

CITY COUNCIL MEETING  
AUGUST 6, 1986

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REQUEST OF JAMES L.  
EHLERS RE PLANTED  
AREA FOR LELAND  
ACRES

CC-46

Mr. James L. Ehlers, 2131 Jerry Lane, Lodi, addressed the Council regarding a letter he had directed to the Council regarding a proposed planted area for Leland Acres. A lengthy discussion followed with questions being directed to Staff and to Mr. Ehlers.

RECEIVED

July 23, 1986

1986 JUL 23 PM 4:03

ALICE M. REIMCHE  
CITY CLERK  
CITY OF LODI

Mr. David Hinchman, Mayor, and the  
Lodi City Council Members Respectively  
CITY OF LODI  
221 W. Pine Street  
Lodi, CA 95240

Copy of this document forwarded

7-23-86 to

- Council Member Hinchman
- Council Member Green
- Council Member Peterson
- Council Member Ruff
- Council Member Snider
- City Manager Peterson

Re: Leland Acres Subdivision

Dear Mayor & City Council Members:

As you are all aware, over the past ~~fourteen~~ <sup>other</sup> months, I was fortunate enough to have had the opportunity of developing Leland Acres Subdivision located on the South-east Corner of Lodi Avenue and Lower Sacramento Road.

The situation at hand with this particular property is the portion of ground between the back of walk and the brick wall (see blueprint).

After the walkways and the wall had been placed, the obvious thought was how could we add a small touch of greenery to the appearance, and yet do it with the thought of low maintenance as our main objective.

WATER

- 1) Where to hook up?
- 2) Who will be responsible to pay for the water if we meter water in Lodi some day?
- 3) Maintenance of the pipe, two valves and two timers if broken or worn out?

Solutions:

- 1) Lots #1 and #8 have been designated for the hook-up points for water. The valves and timer will be located directly behind the brick wall by the entry of the cul-de-sac.
- 2) The owners of Lots #1 and #8 will be responsible for the cost of water if metered some day in Lodi.
- 3) Lots #1,2,3,4 & 8 have portions of pipe for this irrigation system on their property and will be responsible to replace or repair any portion of this system which falls on their property if it was not operating for any reason.

This understanding between the buyers of these particular lots will be specifically stated in writing a memorandum to their title instructions which they will sign and date at the time of securing a deposit to open escrow, along with signing the receipt of Public Report and the Real Estate Contract and receipt for deposit. This memorandum will be repeatedly signed and dated by the buyers upon the closing of escrow.

#### PLANTS

- 1) Using tree or plant which would not grow more than 3 feet in diameter, have a non-active root system to avoid problems with cracking the cement, be hardy to withstand direct sunlight and be as maintenance free as possible (no trimming, leaves, etc.).

#### Solution:

- 1) The Nandina Domestica (Heavenly Bamboo) Plant. This plant grows to approximately 4 to 5 feet in height and not more than 3 feet in diameter. This plant is very slow growing, has a very non active root system, is very hardy and completely maintenance free, other than watering.

#### MAINTENANCE

- 1) What can we do to keep the weeds out of the beds?

#### Solution:

- 1) As you can see from the blueprint, we are prepared to pour exposed aggregate concrete throughout all the areas between the back walk and the brick wall, except for a 12" diameter hole for the plant and the irrigation system.

I am obviously open to and welcome your modification or approval of this plan. My personal goal is to provide Lodi with a more beautiful entrance into our City, with the thought of future years foremost in our planning.

Thank you for your time and consideration. I will be looking forward to hearing from you.

Sincerely,

  
JAMES L. EHLERS

JLE;bjd