

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 1, 2010

SUBJECT: Community Development Department's Monthly Status Report

Report in Brief

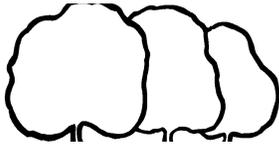
Attached is the Community Development Department's Monthly Status Report. The report highlights major development projects.

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City Manager

Attachment: CDD Monthly Project Status Report



MILESTONE EVENTS

CDD New Project Submittals and Project Activities

- The Gateway II Draft EIR public comment period has been extended for an additional 45-day period. Comments will be taken through July 8, 2010. A public comment meeting will be held on May 20, 2010 at the Planning Commission meeting. Notices of the time extension and meeting date were mailed to all interested parties and published in the local paper.
- A revised Tentative Map for the Gibson Ogden subdivision was approved by the Planning Commission on May 6, 2010, for a total of 77 lots.
- Thirty-five (35) new business registrations (licenses) were approved and 111 building permits for the month of April 2010.
- A grading permit has been issued for Burger King and the building permit is expected to be issued in the next two weeks.
- A kick-off event for the Ten Year Plan to End Homelessness is being held Thursday, May 13th at 11a.m. in the County Atrium, 625 Court Street.
- Plans have been submitted for the Cambridge College Tenant Improvement in Porter Building, 501 Main Street. The College hopes to start operating in September and staff is working closely with the Architect to meet this goal.
- Rochdale Grange has started grading and related site work for the apartment complex.
- Plans have been received, routed, and entered into plan review for the new Farm Credit West Bank located at 480 Pioneer Ave. The bank will be a new \$800,000.00 project located on Pioneer Ave near Main St.
- Plans have been received, routed, and entered into plan review for the “Burns Building” at the Woodland Hospital complex. The 1.7 million dollar oncology center project has been restarted after being put on hold by the applicant for 18 months.
- A building permit has been issued for Dumars on East Street. The Building Division assisted Bruce Dumars (owner) with timely inspections in between the recent storms, which allowed him to get the slab poured before the rain storms comprised the foundation and slab preparation.

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: **(No Change)**
Spring Lake City Council Subcommittee Reviews

General 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. The update to the SLIF fees were approved by City Council on January 19, 2010 and updated fees became effective on January 20, 2010. The updated fee provides an increase of \$809 per home. Final review of the SLIF Nexus study and fee update was approved by the City Council on February 16, 2010 and the urgency ordinance was extended.
- Procedure being developed to allow release of 2nd Release BUAs. Staff had requested that owners submit a notice of interest in participating in the second release BUA. Staff received requests for 1,080 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.

Project: Spring Lake

- Heidrick 5 Acre (R-25): The item has been placed on hold by the applicant. Discussions are underway with the owner to consider sale of the site as a potential multi-family development. 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 has submitted 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 facilitate 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:

- Design issues related to reconfiguration of the site and location of key elements such as park, commercial, 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 (MF or SF), and should multi-family uses be located closer to main access and transit?
- BUA Ordinance and financing methodology. This site was not in the original CFD and does not have first release BUAs. These questions will need to be resolved prior to moving forward on this application.

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

Project: Gateway II

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. **The Gateway II Draft EIR public comment period has been extended for an additional 45-day period.**

Status: Comments will be taken through July 8, 2010. A public comment meeting will be held on May 20, 2010 at the Planning Commission meeting. Notices of the time extension and meeting date were mailed to all interested parties and published in the local paper.

Work on the Master Tax sharing agreement will be required. The City is in the process of reviewing a potential consultant and scope of work to assist with the fiscal analysis that 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 and a public scoping meeting held on October 21, 2009 at 6:00 PM in the City Council Chambers. 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 individual and cumulative impacts. Technical studies to be used in the Woodland Gateway II EIR include:

- Traffic
- Ambient Air and Noise
- Climate Change and Greenhouse Gas
- 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: **(No Change)** 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.

Project: Historic Preservation Commission (HPC)

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. At this time, the Heritage Home Awards process has been put on hold. The availability of staff to prepare the awards and status of the Historic Preservation Commission is currently unknown.

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)** The draft Initial Study and Mitigated Negative Declaration was released for 30-day review. 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: 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 was 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 Use 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: A revised Tentative Map for the Gibson Ogden subdivision was approved by the Planning Commission on May 6, 2010, for a total of 77 lots.

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: On May 4 the Redevelopment Agency Board approved the issuance of a request for proposals (RFP) for a multi-plex theater at two sites in downtown Woodland: 801 Main Street (Hoblit auto dealership location) and 322 Main Street (State Theater location). Proposals are due to the Redevelopment Agency on June 10. An Agency Board Selection Subcommittee will evaluate the proposals and submit a recommendation back to the Agency Board.

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. 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 (PSA) with three property owners for the court site and the PSAs will be presented to the Agency Board in May 2010 for approval. AOC staff/consultants have been reviewing a number of properties near the court site (which is the 3.75-acre block bordered by Main, Fifth, Sixth, and Lincoln) to accommodate off-street parking needed for the new court. The AOC completed the environmental review (CEQA) and issued a Notice of Determination for the court project in April. Based on the Mitigated Negative Declaration approved by the AOC, the project triggers the need for and will be responsible for the installation of a traffic signal and related improvements 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 project was reviewed by the Historic Preservation Commission on May 13, 2009 meeting. All necessary bids have been collected and the owner has selected contractors. The project is ready to start construction.

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. Seismic retrofit completed and interior improvement and renovations to the front facades are underway.

Project: Casa del Sol Mobile Home Park 621-709 East St.**Phase:** Construction**PM:** Shallit

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

Status: The Casa del Sol project decided to eliminate HUD financing from the project and find other sources. RCAC stepped forward and offered to make a \$1 million bridge loan until new private financing could be secured. In addition, after much searching, CHOC was able to secure a California Bank and Trust (CB&T) loan of \$3.5 million. Construction on the first phase of the project started June 30, 2008. Bulldozers have cleared the site for the community center and spaces for the 30 new manufactured homes. Framing for the community center has begun. This phase of the project will cost \$5 million dollars and is included in the City's HUD 108 loan of \$1 million. The AHP loan closed the week of December 9, 2008. A MPROP loan for \$2.1 million finally met all funding approvals and CHOC finished documents for escrow closing on January 12, 2009.

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

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.

Staff has also been reviewing the funding pro-formas to try to address the potential remaining funding issues.

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 is substantially complete. Remaining work includes miscellaneous construction items. **Council acceptance is anticipated in June 2010.**

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 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: **(No Change)** 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: Ten 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 Ten Year Plan to End Homelessness on January 19, 2010. All participating jurisdictions have approved the plan. The first step in implementing the plan is to constitute an Executive Commission, which will oversee and implement the Plan, lead the effort to reduce homelessness in Yolo County, and set and monitor annual goals. **On April 20, 2010, Council Member Martie Dote was appointed as Woodland's Executive Commission representative. This is an opportunity for Woodland to be active in the homeless discussion and the allocation of resources to homeless services and housing. A kick-off event will be held Thursday, May 13th at 11a.m. in the County Atrium, 625 Court Street. Mayors of all Yolo County cities and Supervisor Helen Thomson will be in attendance to sign the plan. In addition, the first Executive Commission meeting is scheduled for Thursday, May 20th at 11AM.**

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: 2010-2011 Grant Applications – The City received a total of 24 applications, totaling \$1,026,857 for the public service and public facility and improvement categories. For the public service applications, the City received a record number of applications; 16 applications

Project: CDBG Administration

requesting \$174,945. For public facility and improvement applications, the CDBG program received eight applications totaling \$851,912. The City was recently notified of its new CDBG allocation, it is \$630,540; the amount is approximately \$50,000 more than last year's \$581,852. **The 2010-2011 CDBG Action Plan was approved on May 4, 2010. The Consolidated Plan and Action Plan will be delivered to HUD for review and approval by May 15th. The funds will be available July 1, 2010.**

Annually, the CDBG Program is required to monitor all CDBG Subrecipients. To date, staff has monitored 3 subrecipients. Five more monitoring visits are scheduled in the next month.

(No Change)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. The project manager found errors in the project's certified payrolls. The CDBG program will not release the remaining grant funds until the wage amounts to the laborers are resolved.

(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. **St. John's finally received OSHPD approval and the construction of the generator is finally underway.**

(No Change) CIP 08-06 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. Due to changes in the project's design, the Engineering Division has requested that \$15,000 from the 09-21 Series Street Lighting project be transferred to the 08-06 project. The project's revised grant amount is \$46,101.

(No Change) CIP 09-21 -Series Street Lighting – Design of the Series Street Lighting project in the Gibson Area. The project's revised grant amount is \$20,000 (see explanation above).

(No Change) 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

Project: CDBG Administration

their product early next year. The company has already requested 99% of its loan amount and will begin making loan repayments in April 2010. The first loan repayment was received.

(No Change) 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.

The environmental review is complete. The organization is preparing its project for bidding.

ADA Curb Ramps (\$100,000) – The Engineering Division is designing and implementing this project. Project surveying is 100% complete. **The project is out to bid and construction is expected to begin by June 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 City has executed the grant agreement. All subrecipient agreements have been executed. **The third report on CDBG-R was submitted on time. The next report will be due July 10th.** To date, approximately \$37,000 has been expended.

- ADA Improvement Project (\$55,209) – the project is being combined with the 2009-10 project.
- **CDBG ADA project is out to bid.**
- Homebuyer Assistance Program (\$61,000) – All funds have been committed to homebuyers. One loan has closed.
- **Foreclosure Prevention Project by Legal Services (\$10,000) and Meals Program by the Yolo Wayfarer Center (\$10,000) are proceeding as scheduled. The Vocational Assistance program (\$3,242) by STEAC has not received the number of applicants that they expected. Staff is currently working with HUD to determine how to reallocate these funds to another activity.**

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	3	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 three (3) 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: **Three units are expected to close in late May and early June.** Staff will continue to hold orientations monthly, as well as schedule one-on-one orientations with Spanish speaking families.

Project: Rochdale Grange

Phase: Construction

PM: McLeod

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: **Due to inclement weather, construction was delayed to late April. Rough grading has been completed and materials have been delivered to the site.** All financing has been secured. HCD approved Project Setup on February 24, 2010. Grading Permit was issued March 2, 2010 and Building Permits were issued March 8, 2010. Construction is expected to last 12-15 months with completion expected in May of 2011 at the latest.

BUILDING

Project: Fitness Center

Phase: On going.

PM: Luevano

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

Project: Fitness Center

Status: (No Change) Wall and roof framing have been completed and the building should be completely weather-tight by the time of this printing.

Project: Porter Building

Phase: Construction **PM:** Luevano

Description: Seismic Retrofit

Status: Steel framing is under construction. New windows have been ordered and the front of the building is currently being worked on, partially blocking the sidewalk. **Duane Thomson (the Architect of Record) submitted the TI plans for Cambridge College. The college will be holding classes in this building in September 2010.**

Project: Cranston Building

Phase: Construction **PM:** Luevano

Description: Tenant Improvements. This is relocation of a business. They will be utilizing the entire three floors. Finishing of the project improvements is underway.

Status: **The owner has requested a Temporary Certificate of Occupancy.**

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. New Burger King Restaurant, West Main Street at Ashley & Main - The applicant resubmitted revised plans in response to first plan check comments and they are next in queue awaiting second review. **Plan reviews are complete and project is approvable pending applicant submission of foundation revision sheet(s) made necessary due to updated geotechnical report information.**
 3. New Spee Dee auto repair building, 216 W. Main Street - **Received plans including major redesign. Plans are in queue awaiting plan review.**
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Project: Plan Review

4. Cambridge College Tenant Improvement in Porter Building, 501 Main Street - **Plans have been reviewed and are approvable pending outcome of Fire review.**
5. CHW Oncology Center, major OSHPD-3 Tenant Improvement in Burns Building, 1200 Fairchild Court - **Response and revised plans have now been submitted after a long hiatus. Plans are in queue awaiting plan review.**

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

- 1) 210 Lincoln Ave. – Owner is planning to provide enhanced building protection by adding a roof, new wall covering, and screening on exterior base, while attempting to obtain loans to complete the project to convert to office use. **A permit was obtained by the owner and the roofing contractor has started to roof the building. This is a temporary roof to help preserve the building and to improve the look of the building until such time that the owner can obtain financing to complete the project.**
- 2) 326 N. Walnut – Illegal junkyard, numerous inoperable vehicles, and junk/debris accumulation.
- 3) 429 West Street – (Resolved) Clean up of debris left over from demolition of substandard structure has been completed and the weeds have been removed.
- 4) 27 Fifth Street – (Resolved) Illegal auto repair business, inoperable vehicles, and illegal occupancy of travel trailers and junk/debris accumulation.
- 5) Ongoing monitoring of vacant/foreclosed homes (Over 580 Foreclosures, including Pre-foreclosures, REO and Auction properties). This can be a very time consuming process. It can be difficult locating the current owner, which is usually a corporation, and addressing complaints from neighbors about the poor condition of the property.
- 6) Ongoing 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.

Project: Spring Lake Implementation

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: (No Change) 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: 5 Plan Checks Completed, 2 Plan Checks in Process.

Project: Encroachment Permits

Phase: Application
Processing

PM: Weichel

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

Status: 2010: 48 issued, 5 in process.

Project: Solara Ranch

Phase: Pre Submittal

PM: Fong

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

Status: (No Change) 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: A revised Tentative Map for the Gibson Ogden subdivision was approved by the Planning Commission on May 6, 2010, for a total of 77 lots.

Project: Mickle/Banks

Phase: Plan Check/New

PM: Fong

Description: Extension of Mickle Avenue and Banks Way within the Spring Lake Area

Status: Received plan submittal, preparing plan check comments.

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.

Project: Standard Specification Update

Phase: n/a

PM: Karoly

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

Status: (No Change) Process started in 2008; final draft version under internal review. Includes extensive landscaping changes based on 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:** **The Gateway II Draft EIR public comment period has been extended for an additional 45-day period. Comments will be taken through July 8, 2010. A public comment meeting will be held on May 20, 2010 at the Planning Commission meeting.**

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 comments and conditions.

Project: Cal West Seeds**Phase:** Rezone**PM:** Pollard**Description:** Rezone of land within Spring Lake.**Status:** **(No Change)** Prepared comments and conditions for Rezone.

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: 1 Parcel Map Complete; 2 Parcel Maps in Process; 0 Sub Division Maps Complete and **1 Sub Division Map in Process.**

Project: Transportation Permits**Phase:** Permit Issuance**PM:** Hatch**Description:** Receiving Requests, Processing, and issuing oversized truck permits**Status:** **48 Annual Permits; 52 Single Permits**

Project: Sub Division 4675 Parkside

Phase: Final Map and Plan Submittal PM: Fong/Pollard

Description: Final map for a subdivision located in the Spring Lake with 162 Residential lots and over \$7 million in public improvements.

Status: **Applicant is in escrow for the land and has requested plan check, map check, and preparation of agreements.**

Project: **Knaggs Annexation**

Phase: Zoning and Annexation PM: Pollard/Fong

Description: Zoning and Annexation of 140 acres near West and Kentucky.

Status: **Waiting for formal submittal.**

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/Responding to RFI's.
Applicant has established an account and is preparing formal application.

Project: **New Woodland Partners**

Phase: Zoning and Annexation PM: Pollard

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

Status: **(No Change)** Providing information and research prior to petition to the Planning Commission.

Project: **Parkland Landscape Design**

Phase: Landscape Design for Parkland PM: Fong

Description: Landscape plans for Parkland Avenue between Heritage and Marston between Parkland and Road 101

Status: **Received plan submittal and preparing comments.**

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: Received plan submittal and preparing comments.

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: (No Change) Received funding for design from Pulte Homes and executed contract for services with Cunningham Engineering Corporation. Currently soliciting scopes for environmental analysis.

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: (No Change) Project design under Cunningham Engineering Corporation; reviewed and approved geometric approval drawings. 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 50 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

Project: Development Projects Under Construction

Status: (No Change) 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.
