



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Adopt Resolution Approving Final Map and Improvement Agreement for Lalazar Estates, Tract No. 3435, and Appropriate Funds for Applicable Reimbursements

MEETING DATE: December 15, 2004

PREPARED BY: Public Works Director

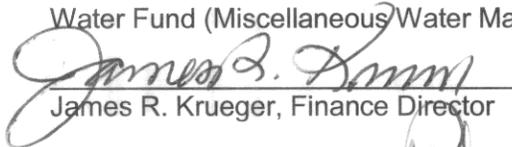
RECOMMENDED ACTION: That the City Council adopt a resolution approving the final map and improvement agreement for Lalazar Estates, Tract No. 3435, direct the City Manager and City Clerk to execute the improvement agreement and map on behalf of the City, and appropriate funds for applicable reimbursements.

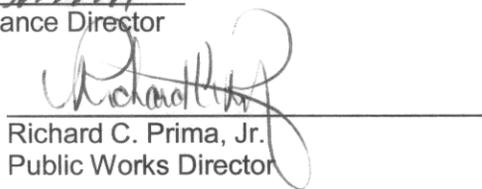
BACKGROUND INFORMATION: The subdivision is located on the west side of Lakeshore Drive, south of Kettleman Lane and adjacent to Mallard Lake, as shown on Exhibit A. The development consists of nine medium density single-family residential lots.

The developers, Taj M. Khan and Shakila B. Khan, have furnished the City with the improvement plans, water rights agreement, guarantees, insurance certificates, and a portion of the fees for the proposed subdivision. The Development Impact Mitigation Fees (\$24,467.67) will be paid prior to Council acceptance of the public improvements. Payment has been guaranteed as part of the faithful performance improvement security for the project in conformance with LMC §15.64.040.

A public water main is to be extended from Lakeshore Drive along the north project boundary to provide water and fire protection facilities for the development. In order to bring an existing fire hydrant served by a 6-inch public main from Lakeshore Drive up to current City standards, the developer has agreed to oversize a portion of the new water main from 6 inches to 8 inches, extend it to the westerly project boundary and connect to the existing 6-inch fire hydrant lateral. The existing 6-inch public main will then be abandoned in place. The developer has requested reimbursement for the oversizing costs. Staff feels that this is a reasonable request and recommends that Council approve the reimbursement and appropriate funds to cover those costs. Staff estimates that the costs will be on the order of \$500. Reimbursement will be made in accordance with LMC 16.40 when the improvements are complete and accepted by the City.

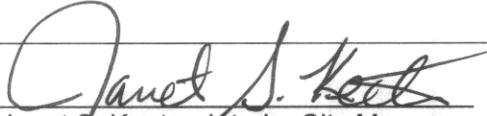
FUNDING: Water Fund (Miscellaneous Water Mains) \$500


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
Assistant Water/Wastewater Superintendent
Dillon & Murphy

Senior Civil Engineer Welch
Taj M. Khan

APPROVED: 
Janet S. Keeter, Interim City Manager

RESOLUTION NO. 2004-274

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING
THE FINAL MAP AND IMPROVEMENT AGREEMENT FOR
LALAZAR ESTATES, TRACT NO. 3435; AND FURTHER
APPROPRIATING FUNDS FOR APPLICABLE
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 Lalazar Estates, Tract No. 3435, located on the west side of Lakeshore Drive, south of Kettleman Lane and adjacent to Mallard Lake, 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 funds in the amount of \$500 be appropriated from the Water Fund (Miscellaneous Water Mains) for reimbursement to the developer for the oversizing costs associated with a portion of the new water main being constructed with the project, in conformance with Lodi Municipal Code Chapter 16.40, Reimbursements for Construction, when the improvements are complete and accepted by the City.

Dated: December 15, 2004

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I hereby certify that Resolution No. 2004-274 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 15, 2004, by the following vote:

- AYES: COUNCIL MEMBERS – Hansen, Hitchcock, Johnson, Mounce, and Mayor Beckman
- NOES: COUNCIL MEMBERS – None
- ABSENT: COUNCIL MEMBERS – None
- ABSTAIN: COUNCIL MEMBERS – None

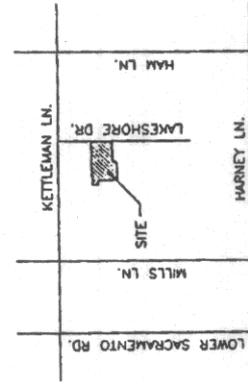
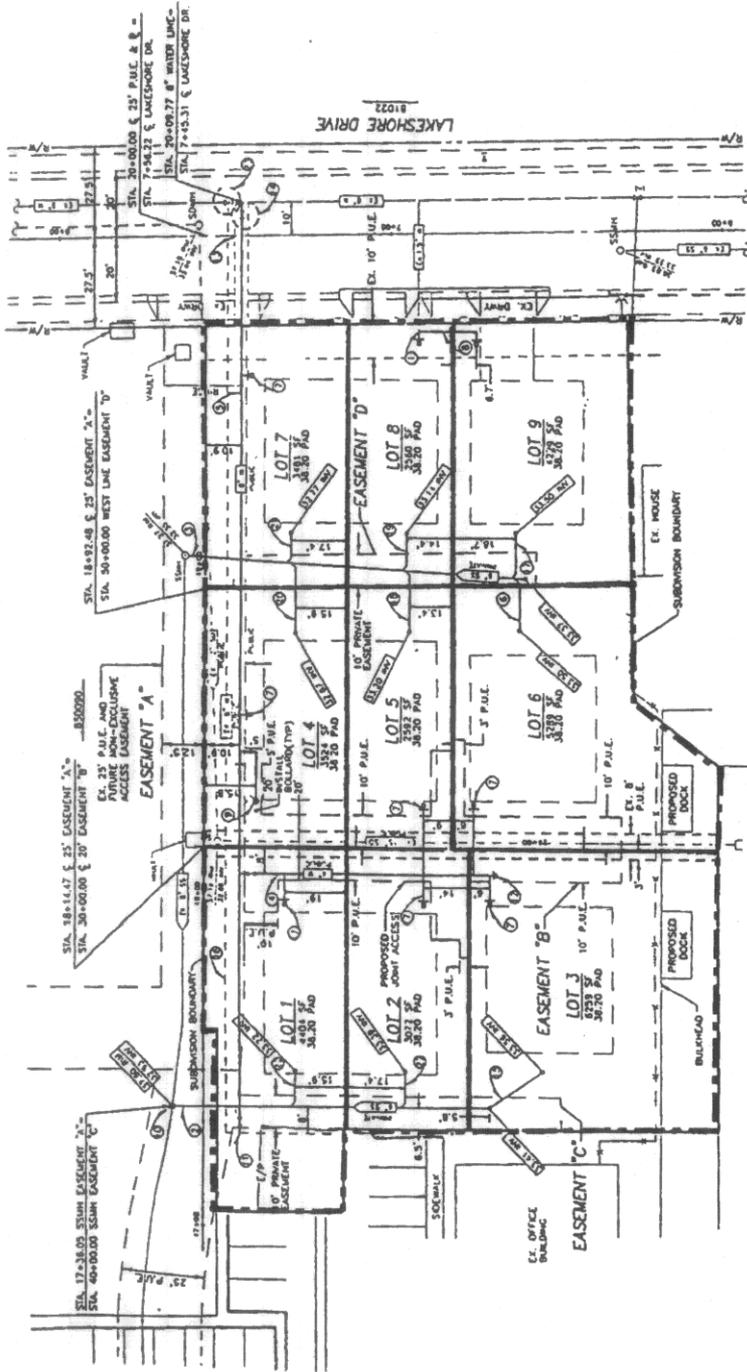


SUSAN J. BLACKSTON
City Clerk



CITY OF LODI
PUBLIC WORKS DEPARTMENT

EXHIBIT A



VICINITY MAP
N.T.S.

LALAZAR ESTATES

CITY COUNCIL

JOHN BECKMAN, Mayor
SUSAN HITCHCOCK
Mayor Pro Tempore
LARRY D. HANSEN
BOB JOHNSON
JOANNE L. MOUNCE

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

December 9, 2004

Taj M. Khan
1112 Rivergate Drive
Lodi, CA 95240

Dillon & Murphy Engineering
P.O. Box 2180
Lodi, CA 95241-2180

SUBJECT: Adopt Resolution Approving Final Map and Improvement Agreement for Lalazar Estates, Tract No. 3435, and Appropriate Funds for Applicable Reimbursements

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, December 15, 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 Sharon Welch, Senior Civil Engineer, at 333-6800, extension 2659.

P. Farris

Richard C. Prima, Jr.
Public Works Director

for:

RCP/pmf

Enclosure

cc: City Clerk