

CDD New Project Submittals and Project Activities

CDD Monthly Project Status Report

November 3, 2009

MILESTONE EVENTS

- Gateway II release of the Notice of Preparation of an Environmental Impact Report. Comments due by November 2, 2009. Public Scoping meeting to be held October 21, 2009.
- Zoning request regarding bingo hall. Staff is working with the City Attorney.
- Design review and sign revisions for the Quick Stop.
- Completion of the information request by LAFCO for a Municipal Service Review update.
- General Plan Amendment application to change the General Plan Designation from Highway Commercial to General Commercial for the Farm Credit West site located vacant parcel south of Main Street on the west side of Pioneer.
- Two Parcel Map applications submitted by Rick Price to facilitate further development in the Hutchenson Valley subdivision.
- Burger King CUP Proposed 2,535 sq. ft restaurant with drive-thru near the southeast corner of Ashley & Main next to Rite Aid. Application is for a CUP, Site Plan /Design Review, and a Tentative Parcel Map to subdivide two parcels into three. Application to be reviewed by the Planning Commission at the 10/15/09 PC Meeting.

DETAILED PROJECT LISTING

Changes will be highlighted in bold

PLANNING

Project: Spring Lake

Phase: n/a PM: Norris

Description: General Project description. Proposed development is comprised of approximately 4,037

dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 280 acres of public and quasi-public land uses, about 34 acres of park land, and over 100 acres of major streets and roads. Overall residential density will equate to about 6.1 units per acre. The Plan

will result in a projected build-out of about 11,270 people.

Status: Spring Lake City Council Subcommittee Reviews

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

Project: Spring Lake

Improvements

- The Staff recommendation regarding interpretation of the BUA Ordinance and a Pay as You Go financing methodology was presented to the City Council on October 6, 2009. The City Council agreed with staff's interpretation and recommended that staff proceed with measures to complete the financing proposal and allow release of "Second Release" Building Unit Allocations (BUAs).
- Completion of necessary and key backbone infrastructure
- Staff has been working primarily with Centex and DR Horton.

Spring Lake Landscape (Norris)

 Continued work with Planning, Parks, Public Works and Engineering as a landscape team to resolve and remedy landscape issues related to Spring Lake. There are significant issues as a result of soil conditions, water content, and previous plant stock as well as planting methodologies that have resulted in a significant loss in trees in key areas including Farmers Central and CR 102.

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): Staff reviewing revised site plan. Applicant to submit information on how they intend to address the significant deficit caused by reduced unit count (-88 units) of the property, from 125 to 37, transfer of the affordable unit requirement and determination of a replacement site for the Housing Element. Originally, as a multi-family site there were no BUAs. A methodology will be required to allow release of BUA's for the proposed single-family units. Project site: South of Farmers Central Rd, west of Heidrick Ranch Phase I; east of the future Pioneer extension. A proposed downzone of the R-25 site to R-8, located south of Farmers Central and east of Pioneer
 - A primary issue revolves around the proposed down zoning and the effect on the City's Housing Element inventory and need to meet Regional Housing Needs numbers. Applicant to submit proposal on suggesting how to resolve the issues of a replacement site and affordable units. A key to resolving this is finding replacement sites that meet the specific criteria required by HCD.
 - The loss of revenue with a gap in fees as outline in the Spring Lake finance plan
 - There are site layout issues with regard to access and lot configuration.
- <u>Cal West Investors Site:</u> 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. The initial concept of a senior development has been eliminated. Additional density is proposed as a means to accommodate units lost on the Heidrick proposed downzone site. The park and school site remain, but location and

Project: Spring Lake

configuration have been modified. This was a conceptual plan that has only had initial preliminary review and no in-depth analysis.

Staff has hired a contract planner to manage the project. *The position will be funded by the project proponent.* As the project is reviewed and analyzed by agencies and departments, additional key issues may surface. Initial issues include the following:

- A needs analysis is being conducted by the School District to evaluate the number and location of future school sites in Spring Lake.
- Utility studies such as water and sewer.
- Traffic analysis needed to review trip generation with proposed density and change.
- Design issues related to reconfiguration of the site and location of key elements such as park and multi-family.
- Infrastructure needs, access
- BUA Ordinance and financing methodology. This site was not in the original CFD and does not have first release BUAs.

Project: Gateway II

Phase: n/a **PM:** Norris/Consultant Planner C. Gnos

Description:

The project site is currently located in Yolo County, south of the existing Gateway I center east of County Rd 102 and north of Gibson Rd. The project site encompasses approximately 154 acres in size and proposed a mix of retail and auto related uses. The current City of Woodland General Plan land use designation is Urban Reserve. The current Yolo County Zoning designation for the site is Agriculture (A-1). Surrounding land uses include the approved Woodland Gateway commercial center under construction in the City to the north, agricultural land in the County to the south, residential development in the City to the east, and the City Wastewater Treatment Plant to the west.

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

Status:

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.

A Notice of Preparation of an Environmental Impact Report for the project was released on October 2, 2009. A public scoping meeting will be held regarding the proposed EIR on October 21, 2009 at 6:00 PM in the City Council Chambers and comments are due by November 2, 2009.

This item was reviewed by the Planning Commission on September 17, 2009. 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

Project: Gateway II

include:

- Traffic
- Ambient Air and Noise
- Biological Resources
- Cultural Resources
- Wastewater and Odor
- Water Supply
- Drainage and Flooding
- Urban Decay and Fiscal Analysis

A series of kick off meetings have been held to initiate necessary studies. Work and various studies are underway.

Project: Historic Preservation Commission

Phase: n/a PM: Stillman

Description: An appointed Commission for review and oversight of the City's Historic resources

Status:

HPC is currently working on a revised edition of Chapter 12A – Historic Resources of the City Code. The current ordinance has been under review for the year as the Commission responds to comments provided by the State Office of Historic Preservation (OHP). The ultimate goal of the HPC is to have a revised Historic Resources Ordinance and an updated Historic Resources Inventory making the City eligible for Certified Local Government (CLG) status through OHP.

The Historic Preservation Commission (HPC) has agreed to reduce the number of regularly scheduled Commission meetings during the remainder of the 09/10 calendar year. Presently the HPC meets at 6pm on the second Wednesday of every month in the City Council Chambers. Effective immediately, the HPC will hold its meetings every other month with the next meeting to take place in November. A reduction in meeting dates is in response to the limited number of applications seen by the HPC during the 08/09 year and reduced availability of Community Development Department staff.

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

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

Description: The proposed project, approximately 38 acres, would include 247 single-family homes and a

clubhouse facility to serve the active adult homebuyer 55 years of age and above. The

project proposes to be a gated community.

Status: (No Change) 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);

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

- <u>Spring Lake Specific Plan Amendment</u> 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;
- <u>Conditional Use Permit</u> for development within a PD Zone; and
- <u>Tentative Subdivision Map</u> to subdivide a 38-acre site into 247 lots plus common area lots, which includes internal roadway and utilities necessary to serve the development.

Project: Farm Credit West

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

Description:

The project is located on the west side of Pioneer Avenue between East main Street and Spring Lake Court, Woodland, Yolo County, California, 95776. It is comprised of two parcels, APN 066-040-29 & 066-050-10 totaling 2.36 acres. A portion of project site is designated by the General Plan as an Entryway to the City of Woodland. The project proposes is to amend the City's General Plan and Zoning Ordinance, changing the land use designation from Highway Commercial to General Commercial land use designation. The proposal includes the construction of a 7,140 square foot office building with 36 parking stalls.

Status:

(**No Change**) 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:

- <u>General Plan Amendment</u> to re-designate the site from General Commercial (GC) to General Plan Amendment to change the land use designation for 2.36 acres (APNs 066 040-29 & 066 -050-10) from Highway Commercial (HC) to General Commercial (GC).
- Rezoning to change the zoning designation for 2.36 acres (APNs 066 040-29 & 066 -050-10) from Highway Commercial (C-H) to General Commercial (C-2).
- Site Plan and Design Review for the construction of an office building.

REDEVELOPMENT

Project: Bush Street Plaza

Phase: Design Plans **PM:** Shallit

Description: Redevelopment of rear courtyard plaza between Bush and Main; First and College.

Status: (No Change) Staff met with members of the Historic Downtown Business Association

informally in November 2008. A community meeting attended by about 45 was held at the Elks Club on Jan. 8, 2009. The process to develop the Plaza Plan was discussed. The revised plan was submitted to staff February 2009 and it was decided to postpone further design until

relocation of the American Legion is resolved.

Project: Bush Street Plaza

Project: Downtown Multi-plex Theater

Phase: Financing PM: Shallit

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

Status: (No Change) Two or three developers are interested in developing the theater. It was

decided to no longer pursue New Market Tax Credits (NMTC) until a location is solidified.

Project: New Woodland Courthouse

Phase: n/a PM: Shallit/Sokolow

Description: Construction of 145,161 square foot courthouse to consolidate all of the court's operations at

one location in downtown Woodland and increase the number of courtrooms to 16. The project will also include the provision of parking to support the new courthouse and attract new development downtown. The Administrative Office of the Courts (State) is taking the lead for the courthouse portion of the project while the City/Redevelopment Agency is taking

the lead for the parking.

Status: (No Change) Staff is providing support on-site selection and land use for the courthouse and

the parking. Appraisals were completed for various parcels that may be considered for the courthouse site. The Redevelopment Agency hired a consultant to prepare environmental site analyses on selected parcels (Phase I/II). Phase I studies have been completed. The Agency hired a consultant for a downtown parking needs study and the study is expected to be completed in September. On August 17, 2009, the State Public Works Board (PWB) approved the selection of a preferred site for the new courthouse at a 3.75-acre location bordered by Main Street, Fifth Street, Sixth Street, and Lincoln Avenue. PWB's action allows the Administration Office of the Courts to proceed with the environmental review under the California Environmental Quality Act (CEQA) for the courthouse project. The State will fund the construction of the new courthouse, which is expected to cost nearly \$173

million.

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) 540 Main Street – Sophie's Furniture has completed a design rendering. They

originally did not want to move forward with the program, but have recently showed interest again. They have requested an application. Staff is awaiting a completed application and three construction bids. The property at 540 Main Street has been listed for sale with the

design renderings by NAIBT Commercial.

(**No Change**) 417 First Street – Staff and an architect for the City met with the property owners on November 10, 2008 to discuss design ideas. A completed application and

Project: Facade Grants

application fee was received that day. The final design will be taken to the Historic Preservation Commission before construction begins. The applicant, City staff, and the architect met on Thursday, December 11th to review and discuss the design rendering. The applicant and architect are discussing changes to the preliminary design rendering. The project is currently being discussed with all the family members since the property is held in a family trust. The family representative has decided to clean up the property for now and possibly come back for a more extensive façade rehab in the future.

(No Change) 539 Main Street (Western Wear) – Staff and an architect for the City met with the property owner on November 10, 2008 to discuss design ideas. Staff has received a completed application and application fee. The applicant, City staff and the architect met on December 11, 2008 to review and discuss the design rendering. Final plans have been submitted to Planning. The applicant is collecting bids. The project was reviewed by the Historic Preservation Commission on May 13, 2009 meeting. The applicant is collecting construction bids.

Project: City Center Lofts/Proposition 1C Infill Infrastructure Grant

Phase: n/a PM: Shallit

Description: Phase I Infill Infrastructure grant funds required for housing infill projects.

Status: (No Change) RDA/CDD staff successfully submitted the grant application for the City

Center Lofts project before the due date of April 1, 2009 requesting \$5 million. The grant application received maximum scores in most categories; however, HCD determined that the developer's loan commitment letter from a private lender did not contain specific enough language. As a result, the overall score for the grant application was not high enough for

HCD to recommend the grant to the HCD Loan and Grant Committee.

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) The Casa del Sol project decided to eliminate HUD financing from the project

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

CHOC finished documents for escrow closing on January 12, 2009.

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

Staff is revising rent level assumptions and full pro forma for HCD. The operating pro forma has to be revised to reflect rent control levels; a new mobile home park mark study is needed; and allowable rent increases must be determined. CHOC is unable to place the \$2 million order with Skyline Modular Homes until new pro forma has been approved.

Due to the financing issues, CHOC has been attempting to secure New Market Tax Credits to close the remaining funding gap. This source would effectively remove HCD from the project, thus allowing the project move forward quicker.

City staff met with Assembly member Yamada, her staff, CHOC, and HCD to resolve outstanding issues to close the HCD loan on the project. Once closed, this loan will allow CHOC to purchase the 30 new units from Skyline. This will assist Skyline to maintain their operations for at least a month. HCD provided CHOC with a closing list. CHOC has prepared a response and forwarded it to Assembly member Yamada.

Project: Casa Del Sol Off-site Streetscape Improvements, CIP 06-05

Phase: Construction **PM:** Chavez (Engineering)

Description: Improvements to the east side of East Street between Oak and Gum streets near Casa del Sol.

The project includes new curbs, gutters, sidewalks, a new bus turnout, and a bus enclosure. It also includes landscaping, new street lighting, and fencing. The total project cost is estimated

to be \$560,000.

Status: Construction started in April. Completion has been extended to November 2009 due to

additional work.

Project: SACOG Community Design Program, Woodland Downtown Streetscape Project

Phase: n/a PM: Shallit

Description: Grant application to fund construction of streetscape improvements (landscaping, sidewalks,

bulb outs, traffic signal, etc.) on Main Street between Third and East Streets.

Status: In late September, the SACOG Community Design Selection Committee recommended

the City's project for funding and ranked the project first out of 15 proposals in the

conventional category. Staff from the Community Development Department interviewed with the SACOG/Caltrans Review Team on October 9. The interview was successful and it is likely that the City's project will be recommended to the SACOG

Board for funding. The Board is expected to take final action on the funding decisions

early next year.

Project: 10 Year Plan to End Homelessness

Phase: Plan Preparation PM: Horne

Description:

In 2008, the Yolo County Board of Supervisors and the Cities of Davis, West Sacramento, Winters, and Woodland agreed to sponsor the planning process to end homelessness. Woodland, along with the other cities and county contributed \$10,000 each to create this plan. The goal of this planning process is to develop a result-oriented Ten-Year Plan to End Homelessness. The plan incorporates cost-benefit analyses, prevention, housing and services innovations, and best practices. Communities who have developed and implemented Ten-Year Plan have seen reductions in homelessness and with this plan in place it is likely that the county, cities, and service providers in Yolo County could obtain additional funding for these services

Status:

For the last several months, a Woodland staff member has been participating in this planning process along with city council members, non-profit service providers, police officers, faith-based organizations, and other concerned citizens from Yolo County, Davis, West Sacramento, and Winters at the subject matter expert meetings. It is expected that the final 10 Year Plan to End Homeless document will be completed by November 2009.

September 24th, 6 – 8pm: public comment meeting

October 6^{th} , 6 pm: Woodland Community meeting, hosted by Supervisor Rexroad October 9^{th} , 11-2pm: A draft plan will be available for comment at West Sacramento City Hall

The Homeless Poverty Action Coalition, Executive Committee is looking for opportunities to present the plan to the City Councils and Board of Supervisors.

Six non-profit organizations serving Yolo County recently received \$1.6 million in Homeless Prevention Rapid Re-Housing funds. The funds are part of the stimulus package and will assist with homeless prevention activities in Yolo County. This funding will help jumpstart the strategy put in place by the 10 year plan.

Project: CDBG Administration

Phase: n/a PM: Horne

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

the community application process for funding.

Status: 2009-2010 Grant Applications – The 2009-2010 Action Plan was brought forward to Council

on April 21st. The plan was approved per staff recommendations. On June 2nd, HUD released revised entitlement jurisdictions' allocation for PY 2009; the City of Woodland will be

receiving \$581,852.

(**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

Project: CDBG Administration

25, 2009. Final closeout of the project is expected by October 2009.

SADVC Maxwell School Renovation – Construction of interior office space. Bids were received and a contractor has been chosen. SHPO has approved the project. A preconstruction meeting was held February 5th. The board of directors is also retaining an architect to complete a design for the rest of the building with its historic character in mind. Construction has been completed. The subrecipient is compiling the final paperwork. **The project has been completed.**

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. The project manager is determining if they still want to move forward with that contractor. Project closeout is expected by the end of November 2009.**

(**No Change**) YFSA Site Renovation – Project includes exterior painting, renovation of bathroom, security door, and safety at Yolo Family Service Agency's offices at 455 First Street. The Project site is not in floodplain and the eight (8)-step process not necessary. A walk-thru for the parking lot portion of the project was conducted on Nov 5, 2008. The subrecipient has signed construction contracts with all its contractors. All components of the project are complete, flooring, painting, and resurfacing of the parking lot. The next steps are to compile all the paperwork and process necessary payments.

(No Change) St. John's Emergency Generator - Installation of an emergency generator at Stollwood Convalescent Hospital. OSHPD is currently reviewing the engineering plans for the generator and construction. The OSHPD review has taken longer than we would have liked, but bid open date is expected to begin in 30 days. Contractor has been selected and the generator is currently being built. The project will be completed by October 2009.

(No Change) Series Street Lighting – Design of the Series Street Lighting project (08-06) on Main Street from West to East Streets. It is expected at closeout that the grant will have \$30,000 remaining; the CDBG Action Plan will be amended to reallocate these funds to another activity. On September 1, 2009, the remaining \$30,000 was allocated to the City's Micro-loan Program.

Microenterprise Loan – Refrigeration Innovation is receiving a \$30,000 loan from the City's CDBG Small Business Loan Program. Loan documents were signed on October 6th. With the help of this funding, the company will be releasing its newest product next month and has secured a contract with a large grocery store chain to begin installation of their product early next year.

CAPER (Consolidated Annual Performance and Evaluation Report) – the report is due to HUD by September 30th. The report demonstrates the CDBG program's accomplishments in 2008-2009. Staff has completed a draft and will be presenting it to City Council upon its completion. The report is available for public comment until September 23, 2009. The report is available in the City Manager's Office or the city's website, under the CDBG program webpage. The report was submitted to HUD on September 23, 2009.

Project: CDBG Administration

Project: CDBG Consolidated Plan

Phase: n/a PM: Horne

Description: Preparing a new five-year strategic plan for the CDBG program, which will determine the

community priorities for CDBG funding in 2010-2015, developing a Consolidated Plan

requires an extensive amount of public involvement and comment.

Status: Staff is currently collecting research on Woodland's public services and community needs

from the General Plan, Housing Element, the County's Consolidated Plan, etc. Staff is also collecting sample surveys from other communities in order to draft a survey that will be distributed to the community and service organizations. The first council subcommittee was held on September 9, 2009. The meeting was very successful and staff expects to release the resident and social service provider surveys by the third week of September. The surveys are available on the city website, at public meetings, the CDD counter, Library, Community and Senior Center, and at the local social service providers' locations. **The surveys were**

released on September 21st. To date, the CDBG program has received over 80 surveys

from the community.

Project: The American Recovery and Reinvestment Act/CDBG Administration

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

Description: The American Recovery and Reinvestment Act allocated \$1bill to the CDBG program. The

City of Woodland will be receiving \$154,946. The funds are to be used primarily for job creation and economic recovery type activities. In addition, 10% of the funds may be used

for admin and 15% of the funds may be used for public service activities.

Status The Substantial Amendment was sent to HUD June 3, 2009. The approved allocations were:

Administration	\$15,495
Homebuyer Assistance Program	\$61,000
ADA Improvement Project	\$55,209
LSNC – Foreclosure Prevention Project	\$10,000
STEAC – Vocational Assistance	\$3,242
Wayfarer Center – Meals Program	\$10,000
Total	\$154,946

The City is expected to receive approval of its Substantial Amendment from HUD by September 30, 2009. The City received the grant agreement for execution on August 23, 2009.

To expedite the implementation of these funds no public hearing is required and a minimum of 7 calendar days is required for public comment. However, staff believed if a notice could be published in time to hold a public hearing, it would be beneficial to the process. Therefore, a public hearing was held. No public comment was received, but the City Council did have several questions regarding how the community input was incorporated into staff's recommendations and how staff arrived at their recommendations.

Project: The American Recovery and Reinvestment Act/CDBG Administration

The City has executed the grant agreement. Staff is executing subrecipient agreements with the awarded agencies. The first reporting on CDBG-R activities is due October 10, 2009.

Sale of Spring Lake Homes **Project:**

> Phase: n/a PM: McLeod

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

(No Change) Currently, six (6) affordable available units have been released. Staff expects **Status:**

the next closings to be in Fall of 2009.

Developer	Unsold Units	Affordable Expiration Date On some units
Centex Coventry	6	Spring 2010

Staff continues to hold monthly orientations. NeighborWorks is working with over 30 active applicants. The City has lost affordability on 25% of the affordable units due to the inability to find buyers. Staff is working to identify other potential funding sources to facilitate sales and closings of the remaining affordable units.

Project: Inclusionary Housing Program

Phase: Ongoing **PM:** McLeod

These are affordable housing units made available for sale under the requirement of homes **Description:**

for low and moderate-income families.

(No Change) Staff will continue to hold these orientations monthly, as well as schedule one-**Status:**

on-one orientations with Spanish speaking families.

Project: Rochdale Grange

PM: McLeod / Stillman Plan Check Phase:

Construction of a 44-unit very-low income apartment complex by Neighborhood Partners in **Description:**

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.

All financing has been secured. The City and Neighborhood Partners are in the process **Status:**

of the required noticing to get the federal funds released. Staff anticipates a building

permit being pulled by late 2009 or early 2010.

Staff has retained a consultant to add the final changes to the Environmental Assessment

Project: Rochdale Grange

(EA). The revised EA was approved by HCD, one of the last steps to the release of the funds.

Per HCD's request, the City has also retained a consultant to complete the project setup. The project setup information was submitted to HCD in mid August. Staff and the consultant are waiting for an initial review of the setup to make any needed changes. The City will be reimbursed by the developer for these consultant costs, once the project moves forward.

BUILDING

Project: RITE AID Ashley and Main

Phase: Construction PM: Siegel/Hanson/Walters

Description: Rite Aid located at the southeast corner of Ashley and Main

Status: A Temporary Certificate of Occupancy has been issued and the store is now open.

Project: Gateway Center

Phase: Construction PM: Luevano/Hanson

Description: Gateway Subdivision has over 20 stores at various stages of construction

Status: The following, lists the main projects built or under construction:

1. **Shop 4 is complete but has not been finaled.** Initial tenant improvement permit application for a dental office was received on 7/31/09. Documents are now in plan review.

2. Subway Sandwich Shop TI at 2021 Bronze Star Dr, Ste 300 has been finaled.

Project: Capital Hotel 601 Main Street

Phase: Construction PM: Luevano/Stillman /Essenwanger

Description: The capital hotel is a three-story addition/remodel of an historic building.

Status: Construction and inspections are now in progress on the 2nd floor doctor's office.

Project: Morgan Building /Former Senior Center

Phase: Construction—Phase I PM: Luevano/ Hanson

& II

Description: The interior courtyard is being converted to an open story entry building. A tenant

improvement for the remaining building was submitted and combined with the Phase II

permit per the applicant's request.

Status: The project is under construction and the drywall work has been completed.

Project: 210 Lincoln

Phase: Construction PM: Siegel/Walters

Description: This structure was put up on blocks and work on the site was initiated prior to approval of the

plan.

Status: No work has been done on the structure for some time. The structure is fenced and now

sitting on the foundation.

Project: Plan Review

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

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

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

- (No Change) Comfort Suites hotel on Freeway Drive—Submitted revisions and 1. response to 3RD building and fire plan reviews are in progress. On-site civil plans approved by Willdan civil plan checker. Building Division approved nonstructural plans on March 23, 2009; pending approval of proposed redline revisions and deferred submittals by architect; pending coordination with outcome of Fire plan review. Willdan approved structural plans on April 2, 2009. Plans were approved by the Building Division on 3/23/09 contingent on a few redline corrections and deferred submittals that have been approved by the architect. Plan approvals by Fire Prevention and Yolo County Health Department have also been confirmed. Per telephone conversation with the architect on 5/8/09, they plan to submit the complete sets of approvable documents pending finalization of their financing. Project financing is still in progress. A grading and site development only permit was issued on 8/26/09 for the Fitness Systems Health Club building on the adjacent parcel, which includes incidental improvements to the Comfort Suites parcel.
- 2. (**No Change**) Rochdale Grange Apartments—the first plan check has been completed. The architect submitted revised plan sets in response to first plan review comments on 9/2/09, which is now in queue awaiting plan review.
- 3. CHW Healthcare West, Burns Building new OSHPD-3 Oncology/Infusion Therapy Clinic Remodel—applicant has a self-imposed moratorium on building

Project: Plan Review

projects pending stabilization of financial conditions but intends to proceed with plan-review process at a slower pace in order to obtain approved plans and building permit in hand when their building moratorium is lifted. We received a telephone call from The Stahl Companies (the consultants managing the project) indicating that they were planning to resume pursuing a building permit for the project around the first of July. As of October 7, 2009, we have not yet received resubmitted plans for the project.

- 4. New 26,000-ft² Fitness System Health Club at Freeway Drive, Lot #1 initial plans submitted 5/6/09. Street number 2140 Freeway Drive assigned to building. The project also includes a public swimming pool and childcare center. We have received the response to our initial plan review comments and revised plan resubmission, which is now in review. The Building Division completed review of the resubmitted plans on 8/13/09 and found them approvable pending the outcome of ongoing reviews of other departments and Yolo County Environmental Health. We received the initial building permit application and plans submittal for the swimming pool and spa that are to be constructed within the health club building on 9/3/09. A grading and site development only permit was issued on 8/26/09, which includes incidental improvements to the adjacent Comfort Suites parcel. We received notification of Yolo County Environmental Health's approval of the swimming pool on 10/5/09).
- 5. Broward Office, Lab & Storage TI at 460 N. East Street received 7/10/09 and approved 7/27/09. The permit was issued 8/11/09 and is in construction. We received deferred Electrical Plans on 9/25/09 and Revisions-to-Approved Plans on 9/28/09, which are now in queue awaiting plan review.
- 6. Dental Office TI to Gateway shell building at 2041 Bronze Star Drive, Suite 100 received 7/31/09. Plan review comments were distributed on 8/25/09. **Approved 9/22/09; pending Yolo County Environmental Health approval.**
- 7. Foremost Company 840 feet of steel racks and high piled combustible storage at 1275 Santa Anita Court permit application received 8/27/09. Building Division plan review and comments completed 8/5/09. **Revised plans were received 8/17/09 and were approved on 10/5/09.**
- 8. Submittal for new multi-purpose assembly building with office, restroom, and snack bar on Calvary Baptist Church site at 506 Cottonwood Street received on 8/6/09. Building Division review and comments completed 9/2/09 with distribution pending Development Engineering calculation of fees. Comments were e-mailed on 9/24/09. Awaiting resubmission of revised plans.
- 9. Porter Building structural seismic upgrade plans received and sent to Willdan for structural review.

Project: Code Enforcement

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

Description: Major code enforcement efforts.

Project: Code Enforcement

Status:

- 1) Unsecured vacant building on Railroad property (Resolved)
- 2) Illegal garage conversion 150 Clover Street (Resolved)
- 3) Illegal home occupations and illegal camping at 27 Fifth Street.
- 4) Junkyard operation at 36 N. Walnut Street
- 5) Vacant buildings and tall weeds at 1152 Cross Street.
- 6) 680 Thomas Street, tall weeds and vacant home.
- 7) Vacant lots with tall weeds 845 East St and 421 Cleveland St.
- 6) Ongoing monitoring of vacant/foreclosed homes (581 Foreclosures, including Pre-
- foreclosures, REO and Auction properties)
 7) Business license inspections (Approximately 17)
- 8) Mobile vendor ordinance research

ENGINEERING

Project: Spring Lake Implementation

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

Description:

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

Status:

(No Change) Staff is working on proposed plan amendments. In addition, staff is starting to analyze methods and opportunities to modify the plan and proceed with the second release/further phases of development. Staff has accepted all subdivisions and is working to closeout warranties. Responsibilities are being reassigned due to staff reductions.

Project: Spring Lake BUA Ordinance

Phase: NA PM: Pollard

Description: Evaluating the Building Unit Allocation Ordinance and related documents for proposed

revisions to facilitate the continued building of houses in the Spring Lake Specific Plan Area

Status: Per Council's direction on October 5, 2009, staff will be implementing changes to the

BUA ordinance.

Project: Centex/Beeghly

Phase: PM: Pollard

Description: Residential Subdivision on Beeghly Ranch Property.

Status: (No Change) Staff is working on some potential changes to the Development Agreements for

Centex homes and DR Horton as it relates to the Development of the Beeghly Ranch Land.

Project: Centex/Beeghly

Staff is in the process of drafting a proposal for multiple changes. Temporary emergency access for Centex/Beeghly is complete. Staff is also working on property acquisition and

Quiet title action.

Project: Rochdale Grange

Phase: Plan Check PM: Weichel

Description: Affordable multifamily project within Spring Lake.

Status: (No Change) Staff has completed plan checking Civil improvements and is waiting for re-

submittal.

Project: School Site

Phase: Pre-Engineering PM: To Be Determined

Description: Elementary School within Spring Lake.

Status: (No Change) Staff is waiting for scheduled submission for site development.

Project: School Site/R-15 Public Improvements

Phase: Plan Check PM: Fong

Description: Improvements to Serve a Multi Family site and an Elementary School within Spring Lake.

Status: (No Change) Staff is working with the applicant to set up accounts for the plan check of

improvements to serve both projects within the Russell Ranch Area.

Project: Gibson & Ogden

Phase: Plan Check PM: Fong

Description: Residential Subdivision in the Southeast area.

Status: Third Submittal Public Improvement plans have been received, reviewed, and returned to

applicant. Third submittal of plans has been received by the City –pending resolution of PUE property rights issues. The project will be on hold until the property transfers. **Staff is**

processing requests for information about alternate mapping configurations.

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

Phase: Plan Check PM: Fong

Description: Residential Subdivision in Spring Lake.

Status: (No Change) Subdivision improvement plans will need to be revised to current City

Standards and need to incorporate the corresponding landscaping plans. Waiting for re-

submittal from the applicant.

Project: Standard Specification Update

Phase: n/a **PM:** Karoly/Fong

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

Status: (No Change) Process started in 2008; final draft version under internal review. Includes

extensive landscaping changes based on Springlake experience.

Project: Gateway II

Phase: Preparing PM: Pollard

Environmental Document

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

Status: (No Change) Preparing scopes and review of technical studies (traffic, water, sewer, storm,

and flood).

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 conditions & comments and awaiting determination on environmental

studies.

Project: Cal West Seeds

Phase: Rezone PM: Fong

Description: Rezone of land within Spring Lake

Status: (No Change) Coordinating Technical Studies.

CDD Monthly Status Report

Project: Knaggs Annexation

Phase: Zoning and Annexation PM: Pollard/Fong

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

Status: (No Change) On hold pending circulation.

Project: Heidrick 1A

Phase: Rezone and Subdivision PM: Pollard

Description: Rezone of 5acres from MF to SF, preparation of tentative map and Development Agreement

Amendment.

Status: (No Change) Drafting conditions for Development Agreement.

Project: Woodland Partners

Phase: Zoning and Annexation PM: Pollard

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

Status: (No Change) On hold at this time.

Project: Widening Pioneer Avenue I

Phase: Design PM: Pollard/Fong

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

Status: Working with developers to align funds and soliciting scope of work from design

engineer.

Project: Extending Pioneer Avenue

Phase: Design PM: Fong

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

Status: Requesting a proposed scope of work from the design engineer.

CDD Monthly Status Report

Project: Capital Projects

Phase: Pre-Design, Design, Bidding, PM: Meyer, Karoly, Heath, Brant,

Construction Burnham, Ayon, Chavez, Camacho,

Scott, Weiser, Wurzel

Description: Capital Projects

Status: (No Change) Capital Improvement Project Execution - Engineering staff is

managing/designing 36 active projects (FY 09/10 budget = \$36.6 million) and

indirectly involved in 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: • Spring Lake TOC Villages 1A/B, 2, & 3 (KB Homes) – making warranty repairs.

• Spring Lake TOC Village 4 (Centex) warranty repairs have been completed.

• Gateway – approaching end of warranty.

• Rite Aid Site at Ashley & Main – completed.

• Parkside – no work.

• Beeghly Ranch 1 & 2 – in warranty.

Encroachment Permit Inspection - 194 Permits issued in 2008; 6 are active; 125 permits have been issued in 2009; 39 are active.