

6/4  
Winters  
Curb, gutter, & sidewalk  
CC 6  
CC 5/a  
CC 45e

CITY COUNCIL MEETING

SEPTEMBER 7, 1983

APPEAL OF COCH-  
RAN ROAD PROPERTY  
OWNER REGARDING  
CITY REQUIREMENTS  
RE OFFSITE  
IMPROVEMENTS

to be made. It was determined that every effort should be made to save existing trees in the subject area. It was also determined that the developer (Dallas and Willa Paul) - 2001/2009 Cochran Road) would be required to provide curb, gutter, sidewalk and street light improvements at their own expense.

Further, Staff was directed to come back to Council at a future meeting regarding paving costs in the subject area and information regarding payment of improvement costs - provided by property owners by Agreement.

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# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## COUNCIL COMMUNICATION

TO: City Council

FROM: City Manager

DATE: September 1, 1983

SUBJECT: Development - 2001/2009 Cochran Road

RECOMMENDED ACTION: That the City Council discuss the request of the developer of 2001/2009 Cochran Road regarding City improvements and take the appropriate action.

BACKGROUND INFORMATION: Attached is a drawing showing the parcels on Cochran Road which are referred to under this communication.

In August of 1980, the owners of 2025 Cochran Road signed an agreement with the City of Lodi agreeing to "install curb, gutter, sidewalk, street lights, grading and paving in conformance with standard City Policy, upon demand of the City and in no event later than five years from the date of execution of this agreement."

In September of 1982, the owners of corner parcel at 2041 Cochran Road entered into a different, but similar agreement. This agreement and the reason for deferring their improvement was discussed at the September 15, 1982, Council meeting. The attached Council communication dated September 8, 1982, covers the reasons for deferring the improvements on Cochran Road. The City Council concurred in the postponement of improvements and the requiring of all improvements on the north side of Cochran Road (Peach to W.I.D. Canal) when the 2001/2009 Cochran Road parcel develops.

Recently, Dallas and Willa Paul have been discussing with the Assistant City Engineer the possible development of the 2001/2009 Cochran Road parcel which is shaded on the attached drawing. Attached is a letter from the Pauls dated August 11, 1983, requesting the City to consider a phased development plan for the improvements west of their parcel. The letter requests that the City not call for all the improvements on Cochran Road and that the property owners be allowed to only install the curb and gutter at this time. The installation of the sidewalk and street lights would take place some time in the future.

The Pauls are also asking the City to be responsible for all street paving fronting 2017, 2025, 2033 and 2041 Cochran Road. Under present policy, if the owners of 2017 and 2033 elected to put in just their curb and gutter at this time, the City would do any necessary paving to complete the street. However, the City has an agreement with 2025 and 2041 Cochran which makes them responsible for their paving. It is felt that a far reaching precedent would be set if the City picked up the paving cost on the 2025 and 2041 Cochran parcels.

APPROVED:

HENRY A. GLAVES, City Manager

FILE NO.

If the City were to call for all the improvements as they had discussed in September 1982 (i.e. 2025 and 2041 Cochran under their agreement with City and 2017 and 2033 Cochran under a Streets & Highway Code Improvement Act), the following actions would have to take place:

1. City would have to first acquire 7-1/2 feet of additional right-of-way from parcels at 2017 and 2033 Cochran Road.
2. City would have to call for improvements at 2025 and 2041 Cochran Road.
3. Once improvements under Paul's proposed development (2001/2009 Cochran) and the improvement at 2025 and 2041 Cochran were installed, the City would then call for improvements at 2017 and 2033 Cochran under a Streets and Highway Code Improvement Act.

Under this procedure, all of the Cochran Road improvements could not be constructed under one contract, which is the preferred method.

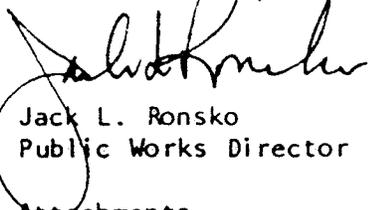
Therefore, if the Council wants full improvements in subject area, it is suggested that the following procedure be considered:

1. City would call for improvement at 2025 and 2041 Cochran Road to be installed at the same time as Paul's development at 2001/2009 Cochran.
2. At 2017 and 2033 Cochran Road, the City could trade curb, gutter and sidewalk installation for street right of dedication.

Right-of-Way costs	\$2,000 - \$3,000
Curb, Gutter & Sidewalk costs	\$3,000 - \$3,500

3. City would pick up paving cost only at 2017 and 2033 Cochran.
4. The (5) property owners on Cochran Road would all share in the cost of one street light (\$1,500 ±)

The Public Works Department recommends that the Council work out a way to obtain all the improvements at this time.

  
Jack L. Ronsko  
Public Works Director

Attachments

cc: Property owners of 2001/2009, 2017, 2025, 2033 and 2041 Cochran Road



KS

August 11, 1983

Mr. Glen Robison  
City of Lodi  
City Hall  
Lodi, Ca. 95240

Dear Mr. Robison:

As you know, we own a lot on Cochran Road across from the Sun West Swim Club which we intend to subdivide. After our first visit with you, we went to the four property owners who will be affected by our subdivision of this property to discuss their participating in the construction of curbs, gutters and a storm drain system from our property to the corner of Cochran Road and Peach Street. At the time we talked to these people, we were under the impression that if they would agree to put in the curb and gutter, the city would waive the necessity of sidewalks and that the city would pave from the street to the curb and gutter. All of these homeowners, with the exception of Mrs. Nielsen who feels she really cannot afford to participate in this project, were more than willing to put in the curb and gutter. They did, however, voice an objection to the idea of putting in a sidewalk. They prefer the "rural" look of their street and would like to keep it looking that way.

We would like to proceed with this project as quickly as possible. Would it be possible that the City of Lodi would, at least for the present time, agree to waive the need for sidewalks and agree to pave from the road to the curb and gutter?

There has also been mentioned the need for a street light. Could we ask that we be given a list of all of the things that the city will require in order for us to complete this subdivision? I think we can complete all projects much more effectively and quickly if we have a complete list of requirements prior to the actual work being started.

We are looking forward to working with you and the City of Lodi on this project.

With Regards,

*Dallas & Willa Paul*

cc: Stein

Dallas & Willa Paul  
9556 Springfield Way  
Stockton, Ca. 95212  
369-7705 931-4101

**RECEIVED**

AUG 12 1983



**CITY OF LODI**  
PUBLIC WORKS DEPARTMENT



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

RECEIVED  
COUNCIL COMMUNICATION  
1982 SEP 10 AM 8 37

ALICE M. FERRONE  
CITY CLERK  
CITY OF LODI

K-5

TO: City Council  
FROM: City Manager  
DATE: September 8, 1982  
SUBJECT: Deferment of Off-site Improvements on Cochran Road

BACKGROUND INFORMATION: The owners of the property located at 2041 Cochran Road are in the process of making a substantial remodel (of \$52,000) to their existing home. As required under the City's Off-site Improvement Ordinance, prior to the issuance of a building permit, the property owner must dedicate required future rights-of-way, easements, and install those off-site improvements which are not presently existing.

The subject parcel is shown on the attached Exhibit "A". The City currently has an agreement with Parcel A under which the property owner must install off-site improvements upon the City's request. Parcel B has recently undergone a change in ownership and it is our understanding that it will be developing in the near future. Therefore, as outlined under Section 5-22(b) of the attached off-site Improvement Ordinance, it is felt that it is in the City's best interest to defer the off-site improvements at 2041 Cochran Road until Parcel B develops (see attached agreements). At that time, we will call for the improvements of Parcel A, the improvements fronting the subject parcel at 2041 Cochran Road and require improvements on the other two intervening parcels under the 1911 or 1913 Improvement Act.

The purpose of this memo is to inform the Council of the staff action and to obtain concurrence in the future calling of improvements on Cochran Road between Peach and Woodbridge Irrigation District Canal.

*Jack L. Ronsko*  
Jack L. Ronsko  
Public Works Director

Attachments

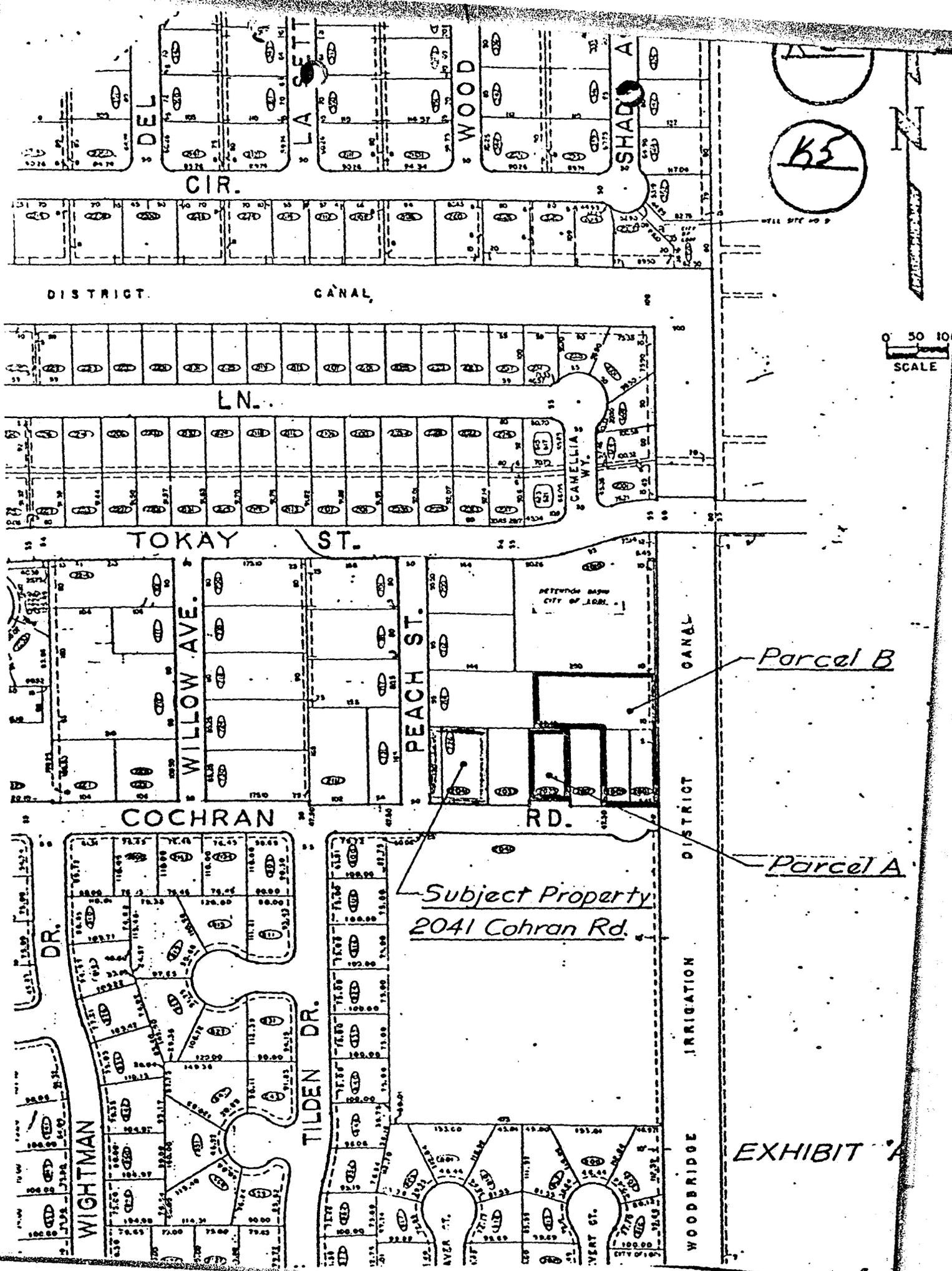
cc: Mr. and Mrs. Carlin

JLR:dmw

APPROVED:

HENRY A. GLAVES, City Manager

FILE NO.



0 50 100  
SCALE

K5

Parcel B

Parcel A

Subject Property  
2041 Cochran Rd.

EXHIBIT A