



**MILESTONE EVENTS**

CDD New Project Submittals and Project Activities

- The sale of the Redevelopment Agency's 1.07-acre site for the new Woodland Courthouse was approved March 1 for \$3.4 million.
- A permanent Certificate of Occupancy was issued for the Porter Building in time for Cambridge College's accreditation. The \$900,000 construction project will now expand to the second and third floors.
- The owner of the old Muscle World building (formerly known as the Mario G. Obledo Center at 514 Main Street), is working with Redevelopment staff on designing and financing rehabilitation of the building.
- Four (4) model home permits were issued for the Standard Pacific development located west of Matmor and North of the Community and Senior Center. An additional fourteen (14) permits have been issued.
- Three (3) model home permits were issued for Pulte/Centex Development Company for the project located north of Gibson Road and West of Ogden Road. An additional seven (7) permits have been applied for.
- 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 March 28, 2011.
- Target has submitted plans for the 363,000 square foot addition to their distribution center. The plans have been routed and staff is working at a speedy permit issuance.
- The Tremont Group (Agriform) at 1002 North East Street has submitted a development and permit application for a 52,000 square foot fertilizer storage building.
- Western Wood (1492 Churchhill Downs) has completed a Site Plan, Design Review, Lot Merger, and submitted a permit application for 29,000 square foot building addition.
- Staff has been providing support to the effort to evaluate the potential for solar installations on City property.

**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 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 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 were approved by City Council on October 5, 2010. The amendments allow the third release to be concurrent with second release; and allow the City to consider the possibility of increasing the maximum BUA allocation.
- 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:

- 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: DA Amendments were approved by City Council on December 14, 2010.
- Cal West Specific Plan Amendment: 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. The Specific Plan Amendment and Development Agreement

---

**Project: Spring Lake**

was approved by City Council on December 14, 2010.

- **Cal West Tentative Map submittal:** Cal West Investors, LLC has submitted a Tentative Map application for 113 lots on the site located east of Hwy 113, north of future Farmers Central Rd and west of Harry Lorenzo Avenue. This map represents a portion of the overall Cal West site. Required studies including traffic, noise and air quality are underway.
- **Spring Lake Central inquiries:** This site is currently bank owned, however, it is currently up for sale. Staff continues to meet with prospective buyers and interested parties to inform them of Spring Lake standards and requirements for this property. This is a key piece of the development and the ability to do future bond financing hinges on this property being in private ownership.
- **Spring Lake Neighborhood Meeting:** At a citizen's request, the City will schedule and hold a Spring Lake Neighborhood meeting. The topics for discussion will focus primarily on bond and financing issues as they affect residents. This would be the second SL neighborhood meeting.

---

**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 Rezoning of the site to General Commercial (C-2) in order to accommodate a future commercial development. In addition, a General Plan Amendment to modify the acceptable level of service from (LOS) from C to D for County Road 102 (CR 102) from Maxwell Avenue south to the City limits is also requested. The specifics of the commercial development are not in the project application.

**Status:** The Gateway II Draft EIR public comment period has been extended for an additional 45-day period. Comments were accepted through July 8, 2010. Seventeen (17) comments have been received in addition to comments provided at the public meeting. Staff and the consultant are working with the City Attorney's office to review those comments and providing responses.

**In addition to working on responses to CEQA based comments, Staff with the City Attorney have been working to develop draft Development Agreement (DA) conditions. The review of the DA and EIR will occur concurrently.**

---

**Project: Gateway II****Summary/Background:**

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:** Planning Staff**Description:** An appointed Commission for review and oversight of the City's Historic resources**Status:** **The Historic Preservation Commission has now met two times since the appointment of the new Commissioners, on February 16, 2011 and again on March 16, 2011. An additional meeting is scheduled for April 20, 2011. The Commission has indicated that their priority is to ensure that the Heritage Home Awards Ceremony happens this year. The Commission members are researching and evaluating possible homes to nominate. HPC has determined that with available staffing, the two key priorities of the Commission at this time are Heritage Home Awards and review of demolitions and development projects in the Downtown National Register District. An additional priority that has been carried forward is the modification of the Historic Resources Ordinance 12A. This is required in order to apply for Certified Local Government Status.**

---

**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:** The draft Initial Study and Mitigated Negative Declaration was released for 30-day review. **The fiscal study has been completed by Goodwin Consulting Group and the results of the study have been released to the applicant. Staff is now waiting on the applicant before any further action can take place.** 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:** Target Warehouse Expansion; Target Corporation has proposed to expand their existing 1.5Million square foot facility to add approximately 362,099 square feet, for a total of 1,871,690 square feet.

**Phase:** Approved by  
Planning  
Commission

**PM:** Hanson

**Description:** The project review included Site Plan, Design Review, including Public Art, and a Mitigated Negative Declaration. The project is located at the southeast corner of Beamer Street and County Rd 102; 2050 East Beamer St.

**Status:** The project was approved by Planning Commission February 16, 2011, including the public art concept for a mural on the north building face. The building is in plan check.

---

**Project:** Cinema 12

**Phase:** Application under  
review

**PM:** Hanson

**Description:** The project review included Site Plan, Design Review, including Public Art, and a Mitigated Negative Declaration. The project is located at the southeast corner of Beamer Street and County Rd 102; 2050 East Beamer St.

---

---

**Project:** Cinema 12

**Status:** The application is under review for completeness; the applicant has been informed that the application is incomplete.

---

---

**Project:** Chase Bank Site Plan and Design Review

**Phase:** Site Plan And Design Review Completed **PM:** Hanson

**Description:** The project is to construct a new 4,120 square-foot Chase Bank with remote drive-up banking at 304 Main Street.

**Status:** The project has been review and approved by the City. Staff is waiting on applicant to submit building plans.

---

---

**Project:** Inland Terminal, (Agriform) request to add a 52,000 square foot dry fertilizer building on 18.56 acres adjacent to the nine (9) 600,000 gal storage tanks.

**Phase:** Application Complete **PM:** Norris

**Description:** The property is located at 1002 N East Street and is east of Hwy 113 and south of CR 18C. Project request includes a modification of the existing Conditional Use permit, Site Plan and Design Review and a Mitigated Negative Declaration.

**Status:** The applicant has submitted their development application for review. Required studies for CEQA evaluation are underway and a flood modeling analysis has been prepared. To assist with facilitating development, staff has accepted the preliminary structural review for the building.

---

---

**Project:** Knaggs/Adams Annexation Request: A request to annex to the City the approximately 150 acres of land located at the NE corner of Main Street and CR 102. Rubicon Partners is the applicant

**Phase:** Initiation of the CEQA process **PM:** Sokolow/RBF

**Description:** The applicant has submitted an application to initiate the proposed annexation of land which has a General Plan designation and Pre-Zoning designation for Industrial. Environmental review is required and future LAFCO review. The applicant will also submit a tentative map for review. The City has contracted with the fir of RBF to manage the environmental analysis for the site. The City held an RFP selection process to identify the firm for this project.

**Status:** The project CEQA kick off meeting is scheduled for the week of March 21, 2011.

---



---

**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 14. 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 property acquisition agreement (PAA) for the sale of the court project site from the Agency to the State was approved by the State Public Works Board (PWB) at its March 11, 2011 meeting. The RDA approved the PAA at its March 1, 2011 meeting. PWB approval of the PAA will allow the RDA to complete the sale of the court properties to the State. A supplemental agreement to the PAA 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.**

---

**Project:** Facade Grants

**Phase:** n/a

**PM:** Shallit/Sokolow

**Description:** Downtown storefront improvement program, which will award up to \$30,000 in matching funds per applicant.

**Status:** **Porter Building (501-511 Main Street) – 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 were completed in February 2011. The façade improvements were completed in March 2011. The Agency approved a loan of \$200,000 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. Work continues on the second and third floors. Staff is evaluating need for additional financial assistance and restructuring of existing loan.**

**Muscle World Building (514 Main Street) -The owner of the old Muscle World building is working with Redevelopment staff on designing and financing rehabilitation of the building.**

---

**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.

---

---

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

**Status:** The old staff person has returned to HCD to continue processing the Casa application. CHOC has provided the City with draft loan documents that are currently under review. 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.

---

---

**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:** 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). **RDA staff notified adjacent property owners as well as the effected utilities of the City Council's approval of the district so they can begin designing their underground utility facilities.**

---

---

**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:** Staff is currently preparing for the FY12 grant year. In preparation, staff is communicating to current subrecipients and the public the requirements of the grant and the application process. Staff has developed a calendar to outline critical dates and is planning to Council on May 17, 2011 for the annual Public Hearing on the Action Plan.

---

---

**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 is waiting for the first release of affordable units in Pulte's Starlyn Park subdivision.

---

**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 84% complete. Buildings have been completed. Most of the interior work has been completed with cabinets and plumbing being installed. Most of the exterior painting has been completed and the Community building is almost finished as well. Construction is expected to be completed by mid-May at the latest. Site work is nearly completed as well.

---

**BUILDING**

---

**Project: Porter Building/Cambridge College Tenant Improvement****Phase:** Construction**PM:** Luevano**Description:** Seismic Retrofit/Tenant Improvements**Status:** Permanent Certificate of Occupancy was issued for the first floor. The \$900,000 construction project will now expand to the second and third floors. Redevelopment staff is evaluating need for additional financial assistance. Cambridge College is now holding classes at the Porter Building Monday through Friday with approximately 180 students attending, while work on the building continues.

---

**Project: Maria's Cantina****Phase:** Construction**PM:** Luevano**Description:** Restaurant Remodel**Status:** A façade grant application was submitted. Redevelopment staff is processing that request. Project is currently at drywall stages of construction.

---

**Project:** Maria's Cantina

---

**Project:** Rochdale Grange

**Phase:** Construction

**PM:** Luevano

**Description:** 44 unit apartment complex

**Status:** Buildings A through H are at finish stages of construction. The remaining buildings J & I at drywall stage of construction.

---

**Project:** Red Robin Restaurant

**Phase:** Construction

**PM:** Luevano

**Description:** Restaurant

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

---

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

**Phase:** Construction

**PM:** Luevano

**Description:** Automotive Repair

**Status:** CMU block construction has been completed and the interior framing is under construction. Final target date for completion is scheduled for April 2011.

---

**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. Yolo Transportation New Administration Building, Remodel of Existing Buildings and Site Improvements project at 350 Industrial Way has been

**Project: Plan Review**

- reviewed and the initial comment letter has been sent.
3. **The Target Distribution Center Expansion Project (2050 E. Beamer Street) Grading Permit is currently in plan review and is expected to be completed and ready to issue in two weeks. We have received the initial submittal of building plans for the approximate 363,000-ft<sup>2</sup> expansion to the existing building.**
  4. **Panda Express Restaurant Tenant Improvement plans (2031 Bronze Star Drive) have been submitted and the initial plan review comment letter sent to the applicant.**
  5. **A permit application for a new covered pedestrian walkway connecting buildings at Woodland Memorial Hospital at 1325 Cottonwood Street has been submitted for plan review, checked, and is ready for permit issuance.**
  6. **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 the process of being reviewed.**
  7. **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.**
  8. **Starbucks Coffee has submitted plans for a new Starbucks at 2021 Bronze Star Drive in the Gateway Shopping Center. The initial comment letter has been written and will be distributed today.**
  9. **Woodside Electronics (1311 Bluegrass Place) steel storage rack tenant improvement project has been submitted, reviewed, and approved.**

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

1. **Currently working with the Yolo County Health Department on passing the responsibilities of Substandard Housing within the City of Woodland to Code Enforcement.**
2. **32 Joyce Court – Three utility trailers parked in driveway.**
3. **601 Main Street – Capital Saloon and Grill, customers leaving cigarette butts in City landscaping.**
4. **621 West Street – inoperable vehicles and junk/debris accumulation.**
5. **123 Sutter Street – Junk/debris accumulation**
6. **904 Third Street – Guesthouse that has been illegally converted and rented out as a permanent residence.**
7. **555 Matmor – (Cross Road Village Apts.) Garbage accumulation in dumpster enclosures, A/C unit hanging from window.**
8. **21/23 Park Avenue – Inoperable vehicles visible from the public right of way.**
9. **102/110 Railroad Drive – Inoperable vehicles and junk/debris accumulation.**

RECENTLY RESOLVED CASES

1. **311 Grafton – Auto repair business being ran out of residence. Noticed on 2/22/11 and compliance on 3/1/11**

---

**Project: Code Enforcement**

2. **1120 Gum Avenue – Suite E – Illegal residence in a commercial building. Unit has been vacated.**

**ONGOING ISSUES**

- 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 facilitating various developments in Spring Lake from the first and second release.

---

**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.

---

**Project: On Site Civil Improvements****Phase:** Plan Check**PM:** Weichel

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

---

---

**Project:** On Site Civil Improvements  
**Status:** (No Change) 2011: Three (3) Plan Checks in Process.

---

---

**Project:** Encroachment Permits  
**Phase:** Application Processing  
**PM:** Weichel

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

**Status:** Fifteen (15) issued and one (1) 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:** Final Map/Construction of Improvements  
**PM:** Fong

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

**Status:** Improvements were accepted on March 1, 2011 and the subdivision is in the warranty period.

---

---

**Project:** Mickle/Banks  
**Phase:** Pre Construction  
**PM:** Fong

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

**Status:** (No Change) Hardscape has been completed. Staff is preparing landscape plans and reviewing & processing payments. Staff is also preparing Reimbursement Agreement for SLIF credits.

---

---

**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:** Completed **PM:** Karoly

**Description:** Updating Engineering Standard Specifications to reflect current desires and practices. **Items under consideration, include, surface seals, traffic rated meter boxes, mapping basis and AMR device change for water meters.**

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

---

**Project:** Gateway II

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

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

**Status:** (No Change) Assisting consultant in response to comments and reviewing Development Agreement items.

---

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

---

**Project:** Cal West Seeds

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

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

**Status:** Preliminary review has been completed. Staff is preparing studies and drafting conditions.

---

---

**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:** **One (1) Subdivision Map completed; Zero (0) Subdivision Maps in process; Zero (0) Parcel maps completed; and One (1) Parcel Map in process.**

---

---

**Project: Transportation Permits****Phase:** Permit Issuance **PM:** Hatch**Description:** Receiving Requests, Processing, and issuing oversized truck permits**Status:** 2011: **34 issued**

---

---

**Project: Subdivision 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:** **(No Change)** 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.

---

---

**Project: Knaggs Annexation II****Phase:** Annexation **PM:** Pollard**Description:** Annexation of approximately 160 acres near East Main Street and Road 102.**Status:** **Staff is starting to work on technical studies.**

---

---

**Project: Court House****Phase:** Preliminary Design **PM:** Pollard**Description:** Construction of \$2 million traffic, sewer, water, and sidewalk improvements to support the new Courthouse.**Status:** **Staff will be facilitating a scoping meeting with project consulting engineer soon.**

---

---

**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.

---

**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 re-submittal of plans.

---

**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.

---

**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.

---

**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 April 2011.**

---

**Project:** Starlyn Park

**Phase:** Road Rehabilitation **PM:** Fong

**Description:** Design/Plan Check

**Status:** Plans have been submitted and are under review.

---

**Project:** Chase Bank

**Phase:** Design **PM:** Weichel

**Description:** Constructing Downtown improvements along the property frontage at the corner of Walnut and Main Streets.

**Status:** Staff has had a pre-application meeting with the applicant.

---

**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."

---

**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.
- 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; **Eighteen (18) permits issued thus far in 2011.**

---