



MILESTONE EVENTS

CDD New Project Submittals and Project Activities

- Chase Bank has submitted plans for the new Chase Bank at 304 Main Street.
- Pulte Homes has been issued permits for 7 more homes in their subdivision at the corner of Gibson and Ogden. They plan to open the model homes on Friday April 15, 2011.
- A Notice of Preparation of an EIR and the Initial Study for the Knaggs-Adams project (annexation/site plan/tentative subdivision map) were released on April 14, 2011.
- A total of 25 new Business Licenses were issued this last month.
- A total of 30 flood insurance letters were issued this last month.
- A total of 84 permit applications were applied for, of which 65 were building related.
- A Spring Lake neighborhood meeting was held on March 30, 2011 at which approximately 100 residents attended.
- A Design Review application has been submitted by the owner of the Jackson Building, located at the corner of Bush and First Streets (formerly Morrison's), for exterior paint work.
- Staff has had an initial meeting with Sacramento Area Council of Governments (SACOG) representatives, Yolo County, and Cities of Davis, Winters, and West Sacramento to begin discussing State housing allocation methodology.

DETAILED PROJECT LISTING

Changes will be highlighted in bold

PLANNING

Project: Spring Lake

Phase: n/a

PM: Norris

Description: Proposed development is comprised of approximately 4,037 dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 280 acres of public and quasi-public land uses,

Project: Spring Lake

about 34 acres of parkland, and over 100 acres of major streets and roads. Overall, residential density will equate to about 6.1 units per acre. The Plan will result in a projected build-out of about 11,270 people.

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

- The Staff recommendation regarding interpretation of the BUA Ordinance and a Pay as You Go financing methodology was presented to the City Council on October 6, 2009. The City Council recommended that staff proceed with measures to complete the financing proposal and allow release of “Second Release” Building Unit Allocations (BUAs).
- The update to the SLIF fees were approved by City Council on January 19, 2010 and updated fees became effective on January 20, 2010. The updated fee provides an increase of \$809 per home. Final review of the SLIF Nexus study and fee update was approved by the City Council on February 16, 2010 and the urgency ordinance was extended.
- Proposed amendments to the BUA Ordinance were approved by City Council on October 5, 2010. The amendments allow the third release to be concurrent with second release; and allow the City to consider the possibility of increasing the maximum BUA allocation.
- Staff is working with the development community to facilitate the completion of Pioneer improvements in front of Pioneer High School.

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

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

- **Heidrick 5 Acre (R-25):** A funding agreement with Sacramento Mutual Housing Authority to allow development of 101 units was approved by City Council on July 20, 2010. Sac Mutual is in the process of applying for other funding as well. **Staff met with Sac Mutual representatives and their architect to begin discussions regarding site development and architectural considerations.**
- **Pioneer Investors, Heidrick II:** DA Amendments were approved by City Council on December 14, 2010.
- **Cal West Specific Plan Amendment:** The applicant has submitted a revised application based on a determination by the WJUSD that they no longer require the Cal West Seeds school site. This opens up 10 acres of potentially available land and possibly minimized the more complex issues of the park relocation and commercial land use amendment. The Specific Plan Amendment and Development Agreement was approved by City Council on December 14, 2010.
- **Cal West Tentative Map submittal:** Cal West Investors, LLC has submitted a Tentative Map application for 113 lots on the site located east of Hwy 113, north of future Farmers Central Rd and west of Harry Lorenzo Avenue. This map represents a portion of the overall Cal West site. Required studies including traffic, noise and air quality are underway. **Staff has issued a comment letter and has met with the applicant to discuss issues of density, site layout, and traffic analysis.**
- **Spring Lake Central inquiries:** This site is currently bank owned, however, it is currently up for sale. Staff continues to meet with prospective buyers and interested parties to inform them of Spring Lake standards and requirements for this property.

Project: Spring Lake

This is a key piece of the development and the ability to do future bond financing hinges on this property being in private ownership.

- **Spring Lake Neighborhood Meeting: At a citizen's request, City representatives attended a Spring Lake Neighborhood meeting. There were approximately 100 residents in attendance. Issues that were discussed included bond and financing concerns, infrastructure completion, as well as land use and future development. The City prepared a Handout of Frequently Asked Questions (SL FAQ) that was distributed to residents and is posted on the City's web site.**

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

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

Summary/Background:

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

A Notice of Preparation of an Environmental Impact Report for the project was released on

Project: Gateway II

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

Staff continues to work on response to comments on the Draft EIR and preparation of a draft Development Agreement (DA).

Project: Historic Preservation Commission (HPC)**Phase:** n/a**PM:** Planning Staff

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

Status: **The Historic Preservation Commission (HPC) will meet on Wednesday April 20, 2011 at which time the Commission will discuss and vote on the nominations for the Heritage Home Awards. In addition, on Preservation Award nomination is being considered. Heritage Home Awards focus on single family residential, while the Preservation Awards can be for any other subject including awards to individuals for service or for commercial buildings.**

The Historic Preservation Commission has now met two times since the appointment of the new Commissioners, on February 16, 2011 and again on March 16, 2011. The Commission has indicated that their priority is to ensure that the Heritage Home Awards Ceremony happens this year. The Commission members have been researching and evaluating possible homes to nominate.

HPC has determined that with available staffing, the two key priorities of the Commission at this time are Heritage Home Awards and review of demolitions and development projects in the Downtown National Register District. An additional priority that has been carried forward is the modification of the Historic Resources Ordinance 12A. This is required in order to apply for Certified Local Government Status.

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

Phase: n/a

PM: Hanson

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

Status: **(No Change)** The draft Initial Study and Mitigated Negative Declaration was released for 30-day review. The fiscal study has been completed by Goodwin Consulting Group and the results of the study have been released to the applicant. Staff is now waiting on the applicant before any further action can take place. The project will go before both the Planning Commission and City Council. The applicant is requesting the following entitlements from the City of Woodland:

- General Plan Amendment to re-designate the site from General Commercial (GC) to Medium-Low Density Residential (MLDR);
 - Spring Lake Specific Plan Amendment to modify the East Street cross-section for the segment south of the County Fair Mall to County Road 24A;
 - Rezone of the project site from General Commercial Zone (C-2) to Duplex Residential Zone/Planned Development (R-2)(P-D) and adopt Planned Development Standards;
 - Conditional Use Permit for development within a PD Zone; and
 - Tentative Subdivision Map to subdivide a 38-acre site into 247 lots plus common area lots, which includes internal roadway and utilities necessary to serve the development.
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Project: Target Warehouse Expansion: Target Corporation has proposed to expand their existing 1.5Million square foot facility to add approximately 362,099 square feet, for a total of 1,871,690 square feet.

Phase: Approved by
Planning
Commission

PM: Hanson

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

Status: **(No Change)** The project was approved by Planning Commission February 16, 2011, including the public art concept for a mural on the north building face. The building is in plan check.

Project: Cinema 12

Phase: Application under
review

PM: Hanson

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

Project: Cinema 12

Status: (No Change) The application is under review for completeness; the applicant has been informed that the application is incomplete.

Project: Chase Bank Site Plan and Design Review

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

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

Status: (No Change) The project has been review and approved by the City. Staff is waiting on applicant to submit building plans.

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

Phase: Application Complete **PM:** Norris

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

Status: (No Change) The applicant has submitted their development application for review. Required studies for CEQA evaluation are underway and a flood modeling analysis has been prepared. To assist with facilitating development, staff has accepted the preliminary structural review for the building.

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

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

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

Status: The environmental review process began in March and the City issued a Notice of Preparation of an EIR and the Initial Study on April 14. A public scoping meeting for the EIR will be held in City Council Chambers on April 27, 2011 at 6:00 p.m.

Project: SACOG/MTP/RHNA**Phase:** Continued attendance and participation in long range planning efforts**PM:** Norris**Description:** Staff participation in regional and locally focused long range planning efforts**Status:** **Continued participation. Staff met with SACOG, County, and local governments to discuss the methodology regarding housing allocation number for the next housing element cycle in 2013.**

Project: Yolo County Transportation Authority**Phase:** Building plans under review**PM:** Hanson**Description:** The project proposes improvements to the project site in order to expand the Yolo County Transportation District administrative operations, dispatch, and maintenance facilities. In particular, the Project proposed the following improvements:

- Construction of a new 7,110-square-foot administration building, located on the eastern side of the existing large shop and south of the existing administration building, to accommodate current and planned YCTD administrative staff and functions
- Conversion of the existing administration building (3,100 square feet) to dispatch and operations uses and construction of an approximately 1,730-square-foot dispatch and operations addition located on the western side of the converted building, for a total of approximately 4,830 square feet of dispatch and operations space
- Conversion of a portion of the small shop to storage and a fare box vault
- Demolition of the existing modular building
- Construction of a new containment structure, with a footprint of approximately 3,000 square feet, over the existing bus wash
- Construction of an outdoor employee comfort space to the north of the proposed dispatch and operations addition
- Installation of an aboveground 10,000-gallon diesel tank, including spill-proof accommodations and fueling island, on 0.34 acre of the currently undeveloped northern portion of the site
- Construction of a new bus parking area on approximately 1.05 acres of the currently undeveloped northern portion of the site (proposed northern parking area)
- Construction of a new bus driveway that would allow two-way bus traffic to and from the proposed northern parking area from Cannery Road
- Addition of 41 new employee and visitor, bus, and paratransit parking spaces
- Construction of a 2- to 5-foot high retention wall around the developed portion of the site where most building structures are located
- Safety and security improvements, including fencing upgrades around employee parking and the perimeter of the site, and an automatic gate system
- Other site improvements, including drainage, lighting, and landscaping

Status: **(No Change)** Building plan plans are under review.

REDEVELOPMENT

Project: Downtown Multi-plex Theater

Phase: Selection of Developer **PM:** Shallit

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

Status: (No Change) Cinema West has submitted an application to the Planning Division. The Board agreed to suspend the RFP process pending the outcome of the CinemaWest project application. Staff was also directed to develop a plan to restore and reuse the State Theater.

Project: New Woodland Courthouse

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

Description: Construction of 163,000 square foot courthouse at a cost of nearly \$173 million to consolidate all of the court's operations at one location in downtown Woodland and increase the number of courtrooms to 14. The project will also include the provision of on- and off-site parking to support the new courthouse. The State Administrative Office of the Courts (AOC) is taking the lead for the courthouse portion of the project while the City/Redevelopment Agency is taking the lead for the property acquisition required by the project.

Status: In March, the State Public Works Board (PWB) approved purchase of the project site from the Agency; the escrow for purchase of the property will close in late April or early May. The Agency will be reimbursed by the State for the purchase of the court-site at the close of escrow. The AOC expects to issue an RFP for a general contractor in April and select in June. Agency staff has contacted local contractors to alert them to potential bid opportunities. Local contractors may have opportunities for specific trades if the AOC bids out the trades separately from the general contractor selection process. Agency staff is exploring potential opportunities for local construction suppliers. The AOC's project architects will begin the schematic design process (block and stock plans, space plans, floor plans, exterior massing, etc.) in mid-April. The PWB will consider purchase of the off-site parking sites (along Sixth Street adjacent to Oak Avenue) for the new courthouse at its May meeting.

Project: Facade Grants

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

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

Status: Porter Building (501-511 Main Street) – Cambridge Junior College began classes on the first floor of Porter in September 2010 and the improvements necessary for Cambridge to fully occupy the first floor were completed in February 2011. The façade improvements were completed in March 2011. The Agency approved a loan of \$200,000 to the building owner in October 2010 through the Agency's Second Floor Retrofit Program to help the

Project: Facade Grants

owner with the rehabilitation of the second and third floors as well as assisting with any remaining work necessary for Cambridge's full occupancy of the first floor. Work continues on the second and third floors. Staff is evaluating need for additional financial assistance and restructuring of existing loan.

Maria's Cantina (306 Sixth Street) – Work on the façade and interior improvements continue. The project is eligible for up to \$30,000 in façade funds.

Muscle World Building (514 Main Street) – The owner of the old Muscle World building is working with RDA staff on designing and financing rehabilitation of the building and submitted an application for the façade program in April.

Hunt Building-Sean Denny (416 – 418 First Street) – The property owner is near completion with restoration of the façade at 418 First.

Jackson Building (Former Morrison's location, 426 First Street) -The property owners are working with RDA staff on façade and interior improvements.

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 old staff person has returned to HCD to continue processing the Casa application. CHOC has provided the City with draft loan documents that are currently under review. A target date for the HOME loan closing of October 17, 2010 was missed and a new date will need to be set. The thirty (30) new coaches cannot be ordered from Skyline until the loan is approved.

Project: SACOG Community Design Program, Woodland Downtown Streetscape Project

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

Description: Grant application to fund construction of streetscape improvements (landscaping, sidewalks, bulb outs, traffic signal, etc.) on Main Street between Third and East Streets.

Status: **(No Change)** In January 2010, the SACOG Board of Directors approved \$915,000 in grant funds under the SACOG Community Design Program for the City's project. SACOG has not yet made a determination on when the funding will be available for the City's project.

Project: Rule 20A Project (Undergrounding utilities)**Phase:** n/a**PM:** Sokolow**Description:** The City's 17th Undergrounding Utility District would underground the overhead utilities on Dead Cat Alley between Third and Fifth streets. PG&E's Rule 20A Program provides funding (credits) to underground utilities in a community.**Status:** The City Council, at its February 1 meeting, approved the establishment of Underground Utility District 17 (Dead Cat Alley). RDA staff notified adjacent property owners as well as the effected utilities of the City Council's approval of the district so they can begin designing their underground utility facilities. **RDA staff will be working with PG&E on whether the design work can be expedited.**

Project: CDBG Administration**Phase:** n/a**PM:** Ross**Description:** Preparing documentation and project monitoring for CDBG funded activities. Also includes the community application process for funding.**Status:** **(No Change)** Staff is currently preparing for the FY12 grant year. In preparation, staff is communicating to current subrecipients and the public the requirements of the grant and the application process. Staff has developed a calendar to outline critical dates and is planning to Council on May 17, 2011 for the annual Public Hearing on the Action Plan.

Project: Inclusionary Housing Program**Phase:** Ongoing**PM:** McLeod**Description:** These are affordable housing units made available for sale under the requirement of homes for low and moderate-income families.**Status:** **Standard Pacific has released two affordable units and are working with the City to identify potential buyers.** Staff is waiting for the first release of affordable units in Pulte's Starlyn Park subdivision.

Project: Rochdale Grange**Phase:** Construction**PM:** McLeod/ Luevano**Description:** Construction of a 44-unit very-low income apartment complex by Neighborhood Partners in Spring Lake. The land was dedicated to the project by Reynen and Bardis to fulfill a portion of their Inclusionary Housing requirement in Spring Lake. The main funding source for the project is a \$4 million HOME grant.**Status:** **The project is 90% completed. All buildings have been painted with the exception of the Community Center. A few punch list items, carpeting, flat work, landscaping, and**

Project: Rochdale Grange
completion of the off-sites remain to be completed.

BUILDING

Project: Porter Building/Cambridge College Tenant Improvement

Phase: Construction **PM:** Luevano

Description: Seismic Retrofit/Tenant Improvements

Status: (No Change) Permanent Certificate of Occupancy was issued for the first floor. The \$900,000 construction project will now expand to the second and third floors. Redevelopment staff is evaluating need for additional financial assistance. Cambridge College is now holding classes at the Porter Building Monday through Friday with approximately 180 students attending, while work on the building continues.

Project: Maria's Cantina

Phase: Construction **PM:** Luevano

Description: Restaurant Remodel

Status: A façade grant application was submitted. Redevelopment staff is processing that request. **Project is currently at final stages of construction. Target date for completion is May 16, 2011.**

Project: Rochdale Grange

Phase: Construction **PM:** Luevano

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

Status: All buildings are at finish stages of construction.

Project: Red Robin Restaurant

Phase: Construction **PM:** Luevano

Description: Restaurant located at the Gateway I center east of County Rd 102 and north of Gibson Rd.

Project: Red Robin Restaurant

Status: Project is currently at final stages of construction. Final target date for completion is scheduled for April 15, 2011. Friends and family is scheduled for April 21 & 22 and the grand opening is scheduled for April 28, 2011.

Project: SpeeDee Oil Change and Tune-up

Phase: Construction **PM:** Luevano

Description: Automotive Repair expansion located at 216 W. Main Street.

Status: Project is currently at final stages of construction. Final target date for completion is scheduled for April 2011.

Project: Plan Review

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

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

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

1. The Woodland Opera House has been tentatively approved pending proposal and approval of revised gas meter location and backflow preventer location.
2. Yolo Transportation New Administration Building, Remodel of Existing Buildings and Site Improvements project at 350 Industrial Way has been reviewed and the initial comment letter has been sent.
3. The Target Distribution Center Expansion Project (2050 E. Beamer Street): **Initial submittal of building plans for the approximate 344,000-ft² expansion to the existing building has been received, reviewed and comments sent to applicant.**
4. Panda Express Restaurant Tenant Improvement plans (2031 Bronze Star Drive) **have been resubmitted and the second plan review completed and revised plans approved.**
5. New Agriform 54,000-ft² Storage Building at SE corner of State Hwy 113 and County Road 18C has been submitted for initial review and is in the process of being reviewed.
6. **Revised Master Plans for Solar Photovoltaic systems for Pulte/Centex/Starlyn Park and Standard-Pacific/Parkside subdivisions have been submitted, reviewed, and approved.**
7. Starbucks Coffee has submitted plans for a new Starbucks at 2021 Bronze Star Drive in the Gateway Shopping Center. **Revised plans have been received, reviewed, and approved.**
8. **Rochdale Grange Community Building 10.12-kW DC PV-Solar System (2090 Heritage Way): Plans have been received, reviewed, and approved.**

Project: Plan Review

9. **Standard-Pacific Photovoltaic-Solar systems master-plans, Parkside Subdivision, have been received, reviewed, and approved.**
10. **Western Wood Treating plant 29,000-ft² Steel Canopy Addition (1492 Churchill Downs Ave): Plans have been received, reviewed, and comment letter written.**
11. **Red Water Management 1st-Floor Tenant Improvements (221 W Court Street): Has been reviewed and approved.**
12. **Black Dragon Micro Brewery, Bar & Store Tenant Improvement (175 W Main St #B): Plans have been received, reviewed, and comment letter written.**
13. **AT&T Office Major HVAC Upgrade Project (629 Lincoln Avenue): Has been received, reviewed, and approved pending submittal of the structural engineer's signed plan-sets.**
14. **Tower Energy Market Remodel (901 East St.): Plans have been received, reviewed and approved.**
15. **St. Johns Retirement Center ADA Ramps (135 Woodland Avenue): Plans have been received and are in queue for initial plan review.**
16. **Leer West Inc. Dust Booth Equipment (1686 E Beamer St.): Plans have been received, reviewed, and approved.**
17. **Cardinal Products New Mezzanine Floor in F and H-occupancy Warehouse (57 Matmor Rd.): Plans have been received and are in queue for initial plan review.**

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

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

RECENTLY RESOLVED CASES

1. 311 Grafton – Auto repair business being ran out of residence. Noticed on 2/22/11 and compliance on 3/1/11
2. 1120 Gum Avenue – Suite E – Illegal residence in a commercial building. Unit has

Project: Code Enforcement
been vacated.

ONGOING ISSUES

- Business license inspections and violations.

ENGINEERING

Project: Spring Lake Implementation

Phase: n/a

PM: Pollard/ Fong

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

Status: (No Change) Staff is working on facilitating various developments in Spring Lake from the first and second release.

Project: Pulte/Centex/Beeghly

Phase: n/a

PM: Pollard

Description: Residential Subdivision on Beeghly Ranch Property.

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

Project: On Site Civil Improvements

Phase: Plan Check

PM: Weichel

Description: Various projects in for plan check.

Project: On Site Civil Improvements
Status: 2011: Two (2) Complete One (1) Plan Checks in Process.

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

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

Status: Thirty-three (33) issued and Eight (8) in process.

Project: Solara Ranch
Phase: Pre Submittal **PM:** Fong

Description: 94 Residential units within (DR Horton) within Spring Lake

Status: (No Change) Had pre-submittal meeting at the request of the developer.

Project: Gibson & Ogden
Phase: Final Map/Construction of Improvements **PM:** Fong

Description: Residential Subdivision in the Southeast area.

Status: (No Change) Improvements were accepted on March 1, 2011 and the subdivision is in the warranty period.

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

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

Status: Street and utility improvements have been partially completed; waiting for site to dry out before completing work. Staff is reviewing landscape plans. Staff is also preparing Reimbursement Agreement for SLIF credits.

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

Phase: Plan Check **PM:** Fong

Description: Residential Subdivision in Spring Lake.

Status: (No Change) Applicant has resubmitted improvement plans, preparing to update plans and check improvements.

Project: Standard Specification Update

Phase: Completed **PM:** Karoly

Description: Updating Engineering Standard Specifications to reflect current desires and practices. Items under consideration include LED street lights, surface seals, mapping basis, and AMR device change for water meters.

Status: (No Change) Staff is preparing an Addendum No. 2.

Project: Gateway II

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

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

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

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

Phase: Tentative map **PM:** Pollard

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

Status: (No Change) Prepared revised comments and met with applicant to discuss fees.

Project: Cal West Seeds

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

Description: 109 SFD map plus R-15 site

Status: (No Change) Preliminary review has been completed. Staff is preparing studies and drafting conditions.

Project: Final Map Processing**Phase:** Processing final Maps PM: Hatch**Description:** Processing final Parcel Maps or Sub Division Maps for recordation and division of land**Status:** One (1) Subdivision Map completed; **One (1) Subdivision Maps in process; One (1) Parcel maps completed;** and One (1) Parcel Map in process.

Project: Transportation Permits**Phase:** Permit Issuance PM: Hatch**Description:** Receiving Requests, Processing, and issuing oversized truck permits**Status:** 2011: **47 issued**

Project: Subdivision 4675 Parkside**Phase:** Final Map and Plan Submittal PM: Fong/Pollard**Description:** Final map for a subdivision located in the Spring Lake with 162 Residential lots and over \$7 million in public improvements.**Status:** **(No Change)** Construction underway with improvement agreement. The Final map is being phased with 42 lots. Staff is working with the off-site property owner to allow for completion of Sports Park Drive and East Street intersection.

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

Project: Court House**Phase:** Preliminary Design PM: Fong/Pollard**Description:** Construction of \$2 million traffic, sewer, water, and sidewalk improvements to support the new Courthouse.**Status:** **Staff met with project engineer to determine infrastructure requirements.**

Project: Heidrick II**Phase:** Final Map PM: Fong/Pollard**Description:** Final of 69 lots on the Heidrick tentative map in Spring Lake.**Status:** Applicant has requested plan review prior to map submittal. Plan review has been completed and returned to applicant. Draft agreements have been prepared for prospective buyer. Prepared revised conditions for Development Agreement Amendment. **Staff is reviewing the third submittal of improvement plans.**

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

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

Project: Road 25A (CIP 09-25)**Phase:** Road Rehabilitation PM: Fong**Description:** Overlay and widening to standard width of 24 feet plus shoulders.**Status:** **(No Change)** Received funding for design from Pulte Homes and executed contract for services with Cunningham Engineering Corporation. Environmental document being prepared by consultant.

Project: Extending Pioneer Avenue (CIP 09-27)**Phase:** Design PM: Fong/Karoly**Description:** Extending two lanes of arterial road from Farmers Central Road to Heritage Parkway.**Status:** **Authorization to bid will go to Council in May.** Staff has contacted property owners and staff estimates that a purchase agreement will go to Council in April 5, 2011.

Project: Starlyn Park

Phase: Road Rehabilitation **PM:** Fong

Description: Design/Plan Check

Status: (No Change) Plans have been submitted and are under review.

Project: Chase Bank

Phase: Design **PM:** Weichel

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

Status: (No Change) Staff has had a pre-application meeting with the applicant.

Project: Capital Projects

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

Description: Capital Projects

Status: (No Change) Capital Improvement Project Execution - Engineering staff is managing/designing 34 active projects (FY 10/11 budget = \$24 million) and assisting with PW managed CIPs. For detailed summary of all Capital projects, please see the separate document "CDD Capital Project Status Report."

Project: Development Projects Under Construction

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

Description: Development Projects Under Construction

Status: (No Change)

Major developments under construction:

- Parkside (south of Matmor, east of East Street, north of Community & Senior Center) – completing street construction and public utilities.
- Southerly extension of Mickle to Banks includes portion of Banks– completing street construction and public utilities.

Encroachment Permit Inspection –One (1) 2008 permit still active; nine (9) 2009 permits still active. Six (6) 2010 permits are still active; Eighteen (18) permits issued thus far in 2011.
