



City of Woodland

**COMMUNITY DEVELOPMENT MONTHLY STATUS REPORT  
MAJOR PROJECT SUMMARY  
March 4, 2008**

**PLANNING**

**SPRING LAKE**

**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 has been meeting with Spring Lake Developers discussing the second release BUAs for the SLSP area. The City has been working with the Spring Lake Developers during the past year regarding infrastructure financing, but the Spring Lake Developers are not prepared at this time to advance funds or obligate their respective properties to bond financing and begin construction of the physical improvements.

Staff has begun discussion with developers on essential infrastructure for each of their developments, a “pay as you go” program. We are also looking at the major infrastructure components and whether any of those costs can be reduced, through redesign. These discussions are on-going within the City, and with the developer working group, and were presented to the Spring Lake All group on December 13, 2007. A smaller group of staff and developer representatives are now meeting to see if a common ground can be established so that development can proceed.

**GIBSON – OGDEN RESIDENTIAL REZONE AND PLAN AMENDMENT**

**Project Description:**

The project site is owned by the Woodland Joint Unified School District. The District has determined that this site is not optimal for a school and would prefer to locate a new school in the Spring Lake Master Plan area. The District has partnered with Russell Ranch for the proposed land swap. To effectuate the agreement between the School District and developer, the developer is requiring an approved tentative map, residential zoning, and Specific Plan Amendment to be in place. The application now under consideration by the City, includes a General Plan Amendment from Public Service to Residential, Zone change from RM-PD to R2-PD; and a South East Area Specific Plan Amendment from R-20 to R-7.

## **PLANNING (CONT'D)**

### **Status:**

Applicant submitted a revised site plan and Tentative Map package on November 6, 2007 which has been circulated to key staff for review. Staff is preparing the Initial Study and Negative Declaration and draft recommended Conditions of Approval. Discussions regarding fees and financing have recently been concluded between the City and the developer. The matter is anticipated to go before the Planning Commission on February 21, 2008 for review and recommendation to the City Council. The City Council will review the recommendations and make a final determination concerning the project on March 18, 2008.

### **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:**

All entitlements have been secured and grading permits for both the Target and Costco have now been issued. Costco's grand opening is scheduled for 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.

### **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: (No Change)**

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 to be reviewed and approved by the Historic Preservation and Planning Commissions as well as the City Council.

## **PLANNING (CONT'D)**

### **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 Significant Change)**

The Administrative Draft Final EIR has now 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 Planning Commission design workshop are now being incorporated in the project by the applicant before it is sent back to the Planning Commission for final review and approval. Staff is awaiting these revisions to be submitted. It is anticipated that the project will go to the Planning Commission for planning entitlements in early 2008.

### **OAK COURT LIVE/WORK UNITS, 145 EAST STREET**

#### **Project Description:**

This project includes 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.

#### **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 has resubmitted revised plans for staff review. Staff comments to be forwarded to applicant.

### **DOWNTOWN PARKING REVISIONS**

#### **Project Description:**

This project involves evaluating and updating the downtown parking requirements and recommendation of an in-lieu fee.

#### **Status:**

Planning Commission reviewed the proposed standards revisions and in-lieu fee. Planning Commission recommended that staff proceed with the changes. Staff next met with the Chamber of Commerce Government Affairs Committee on November 20, 2007, and had a follow-up meeting with the general board on December 13<sup>th</sup>, 2007. Taking that input into account, staff prepared the environmental documents and

## **PLANNING (CONT'D)**

ordinance text changes which were reviewed by the Planning Commission. The Planning Commission recommended support for the proposed revisions. The item was reviewed by the City Council on February 5, 2008. The Council continued the item and asked staff to evaluate tightening the proposed standards, provide more information concerning the in-lieu fee, and case studies. Staff will research and return to Council either in late March or early April.

### **HOUSING ELEMENT UPDATE**

#### **Project Description:**

The City is required to complete a five-year update to its Housing Element by June 2008. New regulatory requirements are required including an inventory of available sites, energy & sustainability policies, and quantifying housing needs for extremely low income households.

#### **Status:**

The City Council authorized a contract with Wildan to prepare the Housing Element update. The City and consultants met with the State Department of Housing and Community Development on December 19, 2007 to discuss the update process and requirements. The City will hold a public workshop on February 26, 2008, at the Woodland Public Library in the Leake Room, from 3:30 to 5:30pm.

### **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)**

Three new members have been appointed to the Commission and there will be full group as of January 2008. After holding a neighborhood meeting in October 2007 and taking comment, the Commission made a recommendation at their November 2007 meeting on the possible boundaries for a Beamer-Motroni honorary district. A resolution for approval of the Honorary District boundaries will be heard by the City Council on March 4, 2008. Other items considered include; Heritage Home Award nominations; project evaluation for exterior alterations for the unit at 416-418 First Street, as well as the City's application to be a Certified Local Government by the National Park Service. Certification will allow the city to apply for grant funding.

## REDEVELOPMENT

### **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:**

Staff prepared a loan agreement for \$10,000 to assist the developers with revising the architectural design.

### **FAÇADE GRANTS**

#### **Project Description:**

Downtown store front improvement project which will award up to \$30,000 in matching funds per applicant for improvements.

#### **Status: (No Change)**

A new application for 416-418 First Street was submitted. Two sign conversion projects were completed: Main Street Motors Auto Repair at 454 College Street and the Cookie Company at 710 Main Street.

### **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:**

The Casa del Sol project has been given the green light to proceed with the mobile home park rehab project. 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).

## **REDEVELOPMENT (CONT'D)**

### **CDBG PROGRAM ADMINISTRATION**

#### **Project Description:**

Preparing documentation and project monitoring for CDBG funded activities.

#### **Status:**

Maxwell School new bathroom project — Subrecipient selected a contractor and work is expected to start soon.

Woodland Youth Services bathroom renovation project — Subrecipient selected a contractor at the maximum bid and at the maximum grant amount of \$40,000.

TANA/Hispanic Arts and Culture Center — The project architect decided to include installation of fire sprinklers and has submitted all plans and specifications to the UCD. UCD Office of Architects and Engineers is currently reviewing the plans. Plans are expected to be submitted to the City in March 2008. In addition, UCD executed the professional services contract with the project architect.

Summerhouse — 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 is being executed. They have not started the 2007-08 funded projects for refurbishing the deck.

Gibson Mansion - Has revised their scope of work, published a public notice to solicit bids, and had their job walk-through on February 6, 2008.

YCCC Project at 166 College - Has begun their 30 day noticing with SHPO. A subrecipient agreement between the City and YCCC is being drafted.

Staff announced availability of funding for '08-'09, and has sent letters and e-mails to interested parties. An application workshop was held on January 23, 2007 at 3:00 pm in City Hall to discuss this year's application format and available funds. Applications are due February 15, 2008 by 5:00 pm.

### **HOUSING REHABILITATION PROGRAM (No Change)**

Requests for bids were issued and construction estimates were received for two projects: Martinez (\$31,390) and Hodges (\$42,906). Staff has also prepared new Housing Rehabilitation tri-fold marketing brochure.

### **HOUSING MONITORING**

2008 HOME monitoring of Sycamore Pointe Apartments has begun. On-site inspections of units and files were conducted on January 24, 2008. A summary letter was sent to Sycamore Pointe's management, St. Anton, on January 28, 2008. A response is expected in 30 days.

## **REDEVELOPMENT (CONT'D)**

### **SALE OF SPRING LAKE HOMES**

**Project Description:**

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

**Status:**

Scheduled three (3) orientations (February, March, and April 2008). Closed three (3) units in February 2008. Currently there are 22 affordable units available that staff continues to find buyers for.

### **FIRST TIME HOMEBUYER FUNDS**

**Project Description:**

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

**Status:**

The HOME Guidelines for the 2007 HOME Grant were approved. Staff also submitted a BEGIN Application for 18 units in KB's developments.

### **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:**

Scheduled three (3) orientations (February, March, and April 2008). Closed three (3) units in February 2008. Currently there are 22 affordable units available that staff continues to find buyers for.

### **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 Grand Opening was held on January 29<sup>th</sup>. It was well attended by community members, residents, City staff, and various funding organizations. Staff is preparing the final fee request for payment. Staff will coordinate with the Developer to submit the HOME Closeout Report.

## **BUILDING INSPECTION**

### **COSTCO**

#### **Project Description:**

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

#### **Status:**

Grand opening is scheduled for February 22, 2008. The plan is to open the fuel station on February 21, 2008 and have an opening party on that evening. The party will be open to the public, but no sales.

### **TARGET**

#### **Project Description:**

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

#### **Status: (Updated)**

The project permit has been issued. The construction has started. The walls have been raised and the roof started. Shelving racks and fixtures are scheduled for May 24, 2008; temporary occupancy on June 19; Soft opening on July 11; and grand opening on July 27.

### **Rite Aid 6<sup>th</sup> 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:**

Permit issued for foundation for Historic House. The contractor has moved the building to allow construction of a foundation. Once completed, the house will be relocated where it was originally moved. The foundation will be started very soon.

### **FREE Contractor Training (No Change)**

Training for contractors and the general public on the new 2007 California Building Code that was held in December 2007 received a lot of requests for other training. In response the City of Woodland, Yolo County, City of Winters, and the City of Davis Building Divisions have organized two new training classes for contractors and homeowners to be held at the City of Woodland Community Center. The two classes will be held on:

**March 13, 2008** between 8:00 am to 12:00 pm, Contractor Training in the New 2007 California **Electric** Code

**March 27, 2008** between 8:00 am to 12:00 pm, Contractor Training in the New 2007 California **Plumbing and Mechanical** Code

## **Building Inspection (CONT'D)**

The events will be offered for up to 100 participants for each class. Each participant receives a certificate of completion. Again, we need to thank the staff of the Community Center in making these events successful.

## **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 under construction. Plan revisions in process. Working with Developer on refining and dedicating appropriate easements. Koppel and Gruber are currently drafting the Lighting and Landscape district that is planned to go to council in April 2008.

Costco Scheduled to open Feb 22<sup>nd</sup> and Target is scheduled to open July, 2008.

### **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:**

The project is preparing to start construction. Staff is preparing Reimbursement Agreements and the final map to go to council.

### **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.

## **Development Engineering (CONT'D)**

### **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.

### **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:**

Public improvements are in for plan check. Need to confer with developer on vault relocation. Foundation poured for Historic House.

### **RITE AIDE I (Ashley and W. Main St.)**

#### **Project Description:**

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

#### **Status:**

Awaiting response to comments for Public Improvements. Applicant also needs to file an application for lot merger or parcel map.