City of Woodland

COMMUNITY DEVELOPMENT MONTHLY STATUS REPORT
MAJOR PROJECT SUMMARY
July 8, 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 quasi-public land uses, about 34 acres of park land, and over 100 acres of major streets and roads. Overall residential density will equate to about 6.1 units per acre. The Plan will result in build-out of about 11,270 people.

Status: (No Significant Change)

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.

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 design request was appealed to the City Council, who, on June 10, 2008 overturned the Planning Commission denial, and approved the wedge design for Best Buy.

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. The project has been scheduled for City Council review and approval on July 15, 2008. In addition, the State has reviewed and approved the project for Americans with Disabilities Act (ADA) compliance. The State has also signed off on the building exterior and has approved interior building permits.

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.

Status: (No Change)

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 in June 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, Wildan, on this project.

PLANNING (CONT'D)

Status: (No Change)
City staff is reviewing the draft Housing Element and expects the draft to be submitted in June 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.

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: (No Change)
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

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: (No Change)
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.

REDEVELOPMENT (CONT'D)

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. Eight (8) firms responded. It has been decided to put this project on hold until the new Council has been seated and the Downtown subcommittee has had a chance to review and prioritize all the projects being considered for RDA participation.

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. The owner has been paid and the store is occupied by a quilting shop.

416-418. (Denny Design) - Application has been approved; construction is underway **(No Change)**.

537 Main Street - K & M Floral has submitted an application. The design rendering is being prepared.

725 Main Street (Oddfellows Building) – The work is underway to repaint the building, repair the roof, add signage, and exterior lighting. The total estimated project cost is $110,000.

435 Main (Pacos)—Application has been received. The project will include sealing for the exterior stone walls and addition of exterior lighting.

In order to get the greatest visual impact from the program, it was decided to target the Bush Street plaza block. In addition, the six applications that had already been submitted will be processed. If there are funds remaining, the highest priority buildings are Western Family Clothing, 704 Main Street, Roman's Printing, 417 First St., and Pad Thai.

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

Project Description:
Rehabilitation of an approximate12.6 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:
The Casa del Sol project was given approval from HUD to waive the "deed–in-lieu" of foreclosure requirement. That meant that all the subordinate lenders would be able to retain their collateral in the event of foreclosure or default. However, HUD reconsidered and has rescinded the approval of the waiver. In response it has now been decided to eliminate HUD financing from the project and find other sources. RCAC has offered additional loan funds. The next deadline is June 30, 2008. CHOC must issue a Notice to Proceed by this date to prevent the building permits from expiring. Issuing new permits would raise the costs of the project significantly.

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 street lighting, and fencing. The total project cost is estimated to be $560,000.

Status:
The updated plans have been received from the architects and City staff will submit to SACOG. 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: (No change)
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 been completed. Final payment will be made by June 13, 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 June 9, 2008. The project is expected to be completed in three (3) weeks.

TANA/Hispanic Arts and Culture Center —UC Davis has received approval of the architect's contract and is attempting to process a payment request. Once that has been done, the City will be able to issue the first payment of CDBG funds.

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. Summer House executed its contract with the contractor and construction began this week. 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 to ground lighting for the Gibson Mansion grounds. A new subrecipient agreement with the County has been executed. SHPO noticing will not be required. The bid package has been released. Bids are due by June 10, 2008.

YCCC Project at 166 College – Has received approval from SHPO and their subrecipient agreement has been executed. Their grant has been extended through September 1, 2008.

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. On June 25, 2008, staff will be submitting an application to CalHOME for Housing Rehabilitation funds for 2008-2009 ($300,000) and First-Time Homebuyer Funds ($600,000).

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 and are now considering purchasing adjacent lots to provide the number of parking spaces required by code and therefore terminate the agreement. The property owner is currently out of the country, but staff is researching where the seniors and families live in accordance with the proposed new parking lot.

SALE OF SPRING LAKE HOMES

Project Description:

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

Status:

Currently, there are ten (10) affordable units available…Nineteen (19) are in contract and staff is preparing the loan documents. The builders were unable to sell five (5) of the KB units and they can now be sold at market prices. The affordability requirement also expired on two (2) of the Centex units

Developer	Unsold Units	Final Affordable Expiration Date
Centex Willowbend	**2**	**6/28/2008**
Rick Price	**2**	**7/1/2008**
Centex Coventry	**6**	**12/15/08**

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 employees. There will be ten (10) ads printed in the Sacramento Bee, the Daily Democrat, and the Vacaville Reporter between the middle of May 2008 and the end of June 2008. A lottery is scheduled for May 31, 2008 for six (6) units at the Centex Coventry project. Also, 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:
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. An application for CalHome funds ($600,000) will be submitted to HCD June 25, 2008.

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 June 26, 2008. Currently, there are eighteen (18) units in contract and ten (10) affordable units available that staff continues to find buyers for. Centex had scheduled two (2) lotteries in May 2008. On May 10, 2008 they released the final four (4) units at their Stonehaven project; of which two (2) are currently in contract. On May 31st Centex held a lottery at their Coventry Project releasing eight (8) units with two (2) of those in contract.

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: (No Change)
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: (No Change)
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.

REDEVELOPMENT (CONT'D)

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: (No Change)
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). The project has been recommended for funding at the HCD Loan Committee meeting in Los Angeles on June 19th and 20th, 2008.

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 (2) 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: (No Change)
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.

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.

BUILDING INSPECTION (CONT'D)

Status: (No Change)
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:
A grading permit was issued. The grading contractor is the same as the one at the Gateway site. The site was cleared and the top twelve (12) feet of soil removed and re-compacted.

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:
The building is under construction with the foundation work starting. The Building Division is monitoring the site work on a daily basis.

CODE ENFORCEMENT
Project Description:
Updates on sub-standard dwellings and possible demolitions

Status:
1522 Hutchison Valley Drive - A demolition permit was pulled and the site is being cleared.

429 West Street - The property owner is willing to demolish the house and has visited CDD to obtain a demolition permit application. The project site was fenced and the building will be secured.

1341 East Gum - Country Oaks Tennis Club was issued a demolition permit. All structures have been torn down and the site is being cleared. The entire project should be completed by the end of June 2008.

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: (No Change)

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 worked with the developer and reduced bonds.

GATEWAY II

Project Description:

Annexation and Prezone of 155 Acres.

Status: (No Change)

Odor and traffic studies underway.

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 quasi-public land uses, about 34 acres of park land, and over 100 acres of major streets and roads. Overall residential density will equate to about 6.1 units per acre. The Plan will result in 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.

DEVELOPMENT ENGINEERING (CONT'D)

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: (No Change)
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: (No Change)
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.

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: (No Change)
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: (No Change)
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.

DEVELOPMENT ENGINEERING (CONT'D)

Dumars Rebuild
Project Description:
Site construction and frontage improvements at 203 East Street; for the replacement of commercial landscaping business.

Status:
Site plan review has been completed. Staff had a follow up meeting with the applicant.

Pan Ocean Parcel Map
Project Description:
Parcelization of land for development on Beamer Street (formerly Mobil Chemical).

Status:
Map review has been completed. The project is awaiting Planning Commission approval.

Ranchhod Parcel Map
Project Description:
Parcelization of land for development on Freeway Drive.

Status: (No Change)
Map is in for review. Staff is preparing comments.