

CITY COUNCIL MEETING

JUNE 20, 1984

CC 14 d

Page 186

LETTER RECEIVED
FROM DAUBER/
KIKUCHI RE
STORM DRAINAGE

City Clerk Reimche was directed to place on the Agenda for the July 5, 1984 Council meeting, the request received from Dauber and Kikauchi, 617 South Lower Sacramento Road, Suite 1, Lodi, regarding their Lower Sacramento Road Office Development in which they propose an agreement with Temple Baptist Church to jointly utilize their existing storm drainage basin.

DAUBER/KIKUCHI INC.
LAND PLANNING • LANDSCAPE ARCHITECTURE

RECEIVED

1984 JUN 19 AM 9:16

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

June 18, 1984

City Council
City Clerk Alice M. Reimche
City Hall
P. O. Box 320
Lodi, CA 95241

Dear Alice,

I would like to have an item placed on the June 20th City Council Agenda regarding our Lower Sacramento Road Office development located on the northwest corner of Lower Sacramento Road and Tokay Street. The item is in regards to our storm drainage system for which we propose to have an agreement with Temple Baptist Church and would jointly utilize their existing storm drainage basin for a proposed 10-year time span subject to renegotiation after then.

We feel that this solution to our storm drainage would be the most viable due to the impact a storm drainage pond would have on our small parcel of property.

As indicated by City staff (Jack Ronsko, Public Works Director), I was informed that it would take a City Council action to approve our concept on the sharing of the Temple Baptist Church storm drainage basins.

We are aware of the City of Lodi Design Standards regarding private ponds serving multiple parcels and the condition placed on the Temple Baptist annexation requiring terminal drainage.

However, due to our circumstances, we feel that our proposed solution will still be the best possible solution. Exactly what we propose is to enter into an agreement with Temple Baptist Church to handle all the on- and off-site storm drainage in regard to developing our property. This specifically is the new proposed section of Tokay Street and west side of Lower Sacramento Road in front of our parcel and our 1.1 acre parcel which we propose to develop into our personal offices.

DWIGHT W. DAUBER • STEVEN J. KIKUCHI

617 S Lower Sacramento Rd, Suite 1 • Lodi, California, 95240 • (800) 369 5474

Our engineer and the church's engineer concur that the amount of water we propose to put into the Temple Baptist Church's basin, the storm basin will more than adequately hold.

We propose this solution to our drainage situation due to the fact that we are proposing to install Tokay Street which presently does not touch our property and would not normally be our responsibility. In fact, it would be the Church's responsibility under most normal circumstances and their pond initially was designed to handle Tokay Street water.

Since we propose to develop first, we offered to put in Tokay Street and since we are developing first we ended up with that additional water on our 1.1 acre parcel which caused our proposed drainage pond on our property to become quite large and very deep; 16 feet deep to be exact. So, in light of this huge basin, we propose to jointly use the Church's existing basin. We feel this will be the most viable answer to this problem.

We feel that the storm drainage basin on the Temple Baptist's property is more than adequate to handle our 1.1 acre parcel and we have already planned for future connections to the City's future drainage system. Also, the Church's basin is well maintained and is much like the City's own drainage ponds in design.

We would like to request a waiver of the City's design criteria on private ponds serving multiple parcels and the condition placed on the Temple Baptist annexation regarding terminal drainage.

Thank you,



Steven J. Kikuchi
(Property Owner)

SJK/kaś

CC: Temple Baptist Church
Wayne West
City of Lodi
Jack Ronsko

P.S. I will be out of town on June 20th, but would appreciate being put on the agenda with a decision to be rendered at the next City Council meeting. Thank you.

CITY COUNCIL

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

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
POST OFFICE BOX 320
LODI, CALIFORNIA 95241
(209) 334-5634

HENRY A. GLAVES, Jr.
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

June 22, 1984

Steven J. Kikuchi
Dauber & Kikuchi, Inc.
617 S. Lower Sacramento Rd., Suite 1
Lodi, CA 95240

Dear Steven:

Please be advised that your June 18, 1984 letter regarding your property, located on the northwest corner of Lower Sacramento Road and Tokay Street, in regards to the Storm Drainage System for which you proposed to have an agreement with the Temple Baptist Church, which would allow you to jointly utilize their existing storm drainage basin for a proposed 10 year time span subject to renegotiations after that period, was presented to the Lodi City Council at its regular meeting of June 20, 1984. Following receipt of this letter, the City Council directed that the matter be placed on the agenda for the Thursday, July 5, 1984 regular meeting of the Council.

I am enclosing a copy of a letter that we received from Temple Baptist Church regarding this matter.

Please be advised that the new time for the City Council meetings is at 7:30 p.m.

Should you have any questions regarding this matter please do not hesitate to call.

Very truly yours,

Alice M. Reimche
Alice M. Reimche
City Clerk

AMR:jj
Enc.

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LAND PLANNING • LANDSCAPE ARCHITECTURE

RECEIVED

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ALICE H. REIMCHE
CITY CLERK
CITY OF LODI

June 18, 1984

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City Hall
P. O. Box 320
Lodi, CA 95241

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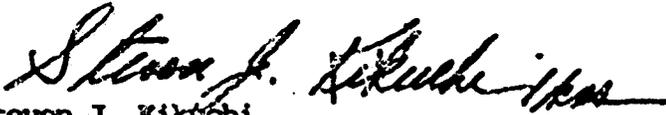
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Thank you,


Steven J. Kikuchi
(Property Owner)

SJK/ka's
CC: Temple Baptist Church
Wayne West
City of Lodi
Jack Ronsko

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Temple Baptist Church

75 NORTH CRESCENT AVENUE
LODI, CALIFORNIA 95240
TELEPHONE (209) 369-1948



June 14, 1984

City of Lodi
Department of Public Works
City Hall
Lodi, CA 95241

ATTENTION: Mr. Jack Ronsko

Gentlemen:

Temple Baptist Church has in recent weeks, discussed the use of the temporary drainage basin on our property for the proposed Dauber-Kikuchi Development at Tokay Street and Lower Sacramento Road. Recently, however, we have been reminded of certain restrictions on the use of the drainage pond which were included as conditions for annexation of the Temple Baptist Church property into the City.

The Church has taken the position of cooperating with the proposed Development by Dauber and Kikuchi whenever possible. However, the Church does not wish to bear the cost of upgrading our drainage ponds to terminal facilities in accordance with the City of Lodi standards. Therefore, we respectfully request that the City Council waive this condition for the proposed new development by Dauber and Kikuchi. Temple Baptist Church is also willing to enter into a reasonable agreement that would clearly define maintenance responsibilities of the parties involved.

Thank you for your consideration in this matter. Please let us know if you should need any additional information.

Very truly yours,

Wayne West
Wayne West
Church Moderator

WW:lt

C.C. to Dauber & Kikuchi

RECEIVED

JUN 18 1984



CITY OF LODI
PUBLIC WORKS DEPARTMENT

"Reaching Out & Building Up"

DR. KENNETH L. FISCHER - PASTOR
ERNIE ROGALSKI - ASSOCIATE PASTOR

PAUL MCNEFF - MINISTER OF MUSIC
TODD CAPEN - YOUTH DIRECTOR
REUBEN NUSS - DIRECTOR OF DEVELOPMENT

STEVEN OPP - MINISTER OF CHILDREN'S ACTIVITIES
HERBERT LATTIN - MINISTER OF VISITATION
EDWARD WILD - DIR. OF CHURCH BUSINESS AFFAIRS