

CDD Monthly Project Status Report

February 17, 2009

MILESTONE EVENTS

Project	Description of Milestone
Casa del Sol Project	Mobile Home Park Resident Ownership grant for the Casa del Sol Project. Approval and close of escrow for \$2 million
CDBG-TANA project	Bid packages for the TANA project were released.
Garage and Courts project	The Redevelopment Agency in Closed Session directed staft to consider acquisition of various downtown parcels.
Affordable Housing Program	Expanded outreach for Spring Lake Affordable Housing program by developing new brochures and distributing 750 to local employers and churches.
Spring Lake Affordable Multi-Family Housing Project	Rochdale Grange has submitted their plans for plan check which eventually will bring in \$ 2million in MPFP and SLII fees.

DETAILED PROJECT LISTING

PLANNING

Project: Spring Lake

Phase: n/a **PM:** Norris

Description: General 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 a projected build-out of about 11,270 people.

Project: Spring Lake

Status: Funding and Fee Evaluations

During the last several months, Spring Lake developers and builders have expressed concerns regarding financial challenges they face with continued building in the current economy. One of the key discussion items has been the fee burden imposed on developers by a combination of Spring Lake Infrastructure Fees (SLIF) and Major Projects Financing Plan (MPFP). A task force of City staff and consultants was appointed to refine the City's long range capital improvement projects and alternatives to support development impact fee reductions.

On December 16, 2008 the City Council approved suggested amendments to the Spring Lake Infrastructure Fee (SLIF) and Major Projects Financing Plan (MPFP). City Council also approved an Urgency Ordinance adding Chapter 6B to the City of Woodland Municipal Code allowing for the deferral of certain impact fees for market rate residential and non-residential. The fee deferral became effective January 1, 2009 while the SLIF and MPFP reductions became effective December 17, 2008.

Project Application Review

Three active applications to amend the Spring Lake Spring Lake Specific Plan land use have been received and are summarized below. These projects were reviewed by the Spring Lake City Council Land Use Subcommittee on January 15, 2009. At the meeting, the Subcommittee determined generally that the proposed applications had merit and therefore the applications will then proceed through the normal procedural steps. Determination of merit does not constitute approval, but similar to the Planning Commission petition process, Council subcommittee support for conceptual changes would open the door for continuing discussions and review. Results of the review efforts may or may not end in a positive recommendation depending on the outcomes of design and analytical evaluations.

Staff is reviewing applications for completeness. Due to complexity of issues, including possible modification of environmental documents and the settlement agreement, some applications will potentially be fairly complex.

- R-15/R-3 Rezone: Project site: South of Marsten, west of Meikle extension, north
 of Banks; west of the southerly elementary school site. A minor rezone of R-3
 property to combine with an R-15 site to allow a single-family alley loaded site
 concept, located west of Meikle and south of Banks.
- Project Unit 1A: Project site: South of Farmers Central Rd, west of Heidrick Ranch
 Phase I; east of the future Pioneer extension. A proposed downzone of the R-25 site
 to R-15, located south of Farmers Central and east of Pioneer. This application is in
 the early process of evaluation. A key issue revolves around the proposed
 downzoning and the effect on the City's Housing Element inventory and need to
 meet Regional Housing Needs numbers.
- Cal West Seeds Site: Project site: West of County Rd 101, north of Farmers Central
 future extension, east of Hwy 113. A proposed rezone of park, school, R-15 and R-8
 properties on the Cal West site to a senior continuation of care project with varying
 densities, located north of Farmers Central and west of CR 101. Total units
 proposed are 505.

In addition, staff has identified other aspects of the plan that may require re-evaluation including timing and location of:

- 2 acre commercial sites located adjacent to neighborhood parks;
- School site development; and,
- Changes in park development and timing, 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.

Project: Housing Element Update

Phase: n/a PM: Sokolow

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 and Willdan have made additional changes to the draft Housing Element. City staff

will be scheduling meetings with the Planning Commission Housing Subcommittee, City Council Affordable Housing Committee, and Legal Services of Northern California to review the draft Housing Element before processing it for adoption. After the series of meetings, staff plans to circulate the Draft Housing Element/Notice of Intent to Adopt a Negative Declaration/Notice of Public Hearing (for Planning Commission) and schedule a public hearing before the Planning Commission. The Planning Commission will be asked to make a

recommendation on the draft Housing Element to the City Council.

REDEVELOPMENT

Project: Bush Street Plaza

Phase: Study PM: Shallit

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

Status: Staff met with members of the Historic Downtown Business Association informally in

November 2008. A community meeting attended by about 45 was held at the Elks Club on

Jan. 8, 2009. The process to develop the Plaza Plan was discussed.

Project: Downtown Multi-plex Theater

Phase: Study PM: Shallit

Description: Construction of a downtown 12-14-screen multi-screen theater on Main Street.

Status: Two or three developers are interested in participating. It is possible the project could be

awarded new market Tax Credits and staff has been working with the investment bankers to

secure that funding.

Project: Downtown Garage

Phase: Acquisition and Design **PM:** Shallit

Description: Construction of a 480-space parking garage structure downtown. The structure will likely be

4 or five stories with 35,000 s.f of retail/commercial space on the ground floor. The garage will support the needs of the Yolo County Courts expansion/consolidation and attract new

development downtown.

Status: Staff ha applied for a \$126,000 grant from the U.S. Economic Development Administration

(EDA) to fund the design and preliminary engineering. The pre-application has been

submitted and Mayor Davies, the Assistant City Manager, and Cynthia Shallit

(Redevelopment Manager) were invited to go the EDA Seattle Regional Office and make a presentation about the project in November 2008. Staff has selected an appraiser to

determine market value of the potential site and in January 2009 the Redevelopment Agency

Board gave approval to start the acquisition process.

Façade Grants Project:

PM: Shallit Phase:

Downtown storefront improvement program which will award up to \$30,000 in matching **Description:**

funds per applicant.

540 Main Street (No Change) – Sophie's Furniture has completed a design rendering. They **Status:**

originally did not want to move forward with the program, but have recently showed interest again. They have requested an application. Staff is awaiting a completed application and

three construction bids.

417 First Street – Staff and an architect for the City met with the property owners on November 10, 2008 to discuss design ideas. A completed application and application fee was received that day. The final design will be taken to the Historic Preservation Commission before construction begins. The applicant, City staff, and the architect met on Thursday, December 11th to review and discuss the design rendering. The applicant and architect are discussing changes to the preliminary design rendering.

539 Main Street (Western Wear) – Staff and an architect for the City met with the property owner on November 10, 2008 to discuss design ideas. Staff has received a completed application and application fee. The applicant, City staff and the architect met on Thursday, December 11th to review and discuss the design rendering. The applicant and architect are discussing changes to the preliminary design rendering.

Project: Casa del Sol Mobile Home Park 621-709 East St.

Phase: PM: Shallit Construction

Rehabilitation of an approximate 12.6 acre mobile home park. This project includes the **Description:**

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.

The Casa del Sol project decided to eliminate HUD financing from the project and find other **Status:**

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 (CB&T) loan of \$3.5 million. Construction on the first phase of the project started June 30, 2008. Bulldozers have cleared the site for the community center and spaces for the 30 new manufactured homes. Framing for the community center has begun. This phase of the project will cost \$5 million dollars and is included in the City's HUD 108 loan of \$1 million. The AHP loan closed the week of December 9, 2008. A MPROP loan for \$2.1 million finally met all funding approvals and

CHOC finished documents for escrow closing on January 12, 2009.

Concurrently, the CB&T along with HOME and Serna FWG will be ready to close on the remaining financing totaling \$ 8 million at the end of February 2009.

CHOC and City staff is planning a Groundbreaking Celebration. The City is managing the

offsite improvements associated with this project (see next item below).

Project: Casa Del Sol Off-site Streetscape Improvements, CIP 06-05

Phase: Design PM: Chavez (Engineering)

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. In January, the City

applied to CalTrans for State approval to start the construction phase (advertise, bidding, award, construction). CalTrans is reviewing the plans and specs and we are waiting for the E-

76 which authorizes the City to bid the project.

Project: CDBG Administration

Phase: n/a **PM:** Horne

Description: Preparing documentation and project monitoring for CDBG funded activities. Also includes

the community application process for funding.

Project: CDBG Administration

Status: A community application workshop is scheduled for February 13, 2009. Applications are due February 27, 2009 by 5 p.m. No postmarks will be accepted.

TANA/Hispanic Arts and Culture Center — Rehabilitation of a building for a Hispanic arts educational program. There has been difficulty incorporating both UCD and Federal construction requirements in the bid documents, but the bid package has now been approved by UCD's legal department and released. Twelve bids were received January 20, 2009. The bids are currently under review.

Summerhouse — 2007-2008 storage and safety project is now underway. The agreement has been amended. Original plans submitted to the building department required some changes for ADA parking. The subrecipient is currently working on revising those plans. Staff has submitted plans, pictures, and other information to SHPO for review. Staff has informed the subrecipient that the deadline for completing this project is June 30, 2009.

Gibson Mansion (**No Change**) –Addition of exterior lighting. Three (3) bids were received; all over the \$20,000 grant amount. The County identified additional funds to complete the project and the construction contract was signed August 19, 2008. Completion was contractually required by September 20, 2008. After contract signing, the contractor had been responsive for a while. In addition, issues arose with SHPO. They requested more information and it has been provided to them. The contractor has been found and work began on the project October 20, 2008.

SADVC Maxwell School Renovation –Construction of interior office space. Bids were received and a contractor has been chosen. However, the City is still awaiting a response from SHPO; all requested information has been provided.

YADHC Building Safety – Project includes repairing/replacing walkway and re-roofing at Yolo Adult Day Health Center (20 N. Cottonwood). The Project site is in the floodplain. The eight (8) step process is complete. SHPO has been noticed. The bid open date is estimated for early February 2009.

YFSA Site Renovation – Project includes exterior painting, renovation of bathroom, security door and safety at Yolo Family Service Agency's offices at 455 First Street. The Project site is not in floodplain and the eight (8) step process not necessary. A walk-thru for the parking lot portion of the project was conducted on Nov 5, 2008. The subrecipient has signed construction contracts with all its contractors. Installation of new floors and interior painting is complete. Exterior painting is expected to begin in mid-January and the parking lot improvements will start in April 2009.

St. John's Emergency Generator - Installation of an emergency generator at Stollwood Convalescent Hospital. OSHPD is currently reviewing the engineering plans for the generator and construction is expected to begin in 60 days.

Project: Neighborhood Stabilization Program (NSP)

Phase: n/a PM: Horne

Description: The city has received a preliminary award of approximately \$468,000 in NSP funds. The

funds are meant to purchase, rehab or finance foreclosed homes in the community.

Status: The first public hearing was held December 16, 2008. A second public hearing was

scheduled for January 20, 2009 however the State has not yet released the NOFA, therefore

the public hearing will be continued to February 17, 2009.

Project: Sale of Spring Lake Homes

Phase: n/a PM: McLeod

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

Status: Currently, there are four (4) affordable units available that have been released. Fifteen (15)

are in contract and staff is preparing loan documents. Staff closed four (4) units in

November 2008 and one (1) December 2008.

Developer	Unsold Units	Affordable Expiration Date On some units
Centex Coventry	12	4/15/09
KB Woodshire	6	05/09

An orientation was held on January 22, 2009. NeighborWorks is working with 21 active applicants. Additional marketing has been done in Woodland with a distribution of 1000 fliers to schools, churches and builders.

Project: Inclusionary Housing Program

Phase: n/a PM: McLeod

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 January 22, 2008 with 18 attendees. Staff will continue to hold

these orientations monthly.

Project: Rochdale Grange

Phase: Plan Check PM: McLeod

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

Spring Lake. The land was dedicated to the project by Reynen and Bardis to fulfill a portion

of their Inclusionary Housing requirement in Spring Lake.

Status: The City will be unable to apply for HOME funds until this project has been completed. It is

likely that only the 2009 application round will be missed and that the City can apply for HOME funds again in 2010. The project has been approved for almost five (5) million dollars of Tax Credits. The project also received an award of \$661,000 of Affordable Housing Program Funds from the Federal Home Loan Bank. Staff has been working closely with Reynen and Bardis, Neighborhood Partners and IndyMac bank to bridge any other

funding gaps that might occur. In January 2009, the developers submitted their plans for

review.

Project: Other RDA Projects

Phase: n/a **PM:** Shallit, Horne, McLeod

Description: Highlights other Redevelopment Agency activities.

Status: Housing Rehabilitation Program (No Change) - Four loan applications have been approved

by the Loan Committee this year—one for \$31,390, one for \$42,906, one for \$47,627, and one for \$72,549. The last one was approved for a female-head of household of two senior adults; one is disabled. 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). The City did not receive the grant funds.

Housing Monitoring (**No Change**) - 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 owner of the Greens Apartment requested approval from the Planning Division of the proposed new parking lot to satisfy his parking requirement. Paul Hanson, CDD Planner, explained to the owner that the proposed lot was not adjacent to the parcels requiring the parking and would therefore not satisfy the parking requirements. The property owner has not responded to staff comments.

BUILDING

Project: RITE AID Ashley and Main

Phase: Construction PM: Siegel

Description: Rite Aid located at the southeast corner of Ashley and Main

Status: Slab has been poured.

Project: Gateway Subdivision

Phase: Construction PM: Luevano

Description: Gateway Subdivision has over 20 stores at various stages of construction

Status: The following, lists the main projects built or under construction:

1. The Best Buy Tenant Improvement – Drywall completed on 1-13-09

2. In-N-Out Restaurant—Slab has been poured.

3. Pet Extreme tenant improvement plans at Gateway Center— 2nd plan check comment letter sent December 9, 2008

4. Famous Footwear Tenant Improvement – Drywall work has been completed.

5. Michaels

Shops 3 and 4 – Frame completed on 1-13-09

Project: Capital Hotel 601 West Main Street

Phase: Construction PM: Luevano

Description: The capital hotel is a three story addition/remodel of an historic building.

Status: Completion of Drywall. Work proceeding on restaurant.

Project: Morgan Building /Former Senior Center

Phase: Construction PM: Essenwanger/Luevano

Description: The interior court yard is being converted to an open story entry building. A tenant

improvement for the remaining building is in plan review.

Status: The foundation work is complete. The walls are under construction.

Project: 210 Lincoln

Phase: Construction PM: Siegel

Description: This structure was put up on blocks and work on the site was initiated prior to approval of the

plan.

Status: The foundation work is complete. The owner contacted the Building Division. A contractor

has been hired to finish the foundation and lower the building. Work is scheduled to begin

soon.

Project: Plan Review

Phase: n/a **PM:** Essenwanger

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

Status: The following *large scale* projects are currently in plan review (No Change):

1. The Best Buy Tenant Improvement.

2. Comfort Suites hotel on Freeway Drive—Pending response to 2ND plan check comments

3. In-N-Out Restaurant— Approved December 10, 2008

4. CHW Healthcare West, Burns Building OSHPD-3 Clinic Remodel

5. Pet Extreme tenant improvement plans at Gateway Center— 2nd plan check comment letter sent December 9, 2008

6. Famous Footwear Tenant Improvement at Gateway Center

7. Morgan Building major addition & remodel of old Senior Center—Foundation only permit approved December 10, 2008. Remainder of the structural shell addition pending response to 1st plan check comments

8. New City Park—Meikle Avenue

The following *large scale* projects were reviewed and issued a building permit in November 2008:

1. In-N-Out Burger Civil Grading Only Permit

2. Pet Extreme at the Gateway Center for a building shell.

Project: Code Enforcement

Phase: n/a PM: Dennis, Robinson

Description: Major code enforcement efforts.

Status: The following properties have violations that have been declared public nuisances by the

Nuisance Abatement Board (No Change):

38 Sunrise Street

908 El Dorado Drive

• 116 Wisconsin Avenue

• 648 Denise Drive

Currently, bids are being accepted and abatement warrants are being drafted in order to abate these public nuisances.

ENGINEERING

Project: Parkside

Phase: Construction **PM:** Houck **Description:** Residential Subdivision on Prudler Sievers Property.

Status: The Developer has notified staff that they are not proceeding with the project. Staff has

brought the site into SWPPP compliance for the winter. Property is in the process of

transition and changing ownership.

Project: Spring Lake Implementation

Phase: n/a **PM:** Pollard

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 to

accommodate approximately 11,270 residents.

Status: Staff is working on proposed plan amendments. Also, staff is starting to analyze methods

and opportunities to modify the plan and proceed with the second release/further phases of

development.

Project: Centex/Beeghly

Phase: PM: Pollard, Weichel

Description: Residential Subdivision on Beeghly Ranch Property.

Status: Staff is working on some potential changes to the Development Agreements for Centex

homes and DR Horton as it relates to the Development of the Beeghly Ranch Land. Staff is in the process of drafting a proposal for multiple changes. Staff has completed review of a temporary emergency access for Centex/Beeghly and work will begin shortly. Staff is also

working on property acquisition and Quiet title action.

Project: Rochdale Grange

Phase: Plan Check PM: Fong

Description: Affordable multi family project within Spring Lake.

Status: Staff is working on plan checking Civil improvements

Project: School Site

Phase: Pre-Engineering PM: Houck

Description: Elementary School within Spring Lake.

Status: Staff is waiting for scheduled submission for site development.

Project: School Site/R-15 Public Improvements

Phase: Pre-Engineering **PM:** Fong

Description: Elementary School within Spring Lake.

Status: Staff is working with the applicant to set up accounts for the plan check of improvements to

serve both projects within the Russel Ranch Area.

Project: Gibson & Ogden

Phase: Plan Check PM: Houck

Description: Residential Subdivision in the Southeast area.

Status: (No Change) Public Improvement plans have been submitted. The first plan check is

underway. Applicant has also requested abandonment of PUE.

Project: Standard Specification Update

Phase: n/a **PM:** Fong

Description: Updating Engineering Standard Specifications to reflect current desires and practices.

Status: (No Change) Staff is identifying areas for revision.

Project: Park N2

Phase: Plan Check PM: Fong

Description: First neighborhood park in Spring Lake and associated greenbelt improvements

Status: Staff has completed plan check of the park and is working with the consultant on scope

adjustments for associated greenbelt improvements.

Project: Rice Mill/Technology Park

Phase: n/a PM: Houck

Description: Re-use of Rice Mills on East Street to create a Technology Park.

Status: Staff reviewing the project, and preparing entitlement requirements.

Project: Other Engineering – Development Services Projects

Phase: n/a **PM:** Pollard, Fong, Houck, Weichel

Description: Highlights other Engineering – Development Services activities.

Status: Capital Improvement Project Execution - Engineering staff is managing/designing 26 projects

(aggregate \$25± million), indirectly involved in 28 PW managed CIPs (aggregate \$18± million), and assisting with CIPs managed by Parks and Finance (IS) Departments. For detailed summary of all Capital projects, please see the separate document "Monthly Capital Project Status Parast"

Project Status Report."

Major Development Project Inspection:

• Spring Lake TOC Villages 1A/B, 2, & 3 (KB Homes) – in warranty.

- Spring Lake TOC Village 4 (Centex) in warranty
- Heritage Village Affordables preparing for acceptance.
- Gateway in warranty.
- Rite Aid Site at Main & 6th no activity.
- Rite Aid Site at Ashley & Main site improvements underway.
- Parkside Storm Water permit follow-up to prevent off-site erosion.
- Beeghly Ranch 1 & 2 in warranty

Encroachment Permit Inspection – 194 Permits issued in 2008, 29 permits remain active. One permit is active from 2007.