

REVIEW OF
KENNEDY RANCH
DRAINAGE
PROPOSAL

Agenda item "h" - "Review of Kennedy Ranch Drainage Proposal" was introduced by City Manager Glaves. Diagrams were presented for Council's perusal.

The staff indicated that they had received a submittal from the Kennedy Ranch developers which appeared to satisfy the previous request of the City Council made on August 19, 1981 asking the developers to come back with a plan that included the ultimate basin concept. The development concept presented by staff was as follows:

A basin park would be located in the southwesterly portion of the development and designed to be part of the City's

Council further tacitly concurred with the "Buffer Concept" heretofore described.

ultimate basin requirement in the E drainage area.

The basin would be sized to handle the drainage from the proposed Kennedy Ranch development and designed and constructed such that it could be extended southerly as the property to the north or to the south developed.

The developer will construct the park basin to our current drainage basin criteria as it relates to structures, fencing, landscaping, turfing, etc.

The developer will also contract all master drain lines from the park basin to the City's existing system at Elm and Lower Sacramento and all north-south master drain lines necessary to serve future development.

The proposed master drainage facilities constructed by the developer (basin, structures and master plan lines) will be credited against the developer's required master drainage fees.

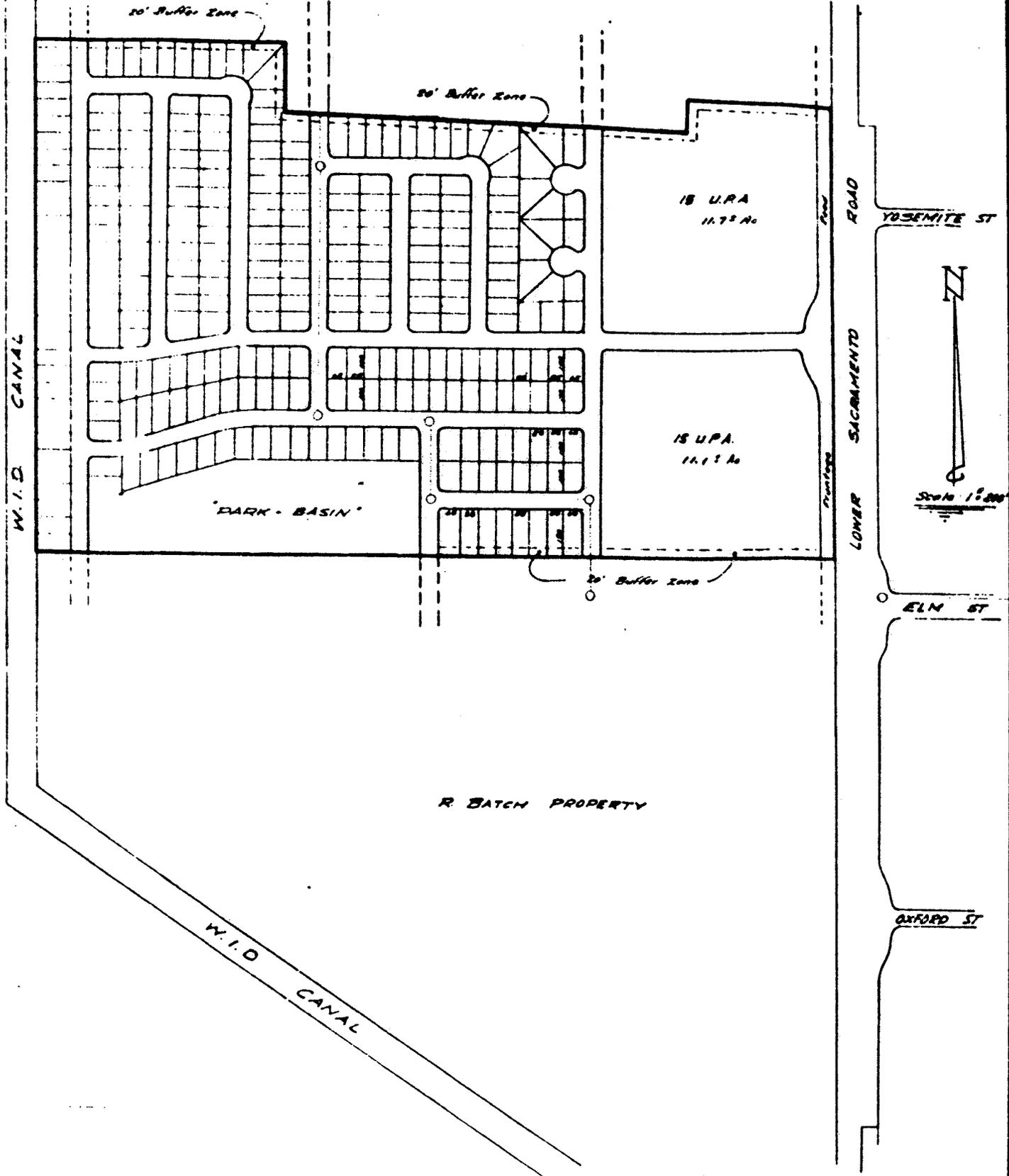
The dollars required for these master drainage facilities over and above the drainage fees will be fronted by the developer and an agreement will be entered into such that there will be a payback as other properties in the E drainage area develop.

Staff pointed out that the drainage fees for this development would be approximately \$300,000 and the master drainage facilities required would cost approximately \$500,000. Therefore, the developer would be fronting master drainage facilities in the amount of approximately \$200,000. Staff pointed out that with concept approval, an amendment would be made to the already certified EIR and that the project would be then again reviewed by the Planning Commission and the amendment to the EIR would come back to the Council for final approval.

It was also pointed out that the developer was proposing a 20-foot buffer zone on the north end along the north and south properties. This buffer zone would provide for 20 feet of additional landscaping and all lots affected by the zone would have an additional 20 feet in depth or width.

On motion of Councilman Katnich, Pinkerton second, the "Basin Concept" heretofore described was approved by the City Council.

B A TOWNE PROPERTY



R BACH PROPERTY

DESIGN BY *[Signature]* DRAWN BY *[Signature]*
 APPROVED BY *[Signature]*
 DATE 1/27/81

BAUMBACH & PIAZZA
 CIVIL ENGINEERS
 SURVEYORS

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TENTATIVE MAP
 "KENNEDY RANCH"
 Prepared for: Aladdin Realty
 Lodi, Calif

SHEET 1 OF 1
 JOB NO. 2789
 FILE NO.