

CITY COUNCIL MEETING
SEPTEMBER 3, 1986

26

REQUEST FOR
PLANTED AREA IN
LELAND ACRES
SUBDIVISION

CC-46

Council, following a report from City Attorney Stein, took no formal action regarding a request for planted areas in the Leland Acres Subdivision at West Lodi Avenue and Lower Sacramento Road.

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL

FROM: THE CITY MANAGER'S OFFICE

DATE

September 3, 1986

NO.

SUBJECT:

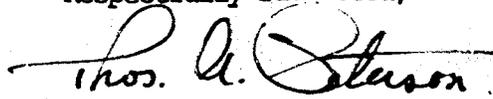
LELAND ACRES SUBDIVISION LANDSCAPING

PREPARED BY: City Manager

RECOMMENDED ACTION: None required. Information only.

BACKGROUND INFORMATION: At its last regular meeting the City Council heard a request from Mr. James L. Ehlers for permission to install landscaping in the public right-of-way adjacent to a subdivision he developed on the southeast corner of W. Lodi Avenue and Lower Sacramento Road. The matter was referred to staff. Public Works Director Jack L. Ronsko has discussed this matter with Mr. Ehlers and we believe we are making satisfactory progress. If a solution acceptable to both sides is reached, we will return to the City Council recommending approval of an appropriate agreement. Attached are copies of a letter to Mr. Ehlers suggesting several alternatives, and a memo from the Public Works Director summarizing the progress of the talks.

Respectfully submitted,



Thomas A. Peterson
City Manager

TAP/br

attachment

MEMORANDUM, City of Lodi, Public Works Department

TO: City Manager
City Council

FROM: Director of Public Works

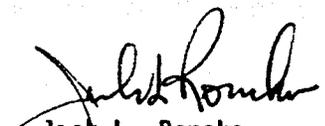
DATE: August 26, 1986

SUBJECT: Report to City Council on Landscape Proposal for Leland
Acres Subdivision

The City Council, at its last meeting of August 20, 1986, requested the staff to report back to them on the status of the request from Jim Ehlers for installing landscaping in the public right-of-way fronting Leland Acres Subdivision. For the Council's information, attached is a copy of a letter dated August 18, 1986 to Jim Ehlers outlining the conditions of the landscape installation.

Mr. Ehlers called today and indicated that he was in agreement with the maintenance proposal outlined in paragraph 1 and agreed with all of the other conditions. Mr. Ehlers also shared with me that he will be entering into a five-year maintenance agreement with a landscape contractor to ensure that the plants and groundcover planted are properly established prior to the property owners of Lots 1, 2, 3 and 8 taking over the maintenance. He indicated he would be submitting the plans to this department for approval the latter part of this week.

It therefore appears that it is in line for the City Attorney to draft the appropriate agreement as outlined in paragraph 1 of the attached letter.


Jack L. Ronsko
Public Works Director

Attachment

cc: City Attorney
Street Superintendent

JLR/ma

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

August 18, 1986

James L. Ehlers
832 South Fairmont Avenue
Lodi, CA 95240

SUBJECT: Landscape Installation at Leland Acres Subdivision

I have reviewed with my staff your landscape installation proposal and have the following comments.

1. The City of Lodi does not want to be responsible for the sprinkler system and landscape maintenance. It is recommended that the City enter into an agreement with the property owners of Lots 1, 2, 3 and 8, which would run with the land, covering the maintenance of the sprinkler system fronting and within their parcel, and the landscaping fronting their parcel. This agreement would provide a clause that if the sprinkler system and landscaping are not maintained by the property owner, it would be done by the City, after notice, and there would be a lien placed against the property. Also, in this agreement we would state that if there were any attorneys fees, the City would collect any such fees for going into court, if that became necessary.

As an alternative, you might consider the following:

- A. That you enter into an agreement with the property owners for some type of an easement maintenance agreement with a maintenance account, making the City the third party beneficiary of the agreement, so that if the maintenance is not kept up, the City could then tap this maintenance account and do the work.
 - B. A homeowners' association.
 - C. Perhaps a long term agreement between the property owners, a gardener, and with the City being a third party beneficiary of this agreement where there would be a certain amount of monies placed into an account, and that the gardener would be paid from that account to maintain the easement over a 10 to 15 year period. If the work was performed, then the City could tap that account if necessary to assure the work was done.
2. The sprinkler and landscape plan should be prepared by a landscape architect or designer and be approved by the Public Works Department.

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James L. Ehlers
August 18, 1986
Page 2

3. It is felt that the heat that would be generated from the amount of concrete under your proposed plan (all concrete except for a 12" diameter hole) would appreciably reduce the life of anything planted in such a situation. However, we would leave this up to the professionalism of the landscape architect to make this determination. Our general recommendation would be that a larger landscaped area be provided as shown on Exhibit A with ground covering planted to reduce the overall maintenance.
4. The City would not allow for the placement of black plastic, rocks, or bark in the landscaped area.
5. Since the area being proposed for landscaping was compacted as part of the sidewalk installation, considerable effort will have to be provided to loosen, breakup and condition this soil.
6. It is also recommended (and I believe your intention) to landscape the corner of Lower Sacramento Road and Lodi Avenue, and also the entrances to Leland Court. It is felt that these areas of planting would have more of an aesthetic value than what was proposed on your plan submittal.
7. Proper backflow prevention would have to be installed as part of any connection to the property owner's water service connection. The connection would be made on the property owner's side of the water meter box.

If you have any questions concerning these conditions, please contact me.

Sincerely,


Jack L. Ronsko
Public Works Director

Attachments

cc: City Manager
City Council
Street Superintendent

JLR/cag

bcc: G.E. Robison
Richard C. Prima Jr.

RECEIVED

July 23, 1986

1986 JUL 23 PM 4:03

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

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

Copy of this document forwarded

7-23-86 to:
Date

- Council Member Hinchman
- Council Member Olson
- Council Member Finnerton
- Council Member Reid
- Council Member Snider
- City Manager Peterson

Re: Leland Acres Subdivision

Dear Mayor & City Council Members:

As you are all aware, over the past ~~fourteen~~ ^{other} 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?

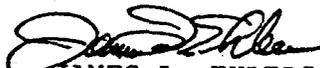
Solution:

- 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

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JAMES W. PINKERTON, Jr.
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RECEIVED

AUG 19 PM 4:06

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CITY CLERK
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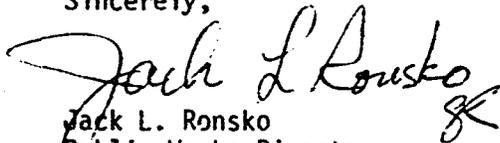
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cc: City Manager
City Council
Street Superintendent

JLR/cag



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO: City Council
FROM: City Manager
DATE: September 3, 1986
SUBJECT: Approve Agreement and Final Map for Sunwest, Unit No. 7

RECOMMENDED ACTION: That the City Council approve the final map for Sunwest, Unit No. 7, Tract No. 2049, and direct the City Manager and City Clerk to execute the subdivision agreement and map on behalf of the City.

BACKGROUND INFORMATION: Chris R. Keszler, et al., the developers of this subdivision, have furnished the City with the improvement plans, the necessary agreements, guarantees, insurance certificates, and fees for the proposed subdivision.

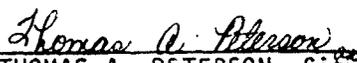
The subdivision is located south of Sunwest Unit Nos. 5 and 6 and contains 29 single-family residential lots.


Jack L. Ronsko
Public Works Director

Attachment

JLR/SB/ma

APPROVED:


THOMAS A. PETERSON, City Manager

FILE NO.



CITY OF LODI

PUBLIC WORKS DEPARTMENT

SUNWEST, UNIT NO. 7

TRACT NO. 2049

