



**MILESTONE EVENTS**

CDD New Project Submittals and Project Activities

- Gateway II Draft EIR has been routed for a 45-day public review period. During this time, a public meeting will be held. Council should have received their printed copies.
- A revised Tentative Map for the Gibson Ogden subdivision has been submitted and is in review. The application proposal is for 77 single-family lots.
- An Initial Study and Mitigated Negative Declaration have been prepared for the Prudler/Seiver Mall expansion site. The document has been routed to responsible departments and agencies for comment.
- The revised application for the proposed Spring Lake Specific Plan Amendment for the Cal West properties has been submitted and routed to agencies for review and comment.
- Plan check for expansion of the freezer section in Wal Mart has been approved.
- Eleven business license registrations were approved, 40 building permits and three design review applications submitted from March 12 through April 12.
- A business license and tenant improvement for a Goodwill donation drop off center has been approved for the Gibson Plaza retail center.
- Four new businesses approved for Main Street include Sord Boards (526 Main St), Cascade Creations (532 Main St), Foster Equity Management (608 Main St) and Tootie Couture Retro Boutique (720 Main St).
- A Design Review for exterior paint and signage for the Chase Bank on Gibson Road has been submitted.
- Staff has received a request to remove the trees from the Best Western Shadow Inn Motel. Assessment of this request is underway.
- Final plan check for the Burger King is underway.
- Staff had discussions with and provided input to both the Yolo County Office of Education and the Yolo County Transit District regarding proposed expansions of their facilities. An application for a Public Convenience and Necessity determination has been submitted by Walgreens.
- The CDBG Program is receiving approximately \$50,000 more in its annual entitlement amount. The entitlement amount increased from last year's grant amount of \$581,852 to \$630,540 for FY 2010-2011.

**DETAILED PROJECT LISTING***Changes will be highlighted in bold***PLANNING****Project:** Spring Lake**Phase:** n/a**PM:** Norris

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

**Status:** Spring Lake City Council Subcommittee ReviewsGeneral Spring Lake Issues in process – BUA, Pay as You Go and Infrastructure Improvements

- The Staff recommendation regarding interpretation of the BUA Ordinance and a Pay as You Go financing methodology was presented to the City Council on October 6, 2009. The City Council agreed with staff's interpretation and recommended that staff proceed with measures to complete the financing proposal and allow release of "Second Release" Building Unit Allocations (BUAs).
- Work toward completion of financial evaluation by consultant to finalize SLIF fee. The update to the SLIF fees were approved by City Council on January 19, 2010 and updated fees became effective on January 20, 2010. The updated fee provides an increase of \$809 per home. Final review of the SLIF Nexus study and fee update was approved by the City Council on February 16, 2010 and the urgency ordinance was extended.
- Procedure being developed to allow release of 2nd Release BUAs. Staff had requested that owners submit a notice of interest in participating in the second release BUA. Staff received requests for 1,080 BUAs. Staff is preparing full disclosure information regarding the necessary participation agreement and preparing a BUA allocation procedure.
- Completion of necessary and key backbone infrastructure– Investigating possibility for use of funds to complete lanes on Pioneer/Parkland
- Staff and City Attorney working with Centex and DR Horton to determine implementation of DA conditions.
- Working with staff team to facilitate the completion of Pioneer improvements as the result of the 1000<sup>th</sup> unit requirement.

Project Application Review (Norris/Hanson/Contract Planner C. Gnos)

Three active applications to amend the Spring Lake Spring Lake Specific Plan land use have been received and are summarized below

- R-15/R-3 Rezone: No Action by applicant. Tied with future school site. Need to submit additional information. Project site: South of Marsten, west of Meikle extension, north of Banks; west of the southerly elementary school site. A minor rezone of R-3 property to combine with an R-15 site to allow a single-family alley loaded site concept, located west of Meikle and south of Banks.
- Heidrick 5 Acre (R-25): The item has been placed on hold by the applicant.

**Project: Spring Lake**

Discussions are underway with the owner to consider sale of the site as a potential multi-family development. Planning Commission recommended the City Council approve the Heidrick Spring Lake Specific Plan amendment and tentative Subdivision Map as conditioned on January 21, 2010. Applicant to submit information on how they intend to address the significant deficit caused by reduced unit count (-88 units) of the property, from 125 to 37, transfer of the affordable unit requirement and determination of a replacement site for the Housing Element. Originally, as a multi-family site there were no BUAs. A methodology will be required to allow release of BUA's for the proposed single-family units. Project site: South of Farmers Central Rd, west of Heidrick Ranch Phase I; east of the future Pioneer extension. A proposed downzone of the R-25 site to R-8, located south of Farmers Central and east of Pioneer.

- **Cal West Investors Site: The applicant has submitted a revised application based on a determination by the WJUSD that they no longer require the Cal West Seeds school site.** This opens up 10 acres of potentially available land and possibly minimized the more complex issues of the park relocation and commercial land use amendment. Project site: West of County Rd 101, north of Farmers Central future extension, east of Hwy 113. Staff and the consultant are continuing to work on identification and analysis of key issues. The applicant submitted a revised conceptual plan layout that has been discussed on a preliminary level.

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

- Design issues related to reconfiguration of the site and location of key elements such as park, commercial, and multi-family. For example, will the area allocated for multi-family actually accommodate the number of units specified? Which use is most appropriate adjacent to the freeway (MF or SF), and should multi-family uses be located closer to main access and transit?
- BUA Ordinance and financing methodology. This site was not in the original CFD and does not have first release BUAs. These questions will need to be resolved prior to moving forward on this application.

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

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

The proposed project includes an annexation, a General Plan Amendment to re-designate the site for General Commercial development, and a Prezoning of the site to General Commercial (C-2) in order to accommodate a future commercial development. In addition, a General Plan 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

**Project: Gateway II**

specifics of the commercial development are not in the project application.

**Status:** **The Draft EIR for the Gateway II proposal has been completed and was released to the public on April 8, 2010. There will be a 45-day review period and a public meeting held to take public comments.**

Work on the Master Tax sharing agreement will be required. **The City is in the process of reviewing a potential consultant and scope of work to assist with the fiscal analysis that will be required.**

The build out assumptions made for the purposes of completing the environmental analysis include up to 808,000 square feet of retail, three hotels, one sit down restaurant, three fast food pads, 80,000 square feet of auto mall uses, and 100,000 square feet of office. Detailed project design approvals will be part of a subsequent application. Phasing of development is being evaluated.

A Notice of Preparation of an Environmental Impact Report for the project was released on October 2, 2009 and a public scoping meeting held on October 21, 2009 at 6:00 PM in the City Council Chambers. Approximately 20 individuals attended. Staff has continued to receive written comments from agencies and individuals regarding the project.

The City has hired an outside consulting firm, Raney Planning and Management, funded by the applicant, to prepare the EIR and manage the processing of the application in conjunction with staff, including the annexation request. Analysis in the EIR will include assessment of individual and cumulative impacts. Technical studies to be used in the Woodland Gateway II EIR include:

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

**Project: Historic Preservation Commission (HPC)**

**Phase:** n/a

**PM:** Stillman

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

**Status:** **(No Change)** The Historic Preservation Commission reviewed and approved changes to the Porter Building (511 Main Street) at the January 13, 2010 meeting. Owner/Applicant proposes to remove all existing wood framed windows and replace them with clad wood windows. Proposal also includes a request to restore all Main Street storefronts to their original design.

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

**Project: Historic Preservation Commission (HPC)**

ultimate goal of the HPC is to have a revised Historic Resources Ordinance and an updated Historic Resources Inventory making the City eligible for Certified Local Government (CLG) status through OHP.

The HPC Commissioners nominated homes for the 2010 Heritage Home nominations at the January 13, 2010 meeting and will review nominated homes at the next meeting in March 2010. The Heritage Home award is a public recognition of a remarkable family home and commemorates that home's contribution to the aesthetically and historically significant residential architecture of Woodland. **At this time, the Heritage Home Awards process has been put on hold. The availability of staff to prepare the awards and status of the Historic Preservation Commission is currently unknown.**

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

**Project: Prudler Project (formerly known as Four Seasons - The Mall Expansion Site)****Phase:** n/a**PM:** Hanson

**Description:** The proposed project, approximately 38 acres, would include 247 single-family homes and a clubhouse facility to serve the active adult homebuyer 55 years of age and above. The project proposes to be a gated community.

**Status:** **The draft Initial Study and Mitigated Negative Declaration were released for 30-day review.** The applicant has submitted a \$15,000 payment on February 5, 2010 for the Fiscal Study. The study will be conducted by Goodwin Consulting Group. Staff is working on the environmental document, an Initial Study, and staff report. The project will go before both the Planning Commission and City Council. The applicant is requesting the following entitlements from the City of Woodland:

- General Plan Amendment to re-designate the site from General Commercial (GC) to Medium-Low Density Residential (MLDR);
- Spring Lake Specific Plan Amendment to modify the East Street cross-section for the segment south of the County Fair Mall to County Road 24A;
- Rezone of the project site from General Commercial Zone (C-2) to Duplex Residential Zone/Planned Development (R-2)(P-D) and adopt Planned Development Standards;
- Conditional Use Permit for development within a PD Zone; and
- Tentative Subdivision Map to subdivide a 38-acre site into 247 lots plus common area lots, which includes internal roadway and utilities necessary to serve the development.

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

**Phase:** Application Complete **PM:** Stillman

**Description:** Application is for a revision to the Gibson/Ogden tentative Map #4879, which maps the vacant 14.47 gross acre property located between East Gibson Road, Ogden Street, Branigan Avenue, and Gibson Plaza. The property is currently owned by the Woodland Joint Unified School District. The project was previously approved on April 1, 2008. Approval of this application will result in changes to the Tentative Map, and changes to the Conditions of Approval. As Tentative Map #4879 was previously approved as a Planned Development with a Conditional Use Permit, an amendment of these changes is also being requested.

This application includes the following revisions: 1) A reduction of 90 residential units to 77. 2) Changing the housing type from mix of single-family detached and courtyard houses to single-family detached. 3) Request to pay in-lieu fees to satisfy affordable housing requirements. 4) Phasing of the project/map into three units.

**Status:** Evaluation of the revised lot layout and revised conditions is underway. The item will be scheduled for Planning Commission at the earliest possible date. Based on new CEQA Guidelines recently approved by the State, Greenhouse gas emissions must be evaluated for the proposed project.

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**REDEVELOPMENT**
**Project:** Downtown Multi-plex Theater

**Phase:** Financing **PM:** Shallit

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

**Status:** (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. Staff was directed to evaluate the possibility of moving Hoblit Chrysler to 333 Main Street. The Redevelopment Agency has directed staff to draft a Request for Proposal for a theater developer.

**Project:** New Woodland Courthouse

**Phase:** n/a **PM:** Shallit/Sokolow

**Description:** Construction of 145,161 square foot courthouse at a cost of nearly \$173 million to consolidate all of the court's operations at one location in downtown Woodland and increase the number of courtrooms to 16. The project will also include the provision of parking to support the new courthouse and attract new development downtown. The State Administrative Office of the Courts (AOC) is taking the lead for the courthouse portion of the project while the City/Redevelopment Agency is taking the lead for the property acquisition required by the project.

**Project: New Woodland Courthouse**

**Status:** The Agency has negotiated purchase and sale agreements with three property owners for the court site. **AOC staff/consultants have been reviewing a number of properties near the court site (which is the 3.75-acre block bordered by Main, Fifth, Sixth, and Lincoln) to accommodate off-street parking needed for the new court.** The AOC began circulating the Draft Mitigated Negative Declaration (MND) that was prepared under the California Environmental Quality Act for the courthouse project on February 16 and the circulation period will end on March 18. The AOC held a public meeting on February 24 at the Police Department's Community Room to receive comments on the MND. Approximately 20 people attended. The AOC expects to adopt and certify the MND in April. Based on the Draft MND, the project triggers the need for and will be responsible for the installation of a traffic signal at the intersection of Main and Fifth streets.

**Project: Facade Grants**

**Phase:** n/a **PM:** Shallit

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

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

Porter Building (501-511 Main St) – The property owners signed a lease with Cambridge College to occupy the first floor. With this new tenant the owners are moving forward with renovations to the building. **Seismic retrofit completed and interior improvement and renovations to the front facades are underway.**

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

**Phase:** Construction **PM:** Shallit

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

**Status:** **(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

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

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.

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.

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

**Phase:** Construction

**PM:** Chavez (Engineering)

**Description:** Improvements to the east side of East Street between Oak and Gum streets near Casa del Sol. The project includes new curbs, gutters, sidewalks, a new bus turnout, and a bus enclosure. It also includes landscaping, new street lighting, and fencing. The total project cost is estimated to be \$560,000.

**Status:** Construction is substantially complete. Remaining work includes miscellaneous construction items. Council acceptance is anticipated in May 2010.

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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:** Horne

**Description:** Staff is working through the process of declaring Dead Cat Alley between Third St and Freeman Park (Fifth Street) as the City's 17<sup>th</sup> Undergrounding District. PG&E's Rule 20A Program provides funding (credits) to underground utilities in a community.

**Status:** **(No Change)** On January 29, 2010, the City's Undergrounding Committee met to discuss the project and future Rule 20A projects. The committee voted 5-0 to recommend this potential Rule 20A project to City Council. Staff's next steps are to prepare a survey of the project area and determine what easements are needed.

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**Project: Ten Year Plan to End Homelessness****Phase:** Plan Preparation**PM:** Horne

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

**Status:** The City Council approved the Ten Year Plan to End Homelessness on January 19, 2010. **All participating jurisdictions have approved the plan, except for West Sacramento. It is on the West Sacramento Council Agenda for April 7, 2010. The first step in implementing the plan is to constitute an Executive Commission, which will oversee and implement the Plan, lead the effort to reduce homelessness in Yolo County, and set and monitor annual goals. The Plan specifies that a representative from each participating jurisdiction must be an elected official. Appointment of a Woodland City Councilmember to the Executive Commission is on the Council agenda for April 13<sup>th</sup>. The Ten Year Plan cannot be implemented without City support, especially political support. This is an opportunity for Woodland to be active in the homeless discussion and the allocation of resources to homeless services and housing.**

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

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

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

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**Project: CDBG Administration**

requesting \$174,945. For public facility and improvement applications, the CDBG program received eight applications totaling \$851,912. Nine applications are not being recommended for funding. **The 2010-2011 Action Plan will be taken to City Council on April 13, 2010 to present staff's recommendations and again on May 4, 2010 for a public hearing and adoption of the plan. The funds will be available July 1, 2010. The City was recently notified of its new CDBG allocation, it is \$630,540; the amount is approximately \$50,000 more than last year's \$581,852.**

TANA/Hispanic Arts and Culture Center — Rehabilitation of a building for a Hispanic arts educational program. There was difficulty incorporating both UCD and Federal construction requirements in the bid documents, but the bid package has now been approved by UCD's legal department and released. Twelve bids were received January 20, 2009. A pre-construction meeting was held on Tuesday, March 10th. Construction began March 16th. Construction with the exception of a couple small change orders is complete. Yolo County Housing handed the building over to the UC Davis Chicano Studies Department on August 25, 2009. A ribbon cutting/press event has been scheduled for Wednesday, December 9th at 10am. UC Davis is collecting the final grant closeout documentation from the contractor. It is expected the grant will be closed out by March 2010. **The project manager found errors in the project's certified payrolls. The CDBG program will not release the remaining grant funds until the wage amounts to the laborers are resolved.**

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. **A pre-bid meeting was held on April 12<sup>th</sup> and bids were due April 21<sup>st</sup>. The project is expected to be completed May 20, 2010.**

**(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.

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.**

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).**

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. 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.

**Project: CDBG Administration**

(No Change) CommuniCare Peterson Clinic Design (\$80,000) – CommuniCare is negotiating a lease with Woodland Memorial Hospital.

Yolo Community Care Continuum Supportive Housing Rehab (\$90,200) – Some preliminary inspections for pest control and electrical are being conducted to prepare the scope of work. **The environmental review is underway.**

ADA Curb Ramps (\$100,000) – The Engineering Division is designing and implementing this project. Project surveying is 100% complete. **The project is expected to be out to bid by April 2010 and construction will begin by June 2010.**

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

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

**Status** (No Change) The Substantial Amendment was sent to HUD June 3, 2009.

The City has executed the grant agreement. All subrecipient agreements have been executed. The second report on CDBG-R was submitted on time. The next report will be due April 10th. It is expected that a significant amount of CDBG-R funds will be expended by the 3<sup>rd</sup> quarter.

- ADA Improvement Project (\$55,209) – the project is being combined with the 2009-10 project.
- CDBG ADA project - The project is schedule to bid in April 2010.
- Homebuyer Assistance Program (\$61,000) – All funds have been committed to homebuyers. One loan has closed.
- All public service projects, including Foreclosure Prevention Project by Legal Services (\$10,000); Vocational Assistance by STEAC (\$3,242), and Meals Program by the Yolo Wayfarer Center (\$10,000) are proceeding as scheduled.

**Project: Sale of Spring Lake Homes****Phase:** n/a**PM:** McLeod

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

**Project: The American Recovery and Reinvestment Act/CDBG Administration****Status:** (No Change) Currently, five (5) affordable available units have been released.

Developer	Unsold Units	Affordable Expiration Date On some units
Centex Coventry	5	August 2010

NeighborWorks is working with over 30 active applicants and most have credit or debt issues. The City has lost affordability on 25% of the affordable units due to the inability to find buyers. Staff is working to identify other potential funding sources to facilitate sales and closings of the remaining affordable units. Centex has also offered to assist in developing marketing for their remaining five (5) units.

**Project: Inclusionary Housing Program****Phase:** Ongoing**PM:** McLeod**Description:** These are affordable housing units made available for sale under the requirement of homes for low and moderate-income families.**Status:** (No Change) One unit was closed in early February of 2010. Two units are expected to close in mid-to- late March of 2010. Staff will continue to hold orientations monthly starting again in 2010, as well as schedule one-on-one orientations with Spanish speaking families.**Project: Rochdale Grange****Phase:** Construction**PM:** McLeod**Description:** Construction of a 44-unit very-low income apartment complex by Neighborhood Partners in Spring Lake. The land was dedicated to the project by Reynen and Bardis to fulfill a portion of their Inclusionary Housing requirement in Spring Lake. The main funding source for the project is a \$4 million HOME grant.**Status:** (No Change) All financing has been secured. HCD approved Project Setup on February 24, 2010. Grading Permit was issued March 2, 2010 and Building Permits were issued March 8, 2010. Construction is expected to last 12-15 months with completion expected in May of 2011 at the latest.**BUILDING****Project: Fitness Center****Phase:** On going.**PM:** Luevano**Description:** A new gym with an indoor lap pool located on Freeway Drive.

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**Project:** Fitness Center

**Status:** Wall and roof framing have been completed and the building should be completely weather-tight by the time of this printing.

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**Project:** Porter Building

**Phase:** Construction

**PM:** Luevano

**Description:** Seismic Retrofit/Cambridge College

**Status:** Steel framing is under construction. **New windows have been ordered and the front of the building is currently being worked on, partially blocking the sidewalk. Duane Thomson (the Architect of Record) has completed the TI plans and The plans have been submitted for a vocational college that will occupy the entire 1<sup>st</sup> floor of the Porter Building.**

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**Project:** Cranston Building

**Phase:** Construction

**PM:** Luevano

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

**Status:** (No Change) Drywall has been completed.

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**Project:** Plan Review

**Phase:** n/a

**PM:** Essenwanger/Hanson/Stillman

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

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

1. **(No Change)** Comfort Suites hotel, 2080 Freeway Drive — Plan review is substantially complete. We are waiting for complete revised plans to be submitted for plan check review.
  2. Dumars shell building, 201 East Street. Plans for the enlarged project have been reviewed and comments given to the architect. **Building Division reviewed resubmitted plans and approved plans pending approval from other divisions.**
  3. New Burger King Restaurant, West Main Street at Ashley & Main. **The applicant resubmitted revised plans in response to first plan check comments and they are next in queue awaiting second review.**
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**Project: Plan Review**

- 4. **(No Change)** New Spee Dee auto repair building, 216 W. Main Street. Code restrictions on the size of the proposed mezzanine were identified and the applicant has decided to submit revised plans prior to completion of initial plan review. We are awaiting submittal of revised plans.
- 5. Major Wal\*Mart store interior remodel, 1720 E. Main Street. **The applicant has submitted revised plans in response to first plan check comments. Plans have been reviewed and approved.**

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**Project: Code Enforcement**

**Phase:** n/a

**PM:** Dennis

**Description:** Major code enforcement efforts.

**Status: (No Change)**

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

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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.

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**Project: Spring Lake Implementation**

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

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**Project: Pulte/Centex/Beeghly**

**Phase:** n/a

**PM:** Pollard/Weichel

**Description:** Residential Subdivision on Beeghly Ranch Property.

**Status:** (No Change) Staff and City Attorney working to resolve issues with Breach of Development Agreement City attorney working with Centex's attorney to draft amendment. Staff is also working on property acquisition and Quiet title action. The City put a demand letter on Centex and after meeting with Pulte, the City has since put the demand in abeyance. Additional meetings are scheduled with Pulte, the Attorneys, and City Staff.

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**Project: On Site Civil Improvements**

**Phase:** Plan Check

**PM:** Weichel

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

**Status:** 2010: 4 Plan Checks Completed, **2 Plan Checks in Process.**

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**Project: Encroachment Permits**

**Phase:** Application  
Processing

**PM:** Weichel

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

**Status:** 2010: **36 issued, 6 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:** Plan Check/New  
Tentative Map

**PM:** Fong

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

**Status:** Working on final map issues in advance of new tentative map in process.

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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:** n/a

**PM:** Karoly

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

**Status:** (No Change) Process started in 2008; final draft version under internal review. Includes extensive landscaping changes based on Spring Lake experience. City Council to consider Municipal Code change to delegate approval authority to City Engineer. Will issue final update in March 2010.

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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:** Draft EIR is now public and being circulated for comments.

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

**Phase:** Tentative map

**PM:** Pollard

**Description:** 38 acre Residential senior housing sub division south of the County Fair Mall.

**Status:** Preparing comments and conditions.

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**Project:** Cal West Seeds

**Phase:** Rezone

**PM:** Pollard

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

**Status:** Prepared comments and conditions for Rezone.

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**Project:** Final Map Processing

**Phase:** Processing final Maps

**PM:** Hatch

**Description:** Processing final Parcel Maps or Sub Division Maps for recordation and division of land

**Status:** 2010: **1 Parcel Map Complete; 2 Parcel Maps in Process;** 0 Sub Division Maps Complete and 0 Sub Division maps in Process.

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**Project:** Tentative Parcel Map 4978, Hopefull

**Phase:** Tentative Map Review

**PM:** Pollard

**Description:** Lot Split of 1.39 Net Acres on East Street at Fortna.

**Status:** Applicant withdrew request.

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**Project:** Knaggs Annexation

**Phase:** Zoning and Annexation

**PM:** Pollard/Fong

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

**Status:** Will soon be meeting with Applicant's Engineer.

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**Project:** Knaggs Annexation II

**Phase:** Annexation

**PM:** Pollard

**Description:** Annexation of approximately 160 acres near East Main Street and Road 102.

**Status:** (No Change) Meeting with property owner's representative prior to application/Responding to RFI's.

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**Project:** New Woodland Partners

**Phase:** Zoning and Annexation PM: Pollard

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

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

**Project:** Parkland Landscape Design

**Phase:** Landscape Design for Parkland PM: TBD

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

**Status:** (No Change) Awaiting plan submittal.

**Project:** Widening Pioneer Avenue I (CIP 09-24)

**Phase:** Design PM: Fong

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

**Status:** Reviewed and Approved Geometric Approval Drawings.

**Project:** Road 25A (CIP 09-25)

**Phase:** Road Rehabilitation PM: Fong/Pollard

**Description:** Overlay and widening to standard width of 24 feet plus shoulders.

**Status:** Received funding for design from Pulte Homes and executed contract for services with Cunningham Engineering Corporation. **Currently soliciting scopes for environmental analysis.**

**Project:** Extending Pioneer Avenue (CIP 09-27)

**Phase:** Design PM: Fong

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

**Status:** Project design under Cunningham Engineering Corporation; **reviewed and approved geometric approval drawings.** Staff has contacted property owners and has started property acquisition negotiations.

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**Project: Capital Projects**

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

**Description:** Capital Projects

**Status:** Capital Improvement Project Execution - **Engineering staff is managing/designing 50 active projects** (FY 09/10 budget = \$36.6 million) and assisting with PW managed CIPs. For detailed summary of all Capital projects, please see the separate document "CDD Capital Project Status Report."

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**Project: Development Projects Under Construction**

**Phase:** Construction, Warranty      **PM:** Heath

**Description:** Development Projects Under Construction

**Status:** **(No Change)** All projects have been completed. There are no projects underway.

Encroachment Permit Inspection – 194 Permits issued in 2008; 4 are active; 155 permits have been issued in 2009; 22 are active. One permit issued thus far in 2010.