



**MILESTONE EVENTS**

- The Redevelopment Agency closed escrow on the purchase of the sites necessary for the 3.75-acre site designated for the new Woodland Courthouse.
- A Grand Opening event was held to celebrate the completion of construction of the Casa del Sol Mobile Home Park on East Street.
- Grading and site work has begun on the Gibson Ogden development located at the north west corner of Gibson Road and Ogden Avenue next to the Bel Air shopping center. The map has been approved for 77 single-family lots and has been acquired by Pulte Homes. Staff has not yet received an application for the architectural designs.
- Grading and site work has begun on the Parkside development located on the north side of CR 24A and east of East Street just north of the Community and Senior Center. The site has been purchased by Standard Pacific Homes and they will be completing the build-out of the 163 single-family lots. Staff has not yet received an application for architectural designs.

CDD New Project Submittals and Project Activities

- Construction is complete on the McDonalds remodel.
- A Temporary Certificate of Occupancy has been issued to the new gym on Freeway.
- Construction on the Burger King is progressing rapidly.
- Staff has received an application for courtesy review of the Yolo County Transportation District Facility Expansion.
- The City received three new commercial design/development applications in July: Applebee's re-branding; a proposed recycle center; and a new Red Robin Restaurant for the Gateway I center.
- Thirty (30) new commercial business licenses were reviewed in July.
- 107 new building permits were issued of which twelve (12) were for residential additions, accessory structures or patio covers; 24 HVAC change outs and 23 reroofing permits were issued.

- Fifteen (15) FEMA flood letters were prepared.
  - Building staff and Architect Duane Thomson are working together to assure the opening of the new Cambridge College's Woodland campus. The college is scheduled to start conducting classes in early September and needs to be ready for students. Duane's involvement has been critical in attempting to meet the deadline.
  - Woodland's new oncology center (located in the Burns Building at the Woodland Hospital complex) is under construction and progressing very quickly. This addition to the Woodland Medical will be a great asset to the community.
  - Plans have been submitted for the Opera House expansion and comments from plan review have been sent back to the architect.
  - Slabs have been poured at the Rochdale Grange site. The project is expected to begin framing by mid-August.
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**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 recommended that staff proceed with measures to complete the financing proposal and allow release of “Second Release” Building Unit Allocations (BUAs).
- 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.
- **Proposed amendments to the BUA Ordinance for City Council review. Amendments request consideration to allow the third release date be moved up to allow efficient release of BUA’s thereby facilitating logical development within the plan area.**
- Completion of necessary and key backbone infrastructure– Investigating possibility for use of funds to complete lanes on Pioneer/Parkland
- 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): A funding agreement with Sacramento Mutual Housing Authority to allow development of 101 units was approved by City Council on July 20, 2010. Sac Mutual is in the process of applying for other funding as well.
- Cal West Investors Site: The applicant has submitted a revised application based on a

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**Project: Spring Lake**

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.

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**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. 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.

**Status:** **Seventeen (17) comments have been received in addition to comments provided at the public meeting. Staff and the consultant are in the process of reviewing those comments and providing responses.** Work on a 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.

**Summary:**

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.

**Project: Gateway II**

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:** Planning Staff**Description:** An appointed Commission for review and oversight of the City's Historic resources**Status:** **There are currently two vacancies on the Historic Preservation Commission. Interviews and appointments are forthcoming.**

**The HPC Commissioners presented Heritage Home Awards at their last meeting on July 21, 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.

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. **This project has been suspended due to reduced staffing.**

**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

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**Project: Prudler Project (formerly known as Four Seasons - The Mall Expansion Site)**

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

**Phase:** Application  
Complete

**PM:** Norris

**Description:** A tentative subdivision map to subdivide 14.47 acres into 77 single-family lots in the Southeast Area Specific Plan. This map application was approved by the Planning Commission on May 6, 2010.

**Status:** The property has been purchased by Pulte Homes. Site grading is currently underway. Pulte will be submitting architectural plans for the proposed home designs in the near future.

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## REDEVELOPMENT

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**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 June 10, 2010, the Redevelopment Agency received proposals for the construction of a multi-plex theater at two sites in downtown Woodland: 801 Main Street (Hoblit auto dealership location) and 322 Main Street (State Theater location). **An Agency Board Selection Subcommittee met on June 25 and July 14 to evaluate the proposals. The developer teams were invited to interviews with the committee on August 10, 2010. The committee members are continuing to evaluate the financial feasibility of the proposals, the experience & capability of the two developers to implement the proposed projects, and benefits to the community.**

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**Project:** New Woodland Courthouse

**Phase:** n/a

**PM:** Shallit/Sokolow

**Description:** Construction of 163,000 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.

**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 for ratification on September 7, 2010.** 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.

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**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)** 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.

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**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:** **Construction has been completed at the Casa del Sol Mobilehome Park. A Grand Opening event was held July 14, 2010. The affordable housing developer, CHOC, is attempting to secure an additional \$2.3 million HOME loan to purchase 30 new trailers. If successful, the order will be placed with the Woodland-based manufacturer—Skyline Homes.**

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.

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**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 complete. **A STOP notice from a sub-contractor is delaying closing out the project. The general contractor and the subcontractor are working to resolve this issue.**

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**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.

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

**Phase:** n/a

**PM:** To Be Determined

**Description:** Staff is working through the process of declaring Dead Cat Alley between Third St and Freeman Park (Fifth Street) as the City's 17<sup>th</sup> 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.

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

**Phase:** Plan Preparation

**PM:** To Be Determined

**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-

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

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) 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 13<sup>th</sup> 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. The first Executive Commission meeting was held Thursday, May 20<sup>th</sup> at 11 a.m. The Commission nominated additional members to the Executive Commission. The next meeting is scheduled for June 28<sup>th</sup> at 11a.m., the County Administration Building. The Commission will discuss its Draft First Year Plan and action steps.

**Project: CDBG Administration**

**Phase:** n/a

**PM:** To Be Determined

**Description:** Preparing documentation and project monitoring for CDBG funded activities. Also includes the community application process for funding.

**Status:** The FY 2011 CDBG allocation 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. Staff expects to receive notice from HUD approving the 2010-2014 Consolidated Plan and FY 10 Action Plan shortly. The funds will be available July 1, 2010.

(No Change) Utility Assistance Program - The FY11 Action Plan allocated \$15,000 to a Utility Assistance Program that will provide a \$15 discount on the flat rate portion of eligible household's utility bills for up to three consecutive months. The household must be enrolled in PG&E's CARE or FERA program to be eligible in addition to other restrictions. Applications will be available on July 1, 2010 at City Hall and on the City website.

(No Change) Annually, the CDBG Program is required to monitor all CDBG Subrecipients. To date, staff has completed all subrecipient monitoring for FY 2010.

(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 discrepancy is less than \$400, however the process of contacting the employees and paying them the corrected wages has been lengthy. The CDBG

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**Project: CDBG Administration**

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. The project was re-bid and construction is now complete. The subrecipient is currently collecting its final paperwork to closeout the grant.

**(No Change)** 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. The generator is expected to be completed by the end of June. Final closeout of the project is expected by the end of July.

**(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 (an alarm system installed in refrigerators that alerts workers when temperatures get too high in the unit) 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. The first loan repayment was received. The new product was tested in two stores and has won 3 stores with Safeway for this year. The new product will be included in all new and remodel projects for Safeway in 2011. The new product also debuted in the largest Food Trade show in the U.S. in May at FMI 2010 Las Vegas. This debut is expected to increase sales and exposure of the new product and the company dramatically. There are two design flaws with the injection molds used to create the product. Therefore, new injection molds are required. Loan repayments have been suspended until January 1, 2011 to help Refrigeration Innovation complete the development of the new product.

CommuniCare Peterson Clinic Design (\$80,000) – CommuniCare has abandoned negotiations with Woodland Memorial Hospital after a viable agreement did not seem possible. CommuniCare is now looking at other options, including existing commercial sites or vacant land. **CommuniCare has made an offer on another site and should finalize negotiations by December, 2010.**

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**Project: CDBG Administration**

**(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. The environmental review is complete. YCCC has received one bid, but needs three bids per CDBG regulations. The project manager is working to obtain two more bids from general contractors.

**(No Change)** ADA Curb Ramps (\$100,000) – The Engineering Division is designing and implementing this project. The project has been bid out and the notice to proceed will be released on July 6, 2010.

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

**Phase:** n/a

**PM:** To Be Determined

**Description:** The American Recovery and Reinvestment Act allocated \$1bill to the CDBG program. The City of Woodland will be receiving \$154,946. The funds are to be used primarily for job creation and economic recovery type activities. In addition, 10% of the funds may be used for admin and 15% of the funds may be used for public service activities.

**Status (No Change)** 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 (see above).
- 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.

**Status:**

Developer	Unsold Units	Affordable Expiration Date On some units
None Available	0	

**Staff will continue to send applications to interested family.**

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**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 closed in July. Staff has been in discussions with developers in regards to two new Inclusionary Housing Agreements. These agreements would be for Parkside and Gibson/Ogden.**

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**Project:** Rochdale Grange

**Phase:** Construction

**PM:** McLeod/ Luevano

**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:** **Slabs have been poured and framing is scheduled to begin. The Developer and the City has been approached by OneWest Bank (formerly IndyMac) about have the required off-sites constructed as part of the project. The off-sites were a requirement of IndyMac as part of the purchase and sale agreement. OneWest would compensate the project by providing fee credits in return for the value of the work.**

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## BUILDING

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**Project:** Fitness Center

**Phase:** On going.

**PM:** Luevano

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

**Status:** **A temporary 30 day Certificate of Occupancy has been issued.**

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**Project:** Porter Building

**Phase:** Construction

**PM:** Luevano

**Description:** Seismic Retrofit/Tenant Improvements

**Status:** Seismic retrofit completed and interior improvement and renovations to the front facades are underway. **The building department is working with the architect and contractor to**

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**Project: Porter Building**

**focus on portions of the building. This will allow the contractor to focus on the classrooms so the classes can begin in September 2010.**

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**Project: Burger King****Phase:** Construction**PM:** Luevano**Description:** New Burger King on West Main Street**Status:** **Finishing of project improvements are underway. The parking lot is scheduled for paving on 8/16/10. Opening is scheduled for the week of 8/23/10.**

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**Project: Rochdale Grange****Phase:** Construction**PM:** Luevano**Description:** 44 unit apartment complex**Status:** **All the building slabs have been poured and framing is scheduled for 8/23/10.**

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**Project: Burns Building at Woodland Healthcare****Phase:** Construction**PM:** Luevano**Description:** Medical office remodel**Status:** **Framing is under construction and the final target date for completion is October 2010.**

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**Project: McDonalds Restaurant****Phase:** Construction**PM:** Luevano**Description:** Restaurant remodel**Status:** **The project was finalized on 7/30/10.**

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**Project: Plan Review****Phase:** n/a**PM:** Essenwanger/Hanson**Description:** Projects currently being plan checked in CDD's Building Inspection division.**Status:** The following *large scale* projects are currently in plan review:

**Project: 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 Spee Dee auto repair building, 216 W. Main Street - Received plans including major redesign. **Resubmittal is in plan check queue for plan review.**
3. Received \$1.8 Million Woodland Opera House Expansion permit application at 340 Second Street. Initial Building Divisions comments have been sent to architect of record.
4. **Received Costco store large roof-mounted photovoltaic solar electrical generation system at 2299 Bronze Star Drive. Plans are in plan check queue for plan review.**
5. **Received Tacos El Paisanos tenant improvement permit application for 1392 E. Main Street. Initial plan review comments have been sent to the engineer of record.**
6. **Received Chase Bank tenant improvement to Raley's shopping permit application for 367 W. Main Street. Initial plan review comments have been sent to the architect of record.**

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

1. 648 Denise Drive – Junk and debris accumulation in front yard and driveway area. Administrative citation (warning) given, expires 8/16.
2. 521 Sunset – Illegal accessory buildings/structures/patio covers built without permits. Door hanger left.
3. 1615 Sixth St. – Inoperable vehicle (RV) with expired tags and sitting on flats located in driveway.
4. 175 Muir Street – Unsecured vacant home with broken back windows and sliding glass door. Property has been vandalized on interior. Notice sent to bank.
5. 75 W. Court Street (Q Shack)- Vacant commercial property with tall weeds and junk/debris accumulation. Call placed to listing agent.
6. 1632 College Street – Illegal occupancy of accessory building.
7. 601 Main Street (Capital Saloon) – Hours exceeding 10:30 pm requires a conditional use permit.
8. 7 W. Court Street (Economy Food Market) – Repainting of building located in downtown area without prior planning department approval.
9. 590 N. East Street (Perry's Cozy Diner) – Installation of signs without a sign permit or design review.
10. 621 West Street – Inoperable vehicles and junk/debris accumulation.

**Project: Code Enforcement**

11. **784 Bourn Drive** – Illegal accessory building built without permits and being listed as a second unit/residence. Stop work notice issued 7/26.

**RECENTLY RESOLVED CASES**

1. **680 Thomas Street** – Vacant foreclosed property with tall weeds and blight. Weeds have been removed and property cleared of all debris.
2. **428 Walnut Street** – Substandard building (barn) has been demolished and all debris cleared from lot.
3. **976 Nelson** – Tuffshed accessory building has been removed from driveway.
4. **335 Quail Drive** – Inoperable vehicles in driveway have been removed from property.
5. **174 Cleveland Street** – Illegal camping on property has stopped and debris has been removed.
6. **743 Fourth Street** – Unsecured vacant building (foreclosure) has been secured by code enforcement.
7. **1644 Hatcher Drive** - Unsecured vacant building (foreclosure) has been secured.
8. **66 Utah** – Illegal accessory building has been reduced in size and now meets necessary setback requirements.

**ONGOING ISSUES**

- Foreclosure monitoring, currently 330 foreclosures within city limits.
- Business license inspections and violations.

**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.

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**Project: Pulte/Centex/Beeghly**

**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.

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**Project: On Site Civil Improvements**

**Phase:** Plan Check **PM:** Weichel

**Description:** Various projects in for plan check.

**Status:** 2010: **8 Plan Checks Completed, 1 Plan Checks in Process.**

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**Project: Encroachment Permits**

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

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

**Status:** 2010: **100 issued, 3 in process.**

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**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.

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**Project: Gibson & Ogden**

**Phase:** Final Map/Construction of Improvements **PM:** Fong

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

**Status:** **Construction started prior to final map (under improvement agreement). Final map expected to go to Council on September 21, 2010.**

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**Project:** Mickle/Banks

**Phase:** Pre Construction

**PM:** Fong

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

**Status:** Plans approved, improvement agreement completed, and construction will start shortly.

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**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:** Completed

**PM:** Karoly

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

**Status:** (No Change) Final Update issued March 2010; currently working on 1<sup>st</sup> Addendum.

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**Project:** Gateway II

**Phase:** Preparing  
Environmental  
Document

**PM:** Pollard

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

**Status:** Assisting consultant in response to comments.

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**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:** Preparing revised comments and conditions in response to comments from applicant.

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**Project:** Cal West Seeds

**Phase:** Rezone

**PM:** Pollard

**Description:** Rezone of land within Spring Lake.

**Status:** (No Change) Prepared comments and conditions for Rezone.

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

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**Project:** Transportation Permits

**Phase:** Permit Issuance

**PM:** Hatch

**Description:** Receiving Requests, Processing, and issuing oversized truck permits

**Status:** (No Change) 65 Annual Permits; 77 Single Permits.

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**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:** **Construction underway with improvement agreement. Final map is expected to go to council September/October 2010.**

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**Project:** Knaggs Annexation

**Phase:** Zoning and Annexation

**PM:** Pollard/Fong

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

**Status:** (No change) Waiting for formal submittal.

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**Project: Knaggs Annexation II****Phase:** Annexation PM: Pollard**Description:** Annexation of approximately 160 acres near East Main Street and Road 102.**Status:** (No change) Meeting with property owner's representative prior to application/Responding to RFI's. Applicant has established an account and is preparing formal application.

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**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.

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**Project: Hedrick II****Phase:** Final Map PM: Fong/Pollard**Description:** Final of 69 lots on the Hedrick tentative map in Spring Lake.**Status:** Applicant has requested plan review prior to map submittal. **Plan review has been completed and returned to applicant. Draft agreements have been prepared for prospective buyer.**

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**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:** (No change) Waiting for resubmittal of plans.

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**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) Commented on plans and awaiting resubmittal.

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**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 executed contract for services with Cunningham Engineering Corporation. **Environmental document being prepared by consultant. Draft expected to be submitted by the end of August.**

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**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:** **Plans submitted and are under review.** Staff has contacted property owners and has started property acquisition negotiations.

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**Project: Capital Projects****Phase:** Pre-Design, Design, Bidding, Construction **PM:** Meyer, Karoly, Heath, Brant, Burnham, Ayon, Chavez, Camacho, Scott, Sharp, 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."

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**Project: Development Projects Under Construction****Phase:** Construction, Warranty **PM:** Heath**Description:** 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; 1 still active; 155 permits have been issued in 2009; 4 still active. Sixty-Seven permits issued thus far in 2010.

Warranty repairs are being performed at the Woodland Gateway Shopping Center and should be completed by July 1<sup>st</sup>.