



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Final Map and Improvement Agreement for Towne Ranch, Unit No. 6, Tract No. 2810

MEETING DATE: December 3, 1997

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take the following action with regard to the Towne Ranch, Unit No. 6 development:

1. Approve the final map for Towne Ranch, Unit No. 6, Tract No. 2810, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City.
2. Appropriate funds for required fee credits.

BACKGROUND INFORMATION: The subdivision is located north of the Park West development and west of Towne Ranch, Unit No. 2, and east of the Woodbridge Irrigation District Canal, as shown on Exhibit A. The development consists of 37 single-family residential lots.

GFLIP, III, the developer of the subdivision, has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and fees for the proposed subdivision.

The developer will receive credits against fees for oversize master plan water mains (Acct. 18.2-450.09) in conformance with LMC §15.40 Reimbursement for Construction.

FUNDING: Development Impact Mitigation Fees - Water Facilities \$4,194.98

Wickie M. Athie

Jack L. Ronsko
 Jack L. Ronsko
 Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer

JLR/SAW/lm

Attachment

cc: Senior Civil Engineer
Associate Civil Engineer - Development Services
GFLIP, III
Baumbach & Piazza

APPROVED: _____

H. Dixon Flynn
 H. Dixon Flynn -- City Manager



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Towne Ranch Associates, the developer of the subdivision, has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and fees for the proposed subdivision.

The developer will receive credits against fees for oversize master plan water mains (Acct. 18.2-450.09) in conformance with LMC §15.40 Reimbursement for Construction.

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Jack L. Ronsko
Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer

JLR/SAW/lm

Attachment

cc: Senior Civil Engineer
Associate Civil Engineer - Development Services
Towne Ranch Associates
Baumbach & Piazza

APPROVED: _____

H. Dixon Flynn -- City Manager

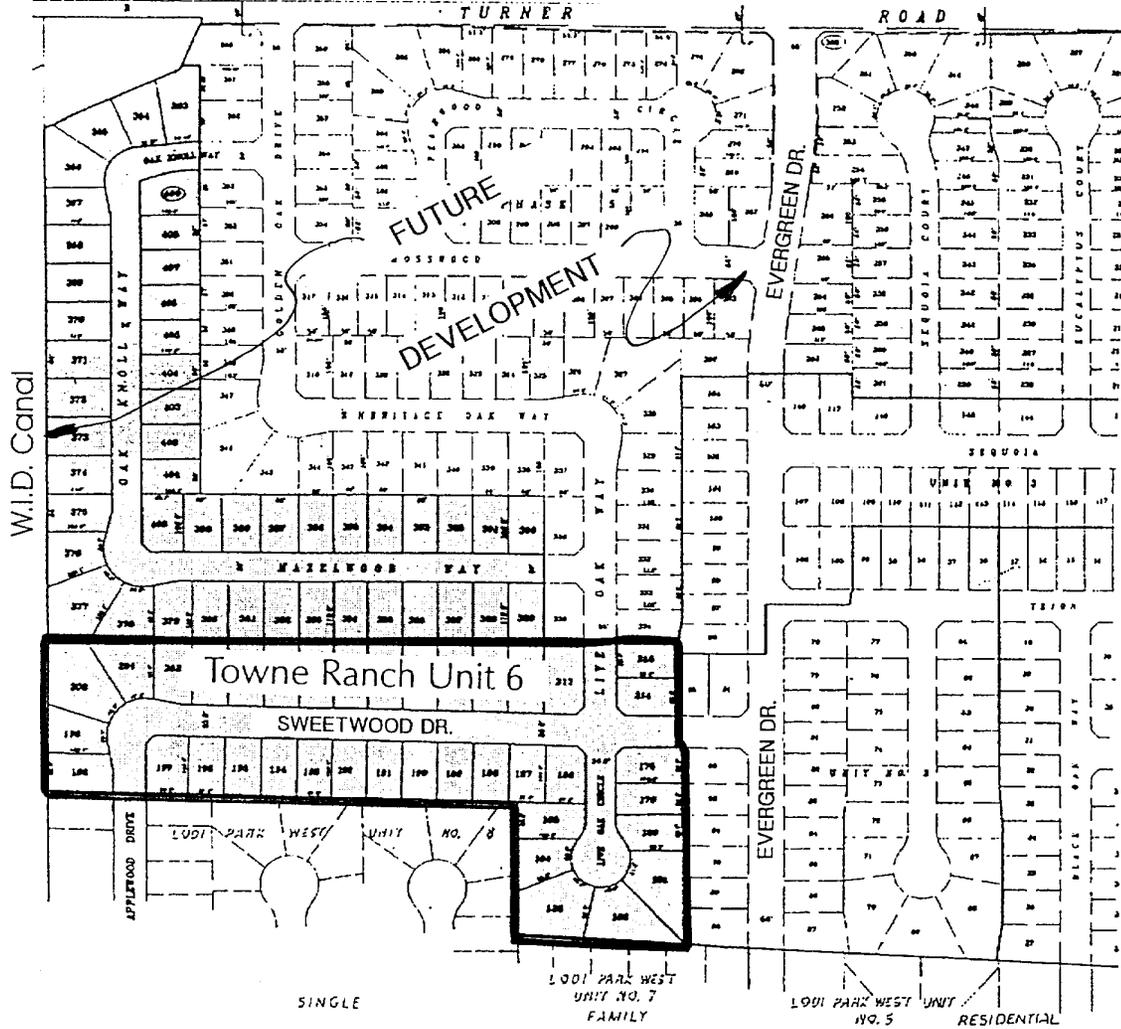


CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A

"BRIDGETOWNE SUBD."



"PARK WEST" SUBD.

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

November 25, 1997

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

Towne Ranch Associates
P.O. Box 1597
Lodi, CA 95241

Baumbach & Piazza
323 W. Elm Street
Lodi, CA 95240

SUBJECT: Final Map and Improvement Agreement for
Towne Ranch, Unit No. 6, Tract No. 2810

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, December 3, 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 (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Associate Civil Engineer, at (209) 333-6706.



Jack L. Ronsko
Public Works Director

JLR/pmf

Enclosure

cc: City Clerk

NCTWN6FM