



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Adopt Resolution Approving Final Map and Improvement Agreement for The Villas, Tract No. 3400; Approving Installation of No-Parking Zones on Various Public Lanes; and Appropriating Funds for Required Reimbursements (\$25,500)

MEETING DATE: December 1, 2004

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution covering the following actions:

1. Approve the final map and improvement agreement for The Villas, Tract No. 3400, direct the City Manager and City Clerk to execute the improvement agreement and map on behalf of the City, and appropriate funds for required reimbursements.
2. Approve installation of no-parking zones on Via Marco Lane, Massarosa Lane, San Pietro Lane, Felino Lane, Vallini Lane, Marano Lane, Mercato Lane, Palazzo Lane, and Corfino Lane, within the subdivision.

BACKGROUND INFORMATION: The subdivision is located at the northwest corner of the Harney Lane/Cherokee Lane intersection, as shown on Exhibit A. The development consists of 80 medium-density single-family residential lots.

In order to accommodate medium-density residential development, the subdivision was designed with interior public streets having 50-foot rights-of way with parkways (30 feet curb-to-curb) and public lanes having 24-foot rights-of-way (23 feet curb-to-curb). The Growth Management Plan for the development (then known as the Neuschaffer Development) incorporating these design features was approved by Council on October 15, 2003, by Resolution 2003-196.

Due to the width of the public lanes, the Fire Department has requested that the public lanes be designated as no parking zones. To accommodate this request, staff recommends that Council approve no-parking zones on all public lanes within the subdivision boundaries.

In addition, since the public lanes are too narrow to accommodate conventional waste collection vehicles, the developer contacted Central California Waste Service to discuss the logistics for waste collection for those homes facing the public lanes. It was determined that waste carts for the homes fronting the public lanes would be placed next to the curb in the adjacent public streets for collection. Central California Waste Services has requested that no-parking restrictions be placed on the public streets on waste collection days to facilitate this service. Staff is evaluating this request and will bring the issue back to Council for action at a later date.

APPROVED: 
Janet S. Keeter, Interim City Manager

Adopt Resolution Approving Final Map and Improvement Agreement for The Villas, Tract No. 3400;
Approving Installation of No-Parking Zones on Various Public Lanes; and Appropriating Funds for
Required Reimbursements (\$25,500)

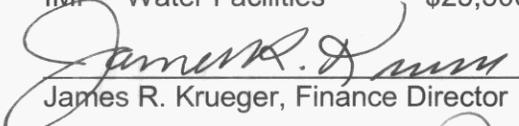
December 1, 2004

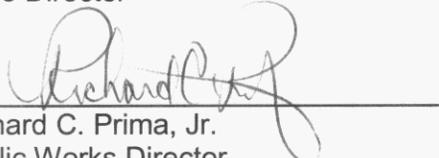
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The developer, KB Home North Bay, Inc., has furnished the City with the improvement plans, water rights agreement, guarantees, insurance certificates, and paid fees, including Development Impact Mitigation Fees (\$878,395.16), for the proposed subdivision.

The developer is entitled to reimbursement by the City for the oversizing costs associated with the master plan water mains being constructed with the project. The reimbursement will be applied as a credit against Development Impact Mitigation Fees for water facilities in conformance with LMC 16.40 Reimbursements for Construction. Staff requests that Council appropriate \$25,500 for the required reimbursement.

FUNDING: IMF – Water Facilities \$25,500


James R. Krueger, Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer
RCP/SAW/pmf
Attachment

cc: Senior Civil Engineer Fujitani
Senior Civil Engineer Welch
Fire Marshal
KB Home North Bay, Inc.
Baumbach & Piazza
Central Valley Waste Services

RESOLUTION NO. 2004-263

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING
THE FINAL MAP AND IMPROVEMENT AGREEMENT FOR
THE VILLAS, TRACT NO. 3400; APPROVING INSTALLATION
OF NO-PARKING ZONES ON VARIOUS PUBLIC LANES, AND
FURTHER APPROPRIATING FUNDS FOR THE REQUIRED
REIMBURSEMENTS

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NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the Final Map and Improvement Agreement for The Villas, Tract No. 3400, located at the northwest corner of the Harney Lane/Cherokee Lane intersection, 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 installation of no-parking zones on Via Marco Lane, Massarosa Lane, San Pietro Lane, Felino Lane, Vallini Lane, Marano Lane, Mercato Lane, Palazzo Lane, and Corfino Lane, within the subdivision; and

BE IT FURTHER RESOLVED that funds in the amount of \$25,500 be appropriated from the Impact Mitigation Fee – Water Facilities Fund for reimbursement to the developer for the oversizing costs associated with the master plan water mains being constructed with the project, with the reimbursement being applied as a credit against Development Impact Mitigation Fees for water facilities in conformance with Lodi Municipal Code Chapter 16.40, Reimbursements for Construction.

Dated: December 1, 2004

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I hereby certify that Resolution No. 2004-263 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 1, 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



CITY OF LODI
PUBLIC WORKS DEPARTMENT

EXHIBIT A



"THE VILLAS"

THE VILLAS



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

November 23, 2004

KB Home North Bay, Inc.
2420 Del Paso Road
Sacramento, CA 95834

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

Central Valley Waste Services
P.O. Box 241001
Lodi, CA 95241

SUBJECT: Adopt Resolution Approving Final Map and Improvement Agreement for The Villas, Tract No. 3400; Approving Installation on No-Parking Zones on Various Public Lanes; and Approving Funds for Required Reimbursements (\$25,500)

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, December 1, 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 (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Senior Civil Engineer, at (209) 333-6800, extension 2659.



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

RCP/pmf

Enclosure

cc: City Clerk