



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: October 21, 2008

SUBJECT: Subdivision 4606, Woodland Marketplace (Gateway)
Final Acceptance of Public Improvements

Report in Brief

On May 3, 2006, Council approved the tentative parcel/tract map Subdivision No. 4606, Woodland Marketplace (Gateway), to divide the site into twenty-one (21) lots for a shopping center development with regional retail uses up to a maximum of 525,000 square feet. The developer, Woodland Investment Company, LLC (AKA: Petrovich Development Company), was required to enter into a subdivision improvement agreement and provide securities to ensure construction of necessary infrastructure to serve the subdivision. The signed Subdivision Improvement Agreement required the developer to complete the public improvements by May 30, 2008. On May 27, 2008 Petrovich Development requested an extension to complete the public improvements from May 30, 2008 to December 31, 2008. The Public Works Director approved the extension of time in a letter dated May 27, 2008. The infrastructure improvements are now complete and ready for acceptance by Council.

Staff recommends that the City Council accept the off-site public improvements constructed for Subdivision No. 4606, Woodland Marketplace (Gateway).

Background

Woodland Gateway is a subdivision of 21 lots located at the southeastern corner of Interstate 5 (I-5) and County Road 102. The Council approved a tentative map (along with other entitlements) for the project on August 4, 2006. California Government Code (Subdivision Map Act) and City Municipal Code (Chapter 21) requires the developer to enter into an agreement and provide securities ensuring construction of infrastructure to serve the new lots at final map approval. The parcel map for the project, which created four (4) "for sale" lots, was recorded with the Yolo County Recorder on November 30, 2006. The City and the developer entered into an Improvement Agreement and the developer provided securities for construction of the improvements at the May 15, 2007 City Council meeting.

Woodland Investment Company has completed the in-tract infrastructure improvements to the satisfaction of the City Engineer and Community Development Department.

Following Council acceptance, the City Clerk will file a Notice of Completion for the project initiating release of the developer's performance and payment securities. The developer has provided a one-year warranty security to correct any defects identified during the warranty timeframe.

Discussion

It is standard practice to obtain infrastructure improvements associated with new subdivisions. The parcel map and subsequent six (6) grant deed documents (Yolo Recorder's Documents: DOC-2007-0013586-00; DOC-2007-0013587-00; DOC-2008-0028911-00; DOC 2008-0028912-00; DOC 2008-0028913-00; and DOC-2008-0028914-00) dedicated the streets and public utility easements to the City. The public improvements consist of the following infrastructure:

- Extension of Maxwell Avenue, Veterans and American Drives
- Widening of County Road 102
- Over 3,000 feet of sewer main
- A five acre storm drain detention facility
- A 12" water main loop
- Various other traffic signal, street light, and landscaping improvements

These improvements were designed to meet City Standard Specifications and were inspected by the Engineering Division of the Community Development Department during construction to ensure consistency with improvement plans and City Standard Specifications.

Development Services Engineering coordinated final acceptance between the Public Works, Community Development, Finance and Parks & Recreation Departments.

Fiscal Impact

There is no impact to the City budget to accept the improvements other than future operation and maintenance costs. All infrastructure improvements to serve the subdivision were paid for by the developer.

The parcels are located in the Gateway Landscape & Lighting District (LLD). On May 6, 2008 City Council took initial steps to form the Gateway LLD by approving resolutions to preliminarily approve the Engineer's Report and calling for a property owner ballot proceeding. Ballots were mailed to the Gateway property owners on May 12, 2008 and on July 8, 2008 the property owner ballots were opened and tallied. The vote resulted in favor of forming the LLD and the Council adopted resolutions to form the District and order the levy for FY 08/09. The Gateway LLD

assessment for FY 08/09 is expected to generate approximately \$84,000 which will sufficiently cover the District expenses.

The Governmental Accounting Standards Board Statement 34 (GASB 34) requires state and local governments to include valuation and depreciation information on public infrastructure assets for accounting purposes and financial reports. The total cost of public infrastructure the City will acquire with the acceptance of Woodland Gateway is established to be \$7,900,000.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council accept the off-site public improvements constructed for Subdivision No. 4606, Woodland Marketplace (Gateway).

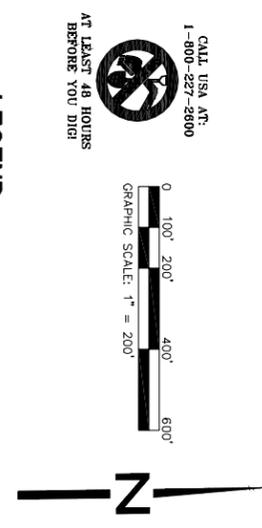
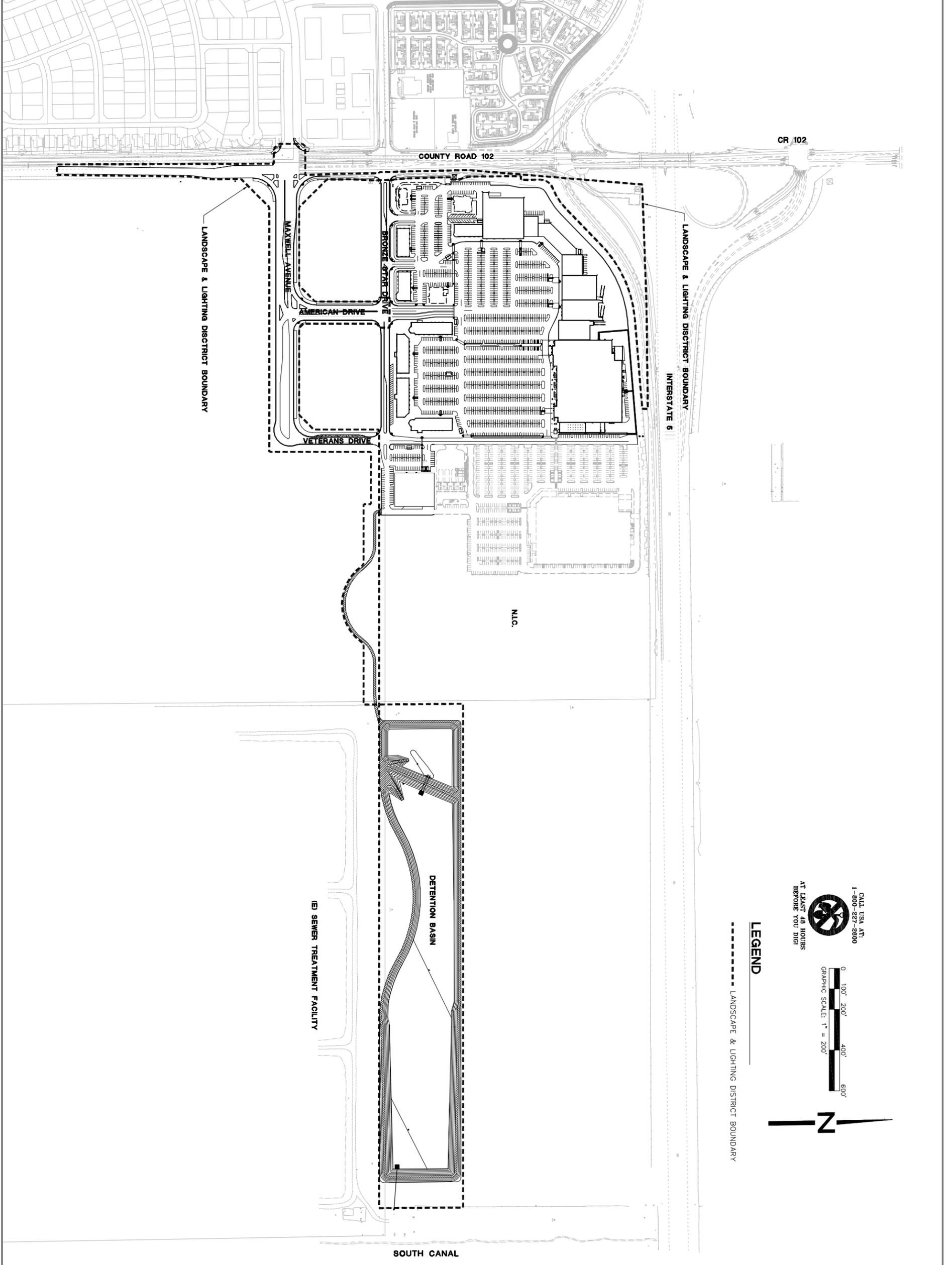
Prepared by: Christopher Fong, PE
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Reviewed by: Dick Donnelly, PE
City Engineer

Reviewed by: Barry Munowitch, AICP
Assistant City Manager

Mark G. Deven
City Manager

Attachment: Location Map



LEGEND
 - - - - - LANDSCAPE & LIGHTING DISTRICT BOUNDARY

<p>NOLTE BEYOND ENGINEERING</p> <p>1731 NORTH FIRST STREET, SUITE A, SAN JOSE, CA. 95112 408.382.7200 TEL. 408.382.0101 FAX WWW.NOLTE.COM</p>	<p>WOODLAND GATEWAY PROJECT LANDSCAPE & LIGHTING DISTRICT EXHIBIT WOODLAND, CA</p> <p>PREPARED FOR: CITY OF WOODLAND DATE SUBMITTED: 02/06/2008</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	BY	DATE	REVISIONS																	<p>SCALE: 1" = 200'</p> <p>SHEET NUMBER: 1 OF 1</p> <p>JOB NUMBER: SJB023200</p> <p>VERTICAL: 1" = 10' HORIZONTAL: 1" = 100'</p> <p>CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.</p>
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