



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Approve Final Map and Improvement Agreement for Richards Ranch, Tract No. 2636, and Thayer Ranch, Tract No. 2850; Appropriate Funds for Applicable Fee Credits and Reimbursement for the Cost of Street Frontage Improvements; and Amend Traffic Resolution to Approve Two-Way Stop Controls on Schaffer Drive at Bluejay Way, and on Melby Drive at Culbertson Drive

**MEETING DATE:** October 4, 2000

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council take the following action with regard to the Richards Ranch and Thayer Ranch developments:

1. Approve the final maps for Richards Ranch, Tract No. 2636, and Thayer Ranch, Tract No. 2850, and direct the City Manager and City Clerk to execute the Improvement Agreement and maps on behalf of the City.
2. Appropriate funds for applicable fee credits.
3. Appropriate funds for reimbursement for the cost of street frontage improvements fronting Lodi Unified School District (LUSD) property adjacent to the Richards Ranch and Thayer Ranch developments in conformance with the Agreement between the City and LUSD executed July 20, 2000.
4. Adopt a resolution amending Traffic Resolution 97-148 to approve two-way stop control on Schaffer Drive at Bluejay Way (Richards Ranch) and on Melby Drive at Culbertson Drive (Thayer Ranch).

**BACKGROUND INFORMATION:** The Richards Ranch subdivision is located west of and adjacent to Cherokee Lane, north of Harney Lane, south of the existing Johnson Ranch development, and is adjacent to a future school/park site on the west. The Thayer Ranch subdivision is immediately west of the Richards Ranch subdivision, south of the future school/park site and north of Harney Lane. The subdivision locations are shown on Exhibit A.

Although, the developments have separate tentative and final subdivision maps, the developer, Park Place Development, LLC, R. Thomas Development and Tokay Development, Members, is constructing the subdivisions as one project. The combined development consists of 75 single-family residential lots. Subdivision improvements include the northerly extension of Bluejay Way, the extension of wastewater and storm drain lines through adjacent parcels to the west to Stockton Street, the extension of a 12-inch water main in Harney Lane, and the installation of street frontage improvements along the future school/park site on Bluejay Way and Culbertson Drive. In addition, street improvements and utilities are being installed in Harney Lane to serve the existing residences on the two parcels immediately west of the Thayer Ranch subdivision. In conformance with Lodi Municipal Code (LMC) §16.40, Reimbursements for Construction, the developer is eligible for reimbursement for oversize water mains and oversize storm drain improvements.

APPROVED:

  
H. Dixon Flynn -- City Manager

Approve Final Map and Improvement Agreement for Richards Ranch, Tract No. 2636, and Thayer Ranch, Tract No. 2850; Appropriate Funds for Applicable Fee Credits and Reimbursement for the Cost of Street Frontage Improvements; and Amend Traffic Resolution to Approve Two-Way Stop Controls on Schaffer Drive at Bluejay Way, and on Melby Drive at Culbertson Drive  
October 4, 2000  
Page 2

The Improvement Agreement and other subdivision documents cover both developments. The developer has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates and fees for the proposed subdivisions.

#### School/Park Site Improvements

In order to provide for orderly development of the future school/park site adjacent to the project, installation of underground utilities and street frontage improvements on Bluejay Way and Culbertson Drive for properties owned by the City and LUSD are included in this project. Reimbursement for the cost of the park site improvements will be made by the City in conformance with LMC §16.40, Reimbursements for Construction, when the improvements are complete. Reimbursement shall be applied as a credit against Development Impact Mitigation Fees for Park and Recreation facilities at the time of fee payment.

Under the terms of a July 20, 2000, Agreement between the City and LUSD, the City shall reimburse the developer for the installation of street frontage improvements along Bluejay Way and Culbertson Drive fronting LUSD property. Reimbursement to the developer shall be in conformance with LMC §16.40, Reimbursements for Construction. LUSD shall subsequently reimburse the City for those costs plus engineering plan check and inspection fees. City staff shall provide a written invoice to LUSD for the cost of the school site improvements upon acceptance of all project improvements by the City Council.

In keeping with the terms of the above-mentioned Agreement, reimbursement to the developer for the cost of the school site improvements shall be made by the City as follows:

1. Ninety percent (90%) of the cost of the improvements for the LUSD site shall be applied as a credit on the billing for the deferred Development Impact Mitigation Fees for Police, Fire, Park and Recreation and General City facilities to be paid prior to City Council acceptance of project improvements.
2. The balance of the cost of the improvements for the LUSD site (10%) shall be reimbursed to developer by the City after City Council acceptance.

To provide neighborhood traffic control, staff recommends installing two-way stop controls on Schaffer Drive at Bluejay Way (Richards Ranch) and on Melby Drive at Culbertson Drive (Thayer Ranch) as shown on Exhibit B. When the school is constructed, appropriate school yellow crosswalks, legends and warning signs will be installed. Staff will monitor the traffic conditions on Bluejay Way to determine if additional traffic controls are needed.

#### Excavation at G-Basin (Ed DeBenedetti Park)

Since the developer needs a source of fill material for this project, and additional storage capacity is needed in the public storm drain system, the developer will obtain fill material by excavating said material from the existing G-Basin storm water facility. Excavation is to be to the approval of the Public Works Director or his designee. The developer will provide City staff with verifiable records of the amount of material excavated and compensate the City in the amount of \$1.00 per cubic yard for the excavated material.

Approve Final Map and Improvement Agreement for Richards Ranch, Tract No. 2636, and Thayer Ranch, Tract No. 2850; Appropriate Funds for Applicable Fee Credits and Reimbursement for the Cost of Street Frontage Improvements; and Amend Traffic Resolution to Approve Two-Way Stop Controls on Schaffer Drive at Bluejay Way, and on Melby Drive at Culbertson Drive  
October 4, 2000

Page 3

FUNDING: Funds for reimbursements will be obtained from the following sources:

1. IMF – Water Facilities (budgeted; unappropriated)	\$ 24,000.00
2. IMF – Storm Drainage Facilities (unbudgeted; unappropriated)	\$ 78,000.00
3. IMF – Park and Recreation Facilities (unbudgeted; unappropriated)	\$ 28,000.00
4. LUSD improvements reimbursement (unbudgeted; unappropriated)	<u>\$178,000.00</u>
TOTAL	\$308,000.00

Funding Available: Vicky McAthie  
Vicky McAthie, Finance Director

  
Richard C. Prima, Jr.  
Public Works Director

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

RCP/SAW/PJF/lm

Attachments

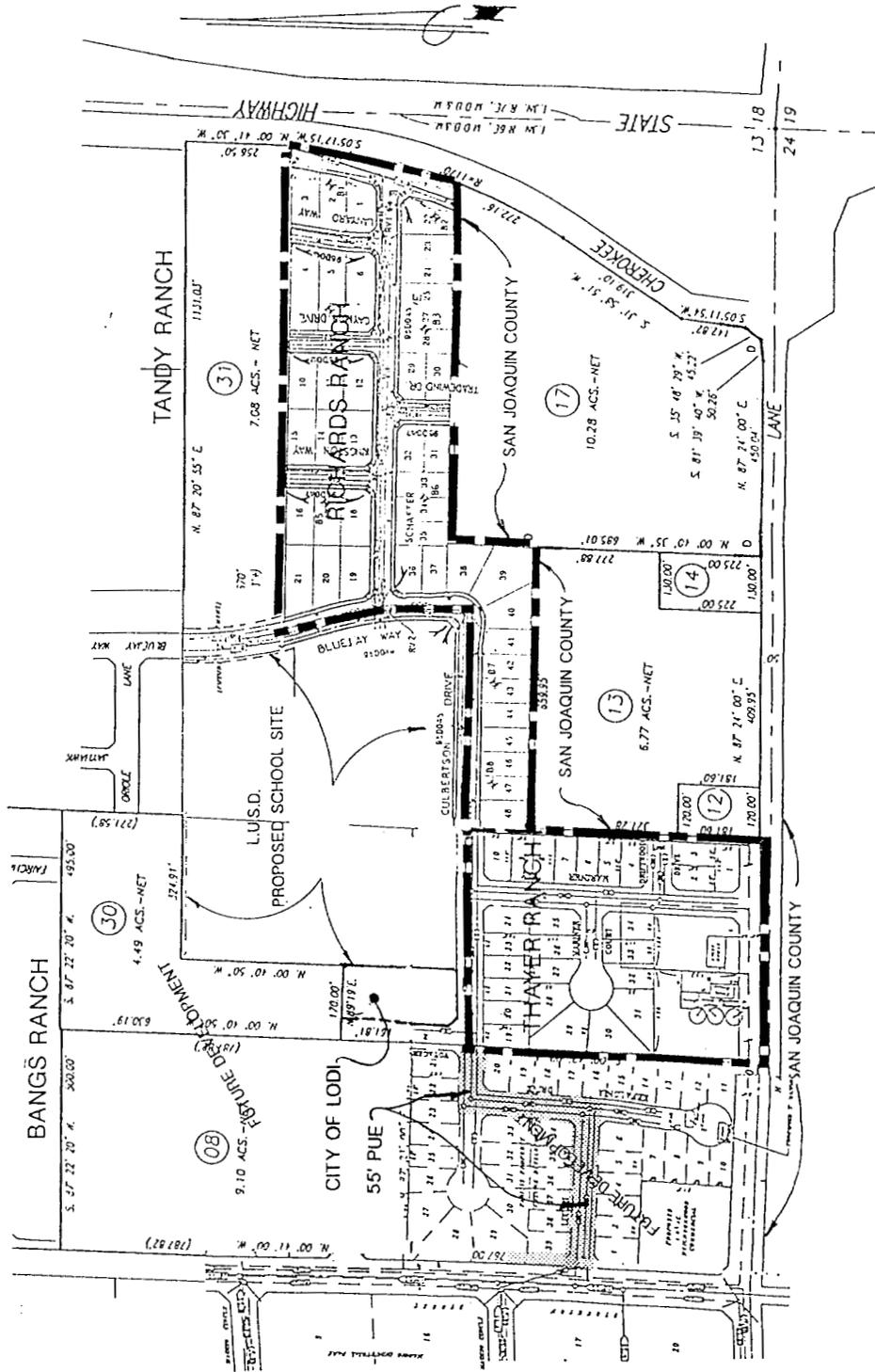
cc: Randy Hays, City Attorney  
Wes Fujitani, Senior Civil Engineer  
Sharon Welch, Senior Civil Engineer  
Paula Fernandez, Associate Traffic Engineer  
George Bradley, Street Superintendent  
R. Thomas Development  
Tokay Development  
Baumbach & Piazza



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

# EXHIBIT A

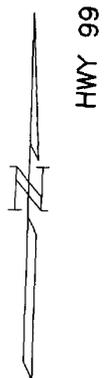
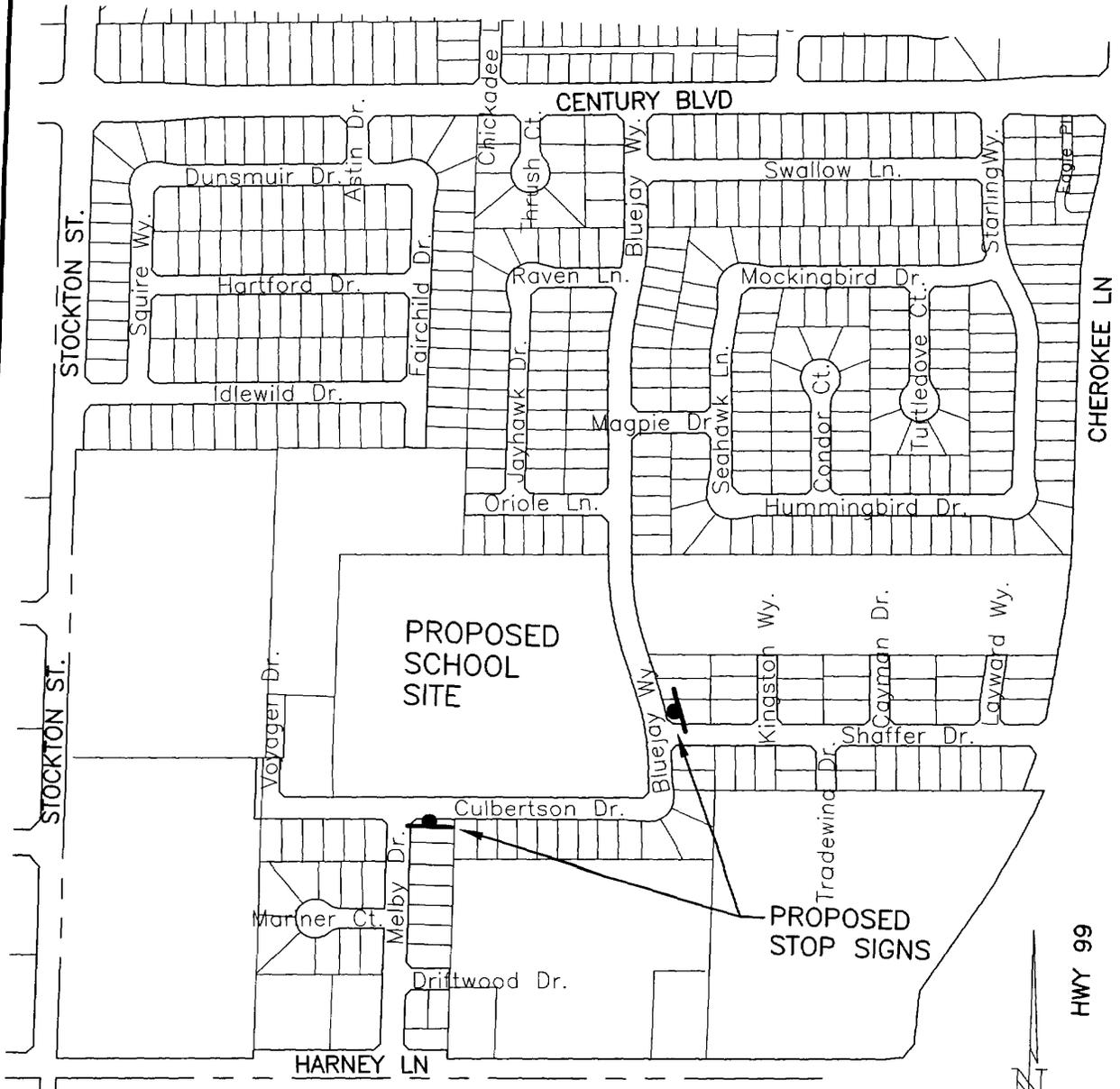




# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## EXHIBIT B RICHARD/ THAYER RANCH PROPOSED TWO-WAY STOP CONTROLS



1" = 400'

RESOLUTION NO. 2000-177

A RESOLUTION OF THE LODI CITY COUNCIL AMENDING TRAFFIC  
RESOLUTION BY INSTALLING TWO-WAY STOP CONTROLS ON  
SCHAFFER DRIVE AT BLUEJAY WAY, AND ON MELBY DRIVE AT  
CULBERTSON DRIVE

=====

BE IT RESOLVED that the City Council of the City of Lodi does hereby approve amending the Traffic Resolution by installing two-way stop controls on Schaffer Drive at Bluejay Way, and on Melby Drive at Culbertson Drive; and

BE IT FURTHER RESOLVED, that City of Lodi Traffic Resolution No. 97-148, Section 2(C)(2) "Two-Way and One-Way Stop Intersections" is hereby amended by installing two-way stop controls on Schaffer Drive at Bluejay Way, and on Melby Drive at Culbertson Drive.

Dated: October 4, 2000

=====

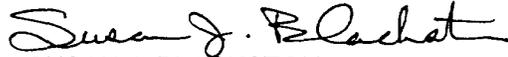
I hereby certify that Resolution No. 2000-177 was passed and adopted by the City Council of the City of Lodi in a regular meeting held October 4, 2000, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Land, Nakanishi, Pennino and Mayor Mann

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

  
SUSAN J. BLACKSTON  
City Clerk

CITY COUNCIL

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

# 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>

September 27, 2000

H. DIXON FLYNN  
City Manager  
SUSAN J. BLACKSTON  
City Clerk  
RANDALL A. HAYS  
City Attorney  
RICHARD C. PRIMA, JR.  
Public Works Director

R. Thomas Development, Inc.  
P. O. Box 1598  
Lodi, CA 95241

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

Baumbach & Piazza  
323 West Elm Street  
Lodi, CA 95240

SUBJECT: Approve Final Map and Improvement Agreement for Richards Ranch, Tract No. 2636, and Thayer Ranch, Tract No. 2850; Appropriate Funds for Applicable Fee Credits and Reimbursement for the Cost of Street Frontage Improvements; and Amend Traffic Resolution to Approve Two-Way Stop Controls on Schaffer Drive at Bluejay Way, and on Melby Drive at Culbertson Drive

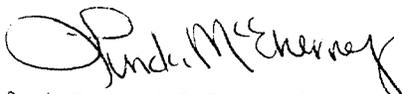
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, October 4, 2000. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

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 Susan Blackston, 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: Susan Blackston, City Clerk ✓

NCFM&IA&STOPS.DOC