

CDD Quarterly Project Status Report

January 15, 2013

PROJECT UPDATE (see below)

Changes will be highlighted in bold

BUILDING ACTIVITY

Project: Muscle World Facade

Phase: Construction PM: Paul Siegel

Location: 514 Main Street

Description: Upgrade of façade and seismic retrofit.

Status: A building permit has been issued and work on the building has started.

Project: Target Storage Rack

Phase: Construction PM: Paul Siegel

Location: 2050 E Beamer

Description: Extensive racking and conveyor systems are being installed inside the new 300K expansion.

Status: All building permits have been issued and building staff has been making daily inspections.

Project: 280 North Pioneer Suite 100

Phase: Construction PM: Paul Siegel

Location: 280 N. Pioneer Suite 100

Description: Addition of 1500 sq ft of new office space

Status: A building permit was issued and the project is now complete.

Project: County Fair Mall Tenant Improvement

Phase: Ready to Issue PM: Paul Siegel

Location: 1250 E Gibson

Description: 60,000 sq ft TI of the former Mervyn's space into a grocery store.

Status: Tenant is currently in the bid process to select a contractor.

Project: Huntington Square Subdivision

Phase: Construction PM: Paul Siegel

Location: Spring Lake at end of Matmor Dr.Description: 162 Single Family Home Development

Project: Huntington Square Subdivision

Status: 68 single family home permits have been issued. 45 homes have been finaled and 23

homes are currently under construction. There are 94 remaining lots. PG&E has started work to move power line at Sports Park Drive and East Street. Power line work

should be complete by February 2013.

Project: Starlyn Park

Phase: Construction PM: Paul Siegel

Location: East Gibson and Branigan Ave next to Bel Air shopping center

Description: 79 Single Family Home Development

Status: 66 single family home permits have been issued: 43 homes have been finaled and 23

homes are currently under construction. There are 13 remain lots.

Project: CommuniCare Health Clinic

Phase: Construction PM: Paul Siegel

Location: 215 W Beamer St.

Description: 21,000 sq ft health clinic on 4.31 acres

Status: A building permit has been issued. Construction has not started on project.

Project: Produce Market

Phase: Plan Review **PM:** Paul Siegel

Location: 1490 E. Main St.

Description: Produce Market on 4.47 acres: Site will be on septic tank.

Status: Plan review comments have been sent to applicant.

Project: Water's House Kitchen Addition

Phase: Construction PM: Paul Siegel

Location: 285 Fourth St. (Corner of Court and 4th)

Description: Commercial Kitchen Expansion

Status: A building permit issued and construction has started.

Project: Dollar General

Phase: Construction
Location: 9 Main St., Suite 101 (in former Hollywood Video retail store)
Description: 10, 649 sq ft Tenant Improvement for a "Dollar General" store

Status: A building permit has been issued and construction is well underway. The applicant has

requested the process for obtaining a temporary certificate of occupancy.

Project: 215 California Tenant Improvement

Phase: Plan Review PM: Paul Siegel

Location: 215 California St.

Description: Tenant Improvement of the former Rite Aid: 40,000 sq ft planned grocery store.

Status: Plans have been routed to each department for review. Initial comments were sent to

the applicant and the plans have been resubmitted.

Project: 28 N. East St. Tenant Improvement

Phase: Plan Review PM: Paul Siegel

Location: 28 N East St.

Description: Office remodel for AG Seeds Unlimited

Status: A building permit has been issued and construction proceeding.

Project: In-Shape Tenant Improvement

Phase: Plan Review PM: Paul Siegel

Location: 285 California St.

Description: Conversion of former McMahan's furniture store. This is a 24,500 sq ft remodel that

includes an in-door swimming pool.

Status: The applicant has submitted for building plan review concurrently with design review.

Project: Costco Fuel Tank

Phase: Plan Review PM: Paul Siegel

Location: 2259 Bronze Star Dr.

Description: Installation of fuel additive tank.

Status: A building permit has been issued.

Project: NuSeed "Greenhouse"

Phase: Ready to issue PM: Paul Siegel

Location: 1460 Churchill Downs Ave.

Description: Construction of 4000 Sq.Ft. Greenhouse

Status: The project is within AE Flood zone; required FEMA variance with City Council

approval on November 20, 2012. The building permit is ready to be issued.

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Project: Mann Lakes Tenant Improvement

Phase: Issued PM: Paul Siegel

Location: 500 Santa Anita

Description: Major remodel and expansion to new facility.

Status: A building permit has been issued.

Project: Porter Building 2n & 3rd Floor Electric and ADA

Phase: Ready to Issue **PM:** Paul Siegel

Location: 511 Main Street

Description: Redo electrical and ADA on 2nd and 3rd floor of Porter Building

Status: A building permit is ready to be issued.

Project: Carports at 575 Matmor Apartments Complex

Phase: Permit Issued PM: Paul Siegel

Location: 575 Matmor.

Description: Adding over 30 Carport structures to improve apartment complex

Status: A building permit has been issued.

Project: Genco

Phase: Plan Review PM: Paul Siegel

Location: 350 Hanson Way

Description: Installation tool cleaning area.

Status: The project is currently in plan review.

DEVELOPMENT ACTIVITY

Project: Woodland Commerce Center

Phase: Environmental Review PM: Dan Sokolow

Location: NW corner of East Main Street and CR 102

Description: Proposed annexation for 146-acre site with a GP land designation of Industrial and pre-zoned

Industrial.

Status: (No Change) Administrative Draft Program EIR nearly complete. Once complete, the

circulation of Draft EIR will begin.

Project: Optimistic Partners TPM 5003

Phase: Review PM: Cindy Norris

Location: 1534 Harry Lorenzo Avenue

Description: Request for a Tentative Parcel Map to subdivide a 19.97 acre parcel into two parcels for

purposes of sale only, no development rights or improvements are associated. The two parcels will consist of one 8.9 acre site zoned for residential and one 11.07 acre site zoned for

park and neighborhood commercial.

Status: (No Change) Approved by Planning Commission on August 16, 2012.

Project: Parkview by SLC IV Woodland Spring Lake, LLC

Phase: Review PM: Cindy Norris

Location: Northeast Corner of Meikle & Heritage Parkway

Description: A proposed Spring Lake Specific Plan Amendment to rezone a 10-acre school site and 6.22

acre multi-family residential R-20 site to Residential single family R-8; a proposed Tentative subdivision Map # 5004 to develop 108 single family lots at a proposed density of 6.67 dwelling units per acre, modify the Housing Element Inventory of Available Sites and a

Development Agreement.

Status: Awaiting completion of the SL BUA rules.

Project: Cal West Tentative Map # 4991 by Cal West Investors, LLC

Phase: Revised Submittal PM: Cindy Norris

Location: Northwest Corner of Harry Lorenzo Avenue and Farmers Central Rd and east of HWY 113

Description: A request for a Rezone of R-15 to R-8, tentative subdivision map and Development

Agreement on approximately 35 acres to subdivide the subject parcels to 209 single family R-8 lots. The map is proposed to be developed in four (4) phases with phases 1-3 consisting of single family development at a density of 6.13 du/ac. Phase 4 consists of a 5.80 net acre site currently zoned R-15 with a request to downzone to R-8. The overall project density is proposed to be 6.07 du/ac. Project development of residential along the freeway is a key

issue.

Status: Has been circulated for review to departments and agencies.

Project: Velocity Island Cable Wakeboard Park

Phase: Pending Council Approval PM: Paul Hanson

Location: 755 North East Street

Description: A proposed cable wakeboard park (a surface water sport) within the City's 15-acre Dubach

Detention Basin

Status: (No Change) Approved by Planning Commission on September 20th and scheduled for City

Council on November 6, 2012for the following approvals: Lease Agreement, Conditional

Use Permit, and CEQA.

Project: New Court House

Phase: Design PM: Bruce Pollard

Location: Main Street between 5th and 6th Streets

Description: Public Improvements related to a new Superior Court Building

Status: Draft final plans have been submitted. Staff is currently working on permit

requirements with the Court. The Court project is planning on advertising for bids for construction starting on December 21, 2012 and starting construction work near the

end of March 2013 or beginning of April 2013.

Project: Final Map 5019

Phase: Design Review **PM:** Bruce Pollard

Location: Spring Lake south of Heritage Parkway on Miekle Avenue

Description: Final map with thirteen small lots and 7 large lots; will result in 13 SFD buildable lots

Status: Nearing completion of plans, map and agreements. It is estimated that the project will

go to City Council for approval in early 2013.

Project: Cinema West

Phase: Application PM: Paul Hanson

Location: 801 Main Street

Description: A proposal to construct a 12 screen theater and accessory retail uses on a 1.3 acre site.

Status: (No Change) On hold per applicant. Application has been deemed incomplete.

Project: Spring Lake Specific Plan Tentative Maps

Phase: On-going PM: Cindy Norris

Location: Located generally south of Gibson Road and west of County Rd 102

Description: The SL Specific Plan was approved for a total of 4,149 units. Approximately 1,100 units

built. Maps/DAs approved but not built:

• Merrit Murphy (Pioneer Village 1 & 2) (220 SF)

- Spring lake Central (397 SF)
- Solara Ranch (87 SF)
- Heritage Unit 4A & C
- Heidrick Ranch Phase 2 & 3 (87 SF)

Status: (No Change) SL Specific plan approved for a total of 4,149 units. Approximately 957 built.

Project: Blackpine Holdings

Phase: Approved PM: Paul Hanson

Location: 301 Sixth Street

Description: A proposed Site Plan and Design Review for a Restaurant "Gorman's."

Status: (No Change) Approved by Planning Commission on June 21, 2012.

Project: Spare Time, Inc.

Phase: Approved PM: Paul Hanson

Location: Molly Avenue and Betty Avenue

Description: Tentative Map Tentative Subdivision Map No. 4581 to subdivide APNs 066-122-060 totaling

5.65 acres into 34 single family lots and 4 halfplex lots.

Status: (No Change) Approved by Planning Commission on November 1, 2007 and expires on

November 1, 2014.

Project: Mutual Housing at Spring Lake (Spring Lake Housing Associates)

Phase: Approved PM: Paul Hanson

Location: Spring Lake – Pioneer Avenue, Farmers Central Road, Brubaker Street, and Armus Place.

Description: The *Mutual Housing at Spring Lake* apartment project is a 101 unit multi-family residential

project on a 5 acre parcel within the R-25 zone.

Status: (No Change) Approved by Planning Commission on July 21, 2011.

Project: General Plan Update

Phase: On-going PM: Cindy Norris

Location: City-wide

Description: A planned update to the City's 1996/2002 General Plan

Status: The City has selected Heidi Tschudin for project management services for the update project.

The city is in the process of evaluating and making a selection for the Consultant team who will prepare the General Plan, CEQA documents, Housing Element update and final Climate

Action Plan.

Project: Nugget Tentative Parcel Map #5017

Phase: Review PM: Paul Hanson

Location: 170 Main St.

Description: Stille Family Partnership is requesting approval of Tentative Parcel Map 5017. The TPM will

merge existing lots

Status: The project is currently under review.

Project: MetroPCS Zoning Administrator Permit (ZAP)

Phase: Review PM: Paul Hanson

Location: 1619 West Street, Fire Station #2

Description: MetroPCS is requesting to modify an existing ZAP to allow an additional 12-inch microwave

dish on the existing MetroPCS antenna array on an existing 91.75 foot tall Fire Department

#2 communications tower in the R-1 Single Family Residential Zone.

Status: The project is currently under review.

Project: Starbucks Drive-Thru at Ashley and Main in the Rite Aid Center

Phase: Review **PM:** Paul Hanson

Location: 271-281 West Main Street

Description: Petrovich Development Co. is requesting approval of a Conditional Use Permit to allow the

construction of a 1,700 sq. ft. Starbucks with Drive-Thru and a 1,000 sq. ft. spec retail space.

Status: The project is currently under review.

Project: Romey's Liquor Store Conditional Use Permit

Phase: Review **PM:** Paul Hanson

Location: 9 Main Street, suite 105, Purity Plaza

Description: A request to approve a Conditional Use Permit to allow relocation within Purity Plaza to the

adjacent commercial space and permit the use of an 8,530 square-foot liquor Store at 9 Main

Street, Suite 105 in the General Commercial zone (C-2).

Status: The project is currently under review.

Project: SB 2 Code Updates

Phase: Review PM: Cindy Norris

Location: Citywide

Description: A City based code amendment that will amend Chapter 25 of the Municipal Code and the

East Street Corridor Specific Plan pertaining to emergency shelters, transitional housing, and

supportive housing as required by Senate Bill 2.

Status: The project is currently under review.

Project: Comfort Suite Hotel Design Review

Phase: Review PM: Cindy Norris

Location: 2008 Freeway Drive

Description: A request to modify the building design approved in January 2008 by the Planning

Commission. The applicant would like to revise the design and intends to move forward with

a target date to begin construction by April 2013.

Status: The project is currently under review.

SUCCESSOR AGENCY/FORMER REDEVELOPMENT

Project: AB1484 Low/Mod Due Diligence Fund Report Approval and Certification

Phase: Due date October 15, 2012 **PM:** Wendy Ross

Location: Agency wide

Description: Post-redevelopment and per AB1x 26 and subsequently AB1484, required activity to wind

down Woodland Redevelopment Agency projects.

Status: On December 14, 2012 the California Department of Finance issued a letter denying the

Successor Agency's request to use the Low/Mod Housing Fund balance to pay down the Agency's HELP loan for the Casa del Sol project. As a result, the Agency has returned the fund balance to Yolo County for distribution to the taxing entities. December 12, 2012 the Oversight Board of the Successor Agency approved the due diligence review

for the non-housing funds.

To view the Capital Project Status Update report, a link is available on the Community Development Department page of the City website at www.cityofwoodland.org.