City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: March 2, 2010

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 CDD

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Mark G. Deven
City Manager

Attachment: CDD Monthly Project Status Report

City of Woodland

CDD Monthly Project Status Report

March 2, 2010

MILESTONE EVENTS

CDD New Project Submittals and Project Activities	• A complete Building permit has been issued for the Fitness Club on Freeway Drive and inspections are currently being made. The slab has been poured and framing has begun. • McDonalds remodel plans have all been approved and are waiting to be issued. • Burger King at Main and Ashley: The Building Division has assembled the first round plan check comments from all the City departments and divisions and has sent comments to applicant. • Heidrick 1A – Spring Lake Specific Plan Amendment and Tentative Subdivision Map was approved by the Planning Commission on January 21, 2010. The item is in review and will be scheduled for City Council. • Design Review for the proposed Farm Credit West building on Pioneer, south of Main Street, has been submitted for review by the Planning Commission on February 18, 2010. • City Council approved the 2010-2014 CDBG Consolidated Plan on January 19, 2010. CDBG applications are due February 17, 2010.

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

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

Project: **Spring Lake**

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. **The update to the SLIF fees were approved by City Council on January 19, 2010 and updated fees became effective on January 20, 2010.**
- Procedure being developed to allow release of 2nd Release BUAs. **Staff had requested that owners submit an notice of interest in participating in the second release BUA. Staff received requests for 1080 BUAs. Staff is preparing full disclosure information regarding the necessary participation agreement and preparing a BUA allocation procedure.**
- 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 1000th 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): **Planning Commission recommended the City Council approve the Heidrick Spring Lake Specific Plan amendment and tentative Subdivision Map as conditioned on January 21, 2010**. 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.

- Cal West Investors Site: **The applicant is preparing a revised application based on a determination by the WJUSD that they no longer require the Cal West Seeds school site. This opens up 10 acres of potentially available land and possibly minimized the more complex issues of the park relocation and commercial land use amendment.** 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

  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:

Project: **Spring Lake**

- 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 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: **Staff is continuing to work with the applicant on completion of key required CEQA studies including amending the traffic study to encompass comments from Cal trans, drainage and flooding, and urban decay. Work on the Master Tax sharing agreement will be required.**

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**. Phasing of development is being evaluated.**

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.

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

Project: **Gateway II**

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: **The Historic Preservation Commission reviewed and approved changes to the Porter Building (511 Main Street) at the January 13, 2010 meeting**. Owner/Applicant proposes to remove all existing wood framed windows and replace them with clad wood windows. Proposal also includes a request to restore all Main Street storefronts to their original design.

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.

The HPC Commissioners nominated homes for the 2010 Heritage Home nominations at the January 13, 2010 meeting and will review nominated homes at the next meeting in March 2010. 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: **Prudler Project (formerly known as Four Seasons - The Mall Expansion Site)**
project proposes to be a gated community.

Status: **The applicant has submitted a $15,000 payment on February 5, 2010 for the Fiscal Study. The study will be conducted by Goodwin Consulting Group.** 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 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. **City Council Approved the General Plan Amendment and rezone on 12-01-09.**

Project: **Gibson/Ogden Revised Tentative Subdivision Map**

Phase: Application Complete **PM:** Stillman

Description: Application is for a revision to the Gibson/Ogden tentative Map # 4879 which maps the vacant 14.47 gross acre property located between East Gibson Road, Ogden Street, Branigan Avenue, and Gibson Plaza. The property is currently owned by the Woodland Joint Unified School District. The project has been previously approved on April 1, 2008. Approval of this application will result in changes to the Tentative Map, and changes to the Conditions of Approval. As Tentative Map # 4879 was previously approved as a Planned Development with a Conditional Sue Permit, an amendment of these changes is also being requested.

This application includes the following revisions: 1) A reduction of 90 residential units to 77. 2) Changing the housing type from mix of single-family detached and courtyard houses to single-family detached. 3) Request to pay in-lieu fees to satisfy affordable housing requirements. 4) Phasing of the project/map into three units.

Status: **(No Change)** Application under review for completeness and accuracy.

REDEVELOPMENT

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. Staff was directed to evaluate the possibility of moving Hoblit Chrysler to 333 Main Street. The redevelopment implementation advisory committee recommended that staff issue a Request for Proposals for a theater developer.

Project: **New Woodland Courthouse**

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

Description: Construction of 145,161 square foot courthouse at a cost of nearly $173 million 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 State Administrative Office of the Courts (AOC) is taking the lead for the courthouse portion of the project while the City/Redevelopment Agency is taking the lead for the property acquisition required by the project.

Project: **New Woodland Courthouse**

Status: **The Agency has negotiated purchase and sale agreements with three property owners for the court site. Staff will start working on property acquisition for off-site surface parking as the AOC has determined that the preferred court site (which is the 3.75-acre block bordered by Main, Fifth, Sixth, and Lincoln) cannot accommodate all of the parking required for the new court. The AOC has prepared a Draft Mitigated Negative Declaration (MND) under the California Environmental Quality Act for the court project and expects to circulate the Draft MND for public comment in early to mid February for a period of 30 days. The AOC will then adopt and certify the MND in mid to late March. Based on the Draft MND, the project triggers the need for and will be responsible for the installation of a traffic signal at the intersection of Main and Fifth streets.**

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)** 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.

Porter Building (501-511 Main St) – The property owners signed a lease with Cambridge College to occupy the first floor. With this new tenant the owners are moving forward with renovations to the building. Design of façade improvements is underway.

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.
Staff is assisting the owners with a workout of the defaulted acquisition loan from Premier West Bank.

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.

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. **Construction is finishing up; project scheduled for Council acceptance on March 2.**

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 January 2010, the SACOG Board of Directors approved $915,000 in grant funds under the SACOG Community Design Program for the City's project. SACOG has not yet made a determination on when the funding will be available for the City's project.**

Project: **Rule 20A Project (Undergrounding utilities)**

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

Description: Staff is working through the process of declaring Dead Cat Alley between Third St and Freeman Park (Fifth Street) as the City's 17th Undergrounding District. PG&E's Rule 20A Program provides funding (credits) to underground utilities in a community.

Status: **On January 29, 2010, the City's Undergrounding Committee met to discuss the project and future Rule 20A projects. The committee voted 5-0 to recommend this potential Rule 20A project to City Council. Staff's next steps are to prepare a survey of the project area and determine what easements are needed.**

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: **The City Council approved the 10 Year Plan to End Homelessness on January 19, 2010. To date, all participating jurisdictions have approved the plan.**

Project: **CDBG Administration**

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

Description: Preparing documentation and project monitoring for CDBG funded activities. Also includes

Project: **CDBG Administration**

the community application process for funding.

Status: 2010-2011 Grant Applications –**The 2010-2011 CDBG applications are due February 17, 2010.** The 2010-2011 Action Plan will be taken to City Council on April 20, 2010.

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. A ribbon cutting/press event has been scheduled for Wednesday, December 9th at 10am. UC Davis is collecting the final grant closeout documentation from the contractor. It is expected the grant will be closed out by **March 2010**.

(No change)YADHC Building Safety – Project includes repairing/replacing walkway and re-roofing at Yolo Adult Day Health Center (20 N. Cottonwood). The Project site is in the floodplain. The eight (8)-step process is complete. SHPO has approved the project and the environmental is now complete. An invitation to bid was published on April 9th and a job walk was scheduled on April 14th. The roof is complete. The lowest bidder for the concrete work could not obtain a bond and the project manager has decided to re-bid the project.

St. John's Emergency Generator - Installation of an emergency generator at Stollwood Convalescent Hospital. The OSHPD review has been extremely lengthy. EPA has sent a notice that all interested parties were notified of the generator on October 7, 2009. St. John received OSHPD approval on November 30, 2009. The generator is estimated to take 90 days to build. **The project is still experiencing delays due to OSHPD. Senator Wolk's office is now involved in getting this project to move forward.**

(No Change) 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.

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 6th. 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 99% of its loan amount and will begin making loan repayments in April 2010.**

(No Change) CommuniCare Peterson Clinic Design ($80,000) **–** CommuniCare is negotiating a lease with Woodland Memorial Hospital.

(No Change) 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.

(No Change) ADA Curb Ramps ($100,000) – The Engineering Division is designing and implementing this project. Project surveying is 100% complete. The project is expected to be out to bid by the third week of February 2010.

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 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. **All subrecipient agreements have been executed. The second report on CDBG-R was submitted on time. The next report will be due April 10th. It is expected that a significant amount of CDBG-R funds will be expended by the 3rd quarter.**

Project: **Sale of Spring Lake Homes**

Phase: n/a **PM:** McLeod

Description: RDA's assistance with the sale of Spring Lake affordable homes.

Project: **The American Recovery and Reinvestment Act/CDBG Administration**

Status: **(No Change)** Currently, five (5) affordable available units have been released.

Developer	Unsold Units	Affordable Expiration Date On some units
Centex Coventry	5	August 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 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.

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: **One unit was closed in early February of 2010. Two units are expected to close in mid-to- late March of 2010.** Staff will continue to hold orientations monthly starting again in 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, Neighborhood Partners, and the consultant continue to submit information updates to HCD in the hopes of approval of the funds in the next month. Staff anticipates a building permit being pulled in late February or early March, if HCD will accept all the updated information. Construction is estimated to begin in March of 2010.**

Per HCD's request, the City 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 a review of the additional setup information to make any needed changes. The City will be reimbursed by the developer for these consultant costs, once the project moves forward.

BUILDING

Project: **Fitness Center**

Phase: On going. **PM:** Luevano

Description: A new gym with an indoor lap pool located on Freeway Drive.

Status: **Walls are being framed, however, progress has been slowed due to the rain.**

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 major project(s) built or under construction:

1. **The tenant improvement permit for the dental office was inspected and a Temporary Certificate of Occupancy has been issued.**

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

Phase: Construction–Phase I & II **PM:** 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: **All construction has been completed and a Certificate of Occupancy was issued on 1/7/2010.**

Project: **Plan Review**

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

Description: Projects currently being plan checked in CDD's Building Inspection division.

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

1. **(No Change)** Comfort Suites hotel, 2080 Freeway Drive — Plan review is substantially complete. We are waiting for complete revised plans to be submitted for plan check review.

2. Rochdale Grange Apartments, 2090 Heritage Parkway — **Plan review has been completed and the plans are being packaged for permit issuance.**

3. Submittal for new multi-purpose assembly building with office, restroom, and

Project: **Plan Review**

snack bar **o**n Calvary Baptist Church site, 506 Cottonwood Street. **Second plan review has been completed and Plan Check no. 2 comment letters e-mailed to the applicant. Awaiting applicant's response and submission of revised plans.**

4. **(No Change)** Dumars shell building, 201 East Street. After sitting dormant for a while we received a call from the architect indicating that plans will be resubmitted however because the building will be significantly larger than the one that was originally submitted for plan review a new permit application number has been assigned. Plans are in queue for plan review.

5. McDonald's restaurant TI, 1500 E. Main Street. Received response to initial plan review comments. **Plans have been approved and are awaiting final department sign-off and Yolo-Solano AQMD clearance. The owner has been contacted and has received the AQMD clearance and is expecting to have a contractor starting the job shortly.**

6. New Burger King Restaurant, West Main Street at Ashley & Main. **The initial plan review is complete and comment letters have been e-mailed to the applicant. We are awaiting the applicant's response and resubmission of revised plans.**

7. New Spee Dee auto repair building, 216 W. Main Street. **Plans are scheduled to be checked in the next week**.

8. Major Wal*Mart store interior remodel, 1720 E. Main Street. **Plans are in queue for initial plan review and should be completed this week.**

9. Eaton Well Drilling conversion of existing warehouse into office space, 10 W. Kentucky Avenue. **Plan Review is expected to be completed by 8/10/10**

Project: **Code Enforcement**

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

Description: Major code enforcement efforts.

Status: **(No Change)**

1) Unsecured vacant buildings on Railroad property have been demolished(Resolved)

2) 210 Lincoln Ave. – Vacant abandoned building in disrepair
3) Illegal home occupations and illegal camping at 27 Fifth Street.
4) Junkyard operation at 36 N. Walnut Street

5) 680 Thomas Street, tall weeds and vacant home.

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: **Pulte/Centex/Beeghly**

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

Description: Residential Subdivision on Beeghly Ranch Property.

Status: Staff and City Attorney working to resolve issues with Breach of Development Agreement City attorney working with Centex's attorney to draft amendment. Staff is also working on property acquisition and Quiet title action. **The City put a demand letter on Centex and after meeting with Pulte, the City has since put the demand in abeyance. Additional meetings are scheduled with Pulte, the Attorneys, and City Staff.**

Project: **On Site Civil Improvements**

Phase: Plan Check **PM:** Weichel

Description: Various projects in for plan check.

Status: **2010 20 Plan Checks Completed, 4 Plan Checks in Process.**

Project: **Encroachment Permits**

Phase: Application Processing **PM:** **Weichel**

Description: Permitting for minor improvements within the public Right of Way.

Project: **Encroachment Permits**

Status: **2010 10 issued, 6 in process.**

Project: **Solara Ranch**

Phase: Pre Submittal **PM:** Fong

Description: 94 Residential units within (DR Horton) within Spring Lake

Status: **Had pre-submittal meeting at the request of the developer**.

Project: **Gibson & Ogden**

Phase: Plan Check/New Tentative Map **PM:** **Fong**

Description: Residential Subdivision in the Southeast area.

Status: **(No Change)** At the request of the Developer plan check is on hold; and staff is processing a new tentative map.

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

Phase: Plan Check **PM:** Fong

Description: Residential Subdivision in Spring Lake.

Status: **(No Change)** Applicant has resubmitted improvement plans, preparing to update plans and check improvements

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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 Spring Lake experience. City Council to consider Municipal Code change to delegate approval authority to City Engineer. **Will issue final update in March 2010.**

Project: **Gateway II**

Phase: Preparing Environmental Document **PM:** Pollard

Description: Annexation of approximately 150 acres east of Road 102 for commercial development.

Status: Reviewing technical studies (traffic, water, sewer, storm, and flood). **The water and sewer studies are complete, traffic, storm drain, and flood studies are being revised.**

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: **Awaiting submittal from applicant to allow preparation of conditions & comments.**

Project: **Cal West Seeds**

Phase: Rezone **PM:** Pollard

Description: Rezone of land within Spring Lake.

Status: **Application being amended by the applicant.**

Project: Final Map Processing

Phase: Processing final Maps PM: Hatch

Description: Processing final Parcel Maps or Sub Division Maps for recordation and division of land

Status: **2010 0 Parcel Maps Complete; 3 Parcel Maps in Process; 0 Sub Division Maps Complete and 0 Sub Division maps in Process**

Project: Tentative Parcel Map 4978

Phase: Tentative Map Review PM: Pollard

Description: Lot Split of 1.39 Net Acres on East Street at Fortna.

Status: **Preparing conditions; may require abandonment of a small parcel of land**

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: **Knaggs Annexation II**

Phase: Annexation PM: Pollard

Description: Annexation of approximately 160 acres near East Main Street and Road 102.

Status: **Meeting with property owner's representative prior to application**.

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: **Planning Commission Hearing complete. Project is proceeding to City Council.**

Project: **New Woodland Partners**

Phase: Zoning and Annexation PM: Pollard

Description: Zoning and annexation of approximately 22 acres east of Gateway

Status: **Providing information and research prior to petition to the Planning Commission.**

Project: **Widening Pioneer Avenue I (CIP 09-24)**

Phase: Design PM: Fong

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

Status: **(No Change)** Processed contract with Cunningham Engineering Corporation to start design.

Project: **Road 25A (CIP 09-25)**

Phase: Road Rehabilitation PM: Fong/Pollard

Description: Overlay and widening to standard width of 24 feet plus shoulders.

Status: **Received funding for design from Pulte Homes and preparing contract for services with Cunningham Engineering Corporation.**

Project: **Extending Pioneer Avenue (CIP 09-27)**

Phase: Design PM: Fong

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

Status: Project design under Cunningham Engineering Corporation. **Staff has contacted property owners and has started property acquisition negotiations.**

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: **All projects have been completed. There are no projects underway.**

Encroachment Permit Inspection – 194 Permits issued in 2008; 4 are active; 155 permits have been issued in 2009; 22 are active. One permit issued thus far in 2010.