

COMMUNITY DEVELOPMENT MONTHLY STATUS REPORT MAJOR PROJECT SUMMARY June 10, 2008

PLANNING

SPRING LAKE

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 quasipublic 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 build-out of about 11,270 people.

Status:

Staff is continuing discussions with developers to evaluate reallocation and timing of key infrastructure components as means to facilitate development. The proposal was presented to the Spring Lake All group on April17, 2008. Representatives of major development interests attended the meeting to listen to the proposal. Staff has offered to meet with individual development interests to hear their comments on the proposal. Once resolved it would then be brought forward for an initial evaluation before the Spring Lake Council subcommittee. Analysis will involve legal evaluation and assessment of required changes to agreements.

Applications for residential rezoning have been received. In addition, staff has identified other aspects of the plan that may require re-evaluation including timing and location of the 2 acre commercial sites, school site development and changes in location and number of sites, park development and timing, residential multi-family rezoning proposals, and infrastructure development. Staff feels that evaluation of these items should occur in concert rather than evaluated separately. Staff is working to find means to allow development to continue as this provides benefit to the community and existing residents in Spring Lake.

Other issues being discussed involve MPFP fees and Spring Lake fees.

PLANNING (CONT'D)

WOODLAND GATEWAY

Project Description:

This project consists of a freeway oriented commercial center of 525,000 square feet, at the southeast corner of the intersection of CR 102 and I-5 freeway. Both Target and Costco will be anchor tenants at the site.

Status:

Costco's grand opening was on February 22, 2008. Target is now under construction with an anticipated completion date in July 2008. A number of in-line and satellite stores have shown interest in locating within the center. A number of them are new to the Woodland area. The new In "n" Out Burger has received preliminary design approval; staff is still waiting for formal submittal. In addition, the Best Buy wedge design elevation went to the Planning Commission on May 15, 2008 and was not approved. The applicant has appealed the decision to City Council.

WOODLAND OPERA HOUSE EXPANSION, 340 SECOND & MAIN STREET Project Description:

This project includes an application for site plan and design review for the expansion to the existing Historic Woodland Opera House. The new addition will house a black box children's theater on the ground floor and will also include an expansion of the existing intermission lounge on the second floor. In addition the project will include a ticket window office facing Main Street and new restrooms. The new expansion will become part of the State Historic Park and is designed to meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures.

Status:

An application for site plan & design review was submitted to the Community Development Department on October 5, 2007. Comments were returned to the applicant on January 14, 2008. Revised elevations were reviewed and approved by the Historic Preservation on March 12, 2008 and by the Planning Commission on April 17, 2008. Staff will be scheduling the project for City Council review at a later date. In addition, the State has reviewed and approved the project for Americans with Disabilities Act (ADA) compliance. Staff is waiting on the State to return comments on project design.

CITY CENTER LOFTS

Project Description:

This project is a mixed use, five (5) story development which will contain both residential condominiums and commercial retail space. The project will provide on-site parking for the residential component of the development. The individual structures making up the proposal are to be located on the north side of Main Street, between Walnut and Cleveland Streets.

PLANNING (CONT'D)

Status:

The Administrative Draft Final EIR has been circulated and reviewed for comment. Refinement of the conceptual design has been recently undertaken, and was part of the entitlement package which went before the Planning Commission in November 2007. Revisions to the design (to reflect the comments received during the November 2007 Planning Commission design workshop) were prepared, and sent back to the Planning Commission for conceptual design review on May 15, 2008. The conceptual design of the project was approved. The project will return to the Planning Commission on June 5, 2008 for full entitlement review and action.

OAK COURT LIVE/WORK UNITS, 145 EAST STREET

Project Description:

This project originally included an application for site plan and design review, vesting tentative map and a zoning administrator permit for the construction of forty-five (45) live work units on 2.4 acres at the corner of East and Lemen streets. It now appears that the applicant wishes to revise the concept for the project to have greater emphasis on Commercial rather than Live/Work units, at least in the early stages of the project.

Status: (No Change)

Application was submitted on March 1, 2007, deemed complete on May 1, 2007. Comments were returned from all reviewing departments and a letter was sent to the applicant on June 22, 2007 requesting revisions to the original proposal. The applicant is now in the process of making significant changes to the original plans that will reflect more commercial rather than live/work units. Staff is still waiting for revised plans to be submitted.

HOUSING ELEMENT UPDATE

Project Description:

The City is required to complete a five-year update to its Housing Element by June 30, 2008. New regulatory requirements are required including an inventory of available sites, energy and sustainability policies, and quantifying housing needs for extremely low income households. City staff has been assisted by a consultant, Willdan, on this project.

Status:

City staff is reviewing the draft Housing Element and expects the draft to be submitted in May 2008 to the Department of Housing and Community Development (HCD) for a formal review and input by Legal Services of Northern California. HCD has up to 60 days pursuant to State Law to complete its review.

PLANNING (CONT'D)

HISTORIC PRESERVATION COMMISSION

Project Description:

The Commission is an advisory body with members who have training and interest in historic preservation and related fields. The Commission is involved in several programs that promote and educate with regard to historic preservation in the community. They also review proposed demolitions and exterior alterations to designated landmarks and districts, including the National Register Downtown District.

Status:

Heritage Home Awards were presented on May 14, 2008. Staff is working with the Commission on evaluation of potential amendments to the Historic Preservation Ordinance in compliance with comments received from the State Office of Historic Preservation. The City is working to obtain local government certification, as a CLG (Certified Local Government) through SHPO. Certification enables the City to have authority over project review and allows the City to compete for grant funding. In particular, to fund an update to the City's inventory of structures, last done in the 1980's for residential and the 1990's for downtown.

REDEVELOPMENT

CITY CENTER LOFTS

Project Description:

This project is a mixed use, five (5) story development which will contain 164 residential, units, seven (7) live-work units and 35,000 square feet of commercial retail space. The project will provide on-site parking for the residential component of the development. The individual structures making up the proposal are to be located on the north side of Main Street, between Walnut and Cleveland Streets.

Status:

Staff disbursed \$5,000 to assist in revising the architectural designs. Staff also prepared an application to the state for a \$4,465,000 Infill Infrastructure Grant. In addition, a meeting took place on April 14, 2008 to discuss a new potential source of funds — New Market Tax Credits (NMTC). RDA staff is assisting the Developer in preparing the preliminary application for NMTC.

CAPITOL HOTEL

Project Description:

Rehabilitation and seismic retrofit of this 11,260 sq. ft three (3) story historic structure located at 601 Main Street.

Status:

RDA Board approved financing for façade and off-site improvements in the amount of \$90,000. The Owner Participation Agreement (OPA) and additional exhibits have been signed and are now being recorded. The owner can now be paid.

BUSH STREET PLAZA

Project Description:

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

Status:

An RFQ for design and financial feasibility analysis was released and dozens of firms showed interest. Ten (10) companies attended the pre-submittal conference held May 2, 2008. The next step is to review the responses to the RFQ and prepare a scope of services for an actual RFP.

FAÇADE GRANTS

Project Description:

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

Status:

535 Main Street - Project has been completed and the Owner Participation Agreement is being circulated for signature. The owner expects to rent to a knitting shop.

416-418. (Denny Design) - Application has been approved; construction is underway.

537 Main Street - K & M Floral has submitted an application. RDA staff met with the architect, planning staff, and owner on-site to discuss the design.

725 Main Street (Oddfellows Building) - The owner submitted an application. Eligible improvements include exterior painting, signage, and exterior lighting. The owner will also repair the roof. The total estimated project cost is \$110,000.

401 Main Street - USA submitted an application. RDA and Planning staff met on-site with the owner to discuss the design.

CASA DEL SOL MOBILE HOME PARK 621-709 EAST ST.

Project 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.

Status: (No Change)

The Casa del Sol project has been given the green light to proceed with the mobile home park rehabilitation project financing. HUD has reversed its previous decision and now has agreed to waive the "deed–in-lieu" of foreclosure requirement. This means that all the subordinate lenders will be able to retain their collateral in the event of foreclosure or default. CHOC, HUD, HCD and the other lenders are finalizing the documents and hope to close in 60 days (May 2008).

EAST STREET OFF-SITE STREETSCAPE IMPROVEMENTS

Project Description:

Improvements to the east side of East Street between Oak and Gum streets. The project includes new curbs, gutters, sidewalks, a new bus turnout, and a bus enclosure. It also includes landscaping, new streetlighting, and fencing. The total project cost is estimated to be \$560,000.

Status:

PW is coordinating with CHOC to get dedication of a 16' section of sidewalk as an easement. PW received the CADD files for the project from CHOC and are updating the plans to reflect recent construction within the project area. They met with CHOC staff to go over off-site/on-site project limits and a construction coordination plan. The bid documents should be ready for release in October 2008.

DOWNTOWN INFRASTURCTURE

Project Description:

RDA funds were allocated to help update the calibrated City sewer model used by Public Works (PW). An improved model will identify deficiencies in the system and locate alternatives through GIS mapping of where to make improvements, especially in the Downtown area. It is known that major overhaul of the sewer system is needed along Lincoln and East—two trunks that serve Main St. This upgraded model will include Downtown lines that are not in the current model. After six (6) to nine (9) months, the model will provide information; actual construction on the sewer lines can then begin.

Status:

PW has solicited proposals from engineers to do the work and selected Kimberly-Horn. Kimberly-Horn's staff helped develop the original City model. Its cost estimate was \$174,000. PW is negotiating the scope of work and final budget. PW expects to finalize the contract by the end of May 2008.

CDBG PROGRAM ADMINSTRATION

Program Description:

Preparing documentation and project monitoring for CDBG funded activities.

Status:

Maxwell School new bathroom project — The project has passed its final inspection. The first progress payment was made. Final paperwork is expected in one week. Final payment will be completed by June 1, 2008.

Woodland Youth Services bathroom renovation project — Subrecipient selected a contractor at the maximum bid and at the maximum grant amount of \$40,000. The contractor will start work in June 2008.

TANA/Hispanic Arts and Culture Center —There was a walk through of the project by McCandless and Associates staff, UCD representatives, Yolo County Housing Authority (YCHA) staff, and City of Woodland Building Official on March 25, 2008. Some additional items have been added to the scope of work for the architect by UCD/TANA and those are being incorporated into the work product and cost. In addition, YCHA has done an RFP for the required geotechnical study, selected the firm and signed the contract for those services early in May 2008. TANA has received an additional grant of \$125,000 for the 2008-2009 program year to compensate for increased construction costs.

Summerhouse — The prevailing wage issue has been resolved for previous CDBG funding 2005-06 roofing project. Staff has prepared detailed scope of work for a new CDBG –funded HVAC system. Subrecipient agreement has been executed and the bidding process is complete. Summer House executed its contract with the contractor and construction will begin soon. A subrecipient agreement for their 2007-08 storage and safety project has also been executed, but the scope of work must be amended to fit within the \$6,000 budget. The original budget did not account for prevailing wage costs, so the scope of work has been narrowed. The project is on hold until work starts on their HVAC project.

Gibson Mansion – Has changed their project description. A new subrecipient agreement with the County has been executed. SHPO noticing will not be required. The bid package is being prepared.

YCCC Project at 166 College – Has received approval from SHPO and their subrecipient agreement is executed.

Availability of funding for '08-'09 was announced in January 2008. An application workshop was held on January 23, 2008 at 3:00 pm in City Hall to discuss this year's application format and available funds. Fifteen (15) public service and fifteen (15) public facility applications were received. Requests were double the amount of funds available. Staff held a public meeting on March 5, 2008 at 2:00 pm in City Hall to announce staff recommendations. The annual Action Plan comment period began on March 14, 2008. The Action Plan was approved by City Council on April 15, 2008. On May 5, 2008 the Action Plan was submitted to HUD for approval.

HOUSING REHABILITATION PROGRAM

Three loan applications have been approved by the Loan Committee this year—one for \$31,390, one for \$42,906, and the final one for \$47,627. Staff has also prepared a new Housing Rehabilitation tri-fold marketing brochure.

In June 2008, staff will also be submitting an application to CalHOME for Housing Rehabilitation funds for 2008-2009.

HOUSING MONITORING

Monitoring of apartment complexes with bonus densities and elderly parking agreements is in progress. Most of the projects are in compliance with their agreements. The Greens Apartments is in the process of negotiating new terms for their elderly parking agreement.

SALE OF SPRING LAKE HOMES

Project Description:

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

Status:

Currently, there are fifteen (15) affordable units available that staff continues to find buyers for. Nine (9) are in contract and more buyers are being identified.

Developer	Unsold Units	Final Affordable Expiration Date
Centex	3	6/28/2008
КВ	8	5/16/2008
	2	5/28/2008
Rick Price	2	7/1/2008

Advertising Effort: placed announcements on the City Website and in the e-newsletter. Delivered 30 fliers to Costco, 50 fliers to Target, and 50 fliers each to eight (8) schools in the Woodland Unified School District for employees. Email sent to Yolo County

Public Relations and Courts contact. Coming up, ads will be placed in The Sacramento Bee, the Daily Democrat, and the Vacaville Reporter. In July 2008 approximately 14,000 utility bill inserts will be distributed.

FIRST TIME HOMEBUYER FUNDS

Project Description:

RDA's application and grant writing efforts to assist the community with the purchase of homes.

Status: (No Change)

Staff is working with HCD to finalize a BEGIN application to get an award. Staff has also received an executed copy of the HOME Standard Agreement.

INCLUSIONARY HOUSING PROGRAM

Project Description:

These are affordable housing units made available for sale under the requirement of homes for low and moderate income families.

Status:

An orientation is scheduled on May 28, 2008. Currently, there are eleven (11) units in contract and eleven (11) affordable units available that staff continues to find buyers for. Centex has scheduled two lotteries in May 2008. On May 10, 2008 they released the final four (4) units at their Stonehaven project and a lottery is scheduled for May 31, 2008 for six (6) units at their Coventry project.

TERRACINA SPRINGLAKE FAMILY APARTMENTS

Project Description:

This project is a 156 unit affordable housing apartment complex on the corner of Meikle Avenue and Farmer Central Road in the Spring Lake Specific Plan Area.

Status:

The City submitted the final closeout documentation to the state for the HOME Grant.

FAIR PLAZA EAST

Project Description:

Acquisition and Rehabilitation of a 68 unit senior apartment complex at 35 West Clover Street with USA Properties. When completed, it will ensure the units will remain affordable for 55 years.

Status:

USA has issued letters to the households that were over-income and need to be relocated. Staff has completed and executed a Payment In-Lieu of Taxes (PILOT) Agreement with USA. This agreement insures that the City receives the necessary property taxes generated by this project. The PILOT payment does increase by two (2) percent a year, just like any property tax payment.

ROCHDALE GRANGE

Project 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 Springlake.

Status:

The project received a perfect 150 points on its application to the Multifamily Housing Program (MHP) from the Department of Housing and Community Development (HCD). Staff is awaiting the MHP awards announcement so the project funding can be completed.

BUILDING INSPECTION

COSTCO

Project Description:

This is the eastern most building site located within the Gateway development project area.

Status:

The store is still operating under a temporary occupancy permit. Since the last update Costco has completed all but two remaining items. These should be completed within the next month and a final Certificate of Occupancy will be issued.

TARGET

Project Description:

Located within the Gateway development project area located just west of COSTCO.

Status:

The project permit has been issued. Construction in nearing completion. Shelving racks and fixtures are in place; temporary occupancy expected to be issued on June 19, 2008; Soft opening anticipated on July 11, 2008; and grand opening on July 27, 2008.

BUILDING INSPECTION (CONT'D)

RITE AID 6th and MAIN HISTORIC HOUSE

Project Description:

This is the historic house up on blocks and that was moved to the north east corner of the site on Court Street.

Status:

The house was set down on its foundation on Friday, May 23, 2008. The work will continue to anchor the house to the foundation. Further work on the exterior, such as painting will continual over the next few months.

RITE AID 6th AND MAIN

Project Description:

The Rite Aid site work: the project is proceeding with monitoring of ground water and grading of the site.

Status: (No Change)

A grading permit was issued. The grading contractor is the same as the one at the Gateway site. The site will be cleared; all loose soil will be removed and re-compacted. The site will be re-compacted for the building and parking lots.

210 LINCOLN (this is the house that has been on blocks for over two years) Project Description:

This structure was put up on blocks and work on the site was initiated prior to approval of the plan. The work was stopped and the house has been sitting for two (2) years.

Status:

A meeting took place with the owner on May 5, 2008. The owner stated that her contractor is ready to begin the foundation process but because of some property line issues (to the south) the house may need to be relocated slightly (to the north toward Lincoln) from what is shown on the approved plans. Staff discussed with the owner the issues involved with modifications to the plans. It is hoped that most of the issues can be resolved quickly and work can begin. The owner is very motivated to begin the process of restoring the structure.

PROFESSIONAL TRAINING at COMMUNITY CENTER

The Building Division in association with Sacramento Valley Building Officials held a two-day training at the Community Center. The training was for building personnel professional contractors, engineers, and architects. The class was on 2007 Plumbing and Mechanical Code with special emphasis on Commercial Kitchens.

BUILDING INSPECTION (CONT'D)

CODE ENFORCEMENT

Project Description:

Updates on sub-standard dwellings and possible demolitions

Status:

1522 Hutchison Valley Drive - A demolition permit will be pulled this month (May 2008) by the property owner and demolition will begin shortly thereafter.

429 West Street - The property owner is willing to demolish the house and has visited CDD to obtain a demolition permit application. The application will be submitted this month (May 2008) and demolition will begin shortly thereafter.

1341 East Gum - Country Oaks Tennis Club was issued a demolition permit. All structures have been torn down and the site is being cleared.

Code Enforcement will continue to proceed with the abatement process, in case one of the property owners does not follow through with the demolitions as verbally promised.

DEVELOPMENT ENGINEERING

WOODLAND GATEWAY

Project Description:

This project consists of a freeway oriented commercial center of 525,000 square feet, at the southeast corner of the intersection of CR 102 and I-5 freeway. Both Target Stores and Costco will be anchor tenants at the site.

Status:

Project is under construction. Plan revisions in process. Working with developer on refining and dedicating appropriate easements. Public hearing for the Lighting and Landscape district was held on May 6, 2008 to set the public hearing set for July 1, 2008. Public improvements are 90% complete and staff is working with the developer to reduce bonds.

GATEWAY II

Project Description:

Annexation and Prezone of 155 Acres.

Status: (No Change)

Odor and traffic studies underway.

DEVELOPMENT ENGINEERING (CONT'D)

PARKSIDE

Project Description:

Residential Subdivision on Prudler Sievers Property.

Status: (No Change)

The project is preparing to start construction. Staff is preparing Reimbursement Agreements and the final map to go to Council. Staff is also working with developer on changes to financial structures to allow the project to go forward and the developer to meet his obligations.

SPRING LAKE IMPLEMENTATION

Project 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 quasipublic 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 build-out of about 11,270 people.

Status: (No Significant Change)

Staff continues to work with development community in the review of the Capital Improvement Program. Staff continues to work with the development community in evaluating alternate financing mechanisms.

WOODLAND PARK SPRECKLES SITE (Phase I)

Project Description:

Approximately 220 Acres of mixed Industrial use within existing City Limits, on the north side of Kentucky Avenue and the west side of County Road 102.

Status:

Staff is conducting preliminary site plan review. Staff is also conducting flood modeling to determine impacts. Staff met with the developer's engineer to review proposal for the development of 240 acres within City limits.

RITE AIDE I (East and Main St.)

Project Description:

Construction of a Rite Aide at the northwest corner of the intersection of East and Main Streets.

Status:

Second plan check for public improvements have been submitted and plan check is in process. Staff has discussed the vault relocation with the developer. Staff met with the developer in the field to coordinate PG&E vault location and railroad coordination issues.

DEVELOPMENT ENGINEERING (CONT'D)

RITE AIDE II (Ashley and W. Main St.)

Project Description:

Mixed Commercial site at the south east corner of intersection of Ashley and West Main Street.

Status:

City has received a second submittal of public improvement plans. Plan check has been completed and returned. Staff has also completed review of the lot line adjustment.

Subdivision Ordinance Update

Project Description:

Comprehensive update of Chapter 21 of the municipal code which hasn't been updated in fifteen (15) years.

Status:

Draft revised ordinance completed. Staff has circulated the draft revised ordinance to firms that work in development in the City of Woodland and did not receive any comments. Staff will schedule a public hearing at the Planning Commission in June 2008.

Dumars Rebuild

Project Description:

Site construction and frontage improvements at 203 East Street; for the replacement of commercial landscaping business.

Status:

Site plan is in for review, staff is preparing comments.

Pan Ocean Parcel Map

Project Description:

Parcelization of land for development on Beamer Street (formerly Mobil Chemical).

Status:

Map is in for review, staff is preparing comments.

Ranchhod Parcel Map

Project Description:

Parcelization of land for development of land on Freeway Drive

Status:

Map is in for review, staff is preparing comments.