

COMMUNITY DEVELOPMENT MONTHLY STATUS REPORT MAJOR PROJECT SUMMARY September 2, 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: (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.

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: (No Change)

Costco's grand opening was on February 22, 2008. Target's grand opening was on July 27, 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 design approval. 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 Commission on March 12, 2008 and by the Planning Commission on April 17, 2008. On July 15, 2008 the City Council approved the final design and supported the filing of a Notice of Exemption as the proper form of environmental review under CEQA guidelines. The California Office of Historic Preservation is currently reviewing the approved elevations and site plan for conformance with the Secretary of the Interior Standards for additions to Historic Structures.

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. On June 19, 2008 the Final EIR and all project entitlement approvals were approved by the Planning Commission.

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.

Status:

City staff submitted the draft Housing Element to the Department of Housing and Community Development (HCD) on June 24, 2008 and HCD's review letter is expected on or about August 22, 2008. City staff met with Legal Services of Northern California (LSNC) in July 2008 to discuss the draft Housing Element and subsequently (on August 4, 2008) LSNC provided HCD with its comments on the draft Housing Element.

REDEVELOPMENT

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. Ten (10) design teams attended the pre-submittal conference held May 2, 2008. Eight (8) firms submitted proposals. Staff proceeded with interviews of four (4) firms. Council will consider approval of the contract on September 2, 2008.

FAÇADE GRANTS

Project Description:

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

Status:

537 Main Street - K & M Floral design rendering has been approved. Construction is underway.

725 Main Street (Oddfellows Building) – The work has been completed. Costs to paint the building, repair the roof, add signage, and exterior lighting was about \$185,000. Façade grant reimbursement of \$55,000 was paid to the owner, Mo Siddiqui.

Capitol Hotel – Offsite improvements were completed. RDA reimbursed the owner \$60,000. Exterior improvements are underway. When completed, the owner will receive a façade grant of \$30,000.

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 Medical Supply-604 Main Street, 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 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:

The Casa del Sol project decided to eliminate HUD financing from the project and find other sources. RCAC stepped forward and offered to make a \$ 1 million bridge loan until new private financing could be secured. In addition, after much searching, CHOC was able to secure a California Bank and Trust loan of \$3.5 million.

Construction on the first phase of the project started June 30, 2008. Bulldozers are clearing the site for the community center and spaces for the 30 new manufactured homes. This phase of the project will cost \$5 million dollars and is included in the City's HUD 108 loan of \$1 million. Financing from HCD's Mobilehome Park Resident Ownership Program (MPROP) and Affordable Housing Program (AHP) in the amount of \$3.1 million will be available by the end of September 2008. The remaining lenders will close escrow at the end of October 2008 to provide the balance of funds needed.

CHOC and City staff is planning a Groundbreaking Celebration!

EAST STREET OFF-SITE STREETSCAPE IMPROVEMENTS

Project Description:

Improvements to the east side of East Street between Oak and Gum streets near Casa del Sol. The project includes new curbs, gutters, sidewalks, a new bus turnout, and a bus enclosure.

It also includes landscaping, new street lighting, and fencing. The total project cost is estimated to be \$560,000.

Status:

City Council approved release of the bid documents on July 19, 2008.

Other Projects

Redevelopment staff is looking at feasibility of other projects including a downtown multi-screen theater and East Street incubator project. Staff is seeking a \$3 million dollar grant from the U.S. Economic Development Administration to assist the projects. The pre-application has been submitted.

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 has been disbursed and the project has been closed-out.

Woodland Youth Services bathroom renovation project — Subrecipient selected a contractor at the maximum bid and at the maximum grant amount of \$40,000. The construction of the project is expected to be completed by August 8, 2008. All construction and plans/specs issues have been resolved. Project is expected to be closed out by August 29, 2008.

TANA/Hispanic Arts and Culture Center —First CDBG payment reimbursement for architectural services has been completed. On July 10, 2008 an on-site meeting was held between the Housing Authority (project manager) and the Engineering Division to discuss timing of the TANA project with the Lemen Realignment Project. The environmental has been prepared and will be released for comment soon. Bids are scheduled to be released by September 2008, with construction beginning in October 2008. The amended project for 2008-2009 CDBG funding is currently being processed. The total project cost is now \$342,875.

Summerhouse — The prevailing wage issue has been resolved for previous CDBG funding 2005-06 roofing project. The 2006-2007 HVAC project has been completed.

Staff is awaiting final paperwork and request for payment before closeout of project. Subrecipient agreement has been amended for 2007-2008 storage and safety 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. Bids were due by June 10, 2008. Three (3) bids were received, all over the \$20,000 grant amount. The County has additional funds to complete the project.

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 submitted an application to CalHOME for Housing Rehabilitation funds for 2008-2009 (\$300,000) and First-Time Homebuyer Funds (\$600,000). Results are expected by end of August 2008 or early September 2008.

A loan committee meeting for the 2008-2009 CDBG Housing Rehab program was held on August 5, 2008. A \$72,549 loan was approved for a female-headed household of two senior adults, one is disabled.

HOUSING MONITORING

Monitoring of apartment complexes with bonus densities and elderly parking agreements is complete for 2008. Most of the projects are in compliance with their agreements. The Greens Apartments wants to negotiate 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 owner has been told that staff's concern is where the seniors and families live in accordance with the proposed new parking lot. The current owner of the proposed for-sale lot is unavailable for the summer.

SALE OF SPRING LAKE HOMES

Project Description:

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

Status:

Currently, there are five (5) affordable units available. Fifteen (15) are in contract and staff is preparing loan documents. Staff expects to close two (2) units in August 2008. One (1) unit was closed in July 2008. KB Homes requested a lottery for mid-August for their final six (6) units.

Developer	Unsold Units	Final Affordable Expiration Date
Centex Stonehaven	1	12/15/08
Centex Coventry	4	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 were ten (10) ads printed in the Sacramento Bee, the Daily Democrat and the Vacaville Reporter between May 2008 and the end of June 2008. Also, in August 2008 approximately 7,000 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:

An application for CalHome funds (\$600,000) was 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 was held on August 15, 2008. Staff will continue to hold these orientations monthly.

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: Construction was completed in July 2008. Staff is coordinating with USA for a grand opening.

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). At the HCD Loan Committee meeting on June 20, 2008, the project was one of only three projects to be fully approved without questions from the Loan Committee. Neighborhood Partners will now try to finalize the remaining funding in the summer and late fall and expect to begin the project in the Winter or Spring 2009.

BUILDING INSPECTION

COSTCO

Project Description:

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

Status:

The store has received its final Certificate of Occupancy.

TARGET

Project Description:

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

Status:

Target has opened and has received its final Certificate of Occupancy.

RITE AID 6th and MAIN HISTORIC HOUSE

Project Description:

This is the historic house at East and Court.

Status:

The house was set down on its foundation on Friday, May 23, 2008. The historic house is completely down on its new foundation. The accessible ramp on the east side of the building has been started.

BUILDING INSPECTION (CON'T)

RITE AID 6th AND MAIN

Project Description:

Rite Aid will be located at the southwest side of the property.

Status:

The plan review is nearing completion.

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 foundation work is complete. The Building Division is monitoring the site work on a daily basis.

PLAN REVIEW: CURRENT PROJECTS

Project Description:

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

- 1. Michael's Store Tenant Improvement.
- 2. The Best Buy Tenant Improvement.
- 3. Comfort Suites hotel on Freeway Drive.
- 4. New Carl's Jr. Restaurant.
- 5. In-N-Out Restaurant
- 6. Rite Aid at East and Main.
- Rite Aid at Ashley and Main.

CODE ENFORCEMENT

Project Description:

Updates on sub-standard dwellings and possible demolitions.

Status:

1522 Hutchison Valley Drive - A demolition permit was issued and the building has been removed.

429 West Street - The property owner has received a demolition permit but no work has started as of August 8, 2008. The project site has been fenced. If demolition does not begin by August 17, 2008 the owner will be taken to a nuisance abatement hearing scheduled for September 17, 2008.

1341 East Gum - Country Oaks Tennis Club has been completely removed. All structures have been torn down and the site cleared.

ENGINEERING

PARKSIDE

Project Description:

Residential Subdivision on Prudler Sievers Property.

Status:

The Developer has notified staff that they are not proceeding with the project. Staff is working with the Developer to prepare the site for winter weather.

SPRING LAKE IMPLEMENTATION

Project Description:

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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.

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:

Third plan check for public improvements have been submitted and plan check is in process. Staff has discussed the vault relocation with the developer. PG&E vault location and railroad coordination issues have been resolved. Staff is working with Developer on funding splits.

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.

ENGINEERING (CONT'D)

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. On June 19, 2008 the Planning Commission recommended approval of the changes. The revised ordinance will be scheduled for City Council review in September 2008.

Streets and Sidewalk Ordinance Update

Project Description:

Minor modifications of chapter 20 of the Municipal Code. Proposed revisions will ease requirements on "A" frame signs.

Status:

Draft revised ordinance completed. The revised ordinance will be scheduled for City Council review in September 2008.

Dumars Rebuild

Project Description:

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

Status: (No Change)

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

Rochdale Grange

Project Description:

Affordable multi family project within Spring Lake.

Status:

Staff is working with the applicant to define public improvements.

School Site

Project Description:

Elementary School within Spring Lake.

Status: (No Change)

Staff is working with the applicant to define public improvements.

ENGINEERING (CONT'D)

Gibson & Ogden
Project Description:
Residential Subdivision in the Southeast area

Status:

Prepared advanced funding agreement. Expect plan submittal shortly.