



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Final Map and Improvement Agreement for Johnson Ranch, Unit No. 3, Tract No. 2587

MEETING DATE: July 20, 1994

PREPARED BY: Public Works Director

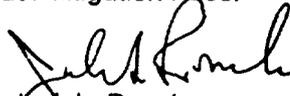
RECOMMENDED ACTION: That the City Council approve the final map for Johnson Ranch, Unit No. 3, Tract No. 2587, and the payment of Development Impact Mitigation Fees for water, wastewater, street and storm drain facilities from the escrow established for the acquisition of the subdivision by the developer, as outline in the Improvement Agreement, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City.

BACKGROUND INFORMATION: The subdivision is located south of the existing southerly terminus of Starling Way and east of the Johnson Ranch, Unit No. 2 subdivision, as shown on Exhibit A, and contains a total of seventy single-family residential lots.

Lodi Homebuilders, L. P., the developer of this subdivision, has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and a portion of the fees for the proposed subdivision. the Development Impact Mitigation fees for water, wastewater, street and storm drain facilities have not yet been paid.

The developer is in the process of purchasing the subdivision site and has requested that the impact fees normally collected prior to map approval by the Council be paid at the close of their escrow. This fee payment arrangement was previously approved for the same developer for the Johnson Ranch, Unit No. 2 development. Staff feels this is a reasonable arrangement to facilitate the project and recommends that the Council approve the payment of impact fees through the escrow so the project may proceed. Staff will issue a demand for payment and instruct the title company that the map may not be filed until monies for the payment of the impact fees have been deposited in escrow.

FUNDING: Developer and Development Impact Mitigation Fees.


Jack L. Ronsko
Public Works Director

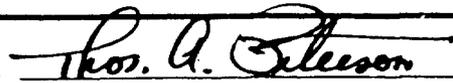
Sharon A. Welch, Associate Civil Engineer

JLR/SAW/lm

Attachment

cc: City Attorney
Associate Civil Engineer

APPROVED: _____



THOMAS A. PETERSON
City Manager



recycled paper

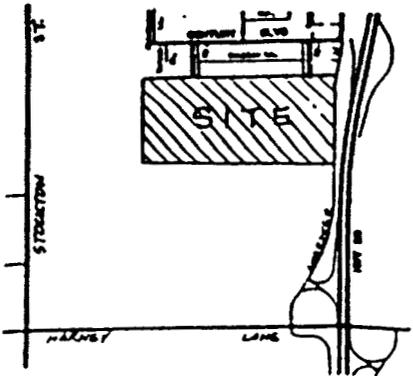
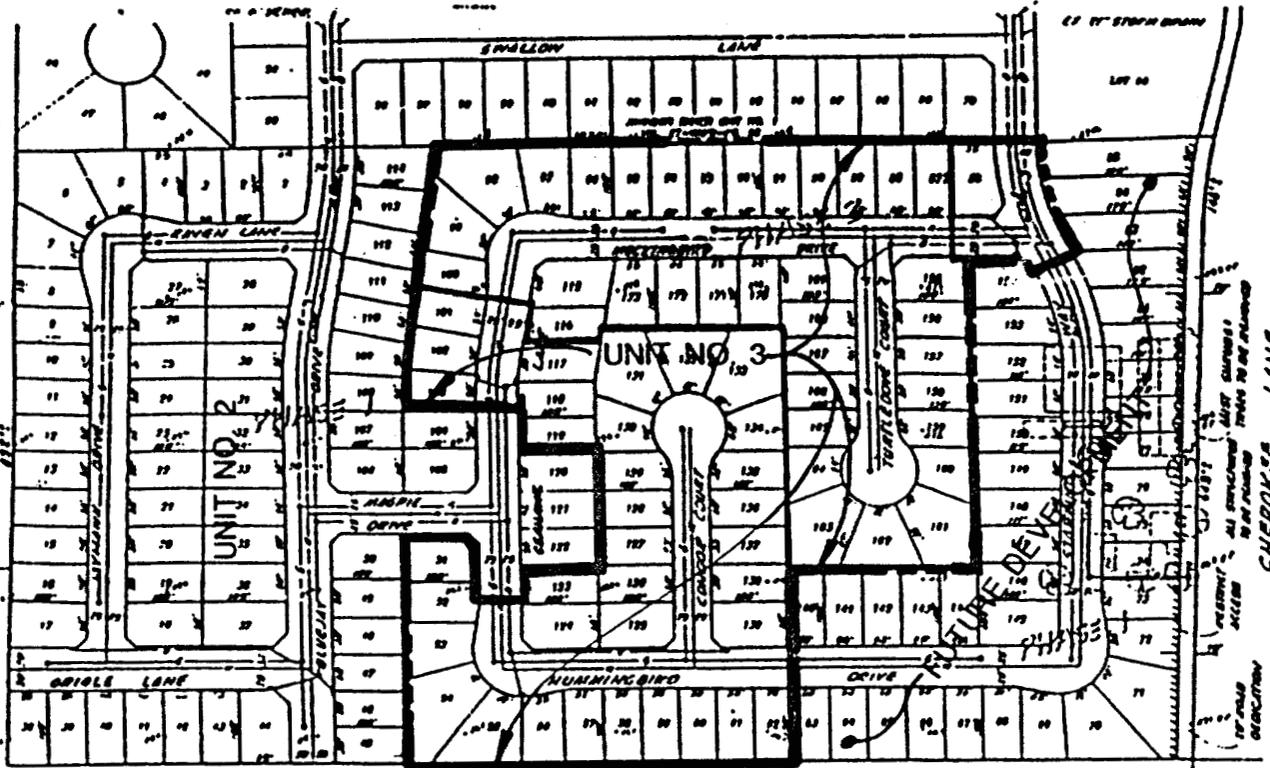


CITY OF LODI

PUBLIC WORKS DEPARTMENT

Johnson Ranch II

UNIT NO. 3



VICINITY MAP



Dr.	No.	Date	Revision	Appr.
Ch.				
Date				

EXHIBIT A

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINO
JOHN R. (Randy) SNIDER

CITY OF LODI

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THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

July 12, 1994

SUBJECT: Final Map and Improvement Agreement for Lodi West, Unit No. 2, Tract No. 2658

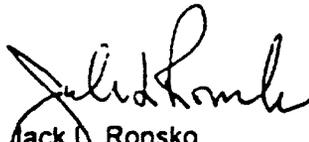
Enclosed is a copy of background information on an item that is on the City Council agenda of Wednesday, July 20, 1994, at 7 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

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 Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Associate Civil Engineer, at (209) 333-6706.


Jack L. Ronsko
Public Works Director

JLR/im

Enclosure

cc: City Clerk