



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Final Map and Improvement Agreement for Sunwest XIV, Unit No. 1, Tract No. 2800, and Purchase Agreement for Parcel "A" of Sunwest XIV, Unit No. 1

MEETING DATE: October 21, 1998

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take the following action with regard to the Sunwest XIV, Unit No. 1 subdivision:

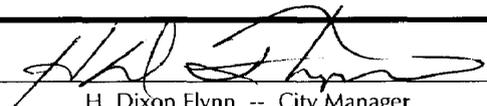
1. Approve the final map for Sunwest XIV, Unit No. 1, Tract No. 2800, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City.
2. Approve the Purchase Agreement for Parcel "A" of Sunwest XIV, Unit No. 1 and direct the City Manager and City Clerk to execute the Agreement on behalf of the City.
3. Appropriate funds for required fee credits.

BACKGROUND INFORMATION: The subdivision is located south of the Sunwest 12 development, north of the proposed Tienda Drive alignment, and east of the Roget park site, as shown on Exhibit A. The development consists of twenty-two single-family residential lots and includes the extension of Tienda Drive westerly to the Lodi Towne Plaza (Target) shopping center.

The developers, FCF Development Associates, A California General Partnership; Jeanne E. Paoletti, As Successor Trustee of the Chris R. Keszler and LaVeta Keszler Irrevocable Living Trust Agreement Number 3, dated December 14, 1990; A. Fred Baker and G. Camy Baker; and, John M. Giannoni, Jr., and Kerry Giannoni, have furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and fees for the proposed subdivision.

The developers will receive credit against fees for the extension of the master plan storm drain line (\$53,222.40) and oversize water main (\$717.75) in Tienda Drive along the subdivision boundary, and the extension of street frontage improvements on the north half of Tienda Drive fronting the City-owned property (Roget park site) west of the subdivision boundary to the existing terminus of Tienda Drive (\$89,298.99), all in conformance with LMC §16.40 Reimbursements for Construction. Due to the recent agreement with the First Church of the Nazarene, approved by Council August 5, 1998, which provides for the dedication of right-of-way along the south half of Tienda Drive opposite the park site in exchange for the installation of street frontage improvements at City expense, staff has directed the Developer to include the installation of street improvements along the south half of Tienda Drive fronting the park site with this project. Staff has estimated the cost of this work to be \$70,000.00 and these monies were appropriated by Council on August 5. Payment for the work will be made in the form of fee credits under the terms of an addendum to the Improvement Agreement to be executed by the City Manager when the actual costs of the additional work are known, also as directed by Council on August 5.

APPROVED: _____


H. Dixon Flynn -- City Manager

Purchase of Parcel "A"

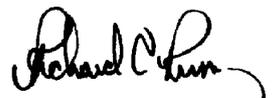
As approved by Council on November 19, 1997, the existing 20-foot public utility easement (PUE) shown as Parcel "A" on the map for Sunwest XIV, Unit No. 1 is being purchased for \$30,000.00 for inclusion in the adjacent Roget park site. The PUE contains a public 60-inch storm drain trunk line. The developers have signed a purchase agreement for this acquisition which specifies payment in the form of credits against storm drainage and parks and recreation impact mitigation fees for the Sunwest XIV, Unit No. 1 development. The cost will be split 50/50 between the two impact fee accounts.

FUNDING: Funds will be provided from the following sources:

1. IMF Storm Drain Facilities	(unbudgeted; new appropriation)	\$ 68,222.40
	(master storm drain line \$53,222.40; Parcel A purchase \$15,000.00)	
2. IMF Parks and Recreation Facilities	(unbudgeted; new appropriation)	\$104,298.99
	(park frontage improvements \$89,298.99; Parcel A purchase \$15,000.00)	
3. IMF Water Facilities	(budgeted; current appropriation)	\$ <u>717.75</u>
	TOTAL	\$173,239.14

Funding Available:


Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer

RCP/SAW/lm

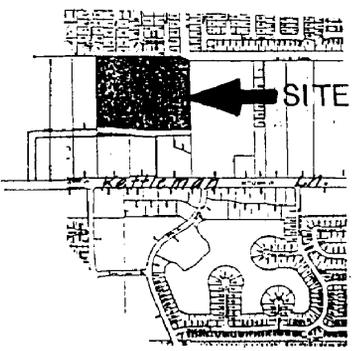
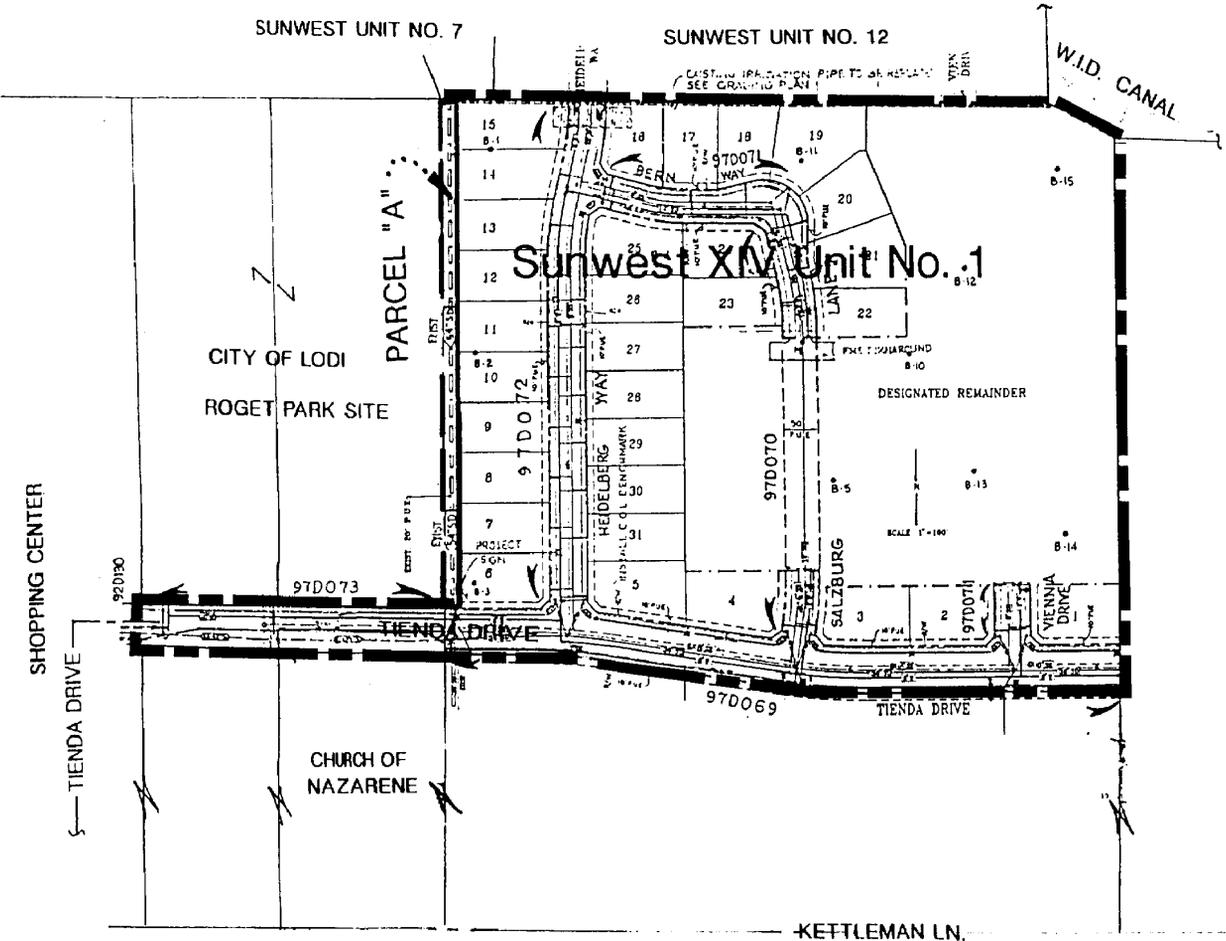
Attachment

cc: Senior Civil Engineer - Development Services
Parks and Recreation Director
FCF Development Associates
Jeanne E. Paoletti
A. Fred and G. Camy Baker
John M. and Kerry Giannoni



CITY OF LODI
PUBLIC WORKS DEPARTMENT

EXHIBIT A



VICINITY MAP

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
KEITH LAND
Mayor Pro Tempore
ROBERT J. JOHNSON
STEPHEN J. MANN
PHILLIP A. PENNINO

CITY OF LODI

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October 15, 1998

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

FCF Development Associates
c/o Fred Baker
317 W. Lodi Ave.
Lodi, CA 95240

Ms. Jeanne E. Paoletti
c/o Fred Baker
317 W. Lodi Ave.
Lodi, CA 95240

Mr. and Mrs. A. Fred Baker
317 W. Lodi Ave.
Lodi, CA 95240

Mr. and Mrs. John M. Giannoni
2000 W. Kettleman Ln., #107
Lodi, CA 95242

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Tract No. 2800, and Purchase Agreement for Parcel "A" of
Sunwest XIV, Unit No. 1

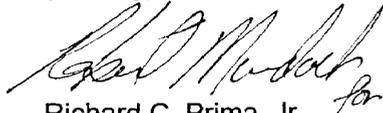
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, October 21, 1998. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

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. 659.



Richard C. Prima, Jr.
Public Works Director

RCP/lm

Enclosure

cc: City Clerk ✓