



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Final Map and Improvement Agreement for Bangs Ranch, Unit No. 2, Tract No. 2683

MEETING DATE: November 5, 1997

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the final map for Bangs Ranch, Unit No. 2, Tract No. 2683, and direct the City Manager and City clerk to execute the Improvement Agreement and map on behalf of the City.

BACKGROUND INFORMATION: Jeffery Kirst, as a partner in the Bangs Ranch, a California Limited Partnership, and developer of this subdivision, has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and fees for the proposed subdivision. The subdivision is located east of South Stockton Street and south of the existing Bangs Ranch, Unit No. 1 subdivision, as shown on Exhibit A, and contains a total of sixteen single-family residential lots.

All Development Impact Mitigation Fees are paid in full and no credits are due.

FUNDING: Not applicable.



Jack L. Ronsko
Public Works Director

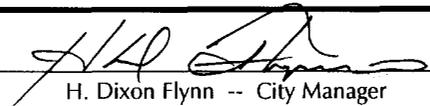
Prepared by Jeannie Matsumoto, Sr. Engineering Technician

JLR/JM/lm

Attachment

cc: Bangs Ranch, a California Limited Partnership
Baumbach & Piazza
Farmers & Merchants Bank

APPROVED: _____



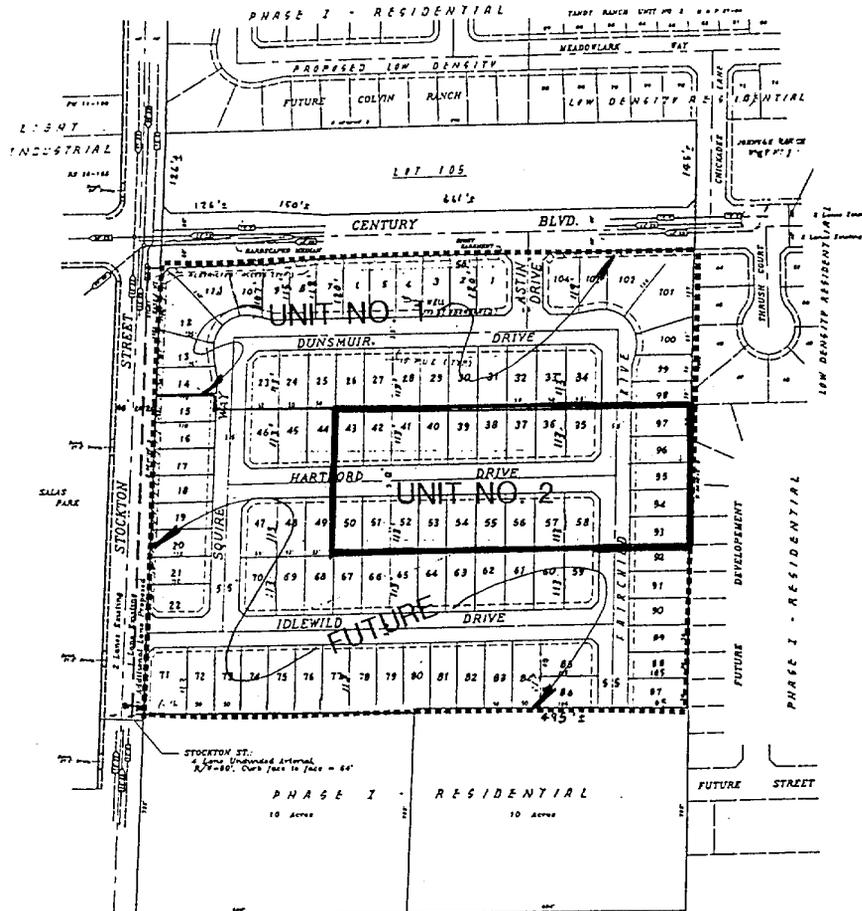
H. Dixon Flynn -- City Manager



CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A



Bangs Ranch

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
KEITH LAND
STEPHEN J. MANN
DAVID P. WARNER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710

October 30, 1997

H. DIXON FLYNN
City Manager
ALICE M. REIMCHE
City Clerk
RANDALL A. HAYS
City Attorney

Mr. J. Jeffrey Kirst
Bangs Ranch, L.P.
P. O. Box 1259
Woodbridge, CA 95258

SUBJECT: Final Map and Improvement Agreement for Bangs Ranch,
Unit No. 2, Tract No. 2683

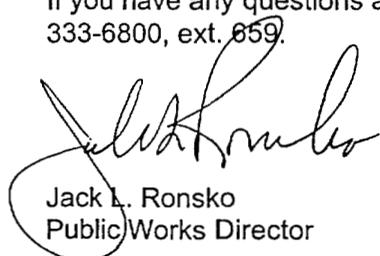
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, November 5, 1997. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Alice Reimche, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Sharon Welch at 333-6800, ext. 859.



Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk
Farmers & Merchants Bank
Baumbach & Piazza