



**CITY OF LODI  
COUNCIL COMMUNICATION**

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**AGENDA TITLE:** Adopt Resolution Accepting a Portion of the Improvements in Almondwood Estates, Tract No. 3273

**MEETING DATE:** March 17, 2004

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council adopt a resolution accepting a portion of the development improvements for Almondwood Estates, Tract No. 3273.

**BACKGROUND INFORMATION:** Improvements at Almondwood Estates, Tract No. 3273, include street frontage improvements along Almond Drive and Stockton Street, as well as improvements within the subdivision boundaries. Exhibit A shows the layout of the subdivision.

The development improvements within the subdivision boundaries have been completed in substantial conformance with the requirements of the Improvement Agreement between the City and KB Home North Bay, Inc., as approved by Council on June 7, 2003, and as amended on January 7, 2004. The improvements are shown on City of Lodi Drawings No. 002D120 through 002D137 and 002D150 through 002D164. The interior streets of the subdivision are substantially complete, however, the landscaping and pavement work along Stockton Street and Almond Drive are not complete yet. Staff is recommending that Council accept only the interior streets of this subdivision.

The streets to be accepted are as follows:

Streets	Length in Miles
Elgin Avenue	0.13
Cherrywood Way	0.06
Blackbird Place	0.22
Beechwood Court	0.02
Cedarwood Court	0.02
Driftwood Court	0.02
Oakwood Court	0.02
Ravenwood Way	0.03
<b>Total New Miles of City Streets</b>	<b>0.52</b>

**FUNDING:** Not applicable.

Richard C. Prima, Jr.  
Public Works Director

Prepared by Wesley Fujitani, Senior Civil Engineer  
RCP/WKF/pmf  
Attachment

cc: City Attorney  
Associate Traffic Engineer  
Chief Building Inspector

Senior Civil Engineer - Development Services  
Street Superintendent (w/attachment)

APPROVED:

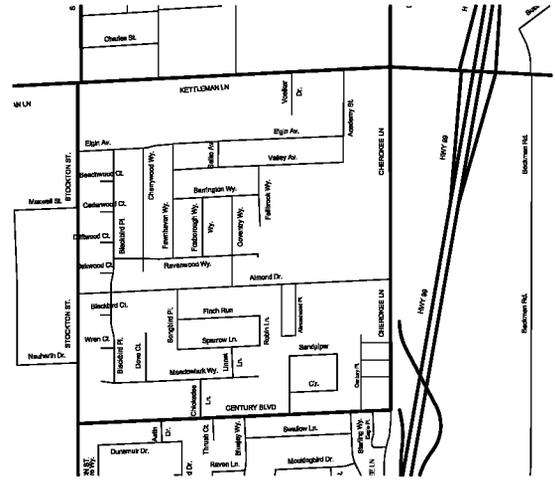
Dixon Flynn, City Manager



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

# ALMONDWOOD ESTATES EXHIBIT A



### VICINITY MAP

N.T.S.



1" = 300'

RESOLUTION NO. 2004-43

A RESOLUTION OF THE LODI CITY COUNCIL ACCEPTING A PORTION  
OF THE DEVELOPMENT IMPROVEMENTS INCLUDED IN THE  
IMPROVEMENT AGREEMENT FOR ALMONDWOOD ESTATES,  
TRACT NO. 3273, WITH THE EXCEPTION OF THE LANDSCAPING AND  
PAVEMENT WORK ALONG STOCKTON STREET AND ALMOND DRIVE

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The City Council of the City of Lodi finds:

1. That most requirements of the Improvement Agreement between the City of Lodi and KB Home North Bay, Inc., for the improvements in Almondwood Estates, Tract No. 3273, have been substantially complied with. The improvements are shown on Drawing Nos. 002D120 through 002D137 and 002D150 through 002D164 on file in the Public Works Department and as specifically set forth in the plans and specifications approved by the City Council on June 7, 2003, and amended on January 7, 2004; and
2. That the interior streets of the subdivision are substantially complete. The landscaping and pavement work along Stockton Street and Almond Drive are not yet complete, and the City Council hereby agrees with staff's recommendation to accept only the interior streets of this subdivision at this time; and
3. The streets to be accepted are as follows:

<u>Streets</u>	<u>Length in Miles</u>
Elgin Avenue	0.13
Cherrywood Way	0.06
Blackbird Place	0.22
Beechwood Court	0.02
Cedarwood Court	0.02
Driftwood Court	0.02
Oakwood Court	0.02
Ravenwood Way	0.03
<b>Total New Miles of City Streets</b>	<b>0.52</b>

Dated: March 17, 2004

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I hereby certify that Resolution No. 2004-43 was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 17, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Howard, Land, and Mayor Hansen  
NOES: COUNCIL MEMBERS – None  
ABSENT: COUNCIL MEMBERS – None  
ABSTAIN: COUNCIL MEMBERS – None

  
SUSAN J. BLACKSTON  
City Clerk