



**MILESTONE EVENTS**

CDD New Project Submittals and Project Activities

- The City Council approved a General Plan Amendment to remove Deep Flooding Policy 8.B.3 from the General Plan Policy Document at its January 18, 2011 meeting.
- Cal West Investors has filed a Tentative Map application for a portion of the recently approved Cal West Specific Plan Rezone project site.
- Inland Terminal has filed an application to construct a new 52,000 square foot dry fertilizer building on their site located at 1002 N. East Street.
- Target Warehouse has submitted an application for an approximately 362,000 square foot expansion. This item will be heard at Planning Commission on February 17, 2011.
- Staff has completed review and comment on the LAFCO five year update to the Municipal Service Review and Sphere of Influence (MSR/SOI). A LAFCO meeting will be held on February 28, 2011.
- Two new members have been appointed to the Historic Preservation Commission and the next meeting of the Commission will be held on February 16, 2011.

**DETAILED PROJECT LISTING**

*Changes will be highlighted in bold*

**PLANNING**

**Project:** Spring Lake

**Phase:** n/a

**PM:** Norris

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

**Status:** Spring Lake City Council Subcommittee Reviews

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

**Project: Spring Lake**

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 were approved as a first reading by City Council on October 5, 2010. The amendments allow the third release to move up the allocation date to be almost concurrent with second release; and the amendments allow the City to consider the possibility of increasing the maximum BUA allocation, subject to review of the General Plan growth cap policy.
- Staff is working with the development community to facilitate the completion of Pioneer improvements in front of Pioneer High School.

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.
- 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.
- Pioneer Investors, Heidrick II: The applicant has submitted an application to amend an approved Development Agreement and map for a portion of the Heidrick II site. **The DA Amendments were approved by City Council on December 14, 2010.**
- 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. Development Agreements will be required for both property owners: Cal West Seeds and Cal West Investors. **The Specific Plan Amendment and Development Agreement was approved by City Council on December 14, 2010.**

**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

**Project: Gateway II**

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:** **(No Change)** 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 has met with the County and both agree on a scope and consultant. Staff is waiting for the applicant to fund further work.

**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.

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

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**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:** **Two new Historic Preservation Commissioners have been appointed: Mark Aulman and BJ Ford. The Commission will re-convene on February 16, 2011.**

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.

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**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.
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**Project:** Gibson/Ogden General Plan and Specific Plan Amendments to request removal of a proposed pedestrian/bike overpass and class 1 bike path between the High School and Woodland Community College.

**Phase:** Application  
Complete

**PM:** Norris

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**Project:** Gibson/Ogden General Plan and Specific Plan Amendments to request removal of a proposed pedestrian/bike overpass and class 1 bike path between the High School and Woodland Community College.

**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. An initial application for Design Review for the Centex homes on Gibson Ogden was received, but is not complete. The applicant has indicated that they intend to present design ideas for discussion. In addition, the applicant has submitted a request to remove the proposed bikeway improvements and overpass. **This item was approved by the Planning Commission on October 21, 2011. A subsequent Design Review of the homes has been approved by Planning Commission. The plans have been submitted for the first round of plan check.**

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**Project:** General Plan Amendment for Removal of Deep Flooding Policy 8.B.3 from the General Plan Policy Document

**Phase:** n/a

**PM:** Sokolow

**Description:** Policy 8.B.3 was established in 2002 and prohibits development in areas subject to deep flooding (i.e., over four feet) unless adequate mitigation is provided. A recent City storm drain analysis determined that the original basis for the policy is no longer valid and the policy can be removed. Removal of the policy may allow a number of commercial projects to move forward with the projects being developed in a manner consistent with Federal and state flood regulations.

**Status:** The Planning Commission recommended approval of the General Plan Amendment at its regularly scheduled meeting of December 16, 2010 and **the City Council approved the amendment on January 18, 2011.**

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## REDEVELOPMENT

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**Project:** Downtown Multi-plex Theater

**Phase:** Selection of Developer

**PM:** Shallit

**Description:** Construction of a downtown 12-14-screen multi-screen theater on Main Street.

**Status:** **(No Change)** Staff returned to the Agency Board with a status report on December 14, 2010. Since Cinema West is proposing to build a new multiplex at 801 Main Street without the use of Agency subsidies, the Board agreed to suspend the RFP process pending the outcome of the CinemaWest project application. Staff was also directed to develop a plan to restore and reuse the State Theater.

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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 on- and off-site 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 purchase and sale agreement (PSA) for the sale of the court project site from the Agency to the State is expected to be considered by the State Public Works Board (PWB) at its March meeting. PWB approval of the PSA and separate approval by the RDA will allow the Agency to complete the sale of the court properties to the State. A supplemental agreement to the PSA will address the State's payment of \$750,000 for the Well #1 replacement and the City's obligations for replacing the well and abandoning the existing well.**

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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:** Porter Building (501-511 Main St) – Cambridge Junior College began classes on the first floor of Porter in September 2010 and the improvements necessary for Cambridge to fully occupy the first floor are almost complete. The façade improvements are nearing completion. **Sanding and painting of approximately twelve window frames on the Main Street frontage of the building (second and third floors) remains as the only outstanding façade item.** The Agency approved a loan to the building owner in October 2010 through the Agency's Second Floor Retrofit Program to help the owner with the rehabilitation of the second and third floors as well as assisting with any remaining work necessary for Cambridge's full occupancy of the first floor.

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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:** **(No Change)** A new staff person at HCD has been assigned to the Casa Del Sol HOME loan application. A target date for the HOME loan closing of October 17, 2010 was missed and a new date will need to be set. The thirty (30) new coaches cannot be ordered from Skyline until the loan is approved.

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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:** Sokolow**Description:** The City's 17<sup>th</sup> Undergrounding Utility District would underground the overhead utilities on Dead Cat Alley between Third and Fifth streets. PG&E's Rule 20A Program provides funding (credits) to underground utilities in a community.**Status:** **The City Council, at its February 1 meeting, approved the establishment of Underground Utility District 17 (Dead Cat Alley). The next steps are to notify the adjacent property owners as well as the effected utilities so they can begin designing their underground utility facilities.**

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**Project: CDBG Administration****Phase:** n/a**PM:** Ross**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

**Project: CDBG Administration**

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 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

**Project: CDBG Administration**

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.

**(No Change)** 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.

**(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. SHPO approval was received in October 2010 and a notice to proceed will be issued shortly.

**Project: The American Recovery and Reinvestment Act/CDBG Administration****Phase:** n/a**PM:** Ross

**Description:** The American Recovery and Reinvestment Act allocated \$1 billion 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.

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**Project:** Sale of Spring Lake Homes

**Phase:** n/a

**PM:** McLeod

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

**Status:** (No Change)

Developer	Unsold Units	Affordable Expiration Date On some units
Standard Pacific	16	

Staff met with Standard Pacific Homes to discuss the procedures for marketing and selling the homes for their project. The meeting included the sales team for the project, representatives of the marketing department, and their lender. The City's consultant NeighborWorks also attended to answer questions in regards to income certification of potential buyers. The first affordable permit is expected to be pulled in late February or early March 2011.

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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:** Staff met with representatives from Pulte Homes in regards to their Starlyn Park Project. The purpose of the meeting was to discuss ways to assist in the marketing of the units. They have eight (8) affordable units at this project and the first permit is expected to be pulled in Spring of this year.

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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:** The project is 78% complete. Buildings have been completed. Interior work such as some framing, drywall, painting, and installation of cabinets & fixtures are underway. Site work is nearly completed as well.

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**BUILDING**

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**Project:** Farm Credit West**Phase:** Construction**PM:** Luevano**Description:** New Bank**Status:** A Certificate of Occupancy was issued on January 28, 2011.

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**Project:** Porter Building/Cambridge College Tenant Improvement**Phase:** Construction**PM:** Luevano**Description:** Seismic Retrofit/Tenant Improvements**Status:** (No Change) Cambridge College is now holding classes at the Porter Building Monday through Friday with approximately 90 students attending, while work on the building continues.

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**Project:** Marias Cantina**Phase:** Construction**PM:** Luevano**Description:** Restaurant Remodel**Status:** (No Change) Project is currently at framing stages of construction.

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**Project:** Rochdale Grange**Phase:** Construction**PM:** Luevano**Description:** 44 unit apartment complex**Status:** Buildings A through H are at drywall or finish stages of construction. **The remaining buildings J & I are scheduled for frame inspection the week of February 7, 2011**

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**Project:** Red Robin Restaurant**Phase:** Construction**PM:** Luevano**Description:** Restaurant

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**Project:** Red Robin Restaurant

**Status:** Project is currently at drywall and stucco stages of construction. Final target date the completion is scheduled for March 18, 2011.

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**Project:** Speed Oil Change and Tune-up

**Phase:** Construction **PM:** Luevano

**Description:** Automotive Repair

**Status:** (No Change) CMU block construction has been completed and the interior framing is under construction. Final target date for completion is scheduled for March 18, 2011.

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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:

1. The Woodland Opera House has been tentatively approved pending proposal and approval of revised gas meter location and backflow preventer location.
2. **Standard Pacific Parkside subdivision Master Plans 1, 6, 7 & 8 have been resubmitted and approved.**
3. **Wal-Mart Fuel Cell Project at 1720 E. Main Street has been resubmitted with additional revisions for the third time.** Plans are awaiting plan review.
4. **Sun Foods Rice Flour Processing Plant at 420 N. Pioneer Avenue has been resubmitted for the second plan review and is in queue for plan check. A foundation-only building permit has already been issued for the project.**
5. **Pulte-Centex Starlyn Park Master Plans 1, 2 & 3 have been resubmitted for second plan review and are being approved.**
6. **Yolo Transportation New Administration Building, Remodel of Existing Buildings and Site Improvements project at 350 Industrial Way has been reviewed and comment letter written pending coordination with other departments.**
7. The Target Distribution Center expansion project at 2050 E. Beamer Street Grading Permit was issued. We are awaiting submittal of building plans for the approximate 367,000-ft<sup>2</sup> expansion to the existing building.
8. **Panda Express Restaurant Tenant Improvement plans at 2031 Bronze Star Drive have been submitted for initial review and are in queue for plan check.**
9. **Plans for a new covered pedestrian walkway connecting buildings at Woodland Memorial Hospital at 1325 Cottonwood Street have been submitted for initial review and are in queue for plan check.**
10. **La Superior Mercado Deli and Creamery Tenant Improvement plans were submitted for second review and have been approved.**

**Project: Plan Review**

11. **City of Woodland Parks and Recreation Clark Field Storage Building has been resubmitted for second plan review and approved.**
12. **New Agriform 54,000-ft<sup>2</sup> Storage Building at SE corner of State Hwy 113 and County Road 18C has been submitted for initial review and is in queue for plan check.**
13. **Master-Plans for Solar Photovoltaic systems for Pulte/Centex/Starlyn Park and Standard-Pacific/Parkside subdivisions have been submitted, reviewed, and initial comments issued to the applicant.**
14. **Starbucks Coffee has submitted plans for a new Starbucks at the Gateway Shopping Center. The permit packet is currently being routed.**

**Project: Code Enforcement****Phase:** n/a**PM:** Dennis**Description:** Major code enforcement efforts.**Status:** (No Change)  
ONGOING CASES

1. From October 8, 2010 to November 8, 2010 67 calls for service received, 51 cases opened, and nine (9) calls for substandard conditions (previously handled by Yolo County Environmental Health Department).
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. 75 W. Court Street (Q Shack) - Vacant commercial property with tall weeds and junk/debris accumulation. Call placed to listing agent.
5. 111 Main Street – Old Long John Silvers, vacant foreclosed building. Transient camp, junk, and debris accumulation.
6. 601 Main Street (Unit 304) – Substandard conditions, lack of hot water.
7. 555 Matmor – (Cross Road Village Apts.) Garbage accumulation in dumpster enclosures, A/C unit hanging from window.
8. 700 Springdale Drive – Foreclosure, junk/debris accumulation.
9. 601 Main Street (Capital Saloon) – Hours exceeding 10:30 pm requires a conditional use permit.

RECENTLY RESOLVED CASES

1. 648 Denise Drive – Junk and debris accumulation in front yard and driveway area. Administrative citation (warning) given, expires 8/16.
2. 175 Muir Street – Unsecured vacant home with broken back windows and sliding glass door. The interior of the property has been vandalized. Notice sent to bank.
3. 680 Thomas Street – Vacant foreclosed property with tall weeds and blight. Weeds have been removed and property cleared of all debris.
4. 428 Walnut Street – Substandard building (barn) has been demolished and all debris cleared from lot.
5. 976 Nelson – Tuffshed accessory building has been removed from driveway.
6. 335 Quail Drive – Inoperable vehicles in driveway have been removed from property.

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**Project: Code Enforcement**

7. 174 Cleveland Street – Illegal camping on property has stopped and debris has been removed.
8. 1120 Gum Ave – Illegal residence in commercial building, inspected premise and verified and confirmed no residency.

**ONGOING ISSUES**

- Foreclosure monitoring: currently 398 foreclosures within city limits.
  - Business license inspections and violations.
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**ENGINEERING**

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**Project: Spring Lake Implementation****Phase:** n/a**PM:** Pollard/ Fong

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

**Status:** Staff is working on facilitating various developments in Spring Lake from the first and second release.

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**Project: Pulte/Centex/Beeghly****Phase:** n/a**PM:** Pollard

**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 needed 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.

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**Project:** On Site Civil Improvements  
**Status:** (No Change) 2011: Three (3) 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:** Seven (7) issued and four (4) 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:** All construction of public improvements is complete. Staff is scheduling improvements for acceptance. Final map approved and recorded. Staff is working on reimbursement agreement requests.

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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:** Hardscape has been completed. Staff is preparing landscape plans and reviewing & processing payments. Staff is also preparing Reimbursement Agreement for SLIF credits.

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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:** Staff is preparing an Addendum No. 2.

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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 and reviewing Development Agreement items.

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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:** Prepared revised comments and met with applicant to discuss fees.

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**Project:** Cal West Seeds

**Phase:** Tentative Map 4991 **PM:** Pollard

**Description:** 109 SFD map plus R-15 site

**Status:** Staff is reviewing application for preliminary comments and completeness.

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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:** (No Change) One (1) Subdivision 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:** 2011: 21 issued

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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. **The Final map is being phased with 42 lots. Staff is working with the off-site property owner to allow for completion of Sports Park Drive and East Street intersection.**

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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) Flood modeling, scoping traffic study, and utility studies have been completed.

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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) The project was denied by the Planning Commission and is now awaiting result of appeal to City Council.

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**Project: Heidrick II****Phase:** Final Map **PM:** Fong/Pollard**Description:** Final of 69 lots on the Heidrick tentative map in Spring Lake.**Status:** **(No Change)** 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. Prepared revised conditions for Development Agreement Amendment. Staff is reviewing the second submittal of improvement plans.

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**Project: Parkland Landscape Design****Phase:** Landscape Design for **PM:** Fong  
Parkland**Description:** Landscape plans for Parkland Avenue between Heritage and Marston between Parkland and Road 101**Status:** **(No Change)** Waiting for re-submittal of plans.

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**Project: Widening Pioneer Avenue (CIP 09-24)****Phase:** Design **PM:** Fong**Description:** Widening Pioneer Avenue between Gibson Road and the Pioneer HS main entrance.**Status:** **(No Change)** Staff is reviewing revised plans.

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**Project: Road 25A (CIP 09-25)****Phase:** Road Rehabilitation **PM:** Fong**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. Environmental document being prepared by consultant.

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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 have been submitted and are under review. **Staff has contacted property owners and staff estimates that a purchase agreement will go to Council in March 2011.**

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**Project:** Capital Projects

**Phase:** Pre-Design, Design, Bidding, Construction      **PM:** Ayon, Brant, Burnham, Camacho, Chavez, Fisher, Heath, Karoly, Meyer, Scott, Sharp, Weiser, Wurzel

**Description:** Capital Projects

**Status:** **(No Change)** Capital Improvement Project Execution - Engineering staff is managing/designing 34 active projects (FY 10/11 budget = \$24 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:** Major developments under construction:

- Parkside (south of Matmor, east of East Street, north of Community & Senior Center) – **completing street construction and public utilities.**
- Starlyn Park (west of Odgen, south of Brannigan, north of Gibson) – **completed and scheduled for Council acceptance on March 1, 2011.**
- Southerly extension of Mickle to Banks includes portion of Banks– **completing street construction and public utilities.**

Encroachment Permit Inspection –One (1) 2008 permit still active; nine (9) 2009 permits still active. **Six (6) 2010 permits are still active; six (6) permits issued thus far in 2011.**

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