



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Approve Final Map and Improvement Agreement for Sunwest XIV, Unit No. 2, Tract No. 2878

**MEETING DATE:** April 19, 2000

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council take the following actions with regard to the Sunwest XIV, Unit No. 2 development:

1. Approve the final map and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City.
2. Appropriate necessary funds for irrigation line abandonment.

**BACKGROUND INFORMATION:** The subdivision is located east of Sunwest XIV, Unit No. 1, west of the Millsbridge development and north of Tienda Drive, as shown on Exhibit A. The development consists of 28 single-family residential lots.

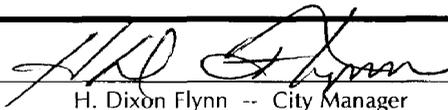
The developer, FCF Development Associates, LLC, has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates and fees for the proposed subdivision.

The existing wastewater line in Vienna Drive will be extended south to Tienda Drive and the existing 8-inch public wastewater line along the southern boundary of the Sunwest, Unit No. 12 development will be abandoned as part of this project. The pipe to be abandoned will be filled in place. In addition, the developer has paid the necessary fee to allow staff to institute abandonment proceedings for the public utility easement along the southern boundaries of Lot 90 and Lots 97 through 100 of the Sunwest, Unit No. 12 development when the improvements for the subject project are complete and accepted by the City.

The developer has obtained authorization from the Woodbridge Irrigation District (WID) for abandonment of their existing irrigation line which extends westerly from the WID canal along the north project boundary, as well as the north boundaries of the adjacent Sunwest XIV, Unit No. 1 subdivision and City-owned parcels (Roget Park) to the west. Although permission for abandonment was requested during the construction of the adjacent subdivision, it was not possible at that time. In order to allow the adjacent project to proceed, the developer of that project provided payment for the estimated cost of the abandonment (\$18,720.00) and the City assumed responsibility for that work.

To facilitate the abandonment of the irrigation line on the adjacent subdivision as well as the City-owned park site, the developer has agreed to include that work in this project. In order to take advantage of the good price by combining our work with the development, staff authorized the work as part of the

APPROVED:



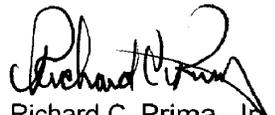
H. Dixon Flynn -- City Manager

development. The developer will be reimbursed in conformance with LMC §16.40, Reimbursements for Construction. Based on the contractor's bid prices submitted by the developer, the cost of the work is \$20,733.90, which includes 10% for engineering and administration. Staff recommends that funds be appropriated as indicated below to cover the cost of this work.

FUNDING: Funding will be provided from the following sources:

1. WID Abandonment (1410.2384)	\$18,720.00
2. IMF – Parks and Recreation	<u>2,013.90</u>
Total	\$20,733.90

Funding Available:           Vicki McAttee            
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 Welch  
Water/Wastewater Superintendent  
FCF Development Associates, LLC



CITY COUNCIL

STEPHEN J. MANN, Mayor  
ALAN S. NAKANISHI  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
KEITH LAND  
PHILLIP A. PENNINGO

# CITY OF LODI

## PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6706  
FAX (209) 333-6710  
EMAIL [pwdept@lodi.gov](mailto:pwdept@lodi.gov)  
<http://www.lodi.gov>

H. DIXON FLYNN  
City Manager  
ALICE M. REIMCHE  
City Clerk  
RANDALL A. HAYS  
City Attorney  
RICHARD C. PRIMA, JR.  
Public Works Director

April 13, 2000

FCF Development Associates, LLC  
P. O. Box 1259  
Woodbridge, CA 95258

SUBJECT: Approve Final Map and Improvement Agreement for Sunwest XIV,  
Unit No 2, Tract No. 2878

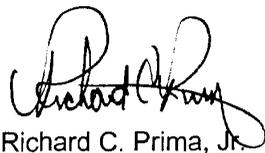
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, April 19, 2000. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

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 Jackie Taylor, Interim City Clerk, at 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Senior Civil Engineer, at 333-6800, ext. 2659.



Richard C. Prima, Jr.  
Public Works Director

RCP/lm  
Enclosure  
cc: City Clerk ✓