



CITY OF LODI

COUNCIL COMMUNICATION

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

MEETING DATE: July 20, 1994

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the final map for Lodi West, Unit No. 2, Tract No. 2658, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City.

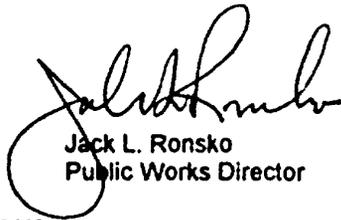
BACKGROUND INFORMATION: Robert Batch, the developer of this subdivision, has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and fees for the proposed subdivision.

The subdivision is located west of Lower Sacramento Road and south of the existing Lodi West, Unit No. 1 subdivision, as shown on Exhibit A, and contains a total of twenty-six single-family residential lots.

The terms of the improvement agreement and the improvement security instruments provided by the developer include the cost of preparing engineered plans and the construction of an additional public water main outside the subdivision in the future alignments of Elderica Way and Paradise Drive to Lower Sacramento Road. The main is necessary to meet City Design Standards regarding looping of water mains. The developer's engineer has indicated that the next unit of development will include this main as part of the project and that it will be underway within a year. To reduce the cost for Unit No. 2 and make construction of the next unit simpler, staff recommends the main be bonded in the event that construction of the next unit, which includes this water main, has not commenced or been bonded at the time of acceptance of Lodi West, Unit No. 2, or within one year, whichever occurs first. The developer has also provided an easement deed granting the necessary right-of-way to accomplish the water main extension installation.

The developer has been given credits against Development Impact Mitigation Fees for the storm drainage and parks and recreation categories in conformance with the agreement entered into by Robert Batch and the City on January 6, 1993, for the acquisition of property required to expand Westgate Basin/Park.

FUNDING: Developer fees.


Jack L. Ronsko
Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer

JLR/SAW

Attachment

cc: City Attorney
Robert Batch
Baumbach - Piazza
Farmers & Merchants Bank

APPROVED: 

THOMAS A. PETERSON
City Manager



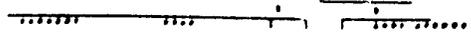
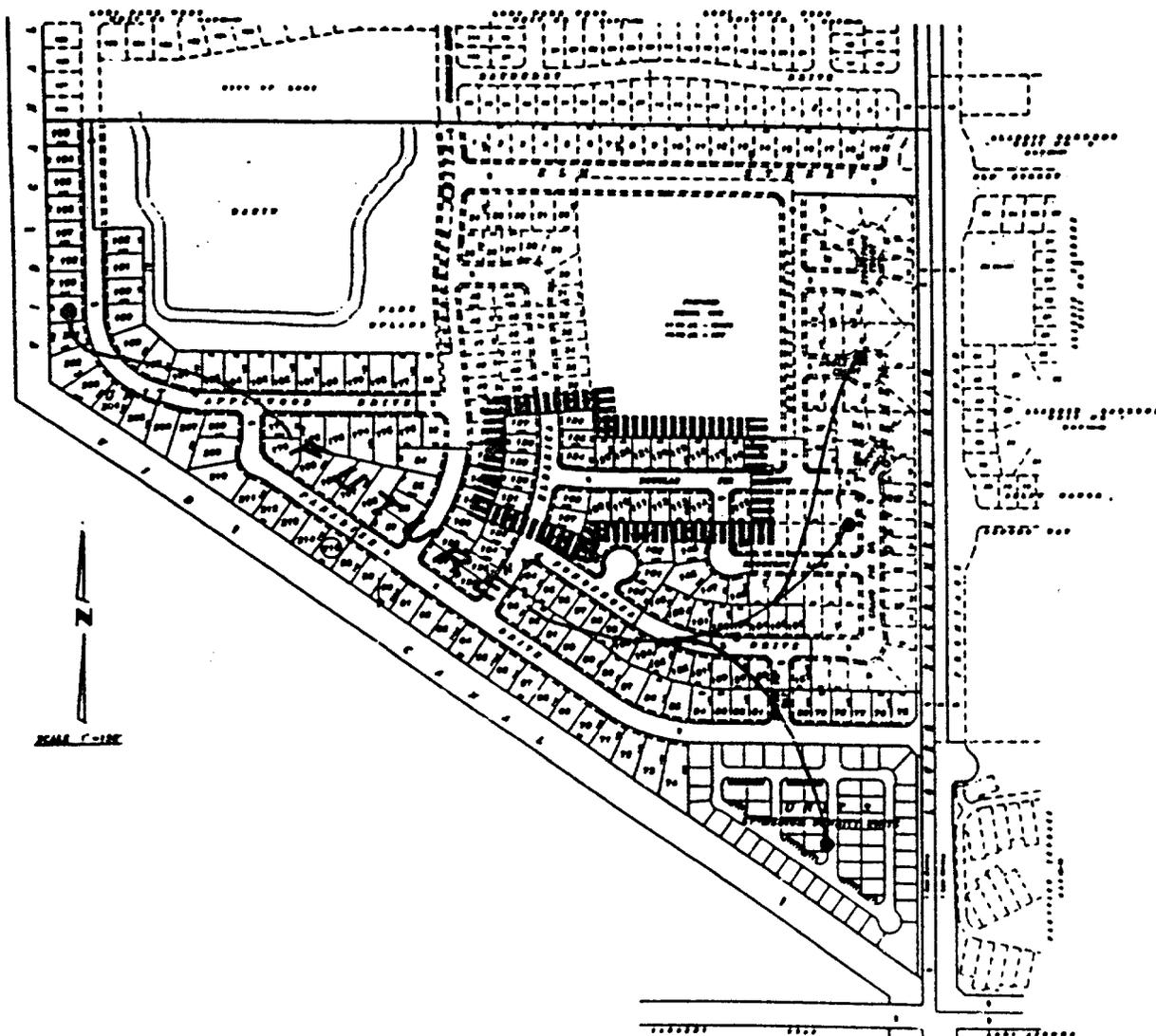


CITY OF LODI

PUBLIC WORKS DEPARTMENT

LODI WEST

UNIT NO. 2



Dr	No.	Date	Revision	Appr.
Ch				
Date				

EXHIBIT A