



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Approve Final Map and Improvement Agreement for Millsbridge, Tract No. 2788, and No-Parking Zones on Mills Avenue North of Kettleman Lane, and Creekwood Drive East of Mills Avenue

**MEETING DATE:** November 18, 1998

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council take the following action with regard to the Millsbridge subdivision:

1. Approve the final map for Millsbridge, Tract No. 2788, 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/reimbursements.
3. Adopt the attached resolution approving the installation of no-parking zones at the following locations:
  - a) Mills Avenue
    - i) Both sides from Kettleman Lane to 275 feet north of Kettleman Lane;
    - ii) East side between Tienda Drive and Brentwood Drive; and
    - iii) East side between Bridgewood Drive and Creekwood Drive.
  - b) Creekwood Drive
    - i) North side between Mills Avenue and Crystal Lane.

**BACKGROUND INFORMATION:** The subdivision is located south of the Woodbridge Irrigation District Canal, east of the Sunwest XIV development and north of Tienda Drive as shown on Exhibit A. The development consists of sixty-three (63) single-family residential lots and includes the construction of street improvements on Tienda Drive, the extension of Mills Avenue to Kettleman Lane, frontage improvements along Kettleman Lane, and modification of the existing traffic signal at the Mills Avenue/Kettleman Lane intersection. The project also includes installation of a four-way stop at the intersection of Mills Avenue and Tienda Drive. The frontage improvements for the Kettleman Lane Lift Station site at the southwest corner of the Tienda Drive/Mills Avenue intersection are included in the project. The Mills Avenue canal crossing is also being done in conjunction with this development under the terms of the Improvement Agreement for the Public Improvements of Millsbridge Subdivision, Phase I, approved by Council on November 19, 1997.

The developers, Tokay Development, Inc., a California corporation, and R. Thomas Development, Inc., a California corporation, 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 following items, all in conformance with LMC §16.40 Reimbursements for Construction:

APPROVED: \_\_\_\_\_

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

1. Street improvements in excess of 68 feet on Mills Avenue (\$7,771.30) and 34 feet on Kettleman Lane (\$17,955.24);
2. Right-of-way dedication on Mills Avenue in excess of 68 feet (0.136 acres @ \$80,000.00/acre; \$10,880.00);
3. Retaining walls west of Mills Avenue as necessitated by the finished roadway design for the Mills Avenue canal crossing (\$47,126.20) in conformance with the above-referenced agreement for the canal crossing;
4. Oversize water mains in Tienda Drive and Mills Avenue (\$6,136.46) and the major water main street crossing in Kettleman Lane (\$9,331.08);
5. Master plan storm drain line in Tienda Drive (\$28,703.84); and
6. Street frontage improvements for the Kettleman Lane Lift Station site consisting of curb, gutter, sidewalk, and street paving (\$11,780.48) and one-half the cost of the water main installation (\$3,918.20).

#### Traffic Signal Modification

Since Mills Avenue is being extended to Kettleman Lane, the existing traffic signal at the Mills Avenue/ Kettleman Lane intersection will be modified as a part of this project. Signal modification plans are being prepared by the developer's engineer and require Caltrans approval and issuance of a Caltrans encroachment permit prior to construction. The developers will be reimbursed for the cost of the signal modification in conformance with LMC §16.40 Reimbursements for Construction under the terms of an addendum to the Improvement Agreement. Staff will submit the addendum for Council approval and appropriation of necessary funds when the plans are approved and the actual cost is known. Acceptance of the public improvements for the Millsbridge subdivision is contingent upon the completion of this work.

#### Mills Avenue Canal Crossing

1. The construction of the canal crossing approach on the south side of the WID Canal required the placement of fill material. Since the subdivision site did not contain sufficient soil to accommodate the crossing construction and the grading operations for the subdivision, the developer obtained fill material from G-Basin to balance the site. The developers shall provide the City with an accounting of material excavated and material placed at the subdivision site. Payment by developer for any excess material will be included in the terms of the above-mentioned addendum to the Improvement Agreement.
2. The final roadway paving for the Mills Avenue canal crossing will be installed as a part of this project in conformance with the previously mentioned agreement for the canal crossing. The final design for this work is in progress. Reimbursement to the developers for the cost of the final roadway paving will be included in the terms of the addendum to the Improvement Agreement. Acceptance of the public improvements for the Millsbridge subdivision is contingent upon the completion of this work.

#### No-Parking Zones

With the construction of Mills Avenue, bicycle lanes will be installed as recommended in the Lodi Transportation Master Plan. As a condition of the tentative map, City staff requested no-parking zones at the following locations to accommodate travel lanes and improve visibility as shown on Exhibit B.

Approve Final Map and Improvement Agreement for Millsbridge, Tract No. 2788, and No-Parking Zones on Mills Avenue North of Kettleman Lane, and Creekwood Drive East of Mills Avenue  
 November 18, 1998  
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1. Mills Avenue
  - a) Both sides from Kettleman Lane to 275 feet north of Kettleman Lane,
  - b) East side between Tienda Drive and Brentwood Drive, and
  - c) East side between Bridgewood Drive and Creekwood Drive.
2. Creekwood Drive
  - a) North side between Mills Avenue and Crystal Lane.

The no-parking zones on Mills Avenue immediately north of Kettleman Lane are located adjacent to commercial sites which will have adequate on-site parking. The no-parking zones north of Tienda Drive are adjacent to four residential side yards on the east side Mills Avenue and adjacent to the Woodbridge Irrigation District Canal on the north side of Creekwood Drive.

FUNDING: Funds will be provided from the following sources:

Fee Credits/Reimbursements. Funds for the above-mentioned unbudgeted fee credits/reimbursements will be provided by new appropriations from the following sources:

1. IMF Street Improvements (Local - Mills Avenue) (327 Fund)	
a) Excess street improvements	\$ 7,771.30
b) Excess right-of-way	\$ 10,880.00
c) Mills Avenue canal crossing improvements (retaining walls)	\$ 47,126.20
2. IMF Street Improvements (Regional - Kettleman Lane) (332 Fund)	
a) Excess street improvements	\$ 17,955.24
3. IMF Water System Improvements (182 Fund)	
a) Oversize water mains	\$ 6,136.46
b) Major street crossing	\$ 9,331.08
4. IMF Storm Drain System Improvements (326 Fund)	
a) Master plan storm drain line	\$ 28,703.84
5. IMF Sewer System Improvements (173 Fund)	
a) Kettleman Lane lift station improvements	\$ 15,698.68
Total	\$ 143,602.80

No-Parking Zones. Sign posts for the no-parking signs will be installed by the developers at their expense. The no-parking signs will be installed by City crews at the developers' expense.

Funding Available: \_\_\_\_\_  
 Finance Director

  
 Richard C. Prima, Jr.  
 Public Works Director

Prepared by: Sharon A. Welch, Senior Civil Engineer  
 Paula J. Fernandez, Associate Traffic Engineer

RCP/SAW/lm

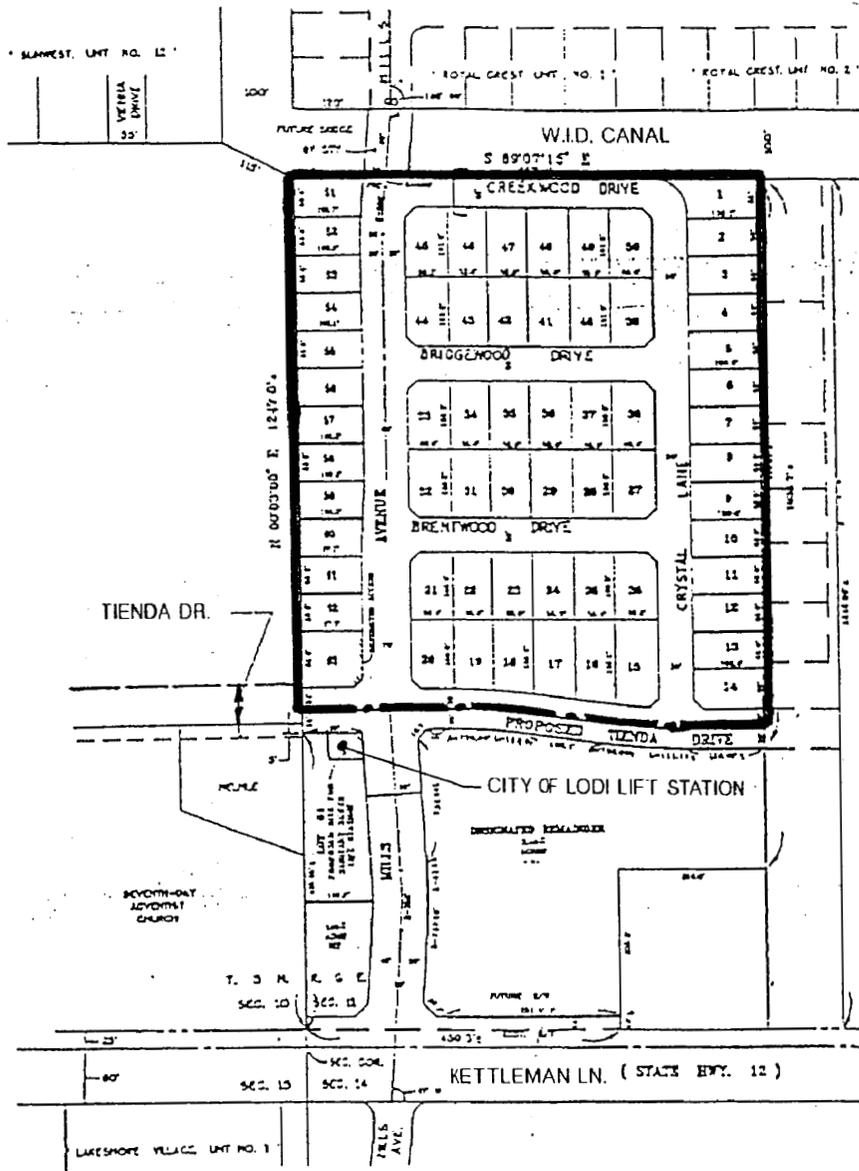
Attachments

cc: City Attorney  
 Senior Civil Engineer - Development Services  
 Associate Traffic Engineer  
 Tokay Development, Inc.  
 R. Thomas Development, Inc.  
 Baumbach & Piazza



**CITY OF LODI**  
PUBLIC WORKS DEPARTMENT

EXHIBIT A



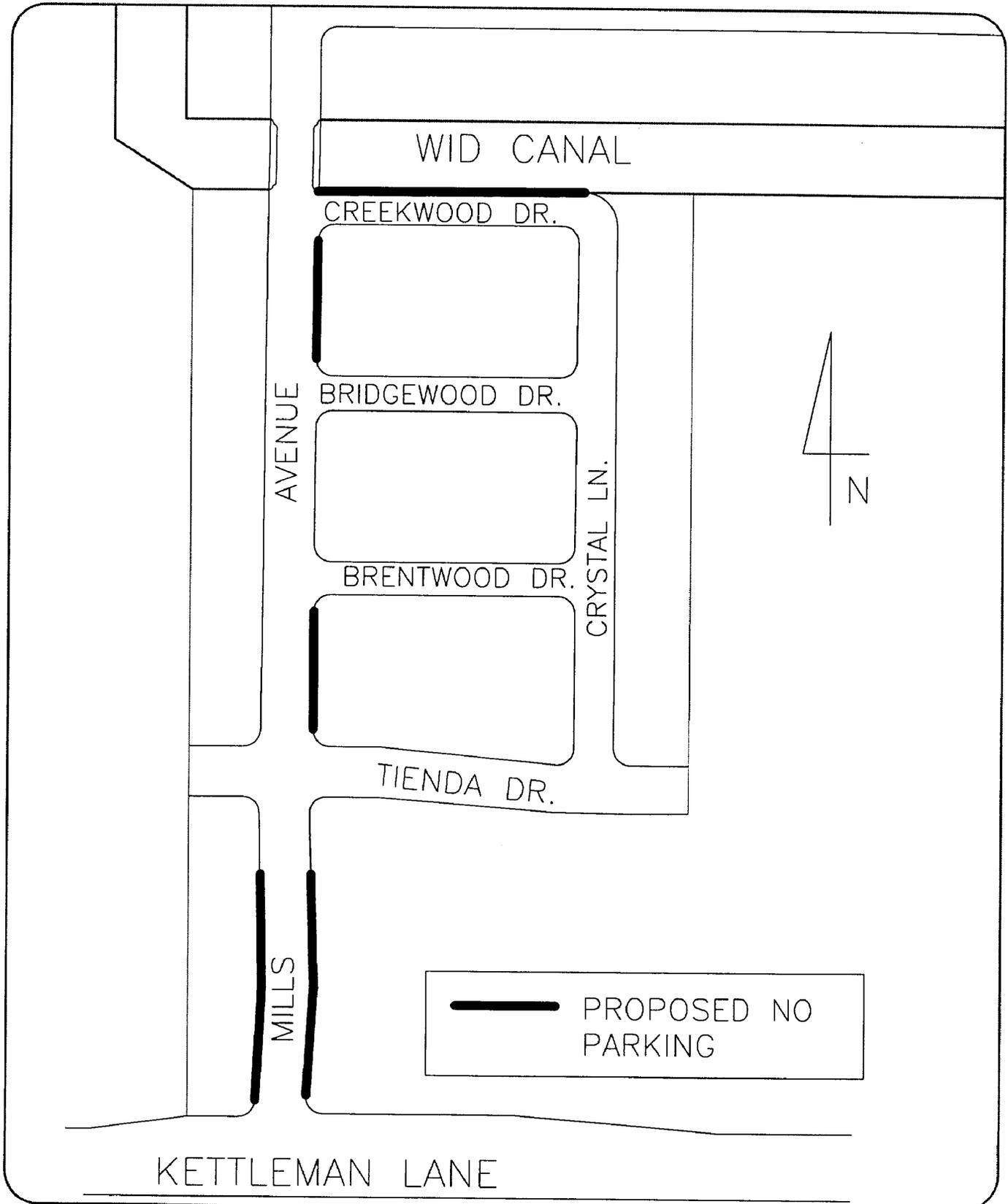
"MILLSBRIDGE" SUBDIVISION



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

MILLSBRIDGE  
PROPOSED NO PARKING



RESOLUTION NO. 98-168

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING  
THE INSTALLATION OF NO-PARKING ZONES AT VARIOUS  
LOCATIONS

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BE IT RESOLVED, that the City Council of the City of Lodi does hereby approve the installation of No-Parking Zones, as shown on Exhibit A attached hereto, at the following locations:

- 1.) **Mills Avenue:**
  - a.) Both sides of Mills Avenue from Kettleman Lane to 275 feet north of Kettleman Lane;
  - b.) East side of Mills Avenue between Tienda Drive and Brentwood Drive; and
  - c.) East side of Mills Avenue 50' south of Creekwood Drive to Creekwood Drive.

Dated: November 18, 1998

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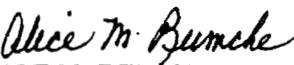
I hereby certify that Resolution No. 98-168 was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 18, 1998, by the following vote:

AYES: COUNCIL MEMBERS – Johnson, Land, Mann, Pennino and Sieglock  
(Mayor)

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

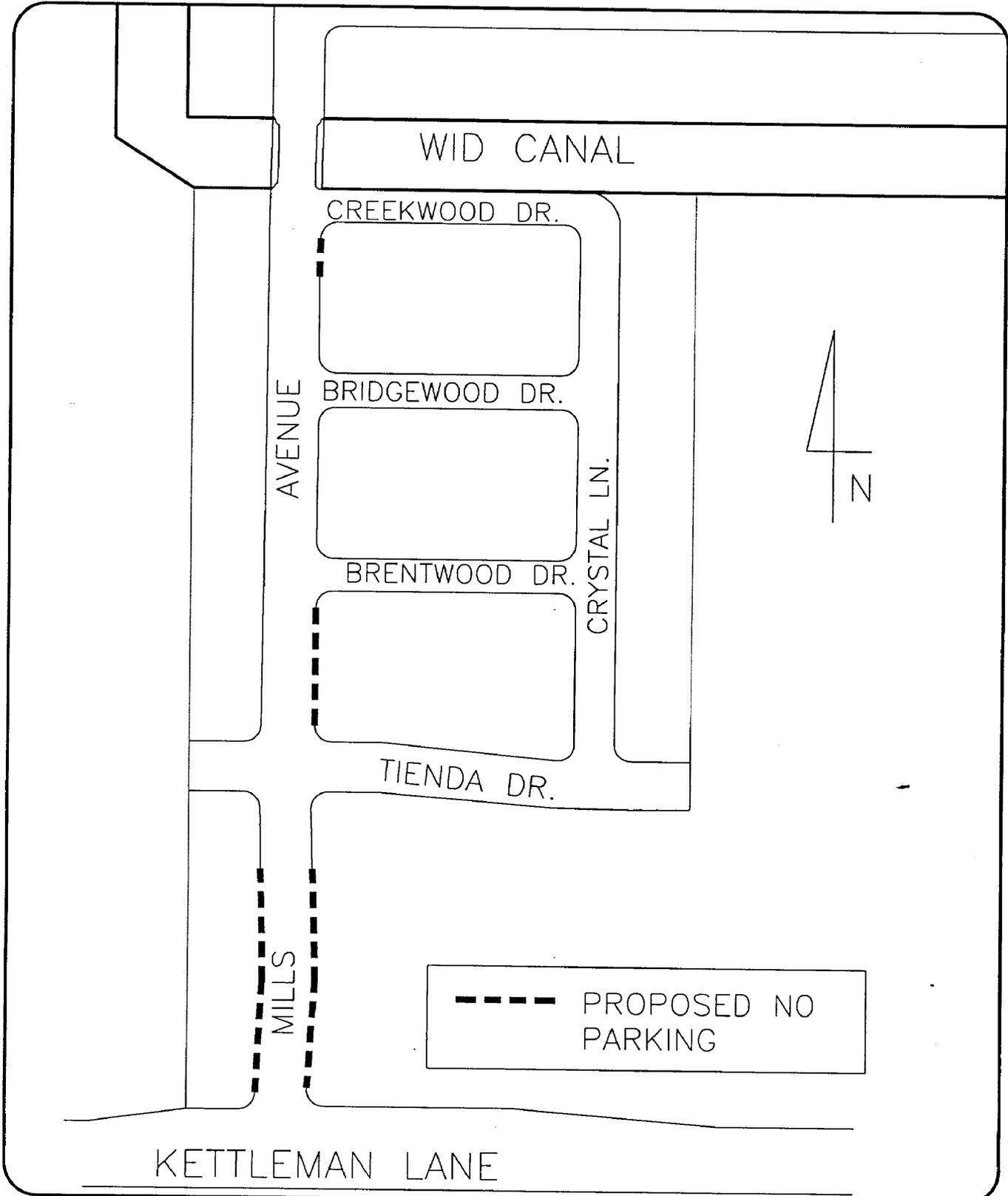
  
ALICE M. REIMCHE  
City Clerk



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

MILLSBRIDGE  
PROPOSED NO PARKING



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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P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6706  
FAX (209) 333-6710

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

November 12, 1998

Mr. Jeffrey Kirst  
Tokay Development, Inc.  
P. O. Box 1259  
Woodbridge, CA 95258

R. Thomas Development, Inc.  
P. O. Box 1259  
Woodbridge, CA 95258

Mr. Steve Pechin  
Baumbach & Piazza  
323 West Elm Street  
Lodi, CA 95240

SUBJECT: Approve Final Map and Improvement Agreement for Millsbridge,  
Tract No. 2788, and No-Parking Zones on Mills Avenue North of  
Kettleman Lane, and Creekwood Drive East of Mills Avenue

Enclosed is a copy of background information on an item on the City Council agenda  
of Wednesday, November 18, 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