

CITY COUNCIL MEETING

June 3, 1981

00E-434  
00-416

434

Continued June 3, 1981

EXTENSION OF  
DEVELOPMENT  
AGREEMENT FOR  
LAS CASITAS  
UNIT #1  
APPROVED

Council received a copy of a letter from the Hawaii and San Francisco Investment Company asking for a time extension for the Development Agreement for Las Casitas, Unit No. 1 and the reasons for their request. No work has commenced as of May 28, 1981, and improvements are supposed to be completed by June 1, 1981. Under the development agreement, the City Council may unilaterally extend the time for completion of the improvements; however, it is felt that the City should also receive acceptance of the Surety to insure the continuation of improvement guarantees provided by the developers.

COUNCIL APPROVED A TIME EXTENSION OF ONE YEAR FOR THE DEVELOPMENT AGREEMENT FOR LAS CASITAS, UNIT NO. 1, AND AUTHORIZED THE CITY ATTORNEY TO PREPARE A LETTER AGREEMENT WITH THE DEVELOPERS TO BE EXECUTED BY THE CITY MANAGER AND CITY CLERK, ALL SUBJECT TO ACCEPTANCE BY THE SURETY.



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

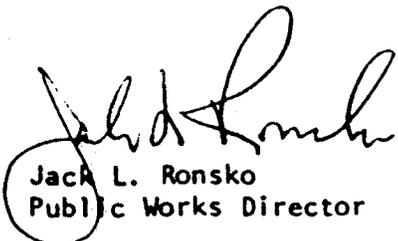
## COUNCIL COMMUNICATION

**TO:** City Council  
**FROM:** City Manager  
**DATE:** May 28, 1981  
**SUBJECT:** Extension of Development Agreement for Las Casitas Unit #1

**RECOMMENDED ACTION:** That the City Council approve a time extension of one year for the Development Agreement for Las Casitas, Unit No. 1, and authorize the City Attorney to prepare a Letter Agreement with the Developers to be executed by the City Manager and City Clerk, all subject to acceptance by the Surety.

**BACKGROUND INFORMATION:** Attached is a copy of a letter received from Hawaii & San Francisco Investment Co. asking for a time extension and the reasons for their request. No work has commenced as of this date, and improvements are supposed to be completed by June 1, 1981. Under paragraph 5 of the development agreement, the City Council may unilaterally extend the time for completion of the improvements, however, it is felt that we should also receive acceptance of the Surety to insure the continuation of improvement guarantees provided by the developers.

There appears to be no reason that the time extension not be granted, and we are recommending City Council approval.

  
Jack L. Ronsko  
Public Works Director

cc: Glen Baumbach  
John H. Johnson

Attach.

APPROVED:

HENRY A. GLAVES, City Manager

FILE NO.

# HAWAII & SAN FRANCISCO INVESTMENT COMPANY

107 JACKSON STREET (415) 886-4600

P. O. BOX 3336

HAYWARD, CALIFORNIA 94540

CONTRACTORS LICENSE NO. 171788

May 13, 1981

City of Lodi  
City Hall, 211 West Pine Street  
Lodi, CA 95240

ATTENTION: G. E. Robison

RE: Las Casitas Unit #1

Dear Mr. Robison:

Please consider this letter our request for a 12-month extension of time in which to complete the subdivision improvements for the above referenced project. Construction of the project was not possible due to adverse economic conditions and excessively high interest rates.

At this time it would be difficult to establish a schedule for construction in as much as we cannot anticipate how soon favorable economic conditions will occur. It is our intent and desire to begin the project within the next 12 months. Once a firm starting date can be established, we will contact you immediately.

Your granting of this request will greatly be appreciated. Please contact me concerning the procedure and documents you will require concerning this request for extension.

Very truly yours,

HAWAII & SAN FRANCISCO  
INVESTMENT COMPANY

  
John H. Johnson  
President

JHJ/cjh

cc: Glenn Baumbach

**RECEIVED**

MAY 15 1981



**CITY OF LODI**

PUBLIC OFFICIALS ONLY