



**CITY OF LODI  
COUNCIL COMMUNICATION**

**AGENDA TITLE:** Adopt Resolution Accepting Improvements in Tienda Place Unit No. 1, Tract No. 3141  
**MEETING DATE:** December 17, 2003  
**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council adopt a resolution accepting the improvements in Tienda Place Unit No. 1, Tract No. 3141.

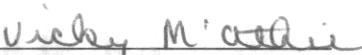
**BACKGROUND INFORMATION:** The remaining Kettleman Lane and Tienda Drive improvements installed as part of the Tienda Place Unit No. 1 development have been completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Tienda Partners dated October 21, 2001, and amended by Council on August 7, 2002. Council accepted the interior streets of this subdivision at its October 16, 2002, meeting.

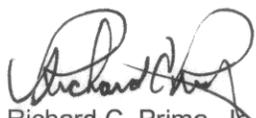
The Kettleman Lane improvements were delayed due to changes in the scope of work and the necessity of obtaining a Caltrans encroachment permit and maintenance agreement. The Tienda Drive street improvements were completed with the interior streets of the subdivision; however, its acceptance was omitted from the October 16, 2002, Council Communication. City Council, at its August 7, 2002, meeting, approved the reimbursement of \$56,000 from Street Impact Mitigation fees for portions of the Kettleman Lane and Tienda Drive street improvements. The Kettleman Lane improvements are now complete and staff is recommending Council acceptance of these improvements, as well as the Tienda Drive street improvements.

The streets to be accepted are as follows:

<u>STREETS</u>	<u>LENGTH IN MILES</u>
Kettleman Lane	0.00
Tienda Drive	0.08
<b>TOTAL NEW MILES OF CITY STREETS</b>	<b>0.08</b>

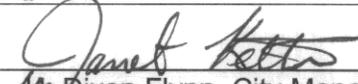
**FUNDING:** Impact Mitigation Fees – Streets (327088 – MTSI001) \$56,000

  
 Vicky McAthie, Finance Director

  
 Richard C. Prima, Jr.  
 Public Works Director

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

cc: Randy Hays, City Attorney  
 Senior Civil Engineer – Development Services  
 Chief Building Inspector  
 Developer/Owner  
 Senior Engineering Technician - Design  
 Street Superintendent w/map  
 Senior Traffic Engineer

  
**APPROVED:**   
 James Flynn, City Manager

RESOLUTION NO. 2003-239

A RESOLUTION OF THE LODI CITY COUNCIL  
ACCEPTING THE DEVELOPMENT IMPROVEMENTS  
INCLUDED IN THE IMPROVEMENT AGREEMENT FOR  
TIENDA PLACE UNIT NO. 1, TRACT NO. 3141

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WHEREAS, the Kettleman Lane Improvements were delayed due to changes in the scope of work and the necessity of obtaining a Caltrans Encroachment Permit and Maintenance Agreement; and

WHEREAS, the Tienda Drive Street Improvements were completed with the interior streets of the subdivision; however, its acceptance was omitted from the October 16, 2002 Council acceptance of the interior streets of this subdivision; and

WHEREAS, the Kettleman Lane Improvements are now complete and staff recommends that the City Council accept these improvements, as well as the Tienda Drive Street Improvements.

NOW, THEREFORE, the City Council of the City of Lodi finds as follows:

1. That all requirements of the Improvement Agreement between the City of Lodi and Tienda Partners for the improvements of Tienda Place Unit No. 1, Tract No. 3141, have now been substantially complied with; and
2. The streets to be accepted are as follows:

Streets	Length in Miles
Kettleman Lane	0.00
Tienda Drive	0.08
<b>Total New Miles of City Streets</b>	<b>0.08</b>

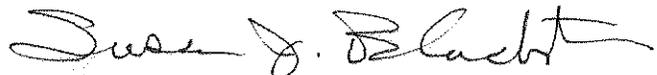
Dated: December 17, 2003

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I hereby certify that Resolution No. 2003-239 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 17, 2003, 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

CITY COUNCIL

LARRY D. HANSEN, Mayor  
JOHN BECKMAN  
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](mailto: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

December 11, 2003

Tienda Partners  
1806 W. Kettleman Lane, Suite G  
Lodi, CA 95242

SUBJECT: Adopt Resolution Accepting Improvements in Tienda Place Unit No. 1,  
Tract No. 3141

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, December 17, 2003. 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 333-6702.

If you have any questions about the item itself, please call Wesley Fujitani, Senior Civil Engineer at 333-6800, extension 2669.



for: Richard C. Prima, Jr.  
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk

CITY COUNCIL

LARRY D. HANSEN, Mayor  
JOHN BECKMAN  
Mayor Pro Tempore  
EMILY HOWARD  
SUSAN HITCHCOCK  
KEITH LAND

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Public Works Director

December 18, 2003

Tienda Partners  
1806 W. Kettleman Lane, Suite G  
Lodi, CA 95242

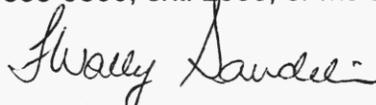
SUBJECT: Tienda Place Unit No. 1, Tract No. 3141

The City Council of the City of Lodi, at its meeting on December 17, 2003, 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.

The enclosed letter has been sent to your bank so the Instrument of Credit covering faithful performance can be exonerated. The Instrument of Credit covering labor and materials must remain in effect for a period of ninety days from the date of the resolution, in conformance with State law. On March 16, 2004, this instrument can be released if no claims have been filed.

If you have any questions, please contact Rebecca Areida, Management Analyst, at 333-6800, ext. 2658, or me at 333-6709.



F. Wally Sandelin  
City Engineer

FWS/pmf

Enclosures

cc: Electric Utility Department  
Water/Wastewater Division  
Street Division  
City Clerk  
Management Analyst  
Farmers & Merchants Bank

CITY COUNCIL

LARRY D. HANSEN, Mayor  
JOHN BECKMAN  
Mayor Pro Tempore  
EMILY HOWARD  
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Public Works Director

December 18, 2003

Farmers & Merchants Bank  
P.O. Box 3000  
Lodi, CA 95241

SUBJECT: Tienda Place Unit No. 1, Tract No. 3141

The City Council of the City of Lodi, at its meeting on December 17, 2003, accepted the public improvements in the subject project. A copy of the resolution is enclosed for your files.

This letter is your authorization to exonerate the Instrument of Credit covering faithful performance. The Instrument of Credit covering labor and materials must remain in effect until March 16, 2004, in conformance with State law. You will receive no further correspondence regarding the release of the Instrument of Credit.

If you have any questions, please contact Rebecca Areida, Management Analyst, at 333-6800, ext. 2658, or me at 333-6709.



F. Wally Sandelin  
City Engineer

FWS/PMF

Enclosures

cc: Tienda Partners  
City Clerk  
Management Analyst