

RESOLUTION NO. 2014-106

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING
THE FINAL MAP AND AN IMPROVEMENT AGREEMENT FOR
ROSE GATE SUBDIVISION UNIT NO. 1 (TRACT NO. 3785)
AND UNIT NO. 2 (TRACT NO. 3813) AND A TEMPORARY
(PRIVATE) WASTEWATER AND STORM DRAINAGE
FACILITY ACCESS MAINTENANCE AGREEMENT

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WHEREAS, Rose Gate Subdivision is bounded by Lower Sacramento Road, Lodi Avenue, and the Woodbridge Irrigation District canal, and consists of 230 single-family lots; and

WHEREAS, the developer, FCB Homes, has furnished the City with the improvement plans, necessary agreements, insurance certificates, and a portion of the fees for the proposed subdivision; and

WHEREAS, Development Impact Fees will be collected as part of the building permit process prior to issuing a certificate of occupancy for each single-family residence, in accordance with Lodi Municipal Code Section 15.64.040; and

WHEREAS, this project is in the process of being annexed into the Community Facilities District No. 2007-1 (CFD); and

WHEREAS, the improvements include installation of all interior subdivision improvements, along with street frontage improvements along the north side of Lodi Avenue from Lower Sacramento Road to the westerly project limits. The improvements along Lodi Avenue consist of undergrounding the existing overhead power poles, installation of a roundabout, masonry wall, curb, gutter and sidewalk (north side only, west of the roundabout), landscape and irrigation, street lights, signal improvements, and full-width paving; and

WHEREAS, the developer is required to construct a portion of the Westgate Drive wastewater and storm drain trunk lines (between Lodi Avenue and Vine Street), a temporary wastewater lift station and discharge piping, and a portion of Storm Drain Basin F-2 to provide interim wastewater and storm drain services to the subdivision; and

WHEREAS, the temporary wastewater and storm drain infrastructure will be privately owned and maintained by the developer in accordance with the terms and conditions of the Temporary (Private) Wastewater and Storm Drainage Facility Access Maintenance Agreement; and

WHEREAS, portions of the cost to install certain offsite public improvements that benefit other properties may be eligible for reimbursement, it is the developer's responsibility to request reimbursement, and submit the appropriate documentation pursuant to Lodi Municipal Code Section 16.40.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the final map and Improvement Agreement for Rose Gate Subdivision Unit No. 1 (Tract No. 3785) and Unit No. 2 (Tract No. 3813) and a Temporary (Private) Wastewater and Storm Drainage Facility Access Maintenance Agreement; and

BE IT FURTHER RESOLVED that the City Council does hereby authorize the City Manager to execute the Improvement Agreement and Temporary (Private) Wastewater and Storm Drainage Facility Access Maintenance Agreement on behalf of the City of Lodi.

Dated: June 18, 2014

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I hereby certify that Resolution No. 2014-106 was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 18, 2014, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Johnson, Mounce, Nakanishi, and Mayor Katzakian

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



RANDI JOHL-OLSON
City Clerk/Legislative Affairs Officer