



PROJECT UPDATE

Activities from July 16, 2013 to September 15, 2013

Changes will be highlighted in bold

BUILDING ACTIVITY

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: **(No Change)** All building permits have been issued and building staff has been making daily inspections.

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: **(No Change)** The project is operating under a temporary certificate of occupancy. Minor work still needs to be completed by contractor.

Project: Huntington Square Subdivision
Phase: Construction **PM:** Paul Siegel
Location: Spring Lake at end of Matmor Dr.
Description: 162 Single Family Home Development
Status: **(No Change)** 113 single family home permits have been issued. 72 homes have been finaled and 41 homes are currently under construction. There are 49 remaining lots. Sports Park Drive construction is nearing completion and the road is currently open.

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: **(No Change)** All permits have been issued. The project will still be under construction for the next few months.

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: T-bar ceiling construction stage will begin September 30, 2013.

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: (No Change) The project has completed City review and is ready pending Health Department approval.

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: (No Change) The project is under construction. Completion is planned for the September to October 2013 time frame.

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: Construction is close to completion and In-Shape expects to be requesting a temporary certificate of occupancy next week.

Project: Comfort Suites Hotel

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

Location: 2080 Freeway Drive

Description: Construction of 41,500 sq ft Hotel with 66 Rooms

Status: (No Change) The project is in plan check.

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: (No Change) A building permit has been issued.

Project: Clark Dietrich Steel Mill Equipment Installation

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

Location: 1685 Tide Court

Description: Construction of new steel coil slitting line & pit (new overhead crane to follow)

Status: The project is in plan check.

Project: Gateway - Shops 5

Phase: Permit Issued **PM:** Paul Siegel

Location: 2051 Bronze Star Drive

Description: 12,732-ft² retail shell building

Status: A building permit has been issued.

Project: Nugget Market

Phase: Permits Issued **PM:** Paul Siegel

Location: 157 Main Street

Description: Major renovation and remodel of interior and exterior of the building

Status: Two building permits have been issued.

Project: Mutual Housing at Spring Lake New Apartment Complex

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

Location: 2170 Farmers Central Road

Description: Construction of new apartment complex including 5 apartment buildings and a community center building

Status: The project is in plan check.

Project: Lennar Homes
Phase: Plan Review **PM:** Cindy Norris
Location: Spring Lake Heritage Unit 4, south of Heritage Parkway
Description: Four Master Plans for 98 single family homes in an R-4 subdivision.
Status: Plan Check is almost complete.

DEVELOPMENT ACTIVITY

Project: Project Applications from June through September 2013
Phase: N/A **PM:** Planning Staff
Location: Citywide
Description: Planning project applications processed
Status:

- 32 Design Review Applications
- 1 Lot Merger
- 1 Parcel Map
- 1 PCN
- 1 Zoning Interpretation

Project: Woodland Commerce Center
Phase: Environmental Review for DEIR **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: Draft Program EIR circulated during the period of April 26 – June 10, 2013. **RBF, the City's environmental consultant, and City staff have prepared responses to the comments received on the Draft EIR. City staff is preparing the Development Agreement for the project.**

Project: Woodland Spring Lake Partnership
Phase: Initial Review **PM:** Cindy Norris/Paul Hanson
Location: West of Harry Lorenzo, North of Heritage Parkway
Description: 105 acres of land; Proposed Tentative Map, Rezone and General Plan Amendment to replace the Spring Lake Central project previously approved in Feb 2007. The new application proposes to reconfigure the land uses within the project and subdivide the single family lots. The application proposes to remove the central commercial acreage and provide approximately 612 new units; 405 single family, 22 half-plex and 185 multi-family. One acre fire station and a 4.3 acre park site.

Project: Woodland Spring Lake Partnership

Status: A proposed General Plan petition to be heard by Planning Commission. **A planning consultant, PMC, has been hired to assist in project management.**

Project: Nugget Market Mural Tenant Improvement/Design Review

Phase: Approved/Interior Permit Issued **PM:** Paul Hanson/Paul Siegel

Location: 154 Main Street

Description: Upgrade of façade, interior upgrades, and proposed mural

Status: **(No Change)** Building façade improvements approved by staff and the mural approved by the Planning Commission on July 18, 2013. The permit for the interior has been issued.

Project: Prudler Tentative map # 4856, General Plan Amendment and Rezone (Map revision)

Phase: Initial Review **PM:** Paul Hanson

Location: North of Sports Park Drive, East of East Street and South of the County Fair Mall.

Description: A proposed General Plan Amendment to amend the land use from General Commercial to Residential. Proposed rezone from C-2 to R-1 and a revised subdivision map for a total of 204 lots of which 86 units will be at an R-5 density and 118 at an R-8 density, for a total project density of 5.85 units/ac.

Status: **The project is currently under review. A planning consultant firm, Raney Planning and Management, has been hired to assist with project management.**

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

Phase: Revised Submittal Review **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: **The item was approved by City Council.**

Project: Conditional Use Permit for Golden State Reclamation

Phase: Review, contract for environmental services **PM:** Paul Hanson

Location: 231 Hanson Way

Description: Proposed concrete slurry processing operation with a future inert material recycling center. Project will require a Mitigated Negative Declaration.

Status: The project went before the Planning Commission on July 18, 2013 for consideration of a Conditional Use Permit (CUP). The Planning Commission continued the item, requesting further information. **The CUP was denied by the Planning Commission on September 5, 2013 and findings for denial were approved September 19, 2013.**

Project: Velocity Island Cable Wakeboard Park

Phase: Construction **PM:** Chris Fong/Jim Heath/ 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 20, 2012 and approved by City Council on February 5, 2013. The grading permit has been issued and awaiting submittal on Civil Improvement Plans.

Project: New Court House

Phase: Construction **PM:** Bruce Pollard/Jim Heath

Location: Main Street between 5th and 6th Streets

Description: Public Improvements related to a new Superior Court Building

Status: The project is now under construction. **Staff continues to engage the State on discussion of connection fees.**

Project: Cinema West

Phase: Application Incomplete **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 was deemed incomplete on December 10, 2010.

Project: Final Map 5004, Parkview

Phase: Construction **PM:** Bruce Pollard/Jim Heath

Location: Spring Lake south of Jack Slaven Park

Description: Final map with 108 SFD buildable lots

Project: Final Map 5004, Parkview**Status:** The Final Map was approved by City Council on July 20, 2013. **The project is currently under construction.**

Project: Final Map 5019 Heritage 4C & 7 phase 1**Phase:** Design Review **PM:** Bruce Pollard**Location:** Spring Lake south of Heritage Parkway on Mickle Avenue**Description:** Will result in 13 SFD buildable lots**Status:** The Final Map was approved by City Council on April 2, 2013. **The subdivision is currently under construction.**

Project: Final Map 5029 Heritage 4C & 7**Phase:** Design Review **PM:** Bruce Pollard/Jim Heath**Location:** Spring Lake south of Heritage Parkway on Mickle Avenue**Description:** Final map with 65 SFD**Status:** **The project is currently under construction. The Final Map is expected to go to Council in October or November 2013.**

Project: Final Map 5030 Heritage 4A**Phase:** Design Review **PM:** Bruce Pollard/Jim Heath**Location:** Spring Lake south of Heritage Parkway on Mickle Avenue**Description:** Final map with 20 SFD lots buildable lots**Status:** **The project is currently under construction. The Final Map is expected to go to Council in October or November 2013.**

Project: Final Map 4853 Solar Ranch**Phase:** Plan Submittal **PM:** Bruce Pollard**Location:** Spring Lake East of Beeghly Ranch (Parkland extension)**Description:** Final map with 94 lots**Status:** **Civil improvement plans are complete and a map was submitted for first plan check. Completion timing will be based on the settlement of the Development Agreement (DA) amendment and Pulte legal dispute.**

Project: Final Map 4986 Hedrick II**Phase:** Design Review **PM:** Bruce Pollard**Location:** Spring Lake West of Pioneer Avenue and South of Farmers Central Road**Description:** Final map with 77 SFD buildable lots

Project: Final Map 4986 Hedrick II**Status:** (No Change) Civil improvement plans submitted for review.**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)
- Solara Ranch (87 SF)

Status: (No Change) SL Specific plan approved for a total of 4,149 units. Approximately 1,168 built (including multi-family units)**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 half-plex 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. The project was awarded tax credits in June 2013 and construction of the first 62 units will start in Fall 2013.**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:** Heidi Tschudin has been hired as the General Plan Project Manager with Dyett and Bhatia hired as the General Plan Consultant. Tasks completed since January include holding steering committee interviews and initial stakeholder meetings, City Council and Planning Commission kick off meetings, hosting a Community Housing Forum, launch of the General Plan website, release of the CEQA Notice of Preparation for an EIR, and holding the required CEQA scoping meeting. Tasks completed include the launch of the General Plan Newsletter

Project: General Plan Update

and resident survey that was mailed to every residential address in the City, hosting two Community Visioning workshops on April 11 and 13, release of key background reports including the Economic Background report, holding the second steering committee meeting on April 30th to review the draft Housing Element, release of the draft Housing Element. The consultant team is working to complete the Opportunities and Constraints report. A joint Planning Commission and City Council meeting was held on June 11, 2013.

Recent actions include:

- **Review of the Housing Element by the Planning Commission on September 19 with a recommendation of approval to the City Council.**
- **Review of the Community Vision and Guiding Principles Statement and Introduction and review of the Opportunities and Challenges report.**

The next public meeting is scheduled for October 15. A workshop to consider possible land use scenarios will be held prior to the regular meeting as well as consideration for final adoption of the Housing Element.

Project: Nugget Final Parcel Map #5017**Phase:** Final Map Review**PM:** Bruce Pollard**Location:** 170 Main St.**Description:** Stille Family Partnership is requesting approval of Tentative Parcel Map (TPM) 5017. The TPM will merge existing lots.**Status:** (No Change) Draft final map reviewed and returned to applicant.

Project: Calwest Final Parcel Map 5003**Phase:** Final Map Review**PM:** Bruce Pollard**Location:** Spring Lake, West of Harry Lorenzo Drive and North of Farmers Central Road Extension**Description:** Parcel Map to split up business interests.**Status:** **The Map has been submitted for review to Yolo County.**

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:** (No Change) The project CUP was approved by the Planning Commission on April 18, 2013. The Project was appealed to the City Council and on June 4, 2013, the City Council denied the appeal thereby approving the project. The owner of the Burger King has filed a law against the City.

SUCCESSOR AGENCY/FORMER REDEVELOPMENT

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

Phase: Certificate of Completion **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: **(No Change)** The CA Department of Finance Finding of Completion was issued on May 7, 2013. The Department of Finance approved the addition of the CalHFA outstanding HELP loan for the Casa Del Sol in April 2013. The first payment of approximately \$207,000 was paid to CalHFA. The first ROPS payment of \$50,000 will be made in October 2013. It was determined that the Woodland Successor Agency is able to retain its Bond proceeds of approximately \$4.2 million. Staff has begun the process to fund priority projects. ROPS 13/14B is due to the Department of Finance on October 1, 2013. Preparation of the Long Range Property Management Plan is due to the Department of Finance by November 7, 2013 (6 months following the Finding of Completion).

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.

Lastly, the Community Development Department has restored its "Tell Us How We Are Doing!" Customer Satisfaction Survey. The survey is comprised of various questions (closed/open ended) that will assist the department in improving its customer service. Please see the additional attached report that highlights the survey results from March 11, 2013 to September 20, 2013.