

### **CDD Quarterly Project Status Report**

**April 23, 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: The project has been completed.

**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: 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: Construction has started on the Wal-Mart Grocery Store.

**Project: Huntington Square Subdivision** 

Phase: Construction PM: Paul Siegel

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

Status: 87 single family home permits have been issued. 50 homes have been finaled and 37

homes are currently under construction. There are 75 remaining lots. Power line work is continuing and Sports Park Drive construction is underway at East Street and is

scheduled to be completed by May 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: 75 single family home permits have been issued: 49 homes have been finaled and 26

homes are currently under construction. There are four remaining lots. These typically

adjoin the model homes and are the last lots to develop.

**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: Construction has started.

**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. The applicant plans to resubmit within

the next month.

Project: Walter's House Kitchen Addition

Phase: Construction PM: Paul Siegel

**Location:** 285 Fourth St. (Corner of Court and 4<sup>th</sup>)

**Description:** Commercial Kitchen Expansion

Status: Construction has been completed.

**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: The project has been complete.

**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.

**Project: 215 California Tenant Improvement** 

Status: The permit is ready to issue.

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: The project has been completed.

**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: Plan review is continuing. A demolition permit was issued for removal of asbestos and

other items. Plan check comments have been sent to applicant.

**Project:** Costco Fuel Tank

Phase: Plan Review PM: Paul Siegel

**Location:** 2259 Bronze Star Dr.

**Description:** Installation of fuel additive tank.

**Status:** The project has been completed.

Project: NuSeed "Greenhouse"

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

**Location:** 1460 Churchill Downs Ave.

**Description:** Construction of 4000 sq.ft. Greenhouse

Status: The building permit has been issued and construction is progressing.

**Project:** Mann Lakes Tenant Improvement

Phase: Issued PM: Paul Siegel

**Location:** 500 Santa Anita

**Description:** Major remodel and expansion to new facility.

**Status:** The project is almost complete.

Project: Porter Building 2n & 3<sup>rd</sup> Floor Electric and ADA

Phase: Ready to Issue PM: Paul Siegel

**Location:** 511 Main Street

**Description:** Redo electrical and ADA on 2<sup>nd</sup> and 3<sup>rd</sup> floor of Porter Building

Status: A building permit has been 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:** Project is progressing.

### **DEVELOPMENT ACTIVITY**

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

circulation of Draft EIR will begin.

**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.

Status: Currently under review for completeness.

Project: AT&T Mobility Cell Tower; Vaughan/Holman Trust Design Review

Phase: Approved PM: Paul Hanson

**Location:** 824 N East Street

**Description:** 280' Lattice tower, 24 antennas, and 12 microwaves

Status: Approved.

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:** Under Review

Project: Parkview by SLC IV Woodland Spring Lake, LLC

Phase: Approved 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:** Approved by City Council on March 19, 2013.

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

Phase: Revised Submittal Review PM: Cindy Norris/Paul Hanson

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. The project is currently in

discussion concerning development considerations.

Project: Design Review for Daily Democrat Building

Phase: Review PM: Paul Hanson

**Location:** 711 Main Street

**Description:** Proposed reuse with exterior remodel for the building located at 711 Main Street

**Status:** The project is currently under review.

**Project: Conditional Use Permit for Golden State Reclamation** 

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

services

**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: In review. Raney Planning and Management hired to prepare the mitigated negative

declaration (MND)

Project: Velocity Island Cable Wakeboard Park

Phase: Approved 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: Approved by Planning Commission on September 20, 2012 and approved by City

Council on February 5, 2013. The project is currently being developed: trees removed, grading, studies underway, fill to be delivered in month of April, and the developer is

working with the City to resolve any remaining liability issues.

**Project:** New Court House

Phase: Design PM: Bruce Pollard

**Location:** Main Street between 5<sup>th</sup> and 6<sup>th</sup> Streets

**Description:** Public Improvements related to a new Superior Court Building

Status: Hensel Phelps was selected as the general contractor. The Courthouse Groundbreaking

was held on April 5, 2013 and construction is tentatively scheduled to begin on May 6,

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: The Final Map was approved by City Council on April 2, 2013.

**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 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)

• Solara Ranch (87 SF)

• Heritage Unit 4A & C

Heidrick Ranch Phase 2 & 3 (87 SF)

Status: SL Specific plan approved for a total of 4,149 units. Approximately 1168 built (including

multi-family units)

**Project:** Romey's Gas PCN Review

Phase: Approved PM: Paul Hanson

**Location:** 3 Main Street

**Description:** Request for a Type 20 Permit for Beer and Wine for sale at the Romey's Gas. Policy review

requested to evaluate overconcentration for CT 109.02.

Status: PCN approved by planning commission March 21, 2013

**Project: Dollar General PCN Review** 

Phase: Approved PM: Paul Hanson

**Location:** 9 Main Street

**Description:** Request for a Type 20 Permit for Beer and Wine sales for Dollar General, PCN evaluation

required due to overconcentration of licenses in the Census Tract 109.02.

Status: PCN approved by planning commission March 21, 2013

**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.

**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. More recent tasks completed include the launch of the General Plan Newsletter 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. Upcoming tasks will include holding the second steering committee meeting on April 30<sup>th</sup> to review the draft Housing Element, release of the draft Housing Element, and completion of an Opportunities and Constraints report. Compiling of

data from and a results report will be completed in mid-May.

**Project:** Nugget Tentative Parcel Map #5017

Phase: Approved 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:** Approved by Planning Commission on February 21, 2013.

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 is currently under review.

**Project:** SB 2 Code Updates

**Phase:** Approved **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: Approved by City Council on February 19, 2013.

**Project:** Comfort Suite Hotel Design Review

Phase: Approved 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: Design Review approved by the Planning Commission on January 17, 2013.

### 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: Three reviews of Successor Agency documents were recently completed. The results are

as follows: State Controller Office audit closed and Agency is in compliance,

Department of Finance review of "other funds" Due Diligence Reports was completed and based on findings staff requested a "meet and confer". The meet and confer with Department of Finance was held on April 15<sup>th</sup>. A follow up letter is expected by May 1, 2013, the statutory deadline. The most recent Recognized Obligation Payment Schedule (ROPS) 13-14A was submitted on March 31, 2013 and based on the Department of Finance findings; staff requested a meet and confer which will be held the week of April 22, 2013. The Department of Finance has until May 17, 2013 to provide a final report. It is expected that the Agency will be able to retain its 2007 Tax Allocation Bond

proceeds and the Agency hopeful that we will be able to retain the "other funds"

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

referenced above in order to pay down existing outstanding debt. If the Department of Finance accepts all of the submitted documents by the Successor Agency, then the Agency should receive its "certificate of completion" and have access to the existing 2007 Tax Allocation Bond proceeds. Staff has begun the process to plan for the use of those funds.

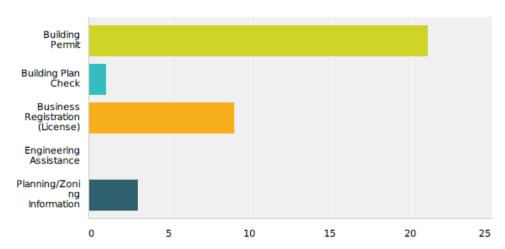
To view the Capital Project Status Update report, a link is available on the Community Development Department page of the City website at <a href="https://www.cityofwoodland.org">www.cityofwoodland.org</a>.

Lastly, the Community Development Department has restored it's "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 it customer service. Please see the next five (5) pages that highlight the survey results from March 11, 2013 to April 12, 2013.

### Q1 Which type of service did you receive?

Survey Responses Through April 12, 2013



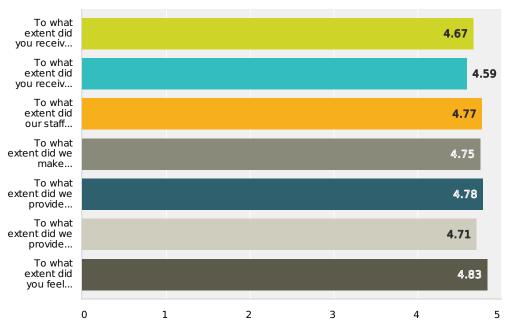


Answer Choices	Responses	
Building Permit	67.74%	21
Building Plan Check	3.23%	1
Business Registration (License)	29.03%	9
Engineering Assistance	0%	0
Planning/Zoning Information	9.68%	3
Total Respondents: 31		
Other (please specify) ( 5 )		

#	Responses
1	Site Plan Review
2	Easement / Code Issues
3	Records
4	Customer Service
5	General inquiry regarding the permitting process for our intent to install a steel slitting line in our manufacturing plant in Woodland

### Q2 Please rate the following aspects of our work

Answered: 36 Skipped: 0



Ranked on a scale of 1 to 5 (5 being best).

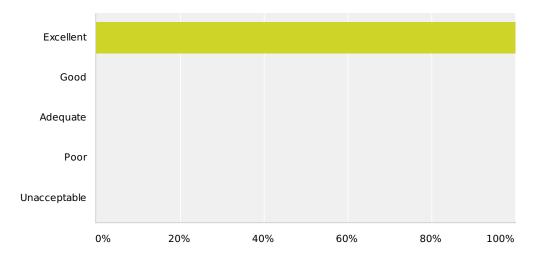
	Not at all	Somewhat	ок	Very Well	To a great extent	Total	Average Rating
To what extent did you receive thorough answers from our staff?	<b>0%</b> 0	<b>0%</b> 0	<b>5.56%</b> 2	<b>22.22%</b> 8	<b>72.22%</b> 26	36	4.67
To what extent did you receive consistent answers to your questions from different staff members?	<b>0%</b> 0	<b>3.13%</b> 1	<b>6.25%</b> 2	<b>18.75%</b> 6	<b>71.88%</b> 23	32	4.59
To what extent did our staff respond to you in a timely manner (including emails and telephone calls)?	<b>0%</b> 0	<b>0%</b> 0	<b>2.86%</b> 1	<b>17.14%</b> 6	<b>80%</b> 28	35	4.77

### Community Development Department - Customer Satisfaction Survey

		-					
To what extent did we make ourselves available to respond to questions and/or concerns you had about your project?	0%	<b>0</b> %	2.78%	<b>19.44%</b> 7	<b>77.78%</b> 28	36	4.75
To what extent did we provide alternatives or suggestions to you that were helpful in moving your project forward?	<b>0%</b> 0	<b>0%</b> 0	<b>3.13%</b> 1	<b>15.63%</b> 5	<b>81.25%</b> 26	32	4.78
To what extent did we provide adequate information to you on the process and timeliness applicable to your project?	<b>0%</b> 0	<b>0%</b> 0	<b>5.88%</b> 2	<b>17.65%</b> 6	<b>76.47%</b> 26	34	4.71
To what extent did you feel helped by our staff?	<b>0%</b> 0	<b>0%</b> 0	<b>2.78%</b>	<b>11.11%</b> 4	<b>86.11%</b> 31	36	4.83

## Q3 Overall, how do you rate the quality of services we provide?

Answered: 30 Skipped: 6



Answer Choices	Responses	
Excellent	100%	30
Good	0%	0
Adequate	0%	0
Poor	0%	0
Unacceptable	0%	0
Total		30

# Q4 Please give us general feedback about your experience in working with our department

Answered: 22 Skipped: 14

#	Responses
1	Great so far, thank you.
2	Picked up permits. Emailed Debbie prior to coming over and everything was ready to go.
3	It was a pleasure working with your staff, compared to most cities. Its awful how you're treated, they should be lucky to have a job. My hat goes off to your staff. Keep it up.
4	Great conversation while in the customer service area.
5	Love Debbie! Always a great experience!
6	Amazing
7	Thanks for your help! Great Job! Beats going to Sacramento any day.
8	Laura and Debbie were efficient and courteous in walking me through the process. Thank you.
9	Came in for a business license, the staff was very helpful and friendly.
10	Great personnel. I was assisted with good answers.
11	Easy to deal with and very knowledgeable.
12	Great job by everyone!
13	We had many issues with the client deciding what they wanted to do and the entire staff here was extremely kind, patient, and helpful in getting the issues resolved. Thanks for the help.
14	Second visit, great staff, great customer service.
15	The staff here is excellent, very helpful.
16	Wonderful Service
17	Stephanie & Debbie are awesome. Need bigger drop box.
18	I liked the ease in obtaining the information requested.
19	Thank you!
20	Your new hours are extremely helpful.
21	I spoke to Mr. Paul Siegel on the phone last week regarding our project and he arranged for my meeting today with Mr. Rick Essenwanger. Mr. Essenwanger was knowledgeable, personable, and professional. He provided the guidance I needed with regard to the policies and procedures the City requires for the type of project we are planning, and I now have a much better feel for what I need to do going forward.
22	I have worked with multiple agencies and this is the best by far. In & out in 20 minutes, permit was inexpensive compared to other agencies. I just wish I had more installs up here.