



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Approve Final Map and Improvement Agreement for Tienda Place, Unit No. 2, Tract No. 3198

MEETING DATE: October 16, 2002

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the final map for Tienda Place, Unit No. 2, Tract No. 3198, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City

BACKGROUND INFORMATION: The Tienda Place, Unit No. 2 subdivision is located north of Kettleman Lane, west of and adjacent to the Woodbridge Irrigation District canal and south and east of the Tienda Place, Unit No. 1 development as shown on Exhibit A. The subdivision contains 60 medium-density single-family residential units.

Tienda Partners, developers of the Tienda Place, Unit No. 2 subdivision, have 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 been paid.

The developers have requested that the impact fees normally collected prior to map approval by the Council be paid at the close of the escrow established for the loan to fund the development. Staff feels this is a reasonable arrangement to facilitate the project and recommends Council approve the payment of impact fees through the escrow. 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. The Agreement provides for payment within 60 days; after that, interest will be charged.

FUNDING: Not applicable.

Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer

RCP/SAW/lm

Attachment

cc: Senior Civil Engineer Fujitani
Senior Civil Engineer Welch
Tienda Partners
Baumbach & Piazza

APPROVED:

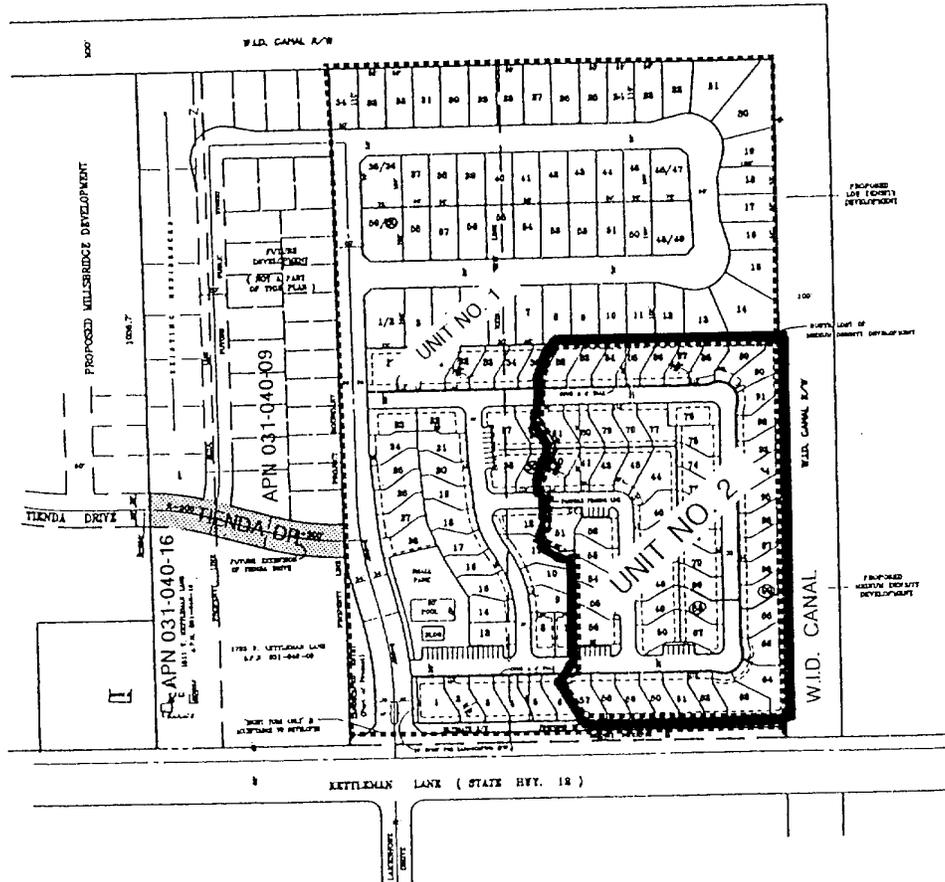
H. Dixon Flynn -- City Manager



CITY OF LODI
PUBLIC WORKS DEPARTMENT

EXHIBIT A

TIENDA PLACE
UNIT NO. 2



CITY COUNCIL

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

CITY OF LODI
PUBLIC WORKS DEPARTMENT

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

October 9, 2002

Mr. Darrell Sasaki
Tienda Partners
1806 W. Kettleman Ln., Ste. H
Lodi, CA 95242

Baumbach & Piazza
323 W. Elm St.
Lodi, CA 95240

SUBJECT: Approve Final Map and Improvement Agreement for Tienda Place,
Unit No. 2, Tract No. 3198

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, October 16, 2002. 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 Sharon Welch at 333-6800, ext. 2659.


Richard C. Prima, Jr.
Public Works Director

RCP/lm

Enclosure

cc: City Clerk

NCFM&IATIENDAPLUNIT2