



City of Woodland

**REPORT TO MAYOR AND CITY COUNCIL**

AGENDA ITEM

TO: THE HONORABLE MAYOR  
AND CITY COUNCIL

DATE: December 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.

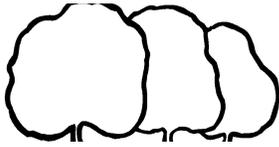
Prepared by: Evis Morales  
Management Analyst

Reviewed by: Paul Siegel  
Deputy Director

---

Mark G. Deven  
City Manager

Attachment: CDD Monthly Status Report



**MILESTONE EVENTS**

CDD New Project Submittals and Project Activities

- The Porter Building was issued a permit for the complete Seismic Retrofit to the 3-story building, including the basement.
- A grading permit has been issued for the Fitness Club on Freeway Drive and inspections are being made.
- McDonalds has submitted plans to upgrade and remodel the restaurant at 1500 East Main.
- The Building Division has been in contact with Burger King discussing plan review submittal for their new restaurant next to the new Rite Aid at Main and Ashley
- Picasso Pizza is on track to open at 800 Main Street. The plans should be ready to issue in the very near future.
- Gateway II – release of the Notice of Preparation of an Environmental Impact Report. Public Scoping meeting held October 21, 2009. Comments received and being reviewed.
- Planning Commission, at their November 5, 2009 meeting, recommended approval to the City Council of amendments to the Municipal Code to prohibit businesses and uses prohibited by State and Federal law.
- Maxwell School Design Review – The SADVC and McCandles & Associates has prepared a scope of work to include cleaning, restoration, repair, and refinishing of all exterior features at 175 Walnut St.
- 2010 Spring Lake Specific Plan Swainson’s Hawk Mitigation Monitoring Report under review.
- General Plan Amendment application to change the General Plan Designation from Highway Commercial to General Commercial for the Farm Credit West site located vacant parcel south of Main Street on the west side of Pioneer was approved by Planning Commission on 11/05/09.
- Two Parcel Map applications submitted by Rick Price to facilitate further development in the Hutchenson Valley subdivision were approved by Planning Commission at the 11/05/09 meeting.
- Burger King CUP – Proposed 2,535 sq. ft restaurant with drive-thru near the southeast corner of Ashley & Main next to Rite Aid was approved by Planning Commission at the 10/15/09 meeting.
- CDBG: The TANA project will be having a ribbon cutting/press event on Wednesday, December 9<sup>th</sup> at 10am.

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

- The Staff recommendation regarding interpretation of the BUA Ordinance and a Pay as You Go financing methodology was presented to the City Council on October 6, 2009. The City Council agreed with staff's interpretation and recommended that staff proceed with measures to complete the financing proposal and allow release of "Second Release" Building Unit Allocations (BUAs).
- **Work toward completion of financial evaluation by consultant to finalize SLIF fee.**
- **Procedure being developed to allow release of 2<sup>nd</sup> Release BUAs.**
- **Completion of necessary and key backbone infrastructure– Investigating possibility for use of funds to complete lanes on Pioneer/Parkland**
- **Staff and City Attorney working with Centex and DR Horton to determine implementation of DA conditions.**
- **Working with staff team to facilitate the completion of Pioneer improvements as the result of the 1000<sup>th</sup> unit requirement.**

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, transfer of the affordable unit requirement and determination of a replacement site for the Housing Element. 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. **Staff continues to work with the**

**Project: Spring Lake**

**applicant on the multiple and complex issues surrounding the proposed land use change and resulting financial and legal impacts due to the documents and restrictions in the Spring Lake Specific Plan. A staff team made up of CDD members in Planning and Development Engineering, Finance, and the City Attorney have been working to resolve these issues.**

- **Loss of affordable housing units that would have been provided with the multi-family development. Due to requirements of the SLSP, these units are required to be “made-up” elsewhere in Spring Lake.**
  - **Loss of SLIF fees due to the loss of units. The fees can be made-up by either increasing fees on other developments within the plan, requiring an increase in units elsewhere in Spring Lake, or paying the difference “shortfall” in loss of fees.**
  - Resolving impacts to 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.
  - **With projects now required to be “Pay as You Go,” determination of key infrastructure components will need to be completed with this project.**
  - There are site layout issues with regard to access and lot configuration.
- Cal West Investors Site: Project site: West of County Rd 101, north of Farmers Central future extension, east of Hwy 113. Staff and the consultant are continuing to work on identification and analysis of key issues. The applicant submitted a revised conceptual plan layout that has been discussed on a preliminary level. The initial concept of a senior development has been eliminated. Additional density is proposed as a means to accommodate units lost on the Heidrick proposed downzone site. The park and school site remain, but location and configuration have been modified.

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:

- **A needs analysis is underway by the School District to evaluate the number and location of future school sites required in Spring Lake.**
- **Design issues related to reconfiguration of the site and location of key elements such as park and multi-family. For example, will the area allocated for multi-family actually accommodate the number of units specified? Which use is most appropriate adjacent to the freeway, and should multi-family uses be located closer to main access and transit?**
- **Verification that the multifamily unit allocation is accurate and necessary if this site is to be the transfer site for the Heidrick 5 acres down zone.**
- 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

**Project: Gateway II**

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 re-designate 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. In addition, a General Plan Amendment to modify the acceptable level of service from (LOS) from C to D for County Road 102 (CR 102) from Maxwell Avenue south to the City limits is also requested. The specifics of the commercial development are not in the project application.

**Status:** The build out assumptions made for the purposes of completing the environmental analysis include up to 808,000 square feet of retail, three hotels, one sit down restaurant, three fast food pads, 80,000 square feet of auto mall uses, and 100,000 square feet of office. Detailed project design approvals will be part of a subsequent application.

A Notice of Preparation of an Environmental Impact Report for the project was released on October 2, 2009. A public scoping meeting was held regarding the proposed EIR on October 21, 2009 at 6:00 PM in the City Council Chambers and comments are due by November 2, 2009. **Approximately 20 individuals attended. Staff has continued to receive written comments from agencies and individuals regarding the project. Staff has been asked to speak to the Downtown Association regarding the project.**

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

**Project: Historic Preservation Commission (HPC)****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 year as the Commission responds to comments provided by the State Office of Historic Preservation (OHP). The

**Project: Historic Preservation Commission (HPC)**

ultimate goal of the HPC is to have a revised Historic Resources Ordinance and an updated Historic Resources Inventory making the City eligible for Certified Local Government (CLG) status through OHP.

**The HPC will begin the 2010 Heritage Home nominations at the 11/18/09 meeting. The Heritage Home award is a public recognition of a remarkable family home and commemorates that home's contribution to the aesthetically and historically significant residential architecture of Woodland.**

The Historic Preservation Commission (HPC) has agreed to reduce the number of regularly scheduled Commission meetings during the remainder of the 09/10 calendar year. Presently the HPC meets at 6pm on the second Wednesday of every month in the City Council Chambers. Effective immediately, the HPC will hold its meetings every other month with the next meeting to take place in November. A reduction in meeting dates is in response to the limited number of applications seen by the HPC during the 08/09 year and reduced availability of Community Development Department staff.

**Project: Prudler Project (formerly known as Four Seasons - 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:** **(No Change)** 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:

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

---

**Project:** Farm Credit West

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

- General Plan Amendment 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.

**The project was approved by the Planning Commission on 11-05-09 and will go to City Council 12-01-09**

---

### 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's downtown parking needs study found that a parking structure was not required for the courthouse project.** 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. **The Administration Office of the Courts has started the environmental review under the California Environmental Quality Act (CEQA) for the courthouse project and hired a consultant to work on the traffic analysis.** 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)** 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.

---

---

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

**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 approximate 12.6 acre mobile home park. This project includes the construction and installation of improvements to infrastructure, including roads, water, and sewer, and the rehabilitation or acquisition of 156 mobile homes for very low, low, and moderate income households. A new 15,000 square foot community center will also be built. Project costs for acquisition and rehabilitation total \$16,628,113.

**Status:** (No Change) The Casa del Sol project decided to eliminate HUD financing from the project and find other sources. RCAC stepped forward and offered to make a \$1 million bridge loan until new private financing could be secured. In addition, after much searching, CHOC was able to secure a California Bank and Trust (CB&T) loan of \$3.5 million. Construction on the first phase of the project started June 30, 2008. Bulldozers have cleared the site for the community center and spaces for the 30 new manufactured homes. Framing for the community center has begun. This phase of the project will cost \$5 million dollars and is included in the City's HUD 108 loan of \$1 million. The AHP loan closed the week of December 9, 2008. A MPROP loan for \$2.1 million finally met all funding approvals and CHOC finished documents for escrow closing on January 12, 2009.

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

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

---

---

**Project:** Casa Del Sol Off-site Streetscape Improvements, CIP 06-05  
to be \$560,000.

**Status:** Construction started in April. **Completion has been extended to December 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:** **(No Change)** In late September, the SACOG Community Design Selection Committee recommended the City's project for funding and ranked the project first out of 15 proposals in the conventional category. Staff from the Community Development Department interviewed with the SACOG/Caltrans Review Team on October 9. The interview was successful and it is likely that the City's project will be recommended to the SACOG Board for funding. The Board is expected to take final action on the funding decisions early next year.

---

---

**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, 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:** **(No Change)** 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 6<sup>th</sup>, 6 pm: Woodland Community meeting, hosted by Supervisor Rexroad  
October 9<sup>th</sup>, 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: 10 Year Plan to End Homelessness**

Six non-profit organizations serving Yolo County recently received \$1.6 million in Homeless Prevention Rapid Re-Housing funds. The funds are part of the stimulus package and will assist with homeless prevention activities in Yolo County. This funding will help jumpstart the strategy put in place by the 10 year plan.

---

---

**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 21<sup>st</sup>. The plan was approved per staff recommendations. On June 2<sup>nd</sup>, 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 10<sup>th</sup>. Construction began March 16<sup>th</sup>. 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 December 2009. A ribbon cutting/press event has been scheduled for Wednesday, December 9<sup>th</sup> at 10am.**

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 9<sup>th</sup> and a job walk was scheduled on April 14<sup>th</sup>. The roof is complete. **The lowest bidder for the concrete work could not obtain a bond and the project manager has decided to re-bid the project.**

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 project is awaiting closeout of one permit to complete the project.**

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 been extremely lengthy. The EPA has sent a notice that all interested parties were notified of the generator on October 7, 2009. The project then has to wait 30 days. St. John's is still awaiting approval from OSHPD but understand it is very close. Upon OSHPD approval, the generator will take 90 days to build. The new project completion date is February 2010.**

---

**(No Change)** Series Street Lighting – Design of the Series Street Lighting project (08-06) on

---

---

**Project: CDBG Administration**

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.

Microenterprise Loan – Refrigeration Innovation is receiving a \$30,000 loan from the City's CDBG Small Business Loan Program. Loan documents were signed on October 6<sup>th</sup>. With the help of this funding, the company will be releasing its newest product next month and has secured a contract with a large grocery store chain to begin installation of their product early next year. **The company has already requested almost 50% of its loan amount.**

**St. John's ADA Road/Curb Ramps (\$68,250) – Environmental is complete. The project is awaiting a Request for Release of Funds from HUD.**

**CommuniCare Peterson Clinic Design (\$80,000) – CommuniCare is negotiating a lease with Woodland Memorial Hospital.**

**Yolo Community Care Continuum Supportive Housing Rehab (\$90,200) – Some preliminary inspections for pest control and electrical are being conducted to prepare the scope of work.**

**ADA Curb Ramps (\$100,000) – The Engineering Division is designing and implementing this project. Project surveying is 90% complete. The project is expected to be out to bid by February 2010.**

---

---

**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 are available on the city website, at public meetings, the CDD counter, Library, Community and Senior Center, and at the local social service providers' locations. The surveys were released on September 21<sup>st</sup>. **To date, the CDBG program has received 190 surveys from the community. Staff attended Yolo County Housing's Woodland resident meeting on November 3<sup>rd</sup> and staff held a community meeting at City Hall on November 4<sup>th</sup> to receive more feedback from the community regarding the needs assessment. Due to the comments received at the community meetings, staff will be extending the time to receive more surveys and complete more community outreach.**

**The Consolidated Plan is scheduled to go to City Council on January 19<sup>th</sup>.**

---

**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.

The City has executed the grant agreement. Staff is executing subrecipient agreements with the awarded agencies. **The first report on CDBG-R was completed. The next report will be due January 10<sup>th</sup>.**

**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, four (4) affordable available units have been released. . Staff is working closely with Centex to release the final five (5) units in the Coventry subdivision.**

Developer	Unsold Units	Affordable Expiration Date On some units
Centex Coventry	0	Spring 2010

**NeighborWorks is working with over 30 active applicants and most have credit or debt issues.** The City has lost affordability on 25% of the affordable units due to the inability to

---

**Project: Sale of Spring Lake Homes**

find buyers. Staff is working to identify other potential funding sources to facilitate sales and closings of the remaining affordable units. **Centex has also offered to assist in developing marketing for their remaining five (5) units when they are released.**

---

---

**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:** **Staff will continue to hold these orientations monthly starting again in January of 2010,** 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:** All financing has been secured. The City and Neighborhood Partners are in the process of the required noticing to get the federal funds released. Staff anticipates a building permit being pulled by late 2009 or early 2010.

**The City has requested from HCD for a Request for Release of Funds and Authority to use Grant Funds. These two items are the last steps in finalizing the EA.**

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 moves forward.

**A ceremonial groundbreaking has been scheduled for December 1, 2009. Even though the actual construction may not begin until mid January, the developer feels that securing financing and submitting final building plans shows that the project will really happen.**

---

---

**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:** A Temporary Certificate of Occupancy has been issued and the store is now open.

---

---

**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. Shop 4 is complete but has not been finalized. Initial tenant improvement permit application for a dental office was received on 7/31/09. **The permit is ready to issue.**
- 

---

**Project:** Morgan Building /Former Senior Center**Phase:** Construction–Phase I **PM:** Luevano/ Hanson  
& II**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 project is under construction. **The work is progressing very well. The building should be a real asset to the neighborhood.**

---

---

**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:** No work has been done on the structure for some time. **The structure is currently fenced. This project will be moved to Code Enforcement, as it is doubtful any work will be completed before the wet weather arrives.**

---

---

**Project:** Plan Review**Phase:** n/a **PM:** Essenwanger/Hanson/Stillman**Description:** Projects currently being plan checked in CDD's Building Inspection division.

---

---

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

1. Comfort Suites hotel on Freeway Drive — **Plan review has been completed and it appears that all other divisions have cleared the plans for issue.**
2. Rochdale Grange Apartments — **The 2<sup>nd</sup> plan check has been completed.**
3. New 26,000-ft<sup>2</sup> Fitness System Health Club. The project also includes a public swimming pool and childcare center - **The grading permit has been issued and the building permit should be ready to issue in next week or so pending response from corrections.**
4. Dental Office TI to Gateway shell building - **pending Yolo County Environmental Health approval.**
5. Submittal for new multi-purpose assembly building with office, restroom, and snack bar on Calvary Baptist Church site - **Building Division has completed the first plan review and is waiting resubmission of revised plans.**
6. Dumars shell building - **After sitting dormant for a while, we received a call from the architect indicating that plans will be resubmitted; however the building will be significantly larger than the one that was originally submitted for plan review.**
7. La Superior Tortilla Restaurant TI - **Plans are approved pending Yolo County Environmental Health clearance.**
8. Yolo County Courts Exterior Façade and Lobby TI - **Plans are approved and awaiting pick up and permit issuance to the applicant.**
9. Picasso Pizza Restaurant TI - **Plans are approved by Building Division and permit issuance is pending confirmation of other clearances.**
10. Vetco plant and warehouse TIs - **Five separate permits for phased construction for an overhead bridge crane and supporting structure, a jib crane, paint booth, steel storage racking, concrete tilt-up pump testing facility and water recycling equipment.**
11. McDonald's restaurant TI - **In queue for plan review.**
12. Cash Creek Indian Casino Warehouse Steel Storage Rack TI - **In queue for plan review.**

---

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

**Project: Code Enforcement**

- Status:**
- 1) Unsecured vacant building on Railroad property (Resolved)
  - 2) Illegal garage conversion 150 Clover Street (Resolved)
  - 3) Illegal home occupations and illegal camping at 27 Fifth Street.
  - 4) Junkyard operation at 36 N. Walnut Street
  - 5) Vacant buildings and tall weeds at 1152 Cross Street. **(Resolved)**
  - 6) 680 Thomas Street, tall weeds and vacant home.
  - 7) Vacant lots with tall weeds – 845 East St and 421 Cleveland St. **(Resolved)**
  - 6) Ongoing monitoring of vacant/foreclosed homes (581 Foreclosures, including Pre-foreclosures, REO and Auction properties)
  - 7) Business license inspections (Approximately 15)
  - 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:** **(No Change)** 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 warranties.

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

**Description:** Residential Subdivision on Beeghly Ranch Property.

**Status:** **Agreement in principle reached for Centex homes and DR Horton as it relates to the Development of the Beeghly Ranch Land. City attorney working with Centex's attorney to draft amendment.** 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.

---

**Project:** Rochdale Grange  
**Status:** Project in for plan check.

---

**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:** Fong

**Description:** Residential Subdivision in the Southeast area.

**Status:** **The project will be on hold until the property transfers ownership; however, the property owner has requested a letter of requirements to approve the final map.** Staff is processing requests for information about alternate mapping configurations.

---

**Project:** Pioneer Village – Unit 1 (AKA: Merritt Murphy)  
**Phase:** Plan Check **PM:** Fong

**Description:** Residential Subdivision in Spring Lake.

**Status:** (No Change) Subdivision improvement plans will need to be revised to current City Standards and need to incorporate the corresponding landscaping plans. Waiting for re-submittal from the applicant.

---

---

**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. **City Council to consider Municipal Code change to delegate approval authority to City Engineer. Issue final update in January 2010.**

---

---

**Project: Gateway II****Phase:** Preparing  
Environmental  
Document**PM:** Pollard**Description:** Annexation of approximately 150 acres east of Road 102 for commercial development**Status:** **Preparing and reviewing of technical studies (traffic, water, sewer, storm, and flood).**

---

---

**Project: Prudler Sievers (formerly known as Four Seasons - The Mall Expansion Site)****Phase:** Tentative map**PM:** Pollard**Description:** 38 acre Residential senior housing sub division south of the County Fair Mall**Status:** **(No Change)** Preparing conditions & comments and awaiting determination on environmental studies.

---

---

**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/Fong**Description:** Zoning and Annexation of 140 acres near West and Kentucky**Status:** **(No Change)** On hold pending circulation.

---

**Project:** Heidrick 1A

**Phase:** Rezone and Subdivision **PM:** Pollard

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

**Status:** (No Change) 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:** (No Change) On hold at this time.

**Project:** Widening Pioneer Avenue I

**Phase:** Design **PM:** Pollard/Fong

**Description:** Widening Pioneer Avenue between Gibson Road and the Pioneer HS main entrance.

**Status:** Authorization to proceed and scheduled for 11/3 Council meeting, preparing contract documents.

**Project:** Extending Pioneer Avenue

**Phase:** Design **PM:** Fong

**Description:** Extending two lanes of arterial road from Farmers Central Road to Heritage Parkway.

**Status:** Authorization to proceed and scheduled for 11/3 Council meeting, preparing contract documents. Requesting a proposed scope of work from the design engineer.

**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 34 active projects (FY 09/10 budget = \$36.6 million) and assisting with 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:**
- Spring Lake TOC Villages 1A/B, 2, & 3 (KB Homes) – **finishing warranty repairs.**
  - Gateway – approaching end of warranty.

Encroachment Permit Inspection – 194 Permits issued in 2008; 6 are active; **129** permits have been issued in 2009; **41** are active.

---