

PUBLIC HEARINGS

APPEAL OF
RON THOMAS RE
PLANNING
COMMISSION
CONDITIONAL
APPROVAL OF
REVISED
TENTATIVE MAP OF
THE JOHNSON-
TANDY
SUBDIVISION

Notice thereof having been published according to law, an

affidavit of which publication is on file in the office of the City Clerk, Mayor Hinchman called for the continued Public Hearing to consider the appeal of Mr. Ronald B. Thomas, c/o R. Thomas Development Company, P. O. Box B-28, Lodi, California, of the Planning Commission's conditional approval of the Revised Tentative Map of the Johnson-Tandy Subdivision dated June 1985.

At the November 6, 1985 Council meeting, Council requested the staff to formalize possible alternates for city participation in this complex intersection which involves a freeway on-ramp and the intersection of two major city streets. Based on estimates provided by Thomas Development Company's engineer, the following alternates and estimated cost of City and developer participation were presented for Council's consideration:

Alternate No. 1 - 50% - 50% split of actual reconstruction costs:

City Participation - \$72,000

Developer Participation - \$72,000

Alternate No. 2 - Developer pays for equivalent to one half of new arterial street (32 feet of paving). Cost is based on all new construction.

City Participation - \$109,000

Developer Participation - \$35,000

Alternate No. 3 - Developer pays for actual costs of reconstruction of area on west side equivalent to one half of arterial street (32 feet of paving)

City Participation - \$103,000

Developer Participation - \$41,000

Alternate No. 4 - Developer pays for equivalent of one half of street. Center line to be located in center of left-turn pocket.

City Participation - \$91,000

Developer Participation - \$53,000

Staff recommended that the engineering be done by the developer's engineer and that these costs be split equally between the City and the developer.

Diagrams of the subject area were presented for Council's perusal, and Staff responded to questions as were posed by Council.

Mr. Ronald B. Thomas, c/o R. Thomas Development Company, P. O. Box B-28, Lodi, spoke on behalf of his appeal.

There being no other persons wishing to speak on the matter the public portion of the hearing was closed.



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO: City Council
FROM: City Manager
DATE: November 13, 1985
SUBJECT: Thomas Development Company's Appeal
 Planning Commission's Approval - Johnson-Tandy Subdivision

RECOMMENDED ACTION: That the City Council review the staff report and alternates and determine the appropriate participation by the City of Lodi.

BACKGROUND INFORMATION: At the last Council meeting of November 6, 1985, the City Council heard the appeal of the Thomas Development Company which requested the City of Lodi to participate in the intersection modifications required at Cherokee Lane and the proposed extension of Century Blvd.

The City Council requested the staff to formalize possible alternates for City participation in this complex intersection which involves a freeway on-ramp and the intersection of two major City streets. Based on the attached estimate provided by Thomas Development Company's engineer, we have listed below four alternates and the estimated cost of City and developer participation:

Alternate No. 1 - 50% - 50% split of actual reconstruction costs.

<u>City Participation</u>	<u>Developer Participation</u>
\$72,000	\$72,000

Alternate No. 2 - Developer pays for equivalent to one half of new arterial street (32 feet of paving). Cost is based on all new construction.

<u>City Participation</u>	<u>Developer Participation</u>
\$109,000	\$35,000

Alternate No. 3 - Developer pays for actual costs of reconstruction of area on west side equivalent to one half of arterial street (32 feet of paving).

<u>City Participation</u>	<u>Developer Participation</u>
\$103,000	\$41,000

Alternate No. 4 - Developer pays for equivalent of one half of street. Center line to be located in center of left-turn pocket.

<u>City Participation</u>	<u>Developer Participation</u>
\$91,000	\$53,000

APPROVED:

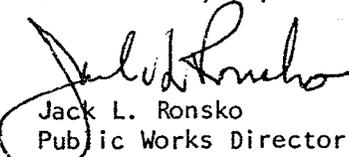
THOMAS A. PETERSON, City Manager

FILE NO.

City Council
November 13, 1985
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it is recommended that the engineering be done by developer's engineer and that these costs be split equally between City and developer.

It is also recommended that the developer's contractor perform the construction and the City pay or credit the developer for the City's portion.



Jack L. Ronsko
Public Works Director

JLR/eeh

Attachment



BAUMBACH & PIAZZA, INC.

Phone (209) 368-6618

OCTOBER 28, 1985

JOB NO. 8540 GIB

PRELIMINARY ESTIMATE FOR CENTURY BOULEVARD & CHEROKEE LANE INTERSECTION

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Total</u>
Roadway Excavation (Exist. pavement etc.)	2,300 C.Y.	\$ 10.00	\$ 23,000.00
Compact Original Ground	42,500 S.F.	0.15	6,375.00
Aggregate Base, Cl. II (0.67')	42,500 S.F.	0.65 ^{12/4}	27,625.00
Asphalt Concrete, Type "B" (0.33')	42,500 S.F.	1.00 ^{40/4}	42,500.00
Import Borrow	3,000 C.Y.	5.00	15,000.00
Curb & Gutter	470 L.F.	10.00	4,700.00
Valley Gutter	400 L.F.	8.00	3,200.00
6" Extruded Curb	360 L.F.	4.00	1,440.00
Revise Existing Drainage Lines		Lump Sum	6,000.00
Relocate Existing Street Lights	2 Each	1000.00	2,000.00
Relocate and Revise Existing Chain Link Fence	220 L.F.	10.00	2,200.00
New Directional Signing		Lump Sum	3,000.00
SUB-TOTAL			\$137,040.00
Contingencies @ 5%			<u>6,960.00</u>
TOTAL			\$144,000.00

Note: 1) This estimate does not include curb, gutter and sidewalk along developers property line.
2) Future signalization costs are not included.

CITY COUNCIL

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

CITY OF LODI

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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

November 22, 1985

Mr. Ronald B. Thomas
c/o R. Thomas Development Company
P. O. Box B-28
Lodi, California 95240

Dear Mr. Thomas:

This letter will confirm that the Lodi City Council following public hearings considering your appeal of the Planning Commission's conditional approval of the Revised Tentative Map of the Johnson-Tandy Subdivision dated June 1985 determined that the City of Lodi will participate in the intersection modifications required at Cherokee Lane and the proposed extension of Century Boulevard at a 50% - 50% split of actual reconstruction costs.

Further, Council determined that the engineering will be done by the developer's engineer and that these costs will be split equally between the City and the developer and that the developer's contractor will perform the construction and that the City will pay or credit the developer for the City's portion.

Should you have any questions regarding this action, please do not hesitate to call this office.

Very truly yours,

ALICE M. REIMCHE
City Clerk