

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Community Development Department's *Quarterly* Status Report

Report in Brief

Attached is the new Community Development Department's *Quarterly* Status Report that highlights the status of major development projects.

Previously, the CDD status report has been delivered monthly to Council for its review. The change to a quarterly report reflects the fact that significant changes to projects generally occur over a quarterly time period. By providing quarterly reports, the Council will receive information that does not appear repetitive from one month to the next. Significant issues associated with development that requires updated information to Council between the quarterly time periods will be reported through informational memos. Below are the scheduled dates for City Council to receive the Quarterly Report in fiscal year 2012.

Dates:

July 2011	January 2011
October 2011	April 2011

In addition, staff will provide one page Milestone Report that on those months where City Council is not receiving the quarterly report. Below are the scheduled dates for City Council to receive the Milestone Report in fiscal year 2012.

Dates:

No August Meeting	November 2011	February 2012	May 2012
September 2011	December 2011	March 2012	June 2012

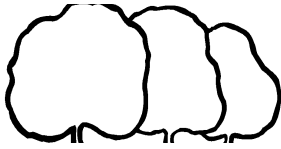
This is a new initiative staff has implemented to provide significant and timely information to the City Council and avoid duplicative information in the routine monthly reports. Staff believes this is an efficient and effective use of staff resources. Nonetheless, comments from Council members regarding this reporting change are welcome and will be considered in evaluating the effectiveness of this change.

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Attachment: CDD Quarterly Project Status Report



DETAILED PROJECT LISTING

Changes will be highlighted in bold

PLANNING

Project: Spring Lake

Phase: n/a

PM: Norris

Location: n/a

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

Status: Spring Lake City Council Subcommittee 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 formal application submittal for Design Review (possible CUP) was submitted on May 26, 2011. Staff is reviewing the application for completeness.** 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.

Project: Spring Lake

- Pioneer Investors, Heidrick II: DA Amendments were approved by City Council on December 14, 2010.
- Cal West Specific Plan 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 a portion of the site located east of Hwy 113, north of future Farmers Central Rd and west of Harry Lorenzo Avenue. Required studies including traffic, noise and air quality are underway. The applicant will be submitting a revised map.
- **Parkview: A proposal to amend the Spring Lake Specific Plan zoning to downzone the R-20 multi-family designation to an R-8 designation on the parcel located south of Mack Way and east of Meikel Avenue and to change the school designation to an R-8 density on the 10 acre parcel located north of Mack Way and east of Meikle Avenue and south of Jack Slaven Park.**
- Spring Lake Central inquiries: This site is currently bank owned, however, it is currently up for sale. Staff continues to meet with prospective buyers and interested parties to inform them of Spring Lake standards and requirements for this property. This is a key piece of the development and the ability to do future bond financing hinges on this property being in private ownership.
- Spring Lake Neighborhood Meeting: At a citizen's request, 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

Location: 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.

Description: 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: **(No Change)** 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 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

Location: n/a

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

Project: Historic Preservation Commission (HPC)

Status: (No Change) The Historic Preservation Commission (HPC) met on Wednesday April 20, 2011 at which time the Commission nominated three homes for the Heritage Home Awards. In addition, the Commission has nominated the Capitol Hotel building for a Preservation Award. 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 indicated that their priority is to ensure that the Heritage Home Awards continue this year. At this time, the Award ceremony will be scheduled for either late August or early September to coincide more closely with the Stroll Through History.

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

Location: The project is located on East Street south of the County Fair Mall and north of the Senior and Community Center.

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.

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: Norris

Location: The project is located at the southeast corner of Beamer Street and County Rd 102; 2050 East Beamer St.

Description: The project review included Site Plan, Design Review, including Public Art, and a Mitigated Negative Declaration.

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 West

Phase: Application under review
PM: Hanson

Location: The project is located at 801 Main Street.

Description: Construction of a downtown 12-14-screen multi-screen theater on Main Street. The project is proposing 35,000 sq. ft of theater and 15,000 sq. ft of retail space. The project review includes a Conditional Use Permit, Site Plan, Design Review, , and environmental review.

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

Location: The project is located at 304 Main Street.

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. Staff is currently reviewing building plans submitted for conformance with the Downtown Specific Plan and Planning Commission approval.

Project: CommuniCare Health Centers

Phase: Application has been deemed complete and project is under review. **PM:** Hanson

Location: The project is located at southwest corner of West Beamer and Cottonwood Streets.
Description: Construction of a 21,053 sq. ft medical clinic.

Status: **(No Change)** The application has been reviewed for completeness and the applicant has been informed that the application is complete. Project has been circulated for comments.

Project: Black Dragon Brewery

Phase: A CUP has been approved by the Planning Commission. **PM:** Hanson

Location: The project is located at 175 West Main Street in the General Commercial C-2 zone.
Description: The *Black Dragon Brewery*, a small micro-brewery and tasting room/brewpub with liquor sales (both on and off site).

Status: The applicant for the Black dragon Brewery received approval for a CUP for a brewery and tasting room/brewpub with liquor sales (both on and off site). **Staff is reviewing building plans.**

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

Location: The project is located at the NE corner of Main Street and CR 102.
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 public scoping meeting for the EIR was held in the City Council Chambers on April 27. The technical studies for the EIR are underway. **A number of the draft studies have been completed.**

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: Plan Check **PM:** Norris

Location: The property is located at 1002 N East Street and is east of Hwy 113 and south of CR 18C.

Description: Project request includes a modification of the existing Conditional Use permit, Site Plan and Design Review and a Mitigated Negative Declaration.

Status: The project was approved by the Planning Commission on May 19, 2011. The plans are in plan check. The applicant will submit a public art proposal for review prior to Certificate of Occupancy.

Project: SACOG/MTP/RHNA

Phase: Continued attendance and participation in long range planning efforts **PM:** Norris

Location: n/a

Description: Staff participation in regional and locally focused long range planning efforts.

Status: (No Change) 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 District

Phase: Building plans under review **PM:** Hanson

Location: The project is located at 350 Industrial Way

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
-

Project: Yolo County Transportation District

- 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 review has started.

REDEVELOPMENT

Project: Downtown Multi-plex Theater

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

Location: The proposed project is 801 Main Street.

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 Cinema West 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

Location: The project is located at 1000 Main Street.

Description: Construction of 163,066 square foot courthouse at an estimated cost of \$165.3 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 responsible for design and construction of the project as well as the acquisition/design/construction of the off-site parking. The Redevelopment Agency acquired the property for the new courthouse and handled the relocation of the court site's tenants.

Project: New Woodland Courthouse

Status: Escrow for the State's purchase of the project site from the Agency was completed in late May with the Agency receiving a payment of \$2,525,000 from the State for the property. In May and prior to escrow closing, Agency and Building Division staff helped facilitate the removal of an old radio tower at the site by the Yolo Emergency Communications Agency (YECA). The tower may be installed in a Woodland location to improve first responder communications for Woodland. The AOC expects to issue an RFP for a construction manager (CM) at risk/general contractor in June or July. The CM selected will assist the AOC and design team with cost, schedule, and constructability matters. Contractors (individual trades) will be bid out for the project in late 2012. Agency staff has contacted local contractors to alert them to potential bid opportunities and will update them on the construction procurement schedule. The AOC's project architects began the schematic design process (block and stock plans, space plans, floor plans, exterior massing, etc.) in early May. **The AOC will be having a Phase II Environmental Site Assessment prepared for the off-site parking sites (along Sixth Street adjacent to Oak Avenue) that the AOC plans acquire for the new courthouse.**

Project: Facade Grants**Phase:** n/a**PM:** Shallit/Sokolow**Location:** Various locations in the Redevelopment Area.**Description:** Downtown storefront improvement program, which will award up to \$30,000 in matching funds per applicant.

Status: **Porter Building (501-511 Main Street)** – Cambridge Junior College began classes on the first floor of Porter in September 2010 and the improvements necessary for Cambridge to fully occupy the first floor were completed in February 2011. The façade improvements were completed in March 2011. The Agency approved a loan of \$200,000 to the building owner in October 2010 through the Agency's Second Floor Retrofit Program to help the owner with the rehabilitation of the second and third floors as well as assisting with any remaining work necessary for Cambridge's full occupancy of the first floor. Work continues on the second and third floors. Staff will bring forward a second loan request for the Agency Board's consideration in June in order to fund the remaining items necessary for occupancy of the second floor.

Maria's Cantina (306 Sixth Street) – **Work on the façade and interior improvements are nearly complete.** 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 and loan programs in April. Staff will bring forward a loan request for the Agency Board's consideration in June.

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

Jackson Building (Former Morrison's location, 426 First Street) -**The property owners have executed a Maintenance Agreement for the exterior and an Owner Participation Agreement for the interior work. Façade and first and second floor construction are expected to be completed late Summer or early fall.**

Project: Casa del Sol Mobile Home Park**Phase:** Construction**PM:** Shallit**Location:** Project is located at 621-709 East Street.

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**Location:** The project would improve Main Street between Third and East Streets.

Description: Grant application to fund construction of streetscape improvements (landscaping, sidewalks, bulb outs, traffic signal, etc.).

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**Location:** The project would underground the overhead utilities on Dead Cat Alley between Third and Fifth Streets.

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 submitted a revised project boundary map at PG&E's direction in early June. PG&E will issue the City's project with an order number and place it in the Rule 20A project queue if the revised boundary map is found to meet PG&E's requirements. RDA staff will continue to work with PG&E on getting design work underway.**

Project: CDBG Administration

Phase: n/a

PM: Ross

Location: n/a

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 June 7, 2011 for the annual Public Hearing on the Action Plan.

Project: Inclusionary Housing Program

Phase: Ongoing

PM: McLeod

Location: n/a

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 low-income affordable units and Pulte has released one moderate income unit. City staff is working with the developers to identify potential buyers.**

Project: Rochdale Grange

Phase: Construction

PM: McLeod/ Luevano

Location: The project is located at 2090 Heritage Parkway.

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: All buildings and landscaping are at the final stages of construction. **The contractor will be requesting final inspections in early June with lease up scheduled for mid June to early July.**

BUILDING

Project: 333 Main St. Seismic Upgrade

Phase: Plan Check in Field **PM:** Siegel

Location: The project is located at 333 Main Street.

Description: Former Woodland Motors that has remained vacant for a number of years. Due to the relocation plans for Hoblit Motors, the building is undergoing a seismic upgrade to allow the use of the building.

Status: The entire structure will be upgraded to provide a significant measure of stability to the building. The eastern portion will be completed first and allow use of the service area of the building. As the contractor completes various tasks more and more of the building will be usable to the car dealer. All seismic work will be completed within 60 days. Only minor exterior changes will take place.

Project: Porter Building/Cambridge College Tenant Improvement

Phase: Construction **PM:** Luevano

Location: The project is located at 501 – 511 Main Street.

Description: Seismic Retrofit/Tenant Improvements.

Status: (No Change) Permanent Certificate of Occupancy was issued for the first floor. Staff is receiving calls from people requesting construction information on the second floor; however no plans have been received. 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

Location: The project is located at 306 Sixth Street.

Description: Restaurant Remodel.

Status: A façade grant application was submitted. Redevelopment staff is processing that request. **The project has been completed and a Certificate of Occupancy has been issued.**

Project: Rochdale Grange

Phase: Construction **PM:** Luevano

Location: The project is located at 2090 Heritage Parkway.

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

Project: Rochdale Grange

Status: All buildings and landscaping are at the final stages of construction. **The contractor will be requesting final inspections for the week of June 27, 2011.**

Project: Spoon Me Yogurt

Phase: Construction **PM:** Luevano

Location: Located at the Gateway I center east of County Rd 102 and north of Gibson Rd.

Description: New yogurt restaurant at the Gateway I center.

Status: **Construction is scheduled to start on June 27, 2011.**

Project: Starbucks

Phase: Construction **PM:** Luevano

Location: Located at the Gateway I center east of County Rd 102 and north of Gibson Rd.

Description: New restaurant at the Gateway I center.

Status: **Project has been completed and a Certificate of Occupancy has been issued.**

Project: Panda Express

Phase: Construction **PM:** Luevano

Location: Located at the Gateway I center east of County Rd 102 and north of Gibson Rd.

Description: New restaurant at the Gateway I center.

Status: **The project is currently at final stages of construction.** Final target date is scheduled for June 2011.

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

Phase: Construction

PM: Luevano

Location: The project is located at 216 W. Main Street.

Description: Automotive Repair expansion.

Status: Project is currently at final stages of construction. **A Temporary Certificate of Occupancy was issued on June 6, 2011.**

Project: **Subdivisions Under Construction**

Subdivision: Parkside by Standard Pacific Homes **PM:** Luevano

Location: Matmor Road and Sports Park Drive.

Description: A 162 lot single family home subdivision. Four model homes have been completed and **17 homes are under construction at various stages of construction.**

Subdivision: Starlyn Park by Centex/Pulte Homes

Location: East Gibson Road and Ogden Street

Description: A 79 lot single family home subdivision. Three model homes have been completed and 7 homes are under construction at various stages of construction.

Project: **Permits Issued for the Month**

Phase: n/a

PM: Luevano

Description: n/a

Status: **A total of 96 Building Permits were issued for the month of May 2011.**

Project: **Inspections for the Month**

Phase: n/a

PM: Luevano

Description: n/a

Status: **A total of 348 inspections were completed for the month of May 2011.**

Project: Plan Review

Phase: n/a

PM: Essenwanger/Hanson

Location: n/a

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

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

1. Yolo Transportation New Administration Building, Remodel of Existing Buildings and Site Improvements project (350 Industrial Way) has been reviewed and the initial comment letter has been sent. Staff has responded to and performed a 2nd review. **Staff is waiting for the submittal of revisions in response to 2nd review comments.**
2. The Target Distribution Center Expansion Project (2050 E. Beamer Street): approximately 344,000-ft² expansion to the existing building has been received, **reviewed and approved. The contractor is expected to pick up the building permit on 6/9/2011 and commence construction.**
3. New Agriform 54,000-ft² Storage Building (SE corner of State Hwy 113 and County Road 18C) has been submitted and reviewed. **Re-submittal revisions are in the process of being reviewed.**
4. Black Dragon Micro Brewery, Bar & Store Tenant Improvement (175 W Main Street #B): Plans have been received, reviewed, and comment letter sent. **Staff is waiting for the submittal of revisions in response to the initial plan review comments.**
5. 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.
6. St. Johns Retirement Center ADA Ramps (135 Woodland Avenue): **Response to initial plan review comments and revisions have been received but plan review is on hold per the request of the contractor pending receipt of additional revisions proposed by the applicant.**
7. Cardinal Products New Mezzanine Floor in F and H-occupancy Warehouse (57 Matmor Road.): **Plans have been received and approved with red-lined revisions.**
8. Spoon Me Yogurt Shop Tenant Improvement (2021 Bronze Star Drive, Suite #200) **has been submitted, reviewed and approved with red-line corrections.**
9. Shellhammer 2nd-story addition (774 Ivie Place) **has been submitted, reviewed and approved with red-lined corrections.**
10. Target Store project to abandon fire-rated wall and relocate doors (2185 Bronze Star Drive) has been submitted and comments given to the Architect and the resubmission and response has been received, **reviewed and approved with red-lined notes.**
11. Centex/Pulte Homes Revisions-To-Approved-Plans for Master Plans #1, #2 and #3 (Starlyn Park Subdivision) **have been submitted, reviewed and approved.**
12. New JP Morgan / Chase Bank (304 Main Street) **has been submitted and**

Project: Plan Review**initial plan review comments sent.**

13. Kingory Fire Repair (1211 McKinley Avenue) has been submitted, plans reviewed and approved with red-lined corrections.
 14. Starkweather Gunite Swimming Pool (2312 Holman Court) has been submitted, plans reviewed and approved with red-lined corrections.
 15. Mann Play Room Addition - 2nd-Floor In-fill (601 Blowers Drive) has been submitted, reviewed and approved with red-lined corrections.
 16. **Skaggs Kitchen & Bath Remodel (209 Riverside Drive) has been submitted, plans reviewed and approved with red-lined corrections.**
 17. **Penning 620-ft² Aluminum Patio Cover w/Electrical (2230 Somerset Circle) has been submitted, plans reviewed and approved with red-lined corrections.**
 18. **Porter Building Un-Reinforced Masonry (URM) Seismic Retrofit (511 Main Street) has been submitted, reviewed and approved.**
 19. **Panda Express Restaurant Revisions-To-Approved-Plans for Revised Elect-Panels (2041 Bronze Star Drive) submittal has been received, reviewed, and approved.**
 20. **Rochdale Grange Apt Unit-D 8.9 kW PV-Solar System (2090 Heritage Way, Unit-D) has been submitted, plans reviewed and approved with red-lined corrections.**
 21. **Rochdale Grange Apt Unit-E 8.9 kW PV-Solar System (2090 Heritage Way, Unit-E) has been submitted, plans reviewed and approved with red-lined corrections.**
 22. **Rochdale Grange Apt Unit-F 8.9 kW PV-Solar System (2090 Heritage Way, Unit-F) has been submitted, plans reviewed and approved with red-lined corrections.**
 23. **Rochdale Grange Apt Unit-G 8.9 kW PV-Solar System (2090 Heritage Way, Unit-G) has been submitted, plans reviewed and approved with red-lined corrections.**
 24. **Pearson Roof Repair (44 Victory Way) has been submitted, plans reviewed and approved with red-lined corrections.**
 25. **Turoid 8.65-kW PV-Solar System (11 Toyon Drive) has been submitted, plans reviewed and approved with red-lined corrections.**
 26. **Bank of America Bandit Barrier (50 W. Main Street) has been submitted and plans are in queue for initial plan review.**
 27. **Verizon Wireless Cell Tower Alterations (25 Matmor Road) has been submitted, plans reviewed and approved with red-lined notes.**
 28. **City Center Loft Tenant Improvement to commercial Building Seismic Retrofit & ADA upgrades (333 Main Street) has been submitted and approved.**
 29. **Dyer Commercial Parking Lot Renovation Project (175 W Main Street) has been received and initial plan review comments sent.**
-

Project: Code Enforcement

Phase: n/a

PM: Dennis

Location: n/a

Description: Major code enforcement efforts.

Status: ONGOING CASES
(No Change)

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. 1315 Molly – Vacant home with unsecured pool. Notified listing agent, property has now been secured, but will need to be monitored.
3. 1725 Spruce Drive – Vacant home with unsecured pool. Notified listing agent, property secured by staff, but will need to be monitored.
4. Lincoln Manor Apartments – Working on substandard living conditions in one unit. Maintenance person has been notified and will be making necessary repairs.
5. 551 Elm Street – Vacant home with broken windows, possible illegally created second unit.
6. 320 N. Walnut Street – Vacant lot with numerous in-op vehicles being stored on property, tall weeds and junk/debris accumulation.
7. 105 Main Street (Old Long John Silvers) – Vacant commercial property, junk/debris accumulation, unmaintained landscaping and graffiti.
8. 75 W. Court Street – (Old Q Shack) Vacant commercial property, junk/debris accumulation and unmaintained landscaping.
9. 333 Main Street – (Old Chevy Dealership) Vacant commercial property, with transient encampment located in accessory building at rear of building, junk/debris accumulation and graffiti.
10. 1627 Farnham – Accessory building built without building permit, notice left at property to contact building department.
11. 300 Carlsbad Pl. – Illegal residence in travel trailer, located in rear yard.
12. 37 Miramonte – Illegal/substandard construction built without permit.
13. 845 Browning Circle – Rooster on property.

ONGOING ISSUES

- Business license inspections and violations.
-

ENGINEERING

Project: Spring Lake Implementation**Phase:** n/a**PM:** Pollard/ Fong**Location:** n/a**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**Location:** The project is located north of Marston Drive at the intersection Parkland Avenue and Heritage Parkway.**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/Off Site Civil Improvements**Phase:** Plan Check**PM:** Weichel**Location:** n/a**Description:** Various projects in for plan check.**Status:** 2011: Seven (7) Complete, Five (5) Plan Checks in Process.

Project: Encroachment Permits

Phase: Application Processing **PM:** Weichel

Location: n/a

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

Status: Fifty-three (53) issued and **Fifteen (15) in process.**

Project: Solara Ranch

Phase: Pre Submittal **PM:** Fong

Location: Project is located north of Marston Drive between Harry Lorenzo Avenue and Parkland Avenue.

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

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

Project: Starlyn Park, Phase 1

Phase: Final Map/Construction of Improvements **PM:** Fong

Location: Project is located south of Branigan, west of Ogden, north Gibson, and east of the shopping center.

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: Miekle/Banks

Phase: Plan Review Construction **PM:** Fong – plan review agreements
Heath - construction

Location: See description below.

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

Status: **(No Change)** Streets are paved, raising utility structures to pavement grade. Completing joint trench (private utilities: PGE, ATT, Wave Broadband). Staff is reviewing landscape plans. Staff is also preparing Reimbursement Agreement for SLIF credits.

Project: CommuniCare Health Centers

Phase: Preparing entitlement requirements. **PM:** Pollard

Location: The project is located at southwest corner of West Beamer and Cottonwood Streets.

Description: Construction of a 21,053 sq. ft medical clinic.; and parcel map

Status: Staff completed review of project for entitlement requirements.

Project: Parkview Subdivision

Phase: Re-zone. **PM:** Pollard

Location: Spring Lake at the intersection of Meikle and Heritage Parkway.

Description: Conversion of multi family and school property to SFD

Status: Staff completed conditions/comments and is now reviewing DA changes.

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

Phase: Plan Check **PM:** Fong

Location: Located north of Farmer's Central Road between Harry Lorenzo Avenue and Pioneer Avenue.

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: Administration **PM:** Karoly

Location: n/a

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: Addendum No. 2 was signed and issued on May 9, 2011.

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

Phase: Tentative map **PM:** Pollard

Location: The project is located on East Street south of the County Fair Mall.

Description: 38-acre Residential senior housing subdivision.

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

Project: Cal West Seeds

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

Location: The project is located off of Harry Lorenzo Avenue, north of Farmer's Central Road.

Description: 109 SFD map plus R-15 site.

Status: (No Change) Preliminary review has been completed. Staff is preparing studies and drafting conditions. **Staff is also waiting for technical studies to be submitted.**

Project: Final Map Processing

Phase: Processing final Maps **PM:** Hatch

Location: n/a

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

Status: **Three (3) Subdivision Maps completed; one (1) Subdivision Map in process; Three (3) Parcel maps completed; and Zero (0) Parcel Maps in process.**

Project: Transportation Permits

Phase: Permit Issuance **PM:** Hatch

Location: n/a

Description: Receiving Requests, Processing, and issuing oversized truck permits

Status: 2011: 262 issued.

Project: Subdivision 4675 Parkside

Phase: Final Map and Plan Submittal **PM:** Fong/Pollard

Location: The project is located at the intersection of Matmor and Sportspark Drive.

Description: Final map for a subdivision located in the Spring Lake with 162 Residential lots and over \$7 million in public improvements.

Status: **Construction is near completion except for Sports Park Drive and East Street intersection. Staff is supporting City Attorney’s office in preparation and filing of eminent domain lawsuit to acquire property to allow for completion of the Sports Park Drive and East Street intersection improvements.**

Project: Knaggs Annexation II

Phase: Annexation **PM:** Pollard

Location: See description below.

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

Status: **(No Change)** 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

Location: 5th Street and Main Street

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 **and is working with the Court to determine project processing requirements**

Project: Heidrick II**Phase:** Final Map **PM:** Fong/Pollard**Location:** Located south of Farmer's Central Road between Harry Lorenzo Avenue and Pioneer Avenue.**Description:** Final of 69 lots on the Heidrick tentative map in Spring Lake.**Status:** **(No Change)** Applicant has requested plan review prior to map submittal. Plan review has been completed and returned to applicant. Draft agreements have been prepared for prospective buyer. Prepared revised conditions for Development Agreement Amendment. Staff is reviewing the third submittal of improvement plans. The project on hold pending applicant's payment of funds owed.

Project: Parkland Landscape Design**Phase:** Landscape Design for Parkland **PM:** Fong**Location:** See Description below.**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**Location:** See Description below.**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**Location:** The road rehabilitation will occur east of Highway 113 and west of Harry Lorenzo Avenue.**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: Starlyn Park, Phase 2

Phase: Construction **PM:** Heath

Location: South of Branigan, West of Phase 1, North Gibson, East of Shopping Center

Description: Construction of public infrastructure improvements.

Status: Contractor began work on May 16, 2011. Rough grading has been completed and sanitary sewer is being installed.

Project: Chase Bank

Phase: Design **PM:** Weichel

Location: The project is located at the corner of Walnut and Main Streets.

Description: Constructing Downtown improvements along the property frontage.

Status: Staff is reviewing plan check requirements.

Project: Capital Projects

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

Location: n/a

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: Misc. Encroachment Permits

Phase: Construction **PM:** Heath

Location: Various locations.

Description: Minor improvements performed with the Public Right of Way

Status: (No Change) 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.
