

C O U N C I L    C O M M U N I C A T I O N

TO :     THE CITY COUNCIL  
FROM:    THE CITY MANAGER'S OFFICE

COUNCIL MEETING DATE  
MARCH 16, 1988

SUBJECT:   REQUEST OF WINE AND ROSES COUNTRY INN, 2505 WEST TURNER ROAD, LODI, FOR A  
            ORE-YEAR EXTENSION TO COMPLETE OFF-SITE IMPROVEMENTS AT THAT LOCATION

PREPARED BY:            City Manager

RECOMMENDED ACTION     That the City Council review and consider the request of the owners of Wine and Roses Country Inn to extend the time limit to complete off-site improvements, and take action as deemed appropriate.

BACKGROUND INFORMATION:   The owners of Wine and Roses Country Inn, located on the northwest corner of W. Turner Rd. and Lower Sacramento Rd. have completed building improvements and are occupying the premises and operating a bed and breakfast facility and restaurant. At the time of the issuance of a building permit, they executed a development agreement with the City of Lodi providing for the construction of certain off-site improvements including street paving, curb, gutter and sidewalk, sanitary sewer and storm drain. A bond they posted to guarantee the construction of these improvements expires June 17, 1988.

Last December, they requested permission to occupy the premises though off-site improvements had not been constructed. We asked that this request be submitted in writing and they responded with the attached letter dated January 14, 1988 (Exhibit A). The staff response of January 22, 1988 (Exhibit B) granted temporary occupancy with certain conditions set forth in the letter. To date, the improvements have not been constructed, and the owners are now requesting (Exhibit C) an extension of one year to complete the project.

Staff will be prepared to review the chronology of this project and to answer any questions Councilmembers may have. The owners of the Wine and Roses Country Inn have been notified that their request will be heard by the City Council at this meeting. We assume they will be in attendance.

Respectfully submitted,



Thomas A. Peterson  
City Manager

TAP :br

Attachments

TXTA.07A COUNC337

Wine & Roses Country Inn  
2505 West Turner Road  
Lodi, California 95242

RECEIVED

JAN 14 1988



CITY OF LODI  
PUBLIC WORKS DEPARTMENT

January 14, 1988

EXHIBIT A

City of Lodi  
Public Works Department  
221 W. Pine Street  
Lodi, California 95240

Attn: Jack Ronsko

Dear Jack.

It has just come to our attention that our off-site improvements (150' walk and roadway, 90'-10" storm drain, 90'-10" water main, 90'-8" sewer) must be completed before a permit to conduct business will be issued. It was our understanding we had until June 1st to complete the work, at which time our bond we have set in place will expire. Our financial and construction arrangements have been directed toward that date of completion. We have been told that these types of street projects are best constructed in the dryer months, therefore it being winter we have not rushed to complete them.

We feel there is no safety risk to the public by opening the Inn as it is. We have met all the Fire Dept. regulations, and our on-site parking will accommodate all business and employee parking. We were planning to open the Inn by the 1st of Feb. Our financial arrangement to Day for these off-site improvements require that our Inn is open and operating. This project has taken a year longer and at three times the cost than we had originally planned. If we would have known it was to be this tough we would have never started, for the fear of failing. We have been battling 3 1/2 yrs. non-stop and these off-site improvements are our last hurdle.

We will be receiving our off-site bids by Jan. 30, and plan to begin construction by the 1st of April. We are anxious to get the work completed, (150' walkway and roadway, 90' storm drain with basin). It will give us a much cleaner street appearance. This has really caught us by surprise and we hope that you can work with us on this. It would only be 4 1/2 months until these requirements are completed.

We would also like to know if it is possible to defer the 90'-10" water line and 90'-8" sewer line, until it would be necessary for future subdivisions to our west. According to the people of Lodi in the Nov. election, it will be quite some time before those lines will become necessary due to the no growth opinion of Lodi voters.

Thank you for your consideration in this matter. Also special thanks and support you have given us through this project.

Sincerely,

*Kris Cromwell & Del Smith*

Kris Cromwell and Del Smith

CITY COUNCIL

EVELYN M. OLSON, Mayor  
JOHN R. (RANDY) SNIDER  
Mayor Pro Tempore  
DAVID M. HINCHMAN  
JAMES W. PINKERTON, Jr.  
FRED M. REID

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
CALL BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
TELECOPIER (209) 333-6795

THOMAS A. PETERSON  
City Manager

ALICE M. REIMICHE  
City Clerk

RONALD M. STEIN  
City Attorney

**EXHIBIT B**

January 22, 1988

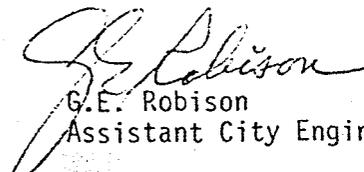
Kris Cromwell  
Wine & Roses Country Inn  
2505 West Turner Road  
Lodi, CA 95242

SUBJECT: Wine & Roses Country Inn

This letter is in answer to your request to the City to allow you to occupy your new premises prior to completion of the offsite improvements. As you are aware from our earlier discussions, it is the City's policy to have most, and preferably all, offsite improvements completed prior to any occupancy. In consideration of the time of year which makes street construction difficult at best; your completion of the water main, thus providing proper fire protection, and the bond guaranteeing the remainder of the improvements, the Public Works Department is granting temporary occupancy with the following understanding:

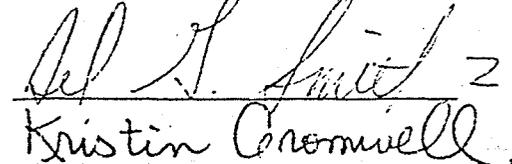
1. A copy of the Certificate of Abandonment for your old well shall be furnished to the City prior to occupancy.
2. Bids are to be taken now so that work can start as early as possible in the spring.
3. Construction will start as soon as the weather breaks.
4. Construction is to include all improvements shown on the plans for the work, including extension of sewer, water and storm drainage.
5. If work is not completed by June 17, 1988 as specified in the Development Agreement, all use of the new facilities shall cease until the improvements are complete.

We trust you will find these conditions acceptable and will enable you to proceed with the grand opening. If you agree, please sign and return one copy.

  
G.E. Robison  
Assistant City Engineer  
GER/cag

Enclosure

WINE & ROSES COUNTRY INN,

By  2-2-88  
Kristin Cromwell

**APPLICATION FOR PERMIT**  
**SAN JOAQUIN LOCAL HEALTH DISTRICT**  
 1601 E. HAZELTON AVE., STOCKTON, CA  
 Telephone (209) 466-6781  
**PERMIT EXPIRES 1 YEAR FROM DATE ISSUED**  
 (Complete in Triplicate)

**RECEIVED**

FEB 14 1988



**CITY OF LODI**  
 PUBLIC WORKS DEPARTMENT

Application is hereby made to the San Joaquin Local Health District for a permit to construct and/or install the work herein described. This application is made in compliance with San Joaquin County Ordinance No. 549 for sewage or No. 1862 for well/pump and the Rules and Regulations of the San Joaquin Local Health District.

Job Address 2505 W. Turner Rd City Lodi Lot Size 2.2 AC +/- PM

Owner's Name Kristin Cromwell Address 2505 W. Turner Rd. Phone 334-6988

Contractor Owner-Builder Address same as above License No. \_\_\_\_\_ Phone \_\_\_\_\_

TYPE OF WELL/PUMP:  NEW WELL  WELL REPLACEMENT  DESTRUCTION   
 PUMP INSTALLATION  SYSTEM REPAIR  OTHER

DISTANCE TO NEAREST: SEPTIC TANK \_\_\_\_\_ SEWER LINES \_\_\_\_\_ DISPOSAL FLO. \_\_\_\_\_ PROP. LINE \_\_\_\_\_  
 FOUNDATION \_\_\_\_\_ AGRICULTURE WELL \_\_\_\_\_ OTHER WELL \_\_\_\_\_ PITS/SUMPS \_\_\_\_\_

INTENDED USE:  Industrial  Domestic/Private  Public  Irrigation  
 TYPE OF WELL:  Open Bottom  Gravel Pack  Other  
 PROBLEM AREA:  Manreca  Tracy  Delta  Eastern  
 CONSTRUCTION SPECIFICATIONS: Dia. of Well Excavation \_\_\_\_\_ Dia. of Well Casing \_\_\_\_\_  
 Type of Casing \_\_\_\_\_ Specifications \_\_\_\_\_  
 Depth of Grout Seal \_\_\_\_\_ Type of Grout \_\_\_\_\_  
 Surface Seal Installed by \_\_\_\_\_  
 Repair Work Done  Type of Pump \_\_\_\_\_ H.P. \_\_\_\_\_ State Work Done \_\_\_\_\_  
 Well Destruction  Well Diameter \_\_\_\_\_ Sealing Material (top 50') concrete  
 Depth \_\_\_\_\_ Filler Material (Below 50') \_\_\_\_\_

A?

2-11-87 Turner

TYPE OF SEPTIC WORK: NEW INSTALLATION  REPAIR/ADDITION  DESTRUCTION  (No septic system permitted if public sewer is available within 200 feet.)

Installation will serve: Residence \_\_\_\_\_ Commercial \_\_\_\_\_ Other \_\_\_\_\_ done 7-2-87 (see below)

Number of living units: \_\_\_\_\_ Number of bedrooms: \_\_\_\_\_  
 Character of soil to a depth of 3 feet: \_\_\_\_\_ Water table depth: \_\_\_\_\_

SEPTIC TANK: Type/Mfg concrete Capacity 1000 gal No. Compartments \_\_\_\_\_  
 PKG. TREATMENT PLT.  Method of Disposal \_\_\_\_\_

Distance to nearest: Well \_\_\_\_\_ Foundation \_\_\_\_\_ Property Line \_\_\_\_\_

LEACHING LINE:  No. & Length of lines \_\_\_\_\_ Total length/size \_\_\_\_\_  
 FILTER BED:  Distance to nearest: Well \_\_\_\_\_ Foundation \_\_\_\_\_ Property Line \_\_\_\_\_

SEEPAGE PITS:  Depth \_\_\_\_\_ Size \_\_\_\_\_ Number \_\_\_\_\_  
 SUMPS:  Distance to nearest: Well \_\_\_\_\_ Foundation \_\_\_\_\_ Property Line \_\_\_\_\_

DISPOSAL PONDS:

I hereby certify that I have prepared this application and that the work will be done in accordance with San Joaquin county ordinances, state laws, and rules and regulations of the San Joaquin Local Health District

Home owner or licensed agent's signature certifies the following: "I certify that in the performance of the work for which this permit is issued, I shall not employ any person in such manner as to become subject to workman's compensation laws of California." Contractor's hiring or sub-contracting signature certifies the following: "I certify that in the performance of the work for which this permit is issued, I shall employ persons subject to workman's compensation laws of California."

The applicant must call for all required inspections. Complete drawing on reverse side

Signed X Kristin Cromwell Title: Owner-Builder Date: 5-29-87

**FOR DEPARTMENT USE ONLY**

Application Accepted by Ted Nagard Date 5-29-87 Area 17

Pre or Grout Inspection by \_\_\_\_\_ Date \_\_\_\_\_ Final inspection by Ted Nagard Date 7-2-87

Additional Comments: Septic Tank destroyed 5-29-87 - W

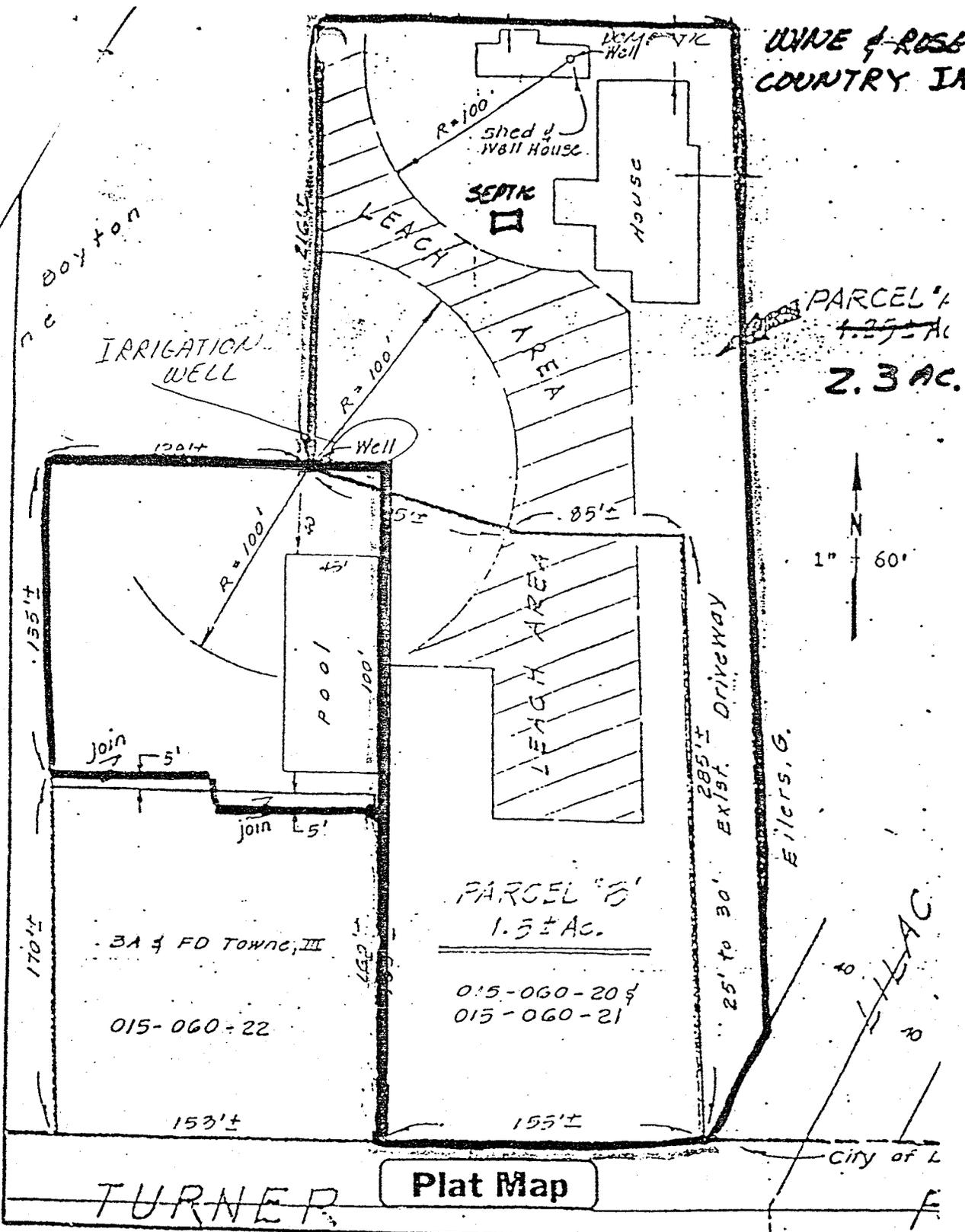
Stockton 466-6781  Lodi 369-3621  Manteca 823-7104  Tracy 835-8385  
 Applicant - Return all copies to: Environmental Health Permit/Services 1601 E. Hazelton Ave., P.O. Box 2009, Stk., CA 95201

• EH 13-24 (REV. 11-85)  
 EH 14-28

FEE INFO	AMOUNT DUE	AMOUNT REMITTED	CK # CASH	RECEIVED BY	DATE	PERMIT NO.
	\$ 70.00	\$ 70	check 1687	T-M	5-29-87	87-2622

**THE REPRODUCTION OF THIS DOCUMENT CANNOT BE IMPROVED DUE TO THE CONDITION OF THE ORIGINAL**

WINE & ROSES  
COUNTRY INN



Prepared by Baumbach & Dinger Civil Engineers Fall, Nov 1977

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CONDITION OF THE ORIGINAL

Wine & Roses Country Inn  
Victorian Rose Restaurant  
2505 West Turner Road  
Lodi, California 95242  
(209) 334-6988

Del G. Smith  
Kristin I. Cromwell

March 1, 1988

Lodi City Council,

The Wine & Roses Country Inn is requesting to be put on the agenda of the Lodi City Council to ask for an extension of one year to complete our offsite improvements.

We have entered into an agreement with the Lodi City Public Works to be complete with the offsite when our bond expires June 17, 1988, or they will close us down. We have just received back our bids to do said work, with the lowest bid at \$43,000.00.

This project has taken two years longer at three times our original estimate. It has been a very difficult project. We have not asked for nor expected any special favors. Although the city could have been a little more helpful in allowing us access to tie in our utilities 15 feet into Woodhaven Drive, when it was being unstalled. Instead we had to go 400 feet to Turner Road, at an additional cost of \$50,000.00

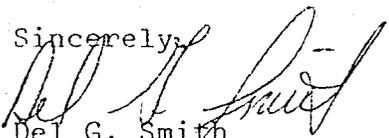
Our borrowing power at this time is exhausted. We need time to financially get on our feet. We realize and except the responsibility that these offsite utilities are our responsibility as part of the development of this parcel.

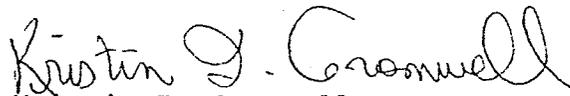
We feel that at this time to install utilities to accommodate a subdivision That 70% of the people of Lodi voted NO to is ridiculous. We have met all fire dept. and site requirements. We have parking on site to accommodate ail of our patrons, therefore thier will be no offsite parking.

We have preserved a very important part of Lodi's heritage that all of Lodi will be proud of. We hope you will understand cur situation and allow us to do business for one year to financially prepare for these improvements.

Thank you for your consideration.

Sincerely,

  
Del G. Smith

  
Kristin I. Cromwell

RECEIVED

1988 MAR -1 PM 3:36

ALICE H. REIMCHE  
CITY CLERK  
CITY OF LODI

Wine & Roses Country Inn  
Victorian Rose Restaurant  
2505 West Turner Road  
Lodi, California 95242  
(209) 334-6988

Del G. Smith  
Kristin I. Cromwell

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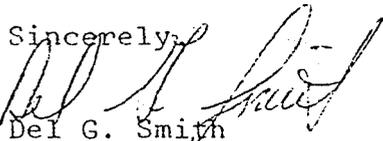
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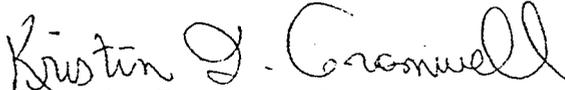
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Thank you for your consideration.

Sincerely,

  
Del G. Smith

  
Kristin I. Cromwell

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EXHIBIT C

1988 MAR -1 PM 3:36

ALICE H. REBACHE  
CITY CLERK  
CITY OF LODI

MEMORANDUM, City of Lodi , Public Works Department

TO: City Manager  
City Council

FROM: Public Works Director

DATE: March 14, 1988

SUBJECT: Agenda Item K-2

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This is a chronological listing of correspondence regarding offsite improvements at the Wine and Roses Country Inn. Attached are copies of some of the correspondence.

January 23, 1985 Letter to San Joaquin County, cc: K. Cromwell  
re: Street Standards, Dedication, Storm Drainage

February 28, 1985 Letter to K. Cromwell  
re: Drainage, Offsite Engineering

March 22, 1985 Letter to Dillon Engineering, cc: K. Cromwell  
re: Extension of Sanitary Sewer & Water

June 7, 1985 Letter to San Joaquin County Planning, cc: K. Cromwell  
re: Installation of Utilities

July 11, 1986 Letter to K. Cromwell  
re: Offsite Improvements

October 6, 1986 Letter to G.E. Robison from K. Cromwell  
re: Deferment of Improvements

\*October 17, 1986 Letter to K. Cromwell  
re: Answer to above request, recap of requirements  
"The offsite improvements must be installed prior  
to occupancy of the new building."

November 13, 1986 Letter from K. Cromwell to City Council  
re: Request for Deferment

\*November 26, 1986 Memo to City Council, cc: K. Cromwell  
re: Request for Deferment

End of November Request withdrawn by K. Cromwell

\*December 11, 1986 Letter to K. Cromwell  
re: Enclosed Paperwork for Development

\*Copy attached

City Manager/City Council  
March 14, 1988  
Page 2

June 26, 1987 Letter to K. Cromwell  
re: Return of Executed Copy of Development Agreement

\*January 14, 1988 Letter from K. Cromwell  
re: Request for Deferment of Utilities

\*January 22, 1988 Letter to K. Cromwell  
re: Allowing Occupancy Prior to Completion of Offsite  
Improvements

February 2, 1988 Letter- returned with acknowledgement

These do not take into account numerous discussions by phone and at the front counter with K. Cromwell and Del Smith, both together and separately.

\*Copy attached

CITY COUNCIL

EDWARD M. REID, Mayor  
EVELYN M. OLSON  
Mayor Pro Tempore  
DAVID M. HINCHMAN  
JAMES W. PINKERTON, Jr.  
JOHN R. (Randy) SNIDER

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
CALL BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209)334-5634

THOMAS A. PETERSON  
City Manager  
ALICE M. REIMCHE  
City Clerk  
RONALD M. STEIN  
City Attorney

October 17, 1986

Kris Cromwell  
Wine and Roses Country Inn  
2505 W. Turner Road  
Lodi, CA 95240

SUBJECT: Development @ 2505 W. Turner Road

This letter is in answer to your written request of October 6, 1986 to defer the requirement of a bond guaranteeing offsite improvement construction for your development.

As discussed several times earlier and as described in my attached letter of July 11, 1986, development standards include a development agreement with some type of bond or other acceptable guarantee covering installation of all offsite improvements. This is a City Council policy and cannot be deferred by staff. Any request for a change, variance, or deferment should be addressed to the City Council. You should be aware that in the past, deferments of construction have been granted only in those cases where it is in the City's best interest to do so or the improvements would not be of use. I know of no deferments of bonding requirements.

Because of new construction in the area and annexation since some of our earlier discussions and letters, I have recapped the requirements of the Public Works Department.

If you desire City water service prior to issuance of a building permit:

1. Pay for water meter, cost dependant upon size. 1" = \$95, 1-1/2" = \$225, 2" = \$325.
2. Pay \$948.75 for your share (1/2 of an 8" main) of that portion of the 10" water line recently installed along the Turner Road frontage of your property.
3. Have a registered engineer design, and a licensed contractor install, a 10" water main across the remaining frontage of your property. This may require a fire hydrant installation. The City will pay for a portion of the work.
4. Obtain a permit and abandon your existing well in conformance with requirements of the County Health Department.
5. Pay engineering fees in the amount of 31 of the estimated cost of the above.

If you desire City sewer service prior to issuance of a building permit:

1. Pay \$1,034 for your share (1/2) of that portion of the sanitary sewer line recently installed along the Turner Road frontage of your property.
2. Pay connection fees based on the number of Sewage Service Units (S.S.U.) connected. This is your "buy-in" cost of the existing treatment plant. Fees are \$290 per S.S.U. Attached is a chart showing how the number of S.S.U.s are established.
3. Have a registered engineer design, and a licensed contractor install, a 6" sanitary sewer across the remaining frontage of your property. This will probably require a manhole at the western end of the extension.
4. Abandon the existing sewer septic tank in conformance with local codes.
5. Pay engineering fees in the amount of 3% of the estimated cost of the above.

If you desire storm drain service prior to issuance of a building permit:

1. Pay standard storm drain fees for the property of \$10,416 (2.1 acres).
2. Have a registered engineer design, and a licensed contractor install, a 12" drain across the remaining frontage of your property and a service into your property. This would require a manhole at the point where your service is connected. The City would reimburse you 48.50 per foot for the 12" storm drain.
3. Pay engineering fees in the amount of 3% of the estimated cost of the above.

If you wish to take out a building permit with a valuation in excess of \$12,900, the following requirements must be met prior to the issuance:

1. All of the above.
2. Have a registered engineer design, and a licensed contractor install, curb, gutter, sidewalk, street lights, and street compaction and paving along your Turner Road frontage.
3. Pay engineering fees in the amount of 3% of the estimated cost of the above.
4. Enter into an agreement with the City regarding the above items, provide evidence of insurance naming the City as additional insured, and provide improvement security (surety bond, cash, instrument of credit, or certificate of deposit

with assignment) in the amount of 150% of estimated cost of above improvements. The offsite improvements must **be** installed prior to occupancy of the new building.

5. Provide all necessary right of way or easement dedications.

These requirements **do** not include the requirements of any other departments. It is highly recommended that you discuss your development in detail with the Utility, Fire, and Community Development Departments.

**Should** you have any questions, contact me at any time.



G.E. Robison  
Assistant City Engineer

GER/ma

cc: Building Division  
Community Development Department  
Fire Department  
Utility Department  
Water/Wastewater Superintendent

July 11, 1966

Kris Crowell  
Wine & Roses Country Inn  
2505 West Turner Road  
Lodi, CA 95240

SUBJECT: Off-Site Improvement at Wine & Roses Country Inn

Prior to the issuance of a building permit for the Wine & Roses Country Inn, plans for the offsite improvements at this location will be needed. Also, prior to the issuance of the building permit, a development agreement must be executed. The agreement requires a faithful performance and labor and materials guarantee to cover the installation of the required improvements. These improvements include curb, gutter, sidewalk, paving and water and sewer and storm drain extensions.

Under the terms of the agreement, the developer has one year in which to complete these offsite improvements. The agreement also requires general comprehensive liability insurance.

If you have any questions or need additional information, please contact me.

Sincerely

C. E. Robison  
Assistant City Engineer

GER/SB/ns

cc: Stockton Mortgage  
Attn: Jim Saunders

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IMPROVED DUE TO THE  
CONDITION OF THE ORIGINAL



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## COUNCIL COMMUNICATION

TO : City Council  
FROM : City Manager  
MEETING DATE: December 3, 1986  
AGENDA TITLE: Request for Deferment of Development Requirements,  
Wine & Roses Country Inn, 2505 W. Turner Road

RECOMMENDED ACTION: That the City Council review the request of Wine & Roses Country Inn owner Kris Cromwell and take whatever action it deems appropriate.

BACKGROUND INFORMATION: The Public Works Department was first in contact with the owners prior to the annexation of the property and have informed them on a number of occasions what the City requirements were. Since the annexation, many additional discussions have taken place, as well as letters written, covering various aspects of development including requirements. On October 6, 1986, a proposal was submitted by the owners requesting a deferment of bonding and design engineering and the related costs. The department's reply to their request was that staff did not have the authority to grant such a request and it would have to be directed to the City Council. Our reply again recapped all of the City requirements. (See Exhibit A.)

More recently, the owners have requested, by letter dated November 14, 1986 (Exhibit B), that offsite improvements be postponed for one year and that they not be required to pay storm drainage fees.

Staff met with Del Smith, representing the owners, on Friday, November 21st, and discussed at some length their letter and specific request. It was our understanding that they will be putting up the necessary guarantee for the offsite construction and that they intend to make all necessary offsite improvements during the summer of 1987. As a consequence, no postponement of improvements is necessary.

The owners do feel that the storm drainage fees should not be applicable to this development since they have large landscaped and grassed areas and presently plan to keep all run-off on the parcel and not use our storm drain system. Refer to Exhibit C for their proposed development plan. The roads are built up to ensure that they stay dry, and drainage from the rear built up area is being piped to the low central area for storage and disposal using dry wells. However, should the owners wish to connect their drainage to the City system due to on-site problems, they would be able to tie into our storm drain system at any time. It should be noted that this tie would be required should a nuisance be created on-site.

APPROVED :

THOMAS A. PETERSON, City Manager

FILE YO.

City Council  
December 3, 1986  
Wine & Roses Country Inn  
Page 2

This department's position is that storm drainage fees are applicable since the entire area is now being used. Residential homes pay the same fee and, in many cases, drainage on the rear of the lot has no way of getting to the street for disposal. The "RCA" building across the street paid drainage fees, as do all schools and planned unit developments where large areas are typically in lawn or landscaping. A copy of Resolution Nos. 3618 and 4394 and the guidelines (revised 9/2/86) reviewed with Council earlier this year are enclosed for Council's information as Exhibits D, E, and F, respectively. Master drainage and intract fees for this development amount to 510,416.00. Based on the guidelines, a reduction of 10,000 square feet was made for the existing structure which remains.

It would seem to be setting a dangerous precedent if all or a portion of the area were excused from paying drainage fees only because they were not tying to our drainage system at the time of initial development. It is therefore the department's recommendation to the Council that the request to excuse the storm drainage fees be denied. If the Council wishes to approve the request, it is felt that the City drainage resolutions and guidelines should first be revised.

Jack i. Ronsko  
Public Works Director

JLR/GER/m

Attachments

cc: Kris Cromwell

CITY COUNCIL

FRED M. REID, Mayor  
EVELYN M. OLSON  
Mayor Pro Tempore  
DAVID M. HINCHMAN  
JAMES W. PINKERTON, Jr.  
JOHN R. (Randy) SNIDER

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
CALL BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634

THOMAS A. PETERSON  
City Manager

ALICE M. REIMCHE  
City Clerk

RONALD M. STEIN  
City Attorney

December 11, 1986

Kris Cromwell  
2505 W. Turner Road  
Lodi, CA 35242

SUBJECT: Wine & Roses Country Inn

Enclosed are documents covering the development of the Wine & Roses Country Inn. Prior to issuing the building permit and signing the improvement plans for this development, we will need the following items:

1. Two (2) copies of the Development Agreement.
2. Payment of the enclosed bill.
3. Certificate of Insurance as outlined in the Development Agreement, with the Additional Insured Endorsement form attached.
4. Improvement Security - Faithful Performance and Labor and Materials Bonds in the amounts shown on the Cost Estimate for Improvement Security. If you would like to use some other type of guarantee, please contact me. We will prepare the necessary forms.
5. Return of the Grant Deed and Easement Deed signed by the legal owner(s). The second copies are for your records.

If you have any questions contact me.

Sincerely

Sharon Blaufus  
Administrative Assistant

Enclosures

SB/cag

Wine & Roses Country Inn  
2505 West Turner Road  
Lodi, California 95242

**RECEIVED**

JAN 14 1988



**CITY OF LODI**  
PUBLIC WORKS DEPARTMENT

January 14, 1988

City of Lodi  
Public Works Department  
221 W. Pine Street  
Lodi, California 95240

Attn: Jack Ronsko

Dear Jack

It has just come to our attention that our off-site improvements (150' walk and roadway, 90'-10" storm drain, 90'-10" water main, 90'-8" sewer) must be completed before a permit to conduct business will be issued. It was our understanding we had until June 1st to complete the work, at which time our bond we have set in place will expire. Our financial and construction arrangements have been directed toward that date of completion. We have been told that these types of street projects are best constructed in the dryer months, therefore it being winter we have not rushed to complete them.

We feel there is no safety risk to the public by opening the Inn as it is. We have met all the Fire Dept. regulations, and our on-site parking will accommodate all business and employee parking. We were planning to open the Inn by the 1st of Feb. Our financial arrangement to pay for these off-site improvements require that our Inn is open and operating. This project has taken a year longer and at three times the cost than we had originally planned. If we would have known it was to be this tough we would have never started, for the fear of failing. We have been battling 3 1/2 yrs. non-stop and these off-site improvements are our last hurdle.

We will be receiving our off-site bids by Jan. 30, and plan to begin construction by the 1st of April. We are anxious to get the work completed, (150' walkway and roadway, 90' storm drain with basin). It will give us a much cleaner street appearance. This has really caught us by surprise and we hope that you can work with us on this. It would only be 4 1/2 months until these requirements are completed.

We would also like to know if it is possible to defer the 90'-10" water line and 90'-8" sewer line, until it would be necessary for future subdivisions to our west. According to the people of Lodi in the Nov. election, it will be quite some time before those lines will become necessary due to the no growth opinion of Lodi voters.

Thank you for your consideration in this matter. Also special thanks and support you have given us through this project.

Sincerely,

*Kris Cromwell & Del Smith*

Kris Cromwell and Del Smith

CITY COUNCIL

EVELYN M. OLSON, Mayor  
JOHN R. (Randy) SNIDER  
Mayor Pro Tempore  
DAVID M. HINCHMAN  
JAMES W. PINKERTON, II  
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
CALL BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209)334-5634  
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THOMAS A. PETERSON  
City Manager  
ALICE M. REIMCHE  
City Clerk  
RONALD M. STEIN  
City Attorney

January 22, 1988

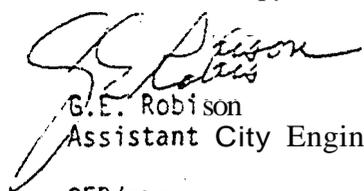
Kris Cromwell  
Fino & Roses Country Inn  
2505 West Turner Road  
Lodi, CA 95242

SUBJECT: Wine & Roses Country Inn

This letter is in answer to your request to the City to allow you to occupy your new premises prior to completion of the offsite improvements. As you are aware from our earlier discussions, it is the City's policy to have most, and preferably all, offsite improvements completed prior to any occupancy. In consideration of the time of year which makes street construction difficult at best; your completion of the water main, thus providing proper fire protection, and the bond guaranteeing the remainder of the improvements, the Public Works Department is granting temporary occupancy with the following understanding:

1. A copy of the Certificate of Abandonment for your old well shall be furnished to the City prior to occupancy.
2. Bids are to be taken now so that work can start as early as possible in the spring.
3. Construction will start as soon as the weather breaks.
4. Construction is to include all improvements shown on the plans for the work, including extension of sewer, water and storm drainage.
5. If work is not completed by June 17, 1988 as specified in the Development Agreement, all use of the new facilities shall cease until the improvements are complete.

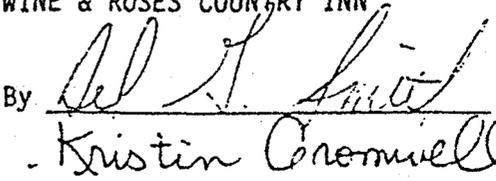
We trust you will find these conditions acceptable and will enable you to proceed with the grand opening. If you agree, please sign and return one copy.

  
G.E. Robison  
Assistant City Engineer

GER/cag

Enclosure

WINE & ROSES COUNTRY INN

By  2-2-88  
Kristin Cromwell