City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: October 6, 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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Attachment: CDD Monthly Status Report

City of Woodland

CDD Monthly Project Status Report

October 6, 2009

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. Applicant has responded to staff comments and revised plans are under review.
Redevelopment/CDBG	• The TANA project (Chicano Studies Center for Art & Culture) has completed construction with the exception of a few minor change orders. On August 25, 2009 Yolo County Housing handed the building over to UC Davis. The UC Davis Chicano Studies Program is expected to have a ground breaking for the facility and new program in the fall. • The CDBG program may not have more than 1.5 times their entitlement unexpended. At the end of FY 2009 Woodland's CDBG program had a timeliness ratio of 0.90. According to the City's HUD rep, this timeliness ratio is rarely achieved by entitlement cities.

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

- **Staff held a Spring Lake City Council Finance Subcommittee meeting on August 27, 2009 to discuss the BUA and Pay as You Go financing Proposal**.

General Spring Lake Issues in process – **BUA, Pay as You Go and Infrastructure Improvements**

- Staff is evaluating and working on possible feasible means by which to facilitate continued development within Spring Lake**. This is an intensive staff effort involving the City Attorney and financial consultant review to evaluate a possible Pay-As-You-Go financing methodology in place of bond financing.**

Project: Spring Lake

- Second release financing and BUA Ordinance evaluation
- **Staff held a Spring Lake All meeting on September 10, 2009 to present the staff proposal regarding the BUA interpretation. Staff will be responding to comments and preparing follow-up the week of September 14 – 18.**
- **Preparing materials and final proposal for the October 6, City Council meeting.**
- Completion of necessary and key backbone infrastructure
- **Staff has been working primarily with Centex and DR Horton.**

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

Project: **Spring Lake**

CR 101. Total units proposed are 261 units as well as a 100-bed 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 later.

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: **This item will be reviewed before the Planning Commission on September 17, 2009.** 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

Project: **Gateway II**

- Biological Resources
- Cultural Resources
- 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.

Project: **Prudler Project (former known as Four Season - The Mall Expansion Site)**

Phase: n/a **PM:** Hanson

Description: The proposed project, approximately 38 acres, would include 247 single-family homes and a clubhouse facility to serve the active adult homebuyer 55 years of age and above. The project proposes to be a gated community.

Status: **Staff is working on the environmental document, an Initial Study, and staff report. The project will go before both the Planning Commission and City Council. The applicant is requesting the following entitlements from the City of Woodland:**

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

Project: **Prudler Project (former known as Four Season - The Mall Expansion Site) development.**

Project: **Farm Credit West**

Phase: n/a **PM:** Hanson

Description: The project is located on the west side of Pioneer Avenue between East main Street and Spring Lake Court, Woodland, Yolo County, California, 95776. It is comprised of two parcels, APN 066-040-29 & 066 -050-10 totaling 2.36 acres. A portion of project site is designated by the General Plan as an Entryway to the City of Woodland. The project proposes is to amend the City's General Plan and Zoning Ordinance, changing the land use designation from Highway Commercial to General Commercial land use designation. The proposal includes the construction of a 7,140 square foot office building with 36 parking stalls.

Status: **Staff is working on the environmental document, Initial Study, and Staff report. The project will go before both the Planning Commission and City Council.**

The applicant is requesting the following entitlements from the City of Woodland:

- **<u>General Plan Amendment</u> to re-designate the site from General Commercial (GC) to General Plan Amendment to change the land use designation for 2.36 acres (APNs 066 040-29 & 066 -050-10) from Highway Commercial (HC) to General Commercial (GC).**
- **Rezoning to change the zoning designation for 2.36 acres (APNs 066 040-29 & 066 -050-10) from Highway Commercial (C-H) to General Commercial (C-2).**
- **Site Plan and Design Review for the construction of an office building.**

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 145,161 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 September. **On August 17, 2009, the State Public Works Board (PWB) approved the selection of a preferred site for the new courthouse at a 3.75-acre location bordered by Main Street, Fifth Street, Sixth Street, and Lincoln Avenue. PWB's action allows the Administration Office of the Courts to proceed with the environmental review under the California Environmental Quality Act (CEQA) for the courthouse project. The State will fund the construction of the new courthouse, which is expected to cost nearly $173 million.**

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: **Facade Grants**

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.

(No Change) 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: **(No Change)** 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 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 approximate12.6 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 mark study is needed; and allowable rent increases must be determined. CHOC is unable to place the $2 million order with Skyline Modular Homes until new pro forma has been approved.

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

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.

City staff met with Assembly member 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 Assembly member 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 started in April. Completion has been extended to October 31, 2009 due to additional work.**

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: **In September, Redevelopment/Engineering staff submitted a grant application for the Woodland Downtown Street Project to SACOG. The SACOG Board of Directors will be asked to approve the recommended Community Design projects on November 19, 2009. Prior to the Board's action, the City's application will be reviewed by the Community Design Work Group based on implementation of the SACOG Blueprint Principles, ability for the City's project to be delivered in a timely manner, and past performance on prior Community Design projects. If the Work Group recommends the City's project, the SACOG/Caltrans Review Team will then interview City Staff to confirm the City's ability to deliver (complete) its project and ensure that the project remains federal aid eligible.**

Project: **10 Year Plan to End Homelessness**

Phase: Plan Preparation **PM:** Horne

Description: In 2008, the Yolo County Board of Supervisors and the Cities of Davis, West Sacramento,

Project: **10 Year Plan to End Homelessness**

Winters, and Woodland agreed to sponsor the planning process to end homelessness. Woodland, along with the other cities and county contributed $10,000 each to create this plan. The goal of this planning process is to develop a result-oriented Ten-Year Plan to End Homelessness. The plan incorporates cost-benefit analyses, prevention, housing and services innovations, and best practices. Communities who have developed and implemented Ten-Year Plan have seen reductions in homelessness and with this plan in place it is likely that the county, cities, and service providers in Yolo County could obtain additional funding for these services

Status: **For the last several months, a Woodland staff member has been participating in this planning process along with city council members, non-profit service providers, police officers, faith-based organizations, and other concerned citizens from Yolo County, Davis, West Sacramento, and Winters at the subject matter expert meetings. It is expected that the final 10 Year Plan to End Homeless document will be completed by November 2009.**

September 24th, 6 – 8pm: public comment meeting
October 9th , 11 – 2pm: A draft plan will be available for comment at West Sacramento City Hall

The Homeless Poverty Action Coalition, Executive Committee is looking for opportunities to present the plan to the City Councils and Board of Supervisors.

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. **Yolo County Housing handed the building over to the UC Davis Chicano Studies Department on August 25, 2009. Final closeout of the project is expected by October 2009.**

(No Change) 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

Project: **CDBG Administration**

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. **Project closeout is expected by the end of October 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.

(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. **On September 1, 2009, the remaining $30,000 was allocated to the City's Micro-loan Program.**

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 is available for public comment until September 23, 2009. The report is available in the City Manager's Office or the city's website, under the CDBG program webpage**.

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 council subcommittee was held on September 9, 2009. The meeting was very successful and staff expects to release the resident and social service provider surveys by the third week of September. The surveys will be available on the city website, at public meetings, the CDD counter, Library, Community and Senior Center, and at the local social service providers' locations.**

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 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 September 30, 2009. **The City received the grant agreement for execution on August 23, 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, six (6) affordable available units 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**	**Spring 2010**

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. **Initial comments were returned and the plans were resubmitted at the end of August for review. The project has received an award of Tax Credit Assistance Program (TCAP) funding under Federal stimulus to replace the tax credit investor funding. This is the final part to the funding piece for this project.**

Staff has retained a consultant to add the final changes to the Environmental Assessment (EA). **The EA was submitted to HCD and after revisions, was approved by HCD. The City has done a joint noticing for the HOME and TCAP funding to satisfy Federal environmental regulations.**

Per HCD's request, the City has also retained a consultant to complete the project setup. **The project setup information was submitted to HCD in mid August. Staff and the consultant are waiting for an initial review of the setup to make any needed changes. The City will be reimbursed by the developer for these consultant costs, once the project**

Project: **Rochdale Grange**
moves forward.

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 ADA final is complete and a Final inspection will be done on 9-10-09. They are planning on opening on September 17. Not all work will be completed; however, staff hasissuanced a Temporary Certificate of Occupancy.**

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. **Initial tenant improvement permit application for a dental office was received on 7/31/09. Documents are now in plan review.**
2. Subway Sandwich Shop TI at 2021 Bronze Star Dr, Ste 300 was approved on 6/25/09. The subway has received a final and is open for business.

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 Tenant Improvement permit for approximately half of the 2nd floor office space was approved on 7/21/09. Construction and inspections are now in progress.**

Project: **Morgan Building /Former Senior Center**

Phase: Construction–Phase I & II **PM:** Essenwanger/Luevano, & Hanson

Description: The interior courtyard 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. **The deferred submittal of the type-1 hood, grease duct, and kitchen equipment plans were submitted on 9/1/09 and are in review.**

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**. It is unknown at this time if the contractor and owner will be able to have the building weather tight by winter season. We are attempting to work with the owner and offer some guidance on the project.**

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 Willdan 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

Project: Plan Review

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. **A grading and site development only permit was issued on 8/26/09 for the Fitness Systems Health Club building on the adjacent parcel, which includes incidental improvements to the Comfort Suites parcel.**

2. Rochedale Grange Apartments—the first plan check has been completed**. The architect submitted revised plan sets in response to first plan review comments on 9/2/09, which is now in queue awaiting plan 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. 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 September 10, 2009, we have not yet received resubmitted plans for the project.**
4. New 26,000-ft^2 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 childcare center. We have received the response to our initial plan review comments and revised plan resubmission, which is now in review**. The Building Division completed review of the resubmitted plans on 8/13/09 and found them approvable pending the outcome of ongoing reviews of other departments and Yolo County Environmental Health. We received the initial building permit application and plans submittal for the swimming pool and spa that are to be constructed within the health club building on 9/3/09 (now in queue awaiting plan review). A grading and site development only permit was issued on 8/26/09, which includes incidental improvements to the adjacent Comfort Suites parcel.**
5. Broward Office, Lab & Storage TI at 460 N. East Street received 7/10/09 and approved 7/27/09. **The permit was issued 8/11/09 and is in construction with the most recent inspection performed 8/20/09.**
6. Major CVS Pharmacy Interior Remodel at 7 W. Main Street received 7/28/09. **Initial plan review comments were distributed on 8/21/09. The resubmitted plans were received on 9/4/09 and are now in queue awaiting plan review.**
7. 32,000-ft2 Indoor hockey facility TI to existing warehouse building at 1460 Tanforan Avenue permit application received 7/31/09. **A separate permit for the 1-hour tenant separation wall separating the hockey facility from rest of the existing warehouse was approved on 8/20/09. Building Division plan review for the hockey facility portion of the project was completed on 8/28/09 and comments were distributed on 9/4/09.**
8. Dental Office TI to Gateway shell building at 2041 Bronze Star Drive, Suite 100 received 7/31/09. **Plan review comments were distributed on 8/25/09.**
9. **Foremost Company - 840 feet of steel racks and high piled combustible storage at 1275 Santa Anita Court permit application received 8/27/09. Building Division plan review and comments completed 8/5/09. Revised plans received 8/17/09 in queue awaiting plan review.**
10. **Submittal for new multi-purpose assembly building with office, restroom,**

Project: **Plan Review**

and snack bar on Calvary Baptist Church site at 506 Cottonwood Street received on 8/6/09. Building Division review and comments completed 9/2/09 with distribution pending Development Engineering calculation of fees.

11. **Premier West Bank Remodel in Wiseman Building, 1100 Main Street, Suite 170 submittal received 8/31/09. Building Division reviewed and tentative approval completed 9/9/09. Permit issuance is pending the outcome of Fire Prevention review.**
12. **Lions Food Corporation Tenant Improvement at 1250 Harter Avenue, Suite F, submittal received 8/20/09, and comments sent 8/25/09.**
13. **Quick Stop Market major remodel at 10 Kentucky Avenue submittal received 8/19/09. Building Division comments distributed 8/20/09. Revised plans resubmitted on 9/1/09 and approved on 9/8/09**.
14. **Medical Office Tenant Improvement at 606 and 608 Cottonwood Street submittal received on 8/17/09, approved 9/3/09, and permit issued on 9/4/09.**

Project: **Code Enforcement**

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

Description: Major code enforcement efforts.

Status:
1) **Unsecured vacant building on Railroad property.**
2) **Illegal garage conversion 150 Clover Street.**
3) Illegal home occupations and illegal camping at 27 Fifth Street.
4) **Junkyard operation at 36 N. Walnut Street**
5) **Medicinal marijuana dispensary research.**
6) **Ongoing monitoring of vacant/foreclosed homes (581 Foreclosures, including Pre-foreclosures, REO and Auction properties)**
7) **Business license inspections (Approximately 17**)
8) **Mobile vendor ordinance research**

ENGINEERING

Project: **Spring Lake Implementation**

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

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

Status: Staff is working on proposed plan amendments. In addition, staff is starting to analyze methods and opportunities to modify the plan and proceed with the second release/further phases of development. **Staff has accepted all subdivisions and is working to closeout**

Project: **Spring Lake Implementation**

warranties. 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: **(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 multifamily 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: **Third 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. The project will be on hold until the property transfers.**

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

Phase: Plan Check **PM:** Fong

Description: Residential Subdivision in Spring Lake.

Status: Subdivision improvement plans will need to be revised to current City Standards and need to incorporate the corresponding landscaping plans. **Waiting for resubmittal from the applicant**.

Project: **Standard Specification Update**

Phase: n/a **PM:** Karoly

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

Status: **(No Change)** 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: **On hold pending circulation.**

Project: **Heidrick 1A**

Phase: Rezone and Subdivision PM: Pollard

Description: Rezone of 5acres from MF to SF, preparation of tentative map and Development Agreement Amendment.

Status: **Drafting conditions for Development Agreement.**

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, Brant, Burnham, Ayon, Chavez, Camacho, Scott, Weiser, Wurzel

Description: Capital Projects

Status: **(No Change)** 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)**

- Spring Lake TOC Villages 1A/B, 2, & 3 (KB Homes) – **making warranty repairs**.
- Spring Lake TOC Village 4 (Centex) – **mostly done with warranty repairs**.
- Gateway – **approaching end of warranty.**
- Rite Aid Site at Ashley & Main **– completed**.
- Parkside – **no work.**
- Beeghly Ranch 1 & 2 – in warranty.

Encroachment Permit Inspection – 194 Permits issued in 2008; 15 are active; 114 permits have been issued in 2009; 52 are active.