



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Adopt a Resolution Accepting Improvements in Richards Ranch, Tract No. 2636, and Thayer Ranch, Tract No. 2850

MEETING DATE: May 16, 2001

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution accepting the development improvements for the Improvement Agreement for Richards Ranch, Tract No. 2636, and Thayer Ranch, Tract No. 2850.

BACKGROUND INFORMATION: Improvements for the Improvement Agreement for Richards Ranch, Tract No. 2636, and Thayer Ranch, Tract No. 2850, have been completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Park Place Development, LLC, as approved by the City Council on October 4, 2000, and as shown on Drawings No. 87D102, 98D042 through 98D048, 98D057 through 98D063, 98D100, and 00D076 through 00D083.

Three utility poles remain in Harney Lane that will be relocated in the future. The Electric Utility Department will facilitate, on behalf of the City and in lieu of the developer, the design and relocation of these poles and the appurtenant wires. Although non-conventional, the recommended approach is appropriate for the regional relocation project along Harney Lane between Cherokee Lane and Hutchins Street. This regional project will seek to have all facilities combined onto a single pole line instead of the parallel lines on both sides of Harney Lane. The time frame for completion of the regional project is 9 – 18 months.

The developer has deposited with the City the maximum fair share, based upon PG&E estimates (approximately \$34,000), of the Thayer Ranch project for the relocation of poles and overhead wires. In the event the fair share costs, determined at the time of construction, are lower than estimated, the developer will be refunded without payment of interest upon the completion of relocation work fronting the project. Higher than estimated costs will not be assessed to the developer.

Completion of the lane striping and channelization will be performed by City forces in exchange for the developer constructing 2 feet of additional paving on Harney Lane in front of the Richards Ranch Project. Until the edgeline work is completed, the intersection of Melby Drive and Harney Lane will temporarily remain closed.

APPROVED: _____

Janet Keeter for DF

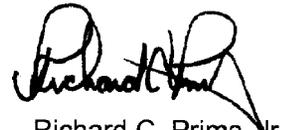
H. Dixon Flynn -- City Manager

The streets to be accepted are as follows:

Streets	Length in Miles
RICHARDS RANCH	
Bluejay Way	0.08
Cayman Drive	0.04
Cherokee Lane	0.07
Culbertson Drive	0.10
Kingston Way	0.04
Lanyard Way	0.04
Schaffer Drive	0.19
Tradewind Way	0.03
THAYER RANCH	
Culbertson Drive	0.09
Driftwood Court	0.03
Harney Lane	0.00
Mariner Court	0.04
Melby Drive	0.13
Voyager Drive	0.02
Total New Miles of City Streets	0.90

FUNDING: Not applicable.


Alan Vallow
Electric Utility Director


Richard C. Prima, Jr.
Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer

RCP/WKF/pmf

cc: City Attorney
Electric Utility Director
Senior Civil Engineer - Development Services
Associate Traffic Engineer
Street Superintendent
Engineering Technician Supervisor
Chief Building Inspector
Developer

RESOLUTION NO. 2001-110

A RESOLUTION OF THE LODI CITY COUNCIL
ACCEPTING THE DEVELOPMENT IMPROVEMENTS
INCLUDED IN THE IMPROVEMENT AGREEMENT FOR
RICHARDS RANCH, TRACT NO. 2636, AND
THAYER RANCH, TRACT NO. 2850

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The City Council of the City of Lodi finds:

1. That all requirements of the Improvement Agreement between the City of Lodi and Park Place Development, LLC, for the improvements of Richards Ranch, Tract No. 2636, and Thayer Ranch, Tract No. 2850, have been substantially complied with. The improvements are shown on Drawings No. 87D102, 98D042 through 98D048, 98D057 through 98D063, 98D100, and 00D076 through 00D083, on file in the Public Works Department and as specifically set forth in the plans and specifications approved by the City Council on October 4, 2000.

2. The streets to be accepted are as follows:

Streets	Length in Miles
RICHARDS RANCH	
Bluejay Way	0.08
Cayman Drive	0.04
Cherokee Lane	0.07
Culbertson Drive	0.10
Kingston Way	0.04
Lanyard Way	0.04
Schaffer Drive	0.19
Tradewind Way	0.03
THAYER RANCH	
Culbertson Drive	0.09
Driftwood Court	0.03
Harney Lane	0.00
Mariner Court	0.04
Melby Drive	0.13
Voyager Drive	0.02
Total New Miles of City Streets	0.90

Dated: May 16, 2001

=====

I hereby certify that Resolution No. 2001-110 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 16, 2001, by the following vote:

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

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

CITY COUNCIL

ALAN S. NAKANISHI, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
SUSAN HITCHCOCK
EMILY HOWARD
KEITH LAND

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
http://www.lodi.gov

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

May 10, 2001

Park Place Development, LLC
c/o R. Thomas Development
1209 W. Tokay Street, Ste. 6
Lodi, CA 95240

SUBJECT: Adopt a Resolution Accepting Improvements in Richards Ranch,
Tract No. 2636, and Thayer Ranch, Tract No. 2850

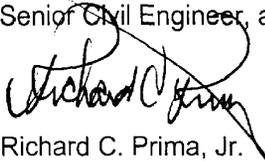
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, May 16, 2001. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

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 (209) 333-6702.

If you have any questions about the item itself, please call Wes Fujitani, Senior Civil Engineer, at (209) 333 6800, extension 2669.



Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk

NC_SUBACCEPT

CITY COUNCIL

ALAN S. NAKANISHI, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
SUSAN HITCHCOCK
EMILY HOWARD
KEITH LAND

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

May 21, 2001

Park Place Development, LLC
c/o R. Thomas Development
1209 W. Tokay Street, Suite 6
Lodi, CA 95240

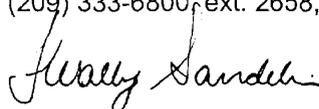
SUBJECT: Richards Ranch, Tract No. 2636, and Thayer Ranch, Tract No. 2850

The City Council of the City of Lodi, at its meeting on May 16, 2001, accepted the public improvements that were made in the subject project.

Enclosed for your files is a copy of the resolution accepting the public improvements. From the date of the resolution, the City of Lodi will maintain the street and other public improvements installed within rights-of-way and public utility easements as shown on the approved plans.

A copy of this letter will be sent to your bonding agency in order that the bond covering faithful performance can be exonerated. The bond covering labor and materials will have to remain in effect for a period of ninety days from the date of the resolution in conformance with State law.

If you have any questions, please contact Sharon Blaufus, Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.



F. Wally Sandelin
City Engineer

FWS/pmf

Enclosures

cc: Electric Utility Department
Water/Wastewater Division
Street Division
City Clerk
Frontier Pacific Insurance Company

CITY COUNCIL

ALAN S. NAKANISHI, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
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CITY OF LODI
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City Manager
SUSAN J. BLACKSTON
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City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

May 21, 2001

Frontier Pacific Insurance Company
David Weise, Attorney-in-Fact
Acordia of California Insurance Services, Inc.
300 W. Pine Street
Lodi, CA 95240

SUBJECT: Richards Ranch, Tract No. 2636, and Thayer Ranch, Tract No. 2850

The City Council of the City of Lodi, at its meeting on May 16, 2001, accepted the public improvements in the subject project. A copy of the resolution is enclosed.

This letter is your authorization to exonerate the bond covering faithful performance. The bond covering labor and materials must remain in effect until August 14, 2001, in conformance with the requirements of State law. You will receive no further correspondence regarding the release of the bond for labor and materials unless a claim is filed.

If you have any questions, please contact Sharon Blaufus, Management Analyst, at (209) 333-6800, ext. 2658, or me at (209) 333-6709.



F. Wally Sandelin
City Engineer

FWS/SB/pmf

Enclosures

cc: Park Place Development, LLC
City Clerk