



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Adopt Resolution Approving Final Map and Improvement Agreement for Century Meadows One, Unit No. 3, Tract No. 3289, Approving No-Parking Zone Installation on Harney Lane, and Appropriating Funds for Applicable Reimbursements (\$22,000)

MEETING DATE: November 3, 2004

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution authorizing the following actions for the Century Meadows One, Unit No. 3 subdivision:

1. Approve the final map and improvement agreement for Century Meadows One, Unit No. 3, Tract No. 3289, and direct the City Manager and City Clerk to execute the improvement agreement and map on behalf of the City.
2. Approve no-parking zone installation on the north side of Harney Lane from Poppy Drive to 800 feet east of Poppy Drive.
3. Appropriate funds for applicable reimbursements.

BACKGROUND INFORMATION: The subdivision is located north of Harney Lane, west of the WID canal and adjacent to the Century Meadows One, Unit No. 2 development, as shown on Exhibit A. The development consists of 76 single-family residential lots.

The developer of the subdivision, K & W Development, LLC, has furnished the City with the improvement plans, necessary agreements, including a Water Rights Agreement, guarantees, insurance certificates, and fees (\$72,734.84) for the proposed subdivision. (\$722,700 in Impact Mitigation fees were paid earlier.)

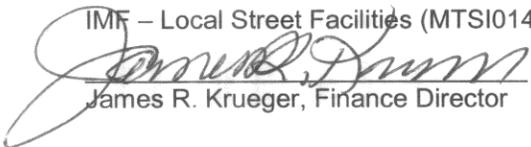
Widening of the Woodbridge Irrigation District (WID) canal crossing on Harney Lane, including the relocation of utilities affected by the widening, is required with this project. Due to the limited construction period available for this work imposed by WID operations, the developer will construct the crossing improvements under the terms of a separate improvement agreement to be presented to Council at a later date for approval. The improvement plans are currently in plan check. The required improvement plans, guarantees, insurance certificate and fee payments for the canal crossing improvements must be in place and the improvement agreement must be approved by the City Council prior to acceptance of any portion of the Century Meadows One, Unit No. 3 project.

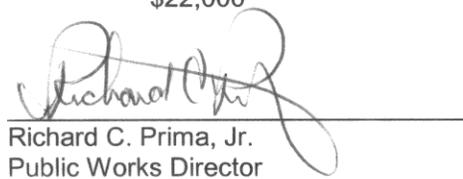
To accommodate proposed striping, staff recommends installing a no-parking zone on the north side of Harney Lane from Poppy Drive to 800 feet east of Poppy Drive.

The developer is entitled to reimbursement by the City for excess width street pavement improvements in Harney Lane, in conformance with LMC 16.40 Reimbursements for Construction. Based on the bid prices from DSS Company, the developer's contractor, staff estimates the reimbursable costs to be on the order of \$22,000. The reimbursement will be made at the time of acceptance of the subdivision improvements when the actual costs are known. Staff requests that funds be appropriated to cover the required reimbursements.

FUNDING: IMF – Local Street Facilities (MTSI014)

\$22,000

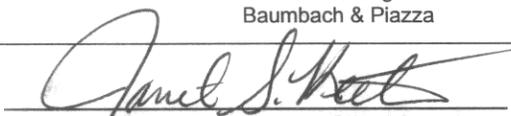

James R. Krueger, Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by Lyman Chang, Associate Civil Engineer
RCP/LC/pmf
Attachment

cc: Senior Civil Engineer Fujitani
K & W Development, LLC

Senior Civil Engineer Welch
Baumbach & Piazza

APPROVED: 
Janet S. Keeter, Interim City Manager

RESOLUTION NO. 2004-233

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE FINAL
MAP AND IMPROVEMENT AGREEMENT FOR CENTURY MEADOWS
ONE, UNIT NO. 3, TRACT NO. 3289, AND FURTHER APPROVING
NO-PARKING ZONE INSTALLATION ON HARNEY LANE, AND
FURTHER APPROPRIATING FUNDS FOR THE REQUIRED
REIMBURSEMENTS

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the Final Map and Improvement Agreement for Century Meadows One, Unit No. 3, Tract No. 3289, located north of Harney Lane, west of the Woodbridge Irrigation District Canal and adjacent to the Century Meadows One, Unit No. 2, development, as shown on Exhibit A attached; and

BE IT FURTHER RESOLVED that the City Council hereby directs the City Manager and City Clerk to execute the Improvement Agreement and Final Map on behalf of the City of Lodi; and

BE IT FURTHER RESOLVED that the City Council hereby approves no-parking zone installation on Harney Lane on the north side of Harney Lane from Poppy Drive to 800 feet east of Poppy Drive; and

BE IT FURTHER RESOLVED that funds in the approximate amount of \$22,000 be appropriated from the Impact Mitigation Fee – Local Street Facilities Fund for reimbursement to the developer for excess width street pavement improvements in Harney Lane in conformance with Lodi Municipal Code Chapter 16.40 Reimbursements for Construction.

Dated: November 3, 2004

I hereby certify that Resolution No. 2004-233 was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 3, 2004, by the following vote:

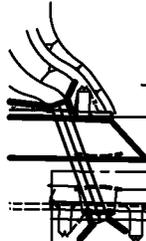
AYES: COUNCIL MEMBERS – Hitchcock, Howard, Land, and Mayor Hansen
NOES: COUNCIL MEMBERS – None
ABSENT: COUNCIL MEMBERS – Beckman
ABSTAIN: COUNCIL MEMBERS – None



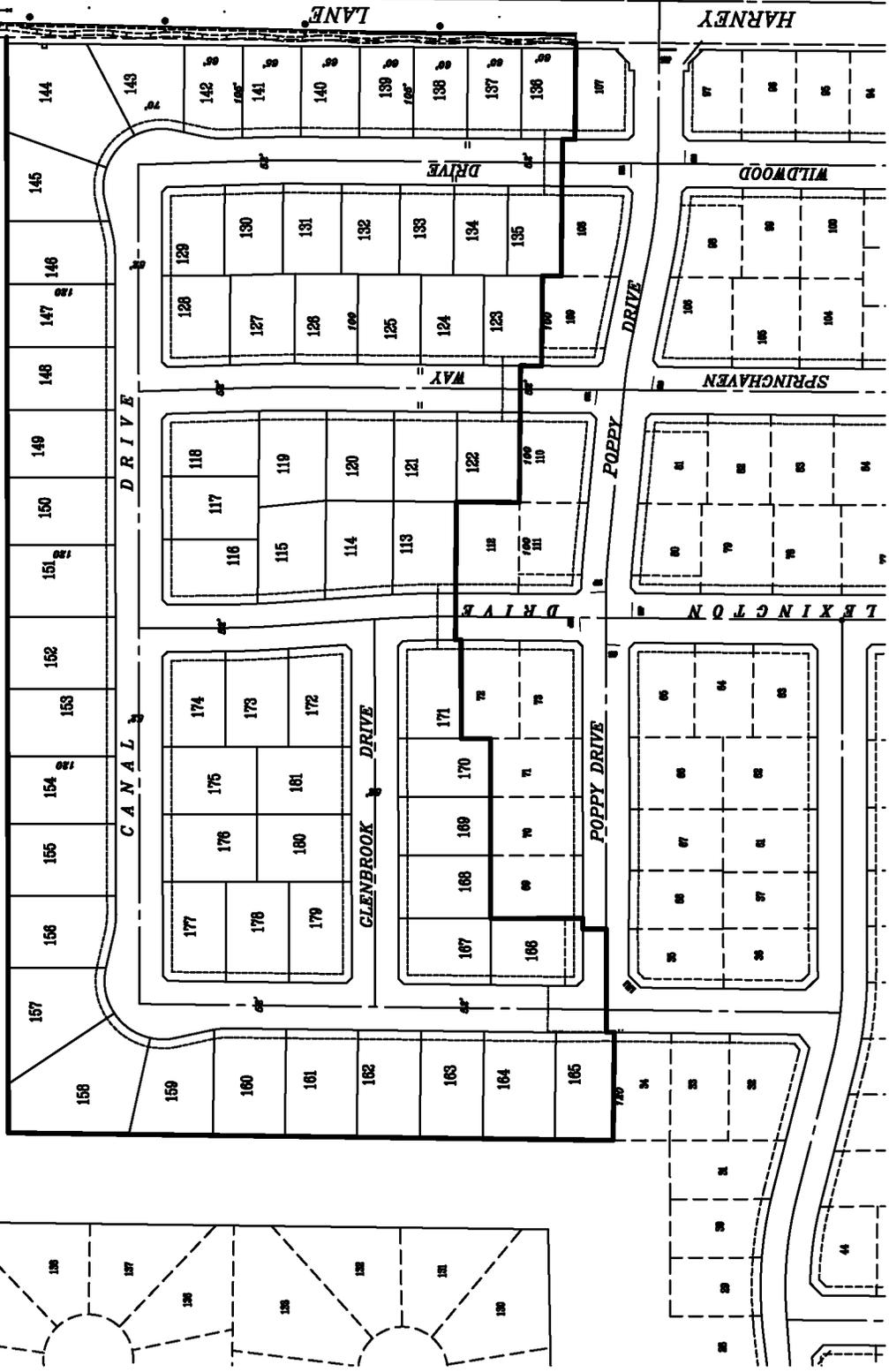
SUSAN J. BLACKSTON
City Clerk

Exhibit A

SCALE: 1"=60'



WOODBRIDGE IRRIGATION DISTRICT CANAL



SCALE: 1"=60'



9660R1HC.DWG
 POINT FILE = 9660-3S1.TXT
 STORE FIGURES FILE = 9650FIGS
 CLOSURES FILE = 9660LOTS
 COGO NO. = 9660 3 503



 IN THE OFFICE OF
ROBERT J. PANZA, INC.
 1000 S. 10th Street, Suite 100
 Phoenix, Arizona 85026
 License No. 45724

NO.	REVISION	DATE	BY	CHKD.	APP'D.	DATE	BY	CHKD.	APP'D.	DATE	BY	CHKD.	APP'D.

SHEET NO. 9660-3
 UNIT NO. 3
 G-1240
 CENTURY MEADOWS ONE, UNIT NO. 3
 PREPARED FOR:

CITY COUNCIL

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

CITY OF LODI
PUBLIC WORKS DEPARTMENT

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JANET S. KEETER
Interim City Manager
SUSAN J. BLACKSTON
City Clerk
D. STEVEN SCHWABAUER
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

October 28, 2004

K & W Development, LLC
816 W. Lodi Avenue
Lodi, CA 95240

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

SUBJECT: Adopt Resolution Approving Final Map and Improvement Agreement for Century Meadows One, Unit 3, Tract No. 3289, Approving No-Parking Zone Installation on Harney Lane, and Appropriating Funds for Applicable Reimbursements (\$22,000)

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, November 3, 2004. 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 Lyman Chang, Associate Civil Engineer, at 333-6800, extension 2665.



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

RCP/pmf

Enclosure

cc: City Clerk