Subdivision improvement plans will need to be revised to current City Standards and need to incorporate the corresponding landscaping plans.	

Project:	Standard Specification Update	
Phase:	n/a	PM: Karoly
Description:	Updating Engineering Standard Specifications to reflect current desires and practices.	
Status:	Process started in 2008; final draft version under internal review. Includes extensive landscaping changes based on Springlake experience.	

Project:	Gateway II	
Phase:	Preparing Environmental Document	PM: Pollard
Description:	Annexation of approximately 150 acres east of Road 102 for commercial development	

Project: Gateway II
Status: (No Change) Preparing scopes and review of technical studies (traffic, water, sewer, storm, and flood).

Project: Prudler Sievers (four seasons)
Phase: Tentative map **PM:** Pollard
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:** Fong
Description: Rezone of land within Spring Lake
Status: (No Change) Coordinating Technical Studies

Project: Knaggs Annexation
Phase: Zoning and Annexation **PM:** Pollard
Description: Zoning and Annexation of 140 acres near West and Kentucky
Status: (No Change) Preparing initial review comments

Project: Woodland Partners
Phase: Zoning and Annexation **PM:** Pollard
Description: Zoning and annexation of approximately 22 acres east of Gateway
Status: On hold at this time.

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 36 active projects (FY 09/10 budget = \$36.6 million) and indirectly involved in PW managed CIPs. For detailed summary of all Capital projects, please see the separate document "CDD Capital Project Status Report."

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

Project: Development Projects Under Construction

- 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.
