LODI CITY COUNCIL

Carnegie Forum
305 West Pine Street, Lodi

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AGENDA – Regular Meeting
Date: July 15, 2020
Time: Closed Session 6:30 p.m.
Regular Meeting 7:00 p.m.

SPECIAL NOTICE

Effective immediately and while social distancing measures are imposed, Council chambers will be closed to the public during meetings of the Lodi City Council.

The following alternatives are available to members of the public to watch Council meetings and provide comments on agenda and non-agenda items before and during the meetings.

Viewing:

Members of the public may view and listen to the open session of the meeting at https://www.lodi.gov/901/Council-Meeting-Archive; or

Please click the link below to join the meeting:
https://zoom.us/j/99839136017?pwd=TVh0VlFEZWNzdVZzRDF6MHNhWnp1UT09
Password: 071150

Or iPhone one-tap: US: +16699009128,,99839136017#

Or Telephone: Dial: US: +1 669 900 9128
Webinar ID: 998 3913 6017

Public Comment:

Members of the public can send written comments to the City Council prior to the meeting by emailing councilcomments@lodi.gov. These emails will be provided to the members of the City Council and will become part of the official record of the meeting.

Members of the public who wish to verbally address the City Council during the meeting should email those comments to councilcomments@lodi.gov. Comments must be received before the Mayor or Chair announces that the time for public comment is closed. The Assistant City Clerk will read three minutes of each email into the public record. IMPORTANT: Identify the Agenda Item Number or Oral Communications in the subject line of your email. Example: Public Comment for Agenda Item Number C-17. Members of the public may also participate via Zoom at the following link: https://zoom.us/j/99839136017?pwd=TVh0VlFEZWNzdVZzRDF6MHNhWnp1UT09

Pursuant to the Americans with Disabilities Act (ADA) and Executive Order N-29-20, if you need special assistance to provide public comment in this meeting, please contact the Office of the City Clerk at (209) 333-6702 or cityclerk@lodi.gov at least 48 hours prior to the meeting in order for the City to make reasonable alternative arrangements for you to communicate your comments. If you need special assistance in this meeting for purposes other than providing public comment, please contact the Office of the City Clerk at (209) 333-6702 or cityclerk@lodi.gov at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.160 (b) (1)).

SPECIAL TELECONFERENCE NOTICE

Pursuant to Executive Order N-29-20:

The Brown Act, Government Code Section 54953, contains special requirements that apply when members of a legislative body participate in a public meeting by telephone. Certain of these requirements have been suspended by Paragraph 3 of Executive Order N-29-20, executed by the Governor of California on March 17, 2020, to mitigate the spread of Coronavirus (COVID-19). In particular, the Executive Order suspends that provision of the Brown Act that requires noticing, posting of agendas, and public access to each location where a member will be participating telephonically, as well as provisions that require physical presence of members of the legislative body or the public for purposes of a quorum or to hold a meeting. Executive Order N-29-20 allows an agency to conduct a teleconference meeting that provides members of the public telephonic or other electronic participation in place of making a physical location for the public to observe the meeting and provide public comment, consistent with other provisions of the Brown Act.

For information regarding this Agenda please contact:
Pamela M. Farris
Assistant City Clerk
Telephone: (209) 333-6702

6:55 p.m. Invocation/Call to Civic Responsibility. Invocations/Calls may be offered by any of the various religious and non-religious organizations within and around the City of Lodi. These are voluntary offerings of private citizens, to and for the benefit of the Council. The views or beliefs expressed by the Speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the beliefs or views of any speaker.

C-1 Call to Order / Roll Call

C-2 Announcement of Closed Session

a) Pending Litigation: Government Code §54956.9(a); one case; *Cross Culture Christian Center, a California Non-Profit Corporation; Pastor Jonathan Duncan, an individual v. Gavin Newsom, in his official capacity as Governor of California, et al.,* United States District Court, Eastern District of California Case No. 2:20-cv-00832-JAM-CKD

b) Pending Litigation: Government Code §54956.9(a); one case; *Best Supplement Guide, LLC; Sean Covell, an individual, vs. Gavin Newsom, in his official capacity as the Governor of California, et al.*, United States District Court, Eastern District of California Case No. 2:20-cv-00965-JAM-CKD

C-3 Adjourn to Closed Session

NOTE: THE FOLLOWING ITEMS WILL COMMENCE NO SOONER THAN 7:00 P.M.

C-4 Return to Open Session / Disclosure of Action

A. Call to Order / Roll Call

B. Presentations - None

C. Consent Calendar (Reading; Comments by the Public; Council Action)

All matters listed on the consent calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion of these items. If a member of the public would like a consent calendar item pulled and discussed separately, refer to the Special Teleconference Notice at the beginning of this agenda.

C-1 Receive Register of Claims for May 29, 2020 through June 25, 2020 in the Amount of $7,564,818.43 (FIN)

C-2 Approve Minutes (CLK)
a) June 3 and June 17, 2020 (Regular Meetings)
b) June 8 and June 9, 2020 (Special Meetings)
c) June 9, June 16, and June 23, 2020 (Shirtsleeve Sessions)

Res. C-3 Adopt Resolution Awarding Bids for Purchase of Wood Poles from Stella-Jones Corporation, of Tacoma, Washington, Under Long-Term (2-Year with 1-Year Extension) Purchase in Amount Not to Exceed $300,000 Over Three Years (EU)

Res. C-4 Adopt Resolution Awarding Bids for Purchase of Concrete Products from Oldcastle Infrastructure, of Pleasanton, Under Long-Term (2-Year with 1-Year Extension) Purchase in Amount Not to Exceed $250,000 Over Three Years (EU)

Res. C-5 Adopt Resolution Awarding Bids for the Purchase of Medium Voltage Cable from The Okonite Company, of San Ramon, Under Long-Term (2-Year with 1-Year Extension) Purchase in Amount Not to Exceed $650,000 Over Three Years (EU)

Res. C-6 Adopt Resolution Awarding Contract for 2020/2021 Pavement Resurfacing Project, Various Locations, to American Pavement Systems, Inc., of Modesto ($1,254,706), Authorizing City Manager to Execute Change Orders ($100,000), and Appropriating Funds ($1,354,706) (PW)

Res. C-7 Adopt Resolution Authorizing City Manager to Execute Amendment No. 3 to Professional Services Agreement with Civil Hydro Tech, LLC, of Sunnyvale, for Consulting and Project Management Services for Decommissioning and Removal of the Central Plume Source Area Groundwater Extraction and Soil Vapor Extraction Systems ($157,500), and Appropriating Funds ($157,500) (PW)

Res. C-8 Adopt Resolution Authorizing City Manager to Execute Amendment No. 4 to 2016-2018 Tree Maintenance Contract with West Coast Arborists, Inc., of Anaheim, Including Consumer Price Index Adjustments to the Contract Unit Prices (PW)

Res. C-9 Adopt Resolution Authorizing City Manager to Execute Amendment No. 1 to Professional Services Agreement with L & H Airco, LLC, of Roseville, for Building Control System Support Services and On-Call Maintenance and Repairs ($28,000) (PW)

Res. C-10 Adopt Resolution Appropriating Funds for Vehicle Purchase for Facilities Superintendent ($32,000) (PW)

Res. C-11 Adopt Resolution Authorizing City Manager to File Claim for Fiscal Year 2019/20 Transportation Development Act Funds from Local Transportation Fund ($3,429,482) and State Transit Assistance Fund ($53,541) (PW)

C-12 Approve Planning Commission's Recommendation to Accept the 2019 Housing Element Annual Progress Report and Direct Staff to Transmit the Report to the California Department of Housing and Community Development and the Governor's Office of Planning and Research (CD)

C-13 Accept Improvements Under Contract for 2019 Pavement Crack Sealing Project (PW)

Res. C-14 Adopt Resolution Accepting Public Improvements of Reynolds Ranch Water Tank Project (PW)

Res. C-15 Adopt Resolution Adopting Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Lodi Lake Riverbank Stabilization and Restoration Project (PW)

Res. C-16 Adopt Resolution Requesting Consent of San Joaquin County Board of Supervisors to Renew the Lodi Tourism Business Improvement District, and Grant the City of Lodi Jurisdiction for all Purposes in Connection with Creation, Operation, and Future Renewals of the Renewed Lodi Tourism Business Improvement District (CM)

Res. C-17 Adopt Resolution Approving Various Public Works Fees (PW)

Res. C-18 Adopt Resolution Authorizing Credit to Utility Account at 801 East Kettleman Lane ($28,136) (PW)

C-19 Appoint Crystal Hicks and Richard Maciel to the Planning Commission (CLK)

D. Comments by the Public on Non-Agenda Items

THE TIME ALLOWED PER NON-AGENDA ITEM FOR COMMENTS MADE BY THE PUBLIC IS LIMITED TO FIVE MINUTES.

Public comment may only be made on matters within the Lodi City Council's jurisdiction (Government Code Section 54954.3, Lodi City Council Protocol Manual Section 6.3l). The Council cannot take action or deliberate on items that are not on this agenda unless there is an emergency and the need to take action on that emergency arose after this agenda was posted (Government Code Section 54954.2(b)(2)). All other items may only be referred for review to staff or placement on a future Council agenda.

If you wish to address the Council, please refer to the Special Teleconference Notice at the beginning of this agenda. Individuals are limited to one appearance during this section of the Agenda.

E. Comments by the City Council Members on Non-Agenda Items

F. Comments by the City Manager on Non-Agenda Items

G. Public Hearings

Res. G-1 Public Hearing to Consider Resolution Adopting Final Engineer's Annual Levy Report for Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1, Fiscal Year 2020/21; and Ordering the Levy and Collection of Assessments (PW)

Res. G-2 Res. Ord. (Introduce) Public Hearing to Receive Input and Consider Adopting a Resolution Calling an Election to Submit to the Qualified Electors the Questions of Levying a Special Tax within the Area Proposed to be Annexed to Community Facilities District No. 2007-1 (Public Services) (Annexation No. 10); and a Resolution Declaring the Results of the Special Election and Ordering the Annexation of Territory to Community Facilities District No. 2007-1 (Public Services) (Annexation No. 10); and Introduce an Uncodified Ordinance Levying and Apportioning the Special Tax in Territory Annexed to Community Facilities District No. 2007-1 (Public Services) (Annexation No. 10) (PW)

Res. G-3 Public Meeting to Allow Public Testimony Regarding the Resolution of Intention to Renew the Lodi Tourism Business Improvement District (LTBID) and the Levy of Assessments on Lodging Businesses in the City of Lodi (CM)

Res. G-4 Public Hearing to Consider Adopting a Resolution Adopting a Five-Year Plan for the Permanent Local Housing Allocation (PLHA) Grant Program, Approving Submission of the 2020 PLHA Grant Application and Authorizing the City Manager to Enter into Agreements with the California Department of Housing and Community Development for a Permanent Homeless Shelter Project - Predevelopment Phase ($2,017,590) (CD)

H. Regular Calendar

H-1 Presentation on New Economic Development Tools - Conceptual Architectural Renderings of Key Commercial and Industrial Sites (CM)

Res. H-2 Adopt Resolution Authorizing an Additional Appropriation and Expenditure of Fiscal Year 2020-21 Funds in the Amount of $690,228 to the Existing Appropriation of $1,138,037 for a Total Amended Appropriation of $1,828,265 to be Reimbursed by FEMA and State Government at a Rate of 93.75 Percent for the Implementation of the Great Plates Delivered Program (CM)

I. Ordinances – None

J. Adjournment

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

_____
Pamela M. Farris
Assistant City Clerk

All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the City Clerk, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the City Clerk's Office as soon as possible and at least 72 hours prior to the meeting date. Language interpreter requests must be received at least 72 hours in advance of the meeting to help ensure availability. Contact Pamela M. Farris at (209) 333-6702. Solicitudes de interpretación de idiomas deben ser recibidas por lo menos con 72 horas de anticipación a la reunión para ayudar a asegurar la disponibilidad. Llame a Pamela M. Farris (209) 333-6702.

Meetings of the Lodi City Council are telecast on SJTV, Channel 26. The City of Lodi provides live and archived webcasts of regular City Council meetings. The webcasts can be found on the City's website at www.lodi.gov by clicking the meeting webcasts link.

Members of the public may view and listen to the open session of this teleconference meeting at the following Streaming Links:
https://www.lodi.gov/901/Council-Meeting-Archive

https://zoom.us/j/99839136017?pwd=TVh0VlFEZWNzdVZzRDF6MHNhWnp1UT09

AGENDA ITEM C-01

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Receive Register of Claims for May 29, 2020 through June 25, 2020 in the Total Amount of $7,564,818.43

MEETING DATE: July 15, 2020

PREPARED BY: Internal Services Director

RECOMMENDED ACTION: Receive the attached Register of Claims for $7,564,818.43

BACKGROUND INFORMATION: Attached is the Register of Claims in the amount of $7,564,818.43 for May 29, 2020 through June 25, 2020. Also attached is Payroll in the amount of $1,493,464.45 through May 31, 2020 and $1,538,957.54 through June 14, 2020. This report covers one month of claims and two pay periods.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: As per attached report.

Andrew Keys
Internal Services Director

APPROVED: _____
Stephen Schwabauer, City Manager

Council Report
City of Lodi - v11.3.20 Live
5/29/2020 through 6/25/2020

Fund	Fund Title	Amount
100	General Fund	$3,006,272.55
103	Measure L	$77,609.51
120	Library Fund	$39,901.62
140	Expendable Trust	$298,777.17
200	Parks Rec & Cultural Services	$48,502.50
205	State Grants	$57,287.66
213	LPD-Public Safety Prog AB 1913	$21,635.01
216	PD Misc Grants	$530.24
270	Comm Dev Special Rev Fund	$49,774.51
300	Street Fund	$656.10
301	Gas Tax-2105 2106 2107	$59,965.90
304	Gas Tax -2031	$761.40
305	TDA - Streets	$1,287.57
350	H U D	$30,604.97
355	GRANTS COMM. IMPR	$20,319.14
401	Equipment Replacement Fund	$194,932.43
402	Info Systems Replacement Fund	$95,783.41
404	Vehicle Replacement Fund - FD	$8,743.72
431	Capital Outlay/General Fund	$22,800.00
437	IMF Parks & Rec Facilities	$52,214.16
500	Electric Utility Fund	$337,851.74
501	Utility Outlay Reserve Fund	$28,030.31
504	Public Benefits Fund	$196.13
530	Waste Water Utility Fund	$232,375.85
531	Waste Wtr Util-Capital Outlay	$702,454.96
560	Water Utility Fund	$948,111.56
561	Water Utility-Capital Outlay	$276,576.56
565	PCE/TCE Rate Abatement Fund	$1,120.00
590	Central Plume	$9,616.70
591	Southern Plume	$4,499.40
593	Northern Plume	$945.66
594	South Central Western Plume	$964.09
600	Dial-a-Ride/Transportation	$233,595.06
601	Transit Capital	$9,750.00
602	Transit-Prop. 1B -PTMISEA	$1,892.48
650	Internal Service/Equip Maint	$48,967.55
655	Employee Benefits	$625,911.50
665	Worker's Comp Insurance	$11,062.50
801	L&L Dist Z1-Almond Estates	$2,536.81
Total		**$7,564,818.43**

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Council Report: Payroll
City of Lodi - v11.3.20 Live
Pay Period 5/31/2020

Fund	Description	Amount
100	General Fund	789,647.91
103	Measure L	100,607.48
120	Library Fund	14,376.87
200	Parks Rec & Cultural Services	88,379.06
214	LPD-OTS Grants	646.12
270	Comm Dev Special Rev Fund	28,829.64
301	Gas Tax-2105 2106 2107	32,285.00
500	Electric Utility Fund	202,462.31
501	Utility Outlay Reserve Fund	38,004.15
530	Waste Water Utility Fund	140,390.22
560	Water Utility Fund	17,991.91
600	Dial-a-Ride/Transportation	10,563.80
650	Internal Service/Equip Maint	17,959.36
655	Employee Benefits	11,320.62
Report Total		**1,493,464.45**

Council Report: Payroll
City of Lodi - v11.3.20 Live
Pay Period 6/14/2020

Fund	Description	Amount
100	General Fund	813,301.84
103	Measure L	113,519.43
120	Library Fund	9,847.63
200	Parks Rec & Cultural Services	106,830.90
214	LPD-OTS Grants	646.12
270	Comm Dev Special Rev Fund	28,829.64
301	Gas Tax-2105 2106 2107	33,259.48
500	Electric Utility Fund	206,510.18
501	Utility Outlay Reserve Fund	44,374.82
530	Waste Water Utility Fund	132,859.82
560	Water Utility Fund	17,719.60
600	Dial-a-Ride/Transportation	10,622.30
650	Internal Service/Equip Maint	20,635.78
Report Total		**1,538,957.54**

AGENDA ITEM C-02

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Approve Minutes
a) June 3, 2020 (Regular Meeting)
b) June 8, 2020 (Special Meeting)
c) June 9, 2020 (Shirtsleeve Session)
d) June 9, 2020 (Special Meeting)
e) June 16, 2020 (Shirtsleeve Session)
f) June 17, 2020 (Regular Meeting)
g) June 23, 2020 (Shirtsleeve Session)

MEETING DATE: July 15, 2020

PREPARED BY: City Clerk

RECOMMENDED ACTION: Approve the following minutes as prepared:
a) June 3, 2020 (Regular Meeting)
b) June 8, 2020 (Special Meeting)
c) June 9, 2020 (Shirtsleeve Session)
d) June 9, 2020 (Special Meeting)
e) June 16, 2020 (Shirtsleeve Session)
f) June 17, 2020 (Regular Meeting)
g) June 23, 2020 (Shirtsleeve Session)

BACKGROUND INFORMATION: Attached are copies of the subject minutes marked Exhibit A through G, respectively.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.

Pamela M. Farris
Assistant City Clerk

Attachments

APPROVED: _____
Stephen Schwabauer, City Manager

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LODI CITY COUNCIL
REGULAR CITY COUNCIL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, JUNE 3, 2020

C-1 Call to Order / Roll Call

The City Council Closed Session meeting of June 3, 2020, was called to order by Mayor Kuehne at 6:46 p.m.

Present: Council Member Chandler, Council Member Mounce, Mayor Pro Tempore Nakanishi, and Mayor Kuehne
Absent: None
Also Present: City Manager Schwabauer, City Attorney Magdich, and Assistant City Clerk Farris

NOTE: Council Member Chandler participated in the meeting via teleconference.

C-2 Announcement of Closed Session

a) Pending Litigation: Government Code §54956.9(a); one case; Cross Culture Christian Center, a California Non-Profit Corporation; Pastor Jonathan Duncan, an individual v. Gavin Newsom, in his official capacity as Governor of California, et al., United States District Court, Eastern District of California Case No. 2:20-cv-00832-JAM-CKD

b) Pending Litigation: Government Code §54956.9(a); one case; Best Supplement Guide, LLC; Sean Covell, an individual, vs. Gavin Newsom, in his official capacity as the Governor of California, et al., United States District Court, Eastern District of California Case No. 2:20-cv-00965-JAM-CKD

C-3 Adjourn to Closed Session

At 6:46, Mayor Kuehne adjourned the meeting to a Closed Session to discuss the above matters. The Closed Session adjourned at 7:00 p.m.

C-4 Return to Open Session / Disclosure of Action

At 7:00 p.m., Mayor Kuehne reconvened the City Council meeting, and City Attorney Magdich disclosed the following actions.

Items C-2a) and C-2b) were discussion with no reportable action.

A. Call to Order / Roll Call

The Regular City Council meeting of June 3, 2020, was called to order by Mayor Kuehne at 7:00 p.m.

NOTE: Due to the COVID-19 pandemic and pursuant to Executive Order N-29-20, the Council chambers were closed to the public. The meeting was available for viewing by the public via livestream at www.facebook.com/cityoflodi; the opportunity for public comment was available through councilcomments@lodi.gov.

Present: Council Member Chandler, Council Member Mounce, Mayor Pro Tempore Nakanishi, and Mayor Kuehne

Absent: None
Also Present: City Manager Schwabauer, City Attorney Magdich, and Assistant City Clerk Farris

NOTE: Council Member Chandler participated in the meeting via teleconference.

B. Presentations – None

C. Consent Calendar (Reading; Comments by the Public; Council Action) All matters listed on the consent calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion of these items. If a member of the public would like a consent calendar item pulled and discussed separately, refer to the Special Teleconference Notice at the beginning of this agenda.

Council Member Mounce made a motion, second by Mayor Pro Tempore Nakanishi, to approve the following items hereinafter set forth, **except those otherwise noted**, in accordance with the report and recommendation of the City Manager.

VOTE:
The above motion carried by the following vote:
Ayes: Council Member Chandler, Council Member Mounce, Mayor Pro Tempore Nakanishi, and Mayor Kuehne
Noes: None
Absent: None

ROLL CALL VOTE
The City Council held a ROLL CALL vote (all voiced their votes).

C-1 Receive Register of Claims for May 1, 2020 through May 14, 2020 in the Amount of $3,576,046.14 (FIN)

Claims were approved in the amount of $3,576,046.14.

C-2 Approve Minutes (CLK)

The minutes of May 6, 2020 (Regular Meeting), May 6, 2020 (Special Meeting), May 12, 2020 (Shirtsleeve Session), and May 19, 2020 (Shirtsleeve Session) were approved as written.

C-3 Approve Plans and Specifications and Authorize Advertisement for Bids for the Stormwater Trash Collection Project – Phase 1 (2020) (PW)

Approved plans and specifications and authorized advertisement for bids for the Stormwater Trash Collection Project - Phase 1 (2020).

C-4 Approve Plans and Specifications and Authorize Advertisement for Bids for Church Street Bike and Pedestrian Improvement Project (PW)

This item was pulled by Council Member Mounce for discussion purposes.

Council Member Mounce referenced the email received from member of the public Mike Lusk (read into the record and filed) regarding the traffic flow on Church Street, Oak Street, and Walnut Street. She requested that Mr. Lusk's comments be taken into consideration and asked staff if his suggestions would be an adequate diversion of traffic for the project.

Public Works Director Charlie Swimley stated that Public Works staff has taken a high-level look at Mr. Lusk's proposal to convert portions of the roadway to one-way traffic, however, the City has not had a Traffic Engineer to study the implications of such a change. In addition, the limitations on staff due to COVID-19 have prevented a deeper look into the suggested changes, but the impact would be major.

In further response to Council Member Mounce, Mr. Swimley stated it would take approximately ten weeks to get the project started, with four weeks until bids are accepted, two weeks to return to Council to award the contract, and four weeks to get the contract signed.

In response to Council Member Mounce's suggestion that staff will have more time to look into Mr. Lusk's recommendations once the COVID-19 crisis settles down, Mr. Swimley stated that the project is utilizing grant funds and there are time lines that must be met.

In response to Mayor Kuehne's inquiry if there might be an opportunity to do a deeper look at the recommendations, Mr. Swimley stated the City does not have the luxury of the time needed for a deeper look, unless Council wants to postpone this project even more, as the staff time needed would be substantial. City Manager Schwabauer further clarified that such changes would need public outreach, many people would be opposed, and it may require an environmental review; evaluating the recommendations would not be a quick project.

Mayor Pro Tempore Nakanishi made a motion, second by Mayor Kuehne, to approve plans and specifications and authorize advertisement for bids for Church Street Bike and Pedestrian Improvement Project.

VOTE:
The above motion carried by the following vote:
Ayes: Council Member Chandler, Mayor Pro Tempore Nakanishi, and Mayor Kuehne
Noes: Council Member Mounce
Absent: None

ROLL CALL VOTE
The City Council held a ROLL CALL vote (all voiced their votes).

C-5 Adopt Resolution Awarding Contract for 2020 Pavement Maintenance Project to DSS Company dba Knife River Construction, of Stockton ($185,450), Authorizing City Manager to Execute Change Orders ($100,000), and Appropriating Funds ($65,450) (PW)

Adopted Resolution No. 2020-107 awarding contract for 2020 Pavement Maintenance Project to DSS Company dba Knife River Construction, of Stockton, in the amount of $185,450; authorizing the City Manager to execute change orders, in an amount not to exceed $100,000; and appropriating funds, in the amount of $65,450.

C-6 Adopt Resolution Authorizing City Manager to Execute Amendment No. 1 to 2017-2019 Sidewalk and Miscellaneous Concrete Repair Program, with Popuch Concrete Contracting, Inc., of Lodi, Including Consumer Price Index Adjustments to the Contract Unit Prices (PW)

Adopted Resolution No. 2020-108 authorizing the City Manager to execute Amendment No. 1 to 2017-2019 Sidewalk and Miscellaneous Concrete Repair Program, with Popuch Concrete Contracting, Inc., of Lodi, including Consumer Price Index adjustments to the contract unit prices.

C-7 Adopt Resolution Authorizing City Manager to Execute Professional Services Agreement

for SCADA Database and Graphics Update for McLane Substation with Survalent Technology Corporation, of Buffalo, New York ($44,500) (EU)

Adopted Resolution No. 2020-109 authorizing the City Manager to execute Professional Services Agreement for SCADA database and graphics update for McLane Substation with Survalent Technology Corporation, of Buffalo, New York, in the amount of $44,500.

C-8 Adopt Resolution Authorizing City Manager to Execute Professional Services Agreement for Three-Year Renewal of Outage Management System (OMS), Interactive Voice Response (IVR), WindMil and WindMilMap Circuit Analysis Tools and Support Services with MilSoft Utility Solutions, of Abilene, Texas ($100,800) (EU)

Adopted Resolution No. 2020-110 authorizing the City Manager to execute Professional Services Agreement for three-year renewal of Outage Management System (OMS), Interactive Voice Response (IVR), WindMil and WindMilMap circuit analysis tools and support services with MilSoft Utility Solutions, of Abilene, Texas, in the amount of $100,800.

C-9 Adopt Resolution Approving Annual Shared Automation Fee Structure for Agreement Between City of Stockton and Sirsi Corp., Integrated Library System, and Approving Cost Sharing Fee for Fiscal Year 2019/20 ($26,766) (LIB)

Adopted Resolution No. 2020-111 approving annual shared automation fee structure for agreement between City of Stockton and Sirsi Corporation Integrated Library System, and approving cost sharing fee for Fiscal Year 2019/20, in the amount of $26,766.

C-11 Accept Improvements Under Contract for McLane Substation Renovation Project (EU)

Accepted improvements under contract for McLane Substation Renovation Project.

C-12 Adopt Resolution Authorizing Lodi Arts Commission to Place a Mural on the Downtown Parking Garage Commemorating the Centennial of the 19th Amendment to the U.S. Constitution, and Authorize City Manager to Negotiate an Encroachment Agreement for the Mural Placement ($20,000) (PRCS)

This item was pulled at the request of Council Member Mounce for discussion purposes.

Council Member Mounce expressed delight in celebrating the centennial anniversary of the 19th Amendment to the U.S. Constitution which gave women the right to vote.

In response to Council Member Mounce, City Manager Schwabauer stated that the Lodi Arts Commission will be required to return to Council regarding the choice of art and locations for the mural.

Council Member Mounce made a motion, second by Mayor Kuehne, to adopt Resolution No. 2020-117 authorizing the Lodi Arts Commission to place a mural on the Downtown Parking Garage commemorating the Centennial of the 19th Amendment to the U.S. Constitution, and authorizing the City Manager to negotiate an encroachment agreement for the mural placement, in an amount not to exceed $20,000.

VOTE:
The above motion carried by the following vote:
Ayes: Council Member Chandler, Council Member Mounce, Mayor Pro Tempore Nakanishi, and Mayor Kuehne

Noes: None
Absent: None

ROLL CALL VOTE
The City Council held a ROLL CALL vote (all voiced their votes).

C-13 Adopt Resolution Reaffirming Ratification of City Manager's Proclamation Finding the Continued Existence of a Local Emergency and Rendering Certain Emergency Orders, Including an Increase Related to the Local Emergency in the City Manager's Contracting Authority for Services and Goods to a Maximum Amount of $250,000 for the Duration of the Local Emergency (CA)

This item was pulled at the request of Council Member Mounce for discussion purposes.

Council Member Mounce noted the positive feedback being received by the City on the Great Plates program, which is delivering three meals each day to seniors, helping them avoid leaving their homes.

Council Member Mounce made a motion, second by Mayor Kuehne, to adopt Resolution No. 2020-118 reaffirming the ratification of the City Manager's proclamation finding the continued existence of a local emergency and rendering certain emergency orders, including an increase related to the local emergency in the City Manager's contracting authority for services and goods to a maximum amount of $250,000 for the duration of the local emergency.

VOTE:
The above motion carried by the following vote:
Ayes: Council Member Chandler, Council Member Mounce, Mayor Pro Tempore Nakanishi, and Mayor Kuehne
Noes: None
Absent: None

ROLL CALL VOTE
The City Council held a ROLL CALL vote (all voiced their votes).

C-14 Adopt Resolution Exempting the City of Lodi from the State-Mandated Congestion Management Program in Conjunction with San Joaquin Council of Governments' Effort to Achieve Countywide Exemption in Accordance with California Government Code §65088.3 (PW)

Adopted Resolution No. 2020-113 exempting the City of Lodi from the State-mandated Congestion Management Program in conjunction with San Joaquin Council of Governments' effort to achieve Countywide exemption in accordance with California Government Code §65088.3.

C-15 Appoint Catherine Metcalf to Lodi Arts Commission, Eugene Chow to Library Board of Directors, and Lisa Craig to Site Plan and Architectural Review Committee (SPARC); and Re-Post for Vacancies on Greater Lodi Area Youth Commission (Adult Advisors and Student Members) (CLK)

Made the following appointments and directed the City Clerk to post for the following vacancies:

APPOINTMENTS:
Lodi Arts Commission

Catherine Metcalf Term to expire July 1, 2023

Library Board of Trustees
Eugene Chow Term to expire June 30, 2023

Site Plan & Architectural Review Committee
Lisa Craig Term to expire January 1, 2022

POSTINGS:

Greater Lodi Area Youth Commission (Adult Advisors)
Jean Powell Term to expire May 31, 2023
Jennifer Phillips-Lorentzen Term to expire May 31, 2023

Greater Lodi Area Youth Commission (Student Members)
Benjamin Gobel Term to expire May 31, 2022
Morgan Orlando Term to expire May 31, 2022
Jordyn Hummel Term to expire May 31, 2022
Brandon Duran Term to expire May 31, 2022
Rayleen Salgado Term to expire May 31, 2022
Jasmine Shukla Term to expire May 31, 2021
Kevin Armknecht Term to expire May 31, 2021
Arriana Galvan Term to expire May 31, 2021

C-16 Receive Report Regarding Communication Pertaining to HEROES Act COVID-19 Response Package (CLK)

Received report regarding communication pertaining to HEROES Act COVID-19 Response Package.

C-17 Adopt a Resolution Authorizing the City Manager to Submit a Local Early Action Planning (LEAP) Grant Application and to Enter into Agreements with the California Department of Housing and Community Development for LEAP Grants ($300,000) (CD)

Adopted Resolution No. 2020-114 authorizing the City Manager to submit a Local Early Action Planning (LEAP) grant application and to enter into agreements with the California Department of Housing and Community Development for LEAP grants, in the amount of $300,000.

C-18 Adopt a Resolution Authorizing the City Manager to Draft a 2020 Permanent Local Housing Allocation (PLHA) Grant Application to the California Department of Housing and Community Development for Permanent Homeless Shelter Project - Predevelopment Phase ($2,017,590) (CD)

This item was pulled at the request of Council Member Mounce for discussion purposes.

In response to Council Member Mounce, Community Development Director John Della Monica stated the City is developing solutions to the long-term homelessness crisis. The State has substantial amounts of capital available, and the intention is to apply for this grant, as well as the LEAP grant presented on C-17, to put forth an effort into the development of a permanent no-bar shelter.

Council Member Mounce stated the homelessness problem must be solved in order for Lodi to maintain its status as a tourist destination.

Mayor Kuehne noted that the San Joaquin Council of Governments was awarded $18 million for affordable housing and homelessness.

Council Member Mounce noted that funding has been available through No Place Like Home for three years and expressed frustration at the amount of time it has taken to address the homelessness problem.

Council Member Mounce made a motion, second by Mayor Kuehne, to adopt Resolution No. 2020-119 authorizing the City Manager to draft a 2020 Permanent Local Housing Allocation (PLHA) grant application to the California Department of Housing and Community Development for Permanent Homeless Shelter Project - Predevelopment Phase, in the amount of $2,017,590.

VOTE:
The above motion carried by the following vote:
Ayes: Council Member Chandler, Council Member Mounce, Mayor Pro Tempore Nakanishi, and Mayor Kuehne
Noes: None
Absent: None

ROLL CALL VOTE
The City Council held a ROLL CALL vote (all voiced their votes).

C-19 Adopt Resolution Accepting the Fiscal Year 2018/19 Measure L Citizens' Oversight Committee Annual Accountability Report, and Authorizing the City Manager to have a One-Page Flyer (Bill Insert) Created to Promote the Successes of Measure L ($3,500) (CM)

Adopted Resolution No. 2020-115 accepting the Fiscal Year 2018/19 Measure L Citizens' Oversight Committee Annual Accountability Report, and authorizing the City Manager to have a one-page flyer (bill insert) created to promote the successes of Measure L, in the amount of $3,500.

C-20 Adopt Resolution Declaring Intention to Annex Territory (Gateway South Subdivision) to Community Facilities District No. 2007-1 (Public Services) and to Levy a Special Tax to Pay for Certain Public Services (Annexation No. 10); and Setting Public Hearing for July 15, 2020 (PW)

Adopted Resolution No. 2020-116 declaring intention to annex territory (Gateway South Subdivision) to Community Facilities District No. 2007-1 (Public Services) and to levy a special tax to pay for certain public services (Annexation No. 10); and setting public hearing for July 15, 2020.

D. Comments by the Public on Non-Agenda Items THE TIME ALLOWED PER NON-AGENDA ITEM FOR COMMENTS MADE BY THE PUBLIC IS LIMITED TO FIVE MINUTES.

Email messages received from the following members of the public were read into the record and filed:

Jessica Hillskotter - re-opening youth sports
Theresa Delp - re-opening playgrounds
Tiffany Gomes - Black Lives Matter protest

Laurie Sharpe - Council leadership during turbulent times
Amanda Lee - Black Lives Matter protest
Kyle Vallarino - Curfew
Jim Hamrick - Rules governing public demonstrations
Christy Newport - Rules governing public demonstrations
Kent Steinwert - Rules governing public demonstrations
Mark Wallace - Rules governing public demonstrations
Stephen Barney - Public demonstrations
Mickie Nuss - Public demonstrations

E. Comments by the City Council Members on Non-Agenda Items

Council Member Mounce stated that she would like to hear from the City Attorney regarding the bond issue mentioned in public comments and have the Police Chief speak regarding a possible curfew. She noted that for 50 years there have been peaceful protests surrounding the injustice that is rampant in our society regarding people of color; she is truly disgusted with what happened; racism is alive in America and it is our responsibiltiy to take a stand and make sure the message is clear that this is no longer going to be tolerated in our society, starting with leadership.

Police Chief Sierra Brucia stated that if the City Council chooses to enact a curfew, the Police Department would enforce it. However, he noted the Police Department is preparing for the protest on Sunday, and having a curfew in affect could take away resources from the preparation. He further stated that in his opinion the people that will follow a curfew are not the people who are causing problems.

In response to Council Member Mounce regarding preparation for the protest on Sunday, Chief Brucia stated that the Police Department has been monitoring events throughout the State and nation on a daily basis, including social media news reports. He noted that a peaceful demonstration was held today in front of the Police Department with 40 to 50 people in attendance. There was a significant number of officers on duty, with other officers joining on their own. Regarding the event on Sunday, the Police Department has been in contact with organizers and the business owners in the area; there will be double patrole shifts; the mobile field force will be ready; the SWAT team will be on standby; all five lieutenants will be on duty to act as incident commanders; the entire command staff of the Police Department will be available; a contingent will be monitoring and protecting the Police Department and the Fire Department; the Stockton Police Department will be on standby with their mobile field force; the Sheriffs' Office has been contacted regarding staffing in town during the demonstration and being on standby for support; and LPD mobile field force commander will be meeting with the National Guard Commander.

In response to Council Member Mounce, City Attorney Magdich stated that clearly people have the constitutional right to exercise free speech in a peaceful manner. The City does not have an ordinance to require a permit or indemnification for protests; the court would find $10 million unconsciounable because of the dollar amount; and the City cannot put up barriers to the exercise of free speech rights. She further noted that the last two days of protests in Stockton have been very peaceful, so it would be wrong to assume that Sunday's protest will turn violent, but the Police Department is prepared.

Mayor Pro Tempore Nakanishi stated that what was done to George Floyd was atrocious and should never have happened in the United States, but the citizens and businesses of Lodi do not want demonstrations.

In response to Mayor Pro Tempore Nakanishi, City Manager Schwabauer stated that the City does not have a protest ordinance.

In further response, Ms. Magdich stated that the City would need to tailor a protest ordinance very narrowly because it must allow free speech; it is possible to have time, place, and manner restrictions; it is unreasonable to require a permit application months in advance; and she has not done extensive research because the issue came up today.

Mayor Pro Tempore Nakanishi expressed concern over the Police being able to handle 3,000 protesters coming to a city the size of Lodi and questioned whether it would be legal to limit the size of protests. He stated he understands that the City cannot ask for a bond for protests but stated these gatherings cost the City money.

Council Member Chandler stated that he agrees with Council Member Mounce and Mayor Pro Tempore Nakanishi and understands the frustration on behalf of the black community; it is unjustifiable that we are still where we are; people have the right to hold a peaceful protest but not violence; he has been in contact with the organizer and is optimistic for a peaceful outcome on Sunday and the Police Department is prepared.

Mayor Kuehne stated that what the officer did in the George Floyd case was wrong; the rapidity with which the officer was charged and the firing of the other officers involved sends the right message that this type of behavior will not be tolerated; he is thankful that is not a tactic our officers use and is proud of our Police force here in Lodi; he is a huge proponent of the freedom of speech and allowing the protest to go on is the right thing; it is also the right thing to be prepared; and he is confident the Police force is prepared.

In response to Mayor Kuehne, Ms. Magdich stated encroachment permits require insurance and indemnification, however, there is nothing on the books to require a bond, insurance, or permit for a protest. She further stated that the courts would find $10 million far too high, as it would be an impediment to the exercise of the right to free speech.

Mayor Kuehne stated he understand from Council comments that all Council Members would like the City to move forward expeditiously on adopting an ordinance so something would be in place in times like these.

Council Member Mounce clarified that she does not feel an ordinance would be necessary for gatherings of 150 people, but something is needed for protests of 2,000 or more.

Mayor Kuehne commented on the email concerning the need for children to play in parks and stated he is sensitive to mental health issues, noting a 900% increase in calls to the suicide prevention hot line. He further stated COVID-19 has been devastating financially and noted that the County has received $133 million in funding for COVID-19, of which $8.8 million has been spent, and none has been shared with the cities; the Lodi City Council has been working on getting a fair share of the funding. The Council is also working on getting the County to provide an attestation to reopen Lodi. He also noted Lodi is participating in the Great Plates program to provide meals to seniors.

Council Member Mounce stated she is willing to send a letter to the County Board of Supervisors and the Governor requesting parks re-open and sports resume.

Mayor Kuehne responded that the letters have just gone out to the County and the Governor, but he is not opposed to another letter being sent if a response is not received. He further stated he would like to conduct a Zoom meeting with the Governor.

Mr. Schwabauer stated the City has not heard from the Governor, but County park officials are meeting with Dr. Park next week to discuss reopening local parks and that staff can work on letter.

F. Comments by the City Manager on Non-Agenda Items

Mr. Schwabauer stated that what happened to George Floyd was horrifying and has no place in our society. He further stated that he knows the officers and leadership in Lodi Police Department very well and is gratified to have confidence in these people; he is proud of how hard the Police Department is working on the security of this town; and he is confident in their readiness and planning.

G. Public Hearings

G-1 Public Hearing to Consider Adopting a Resolution Amending the Procedures for Review of Growth Allocation Applications (CD)

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Kuehne called for the public hearing to consider adopting a resolution amending the procedures for review of Growth Allocation Applications.

Community Development Director John Della Monica provided a brief introduction. Contract Planner Paul Junker provided a PowerPoint presentation regarding review of Growth Allocation schedule. Specific topics of discussion included overview and options.

Mr. Della Monica stated that the City does have active applications for tentative mapping and while individual projects should not govern how the City deals with this from a policy standpoint, one of the things staff considered is that if a short extension was granted, it would allow these projects to move forward and allow ample time for staff to return to Council with a more complete plan.

In response to Mayor Pro Tempore Nakanishi, Mr. Della Monica stated that the letter from Mr. Hoffman addressed the initial proposal and his concern with the level of change. When staff revisited the issue, they wanted to present something more simplified and felt allowing growth to continue according to the current plan, with applications accepted throughout the year, was more prudent than to revert back to the prior more-restrictive timeline. Staff believed extending the existing program to the end of the calendar year would not damage the existing applicant and that some issues raised by the former City Planner would not come into play.

In response to Council Member Chandler, Mr. Della Monica stated that one applicant is in the process and staff was preparing, based on this hearing, to have his map considered by the Planning Commission; and a second applicant is near to that stage.

Mr. Schwabauer further clarified that, in terms of timing, it would mean the difference between beginning the project now and being prepared in summer versus beginning the project in November and having it prepared next spring, so it would delay a project by six to eight months or longer.

In response to Council Member Mounce, Mr. Della Monica confirmed that if the provisions were extended, all of the concerns brought up would become a moot point and that it would be best for the department.

Mayor Kuehne stated that he has had concerns in the past because projects would come before Council at a stage when Council had no opportunity for input, so part of the revision would be to streamline the procedure while allowing Council to have input early in the process. When he met with the City Manager, City Attorney, and Community Development Director, Mr. Della Monica pointed out that there are many issues that need to be streamlined. Mayor Kuehne indicated support of extending the provision to allow staff to return to Council and address the other issues as well.

Council Member Mounce stated she feels the ordinance needs to be changed so that Council will have the power to make sure future developments fit Lodi.

In response, Mr. Della Monica stated that currently Council has no ability for input, but the process could be designed to invite Council review in the predesign stage, which would be more detailed than the conceptual design but not at the final engineering stage.

Mayor Kuehne stated that this could be added into the amendment as well, so that as the projects are submitted, they come to Council first.

In response to Mayor Pro Tempore Nakanishi, Mr. Della Monica stated that extending the provisions of Ordinance No. 1877 allows developers to make application at the time they are prepared to go forward with a project, as opposed to being restricted to a certain calendar window.

Council Member Chandler indicated support for extending the provisions to the end of the year and Council having the ability to look at projects earlier in the process.

Mayor Kuehne opened the public hearing for public comment.

Mr. Schwabauer read letters from members of the public (filed), Craig Hoffman and Dennis Bennet.

There being no further public comments, Mayor Kuehne closed the public hearing.

Council Member Mounce made a motion, second by Mayor Kuehne, to adopt Resolution No. 2020-120 reinstating and extending effective date of the provisions of Ordinance No. 1877 related to the schedule for review of Development Plans through December 31, 2020.

VOTE:
The above motion carried by the following vote:
Ayes: Council Member Chandler, Council Member Mounce, Mayor Pro Tempore Nakanishi, and Mayor Kuehne
Noes: None
Absent: None

ROLL CALL VOTE
The City Council held a ROLL CALL vote (all voiced their votes).

NOTE: Council recessed at 8:55 and reconvened at 9:06.

H. Regular Calendar

H-1 Adopt Resolution 1) Authorizing City Manager to Amend Customer Assistance & Relief Energy (CARE) Package Program Increasing Benefits by $249,000; 2) Authorizing City

Manager to Amend Existing CARE Program Third-Party Administrator Contract Limits and Existing Energy Efficiency Services Professional Services Agreement to include CARE Program Application Services in Amount Not to Exceed $102,000 Collectively; and 3) Authorizing Necessary Appropriations and Carry Forward into Fiscal Year 2020/21 (CM)

Business Development Manager Astrida Trupovnieks provided a presentation regarding amending the Customer Assistance & Relief Energy (CARE) Package Program. Specific topics of discussion included Council's desire to do more for low- and fixed-income customers during the pandemic; staff's recommendation to expand the local CARE program which provides assistance to low-income and senior citizen customers; opportunity to provide relief to individuals who are financially disadvantaged and need help during the pandemic; lifting of restrictions to remain in place for three months; increase in benefits; and increase in third party administrator contracts.

Council Member Mounce made a motion, second by Mayor Pro Tempore Nakanishi, to adopt Resolution No. 2020-121 authorizing the City Manager to amend Customer Assistance & Relief Energy (CARE) Package Program increasing benefits by $249,000; authorizing the City Manager to amend existing CARE Program third-party administrator contract limits and existing energy efficiency services Professional Services Agreement to include CARE program application services in amount not to exceed $102,000 collectively; and authorizing necessary appropriations and carry forward into Fiscal Year 2020/21.

VOTE:
The above motion carried by the following vote:
Ayes: Council Member Chandler, Council Member Mounce, Mayor Pro Tempore Nakanishi, and Mayor Kuehne
Noes: None
Absent: None

ROLL CALL VOTE
The City Council held a ROLL CALL vote (all voiced their votes).

H-2 Adopt Resolution Approving Fiscal Year 2020/21 Financial Plan and Budget and Approving Fiscal Year 2020/21 Appropriation Spending Limit (DCM)

Deputy City Manager Andrew Keys provided a PowerPoint presentation regarding the Fiscal Year 2020/21 budget. Specific topics of discussion included overview and changes to draft budget.

In response to Council Member Mounce, Mr. Keys stated the primary differences which were discussed at the last meeting included the discrepancy regarding officers in the Police Department with the original seven officer vacancies changed to six officers and one dispatcher; late fees for utility bills; Fourth of July funding and the related reduction of other expenses; and Measure K funds.

In response to Council Member Chandler, City Manager Schwabauer stated that the 100% decline in Transient Occupancy Tax (TOT) reflects the decline over the time of the closure, while the budget reflects TOT income over an entire year, and staff does not anticipate the closure lasting a year. Mr. Keys further stated that staff anticipates the income ramping up towards the end of the year and to be close to normal during the latter portion of the fiscal year. He clarified that the 50% reduction is based on last year's projection; and the mid-year projection showed a higher anticipated TOT income. In further response, Mr. Keys noted that staff is also more optimistic because Lodi is more of a driving destination and there seems to be a willingness to travel in California by driving rather than flying.

Mayor Pro Tempore Nakanishi indicated support of the budget.

Council Member Chandler made a motion, second by Mayor Pro Tempore Nakanishi, to adopt Resolution No. 2020-122 approving Fiscal Year 2020/21 Financial Plan and Budget and approving Fiscal Year 2020/21 Appropriation Spending Limit.

VOTE:
The above motion carried by the following vote:
Ayes: Council Member Chandler, Council Member Mounce, Mayor Pro Tempore Nakanishi, and Mayor Kuehne
Noes: None
Absent: None

ROLL CALL VOTE
The City Council held a ROLL CALL vote (all voiced their votes).

I. Ordinances – None

J. Adjournment

There being no further business to come before the City Council, the meeting was adjourned at 9:23 p.m.

ATTEST:

Pamela M. Farris
Assistant City Clerk

LODI CITY COUNCIL
SPECIAL CITY COUNCIL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
MONDAY, JUNE 8, 2020

A. Call to Order / Roll Call

The City Council Closed Session meeting of June 8, 2020, was called to order by Mayor Kuehne at 1:08 p.m.

Present: Council Member Chandler, Council Member Mounce, Mayor Pro Tempore Nakanishi, and Mayor Kuehne
Absent: None
Also Present: City Manager Schwabauer, City Attorney Madich, and Assistant City Clerk Farris

Due to the COVID-19 pandemic and pursuant to Executive Order N-29-20, all Council Members participated in the meeting via teleconference and the open session portion of the meeting was available for viewing by the public via livestream at www.facebook.com/cityoflodi; the opportunity for public comment was available through councilcomments@lodi.gov.

B. Announcement of Closed Session

B-1 Public Employee Recruitment Candidates for the Council Appointed Position of City Clerk Pursuant to Government Code 54957

C. Adjourn to Closed Session

At 1:08 p.m., Mayor Kuehne adjourned the meeting to a Closed Session to discuss the above matter. The Closed Session adjourned at 4:24 p.m.

D. Return to Open Session / Disclosure of Action

At 4:24 p.m., Mayor Kuehne reconvened the City Council meeting, and City Attorney Magdich disclosed the following actions.

Item B-1 was discussion and direction, with no reportable action.

E. Adjournment

There being no further business to come before the City Council, the meeting was adjourned at 4:25 p.m.

ATTEST:

Pamela M. Farris
Assistant City clerk

Exhibit C

LODI CITY COUNCIL
SHIRTSLEEVE SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, JUNE 9, 2020

The June 9, 2020, Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was canceled.

ATTEST:

Pamela M. Farris
Assistant City Clerk

LODI CITY COUNCIL
SPECIAL CITY COUNCIL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, JUNE 9, 2020

A. Call to Order / Roll Call

The Special City Council meeting of June 9, 2020, was called to order by Mayor Kuehne at 7:09 a.m.

NOTE: Due to the COVID-19 pandemic and pursuant to Executive Order N-29-20, the meeting was available for viewing by the public via livestream at www.facebook.com/cityoflodi; the opportunity for public comment was available through councilcomments@lodi.gov.

Present: Council Member Chandler, Council Member Mounce, Mayor Pro Tempore Nakanishi, and Mayor Kuehne
Absent: None
Also Present: City Manager Schwabauer, City Attorney Magdich, and Assistant City Clerk Farris

B. Regular Calendar

B-1 Adopt Resolution Approving Temporary Downtown Public Parking Stall Dining Standard Plan and Encroachment Permit, and Authorizing Expenditures ($20,000); Receive Direction Regarding Long-Term Closure of Elm Street, Between School Street and Sacramento Street to Vehicles (PW)

Public Works Director Charlie Swimley provided a presentation regarding temporary Downtown Public Parking Stall Dining Standard Plan and encroachment permit. Specific topics of discussion included overview, Standard Plan and encroachment permit, and compliance and liability.

In response to Council Member Mounce, Mr. Swimley stated the encroachment permit fee for this type of closure would be $47.

In response to Council Member Mounce, Mr. Swimley stated that the decision whether to bring in or chain up the tables and chairs each night would be up to the restaurant, with the only restriction being that the furniture must be removed after 48 hours if not in use.

Council Member Mounce expressed concerns about theft and vandalism.

In response to Council Member Chandler, Senior Engineering Technician Denise Wiman stated that she has worked for 12 years with the Downtown businesses and Risk Management on encroachment permits, and the City is at very low risk for trip and fall issues related to Downtown outdoor seating.

Mayor Kuehne suggested additional language be included to require businesses to either secure or move their furniture indoors overnight.

Council Member Chandler disagreed, stating these businesses are already experienced and the City should not make the process more prohibitive.

Mr. Swimley stated seven businesses have expressed interest in the program: Shangri La, Dancing Fox, Smack Pie Pizza, Porter's Pub, Lodi Beer Company, The Brick House, and West

Oak Nosh.

In response to Council Member Mounce, Mr. Swimley explained the barriers are water-filled K rail, a sturdy plastic which is light and maneuverable when empty but very heavy when filled with water. The barriers are available through a local traffic safety company, City Rise, and would cost $60 per month each. Staff felt this was the most practical way to provide a barrier between the seating areas and traffic.

City Manager Schwabauer stated the City would fund the barriers as an economic development effort. Mr. Swimley further noted that if all seven businesses move forward, the cost would be approximately $5,000 through September 30; if other businesses join, then the cost would increase.

In response to Mayor Kuehne, Mr. Swimley confirmed that all the businesses except Shangri La currently have outdoor dining.

In response to Council Member Chandler, Mr. Swimley stated that when Community Development Director John Della Monica did a survey, he did not receive a response indicating concern regarding the impact to Downtown parking. Mr. Schwabauer noted that most businesses expressed appreciation for the project.

Council Member Mounce commented that one business in particular would be unhappy with the reduced parking, and Mr. Schwabauer noted that curbside pickup would be available for some retail stores.

Council Member Mounce stated that she had discussed the situation regarding this store with Mr. Della Monica, as the owner already has serious concerns regarding Downtown parking, and he will extend three parking spots; she urged staff to work with the owner.

In response to Mayor Pro Tempore Nakanishi, Mr. Schwabauer stated the money being used to fund the program is not free or discretionary, but the revenue the City receives from Downtown is due to the restaurants and stores, and that helping them helps grow the City's revenue. He further stated that generally the City does not do a lot of give-aways, but this is a unique situation where the restrictions are government imposed, so it seems appropriate for government to help ease the burden.

Mr. Swimley added that this is an effort to preserve the Downtown restaurants' longevity.

Mayor Pro Tempore Nakanishi indicated support of the program.

Council Member Chandler stated he supports the program.

In response to Council Member Chandler, City Attorney Magdich stated the State has not yet moved into Phase 3; the State has issued guidelines and left it up to the County Public Health Officers to make decisions on which types of businesses may re-open; the guidelines which came out yesterday include movie theaters, but decisions will be made at the local level; Dr. Park is reviewing the newest information; the City may learn more following today's Board of Supervisors meeting; and staff is monitoring this on a daily basis.

Council Member Mounce indicated support of the program as it is helping Downtown businesses.

In response to Mayor Kuehne, Mr. Swimley verified that the City will pay for the barriers and waive the permit fees, but the businesses are responsible for paying for ABC license expenses.

In response to Mayor Kuehne, Mr. Swimley stated that ramps will not be required, as the restaurants will need to make provisions for required ADA seating either inside or outside on the sidewalk; and the number of tables accommodated in the parking stalls depends on the size of the table and the type of stall, but seats for eight to ten customers would be gained.

In response to Council Member Mounce's question regarding lighting, Mr. Swimley stated that the outlets in the tree wells are no longer functioning and have been de-energized.

Council Member Chandler made a motion, second by Mayor Pro Tempore Nakanishi, to adopt Resolution No. 2020-123 approving temporary Downtown Public Parking Stall Dining Standard Plan and encroachment permit, and authorizing expenditures in the amount of $20,000.

VOTE:
The above motion carried by the following vote:
Ayes: Council Member Chandler, Council Member Mounce, Mayor Pro Tempore Nakanishi, and Mayor Kuehne
Noes: None
Absent: None

Public Works Director Charlie Swimley provided a PowerPoint presentation regarding a long-term closure on Elm Street. Specific topics of discussion included background, location, pictures, and request for Council direction.

In response to Council Member Chandler, Mr. Swimley stated that all businesses in the area, including wine tasting rooms, would be part of the program, and that the idea originated in the early 2000's when the entire area was reconstructed. In further response, Mr. Swimley stated traffic impacts have not been studied in detail but Downtown streets are well gridded, so he does not expect a big impact on Pine Street and Locust Street; staff will study in greater detail if Council approves of the concept; and that the closure could be on weekends, a week at a time, or during an event.

Council Member Chandler stated he would need concrete responses from area businesses before making a decision.

Council Member Mounce stated that the closure would force cars utilizing the parking lot to use the alleys and they would not be adequate for ingress and egress, noting the poor lighting and size. She noted that patrons exiting the parking lot will see all of the homeless on Sacramento Street, which is not a welcoming site. She further stated that she feels that to make the project work, the parking lot would need to be closed or serious changes would need to be made to the alleys and a stop sign added on Locust Street at School Street and a stop sign or signal added on Locust Street at Sacramento Street. She questioned whether the owners of the movie theater have been consulted and noted that the loading zone adjacent to the theater is now being used for parking. She further stated that she feels the pushback would be too great and that the Merlot event center would not want the parking lot closed.

Mayor Pro Tempore Nakanishi stated he felt the project should be brought back next year with more information.

Mayor Kuehne stated he is not opposed to the project as the area was originally designed for this, but more vetting is needed for the traffic flow in the parking lot, and that only two or three businesses would benefit from it. He suggested a partial closure from the medallion west to Church Street, which would accommodate the two larger restaurants, to judge how well it would

work.

Mr. Swimley stated that he understood the direction from Council is to wait on the project and come back next year, following outreach to the businesses, with a site plan. He further stated staff would begin looking at the questions brought up today.

Council Member Mounce stated the project would be a good idea if a hotel was located where the parking lot is, as was the original plan. She further stated that she would not be opposed to temporary closures over a weekend.

Mayor Kuehne expressed support for Council Member Mounce's suggestion of temporary weekend closures.

In response to Council Member Chandler, Mr. Swimley noted that usage of the parking garage is minimal and there has been an uptick in vandalism; a security guard dedicated to the facility has been added.

Council Member Mounce suggested turning the parking lot into a civic center, as proposed in the past by Council Member Johnson, where the public can gather with tables, chairs, and free Wi-Fi.

In response to Mayor Kuehne, Mr. Swimley stated that the sidewalk cleaning project will focus on sidewalks without extending out into the street and should begin within the next couple weeks.

C. Adjournment

There being no further business to come before the City Council, the meeting was adjourned at 7:52 a.m.

ATTEST:

Pamela M. Farris
Assistant City Clerk

LODI CITY COUNCIL
SHIRTSLEEVE SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, JUNE 16, 2020

The June 16, 2020, Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was canceled.

ATTEST:

Pamela M. Farris
Assistant City Clerk

LODI CITY COUNCIL
REGULAR CITY COUNCIL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, JUNE 17, 2020

C-1 Call to Order / Roll Call

C-2 Announcement of Closed Session – N/A

C-3 Adjourn to Closed Session – N/A

C-4 Return to Open Session / Disclosure of Action – N/A

A. Call to Order / Roll Call

The Regular City Council meeting of June 17, 2020, was called to order by Mayor Kuehne at 7:00 p.m.

Present: Council Member Chandler, Council Member Mounce, Mayor Pro Tempore Nakanishi, and Mayor Kuehne
Absent: None
Also Present: City Manager Schwabauer, City Attorney Magdich, and Community Development Department Administrative Assisant Chadwick

NOTE: Council Member Mounce participated in the meeting via teleconference.

Due to the COVID-19 pandemic and social distancing measures, Council chambers were closed to the public. The meeting was available for viewing by the public via livestream at https://www.lodi.gov/901/Council-Meeting-Archive; the opportunity for public comment was available through councilcomments@lodi.gov.

B. Presentations

B-1 Parks Make Life Better Month Proclamation (PRCS)

Mayor Kuehne presented a proclamation proclaiming July 2020 as Parks Make Life Better Month in Lodi to Deputy Parks, Recreation and Cultural Services Director Cathi DeGroot. Ms. DeGroot stated that this year's theme is, "We Are Parks and Recreation," and provided a picture (filed) of the Lodi Parks, Recreation and Cultural Services staff. She urged Council and the public to follow the celebration on the City's website, FaceBook, and Instagram.

C. Consent Calendar (Reading; Comments by the Public; Council Action) All matters listed on the consent calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion of these items. If a member of the public would like a consent calendar item pulled and discussed separately, refer to the Special Teleconference Notice at the beginning of this agenda.

Council Member Chandler made a motion, second by Council Member Mounce, to approve the following items hereinafter set forth, in accordance with the report and recommendation of the City Manager.

VOTE:
The above motion carried by the following vote:

Ayes: Council Member Chandler, Council Member Mounce, Mayor Pro Tempore Nakanishi, and Mayor Kuehne
Noes: None
Absent: None

ROLL CALL VOTE
The City Council held a ROLL CALL vote (all voiced their votes).

C-1 Receive Register of Claims for May 15, 2020 through May 28, 2020 in the Total Amount of $6,207,472.51 (FIN)

Claims were approved in the amount of $6,207,472.51.

C-2 Approve Minutes (CLK)

The minutes of May 20, 2020 (Regular Meeting), May 20, 2020 (Special Meeting), May 26, 2020 (Shirtsleeve Session), and June 2, 2020 (Shirtsleeve Session) were approved as written.

C-3 Adopt Resolution Authorizing City Manager to Execute Amendment No. 5 to Contract with Cintas Corporation No. 3, of Stockton, for Rental and Cleaning of Uniforms for Certain Field and Warehouse Employees ($85,000) (PW)

Adopted Resolution No. 2020-124 authorizing the City Manager to execute Amendment No. 5 to contract with Cintas Corporation No. 3, of Stockton, for rental and cleaning of uniforms for certain field and warehouse employees, in the amount of $85,000.

C-4 Adopt Resolution Authorizing City Manager to Execute Amendment No. 1 to Professional Services Agreement with MV Transportation, Inc., of Dallas, Texas, for Transit Operations Services (PW)

Adopted Resolution No. 2020-125 authorizing the City Manager to execute Amendment No. 1 to Professional Services Agreement with MV Transportation, Inc., of Dallas, Texas, for transit operations services.

C-5 Adopt Resolution Authorizing City Manager to Execute Amendment No. 1 to Professional Services Agreement with Schatz Construction & Restoration, of Lodi, for Interior Improvements at Carnegie Forum ($10,000), and Appropriating Funds ($10,000) (PW)

Adopted Resolution No. 2020-126 authorizing the City Manager to execute Amendment No. 1 to Professional Services Agreement with Schatz Construction & Restoration, of Lodi, for interior improvements at Carnegie Forum, in the amount of $10,000, and appropriating funds in the amount of $10,000.

C-6 Adopt Resolution Authorizing City Manager to Execute Amendment No. 2 to Professional Services Agreement with Tri-City Power Inc., for the Support of the City’s Uninterrupted Power Supplies in the City’s Main Data Center, Police Server Room and Lodi Electric Utility Operations Center ($36,734.08) (IT)

Adopted Resolution No. 2020-127 authorizing the City Manager to execute Amendment No. 2 to Professional Services Agreement with Tri-City Power Inc., for the support of the City's uninterrupted power supplies in the City's main data center, Police server room and Lodi Electric Utility Operations Center, in the amount of $36,734.08.

C-7 Adopt a Resolution Authorizing City Manager to Execute Amendment No. 2 to Professional Services Agreement with Quest Media and Supplies, Inc., of Roseville, as Sole-Source Provider for Finance Department's Video and Surveillance System Installation ($5,568.62) (FIN)

Adopted Resolution No. 2020-128 authorizing the City Manager to execute Amendment No. 2 to Professional Services Agreement with Quest Media and Supplies, Inc., of Roseville, as sole-source provider for Finance Department's video and surveillance system installation, in the amount of $5,568.62.

C-8 Adopt Resolution Authorizing City Manager to Execute Base Contract and Special Provisions to Base Contract with Clean Energy Renewable Fuels, LLC, of Newport Beach, for Sale and Purchase of Natural Gas (PW)

Adopted Resolution No. 2020-129 authorizing the City Manager to execute base contract and special provisions to base contract with Clean Energy Renewable Fuels, LLC, of Newport Beach, for sale and purchase of natural gas.

C-9 Adopt Resolution Approving City of Lodi Public Transportation Agency Safety Plan and Authorizing the Public Works Director to Execute Public Transportation Agency Safety Plan (PW)

Adopted Resolution No. 2020-130 approving City of Lodi Public Transportation Agency Safety Plan and authorizing the Public Works Director to execute Public Transportation Agency Safety Plan.

C-10 Adopt Resolution Authorizing City Manager to Execute Fifth Amendment to Workers' Compensation Self-Insurance Service Agreement with Sedgwick Claims Management Services, Inc., as Assignee to York Risk Services Group, Inc., for the Period July 1, 2020 to June 30, 2022 ($277,568) (CA)

Adopted Resolution No. 2020-131 authorizing the City Manager to execute Fifth Amendment to Workers' Compensation Self-Insurance Service Agreement with Sedgwick Claims Management Services, Inc., as assignee to York Risk Services Group, Inc., for the period July 1, 2020 to June 30, 2022, in the amount of $277,568.

C-11 Adopt Resolution Approving City of Lodi Pay Schedule Dated June 1, 2020 (HR)

Adopted Resolution No. 2020-132 approving City of Lodi pay schedule dated June 1, 2020.

C-12 Adopt Resolution Authorizing City Manager to Approve Funding Change for Outdoor Environmental Education Grant to Reduce Appropriation in Fund 205 (State Grants) in the Amount of $22,908 and Increase Appropriation in Fund 432 (PRCS Capital) by $22,908 (PRCS)

Adopted Resolution No. 2020-133 authorizing the City Manager to approve funding change for Outdoor Environmental Education Grant to reduce appropriation in Fund 205 (State Grants) in the amount of $22,908 and increase appropriation in Fund 432 (PRCS Capital) by $22,908.

C-13 Adopt Resolution Ratifying the U. S. Department of Justice Coronavirus Emergency Supplemental Funding Program Grant Application, Authorize the Chief of Police to Execute Funding Agreement, Approve the Purchase of Computers, and Appropriate Funds ($79,318) (PD)

Adopted Resolution No. 2020-134 ratifying the U. S. Department of Justice Coronavirus Emergency Supplemental Funding Program Grant Application, authorizing the Chief of Police to execute funding agreement, approving the purchase of computers, and appropriating funds in the amount of $79,318.

C-14 Adopt Resolution Authorizing City Manager to Execute Improvement Agreement for Public Improvements of Lodi High School New North Campus (PW)

Adopted Resolution No. 2020-135 authorizing the City Manager to execute Improvement Agreement for Public Improvements of Lodi High School New North Campus.

C-15 Adopt Resolution Accepting Lodi Unified School District Maintenance Facility Public Improvements (PW)

Adopted Resolution No. 2020-136 accepting Lodi Unified School District Maintenance Facility Public Improvements.

C-16 Accept Improvements Under Contract for Granular Activated Carbon Replacement, Well No. 4R and Well No. 22 (PW)

Accepted Improvements under contract for Granular Activated Carbon Replacement, Well No. 4R and Well No. 22.

C-17 Accept Quarterly Investment Report as Required by the City of Lodi Investment Policy (DCM)

Accepted Quarterly Investment Report as required by the City of Lodi Investment Policy.

C-18 Accept Quarterly Report of Purchases between $10,000 and $20,000 (DCM)

Accepted Quarterly Report of Purchases between $10,000 and $20,000.

C-19 Receive Report Regarding Communication Pertaining to CARES Act Funding (CLK)

Received report regarding communication pertaining to CARES Act funding.

C-20 Receive Report Regarding Communication Pertaining to City Specific Attestation (CLK)

Received report regarding communication pertaining to City Specific Attestation.

C-21 Post for Vacancy on Planning Commission (CLK)

Directed the City Clerk to post for the following vacancy:

Planning Commission
Lisa Craig Term to expire June 30, 2021

C-22 Adopt Resolution Declaring Intention to Renew the Lodi Tourism Business Improvement District and Set Public Hearing for July 15, 2020, and a Public Hearing for August 5, 2020 to Consider the Renewal of the Lodi Tourism Business Improvement District and the Levy of Assessments on Lodging Businesses in the City of Lodi (CM)

Adopted Resolution No. 2020-137 declaring intention to renew the Lodi Tourism Business Improvement District and set public hearing for July 15, 2020, and a public hearing for August 5, 2020 to consider the renewal of the Lodi Tourism Business Improvement District and the levy of assessments on lodging businesses in the City of Lodi.

D. Comments by the Public on Non-Agenda Items THE TIME ALLOWED PER NON-AGENDA ITEM FOR COMMENTS MADE BY THE PUBLIC IS LIMITED TO FIVE MINUTES.

None.

E. Comments by the City Council Members on Non-Agenda Items

Mayor Pro Tempore Nakanishi stated that as the stay-at-home order is lifted, businesses are re-opening and people are participating in large protests, the cases of Coronavirus seem to be increasing. He urged citizens to wear masks and practice social distancing where appropriate.

Mayor Kuehne stated he participated in the march in downtown Lodi on Sunday and appreciated that it was a peaceful, well-organized march for Black Lives Matter.

F. Comments by the City Manager on Non-Agenda Items

None.

G. Public Hearings

G-1 Continue Public Hearing to July 15, 2020 to Consider Resolution Adopting Final Engineer's Annual Levy Report for Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1, Fiscal Year 2020/21; and Ordering the Levy and Collection of Assessments (PW)

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Kuehne called for the public hearing to consider resolution adopting Final Engineer's Annual Levy Report for Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1, Fiscal Year 2020/21.

Council Member Mounce made a motion, second by Council Member Chandler, to continue public hearing to July 15, 2020 to consider resolution adopting Final Engineer's Annual Levy Report for Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1, Fiscal Year 2020/21; and ordering the levy and collection of assessments.

VOTE:
The above motion carried by the following vote:
Ayes: Council Member Chandler, Council Member Mounce, Mayor Pro Tempore Nakanishi, and Mayor Kuehne
Noes: None
Absent: None

ROLL CALL VOTE
The City Council held a ROLL CALL vote (all voiced their votes).

H. Regular Calendar

H-1 Adopt Resolution Authorizing Appropriation and Expenditure of Fiscal Year 2019-20 Funds in the Amount of $1,138,037 to be Reimbursed by FEMA and State Government at a Rate of 93.75 Percent for the Implementation of the Great Plates Delivered Program, and Authorizing Carry Forward of Unspent Budget into Fiscal Year 2020-21 (CM)

Deputy City Manager Andrew Keys provided a presentation on the Great Plates Delivered Program. Specific topics of discussion included overview of the program, authorization by FEMA, delivery to over 300 individuals per day, reimbursement rate, extension of program through July 10, and work with State and FEMA for reimbursement.

City Manager Schwabauer stated that staff is comfortable with the amount expended to this point but has concerns with extending the program past the July 10 deadline without reimbursement being made.

Mayor Pro Tempore Nakanishi stated it was reasonable to make the agreement with FEMA but since payments are not being made, it is reasonable to end the program in July.

In response to Council Member Mounce, Mr. Schwabauer stated that if there was an uptick in Coronavirus cases and businesses were closed again, the restart of the program would be brought for Council consideration.

Council Member Chandler made a motion, second by Council Member Mounce, to adopt Resolution No. 2020-138 authorizing appropriation and expenditure of Fiscal Year 2019-20 funds in the amount of $1,138,037 to be reimbursed by FEMA and State government at a rate of 93.75 percent for the implementation of the Great Plates Delivered Program, and authorizing carry forward of unspent budget into Fiscal Year 2020-21.

VOTE:
The above motion carried by the following vote:
Ayes: Council Member Chandler, Council Member Mounce, Mayor Pro Tempore Nakanishi, and Mayor Kuehne
Noes: None
Absent: None

ROLL CALL VOTE
The City Council held a ROLL CALL vote (all voiced their votes).

I. Ordinances – None

J. Adjournment

There being no further business to come before the City Council, the meeting was adjourned at 7:26 p.m.

ATTEST:

Kari Chadwick
Community Development Department
Administrative Assistant

LODI CITY COUNCIL
SHIRTSLEEVE SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, JUNE 23, 2020

The June 23, 2020, Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was canceled.

ATTEST:

Pamela M. Farris
Assistant City Clerk

AGENDA ITEM C-03

CITY OF LODI
COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Awarding Bids for Purchase of Wood Poles from Stella-Jones Corporation of Tacoma, Washington Under Long Term (2-Year with 1-Year Extension) Purchase in Amount Not-to-Exceed $300,000 Over Three Years

MEETING DATE: July 15, 2020

PREPARED BY: Electric Utility Director

RECOMMENDED ACTION: Adopt a resolution awarding bids for the purchase of wood poles from Stella-Jones Corporation of Tacoma, Washington under a long-term (2-year with 1-year) purchase in an amount not-to-exceed $300,000 over three years.

BACKGROUND INFORMATION: On November 20, 2019 Council authorized Lodi Electric Utility (LEU) to procure, through long-term purchases, stock material items used to construct and maintain the electric system.

This procurement process was proposed and approved by Council in an effort to expedite delivery from vendors, realize reduced unit pricing, as well as implement process and work flow efficiencies for LEU Warehouse staff.

On April 30, 2020, LEU advertised bids to purchase wood poles for ongoing overhead maintenance and development projects. On June 3, 2020 bids were opened with two suppliers submitting proposals as shown in Exhibit 1 below. Staff reviewed the proposals and deemed Stella-Jones Corporation as the lowest responsive bids and compliant with the approved specifications.

Exhibit 1

	Stella-Jones	Stella-Jones	Stella-Jones	Koppers
	Douglas Fir Penta	Douglas Fir Cunap	Western Red Cedar Penta	Douglas Fir Cunap
35'-Cl 3	**$412.00**	$415.00	$627.00	$420.00
40'-Cl 1	**$791.50**	$798.00	$1,250.00	$828.00
45'-Cl 3	**$595.00**	$599.00	$955.00	$621.00
50'-Cl 1	**$921.00**	$928.00	$1,479.00	$964.00
50'-Cl 3	**$686.00**	$691.00	$1,121.00	$718.00
55'-Cl H1	**$1,239.00**	$1,248.00	$1,925.00	$2,015.00
55'-Cl 1	**$1,069.00**	$1,077.00	$1,710.00	$1,118.00

FISCAL IMPACT: Procurement cost over three years will not exceed $300,000.

APPROVED: _____
Stephen Schwabauer, City Manager

FUNDING AVAILABLE: Included in Fiscal Year 2020/21 Budget Account No. 500.13496.

_____
Andrew Keys
Deputy City Manager/Internal Services Director

_____
Jeff Berkheimer
Electric Utility Director

PREPARED BY: Tim Combs, Electric Utility Superintendent

RESOLUTION NO. 2020-____

A RESOLUTION OF THE LODI CITY COUNCIL AWARDING BID FOR PURCHASE OF WOOD POLES FROM STELLA-JONES CORPORATION, OF TACOMA, WASHINGTON, UNDER LONG-TERM (2-YEAR WITH 1-YEAR EXTENSION) PURCHASE IN AMOUNT NOT TO EXCEED $300,000 OVER THREE YEARS

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WHEREAS, in answer to notice duly published in accordance with law and the order of this City Council, sealed bids were received and publicly opened on June 3, 2020, at 11:00 a.m. for the purchase of wood poles described in the approved specifications under a long-term purchase option approved by the City Council on November 20, 2019 for the Electric Utility Department; and

WHEREAS, said bids have been compared as to total costs, checked, and tabulated and a report thereof filed with the City Manager; and

WHEREAS, the bids meeting the City's specifications with the lowest responsive bids and compliant with the approved specifications are shown below in Exhibit 1:

Exhibit 1

	Stella-Jones
	Douglas Fir Penta
35'-Cl 3	**$ 412.00**
40'-Cl 1	**$ 791.50**
45'-Cl 3	**$ 595.00**
50'-Cl 1	**$ 921.00**
50'-Cl 3	**$ 686.00**
55'-Cl H1	**$1,239.00**
55'-Cl 1	**$1,069.00**

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby award the bid for the purchase of wood poles as identified in Exhibit 1 to Stella-Jones Corporation, of Tacoma, Washington, for a period of two years with a one-year extension, at a total not-to-exceed cost of $300,000 over three years.

Dated: July 15, 2020

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I hereby certify that Resolution No. 2020-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held on July 15, 2020 by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk

AGENDA ITEM C-04

CITY OF LODI
COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Awarding Bids for Purchase of Concrete Products from Oldcastle Infrastructure of Pleasanton Under Long Term (2-Year with 1-Year Extension) Purchase in Amount Not-to-Exceed $250,000 Over Three Years

MEETING DATE: July 15, 2020

PREPARED BY: Electric Utility Director

RECOMMENDED ACTION: Adopt a resolution awarding bids for the purchase of concrete products from Oldcastle Infrastructure of Pleasanton under a long-term (2-year with 1-year extension) purchase in an amount not-to-exceed $250,000 over three years.

BACKGROUND INFORMATION: On November 20, 2019 Council authorized Lodi Electric Utility (LEU) to procure, through long-term purchases, stock material items used to construct and maintain the electric system.

This procurement process was proposed and approved by Council in an effort to expedite delivery from vendors, realize reduced unit pricing, as well as implement process and work flow efficiencies for LEU Warehouse staff.

On May 14, 2020, LEU advertised bids to purchase concrete products for maintenance and development projects. On June 17, 2020 bids were opened with one supplier submitting a proposal as shown in Exhibit 1 below. Staff reviewed the proposal and deemed Oldcastle Infrastructure as the lowest responsive bids and compliant with the approved specifications.

Exhibit 1

	Oldcastle
Dwg. 922-5679 (504 Vault)	**$2,500.00**
Dwg. 922-5680 (504 Vault Ring)	**$921.00**
Dwg. 922-5681 (504 Vault Cover)	**$2,475.00**
Dwg. 922-5682 (504 Cover-Round)	**$4,085.00**
Dwg. 922-5701 (Lodi 48 12" Extension)	**$1,195.00**
Dwg. 922-5700.1 (Lodi 48 Vault)	**$4,130.00**
Dwg. 922-5703 (Lodi 48 Cover-Round)	**$6,165.00**
Dwg 922-5800 (Lodi 575 Vault)	**$2,660.00**
Dwg. 922-5801 (Lodi 575 Ring)	**$1,095.00**
Dwg. 922-5802 (575 Cover)	**$4,575.00**
Dwg. 308-0605.1 (504 Vault to Module Adapter Pad)	**$2,065.00**
Dwg. 308-2404 (Lodi 48 Incidental Traffic Cover)	**$4,415.00**
Dwg. 308-2407 (Lodi 48 Switch Adapter)	**$4,265.00**

APPROVED: _____
Stephen Schwabauer, City Manager

Dwg. 308-2409 (Lodi 48 Switch Adapter-Wide)	**$4,265.00**
Dwg. 311-2005 (Pad for 3-phase transformer)	**$1,365.00**

FISCAL IMPACT: Procurement cost over three years will not exceed $250,000.

FUNDING AVAILABLE: Included in Fiscal Year 2020/21 Budget Account No. 500.13496.

Andrew Keys
Deputy City Manager/Internal Services Director

Jeff Berkheimer
Electric Utility Director

PREPARED BY: Tim Combs, Electric Utility Superintendent

RESOLUTION NO. 2020-____

A RESOLUTION OF THE LODI CITY COUNCIL AWARDING BID FOR PURCHASE OF CONCRETE PRODUCTS FROM OLDCASTLE INFRASTRUCTURE, OF PLEASANTON, UNDER LONG-TERM (2-YEAR WITH 1-YEAR EXTENSION) PURCHASE IN AMOUNT NOT TO EXCEED $250,000 OVER THREE YEARS

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WHEREAS, in answer to notice duly published in accordance with law and the order of this City Council, sealed bids were received and publicly opened on June 17, 2020, at 11:00 a.m. for the purchase of concrete products described in the approved specifications under a long-term purchase option approved by the City Council on November 20, 2019 for the Electric Utility Department; and

WHEREAS, said bids have been compared as to total costs, checked, and tabulated and a report thereof filed with the City Manager; and

WHEREAS, the bids meeting the City's specifications with the lowest responsive bids and compliant with the approved specifications are shown below in Exhibit 1:

Exhibit 1

	Oldcastle
Dwg. 922-5679 (504 Vault)	**$2,500.00**
Dwg. 922-5680 (504 Vault Ring)	**$921.00**
Dwg. 922-5681 (504 Vault Cover)	**$2,475.00**
Dwg. 922-5682 (504 Cover-Round)	**$4,085.00**
Dwg. 922-5701 (Lodi 48 12" Extension)	**$1,195.00**
Dwg. 922-5700.1 (Lodi 48 Vault)	**$4,130.00**
Dwg. 922-5703 (Lodi 48 Cover-Round)	**$6,165.00**
Dwg 922-5800 (Lodi 575 Vault)	**$2,660.00**
Dwg. 922-5801 (Lodi 575 Ring)	**$1,095.00**
Dwg. 922-5802 (575 Cover)	**$4,575.00**
Dwg. 308-0605.1 (504 Vault to Module Adapter Pad)	**$2,065.00**
Dwg. 308-2404 (Lodi 48 Incidental Traffic Cover)	**$4,415.00**
Dwg. 308-2407 (Lodi 48 Switch Adapter)	**$4,265.00**
Dwg. 308-2409 (Lodi 48 Switch Adapter-Wide)	**$4,265.00**
Dwg. 311-2005 (Pad for 3-phase transformer)	**$1,365.00**

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby award the bid for the purchase of concrete products as identified in Exhibit 1 to Oldcastle Infrastructure, of Pleasanton, California, for a period of two years, with a one-year extension, at a total not-to-exceed cost of $250,000 over three years.

Dated: July 15, 2020

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I hereby certify that Resolution No. 2020-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held on July 15, 2020 by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk

AGENDA ITEM C-05

CITY OF LODI
COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Awarding Bids for the Purchase of Medium Voltage Cable from The Okonite Company of San Ramon Under Long Term (2-Year with 1-Year Extension) Purchase in Amount Not-to-Exceed $650,000 Over Three Years

MEETING DATE: July 15, 2020

PREPARED BY: Electric Utility Director

RECOMMENDED ACTION: Adopt a resolution awarding bids for the purchase of medium voltage cable from The Okonite Company of San Ramon under a long term (2-year with 1-year extension) purchase in an amount not-to-exceed $650,000 over three years.

BACKGROUND INFORMATION: On November 20, 2019 Council authorized Lodi Electric Utility (LEU) to procure, through long-term purchases, stock material items used to construct and maintain the electric system.

This procurement process was proposed and approved by Council in an effort to expedite delivery from vendors, realize reduced unit pricing, as well as implement process and work flow efficiencies for LEU Warehouse staff.

On May 14, 2020, LEU advertised bids to purchase Ethylene Propylene Rubber (EPR)) 15kV insulated cable. On June 10, 2020 bids were opened with one supplier submitting a proposal as shown in Exhibit 1 below. Staff reviewed the proposal and deemed The Okonite Company as the lowest responsive bids and compliant with the approved specifications.

Exhibit 1

Cable	**Okonite**
1100 kcmil EPR	**$5.291/ft.**
750 kcmil EPR	**$5.296/ft.**
4/0 kcmil EPR	**$2.083/ft.**
1/0 kcmil EPR	**$1.904/ft.**

APPROVED: _____
Stephen Schwabauer, City Manager

Due to the high-speed manufacturing process of the cable, it is an industry practice to allow a tolerance of +/-10 percent on the length of cable produced and shipped at the cost per feet as specified in the bid.

FISCAL IMPACT: Procurement cost over three years will not exceed $650,000.

FUNDING AVAILABLE: Included in Fiscal Year 2020/21 Budget Account No. 500.13496.

_____
Andrew Keys
Deputy City Manager/Internal Services Director

_____
Jeff Berkheimer
Electric Utility Director

PREPARED BY: Tim Combs, Electric Utility Superintendent

RESOLUTION NO. 2020-____

A RESOLUTION OF THE LODI CITY COUNCIL AWARDING BID FOR PURCHASE OF MEDIUM VOLTAGE CABLE FROM THE OKONITE COMPANY, OF SAN RAMON, UNDER LONG-TERM (2-YEAR WITH 1-YEAR EXTENSION) PURCHASE IN AMOUNT NOT TO EXCEED $650,000 OVER THREE YEARS

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WHEREAS, in answer to notice duly published in accordance with law and the order of this City Council, sealed bids were received and publicly opened on June 10, 2020, at 11:00 a.m., for the purchase of Ethylene Propylene Rubber (EPR) 15kV insulated cable, described in the approved specifications, under a long-term purchase option approved by the City Council on November 20, 2019 for the Electric Utility Department; and

WHEREAS, said bids have been compared as to total costs, checked, and tabulated and a report thereof filed with the City Manager; and

WHEREAS, the bids meeting the City's specifications with the lowest responsive bids and compliant with the approved specifications are shown below in Exhibit 1; and

Exhibit 1

Cable	**Okonite**
1100 kcmil EPR	**$5.291/ft.**
750 kcmil EPR	**$5.296/ft.**
4/0 kcmil EPR	**$2.083/ft.**
1/0 kcmil EPR	**$1.904/ft.**

WHEREAS, due to the high speed manufacturing process of the cable, and in accordance with the common industry practice, a +/-10 percent tolerance on the length of cable produced and shipped will be allowable at the cost per feet as specified in the bid.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby award the bid for the purchase of medium voltage cable as identified in Exhibit 1 to The Okonite Company, of San Ramon, California, for a period of two years with a one-year extension, at a total not-to-exceed cost of $650,000 over three years.

Dated: July 15, 2020

==========

I hereby certify that Resolution No. 2020-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held on July 15, 2020 by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk

AGENDA ITEM C-06

CITY OF LODI
COUNCIL COMMUNICATION

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AGENDA TITLE: Adopt Resolution Awarding Contract for 2020/2021 Pavement Resurfacing Project, Various Locations, to American Pavement Systems, Inc., of Modesto ($1,254,706), Authorizing City Manager to Execute Change Orders ($100,000), and Appropriating Funds ($1,354,706)

MEETING DATE: July 15, 2020

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt resolution awarding contract for 2020/21 Pavement Resurfacing Project, Various Locations, to American Paving Systems, Inc., of Modesto, in the amount of $1,254,706, authorizing City Manager to execute change orders in an amount not to exceed $100,000, and appropriating funds in the amount of $1,354,706.

BACKGROUND INFORMATION: This pavement resurfacing project includes the application of rubberized asphalt cape seal and fiberized slurry seal. The project limits will include various streets throughout the City, as shown on Exhibit A.

The rubberized asphalt cape seal is a two-layer system of a rubberized chip seal on the bottom, with a fiberized slurry seal (slurry seal with strands of glass fiber added) on top. The rubberized cape seal will be applied to streets with more surface defects, while only one layer of fiberized slurry seal will be applied to those streets with fewer surface defects.

Specifications for this project were approved on May 20, 2020. The City received the following four bids for this project on June 17, 2020:

Bidder	Location	Bid	Above/(Below) Estimate
Engineer's Estimate		$ 1,291,711.00	
American Pavement Systems	Modesto	$ 1,254,706.00	$ (37,005.00)
VSS International	West Sacramento	$ 1,307,000.00	$ 15,289.00
Pavement Coatings Co.	Sacramento	$ 1,470,824.00	$ 179,113.00
Intermountain Slurry Seal	Sacramento	$ 1,571,571.00	$ 279,860.00

Staff recommends awarding contract for 2020/21 Pavement Resurfacing Project, Various Locations, to American Paving Systems, Inc., of Modesto, in the amount of $1,254,706, authorizing City Manager to execute change orders in an amount not to exceed $100,000, and appropriating funds in the amount of $1,354,706.

APPROVED: _____
Stephen Schwabauer, City Manager

FISCAL IMPACT: By investing in the recommended maintenance project, significant capital dollars will be saved by extending the useful life of the pavement and foregoing costlier pavement reconstruction. This project does not impact the General Fund.

FUNDING AVAILABLE: Requested Appropriation:

Senate Bill 1 Gas Tax (30499000.77020)	$ 1,354,706

Andrew Keys
Deputy City Manager/Internal Services Director

Charles E. Swimley, Jr.
Public Works Director

Prepared by Sean Nathan, Senior Civil Engineer
CES/SN/tc
Attachments

cc: Utility Superintendent
Engineering Technician II, John Pizzo

Exhibit A
Project Locations

Legend

Cape Seal

Slurry Seal

N
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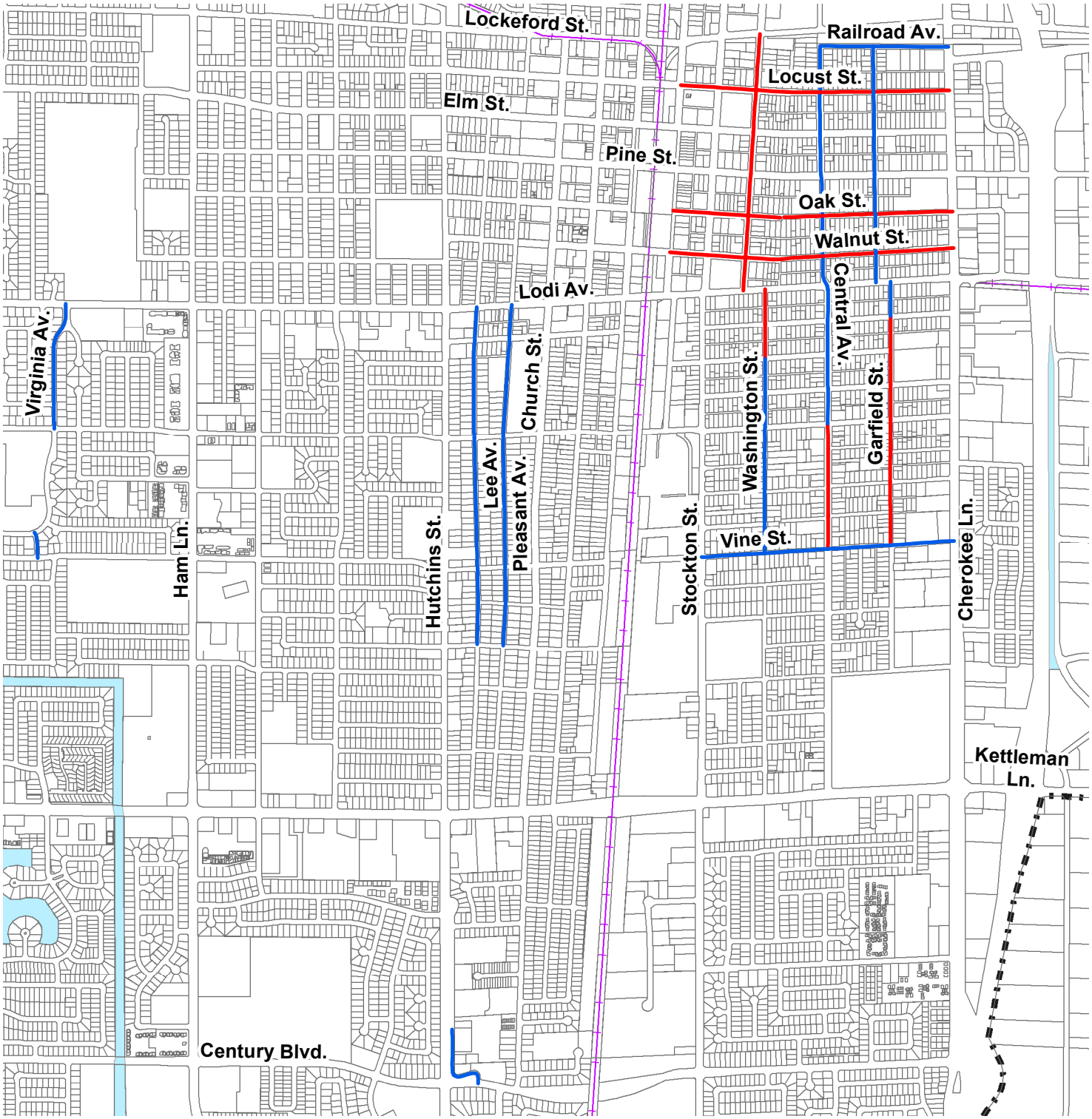
Miles



CITY OF LODI, CALIFORNIA

THIS CONTRACT made by and between the CITY OF LODI, State of California, herein referred to as the "City," and AMERICAN PAVEMENT SYSTEMS, INC., a California corporation, herein referred to as the "Contractor."

W I T N E S S E T H:

That the parties hereto have mutually covenanted and agreed, and by these presents do covenant and agree with each other, as follows:

The complete Contract consists of the following documents which are incorporated herein by this reference, to-wit:

Notice Inviting Bids	The July 1992 Edition,
Information to Bidders	Standard Specifications,
Certifications and Forms	State of California,
General Provisions	Business and Transportation Agency,
Federal Requirements	Department of Transportation
Special Provisions	
Bid Proposal	
Contract	
Contract Bonds	
Federal Minimum Wage Rates	
Plans	
Addenda	

All of the above documents, sometimes hereinafter referred to as the "Contract Documents," are intended to cooperate so that any work called for in one and not mentioned in the other is to be executed the same as if mentioned in all said documents.

ARTICLE I - That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the City and under the condition expressed in the two bonds bearing even date with these presents and hereunto annexed, the Contractor agrees with the City, at Contractor's cost and expense, to do all the work and furnish all the materials except such as are mentioned in the specifications to be furnished by the City, necessary to construct and complete in a good workmanlike and substantial manner and to the satisfaction of the City the proposed improvements as shown and described in the Contract Documents which are hereby made a part of the Contract.

ARTICLE II - The City hereby promises and agrees with the Contractor to employ, and does hereby employ, the Contractor to provide all materials and services not supplied by the City and to do the work according to the terms and conditions for the price herein, and hereby contracts to pay the same as set forth in Section 5.600, "Measurement, Acceptance and Payment," of the General Provisions, in the manner and upon the conditions above set forth; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE III - The Contractor agrees to conform to the provisions of Chapter 1, Part 7, Division 2 of the Labor Code. The Contractor and any Subcontractor will pay the general prevailing wage rate and other employer payments for health and welfare, pension, vacation, travel time, and subsistence pay, apprenticeship or other training programs. The responsibility for compliance with these Labor Code requirements is on the prime contractor.

ARTICLE IV - And the Contractor agrees to receive and accept the following prices as full compensation for furnishing all materials and for doing all the work contemplated and embraced in this agreement; also for all loss or damage arising out of the nature of the work aforesaid or from the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the City, and for all risks of every description connected with the work; also for all expenses incurred by or in consequence of the suspension or discontinuance of work and for well and faithfully completing the work, and the whole thereof, in the manner and according to the Plans and Contract Documents and the requirements of the Engineer under them, to-wit:

The work consists of rehabilitating approximately 157,000 square yards of asphalt concrete pavement with fiberized slurry seal, asphalt rubber chip seal, and other incidental and related work, all as described in the specifications for the above project.

For additional bid item descriptions refer to Section 6-07 "Description of Bid Items".

CONTRACT ITEMS

Item	Description	Qty	Unit	Unit Price	Total
1	Mobilization, Traffic Control, and Construction Notification	1	LS	$ 33,800.00	$ 33,800.00
2	Pavement Repair	120,000	SF	$ 3.85	$ 462,000.00
3	Rubberized Chip Seal	91,197	SY	$ 3.70	$ 337,428.90
4	Fiberized Slurry Seal, Type II	157,062	SY	$ 2.05	$ 321,977.10
5	Striping	1	LS	$ 99,500.00	$ 99,500.00

TOTAL $ 1,254,706.00

ARTICLE V - By my signature hereunder, as Contractor, I certify that I am aware of the provisions of Section 3700 of the Labor Code, which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

ARTICLE VI - It is further expressly agreed by and between the parties hereto that, should there be any conflict between the terms of this instrument and the Bid Proposal of the Contractor, then this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith.

ARTICLE VII - The City is to furnish the necessary rights-of-way and easements and to establish lines and grades for the work as specified under the Special Provisions. All labor or materials not mentioned specifically as being done by the City will be supplied by the Contractor to accomplish the work as outlined in the specifications.

ARTICLE VIII - The Contractor agrees to commence work pursuant to this contract within 15 calendar days after the City Manager has executed the contract and to diligently prosecute to completion within **60 CALENDAR DAYS**.

ARTICLE IX - State of California Senate Bill 854 requires the following:

- No contractor or subcontractor may be listed on a bid proposal for a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].
- No contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.
- This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

WHEN SIGNING THIS CONTRACT, THE CONTRACTOR AGREES THAT THE TIME OF COMPLETION FOR THIS CONTRACT IS REASONABLE AND THE CONTRACTOR AGREES TO PAY THE CITY LIQUIDATED DAMAGES AS SET FORTH IN SECTION 6-04.03 OF THE SPECIAL PROVISIONS. CONTRACTOR AGREES THAT THIS AMOUNT MAY BE DEDUCTED FROM THE AMOUNT DUE THE CONTRACTOR UNDER THE CONTRACT.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands the year and date written below.

CONTRACTOR:

_____

By:_____

_____
Title

(CORPORATE SEAL)

CITY OF LODI, a municipal corporation

By:_____
STEPHEN SCHWABAUER
City Manager

Date:_____

Attest:

_____
PAMELA M. FARRIS
Assistant City Clerk

Approved As To Form:

_____
JANICE D. MAGDICH
City Attorney

FY 2020 Capital Improvement Plan

FY 2020-2021

Project Title:	2020/2021 Pavement Resurfacing	**Munis Project Code:**		CIP List Proj #
Section I	Description	Project Length		Priority
Application of rubberized apshalt cape seal and fiberized slurry seal				
Justification/factor driving project				
Additional Information				

Section II			Estimated Project Costs								
Expenditure	FY 17/18 Actuals	FY 18/19 Actuals	Prior Years	FY 19/20 Estimate	FY 20/21 Budget	FY 21/22	FY 22/23	FY 23/24	FY 24/25	Future Yrs	Total
Contracts			$ -		$ 1,354,706						$ 1,354,706
			$ -								$ -
			$ -								$ -
			$ -								$ -
			$ -								$ -
Total Capital Costs	$ -	$ -	$ -	$ -	$ 1,354,706	$ -	$ -	$ -	$ -	$ -	$ 1,354,706

Section III			Funding Sources/Methods of Financing								
Funding Source(s)	FY 17/18 Actuals	FY 18/19 Actuals	Prior Years	FY 19/20 Estimate	FY 20/21 Budget	FY 21/22	FY 22/23	FY 23/24	FY 24/25	Future Yrs	Total
304 - Gas Tax 2031			$ -		$ 1,354,706						$ 1,354,706
			$ -								$ -
			$ -								$ -
			$ -								$ -
Total Project Financing	$ -	$ -	$ -	$ -	$ 1,354,706	$ -	$ -	$ -	$ -	$ -	$ 1,354,706

Section IV			Operating Budget Impact								
Operating Cost or (savings)	FY 17/18 Actuals	FY 18/19 Actuals	Prior Years	FY 19/20 Estimate	FY 20/21 Budget	FY 21/22	FY 22/23	FY 23/24	FY 24/25	Future Yrs	Total
Personnel			$ -								$ -
Other Operating Costs			$ -								$ -
Total Operating Impact	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

RESOLUTION NO. 2020-____

A RESOLUTION OF THE LODI CITY COUNCIL AWARDING CONTRACT FOR 2020/2021 PAVEMENT RESURFACING PROJECT, VARIOUS LOCATIONS, TO AMERICAN PAVEMENT SYSTEMS, INC., OF MODESTO; AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDERS; AND FURTHER APPROPRIATING FUNDS

==========

WHEREAS, in answer to notice duly published in accordance with law and the order of this City Council, sealed bids were received and publicly opened on June 17, 2020, at 11:00 a.m., for the 2020/21 Pavement Resurfacing Project, described in the plans and specifications therefore approved by the City Council on May 20, 2020; and

WHEREAS, said bids have been checked and tabulated and a report thereof filed with the City Manager as follows:

Bidder	**Location**	**Bid**	**Above/(Below) Estimate**
American Pavement Systems	Modesto	$ 1,254,706.00	$ (37,005.00)
VSS International	West Sacramento	$ 1,307,000.00	$ 15,289.00
Pavement Coatings Co.	Sacramento	$ 1,470,824.00	$ 179,113.00
Intermountain Slurry Seal	Sacramento	$ 1,571,571.00	$ 279,860.00

WHEREAS, staff recommends that the City Council award the contract for the 2020/21 Pavement Resurfacing Project, Various Locations, to American Paving Systems, Inc., of Modesto, in the amount of $1,254,706; and

WHEREAS, staff also recommends that the City Council authorize the City Manager to execute change orders in an amount not to exceed $100,000; and

WHEREAS, staff further recommends that the City Council appropriate funds in the amount of $1,354,706, from the fund balance of Senate Bill 1 Gas Tax (30499000.77020) for Fiscal Year 2020/21.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby award the contract for the 2020/21 Pavement Resurfacing Project, Various Locations, to American Paving Systems, Inc., of Modesto, California, in the amount of $1,254,706; and

BE IT FURTHER RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute change orders in an amount not to exceed $100,000; and

BE IT FURTHER RESOLVED that the Lodi City Council does hereby authorize an appropriation for the 2020/21 Pavement Resurfacing Project in the amount of $1,354,706, as set forth above; and

BE IT FURTHER RESOLVED, pursuant to Section 6.3q of the City Council Protocol Manual (adopted 11/6/19, Resolution No. 2019-223), the City Attorney is hereby authorized to make minor revisions to the above-referenced document(s) that do not alter the compensation or term, and to make clerical corrections as necessary.

Dated: July 15, 2020

==========

I hereby certify that Resolution No. 2020-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 15, 2020 by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk

AGENDA ITEM C-07

CITY OF LODI
COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Authorizing City Manager to Execute Amendment No. 3 to Professional Services Agreement with Civil Hydro Tech, LLC, of Sunnyvale, for Consulting and Project Management Services for Decommissioning and Removal of the Central Plume Source Area Groundwater Extraction and Soil Vapor Extraction Systems ($157,500), and Appropriating Funds ($157,500)

MEETING DATE: July 15, 2020

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt resolution authorizing City Manager to execute Amendment No. 3 to Professional Services Agreement with Civil Hydro Tech, LLC, of Sunnyvale, for consulting and project management services for decommissioning and removal of the central plume source area groundwater extraction and soil vaper extraction systems, in the amount of $157,500, and appropriating funds in the amount of $157,500.

BACKGROUND INFORMATION: Historical practices have resulted in the contamination of groundwater by tetrachloroethylene (PCE) and trichloroethylene (TCE) producing four identified groundwater contaminant plumes (Northern, Southern, Central, and Western) within the City of Lodi. Efforts to remove PCE and related contaminants from the Central Plume Source Area (CPSA), have been ongoing since 2003, utilizing both soil vapor extraction (SVE) and groundwater extraction (GWE) systems. To date, the operation of the current SVE/GWE treatment systems has resulted in the removal of slightly under 20,000 pounds of PCE since operation began.

The City, with the assistance of Civil Hydro Tech, LLC (CHT), has been working closely on cleanup activities for the CPSA with the Central Valley Regional Water Quality Control Board (Water Board). Council approved a Professional Services Agreement with CHT, on April 17, 2019, in the amount of $141,700. The original scope of work includes providing sampling, monitoring and reporting specific to achieving regulatory closure of the SVE/GWE system with the ultimate goal of system shutdown and removal; assisting the City with management of the remaining groundwater plumes; and providing the City with guidance related to the Sustainable Groundwater Management Act.

On August 21, 2019 Council approved CHT Amendment No. 1, in the amount of $116,209, which consisted of performing semi-annual groundwater monitoring and sampling of the City's 72 groundwater monitoring wells over a two-year period, preparing required reports for submittal to Water Board, and out-of-scope contingency services related to the proposed sampling and analysis program; such as any needed well maintenance, repairs, permits, etc. This work was previously performed by another consultant at a substantially higher cost.

On September 26, 2019, Staff met with the Water Board to present and discuss results of sampling conducted within the CPSA. Based on this discussion, the Water Board requested the City submit a comprehensive report detailing remedial and investigative actions to date and a proposed approach for dealing with the remnant PCE in soil beneath the CPSA to be included with the Request for Closure of the SVE/GWE system. The Request for Closure Report included site remedial history, figures and tables representing the reduction in PCE over the life of the SVE system and an outline of steps required for the

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APPROVED: _____
Stephen Schwabauer, City Manager

removal. On February 5, 2020, council approved Amendment No. 2, in the amount of $41,000, the cost of preparing the Request for Closure Report and providing on-call environmental consulting services.

On May 18, 2020, the Water Board approved the City's recommended approach for CPSA remedial systems closure and decommissioning based on the submitted Request for Closure Report. Staff requested a proposal from CHT to provide consulting and project management services related to closure and decommissioning. An outline of these proposed services is provided below. Staff anticipates construction to commence in September.

1. Prepare all relevant work plans for Water Board approval;
2. Prepare a Bid Package which will include plans and specifications for the soil excavation activities, decommissioning and SVE system removal including well abandonment;
3. Prepare Site and Task-specific Health and Safety Plans;
4. Sampling of excavated soil, sidewalls and floors and two rounds of indoor and ambient air monitoring;
5. Provide project management services (technical oversite);
6. Prepare all reports relevant to Water Board San Joaquin County Environmental Health and Air Board (soil excavation, well destruction, final closure report, etc.);
7. Provide added funding for on-call environmental consulting services for City-wide plume management.

The current agreement amount is $298,909. Amendment No. 3, if approved, would add $157,500 to the total agreement amount, for a total not-to-exceed agreement amount of $458,409.

Staff recommends authorizing City Manager to execute Amendment No. 3 to Professional Services Agreement with Civil Hydro Tech, LLC, of Sunnyvale, for consulting and project management services for decommissioning and removal of the central plume source area groundwater extraction and soil vapor extraction systems, in the amount of $157,500, and appropriating funds in the amount of $157,500.

FISCAL IMPACT: Closure of the SVE/GWE system will significantly reduce the annual operating expenses ($253,000); cost includes Granular Activated Carbon change-out. This work does not impact the General Fund.

FUNDING AVAILABLE: Appropriation Request:

Central Plume Fund	(59099000.77020):	$ 137,500
PCE/TCE Rates	(56599000.77020):	$ 20,000
TOTAL:		$ 157,500

Andrew Keys
Deputy City Manager/Internal Services Director

Charles E. Swimley, Jr.
Public Works Director

Prepared by Andrew Richle, Utilities Superintendent
CES/AR/tw
Attachments

AMENDMENT NO. 3

CIVIL HYDRO TECH, LLC.
PROFESSIONAL SERVICES AGREEMENT

THIS AMENDMENT, made and entered this ____ day of July, 2020, by and between the CITY OF LODI, a municipal corporation (hereinafter "CITY"), and CIVIL HYDRO TECH, LLC., a California limited liability corporation (hereinafter called "CONTRACTOR").

W I T N E S S E T H:

1. WHEREAS, CONTRACTOR and CITY entered into the Professional Services Agreement on May 6, 2019, Amendment No. 1 on September 18, 2019, and Amendment No. 2 on February 18, 2020, (collectively the "Agreement"), attached hereto as Exhibits 1, 1A and 1B, respectively, and made a part hereof; and

2. WHEREAS, CITY requested to increase the fees under the agreement by $157,500, for a total not to exceed amount of $458,409, and amend the existing scope of services to include consulting and project management services for decommissioning and removal of PCE/TVE groundwater and SVE system, as set forth in Exhibit 2, attached hereto and made part of; and

3. WHEREAS, CONTRACTOR agrees to said amendments; and

NOW, THEREFORE, the parties agree to amend the not to exceed amount under the Agreement and expand the scope of services as set forth above. All other terms and conditions of the Agreement remain unchanged.

IN WITNESS WHEREOF, CITY and CONTRACTOR have executed this Amendment No. 3 on the date and year first above written.

CITY OF LODI, a municipal corporation

Herein above called "CITY"

By: _____
STEPHEN SCHWABAUER
City Manager

Attest:

_____
PAMELA M. FARRIS
Assistant City Clerk

Approved as to Form:

_____
JANICE D. MAGDICH
City Attorney

CIVIL HYDRO TECH, LLC., a California limited liability company
Hereinabove called "CONTRACTOR"

By: _____
VARINDER OBEROI
Principal Hydrologist

Exhibit 1

AGREEMENT FOR PROFESSIONAL SERVICES

ARTICLE 1
PARTIES AND PURPOSE

Section 1.1 Parties

THIS AGREEMENT is entered into on ~~April~~ May 6, 2019, by and between the CITY OF LODI, a municipal corporation (hereinafter "CITY"), and CIVIL HYDRO TECH, LLC., a California limited liability company (hereinafter "CONTRACTOR").

Section 1.2 Purpose

CITY selected the CONTRACTOR to provide the services required in accordance with attached Scope of Services, Exhibit A, attached and incorporated by this reference.

CITY wishes to enter into an agreement with CONTRACTOR for PCE/TCE groundwater program and plume management (hereinafter "Project") as set forth in the Scope of Services attached here as Exhibit A. CONTRACTOR acknowledges that it is qualified to provide such services to CITY.

ARTICLE 2
SCOPE OF SERVICES

Section 2.1 Scope of Services

CONTRACTOR, for the benefit and at the direction of CITY, shall perform the Scope of Services as set forth in Exhibit A.

Section 2.2 Time For Commencement and Completion of Work

CONTRACTOR shall commence work pursuant to this Agreement, upon receipt of a written notice to proceed from CITY or on the date set forth in Section 2.6, whichever occurs first, and shall perform all services diligently and complete work under this Agreement based on a mutually agreed upon timeline or as otherwise designated in the Scope of Services.

CONTRACTOR shall submit to CITY such reports, diagrams, drawings and other work products as may be designated in the Scope of Services.

CONTRACTOR shall not be responsible for delays caused by the failure of CITY staff to provide required data or review documents within the appropriate time frames. The review time by CITY and any other agencies involved in the project shall not be counted against CONTRACTOR's contract performance period. Also, any delays due to weather, vandalism, acts of God, etc., shall not be counted. CONTRACTOR shall

remain in contact with reviewing agencies and make all efforts to review and return all comments.

Section 2.3 **Meetings**

CONTRACTOR shall attend meetings as may be set forth in the Scope of Services.

Section 2.4 **Staffing**

CONTRACTOR acknowledges that CITY has relied on CONTRACTOR's capabilities and on the qualifications of CONTRACTOR's principals and staff as identified in its proposal to CITY. The Scope of Services shall be performed by CONTRACTOR, unless agreed to otherwise by CITY in writing. CITY shall be notified by CONTRACTOR of any change of Project Manager and CITY is granted the right of approval of all original, additional and replacement personnel at CITY's sole discretion and shall be notified by CONTRACTOR of any changes of CONTRACTOR's project staff prior to any change.

CONTRACTOR represents it is prepared to and can perform all services within the Scope of Services (Exhibit A) and is prepared to and can perform all services specified therein. CONTRACTOR represents that it has, or will have at the time this Agreement is executed, all licenses, permits, qualifications, insurance and approvals of whatsoever nature are legally required for CONTRACTOR to practice its profession, and that CONTRACTOR shall, at its own cost and expense, keep in effect during the life of this Agreement all such licenses, permits, qualifications, insurance and approvals, and shall indemnify, defend and hold harmless CITY against any costs associated with such licenses, permits, qualifications, insurance and approvals which may be imposed against CITY under this Agreement.

Section 2.5 **Subcontracts**

Unless prior written approval of CITY is obtained, CONTRACTOR shall not enter into any subcontract with any other party for purposes of providing any work or services covered by this Agreement.

Section 2.6 **Term**

The term of this Agreement commences on May 1, 2019 and terminates upon the completion of the Scope of Services or on April 31, 2022, whichever occurs first.

Section 2.7 Option to Extend Term of Agreement

At its option, City may extend the terms of this Agreement for an additional two (2) one (1)-year extensions; provided, City gives Contractor no less than thirty (30) days written notice of its intent prior to expiration of the existing term. In the event City exercises any option under this paragraph, all other terms and conditions of this

Agreement continue and remain in full force and effect.

The total duration of this Agreement, including the exercise of any option under this paragraph, shall not exceed five (5) years.

ARTICLE 3
COMPENSATION

Section 3.1 *Compensation*

CONTRACTOR's compensation for all work under this Agreement shall conform to the provisions of the Fee Proposal, attached hereto as Exhibit B and incorporated by this reference.

CONTRACTOR shall not undertake any work beyond the scope of this Agreement unless such additional work is approved in advance and in writing by CITY.

Section 3.2 Prevailing Wage

The Contractor agrees to conform to the provisions of Chapter 1, Part 7, Division 2 of the Labor Code. The Contractor and any Subcontractor will pay the general prevailing wage rate and other employer payments for health and welfare, pension, vacation, travel time, and subsistence pay, apprenticeship or other training programs. The responsibility for compliance with these Labor Code requirements is on the prime contractor.

Section 3.3 Contractor Registration – Labor Code §1725.5

No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

Section 3.4 Method of Payment

CONTRACTOR shall submit invoices for completed work on a monthly basis, or as otherwise agreed, providing, without limitation, details as to amount of hours, individual performing said work, hourly rate, and indicating to what aspect of the Scope of Services said work is attributable. CONTRACTOR's compensation for all work under this Agreement shall not exceed the amount of the Fee Proposal.

Section 3.5 Costs

The Fee Proposal shall include all reimbursable costs required for the performance of the Scope of Services. Payment of additional reimbursable costs considered to be over and above those inherent in the original Scope of Services shall be approved in advanced and in writing, by CITY.

Section 3.6 **(AB 626) Public Contract Code Section 9204 – Public Works Project Contract Dispute Resolution Procedure**

Section 9204 of the California Public Contract Code (the "Code") provides a claim resolution process for "Public Works Project" contracts, as defined, which is hereby incorporated by this reference, and summarized in the following:

Definitions:

"Claim" means a separate demand by a contractor sent by registered mail or certified mail with return receipt requested, for one or more of the following:

(A) A time extension, including, without limitation, for relief from damages or penalties for delay assessed by the City under a contract for a Public Works Project.

(B) Payment of money or damages arising from work done by, or on behalf of, a contractor pursuant to a contract for a Public Works Project and payment for which is not otherwise expressly provided or to which a claimant is not otherwise entitled.

(C) Payment of an amount that is disputed by the City.

"Public Works Project" means the erection, construction, alteration, repair, or improvement of any public structure, building, road, or other public improvement of any kind.

Claim Resolution Process:

(1) All Claims must be properly submitted pursuant to the Code and include reasonable documentation supporting the Claim. Upon receipt of a Claim, the City will conduct a reasonable review, and within a period not to exceed 45 days, will provide the claimant a written statement identifying the disputed and undisputed portions of the Claim. The City and contractor may, by mutual agreement, extend the time periods in which to review and respond to a Claim. If the City fails to issue a written statement, paragraph (3) applies.

Any payment due on a portion of the Claim deemed not in dispute by the City will be processed and made within 60 days after the City issues its written statement.

(2) If the claimant disputes the City's response, or if the City fails to respond to a Claim within the time prescribed in the Code, the claimant may demand in writing, by registered mail or certified mail, return receipt requested, an informal conference to meet and confer for settlement of the issues in dispute, which will be conducted within 30 days of receipt.

If the Claim or any portion thereof remains in dispute after the meet and confer conference, the City will provide the claimant a written statement, within 10 business days, identifying the remaining disputed and undisputed portions of the Claim. Any payment due on an undisputed portion of the Claim will be processed and made within

60 days after the City issues its written statement. Any disputed portion of the Claim, as identified by the contractor in writing, shall be submitted to nonbinding mediation, as set forth in the Code, unless mutually waived and agreed, in writing, to proceed directly to a civil action or binding arbitration, as applicable.

(3) A Claim that is not responded to within the time requirements set forth in the Code is deemed rejected in its entirety. A Claim that is denied by reason of such failure does not constitute an adverse finding with regard to the merits of the Claim or the responsibility or qualifications of the claimant.

(4) Amounts not paid in a timely manner as required by the Code will bear interest at 7 percent per annum.

(5) Subcontractors or lower tier subcontractors that lack legal standing or privity of contract to assert a Claim directly against the City, may request in writing, on their behalf or the behalf of a lower tier subcontractor, that the contractor present a Claim to the City for work performed by the subcontractor or lower tier subcontractor. The request shall be accompanied by reasonable documentation to support the Claim. Within 45 days of receipt of such written request, the contractor shall notify the subcontractor in writing as to whether the contractor presented the Claim to the City and, if the original contractor did not present the Claim, provide the subcontractor with a statement of the reasons for not having done so.

The Claim resolution procedures and timelines set forth in the Code are in addition to any other change order, claim, and dispute resolution procedures and requirements set forth in the City contract documents, to the extent that they are not in conflict with the timeframes and procedures the Code.

Section 3.7 <u>Auditing</u>

CITY reserves the right to periodically audit all charges made by CONTRACTOR to CITY for services under this Agreement. Upon request, CONTRACTOR agrees to furnish CITY, or a designated representative, with necessary information and assistance needed to conduct such an audit.

CONTRACTOR agrees that CITY or its delegate will have the right to review, obtain and copy all records pertaining to performance of this Agreement. CONTRACTOR agrees to provide CITY or its delegate with any relevant information requested and shall permit CITY or its delegate access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with

this requirement. CONTRACTOR further agrees to maintain such records for a period of three (3) years after final payment under this Agreement.

ARTICLE 4
MISCELLANEOUS PROVISIONS

Section 4.1 **Nondiscrimination**

In performing services under this Agreement, CONTRACTOR shall not discriminate in the employment of its employees or in the engagement of any sub CONTRACTOR on the basis of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, age, or any other criteria prohibited by law.

Section 4.2 **ADA Compliance**

In performing services under this Agreement, CONTRACTOR shall comply with the Americans with Disabilities Act (ADA) of 1990, and all amendments thereto, as well as all applicable regulations and guidelines issued pursuant to the ADA.

Section 4.3 **Indemnification and Responsibility for Damage**

CONTRACTOR to the fullest extent permitted by law, shall indemnify and hold harmless CITY, its elected and appointed officials, directors, officers, employees and volunteers from and against any claims, damages, losses, and expenses (including reasonable attorney's fees and costs), arising out of performance of the services to be performed under this Agreement, provided that any such claim, damage, loss, or expense is caused by the negligent acts, errors or omissions of CONTRACTOR, any subcontractor employed directly by CONTRACTOR, anyone directly or indirectly employed by any of them, or anyone for whose acts they may be liable, except those injuries or damages arising out of the active negligence, sole negligence, or sole willful misconduct of the City of Lodi, its elected and appointed officials, directors, officers, employees and volunteers. CITY may, at its election, conduct the defense or participate in the defense of any claim related in any way to this indemnification. If CITY chooses at its own election to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification, CONTRACTOR shall pay all of the costs related thereto, including without limitation reasonable attorney fees and costs. The defense and indemnification obligations required by this Agreement are undertaken in addition to, and shall not in any way be limited by the insurance obligations set forth herein.

Section 4.4 No Personal Liability

Neither the City Council, nor any other officer or authorized assistant or agent or City employee shall be personally responsible for any liability arising under this Agreement.

Section 4.5 **Responsibility of CITY**

CITY shall not be held responsible for the care or protection of any material or parts of the work described in the Scope of Services prior to final acceptance by CITY, except as expressly provided herein.

Section 4.6 **Insurance Requirements for CONTRACTOR**

CONTRACTOR shall take out and maintain during the life of this Agreement, insurance coverage as set forth in Exhibit C attached hereto and incorporated by this reference.

Section 4.7 **Successors and Assigns**

CITY and CONTRACTOR each bind themselves, their partners, successors, assigns, and legal representatives to this Agreement without the written consent of the others. CONTRACTOR shall not assign or transfer any interest in this Agreement without the prior written consent of CITY. Consent to any such transfer shall be at the sole discretion of CITY.

Section 4.8 **Notices**

Any notice required to be given by the terms of this Agreement shall be in writing signed by an authorized representative of the sender and shall be deemed to have been given when the same is personally served or upon receipt by express or overnight delivery, postage prepaid, or three (3) days from the time of mailing if sent by first class or certified mail, postage prepaid, addressed to the respective parties as follows:

To CITY: City of Lodi
221 West Pine Street
P.O. Box 3006
Lodi, CA 95241-1910
Attn: Andrew Richle

To CONTRACTOR: Civil Hydro Tech, LLC.
581 Montego Terrace
Sunnyvale, CA 94089
Attn: Varinder Oberoi

Section 4.9 **Cooperation of CITY**

CITY shall cooperate fully and in a timely manner in providing relevant information it has at its disposal relevant to the Scope of Services.

Section 4.10 **CONTRACTOR is Not an Employee of CITY**

CONTRACTOR agrees that in undertaking the duties to be performed under this Agreement, it shall act as an independent contractor for and on behalf of CITY and not an employee of CITY. CITY shall not direct the work and means for accomplishment of the services and work to be performed hereunder. CITY, however, retains the right to require that work performed by CONTRACTOR meet specific standards without regard to the manner and means of accomplishment thereof.

Section 4.11 Termination

CITY may terminate this Agreement, with or without cause, by giving CONTRACTOR at least ten (10) days written notice. Where phases are anticipated within the Scope of Services, at which an intermediate decision is required concerning whether to proceed further, CITY may terminate at the conclusion of any such phase. Upon termination, CONTRACTOR shall be entitled to payment as set forth in the attached Exhibit B to the extent that the work has been performed. Upon termination, CONTRACTOR shall immediately suspend all work on the Project and deliver any documents or work in progress to CITY. However, CITY shall assume no liability for costs, expenses or lost profits resulting from services not completed or for contracts entered into by CONTRACTOR with third parties in reliance upon this Agreement.

Section 4.12 Confidentiality

CONTRACTOR agrees to maintain confidentiality of all work and work products produced under this Agreement, except to the extent otherwise required by law or permitted in writing by CITY. CITY agrees to maintain confidentiality of any documents owned by CONTRACTOR and clearly marked by CONTRACTOR as "Confidential" or "Proprietary", except to the extent otherwise required by law or permitted in writing by CONTRACTOR. CONTRACTOR acknowledges that CITY is subject to the California Public Records Act.

Section 4.13 Applicable Law, Jurisdiction, Severability, and Attorney's Fees

This Agreement shall be governed by the laws of the State of California. Jurisdiction of litigation arising from this Agreement shall be venued with the San Joaquin County Superior Court. If any part of this Agreement is found to conflict with applicable laws, such part shall be inoperative, null, and void insofar as it is in conflict with said laws, but the remainder of this Agreement shall be in force and effect. In the event any dispute between the parties arises under or regarding this Agreement, the prevailing party in any litigation of the dispute shall be entitled to reasonable attorney's fees from the party who does not prevail as determined by the San Joaquin County Superior Court.

Section 4.14 City Business License Requirement

CONTRACTOR acknowledges that Lodi Municipal Code Section 3.01.020 requires CONTRACTOR to have a city business license and CONTRACTOR agrees to secure such license and pay the appropriate fees prior to performing any work hereunder.

Section 4.15 Captions

The captions of the sections and subsections of this Agreement are for convenience only and shall not be deemed to be relevant in resolving any question or interpretation or intent hereunder.

Section 4.16 Integration and Modification

This Agreement represents the entire understanding of CITY and CONTRACTOR as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. This Agreement may not be modified or altered except in writing, signed by both parties.

Section 4.17 Contract Terms Prevail

All exhibits and this Agreement are intended to be construed as a single document. Should any inconsistency occur between the specific terms of this Agreement and the attached exhibits, the terms of this Agreement shall prevail.

Section 4.18 Severability

The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

Section 4.19 Ownership of Documents

All documents, photographs, reports, analyses, audits, computer media, or other material documents or data, and working papers, whether or not in final form, which have been obtained or prepared under this Agreement, shall be deemed the property of CITY. Upon CITY's request, CONTRACTOR shall allow CITY to inspect all such documents during CONTRACTOR's regular business hours. Upon termination or completion of services under this Agreement, all information collected, work product and documents shall be delivered by CONTRACTOR to CITY within ten (10) calendar days.

CITY agrees to indemnify, defend and hold CONTRACTOR harmless from any liability resulting from CITY's use of such documents for any purpose other than the purpose for which they were intended.

Section 4.20 Authority

The undersigned hereby represent and warrant that they are authorized by the parties to execute this Agreement.

Section 4.21 Federal Transit Funding Conditions

☐ If the box at left is checked, the Federal Transit Funding conditions attached as Exhibit D apply to this Agreement. In the event of a conflict between the terms of this Agreement or any of its other exhibits, and the Federal Transit Funding Conditions, the Federal Transit Funding Conditions will control.

IN WITNESS WHEREOF, CITY and CONTRACTOR have executed this Agreement as of the date first above written.

CITY OF LODI, a municipal corporation

ATTEST:

JENNIFER M. FERRAIOLO
City Clerk

STEPHEN SCHWABAUER
City Manager

APPROVED AS TO FORM:
JANICE D. MAGDICH, City Attorney

By: _____

CIVIL HYDRO TECH, LLC., a California limited liability company

By: _____
Name: VARINDER OBEROI
Title: Principal Hydrologist

Attachments:
Exhibit A – Scope of Services
Exhibit B – Fee Proposal
Exhibit C – Insurance Requirements
Exhibit D – Federal Transit Funding Conditions (if applicable)

Funding Source: CP (59099000.77020); WP (59499000.77020); SP (59199000.77020); NP (59399000.77020)
(Business Unit & Account No.)

Doc ID:R:\GROUP\ADMIN\Council\2019\04172019\CivilHydroPSA.doc

CAuRev.02.2017

Exhibit A/B

CIVIL HYDRO TECH

Civil / Environmental / Water Resource

March 17, 2019 SENT VIA: EMAIL

Mr. Charlie Swimley
Public Works Director
City of Lodi
221 West Pine Street
Lodi CA 95240

SUBJECT: Proposal for Groundwater Program and Plume Management City of Lodi, California

Dear Mr. Swimley:

Per your request, Civil Hydro Tech (CHT) has prepared the following proposed scope of work and estimated costs for the City of Lodi's (City) groundwater program and plume management activities. The proposed scope of work is based on suggestions provided by the Regional Water Quality Control Board, Central Valley Region (Water Board) during our meeting on January 15, 2019, and consists of tasks related to the on-going efforts to obtain closure of the Central Plume Source Area (CPSA) soil vapor extraction (SVE) system, management of the City groundwater plumes, and the implementation of the Sustainable Groundwater Management Act (SGMA) activities associated with the City groundwater sustainability agency (GSA). The proposed scope of work will include performing and managing the following tasks –

1. Providing consulting services for on-going efforts to move the CPSA SVE system to closure, including feasibility evaluation of different alternatives other than those being currently applied;
2. Evaluation of the indoor air quality at businesses and residences within the LCP area;
3. Evaluation of a potential source for the Lodi Southern Plume (LSP);
4. Providing on-going and future consulting services to the City GSA related to the implementation of the SGMA activities; and,
5. Providing environmental consulting services to the City on the several groundwater contamination plumes that are currently in monitoring and cleanup phases, including meetings with the Water Board and the City.

A detailed description of each of the proposed scope of work is provided below.

Task 5a – Installation of Passive Soil Gas (PSG) Samplers in the CPSA

As part of the City's on-going efforts to obtain closure of the CPSA SVE system, CHT recently completed rebound sampling of all SVE wells in accordance with the proposed recommendations from the January 20, 2019 *Results of Revised Soil Vapor Extraction System Sampling Protocol* letter to the Water Board. The rebound sampling protocol was approved by the Water Board in a letter to Andrew Richle with the City, dated February 12, 2019. Results of the rebound sampling event will be used by CHT to perform the following activities:

- Identify the locations for installing passive soil gas (PSG) samplers
- Install a total of 12 PSG samplers, like Waterloo Membrane Sampler™ (WMS™) or Beacon BeSure Sample Collection Kits™, in those locations to collect passive soil gas samples and analyze these samples to delineate the surficial extent of the remnant tetrachloroethene (PCE) concentrations in soil; and,
- Prepare a letter report summarizing the results of the soil gas data and submit it to the City for review and comments. CHT will then incorporate the comments of the City and submit the finalized letter report to the Water Board.

Task 5a Deliverables: Meeting with the City and letter report to the Water Board documenting the results

Task 5b – Indoor Air Sampling

The Water Board, in its January 15, 2019 meeting with the City, recommended that the City should perform indoor and ambient air sampling as part of requirements for obtaining closure for the CPSA SVE system. The Water Board also recommended that the indoor air samples should be collected at adjacent business and residential locations that were previously sampled in the 2004 indoor air sampling event performed by *Treadwell & Rollo*. CHT proposes to perform the following activities under Task 5c –

- Prepare a work plan for sampling and analysis of indoor and ambient air in adjacent businesses and residences, and submit it to the Water Board for approval;
- Collect up to 30 samples of indoor and ambient air (either 8-hour or 24-hour time-integrated samples) at the proposed locations, and submit them for laboratory analyses; and,
- Prepare a letter report summarizing the results of the indoor air sampling event and submit it to the City for review and comments. CHT will then incorporate the comments of the City and submit the finalized report to the Water Board.

Task 5b Deliverables: One round of sampling, meeting with the City, letter report to the Water Board documenting the results

Task 5c – Evaluation of Alternatives for CPSA SVE System Closure

Following completion of Tasks 5a and 5b, CHT proposes to evaluate alternatives such as installation of a passive soil vapor extraction system, installing additional shallow SVE wells, and targeted soil excavation in the areas that exhibit remnants of PCE in soil. As part of this Task, CHT will perform the following activities:

- A feasibility-level cost evaluation of alternatives for soil remediation in the CPSA;
- Prepare a Technical Memorandum summarizing our evaluation and recommendations for the selected alternative;
- Meet with the City to discuss our recommendation for the selected alternative; and,
- Prepare a letter report to the Water Board to recommend our selected alternative to obtain closure of the LCP SVE system.

We have assumed that the City would provide one round of comments on the draft report and that the final letter report will be submitted to the Water Board on the City's behalf.

Task 5c Deliverables: **Meeting with the City to discuss the recommended alternative and letter report to the Water Board.**

Task 5d – Evaluate Potential Source in the Lodi Southern Plume using PSG Samplers
Groundwater monitoring data collected from the Lodi Southern Plume (LSP) monitoring wells indicates an increasing trend in PCE concentrations in shallow wells OS-2U, SA-6, and SA-10. The Water Board suggested at the January 15, 2019 meeting that the City should evaluate the presence of a potential source in the LSP that has resulted in an increase in the PCE concentrations in some of the shallow wells. As part of this Task, CHT will perform the following activities:

- Review data from previous investigations to identify potential source areas;
- Install a total of 12 PSG samplers, in soil like Waterloo Membrane Sampler™ (WMS™) or Beacon BeSure Sample Collection Kits™, to collect passive soil gas samples that will identify the surficial extent of the PCE concentrations in soil, and analyze these samples; and,
- Prepare a letter report summarizing the results of the soil gas data and submit it to the City for review and comments. CHT will then incorporate the comments of the City and submit the finalized report to the Water Board.

Task 5d Deliverables: **One round of sampling, meeting with the City, letter report to the Water Board documenting the results**

Task 5e – Provide On-call SGMA Consulting Services
The City has formed a groundwater sustainability agency (GSA) that would allow it to develop strategies to manage their own groundwater, including gathering groundwater data, monitoring water usage, regulating wells, and imposing water usage fines, among other duties related to the implementation of the Sustainable Groundwater Management Act (SGMA). The City GSA is part of the public entity known as Eastern San Joaquin Groundwater Authority (Authority) that will coordinate the various GSAs' management of the San Joaquin Valley Groundwater Basin, Eastern San Joaquin Sub-basin, California Department of Water Resources Basin No. 5-22.01, as part of SGMA.

As part of this Task, CHT will continue to provide consulting services to the City to address issues pertaining to the implementation of SGMA, including providing input to the City regarding review of SGMA related requests from the Authority, review and comment on SGMA documents including the basin-wide groundwater model and the proposed Groundwater Sustainability Plan (GSP), and attendance at the meetings as the City's representative. This Task will provide a mechanism for CHT to continue on-going and future support to the City for SGMA related activities.

Task 5f – Provide On-call Environmental Consulting Services for City-Wide Plume Management

As part of this Task, CHT will continue to provide environmental consulting services to the City for the several groundwater contamination plumes that are currently in monitoring and cleanup phases, and to address issues that continue to arise and are not currently covered by active Task Orders. We are being asked by the City staff to provide input to the City and to the various environmental contractors on their work, and this Task will provide a mechanism for us to continue this support.

ESTIMATED FEE

CHT proposes to perform the work on a time-and-expense basis in accordance with the terms of our City of Lodi Professional Services Agreement. We will not exceed our estimated fee of $141,700 without your prior written authorization. A summary of estimated cost by Tasks is provided in Table 1 below.

TABLE 1. ESTIMATED FEE

TASK	DESCRIPTION	ESTIMATED FEE
5a	Installation of Passive Soil Gas (PSG) Samplers in the CPSA	$ 19,500
5b	Indoor Air Sampling	$ 23,900
5c	Evaluation of Alternatives for CPSA SVE System Closure	$ 25,000
5d	Evaluate Potential Source in the Lodi Southern Plume using PSG Samplers	$ 23,300
5e	Provide On-call SGMA Consulting Services	$ 25,000
5f	Provide On-call Environmental Consulting Services for City-Wide Plume Management	$ 25,000
	TOTAL	**$ 141,700**

SCHEDULE

Work will commence immediately upon receipt of Notice to Proceed. We anticipate completing the proposed scope of work within approximately six months. Please do not hesitate to contact Varinder Oberoi at (415) 424-3009 with any questions regarding this proposal.

Sincerely,
Civil Hydro Tech

Varinder Oberoi, PE (RCE #C69037)
Principal Hydrologist

Exhibit C

NOTE: The City of Lodi is now using the online insurance program PINS Advantage. Once you have been awarded a contract you will receive an email from the City's online insurance program requesting you to forward the email to your insurance provider(s) to submit the required insurance documentation electronically

Insurance Requirements for Most Contracts

(Not construction or requiring professional liability)

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the Contractor, his agents, representatives, employees or subcontractors.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL):** Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.
2. **Automobile Liability:** ISO Form Number CA 00 01 covering any auto or if Contractor has no owned autos, then hired, and non-owned autos with limit no less than **$1,000,000** per accident for bodily injury and property damage.
3. **Workers' Compensation:** as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **$1,000,000** per accident for bodily injury or disease.

Other Insurance Provisions:

(a) Additional Named Insured Status
The City of Lodi, its elected and appointed boards, commissions, officers, agents, employees, and volunteers are to be covered as additional insureds on the CGL and auto policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 if a later edition is used

(b) Primary and Non-Contributory Insurance Endorsement
The limits of insurance coverage required may be satisfied by a combination of primary and umbrella or excess insurance. For any claims related to this contract, the Contractor's insurance coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 as respects the Entity, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the Entity, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

(c) Waiver of Subrogation Contractor hereby grants to City of Lodi a waiver of any right to subrogation which any insurer of said Contractor may acquire against the City of Lodi by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City of Lodi has received a waiver of subrogation endorsement from the insurer

NOTE: (1) The street address of the CITY OF LODI must be shown along with (a) and (b) and (c) above: 221 West Pine Street, Lodi, California, 95240; (2) The insurance certificate must state, on its face or as an endorsement, a description of the project that it is insuring.

(d) Severability of Interest Clause
The term "Insured" is used severally and not collectively, but the inclusion herein of more than one insured shall not operate to increase the limit of the company's liability under the Contractors commercial general liability and automobile liability policies.

(e) Notice of Cancellation or Change in Coverage Endorsement
This policy may not be canceled nor the coverage reduced by the company without 30 days' prior written notice of such cancellation or reduction in coverage to the Risk Manager, City of Lodi, 221 West Pine St., Lodi, CA 95240.

(f) Continuity of Coverage

All policies shall be in effect on or before the first day of the Term of this Agreement. At least thirty (30) days prior to the expiration of each insurance policy, Contractor shall furnish a certificate(s) showing that a new or extended policy has been obtained which meets the minimum requirements of this Agreement. Contractor shall provide proof of continuing insurance on at least an annual basis during the Term. If Contractor's insurance lapses or is discontinued for any reason, Contractor shall immediately notify the City and immediately obtain replacement insurance. Contractor agrees and stipulates that any insurance coverage provided to the City of Lodi shall provide for a claims period following termination of coverage which is at least consistent with the claims period or statutes of limitations found in the California Tort Claims Act (California Government Code Section 810 et seq.).

(g) Failure to Comply

If Contractor fails or refuses to obtain and maintain the required insurance, or fails to provide proof of coverage, the City may obtain the insurance. Contractor shall reimburse the City for premiums paid, with interest on the premium paid by the City at the maximum allowable legal rate then in effect in California. The City shall notify Contractor of such payment of premiums within thirty (30) days of payment stating the amount paid, the name(s) of the insurer(s), and rate of interest. Contractor shall pay such reimbursement and interest on the first (1st) day of the month following the City's notice. Notwithstanding any other provision of this Agreement, if Contractor fails or refuses to obtain or maintain insurance as required by this agreement, or fails to provide proof of insurance, the City may terminate this Agreement upon such breach. Upon such termination, Contractor shall immediately cease use of the Site or facilities and commence and diligently pursue the removal of any and all of its personal property from the site or facilities.

(h) Verification of Coverage

Consultant shall furnish the City with a copy of the policy declaration and endorsement page(s), original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time. **Failure to exercise this right shall not constitute a waiver of the City's right to exercise after the effective date.**

(i) Self-Insured Retentions

Self-insured retentions must be declared to and approved by the City. The City may require the Consultant to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or City.

(j) Insurance Limits

The limits of insurance described herein shall not limit the liability of the Contractor and Contractor's officers, employees, agents, representatives or subcontractors. Contractor's obligation to defend, indemnify and hold the City and its officers, officials, employees, agents and volunteers harmless under the provisions of this paragraph is not limited to or restricted by any requirement in the Agreement for Contractor to procure and maintain a policy of insurance.

(k) Subcontractors

Consultant shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Consultant shall ensure that City is an additional insured on insurance required from subcontractors

(l) Qualified Insurer(s)

All insurance required by the terms of this Agreement must be provided by insurers licensed to do business in the State of California which are rated at least "A-, VI" by the AM Best Ratings Guide, and which are acceptable to the City. Non-admitted surplus lines carriers may be accepted provided they are included on the most recent list of California eligible surplus lines insurers (LESLI list) and otherwise meet City requirements.

Exhibit 1A

AMENDMENT NO. 1

CIVIL HYDRO TECH, LLC.
PROFESSIONAL SERVICES AGREEMENT

THIS AMENDMENT, made and entered this 18th day of September, 2019, by and between the CITY OF LODI, a municipal corporation (hereinafter "CITY"), and CIVIL HYDRO TECH, LLC., a California limited liability corporation (hereinafter called "CONTRACTOR").

WITNESSETH:

1. **WHEREAS, CONTRACTOR and CITY entered into the Professional Services Agreement on May 6, 2019, attached hereto as Exhibit 1, and made a part hereof; and**

2. **WHEREAS, CITY requested to increase the fees by $116,209, for a total not to exceed amount of $257,909, and amend the existing scope of services to include Central, Western, Southern, and Northern Plumes Groundwater Monitoring, Sampling, and Reporting Services, as set forth in Exhibit 2, attached hereto and made part of; and**

3. **WHEREAS, CONTRACTOR agrees to said amendment; and**

NOW, THEREFORE, the parties agree to amend the not to exceed amount under the Agreement and expand the scope of services set forth above. All other terms and conditions of the Agreement remain unchanged.

IN WITNESS WHEREOF, CITY and CONTRACTOR have executed this Amendment No. 1 on the date and year first above written.

CITY OF LODI, a municipal corporation

Herein above called "CITY"

By: _____
STEPHEN SCHWABAUER
City Manager

CIVIL HYDRO TECH, LLC., a California limited liability company
Hereinabove called "CONTRACTOR"

By: _____
VARINDER OBEROI
Principal Hydrologist

Attest:

_____
JENNIFER M. FERRAIOLO
City Clerk

Approved as to Form:

_____
JANICE D. MAGDICH
City Attorney

CIVIL HYDRO TECH
Civil / Environmental / Water Resources / Dewatering

July 22, 2019 SENT VIA: EMAIL

Mr. Charlie Swimley
Public Works Director – City of Lodi
221 West Pine Street
Lodi CA 95240

SUBJECT: **Proposal for Central, Western, Southern, and Northern Plumes Groundwater Monitoring, Sampling, and Reporting Services Lodi, California.**

Dear Mr. Swimley:

Per the request of the City of Lodi (City), Civil Hydro Tech, LLC (CHT) has prepared the following proposed scope of services and estimated costs for performing Groundwater Monitoring, Sampling, and Reporting Services for the City of Lodi (Lodi) Central, Western, Southern, and Northern Plumes (Lodi Plumes). Monitoring and sampling activities will be conducted at Central, Western, Southern, and Northern Plumes Plume wells in accordance with the revised Monitoring and Reporting Order No. R5-2018-0800 (Order), issued by the Central Valley Regional Water Quality Control Board (Water Board) on January 11, 2018.

As per the revised Order, the Water Board has reduced the monitoring and sampling frequency of the Lodi Plumes monitoring wells to semi-annual during the 1st and 3rd quarters. The Water Board has similarly reduced the reporting, with a semi-annual report due after the 1st quarter event and an annual report due after the 3rd quarter event.

SCOPE OF SERVICES

The scope of services (SOS) includes the costs and services associated for performing semi-annual monitoring, sampling, and reporting services of the Lodi Plumes monitoring wells for a period of two years:

- Year 1 – Third quarter of 2019 and first quarter of 2020
- Year 2 – Third quarter of 2020 and first quarter of 2021

CHT proposes to perform the following tasks for this Scope of Services:

- Task 1: Monitoring and Sampling
- Task 2: Data Analysis and Reporting
- Task 3: Project Management
- Task 4: Out of Scope Services

TASK 1 MONITORING AND SAMPLING

Prior to commencement of field work, the current site-specific Health and Safety Plan (HASP) will be reviewed and updated for the project as required by the Occupational Health and Safety Administration (OSHA) standard guidelines (29 CFR 1910.120), and by California Occupational Health and Safety Administration (Cal-OSHA) guidelines (CCR Title 8, Section 5192). All CHT field staff and any potential subcontractors will review and sign the HASP before beginning field operations at the site.

Monitoring and sampling will be conducted for two years, beginning third quarter 2019 and extending through the first quarter 2021, with options for one (1) extension for an additional two years. Monitoring and sampling activities will continue to be conducted at the Lodi Plumes monitoring wells in accordance with the revised Order No. R5-2018-0800. As in previous sampling events, Passive Diffusion Bag (PDB) samplers will be used in all monitoring wells; hence, typical indicator parameters (pH, electrical conductivity, and temperature) that are normally collected during well purging, will not be collected as they are not applicable. Depth-to-Groundwater (DTW) will be measured quarterly to the nearest 0.01 foot in all accessible wells and recorded on CHT's Groundwater Gauging Form and Groundwater Sampling Form for PDBs. Of the seventy seven (77) wells in the program, five (5) wells – MW-13, MW-16, MW-18, G-16C, and G-18C – will be monitored for DTW measurements only. Groundwater sampling activities will be performed at seventy two (72) wells annually (third quarter of 2019 and 2020), and fifty two (52) wells semi-annually (first quarter of 2019 and 2020), per the schedule presented on the Table shown in the next page.

The Table indicates the respective number of samples collected during the semi-annual and annual sampling events. Based on the manufacturer's recommendation, the PDB samplers will be deployed at depths within the screened intervals a minimum of two weeks prior to sample retrieval so as to provide adequate time to equilibrate. For our sampling event, the PDBs to be collected in a given sampling event will be deployed during the previous monitoring and sampling event. Special care will be taken to avoid potential cross-contamination of the PDB, hanger assembly, and suspension cable during deployment, including ensuring that all sample deployment cables are straight, and the PDB does not lodge in the casing prior to reaching the required depth. The PDB samplers will be procured pre-filled with de-ionized water from the Eon Products Inc. prior to deployment in the wells.

The PDB sample for a given well will be retrieved from the well and immediately dispensed into three laboratory prepared 40-milliliter volatile organic analysis (VOA) sample containers that have already been assigned pre-completed sample labels. Following sampling completion, the samples will be immediately placed in an iced-cooler for delivery under appropriate chain-of-custody protocol to a California-certified analytical laboratory. All relevant sample collection information, including sample collection time and date, sample depth, groundwater depth, depth to well bottom, sampling technician's name, and duplicate samples, if any, will be recorded by CHT on its Groundwater Sampling Form. DTW measurements for each monitoring well will be performed prior to PDB retrieval and depth to well bottom measurements will be recorded following PDB retrieval. CHT assumes that any needed access agreements' are in place with the owners of the property where the monitoring wells of the Lodi Plumes are located.

MONITORING & SAMPLING FREQUENCY [1]		
Semi-Annual [2]	**Annual [3]**	**Groundwater Zone**
Central Plume Wells		
G-04, G-05, G-06, G-08, G-11, G-12, G-13, G-14A, G-15A, G-16A, G-17A, G-18A, G-19A, G-24A, MW-09, MW-12, MW13*, MW-18*, MW-21A, PCP-04	G-10, MW-08, MW-15, MW-17, MW-24A	Shallow < 75 feet
G-16B, G-24B, G-25A, MW-21B, MW-22B, MW-23B, MW-25B	G-14B, MW-24B, MW-24C	Intermediate 75 ≤ 125 feet
G-25B, MW-21C, MW-22C, MW-23C	G-14C, G-18B	Deep 125 ≤ 150 feet
G-16C*, G-18C*, MW-27D	G-25C, MW-25C, MW-26D	Deeper ≥ 150 feet
34	**13**	**# of Wells**
Western Plume Wells		
MW-11, MW-16*	**	Shallow < 75 feet
WMW-1A	**	Deep 125 ≤ 150 feet
WMW-1B, WMW-1C, WMW-2A, WMW-2B, WMW-2C, WMW-2D	**	Deeper ≥ 150 feet
9	**0**	**# of Wells**
Southern Plume Wells		
OS-2U, SA-03, SA-06, SA-07, SA-09, SA-10	MW-19, SA-01, SA-02, SA-04, SA-05, SA-08	Shallow < 75 feet
OS-2L, , SMW-1A	OS-1	Intermediate 75 ≤ 125 feet
SMW-1B	**	Deeper ≥ 150 feet
9	**7**	**# of Wells**
Northern Plume Wells		
MW-2, MW-5	**	Shallow < 75 feet
NMW-1A, NMW-1B, NMW-1C	**	Deeper ≥ 150 feet
5	**0**	**# of Wells**
57	**20**	**Total Wells Sampled**

NOTES

1 All shall be monitored semi-annually for Depth to Groundwater

2 Wells shall be sampled semi-annually during the first (January - March) and third (July - September) quarters.

3 Wells shall be sampled annually during the third quarter of each year.

* MW-13, MW-16, MW-18, G-16C, and G-18C are monitored for Depth to Groundwater only.

** Semi-annual sampling requirements for wells

TASK 2 DATA ANALYSIS, REPORTING, AND GEOTRACKER COMPLIANCE

Following completion of the analytical program in accordance with the Project, each sample will be analyzed by a California-certified analytical laboratory using U.S. Environmental Protection Agency (EPA) sample preparation Method 5030B and EPA analytical Method 8260B. For consistency with previous analytical program, in addition to the 8260B full-spectrum scan, methyl tertiary butyl ether (MTBE), carbon disulfide, and acetone will also be reported.

For quality assurance and quality control (QA/QC) purposes, CHT will analyze ten percent of the total number of samples retrieved as QA/QC duplicate samples and one trip blank per cooler. In addition to Level II QA/QC procedures used by the analytical laboratory, the relative percent difference (RPD) between the primary and duplicate samples will be calculated and documented in the monitoring reports.

Semi-annual data analysis, reporting, and GeoTracker submittal will be performed for two years. CHT will maintain the City's EQuIS chemical database containing historical analytical data for the Lodi Plume wells. For each semi-annual period, the analytical laboratory will provide a GeoTracker compatible Electronic Data Deliverable (EDD) for uploading to GeoTracker and an EQuIS compatible EDD for addition to the project database. CHT will ensure that the EDDs will be processed through a rigorous set of electronic quality checks and procedures before being imported into the database. To ensure the data integrity of all the samples, CHT will randomly check ten percent (10%) of all the monitoring samples for completeness and accuracy against the laboratory PDF and field notes during the reporting stage, and another ten percent (10%) during the peer-review stage.

Following the generation and QA/QC of the required tables and figures, CHT will evaluate the data and prepare a monitoring report as per the requirements of the Order. As per the Order the semi-annual report will include the following minimum information:

a. A description and discussion of the groundwater sampling event and results, including trends in the concentrations of pollutants and groundwater elevations in the wells, how and when samples were collected, and whether the pollutant plume(s) is delineated.

b. Groundwater contour maps for alt groundwater zones, if applicable.

c. Isocontour concentration maps for all groundwater zones and all major constituents of concern, if applicable.

d. A table showing well construction details such as well number, groundwater zone being monitored, coordinates (longitude and latitude), ground surface elevation, reference elevation, elevation of screen, elevation of bentonite, elevation of filter pack, and elevation of well bottom.

e. Cumulative data tables for all major constituents of concern containing the water quality analytical results and depth to groundwater for all monitoring wells.

f. Copies of the laboratory analytical data report.

g. The status of any ongoing remediation, including cumulative information on the mass of pollutant removed from the subsurface, system operating time, the effectiveness of the system, and any field notes pertaining to the operation and maintenance of the system.

h. If applicable, the reasons for and duration of all interruptions in the operation of any remediation system, and actions planned or taken to correct and prevent interruptions.

The Annual Report for a given year (2019 and 2020) will contain an evaluation of the effectiveness and progress of the investigation and remediation, the information listed above for the semi-annual report, and the following minimum information:

a. Both tabular and graphical summaries of all data obtained during that year (2019 / 2020)

b. Groundwater contour maps and pollutant concentration maps containing all data obtained during the previous year.

c. Cumulative data tables for all major constituents of concern containing the water quality analytical results and depth to groundwater for all monitoring wells.

d. A discussion of the long-term trends in the concentrations of the pollutants in the groundwater monitoring wells.

e. An analysis of whether the pollutant plume is being captured by an extraction system or is continuing to spread.

f. A description of all remedial activities conducted during the year, an analysis of their effectiveness in removing the pollutants, and plans to improve remediation system effectiveness.

g. An identification of any data gaps and potential deficiencies/redundancies in the monitoring system or reporting program.

h. If applicable, a proposal and rationale for any revisions to the groundwater sampling plan frequency and/or list of analytes.

i. The results of any monitoring done more frequently than required at the locations specified in the Order also shall be reported to the Water Board.

As the Order also requires summaries of the remedial system performance in the monitoring reports, CHT will work with the City's current remedial consultant that operates the Lodi Central Plume (LCP) source-area soil vapor extraction (SVE) system and the recently installed Church / Tokay groundwater extraction and treatment (GWET) system to provide the required remedial summary in the monitoring reports.

In compliance with the requirements of the California Code of Regulations, Title 23, Division 3, Chapter 30, the monitoring reports (and EDD's of analytical data) will be submitted electronically by CHT to the Water Board GeoTracker database system. The 2019 Annual Report will be submitted electronically to the Geo Tracker database system by November 1, 2019, the 2020 Semi-Annual Report will be submitted on May 1, 2020, the 2020 Annual Report will be submitted electronically to the Geo Tracker database system by November 1, 2020, and the 2021 Semi-Annual Report will be submitted on May 1, 2021. The reports will be completed in accordance with the Order and submitted to the City in draft form for review two weeks prior to the above submittal dates. Revised reports incorporating mutually agreeable comments will be submitted to the Water Board within one week of receiving City comments and by the above prescribed submittal dates.

TASK 3 PROJECT MANAGEMENT AND CLIENT CONSULTATION

Under this Task, CHT will perform project management activities that will include, but not limited to, budget tracking, invoicing, payment for analytical laboratory services, and communication with the Client as well as the Water Board. All field activities, including PDB deployment, depth to water measurements, and PDB sample retrieval will be properly scheduled in advance with the appropriate City personnel. Additionally, CHT will coordinate with the City and the City's contracted laboratory (Moore Twining Associates, Inc. of Fresno, California) to obtain the analytical data for water supply wells No. 02, No. 06R, and No. 08 that are sampled by the City's Water Division.

TASK 4 OUT OF SCOPE SERVICES

In addition to the above stated Tasks, necessary out-of-scope work would include but is not limited to the following:

- Ongoing well maintenance and repairs, such as well cap and well-box replacements as needed on the current monitoring well network of 77 monitoring wells.
- Procurement of required permits and coordination of inspections with San Joaquin County, if necessary, to complete the out-of-scope work.
- Ongoing evaluation, procurement, and replacement of PDB suspension tethers, as needed, to insure sample integrity and correct deployment depths.
- Additional unanticipated out-of-scope work as requested by the City.

FEE ESTIMATE

CHT costs for performing the above stated SOS is based on our experience completing similar work on this Project for the third quarter 2018 and first quarter 2019. The costs are based on a time-and-expenses basis to not exceed our estimated fee of $57,320 for Year 1, which also includes a time and materials budget estimate of $5,000 for potential out-of-scope work that may be required as part of the Project or as requested by the City. CHT will provide cost estimates in advance of performing any out-of-scope services, if necessary, as outlined in Task 4 during the course of the Project. The attached Estimated Budget table provides a breakup of the costs for completing the different Tasks under the SOS.

Potential future costs on an annual basis have also been presented for Year 2, which represent work performed on the Project from the third quarter 2020 through the first quarter 2021. The estimated costs assume an annual increase of 3% to account for cost of living increases to CHT billing rates. These are projected costs and annual Amendments will be requested from the City to reflect the true costs of the project at the time. The total value for the Groundwater Monitoring and Reporting Services for a period of two (2) years is approximately $116,209.

CHT billing rates shown in the attached Estimated Budget table will be in effect for the duration of this Project. Equipment owned by CHT will be charged at the rates provided in the attached table. All equipment rentals (if necessary) and subcontractor/ sub-consultant fees (including laboratory costs) will be charged at cost +10% markup.

SCHEDULE

Work will commence in September 2019 upon receipt of your written authorization. CHT looks forward to assisting the City on this project. Please do not hesitate to contact Varinder Oberoi at (415) 424-3009 with any questions regarding this proposal.

Sincerely,
Civil Hydro Tech, LLC

Varinder Oberoi, PE (RCE #C69037)
Principal Hydrologist

ESTIMATED BUDGET (3Q 2019 THROUGH 1Q 2021)

City of Lodi Central, Western, Southern, and Northern Plumes

Groundwater Monitoring, Sampling, & Reporting Services

CATEGORY	UNITS	RATE	TASK 1 - MONITORING, SAMPLING, & ANALYSIS				TASK 2 - DATA ANALYSIS & REPORTING				TASK 3 - PROJECT MANAGEMENT		TASK 4 - OUT OF SCOPE		TOTAL COST
			Annual (2019)		Semi-Annual (2020)		Annual (2019)		Semi-Annual (2020)						
			Units	Cost	Units	Cost	Units	Cost	Units	Cost	Units	Cost	Units	Cost	
LABOR															
Principal Hydrologist (QA/QC) - Licensed Professional	hour	$175	0	$0	0	$0	2	$350	2	$350	0	$0	0	$0	$700
Senior Hydrologist / Project Manager - Licensed Professional	hour	$160	8	$1,280	8	$1,280	16	$2,560	14	$2,240	32	$5,120	0	$0	$12,480
Staff Hydrologist	hour	$110	50	$5,500	40	$4,400	24	$2,640	20	$2,200	0	$0	0	$0	$14,740
GIS / AUTOCAD / Staff	hour	$105	0	$0	0	$0	16	$1,680	12	$1,260	0	$0	0	$0	$2,940
Administrator / Staff	hour	$75	0	$0	0	$0	4	$300	4	$300	8	$600	0	$0	$1,200
Total Labor				[illegible]		[illegible]		[illegible]		[illegible]		[illegible]		$0	$32,060
EQUIPMENT															
Field Vehicle	day	$100	5	$500	4	$400	0	$0	0	$0	0	$0	0	$0	$900
Water Level Meter	day	$25	5	$125	4	$100	0	$0	0	$0	0	$0	0	$0	$225
Level D Equipment	day	$50	5	$250	4	$200	0	$0	0	$0	0	$0	0	$0	$450
Total Equipment				$875		$700		$0		$0		$0		$0	$1,575
SUB-CONTRACTOR															
Analaytical Laboratory (8260B)	each	$85	81	$6,885	63	$5,355	0	$0	0	$0	0	$0	0	$0	$12,240
Lab sample Disposal	each	$2.50	77	$193	63	$158									
PDB Sampler	each	$36	53	$1,908	73	$2,628	0	$0	0	$0	0	$0	0	$0	$4,536
Total Sub-Contractor				$8,986		$8,141									$17,126
Markup @ 10%				$899		$660									$1,559
Total Sub-Contractor				[illegible]		[illegible]		$0		$0		$0		$0	$18,685
TOTAL COSTS (3Q 2019 - 1Q 2020)				**Task 1**	**$32,710**				**Task 2**	**$13,890**	**Task 3**	**$5,720**	**Task 4**	**$5,000**	**$57,320**

ESTIMATED FEES	Assumed Annual Increase	Task 1	Task 2	Task 3	Task 4	TOTAL
3Q 2020 - 1Q 2021	3%	$33 701	$14 296	$5 892	$5 000	[illegible]
TOTAL 2-YEAR COST						$118,200

Exhibit 1B

AMENDMENT NO. 2

CIVIL HYDRO TECH, LLC.
PROFESSIONAL SERVICES AGREEMENT

THIS AMENDMENT, made and entered this 18th day of February, 2020, by and between the CITY OF LODI, a municipal corporation (hereinafter "CITY"), and CIVIL HYDRO TECH, LLC., a California limited liability corporation (hereinafter called "CONTRACTOR").

WITNESSETH:

1. WHEREAS, CONTRACTOR and CITY entered into the Professional Services Agreement on May 6, 2019 and Amendment No. 1 on September 18, 2019, attached hereto as Exhibit 1 and 1A, and made a part hereof; and

2. WHEREAS, CITY requested to increase the fees by $43,000, for a total not to exceed amount of $300,909, and amend the existing scope of services to include request for closure reporting of the SVR/GWE system, as set forth in Exhibit 2, attached hereto and made part of; and

3. WHEREAS, CONTRACTOR agrees to said amendment; and

NOW, THEREFORE, the parties agree to amend the not to exceed amount under the Agreement and expand the scope of services set forth above. All other terms and conditions of the Agreement remain unchanged.

IN WITNESS WHEREOF, CITY and CONTRACTOR have executed this Amendment No. 2 on the date and year first above written.

CITY OF LODI, a municipal corporation

Herein above called "CITY"

By: _____
STEPHEN SCHWABAUER
City Manager

Attest:

_____
PAMELA M. FARRIS
Assistant City Clerk

Approved as to Form:

_____
JANICE D. MAGDICH
City Attorney

CIVIL HYDRO TECH, LLC., a California limited liability company
Hereinabove called "CONTRACTOR"

By: _____
VARINDER OBEROI
Principal Hydrologist

CIVIL HYDRO TECH
Civil / Environmental / Water Resource

January 6, 2020 SENT VIA: EMAIL

Mr. Charlie Swimley
Public Works Director
City of Lodi
221 West Pine Street
Lodi CA 95240

SUBJECT: Proposal for Additional Funding for Groundwater Program and Plume Management, City of Lodi, California

Dear Mr. Swimley:

Per your request, Civil Hydro Tech (CHT) has prepared the following additional scope of work and estimated costs for providing continued support to the City of Lodi's (City) groundwater program and plume management activities. The proposed scope of work is based on our conversation with the Regional Water Quality Control Board, Central Valley Region (Water Board) during our meeting on September 26 2019, and consists of tasks related to the on-going efforts to obtain closure of the Central Plume Source Area (CPSA) soil vapor extraction (SVE) system and management of the City groundwater plumes. The proposed additional scope of work will include performing and managing the following tasks –

1. Providing environmental consulting services to the City on the several groundwater contaminant plumes that are currently in monitoring and cleanup phases, including meetings with the Water Board and the City.

2. Prepare a Request for Closure report, as per the request of the Water Board, that summarizes the various activities and sampling results within the CPSA since the start of soil vapor extraction (SVE) for remediating the soil beneath the CPSA. This report is being prepared to obtain approval from the Water Board for the closure and removal of CPSA SVE system along with the already closed CPSA GWET system. The report will also provide recommendations and actions requested by the Water Board to target the remnants of the tetrachloroethene (PCE) plume in the soil beneath the CPSA.

A detailed description of each of the proposed scope of work is provided below.

Task 5f – Provide On-call Environmental Consulting Services for City-Wide Plume Management

CHT is requesting additional funding for this ongoing Task for which CHT will continue to provide environmental consulting services to the City for the groundwater contaminant plumes that are currently in monitoring and cleanup phases, and to address issues that continue to arise and are not currently covered by active Task orders. Previously, this Task has included additional indoor air and soil vapor monitoring of the CPSA, as per the request of the Water Board, and coordinating and meeting with the Water Board regarding issues related to the groundwater plumes. This Task will provide a mechanism for CHT to continue this support as well as provide the City staff input related to the management of these groundwater plumes.

Task 5g – Prepare a Request for Closure for CPSA SVE System

The results of the recent passive soil gas (PSG) and indoor air sampling in the CPSA (Task 5a, 5b) indicate that the existing SVE system has 1) significantly decreased the PCE plume beneath the CPSA and 2) PCE concentrations within indoor air at the businesses and residences in the vicinity of the CPSA did not exceed applicable environmental screening levels. CHT and the City of Lodi presented these results to the Water Board at a meeting on September 26, 2019. The Water Board requested that the City submit a comprehensive report detailing remedial and investigative actions to date and a proposed approach for dealing with remnant PCE in soil beneath the CPSA to be included with the Request for Closure of the SVE system.

CHT has already evaluated several remedial alternatives for remnant PCE including installation of a passive soil vapor extraction system, installation of additional shallow SVE wells, and targeted soil excavation to remove potential remnant PCE in the soil beneath the CPSA. The targeted soil excavation is the preferred and will be the recommended alternative when requesting system closure on the basis of overall effectiveness, cost and feasibility.

To complete the additional work in this task, CHT is requesting $18,000 in additional funds to supplement the funds remaining from Task 5c. This Request for Closure will be reviewed by Phil Smith, who previously was the managing principal of this project. The Request for Closure will include a site and remedial history, figures and tables representing the reduction in PCE over the life of the SVE system, an outline of steps required for the removal of the SVE system history. Task 5g will include the following activities:

- Prepare a Draft CPSA SVE and GWET systems Request for Closure report. The draft report will be presented to the City for review and comment;
- Senior technical review by Phil Smith;
- Meet with the City to discuss our proposed path to closure; and,
- Prepare and submit a Finalized Request for Closure to the Water Board.

We assume the City will provide one round of comments on the draft Request for Closure and that the final Request for Closure will be submitted by CHT to the Water Board on the City's behalf. Additional work related to the closure of the SVE system will be described in later tasks, and will likely include a Work Plan for the proposed soil removal, contracting and oversight of the system removal, well destruction reports for the county of San Joaquin, and a final Remedial Action Completion Report detailing system removal, implemented remedial actions and confirmation sampling results, and long-term health and safety measures such as quarterly or annual air quality monitoring or recommendations regarding potential land use restrictions.

ESTIMATED FEE

CHT proposes to perform the work on a time-and-expense basis in accordance with the terms of our City of Lodi Professional Services Agreement. We will not exceed our estimated fee without your prior written authorization. A summary of estimated cost by Tasks is provided in Table 1 below.

TABLE 1. ESTIMATED FEE		
TASK	DESCRIPTION	ESTIMATED FEE
5f	Provide On-call Environmental Consulting Services for City-Wide Plume Management	$ 25,000
5g	Prepare the Draft and Final CPSA SVE System Closure Report	$ 18,000
	TOTAL	**$ 43,000**

Please do not hesitate to contact Varinder Oberoi at (415) 424-3009 with any questions regarding this proposal.

Sincerely,
Civil Hydro Tech

Varinder Oberoi, PE (RCE #C69037)
Principal Hydrologist

Exhibit 2

CIVIL HYDRO TECH

Civil / Environmental / Water Resource / Dewatering

June 23, 2020 SENT VIA: EMAIL

Mr. Charlie Swimley
Public Works Director
City of Lodi
221 West Pine Street
Lodi CA 95240

SUBJECT: Proposal for Providing Consulting and Project Management Services for Decommissioning and Removal of the CPSA GWET AND SVE Systems City of Lodi, California

Dear Mr. Swimley:

Per your request, Civil Hydro Tech (CHT) has prepared the following proposed scope of work and estimated costs to provide consulting and project management services related to the decommissioning and removal of the City of Lodi's (City) Central Plume Source Area (CPSA) groundwater extraction and treatment (GWET) and soil vapor extraction (SVE) systems. The proposed scope of work is based on the review of the May 12, 2020 *Central Plume Source Area Groundwater Extraction and Soil Vapor Extraction Systems Closure Report* prepared by CHT on behalf of the City. The Water Board approved the recommended approach for CPSA remedial systems closure and decommissioning in a letter to Andrew Richle dated May 18, 2020. The proposed scope of work will include performing and managing the following tasks: –

1. Providing consulting, reporting, and project management services for excavating soil suspected to contain residual PCE and TCE contamination that is resulting in the hight soil vapor concentrations along the alley sewer line near Pleasant Avenue.
2. Providing consulting, reporting, and project management services for activities related to decommissioning and removal of the CPSA GWET and SVE systems.
3. Conducting 2 annual indoor and ambient air monitoring events within the CPSA and its vicinity.
4. Preparation of a Closure Report following completion of the above activities A detailed description of each of the proposed scope of work is provided below.

Task 6a – Soil Excavation – Alleyway and Pleasant Avenue Intersection

Results of passive soil gas (PSG) sampling conducted during June and August 2019 in the CPSA as part of the closure evaluation of the CPSA remedial systems indicated the presence of elevated soil vapor concentrations of PCE and TCE in PSG samples closest to the sewer line in the alleyway near Pleasant Avenue. As part of the recommendations by the City, and approved by the Water Board, the area around the sewer line in the alleyway near Pleasant Avenue will be excavated and backfilled with imported clean fill soil. CHT will perform the following activities for this Task:

- Prepare a Work Plan for soil excavation activities to be submitted to the Water Board for its approval prior to commencement of soil excavation activities;

- Prepare a Bid Package which will include the relevant plans and specifications for the soil excavation activities;
- Prepare an Engineer's Cost Estimate
- Prepare a Site and Task-specific Health and Safety Plan;
- Perform soil sampling of excavated soil and the excavation sidewalls and floors after completion of the soil excavation;
- Perform air monitoring during soil excavation activities
- Provide project management services; and,
- Prepare a letter report summarizing the results of the soil excavation activities and submit it to the City for review and comments. CHT will then incorporate the comments of the City and submit the finalized letter report to the Water Board.

Task 6a Deliverables: Work Plan to Water Board, Bid Package and Engineer's Cost Estimate to the City, and letter report to the Water Board documenting the soil excavation activities

Task 6b – Project Management – Decommissioning and Removal of the CPSA GWET and SVE Systems

The Water Board, in its May 18, 2020 letter the City, approved the decommissioning and removal of the CPSA GWET and SVE systems. CHT proposes to perform the following activities under Task 6b –

- Prepare a work plan for all tasks related to decommissioning and removal of the system including soil vapor and groundwater extraction well abandonment either by over-drilling or pressure grouting, depending on the direction of the San Joaquin Department of Environmental Health (SJDEH), and submit it to the Water Board for approval;
- Prepare a Site and Task-specific Health and Safety Plans
- Prepare a Bid Package which will include the relevant plans and specifications for the CPSA GWET and SVE systems decommissioning activities
- Prepare an Engineer's Cost Estimate
- Perform air monitoring during decommissioning and drilling activities
- Provide project management during abandonment, either by over-drilling or pressure grouting, of the SVE and the groundwater extraction wells;
- Preparation of well destruction reports for San Joaquin County ; and,
- Provide project management and site oversight on the City's behalf during the dismantling and removal of the above-ground components of the GWET and SVE systems, and grouting, capping and abandonment in place, per City of Lodi Standards, of all the remedial system piping.

Task 6b Deliverables: Work Plan to the Water Board and Bid Package and Engineer's Cost Estimate to the City

Task 6c – Annual Indoor Air Sampling

The Water Board, in its May 18, 2020 letter the City, recommended that the City should perform an annual indoor and ambient air sampling for a period of two years as part of its follow up activities related to the decommissioning and removal of the CPSA GWET and SVE systems. The Water Board also recommended that the indoor air samples should be collected at adjacent business and residential locations that were previously sampled in the 2019 indoor air sampling event performed by *CHT*. CHT proposes to perform the following activities under Task 6c –

- Prepare a work plan for sampling and analysis of indoor and ambient air in adjacent businesses and residences, and submit it to the Water Board for approval;
- Collect up to 20 samples of indoor and ambient air at the proposed locations, and submit them for laboratory analyses; and,
- Prepare an annual letter report summarizing the results of the indoor air sampling event and submit it to the City for review and comments. CHT will then incorporate the comments of the City and submit the finalized report to the Water Board.

Task 6c Deliverables: Two rounds of annual sampling, meeting with the City, letter report to the Water Board documenting the results

Task 6d – Preparation of the CPSA GWET and SVE Systems Decommissioning and Removal Completion Report

Following completion of Tasks 6a and 6b, CHT will prepare a *Decommissioning and Removal Completion Report* (Report) that will document the activities associated with the decommissioning and removal of the CPSA GWET and SVE systems. As part of this Task, CHT will perform the following :

- Prepare a Draft Report to the City for review and comment;
- Meet with the City to discuss the Draft Report; and,
- Prepare and submit a Final Report to the Water Board.

We assume the City will provide one round of comments on the Draft Report and that the Final Report will be submitted by CHT to the Water Board on the City's behalf.

Task 6d Deliverables: Draft Completion Report to the City and Final Completion Report to the Water Board

Task 5f – Provide On-call Environmental Consulting Services for City-Wide Plume Management

CHT is requesting additional funding for this ongoing Task for which CHT will continue to provide environmental consulting services to the City for the groundwater contaminant plumes that are currently in monitoring and cleanup phases, and to address issues that continue to arise and are not currently covered by active Task orders. Previously, this Task has included additional indoor air and soil vapor monitoring of the CPSA, coordinating and meeting with the Water Board, and sub slab sampling related to the LCP. This Task will provide a mechanism for CHT to continue this support as well as provide the City staff input related to the management of these groundwater plumes.

ESTIMATED FEE

CHT proposes to perform the work on a time-and-expense basis in accordance with the terms of our City of Lodi Professional Services Agreement. The estimate does not include any permitting costs. Additionally, we have assumed the City will provide us an AutoCad or GIS file showing the location of the utility lines like sewer, storm drain, and water as well as the location of the GWET and SVE system remedial system piping. We will not exceed our estimated fee without your prior written authorization. A summary of the estimated cost by Tasks is provided in Table 1 below and CHT's Fee Schedule is provided in the Attachment.

TABLE 1. ESTIMATED FEE

TASK	DESCRIPTION	ESTIMATED FEE
6a	Soil Excavation – Alleyway & Pleasant Ave. Intersection	$ 49,500
6b	Project Management – Decommissioning and Removal of the CPSA GWET and SVE Systems	$ 55,000
6c	Annual Indoor Air Sampling (2 rounds)	$ 19,800
6d	Preparation of Final Decommissioning and Removal Completion Report	$ 13,200
5f	Provide On-call Environmental Consulting Services for City-Wide Plume Management	$ 20,000
	TOTAL	**$ 157,500**

SCHEDULE

Work will commence immediately upon receipt of Notice to Proceed. We anticipate completing the proposed scope of work within approximately six months. Please do not hesitate to contact Varinder Oberoi at (415) 424-3009 with any questions regarding this proposal.

Sincerely,
Civil Hydro Tech

Varinder Oberoi, PE (RCE #C69037)
Principal Hydrologist

RESOLUTION NO. 2020-____

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT WITH CIVIL HYDRO TECH, LLC, OF SUNNYVALE, FOR CONSULTING AND PROJECT MANAGEMENT SERVICES FOR DECOMMISSIONING AND REMOVAL OF THE CENTRAL PLUME SOURCE AREA GROUNDWATER EXTRACTION AND SOIL VAPOR EXTRACTION SYSTEMS; AND FURTHER APPROPRIATING FUNDS

==========

WHEREAS, historical practices have resulted in the contamination of groundwater by tetrachloroethylene (PCE) and trichloroethylene (TCE), producing four identified groundwater contaminant plumes (Northern, Southern, Central and Western) within the City of Lodi; and

WHEREAS, efforts to remove PCE and related contaminants from the Central Plume Source Area (CPSA), have been ongoing since 2003, utilizing both soil vaper extraction (SVE) and groundwater extraction (GWE) systems; and

WHEREAS, the City, with the assistance of Civil Hydro Tech, LLC, has been working closely on cleanup activities for the CPSA with the Central Valley Regional Water Quality Control Board (CVRWQCB); and

WHEREAS, additional funding is required for consulting and project management services for decommissioning and removal of the central plume source area groundwater extraction and soil vapor extraction systems; and

WHEREAS, Council approved a Professional Services Agreement with Civil Hydro Tech, LLC, on April 17, 2019, Amendment No. 1 on August 21, 2019, Amendment No. 2 on February 5, 2020; and

WHEREAS, staff recommends the City Council authorize the City Manager to execute Amendment No. 3 to the Professional Services Agreement with Civil Hydro Tech, LLC, of Sunnyvale, for consulting and project management services for decommissioning and removal of the Central Plume source area groundwater extraction and soil vapor extraction systems.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute Amendment No. 3 to the Professional Services Agreement with Civil Hydro Tech, LLC, of Sunnyvale, for consulting and project management services for decommissioning and removal of the Central Plume source area groundwater extraction and soil vapor extraction systems in the amount of $157,500; and

BE IT FURTHER RESOLVED that funds in the amount of $157,500 be appropriated as follows:

Central Plume Fund	(59099000.77020)	$137,500
PCE/TCE Rates	(56599000.77020)	$ 20,000

BE IT FURTHER RESOLVED, pursuant to Section 6.3q of the City Council Protocol Manual (Res. No. 2019-223), the City Attorney is hereby authorized to make minor revisions to

the above-referenced document(s) that do not alter the compensation or term, and to make clerical corrections as necessary.

Dated: July 15, 2020

==========

I hereby certify that Resolution No. 2020-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 15, 2020, by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk

AGENDA ITEM **C-08**

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Adopt Resolution Authorizing City Manager to Execute Amendment No. 4 to 2016-2018 Tree Maintenance Contract with West Coast Arborists, Inc., of Anaheim, Including Consumer Price Index Adjustments to the Contract Unit Prices

MEETING DATE: July 15, 2020

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt resolution authorizing City Manager to execute Amendment No. 4 to 2016-2018 Tree Maintenance Contract with West Coast Arborists, Inc., of Anaheim, including Consumer Price Index adjustments to the contract unit prices.

BACKGROUND INFORMATION: The Public Works Department manages an annual contract that provides for the structural pruning, maintenance trimming, stump grinding, emergency calls, removal of City trees, pest control, and tree planting, at various locations throughout the City. The level of service provided to the City by West Coast Arborists, Inc. has been very good over the past eight years. Of note, West Coast Arborists, Inc. has been the only bidder on the City's past two publicly advertised tree maintenance contracts (over the past six years).

The current contract with West Coast Arborist, Inc., includes provisions for a Consumer Price Index adjustment (CPI) and includes the ability to extend the contract if mutually agreeable to the City and the contractor. The CPI data between February 2019 and February 2020 reflects an increase of 3.1 percent (based on the West Region of the "All Urban Consumers-All Items" category). Staff opines that if the contract is bid again this year, that West Coast Arborists, Inc. would again be the sole bidder and that the unit prices would likely increase by more than 3.1 percent.

Because this contract is an as-needed, unit-price based contract, Staff recommends applying the CPI adjustments to the individual contract unit prices. For example, the current cost to remove a 10-inch diameter tree and stump is $206. After the CPI adjustment, this cost would increase to approximately $212. Amendment No. 4, if approved, will establish line item specific CPI adjustments and will extend the contract for one year.

FISCAL IMPACT: There will be a small increase in the unit prices paid for the contract work performed on an as-needed basis.

FUNDING AVAILABLE: Funding for this contract is included in of the Fiscal Year 2020/21 Budget and comes from the Streets fund.

Charles E. Swimley, Jr.
Public Works Director

Prepared by Sean Nathan, Senior Civil Engineer
CES/SN/tc
Attachment

cc: Utility Manager
West Coast Arborists, Inc.

APPROVED: _____
Stephen Schwabauer, City Manager

AMENDMENT NO. 4

WEST COAST ARBORISTS, INC.
CONTRACT

THIS AMENDMENT NO. 4 TO CONTRACT, is made and entered this ____ day of _____, 2019, by and between the CITY OF LODI, a municipal corporation (hereinafter "CITY"), and WEST COAST ARBORISTS, INC., a California corporation (hereinafter "CONTRACTOR").

W I T N E S S E T H:

1. WHEREAS, CONTRACTOR and CITY entered into a Contract on August 10, 2016, Amendment No. 1 on August 13, 2018, Amendment No. 2 on November 6, 2018, and Amendment No. 3 on June 8, 2020 (collectively the "Agreement"), as set forth in Exhibit 1, attached hereto and made part of; and

2. WHEREAS, CONTRACTOR requested to amend said Agreement to increase the unit prices by 3.1 percent (annual Consumer Price Index adjustment), as set forth in Exhibit 2, attached hereto and made part of; and; and

3. WHEREAS, City requests to extend the term of the agreement through June 30, 2021; and

4. WHEREAS, CONTRACTOR agrees to said amendments.

NOW, THEREFORE, the parties agree to amend the Agreement as set forth above. All other terms and conditions of the Agreement remain unchanged.

IN WITNESS WHEREOF, CITY and CONTRACTOR have executed this Amendment No. 3 on the date and year first above written.

CITY OF LODI, a municipal corporation

hereinabove called "CITY"

_____
STEPHEN SCHWABAUER
City Manager

Attest:

_____
PAMELA M. FARRIS, Assistant City Clerk

Approved as to Form:

_____
JANICE D. MAGDICH, City Attorney

WEST COAST ARBORISTS, INC., a California corporation
hereinabove called "CONTRACTOR"

_____
PATRICK MAHONEY
President

Exhibit 1

AMENDMENT NO. 3

WEST COAST ARBORISTS, INC.
CONTRACT

THIS AMENDMENT NO. 3 TO CONTRACT, is made and entered this 8th day of June, ~~2019~~ 2020, by and between the CITY OF LODI, a municipal corporation (hereinafter "CITY"), and WEST COAST ARBORISTS, INC., a California corporation (hereinafter "CONTRACTOR").

W I T N E S S E T H:

1. WHEREAS, CONTRACTOR and CITY entered into a Contract on August 10, 2016, Amendment No. 1 on August 13, 2018, and Amendment No. 2 on November 6, 2018 (collectively the "Agreement"), as set forth in Exhibit 1, attached hereto and made part of; and

2. WHEREAS, CITY requested to amend said Agreement to increase the unit prices by 2.44 percent (annual Consumer Price Index adjustment), as set forth in Exhibit 2, attached hereto and made part of; and; and

3. WHEREAS, CONTRACTOR agrees to said amendments.

NOW, THEREFORE, the parties agree to amend the Agreement as set forth above. All other terms and conditions of the Agreement remain unchanged.

IN WITNESS WHEREOF, CITY and CONTRACTOR have executed this Amendment No. 3 on the date and year first above written.

CITY OF LODI, a municipal corporation

hereinabove called "CITY"

STEPHEN SCHWABAUER
City Manager

WEST COAST ARBORISTS, INC., a California corporation
hereinabove called "CONTRACTOR"

PATRICK MAHONEY
President

Attest:

Pamela M. Farris

~~JENNIFER M. FERRAIOLO, City Clerk~~
Pamela M. Farris, Assistant City Clerk

Approved as to Form:

JANICE D. MAGDICH, City Attorney

Exhibit 1

AMENDMENT NO. 2

WEST COAST ARBORISTS, INC
CONTRACT

THIS AMENDMENT NO. 2 TO CONTRACT, is made and entered this 6th day of November, 2018, by and between the CITY OF LODI, a municipal corporation (hereinafter "CITY"), and WEST COAST ARBORISTS, INC., a California corporation (hereinafter "CONTRACTOR").

W I T N E S S E T H:

1. WHEREAS, CONTRACTOR and CITY entered into a Contract on August 10, 2016 and Amendment No. 1 on August 13, 2018 (collectively the "Agreement"), as set forth in Exhibit 1, attached hereto and made part of; and

2. WHEREAS, CITY requested to amend the Agreement to clarify the not-to-exceed amount of the Agreement, to include the original Contract amount ($472,100), Change Orders 1 through 8 ($169,876), and the addition of $200,000 for services through June 30, 2020, for a total not-to-exceed amount of $841,976; and

3. WHEREAS, CONTRACTOR agrees to said amendments.

NOW, THEREFORE, the parties agree to amend the Agreement as set forth above. All other terms and conditions of the Agreement remain unchanged.

IN WITNESS WHEREOF, CITY and CONTRACTOR have executed this Amendment No. 2 on the date and year first above written.

CITY OF LODI, a municipal corporation

hereinabove called "CITY"

STEPHEN SCHWABAUER
City Manager

Attest:

JENNIFER M. FERRAIOLO, City Clerk

Approved as to Form:

JANICE D. MAGDICH, City Attorney

WEST COAST ARBORISTS, INC., a California corporation
hereinabove called "CONTRACTOR"

PATRICK MAHONEY
President

Exhibit 1

AMENDMENT NO. 1

WEST COAST ARBORISTS, INC
CONTRACT

THIS AMENDMENT NO. 1 TO CONTRACT, is made and entered this 13th day of August, 2018, by and between the CITY OF LODI, a municipal corporation (hereinafter "CITY"), and WEST COAST ARBORISTS, INC., a California corporation (hereinafter "CONTRACTOR").

W I T N E S S E T H:

1. WHEREAS, CONTRACTOR and CITY entered into a Contract on August 10, 2016 (the "Agreement"), as set forth in Exhibit 1, attached hereto and made part of; and

2. WHEREAS, CITY requested to amend said Agreement to increase the fees by $200,000, for a total contract amount of $641,976, and amend the unit prices by 3.16 percent (annual Consumer Price Index adjustment), as set forth in Exhibit 2, attached hereto and made part of; and

3. WHEREAS, CITY requested to extend the term of the agreement through June 30, 2019; and

4. WHEREAS, CONTRACTOR agrees to said amendments.

NOW, THEREFORE, the parties agree to amend the Agreement as set forth above. All other terms and conditions of the Agreement remain unchanged.

IN WITNESS WHEREOF, CITY and CONTRACTOR have executed this Amendment No. 1 on the date and year first above written.

CITY OF LODI, a municipal corporation

hereinabove called "CITY"

STEPHEN SCHWABAUER
City Manager

Attest:

JENNIFER M. FERRAIOLO, City Clerk

Approved as to Form:

JANICE D. MAGDICH, City Attorney

WEST COAST ARBORISTS, INC., a California corporation
hereinabove called "CONTRACTOR"

PATRICK MAHONEY
President

CITY OF LODI, CALIFORNIA

THIS CONTRACT made by and between the CITY OF LODI, State of California, herein referred to as the "City," and WEST COAST ARBORISTS, INC., herein referred to as the "Contractor."

W I T N E S S E T H :

That the parties hereto have mutually covenanted and agreed, and by these presents do covenant and agree with each other, as follows:

The complete Contract consists of the following documents which are incorporated herein by this reference, to-wit:

Notice Inviting Bids	The July 1992 Edition,
Information to Bidders	Standard Specifications,
General Provisions	State of California,
Special Provisions	Business and Transportation Agency,
Bid Proposal	Department of Transportation
Contract	
Contract Bonds	
Plans	

All of the above documents, sometimes hereinafter referred to as the "Contract Documents," are intended to cooperate so that any work called for in one and not mentioned in the other is to be executed the same as if mentioned in all said documents.

ARTICLE I - That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the City and under the condition expressed in the two bonds bearing even date with these presents and hereunto annexed, the Contractor agrees with the City, at Contractor's cost and expense, to do all the work and furnish all the materials except such as are mentioned in the specifications to be furnished by the City, necessary to construct and complete in a good workmanlike and substantial manner and to the satisfaction of the City the proposed improvements as shown and described in the Contract Documents which are hereby made a part of the Contract.

ARTICLE II - The City hereby promises and agrees with the Contractor to employ, and does hereby employ, the Contractor to provide all materials and services not supplied by the City and to do the work according to the terms and conditions for the price herein, and hereby contracts to pay the same as set forth in Section 5.600, "Measurement, Acceptance and Payment," of the General Provisions, in the manner and upon the conditions above set forth; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE III - The Contractor agrees to conform to the provisions of Chapter 1, Part 7, Division 2 of the Labor Code. The Contractor and any Subcontractor will pay the general prevailing wage rate and other employer payments for health and welfare,

pension, vacation, travel time, and subsistence pay, apprenticeship or other training programs. The responsibility for compliance with these Labor Code requirements is on the prime contractor.

ARTICLE IV - And the Contractor agrees to receive and accept the following prices as full compensation for furnishing all materials and for doing all the work contemplated and embraced in this agreement; also for all loss or damage arising out of the nature of the work aforesaid or from the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the City, and for all risks of every description connected with the work; also for all expenses incurred by or in consequence of the suspension or discontinuance of work and for well and faithfully completing the work, and the whole thereof, in the manner and according to the Plans and Contract Documents and the requirements of the Engineer under them, to-wit:

The work may include, but is not limited to, maintenance pruning (structural and clearance) and crown reductions, tree removals, stump grinding, mistletoe removal, tree pest control, palm tree pruning, and emergency call outs as specified in the bid summary. All work shall be completed in accordance with the standards set forth by the International Society of Arboriculture Pruning Standards (Best Management Practices) and the ANSI A300 Standards. Successful bidder shall have a Certified Arborist on staff, who will supervise all tree care operations. Special projects that are difficult to access require the need for specialty equipment (i.e., crane), service request pruning, or pruning to reduce and/or pruning to restore would fall under Crew Rental. All work shall be done as described in the Specifications for the above project.

See Section 6-07 "Description of Bid Items" for additional information.

CONTRACT ITEMS:

Item	Description	Est. Qty (2-Year)	Unit	Unit Price	Total
1	Clearance Pruning	100	EA	$ 79.00	$ 7,900.00
2	Service Req. Pruning 0"-6"	400	EA	$ 49.00	$ 19,600.00
3	Service Req. Pruning 7"-12"	400	EA	$ 79.00	$ 31,600.00
4	Service Req. Pruning 13"-18"	400	EA	$ 79.00	$ 31,600.00
5	Service Req. Pruning 19"-24"	150	EA	$ 179.00	$ 26,850.00
6	Service Req. Pruning 25"-30"	150	EA	$ 279.00	$ 41,850.00
7	Service Req. Pruning > 30"	100	EA	$ 379.00	$ 37,900.00
8	Tree & Stump Removal < 6"	20	EA	$ 95.00	$ 1,900.00
9	Tree & Stump Removal 6"-12"	40	EA	$ 195.00	$ 7,800.00
10	Tree & Stump Removal 13"-18"	40	EA	$ 595.00	$ 23,800.00
11	Tree & Stump Removal 19"-24"	40	EA	$ 995.00	$ 39,800.00
12	Tree & Stump Removal 25"-30"	40	EA	$ 1,295.00	$ 51,800.00

Item	Description	Est. Qty (2-Year)	Unit	Unit Price	Total
13	Tree & Stump Removal > 30"	40	EA	$ 1,695.00	$ 67,800.00
14	Stump Removal < 6"	10	EA	$ 55.00	$ 550.00
15	Stump Removal 6"-12"	10	EA	$ 155.00	$ 1,550.00
16	Stump Removal 13"-18"	10	EA	$ 255.00	$ 2,550.00
17	Stump Removal 19"-24"	10	EA	$ 355.00	$ 3,550.00
18	Stump Removal 25"-30"	10	EA	$ 455.00	$ 4,550.00
19	Stump Removal > 30"	10	EA	$ 595.00	$ 5,950.00
20	Date Palm Tree Trimming	20	EA	$ 325.00	$ 6,500.00
21	Fan Palm Tree Trimming	20	EA	$ 95.00	1,900.00
22	Crew Rental - 3 Man	80	HR	$ 240.00	$ 19,200.00
23	Emergency Crew Rental	40	HR	$ 330.00	$ 13,200.00
24	Tree Pest Control up to 30"	100	EA	$ 55.00	$ 5,500.00
25	Tree Pest Control > 30"	20	EA	$ 155.00	$ 3,100.00
26	Consulting Arborist Services	40	HR	$ 95.00	$ 3,800.00
27	Tree Planting Allowance (only with City authorization)	1	LS	$ 10,000.00	$ 10,000.00

TOTAL: $ 472,100.00

ARTICLE V - By my signature hereunder, as Contractor, I certify that I am aware of the provisions of Section 3700 of the Labor Code, which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

ARTICLE VI - It is further expressly agreed by and between the parties hereto that, should there be any conflict between the terms of this instrument and the Bid Proposal of the Contractor, then this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith.

ARTICLE VII - The City is to furnish the necessary rights-of-way and easements and to establish lines and grades for the work as specified under the Special Provisions. All labor or materials not mentioned specifically as being done by the City will be supplied by the Contractor to accomplish the work as outlined in the specifications.

ARTICLE VIII - The length of the contract will be twenty-four (24) months, starting July 1, 2016 and ending June 30, 2018. The contract may be extended if agreed upon by the Contractor and the City..

ARTICLE IX - State of California Senate Bill 854 requires the following:

- No contractor or subcontractor may be listed on a bid proposal for a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].
- No contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.
- This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

WHEN SIGNING THIS CONTRACT, THE CONTRACTOR AGREES THAT THE TIME OF COMPLETION FOR THIS CONTRACT IS REASONABLE AND THE CONTRACTOR AGREES TO PAY THE CITY LIQUIDATED DAMAGES AS SET FORTH IN SECTION 6-04.03 OF THE SPECIAL PROVISIONS. CONTRACTOR AGREES THAT THIS AMOUNT MAY BE DEDUCTED FROM THE AMOUNT DUE THE CONTRACTOR UNDER THE CONTRACT.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands the year and date written below.

CONTRACTOR:

WEST COAST ARBORISTS, INC.

By: _____

PATRICK MAHONEY, PRESIDENT
Title

(CORPORATE SEAL)

CITY OF LODI, a municipal corporation

By: _____
STEPHEN SCHWABAUER
City Manager

Date: 8-9-16

Attest:

JENNIFER M. FERRAIOLO
City Clerk

Approved As To Form:

for JANICE D. MAGDICH
City Attorney

Exhibit 2

2016-2018 Tree Maintenance Contract - 18-19 Extension

3.18% CPI Increase

			Contract Unit Prices	
Contract Item No.	**Description**	**Unit**	**2016-18 Unit Price**	**2018-19 Unit Price**
1	Clearance Pruning	EA	$ 79.00	**$ 81.51**
2	Svc Rqst Pruning 0-6 DSH	EA	$ 49.00	**$ 50.56**
3	Svc Rqst Pruning 7-12 DSH	EA	$ 79.00	**$ 81.51**
4	Svc Rqst Pruning 13-18 DSH	EA	$ 79.00	**$ 81.51**
5	Svc Rqst Pruning 19-24 DSH	EA	$ 179.00	**$ 184.69**
6	Svc Rqst Pruning 25-30 DSH	EA	$ 279.00	**$ 287.87**
7	Svc Rqst Pruning > 30 DSH	EA	$ 379.00	**$ 391.05**
8	Tree & Stump Removal <6 DSH	EA	$ 95.00	**$ 98.02**
9	Tree & Stump Removal 6-12 DSH	EA	$ 195.00	**$ 201.20**
10	Tree & Stump Removal 13-18 DSH	EA	$ 595.00	**$ 613.92**
11	Tree & Stump Removal 19-24 DSH	EA	$ 995.00	**$ 1,026.64**
12	Tree & Stump Removal 25-30 DSH	EA	$ 1,295.00	**$ 1,336.18**
13	Tree & Stump Removal > 30 DSH	EA	$ 1,695.00	**$ 1,748.90**
14	Stump Removal <6 DSH	EA	$ 55.00	**$ 56.75**
15	Stump Removal 6-12 DSH	EA	$ 155.00	**$ 159.93**
16	Stump Removal 13-18 DSH	EA	$ 255.00	**$ 263.11**
17	Stump Removal 19-24 DSH	EA	$ 355.00	**$ 366.29**
18	Stump Removal 25-30 DSH	EA	$ 455.00	**$ 469.47**
19	Stump Removal > 30 DSH	EA	$ 595.00	**$ 613.92**
20	Date Palm Tree Trimming	EA	$ 325.00	**$ 335.34**
21	Fan Palm Tree Trimming	EA	$ 95.00	**$ 98.02**
22	Crew Rental - 3 man	HR	$ 240.00	**$ 247.63**
23	Emergency Crew Rental	HR	$ 330.00	**$ 340.49**
24	Tree Pest Control up to 30 DBH	EA	$ 55.00	**$ 56.75**
25	Tree Pest Control > 30 DBH	EA	$ 155.00	**$ 159.93**
26	Consulting Arborist Services	HR	$ 95.00	**$ 98.02**
27	Tree Planting Allowance (only with City authorization)	LS	N/A	N/A

Exhibit 2

2016-2018 Tree Maintenance Contract - 19-20 Extension

3 18% CPI Increase (18/19)
2.44% CPI Increase (19/20)

Contract Item No.	Description	Unit	Contract Unit Prices: 2016-18 Unit Price	2018-19 Unit Price	2019-20 Unit Prices
1	Clearance Pruning	EA	$ 79.00	$ 81.51	$ 83.50
2	Svc Rqst Pruning 0-6 DSH	EA	$ 49.00	$ 50.56	$ 51.79
3	Svc Rqst Pruning 7-12 DSH	EA	$ 79.00	$ 81.51	$ 83.50
4	Svc Rqst Pruning 13-18 DSH	EA	$ 79.00	$ 81.51	$ 83.50
5	Svc Rqst Pruning 19-24 DSH	EA	$ 179.00	$ 184.69	$ 189.20
6	Svc Rqst Pruning 25-30 DSH	EA	$ 279.00	$ 287.87	$ 294.89
7	Svc Rqst Pruning > 30 DSH	EA	$ 379.00	$ 391.05	$ 400.59
8	Tree & Stump Removal <6 DSH	EA	$ 95.00	$ 98.02	$ 100.41
9	Tree & Stump Removal 6-12 DSH	EA	$ 195.00	$ 201.20	$ 206.11
10	Tree & Stump Removal 13-18 DSH	EA	$ 595.00	$ 613.92	$ 628.90
11	Tree & Stump Removal 19-24 DSH	EA	$ 995.00	$ 1,026.64	$ 1,051.69
12	Tree & Stump Removal 25-30 DSH	EA	$ 1,295.00	$ 1,336.18	$ 1,368.78
13	Tree & Stump Removal > 30 DSH	EA	$ 1,695.00	$ 1,748.90	$ 1,791.57
14	Stump Removal <6 DSH	EA	$ 55.00	$ 56.75	$ 58.13
15	Stump Removal 6-12 DSH	EA	$ 155.00	$ 159.93	$ 163.83
16	Stump Removal 13-18 DSH	EA	$ 255.00	$ 263.11	$ 269.53
17	Stump Removal 19-24 DSH	EA	$ 355.00	$ 366.29	$ 375.23
18	Stump Removal 25-30 DSH	EA	$ 455.00	$ 469.47	$ 480.93
19	Stump Removal > 30 DSH	EA	$ 595.00	$ 613.92	$ 628.90
20	Date Palm Tree Trimming	EA	$ 325.00	$ 335.34	$ 343.52
21	Fan Palm Tree Trimming	EA	$ 95.00	$ 98.02	$ 100.41
22	Crew Rental - 3 man	HR	$ 240.00	$ 247.63	$ 253.67
23	Emergency Crew Rental	HR	$ 330.00	$ 340.49	$ 348.80
24	Tree Pest Control up to 30 DBH	EA	$ 55.00	$ 56.75	$ 58.13
25	Tree Pest Control > 30 DBH	EA	$ 155.00	$ 159.93	$ 163.83
26	Consulting Arborist Services	HR	$ 95.00	$ 98.02	$ 100.41
27	Tree Planting Allowance (only with City authorization)	LS	N/A	N/A	N/A

Exhibit 2

2016-2018 Tree Maintenance Contract - 20-21 Extension

3.18% CPI Increase (18/19)
2.44% CPI Increase (19/20)
3.10% CIP Increase (20/21)

Contract Item No.	Description	Unit	Contract Unit Prices			
			2016-18 Unit Price	2018-19 Unit Price	2019-20 Unit Prices	2020-21 Unit Prices
1	Clearance Pruning	EA	$ 79.00	$ 81.51	$ 83.50	$ 86.09
2	Svc Rqst Pruning 0-6 DSH	EA	$ 49.00	$ 50.56	$ 51.79	$ 53.40
3	Svc Rqst Pruning 7-12 DSH	EA	$ 79.00	$ 81.51	$ 83.50	$ 86.09
4	Svc Rqst Pruning 13-18 DSH	EA	$ 79.00	$ 81.51	$ 83.50	$ 86.09
5	Svc Rqst Pruning 19-24 DSH	EA	$ 179.00	$ 184.69	$ 189.20	$ 195.06
6	Svc Rqst Pruning 25-30 DSH	EA	$ 279.00	$ 287.87	$ 294.89	$ 304.04
7	Svc Rqst Pruning > 30 DSH	EA	$ 379.00	$ 391.05	$ 400.59	$ 413.01
8	Tree & Stump Removal <6 DSH	EA	$ 95.00	$ 98.02	$ 100.41	$ 103.52
9	Tree & Stump Removal 6-12 DSH	EA	$ 195.00	$ 201.20	$ 206.11	$ 212.50
10	Tree & Stump Removal 13-18 DSH	EA	$ 595.00	$ 613.92	$ 628.90	$ 648.40
11	Tree & Stump Removal 19-24 DSH	EA	$ 995.00	$ 1,026.64	$ 1,051.69	$ 1,084.29
12	Tree & Stump Removal 25-30 DSH	EA	$ 1,295.00	$ 1,336.18	$ 1,368.78	$ 1,411.22
13	Tree & Stump Removal > 30 DSH	EA	$ 1,695.00	$ 1,748.90	$ 1,791.57	$ 1,847.11
14	Stump Removal <6 DSH	EA	$ 55.00	$ 56.75	$ 58.13	$ 59.94
15	Stump Removal 6-12 DSH	EA	$ 155.00	$ 159.93	$ 163.83	$ 168.91
16	Stump Removal 13-18 DSH	EA	$ 255.00	$ 263.11	$ 269.53	$ 277.89
17	Stump Removal 19-24 DSH	EA	$ 355.00	$ 366.29	$ 375.23	$ 386.86
18	Stump Removal 25-30 DSH	EA	$ 455.00	$ 469.47	$ 480.93	$ 495.83
19	Stump Removal > 30 DSH	EA	$ 595.00	$ 613.92	$ 628.90	$ 648.40
20	Date Palm Tree Trimming	EA	$ 325.00	$ 335.34	$ 343.52	$ 354.17
21	Fan Palm Tree Trimming	EA	$ 95.00	$ 98.02	$ 100.41	$ 103.52
22	Crew Rental - 3 man	HR	$ 240.00	$ 247.63	$ 253.67	$ 261.54
23	Emergency Crew Rental	HR	$ 330.00	$ 340.49	$ 348.80	$ 359.61
24	Tree Pest Control up to 30 DBH	EA	$ 55.00	$ 56.75	$ 58.13	$ 59.94
25	Tree Pest Control > 30 DBH	EA	$ 155.00	$ 159.93	$ 163.83	$ 168.91
26	Consulting Arborist Services	HR	$ 95.00	$ 98.02	$ 100.41	$ 103.52
27	Tree Planting Allowance (only with City authorization)	LS	N/A	N/A	N/A	N/A

RESOLUTION NO. 2020-_____

A RESOLUTION OF THE LODI CITY COUNCIL
AUTHORIZING THE CITY MANAGER TO EXECUTE
AMENDMENT NO. 4 TO 2016-2018 TREE MAINTENANCE
CONTRACT WITH WEST COAST ARBORISTS, INC., OF
ANAHEIM, INCLUDING CONSUMER PRICE INDEX
ADJUSTMENTS TO THE CONTRACT UNIT PRICES

==========

WHEREAS, the Public Works Department manages an annual contract that provides for the structural pruning, maintenance trimming, stump grinding, emergency calls, removal of City trees, pest control, and tree planting, at various locations throughout the City; and

WHEREAS, the current contract with West Coast Arborist, Inc., includes provisions for a Consumer Price Index (CPI) adjustment and includes the ability to extend the contract if mutually agreeable to the City and the contractor; and

WHEREAS, the CPI data between February 2019 and February 2020 reflects an increase of 3.1 percent (based on the West Region of the "All Urban Consumers-All Items" category); and

WHEREAS, staff recommends authorizing the City Manager to execute Amendment No. 4 to the 2016-2018 Tree Maintenance Contract with West Coast Arborists, Inc., of Anaheim, including Consumer Price Index adjustments to the contract unit prices.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute Amendment No. 4 to the 2016-2018 Tree Maintenance Contract with West Coast Arborists, Inc., of Anaheim, California, including Consumer Price Index adjustments to the contract unit prices; and

BE IT FURTHER RESOLVED, pursuant to Section 6.3q of the City Council Protocol Manual (Res. No. 2019-223), the City Attorney is hereby authorized to make minor revisions to the above-referenced document(s) that do not alter the compensation or term, and to make clerical corrections as necessary.

Dated: July 15, 2020

==========

I hereby certify that Resolution No. 2020-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 15, 2020 by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk

AGENDA ITEM C-09

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Adopt Resolution Authorizing City Manager to Execute Amendment No. 1 to Professional Services Agreement with L & H Airco, LLC, of Roseville, for Building Control System Support Services and On-Call Maintenance and Repairs ($28,000)

MEETING DATE: July 15, 2020

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt resolution authorizing City Manager to execute Amendment No. 1 to Professional Services Agreement with L & H Airco, LLC, of Roseville, for building control system support services and on-call maintenance and repairs, in the amount of $28,000.

BACKGROUND INFORMATION: On May 4, 2011, City Council adopted a resolution authorizing the purchase and installation of an Alerton Energy Management System (EMS) from sole supplier L & H Airco, LLC, of Roseville.

An EMS allows for the City's complex climate control systems to be remotely monitored and electronically controlled maximizing operational efficiency. Since 2011, the City has been in contract with L & H Airco, LLC for maintenance of these systems, located at the Police Department, City Hall, Carnegie Forum, Finance, Fire Station No. 4, Transit Station, and the Lodi Public Library.

This amendment would extend the term of the agreement through May 31, 2021 and add an additional $28,000 for a total not-to-exceed amount of $103,000. All other terms and conditions of the agreement will remain the same.

Staff recommends authorizing City Manager to execute Amendment No. 1 to Professional Services Agreement with L & H Airco, LLC, of Roseville, for building control system support services and on-call maintenance and repairs, in the amount of $28,000.

FISCAL IMPACT: Amending the Professional Services Agreement with L & H Airco, LLC for all City facilities equipped with Alerton EMS will allow City Facilities staff to provide more effective and efficient management and maintenance of the City facility heating, ventilation, and air conditioning systems by reducing costs required to troubleshoot and/or make repairs. The General Fund will be primary funding source for this agreement.

FUNDING AVAILABLE: Facilities Operating Account (10051000) - $28,000

_____
Andrew Keys
Deputy City Manager/Internal Services Director

_____
Charles E. Swimley, Jr.
Public Works Director

Prepared by Rebecca Areida-Yadav, Public Works Management Analyst
CES/RAY/tdb
Attachment

APPROVED: _____
Stephen Schwabauer, City Manager

AMENDMENT NO. 1

L&H AIRCO, LLC
PROFESSIONAL SERVICES AGREEMENT

THIS AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT, is made and entered this ____ day of _____, 2020, by and between the CITY OF LODI, a municipal corporation (hereinafter "CITY"), and L&H AIRCO, LLC, a California limited liability company (hereinafter "CONTRACTOR").

W I T N E S S E T H:

1. WHEREAS, CONTRACTOR and CITY entered into a Professional Services Agreement on July 13, 2017 (the "Agreement"), as set forth in Exhibit 1, attached hereto and made part of; and

2. WHEREAS, CITY requested to increase the fees by an amount not-to-exceed $28,000, for a total not-to-exceed amount of $103,000, within the existing Scope of Services; and

3. WHEREAS, CITY requested to extend the term of the Agreement through May 31, 2021; and

4. WHEREAS, CONTRACTOR agrees to said amendments.

NOW, THEREFORE, the parties agree to amend the Agreement as set forth above. All other terms and conditions of the Agreement remain unchanged.

IN WITNESS WHEREOF, CITY and CONTRACTOR have executed this Amendment No. 1 on the date and year first above written.

CITY OF LODI, a municipal corporation

hereinabove called "CITY"

_____
STEPHEN SCHWABAUER
City Manager

L&H AIRCO, LLC, a California limited liability company
hereinabove called "CONTRACTOR"

_____
JOHN HARRIS
Vice President of Business Development

Attest:

_____
PAMELA M. FARRIS, Assistant City Clerk

Approved as to Form:

_____
JANICE D. MAGDICH, City Attorney

Exhibit 1

AGREEMENT FOR PROFESSIONAL SERVICES

ARTICLE 1
PARTIES AND PURPOSE

Section 1.1 Parties

THIS AGREEMENT is entered into on July 13, 2017, by and between the CITY OF LODI, a municipal corporation (hereinafter "CITY"), and L&H AIRCO, LLC, a California limited liability company (hereinafter "CONTRACTOR").

Section 1.2 Purpose

CITY selected the CONTRACTOR to provide the services required in accordance with attached Scope of Services, Exhibit A, attached and incorporated by this reference.

CITY wishes to enter into an agreement with CONTRACTOR for building control system support services and on-call maintenance and repairs (hereinafter "Project") as set forth in the Scope of Services attached here as Exhibit A. CONTRACTOR acknowledges that it is qualified to provide such services to CITY.

ARTICLE 2
SCOPE OF SERVICES

Section 2.1 Scope of Services

CONTRACTOR, for the benefit and at the direction of CITY, shall perform the Scope of Services as set forth in Exhibit A.

Section 2.2 Time For Commencement and Completion of Work

CONTRACTOR shall commence work pursuant to this Agreement, upon receipt of a written notice to proceed from CITY or on the date set forth in Section 2.6, whichever occurs first, and shall perform all services diligently and complete work under this Agreement based on a mutually agreed upon timeline or as otherwise designated in the Scope of Services.

CONTRACTOR shall submit to CITY such reports, diagrams, drawings and other work products as may be designated in the Scope of Services.

CONTRACTOR shall not be responsible for delays caused by the failure of CITY staff to provide required data or review documents within the appropriate time frames. The review time by CITY and any other agencies involved in the project shall not be counted against CONTRACTOR's contract performance period. Also, any delays due to weather, vandalism, acts of God, etc., shall not be counted. CONTRACTOR shall remain in contact with reviewing agencies and make all efforts to review and return all comments.

Section 2.3 Meetings

CONTRACTOR shall attend meetings as may be set forth in the Scope of Services.

Section 2.4 Staffing

CONTRACTOR acknowledges that CITY has relied on CONTRACTOR's capabilities and on the qualifications of CONTRACTOR's principals and staff as identified in its proposal to CITY. The Scope of Services shall be performed by CONTRACTOR, unless agreed to otherwise by CITY in writing. CITY shall be notified by CONTRACTOR of any change of Project Manager and CITY is granted the right of approval of all original, additional and replacement personnel at CITY's sole discretion and shall be notified by CONTRACTOR of any changes of CONTRACTOR's project staff prior to any change.

CONTRACTOR represents it is prepared to and can perform all services within the Scope of Services (Exhibit A) and is prepared to and can perform all services specified therein. CONTRACTOR represents that it has, or will have at the time this Agreement is executed, all licenses, permits, qualifications, insurance and approvals of whatsoever nature are legally required for CONTRACTOR to practice its profession, and that CONTRACTOR shall, at its own cost and expense, keep in effect during the life of this Agreement all such licenses, permits, qualifications, insurance and approvals, and shall indemnify, defend and hold harmless CITY against any costs associated with such licenses, permits, qualifications, insurance and approvals which may be imposed against CITY under this Agreement.

Section 2.5 Subcontracts

Unless prior written approval of CITY is obtained, CONTRACTOR shall not enter into any subcontract with any other party for purposes of providing any work or services covered by this Agreement.

Section 2.6 Term

The term of this Agreement commences on June 1, 2017 and terminates upon the completion of the Scope of Services or on May 31, 2020, whichever occurs first.

ARTICLE 3
COMPENSATION

Section 3.1 Compensation

CONTRACTOR's compensation for all work under this Agreement shall conform to the provisions of the Fee Proposal, attached hereto as Exhibit B and incorporated by this reference.

CONTRACTOR shall not undertake any work beyond the scope of this Agreement unless such additional work is approved in advance and in writing by CITY.

Section 3.2 Prevailing Wage

The Contractor agrees to conform to the provisions of Chapter 1, Part 7, Division 2 of the Labor Code. The Contractor and any Subcontractor will pay the general prevailing wage rate and other employer payments for health and welfare, pension, vacation, travel time, and subsistence pay, apprenticeship or other training programs. The responsibility for compliance with these Labor Code requirements is on the prime contractor.

Section 3.3 Contractor Registration – Labor Code §1725.5

No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

Section 3.4 Method of Payment

CONTRACTOR shall submit invoices for completed work on a monthly basis, or as otherwise agreed, providing, without limitation, details as to amount of hours, individual performing said work, hourly rate, and indicating to what aspect of the Scope of Services said work is attributable. CONTRACTOR's compensation for all work under this Agreement shall not exceed the amount of the Fee Proposal.

Section 3.5 Costs

The Fee Proposal shall include all reimbursable costs required for the performance of the Scope of Services. Payment of additional reimbursable costs considered to be over and above those inherent in the original Scope of Services shall be approved in advanced and in writing, by CITY.

Section 3.6 (AB 626) Public Contract Code Section 9204 – Public Works Project Contract Dispute Resolution Procedure

Section 9204 of the California Public Contract Code (the "Code") provides a claim resolution process for "Public Works Project" contracts, as defined, which is hereby incorporated by this reference, and summarized in the following:

Definitions:

"Claim" means a separate demand by a contractor sent by registered mail or certified mail with return receipt requested, for one or more of the following:

(A) A time extension, including, without limitation, for relief from damages or penalties for delay assessed by the City under a contract for a Public Works Project.

(B) Payment of money or damages arising from work done by, or on behalf of, a contractor pursuant to a contract for a Public Works Project and payment for which is not otherwise expressly provided or to which a claimant is not otherwise entitled.

(C) Payment of an amount that is disputed by the City.

"Public Works Project" means the erection, construction, alteration, repair, or improvement of any public structure, building, road, or other public improvement of any kind.

Claim Resolution Process:

(1) All Claims must be properly submitted pursuant to the Code and include reasonable documentation supporting the Claim. Upon receipt of a Claim, the City will conduct a reasonable review, and within a period not to exceed 45 days, will provide the claimant a written statement identifying the disputed and undisputed portions of the Claim. The City and contractor may, by mutual agreement, extend the time periods in which to review and respond to a Claim. If the City fails to issue a written statement, paragraph (3) applies.

Any payment due on a portion of the Claim deemed not in dispute by the City will be processed and made within 60 days after the City issues its written statement.

(2) If the claimant disputes the City's response, or if the City fails to respond to a Claim within the time prescribed in the Code, the claimant may demand in writing, by registered mail or certified mail, return receipt requested, an informal conference to meet and confer for settlement of the issues in dispute, which will be conducted within 30 days of receipt.

If the Claim or any portion thereof remains in dispute after the meet and confer conference, the City will provide the claimant a written statement, within 10 business days, identifying the remaining disputed and undisputed portions of the Claim. Any payment due on an undisputed portion of the Claim will be processed and made within 60 days after the City issues its written statement. Any disputed portion of the Claim, as identified by the contractor in writing, shall be submitted to nonbinding mediation, as set forth in the Code, unless mutually waived and agreed, in writing, to proceed directly to a civil action or binding arbitration, as applicable.

(3) A Claim that is not responded to within the time requirements set forth in the Code is deemed rejected in its entirety. A Claim that is denied by reason of such failure does not constitute an adverse finding with regard to the merits of the Claim or the responsibility or qualifications of the claimant.

(4) Amounts not paid in a timely manner as required by the Code will bear interest at 7 percent per annum.

(5) Subcontractors or lower tier subcontractors that lack legal standing or privity of contract to assert a Claim directly against the City, may request in writing, on their behalf or the behalf of a lower tier subcontractor, that the contractor present a Claim to the City for work performed by the subcontractor or lower tier subcontractor. The request shall be accompanied by reasonable documentation to support the Claim. Within 45 days of receipt of such written request, the contractor shall notify the subcontractor in writing as to whether the contractor

presented the Claim to the City and, if the original contractor did not present the Claim, provide the subcontractor with a statement of the reasons for not having done so.

The Claim resolution procedures and timelines set forth in the Code are in addition to any other change order, claim, and dispute resolution procedures and requirements set forth in the City contract documents, to the extent that they are not in conflict with the timeframes and procedures the Code.

Section 3.7 **Auditing**

CITY reserves the right to periodically audit all charges made by CONTRACTOR to CITY for services under this Agreement. Upon request, CONTRACTOR agrees to furnish CITY, or a designated representative, with necessary information and assistance needed to conduct such an audit.

CONTRACTOR agrees that CITY or its delegate will have the right to review, obtain and copy all records pertaining to performance of this Agreement. CONTRACTOR agrees to provide CITY or its delegate with any relevant information requested and shall permit CITY or its delegate access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with
this requirement. CONTRACTOR further agrees to maintain such records for a period of three (3) years after final payment under this Agreement.

ARTICLE 4
MISCELLANEOUS PROVISIONS

Section 4.1 **Nondiscrimination**

In performing services under this Agreement, CONTRACTOR shall not discriminate in the employment of its employees or in the engagement of any sub CONTRACTOR on the basis of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, age, or any other criteria prohibited by law.

Section 4.2 **ADA Compliance**

In performing services under this Agreement, CONTRACTOR shall comply with the Americans with Disabilities Act (ADA) of 1990, and all amendments thereto, as well as all applicable regulations and guidelines issued pursuant to the ADA.

Section 4.3 **Indemnification and Responsibility for Damage**

CONTRACTOR to the fullest extent permitted by law, shall indemnify and hold harmless CITY, its elected and appointed officials, directors, officers, employees and volunteers from and against any claims, damages, losses, and expenses (including reasonable attorney's fees and

costs), arising out of performance of the services to be performed under this Agreement, provided that any such claim, damage, loss, or expense is caused by the negligent acts, errors or omissions of CONTRACTOR, any subcontractor employed directly by CONTRACTOR, anyone directly or indirectly employed by any of them, or anyone for whose acts they may be liable, except those injuries or damages arising out of the active negligence, sole negligence, or sole willful misconduct of the City of Lodi, its elected and appointed officials, directors, officers, employees and volunteers. CITY may, at its election, conduct the defense or participate in the defense of any claim related in any way to this indemnification. If CITY chooses at its own election to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification, CONTRACTOR shall pay all of the costs related thereto, including without limitation reasonable attorney fees and costs. The defense and indemnification obligations required by this Agreement are undertaken in addition to, and shall not in any way be limited by the insurance obligations set forth herein.

Section 4.4 **No Personal Liability**

Neither the City Council, nor any other officer or authorized assistant or agent or City employee shall be personally responsible for any liability arising under this Agreement.

Section 4.5 **Responsibility of CITY**

CITY shall not be held responsible for the care or protection of any material or parts of the work described in the Scope of Services prior to final acceptance by CITY, except as expressly provided herein.

Section 4.6 **Insurance Requirements for CONTRACTOR**

CONTRACTOR shall take out and maintain during the life of this Agreement, insurance coverage as set forth in Exhibit C attached hereto and incorporated by this reference.

Section 4.7 **Successors and Assigns**

CITY and CONTRACTOR each bind themselves, their partners, successors, assigns, and legal representatives to this Agreement without the written consent of the others. CONTRACTOR shall not assign or transfer any interest in this Agreement without the prior written consent of CITY. Consent to any such transfer shall be at the sole discretion of CITY.

Section 4.8 **Notices**

Any notice required to be given by the terms of this Agreement shall be in writing signed by an authorized representative of the sender and shall be deemed to have been given when the same is personally served or upon receipt by express or overnight delivery, postage prepaid, or three (3) days from the time of mailing if sent by first class or certified mail, postage

prepaid, addressed to the respective parties as follows:

To CITY: City of Lodi
221 West Pine Street
P.O. Box 3006
Lodi, CA 95241-1910
Attn: Lyman Chang

To CONTRACTOR: L&H Airco, LLC
2530 Warren Drive
Rocklin, CA 95677
Attn: Kevin Bender

Section 4.9 **Cooperation of CITY**

CITY shall cooperate fully and in a timely manner in providing relevant information it has at its disposal relevant to the Scope of Services.

Section 4.10 **CONTRACTOR is Not an Employee of CITY**

CONTRACTOR agrees that in undertaking the duties to be performed under this Agreement, it shall act as an independent contractor for and on behalf of CITY and not an employee of CITY. CITY shall not direct the work and means for accomplishment of the services and work to be performed hereunder. CITY, however, retains the right to require that work performed by CONTRACTOR meet specific standards without regard to the manner and means of accomplishment thereof.

Section 4.11 **Termination**

CITY may terminate this Agreement, with or without cause, by giving CONTRACTOR at least ten (10) days written notice. Where phases are anticipated within the Scope of Services, at which an intermediate decision is required concerning whether to proceed further, CITY may terminate at the conclusion of any such phase. Upon termination, CONTRACTOR shall be entitled to payment as set forth in the attached Exhibit B to the extent that the work has been performed. Upon termination, CONTRACTOR shall immediately suspend all work on the Project and deliver any documents or work in progress to CITY. However, CITY shall assume no liability for costs, expenses or lost profits resulting from services not completed or for contracts entered into by CONTRACTOR with third parties in reliance upon this Agreement.

Section 4.12 **Confidentiality**

CONTRACTOR agrees to maintain confidentiality of all work and work products produced under this Agreement, except to the extent otherwise required by law or permitted in writing by CITY. CITY agrees to maintain confidentiality of any documents owned by CONTRACTOR and clearly marked by CONTRACTOR as "Confidential" or "Proprietary", except to the extent otherwise required by law or permitted in writing by CONTRACTOR. CONTRACTOR acknowledges that CITY is subject to the California Public Records Act.

Section 4.13 **Applicable Law, Jurisdiction, Severability, and Attorney's Fees**

This Agreement shall be governed by the laws of the State of California. Jurisdiction of litigation arising from this Agreement shall be venued with the San Joaquin County Superior Court. If any part of this Agreement is found to conflict with applicable laws, such part shall be inoperative, null, and void insofar as it is in conflict with said laws, but the remainder of this Agreement shall be in force and effect. In the event any dispute between the parties arises under or regarding this Agreement, the prevailing party in any litigation of the dispute shall be entitled to reasonable attorney's fees from the party who does not prevail as determined by the San Joaquin County Superior Court.

Section 4.14 **City Business License Requirement**

CONTRACTOR acknowledges that Lodi Municipal Code Section 3.01.020 requires CONTRACTOR to have a city business license and CONTRACTOR agrees to secure such license and pay the appropriate fees prior to performing any work hereunder.

Section 4.15 **Captions**

The captions of the sections and subsections of this Agreement are for convenience only and shall not be deemed to be relevant in resolving any question or interpretation or intent hereunder.

Section 4.16 **Integration and Modification**

This Agreement represents the entire understanding of CITY and CONTRACTOR as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. This Agreement may not be modified or altered except in writing, signed by both parties.

Section 4.17 **Contract Terms Prevail**

All exhibits and this Agreement are intended to be construed as a single document. Should any inconsistency occur between the specific terms of this Agreement and the attached exhibits, the terms of this Agreement shall prevail.

Section 4.18 **Severability**

The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

Section 4.19 **Ownership of Documents**

All documents, photographs, reports, analyses, audits, computer media, or other material documents or data, and working papers, whether or not in final form, which have been obtained or prepared under this Agreement, shall be deemed the property of CITY. Upon CITY's request, CONTRACTOR shall allow CITY to inspect all such documents during CONTRACTOR's regular business hours. Upon termination or completion of services under

this Agreement, all information collected, work product and documents shall be delivered by CONTRACTOR to CITY within ten (10) calendar days.

CITY agrees to indemnify, defend and hold CONTRACTOR harmless from any liability resulting from CITY's use of such documents for any purpose other than the purpose for which they were intended.

Section 4.20 Authority

The undersigned hereby represent and warrant that they are authorized by the parties to execute this Agreement.

Section 4.21 Federal Transit Funding Conditions

☐ If the box at left is checked, the Federal Transit Funding conditions attached as Exhibit D apply to this Agreement. In the event of a conflict between the terms of this Agreement or any of its other exhibits, and the Federal Transit Funding Conditions, the Federal Transit Funding Conditions will control.

IN WITNESS WHEREOF, CITY and CONTRACTOR have executed this Agreement as of the date first above written.

CITY OF LODI, a municipal corporation

ATTEST:

JENNIFER M. FERRAIOLO
City Clerk

STEPHEN SCHWABAUER
City Manager

APPROVED AS TO FORM:
JANICE D. MAGDICH, City Attorney

By: _____

L&H AIRCO, LLC, a California limited liability company

By: _____
Name: John Harris
Title: VP of Business Development

Attachments:
Exhibit A – Scope of Services
Exhibit B – Fee Proposal
Exhibit C – Insurance Requirements
Exhibit D – Federal Transit Funding Conditions (if applicable)

Funding Source: **10051000.72499**
(Business Unit & Account No.)

Doc ID:K:\WP\PROJECTS\PSA's\2017\L&H Airco PSA.doc

CA:Rev.02.2017

Exhibit A/B

L&H Airco Customer Service Contract Worksheet

Following is a list of the Support Services we will perform to maximize the value of your Building Control System. Immediately following the list of Support Services is a detailed description of each service. EMS support services by factory certified technician

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GENERAL SERVICES- TIER 1 (Included in All Service Contracts)

- **Administrative Services:**
  - *Dedicated account team*
    - ✓*Account Manager*
    - ✓*Service Technicians*
  - *Documentation of all work performed*
  - *Quality assurance program*
  - *Discounted parts & labor rates*
- **Technical Support:**
  - *Remote troubleshooting and diagnostics (during normal working hours)*
  - *Parts support*
- **Site Monitoring:**
  - *Routine troubleshooting and diagnostics*
- **Emergency Response Services (Standard or Premium)**
  - *On-line response (Network Connect or via Telephone)*
  - *On-site response*
  - *After-hours response*

SERVER & GLOBAL SERVICES- TIER 2

- **Building Control System Performance Checks:**
  - *Database protection (Back-ups)*
  - *Performance analysis (PC check-ups)*
  - *Data communication optimization*

EQUIPMENT SERVICES- TIER 3

- **Air Handler Performance**
- **Chilled Water System Performance**
- **Hot Water System Performance**
- **VAV Box Performance**
- **Terminal Unit Performance**

ADD-ON SERVICES

- **Tenant Override Logging:**
  - *Maintain and provide billing reports for after-hours tenant activity*
- **Customer Training:**
  - *Onsite informal operator training/software consultation*
  - *L&H Airco Training Center formal classroom training*
- **Alarm Monitoring:**
  - *Initial alarm set-up*
  - *Pager or email alarming*
  - *Automatic response by technical support personnel*
  - *Troubleshooting and diagnostics*
- **Flex Hours:**
  - *Provide ____ hours of prepaid service*
- **Custom Services:**
  - *Customer defined custom services*

L&H Airco Customer Support Agreement Details

General Services

Administrative services:
A dedicated Account Manager will be responsible for your total service satisfaction. They will provide the designated services, monitor equipment performance and track equipment service history. They will perform the Quality Assurance audit; consulting with you to ensure we are meeting your objectives. A Service Team dedicated to maintaining your system. Our Service Team knows EMS; all of our service technicians are factory trained. They are specialists in maintaining and troubleshooting EMS equipment. All work will be documented on work reports. These reports will detail the service performed, materials used and hours spent working with you and your system. A system & service log will be provided, use the log for documentation of concerns, system problems and other related items requiring our attention. Each scheduled service visit shall begin with a review of the log and be completed by the technician updating it. Price advantage & discounted labor; as a support contract customer you will receive a discount off the normal labor and equipment prices. Our standard truck charge is also reduced.

Technical Support:
We will provide troubleshooting and diagnostic support over the phone or via email. The tech-support assistance is available to you at no additional cost during normal working hours. This includes the cost of most service that can be provided by remote access for the location specified. Services such as: time synchronization, schedule set-up techniques, trend log set-up techniques and usage, basic troubleshooting, questions/answers about system performance etc. You simply need to supply/maintain an analog phone line or network connection to enable our local office to remotely log-on to your EMS system. We will log-on to your system for addressing an owner or owner representatives' request, we will try to fix the problem or at a minimum narrow the problem down to a specific item or group of items. The technician will contact you or your representative when the review is complete.

Site Monitoring:
L&H Airco will provide your facility with monthly* monitoring. Our staff will dial up the site on a monthly basis to ensure that the system is functioning properly. A technical support representative will provide a report to the customer of any problems that were found. We will check your site for items such as alarms, non-functioning controls, abnormal readings and rooms that are not at setpoint. If we have noticed any problems, we will call and advise you on a course of action. In many cases we can help solve the issue before it generates occupant complaints.
**Monthly monitoring is the typical frequency, please discuss with your Account Manager if you need daily or weekly services.*

On-line Emergency Response Services:
Emergencies can and usually do happen when you least expect it and many times on the weekends or after 4:30 PM. It is very important to L&H Airco to provide support in all emergency situations for all of our customers. We have available a 24/7 emergency phone line. You can utilize this service in an after-hours emergency situation by calling **916-677-1010** and following the prompts for emergency service. We will try to fix the problem or at a minimum narrow the problem down to a specific item or group of items. The technician will contact you or your representative when the review is complete. Emergencies will be determined by your staff and L&H Airco.

- **Standard On-line Response Time (Included with all Customer Support Agreements)**
  We will respond within two (2) business hours; M-F; 7:30 AM to 4:30 PM, excluding holidays.

OR

- **Premium On-line Response Time**
  We will respond within two (2) hours; 24 hours/day, 7 days/week, including holidays.

On-site Emergency Response Services:
If during our On-line Emergency response we are unable to resolve the situation we will dispatch a Service Technician to your facility. Non-emergency calls, as determined by your staff and L&H Airco will be incorporated into the next scheduled service call.

- **Standard On-site Response Time (Included with all Customer Support Agreements)**
  We will be on site within one (1) business day; M-F; 7:30 AM to 4:30 PM; excluding holidays.

OR

- **Premium Emergency On-site Response Time**
  We will be on site within four (4) hours*, 24 hours/day, 7 days/week, including holidays
  **After the completion of the telephone and dial-up response.*

Emergency Response Services listed above guarantee L&H Airco's response time **only. The cost of on-line and/or on-site emergency service is not included in the scope of this contract and will be billed at the applicable time & material rates.*

Server & Global Services:

Building Control System Database Protection:
EMS workstation database and graphics backups safeguard your HVAC control system's vital databases of business information from unforeseen and costly catastrophic events (lightning strike, electrical power surge, flood, physical damage etc.). We will back-up your HVAC Control System database, software and graphics a minimum of once per year and provide safe storage of this critical business information. Should a catastrophic event occur, we will respond onsite or online to reload the databases and system files from our stored backup copy and to ensure proper operation and performance. **Repair cost and hourly cost to reload the databases and system file will be billed at the applicable T&M rates.*

Performance Analysis:
Your DDC control system is a very dynamic and interactive system. As such its operations, graphics and programming intentionally and unintentionally change over time. With Control System Analysis we will analyze the current status of your system's operations, graphics, & programming and compare them to the prior status report. We will then meet with you to discuss the changes and the effects of those changes on the operation of your building control system.

DDC Data Communication Performance Analysis:
To have confidence that all HVAC equipment in your facility is working seamlessly and quickly you must know that the DDC data communication network is fully operational and its performance is optimal. We will analyze the physical condition of your DDC data network and the performance of the data communications. We will then meet with you to discuss the network condition/performance and make recommendations for improvement.

Equipment Services:

Air Handler Performance:
Using our software tools (receiver controller for IBEX, PID for BacTalk) we will analyze the performance of your HVAC air handling systems. This service is delivered two (2) times per year, Spring & Fall. During the spring service we will focus on the operation of the air handler cooling system control loops: outside air dampers, mixed air dampers, chilled water valve actuators, temperature sensors. During the fall service will focus on the operation of the air handler heating system control loops: outside air dampers, mixed air dampers, heating valve actuators, temperature sensors, water coil freeze-protection sensors and temperature alarms.

Chiller/Chilled Water System Performance:
Reliable and Optimized performance of your chiller plant is critical to the operations of your facility. As part of this performance service one (1) time per year we will run an operational controls sequence to test the full range of the chiller and chilled water distribution system. We will analyze the chilled water supply temperatures at low and full-load conditions; verify temperature set point reset operations, chiller alarm interface to the DDC system, and the lead/lag operations of the chilled water system.

Boiler/Hot Water System Performance:
Reliable and Optimized performance of your heating plant is also critical to the operations of your facility. As part of this performance service one (1) time per year we will run an operational controls sequence to test the full range of the boiler and hot water distribution system. We will analyze the hot water supply temperatures at low and full-fire conditions; verify temperature set point reset operations, boiler alarm interface to the DDC system, and the lead/lag operations of the hot water system.

VAV Box Performance:
VAV Box performance can degrade over time due to changes in the space that it serves, changes to air hander control strategies and mechanical wear of controlled components. We will verify that each VAV box is properly controlling air flow and supply air temperature. We will not and record hot water coil performance on re-heat VAV boxes. We will perform VAV performance tests one (1) time per year.

Terminal Unit Performance:
Smaller single zone terminal unit air conditioning units tend to be neglected until there is a break down. These units can run inefficiently for years before problems are noted. We will verify that Fan command and fan status points are working as designed. We will verify that heating and cooling stages are operating as expected and properly configured for the type of equipment. We will record any discrepancies in supply air temperature and commanded operation of the unit. Outside air economizer operation will be tested and recorded, noting any issues with space pressure when economizers are enabled. Terminal unit performance testes will be completed one (1) time per year.

Other Services:

Alarm Monitoring:
We maintain dedicated alarm receiving pagers and E-mail PC's to be on call and waiting for your alarms 24 hours a day, every day. We will most likely know about your alarms before you do. When you sign up we will come to your site and setup your system to dial out the alarms that you want us to know about and respond to. Our personnel will work directly with you to determine your exact needs. After receiving an alarm, we will dialup your system and troubleshoot the problem. When we have determined the cause of the problem, we will call and advise you of the action to be taken. In many instances we can either solve the problem entirely or "Band-Aid" the system until a site visit can be made. You will receive a written monthly report of your system which will detail alarms, logs and critical points as well as unusual activity or problems found.

Tenant Override Logging:
Most systems provide a tenant override logging feature integrated into the software allowing the owner to view tenant override hours. This feature is a very useful tool for monthly tenant billing. Your L&H Airco Service representative will provide you with building override documentation each month for use in the billing of building tenants for HVAC usage after normal working hours. One of the largest benefits tenant billing provides, aside from extra income to you, is that it keeps L&H Airco in touch with your building, allowing us to make changes to tenant information as changes occur. This helps maintain system accuracy as tenants change, rather than once a problem occurs and no one remembers the descriptions of that area. Year round system accuracy for tenant billing is very important to insure you receive proper payment for any after-hours HVAC usage and to maintain your tenant's confidence in the fact that the monthly billing they receive is valid and true. L&H Airco will do this by maintaining all tenant billing logs and data displays to list all current occupants. Monitor and record total override hours for each tenant. Provide via facsimile or E-mail detailed printouts of total override hours for each tenant, each month.

Flex- Hours Support Services:
Flex-hours support, as you need it, whether it is online support from our office, or for an on-site visit from a service technician. Prepaying for these hours allows you to budget for emergency calls or special projects, and spread the payments on your terms. We will provide an agreed upon number hours of Flex-Hours support per year.

Customer Training:
L&H Airco Certified Classroom Training:
We provide classroom-format, training courses. The training courses are conducted at the L&H Airco Training Facility in Roseville. You can select from any of the training courses listed in the local training directory. Classes provided by our full- time training staff are tailored to your needs and your specific EMS system, but are classified in 3 standard categories:

Basic Operator Training
Advanced Operator Training
Programmer Training

Factory Classroom Training:
These training classes are conducted at the Alerton Corporate training facility in Redmond, Washington. You can select from any of the training classes listed in the local training directory or on the Alerton Website.

Onsite Training/Operator Coaching:
Through our individual On-Site Training/Operator Coaching, we will introduce, review and reinforce skills, leading to greater utilization of HVAC Control System applications implemented in your facility. We will provide an agreed upon number of hours per year of coaching for your facility staff, Monday through Friday 7:30 AM to 4:30 PM. Our systems experts assist your operators in identifying, verifying and resolving problems found in executing tasks. During the training/coaching sessions we can address; logbook issues, assist your operators in becoming more self-sufficient, and tailor HVAC Control System applications to the needs of your facility and to your operators' specific job responsibilities.

Custom Services:
Cost of the Alerton Compass Software Upgrade included in this support agreement spread out over 3 years.

Labor Rates

	Standard Rate (M-F 7:30 AM to 4:30 PM) excluding Holidays	**Preferred Rate** (M-F 7:30 AM to 4:30 PM) excluding Holidays	**Standard Overtime Rate** (M-F 5:00 PM to 8:00 AM Sat, Sun & Holidays)	**Preferred Overtime Rate** (M-F 5:00 PM to 8:00 AM Sat, Sun & Holidays)
Tech Support	**$ 125.00**	**$ 100.00**	**$ 155.00**	**$ 125.00**
Service Tech	**$ 125.00**	**$ 100.00**	**$ 155.00**	**$ 125.00**
Truck Charge	**$ 65.00**	**$ 30.00**	**$ 65.00**	**$ 30.00**

Goals Summary

Your Operations Staff is responsible for critical equipment that is sensitive to temperature and other environmental influences. Your staff is experienced in all areas of HVAC and temperature controls and may not require a high level of support from vendors, but uses support plans to augment their current knowledge and protect their equipment investment over the long term.

The goals with this proposal:

1. Provide the Technical knowledge you need to maintain your building
2. Develop a regular maintenance relationship with you to promote automated operation of controls and maximum facility uptime

Contained in this proposal:

1. A wide range of L&H Airco Custom Service Plan Features.
2. Support Plan Pricing Summary and terms and conditions.
3. 60% off list price for Alerton BACtalk parts.

SUPPORT PLAN SUMMARY AND PRICING

Service plan features included in this agreement:

General Services:

YES	Administrative services	
YES	Technical support	
YES	Site monitoring	4 /year
YES	Standard emergency response	
NO	Premium emergency response	

Server and Global Services:

YES	Database protection	4 /year
YES	Performance analysis	2 /year
YES	Communication optimization	1 /year

Equipment Services:

NO	Air handler performance
NO	Chilled water system performance
NO	Hot water system performance
NO	VAV Box Performance
NO	Terminal Unit Performance

Add-on Services:

NO	Tennant billing	
NO	Alarm Monitoring	
Yes	Custom services (see pg. 6)	
Yes	Classroom training	32 Hours
Yes	Onsite operator training	32 Hours
NO	Flex hours support	___ Hours

Pricing for these features is based on a 3-year program, billed annually at the beginning of the contract year or quarterly. Cancellation conditions are detailed in the "Terms and Conditions" section. Table below lists pricing for contract duration.

Year	Annual Cost	Quarterly Cost
2017	$19,630.93	$4,907.73
2018	$19,827.24	$4,956.81
2019	$20,025.51	$5,006.38
Total 3-Year Cost:		$59,483.69

NOT TO EXCEED
$75,000

L&H Airco believes that this proposal includes the best interests of your facilities. Please feel free to contact me if you have any changes. When accepted, sign and date below and return to L&H Airco with purchase order information.

Presented By: Kevin Bender

Title: Service Sales Engineer

Date: 4/12/2017

Accepted By: _____

Title: _____

Date: _____

California License #591093 C-7, C-20, C-10
See Attached Terms and Conditions

Signature: _____

Contract Template Version 7

Exhibit C

Insurance Requirements for Contractor The Contractor shall take out and maintain during the life of this Agreement, insurance coverage as listed below. These insurance policies shall protect Contractor and any subcontractor performing work covered by this Agreement from claims for damages for personal injury, including accidental death, as well as from claims for property damages, which may arise from Contractor's operations under this Agreement, whether such operations be by Contractor, or by any subcontractor, or by anyone directly or indirectly employed by either of them, and the amount of such insurance shall be as follows:

1. COMPREHENSIVE GENERAL LIABILITY
   $1,000,000 Each Occurrence
   $2,000,000 General Aggregate

2. COMPREHENSIVE AUTOMOBILE LIABILITY
   $1,000,000 Combined Single Limit
   Such insurance shall cover liability arising out of any vehicle (including, owned, hired and non-hired vehicles) operated in performing any and all services pursuant to this Agreement. Coverage shall be written on ISO form CA 00 01 12 90, or a later version, that provides liability coverage at least as broad as this form.

All limits are to be designated strictly for the City of Lodi, its elected and appointed boards, commissions, officers, agents, employees, and volunteers. All deductibles or self-insured retentions (SIR) must be disclosed to City's Risk Manager for approval and shall not reduce the limits of liability set forth hereinabove. Insurance policies containing any deductible or SIR provision shall provide, or be endorsed to provide, that the deductible or SIR may be satisfied by either the Named Insured(s) or the City of Lodi.

It is required that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits set forth above, shall be available to City as an additional insured. Furthermore, the requirements for coverage and limits shall be (i) the minimum coverage and limits specified in these insurance requirements; or (ii) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the Contractor; whichever is greater.

Contractor agrees and stipulates that any insurance coverage provided to the City of Lodi shall provide for a claims period following termination of coverage which is at least consistent with the claims period or statutes of limitations found in the California Tort Claims Act (California Government Code Section 810 et seq.).

A copy of the certificate(s) of insurance with the following endorsements shall be furnished to the City:

(a) Additional Named Insured Endorsement
Pursuant to a separate endorsement (ISO form CG 2010 (11/85) or a later version, that provides liability coverage at least as broad as this form) such insurance as is afforded by this policy shall also apply to the City of Lodi, its elected and appointed boards, commissions, officers, agents, employees, and volunteers as additional named insureds. An additional named insured endorsement is also required for Auto Liability.

(b) Primary and Non-Contributory Insurance Endorsement
Additional insurance coverage under the Contractor's policy shall be "primary and non-contributory" and will not seek contribution from City's insurance or self-insurance and shall be at least as broad as ISO form CG 20 01 04 13.

NOTE: (1) The street address of the **CITY OF LODI** must be shown along with (a) and (b) above: 221 West Pine Street, Lodi, California, 95240; (2) The insurance certificate must state, on its face or as an endorsement, a description of the project that it is insuring.

(c) Waiver of Subrogation
Include a waiver of subrogation against the City of Lodi, its elected and appointed boards, commissions, officers, agents, employees, and volunteers. A waiver is required for General Liability and Auto Liability.

(d) Limits of Coverage
The limits of insurance coverage required may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance of Contractor shall contain, or be endorsed to contain, a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of the City before the City's own insurance or self-insurance shall be called upon to protect the City as a named insured.

(e) Severability of Interest Clause
The term "insured" is used severally and not collectively, but the inclusion herein of more than one insured shall not operate to increase the limit of the company's liability.

(f) Notice of Cancellation or Change in Coverage Endorsement
This policy may not be canceled nor the coverage reduced by the company without 30 days' prior written notice of such cancellation or reduction in coverage to the Risk Manager, City of Lodi, 221 West Pine St., Lodi, CA 95240.

(g) Continuity of Coverage
All policies shall be in effect on or before the first day of the Term of this Agreement. At least thirty (30) days prior to the expiration of each insurance policy, Contractor shall furnish a certificate(s) showing that a new or extended policy has been obtained which meets the minimum requirements of this Agreement. Contractor shall provide proof of continuing insurance on at least an annual basis during the Term. If Contractor's insurance lapses or is discontinued for any reason, Contractor shall immediately notify the City and immediately obtain replacement insurance.

(h) Failure to Comply
If Contractor fails or refuses to obtain and maintain the required insurance, or fails to provide proof of coverage, the City may obtain the insurance. Contractor shall reimburse the City for premiums paid, with interest on the premium paid by the City at the maximum allowable legal rate then in effect in California. The City shall notify Contractor of such payment of premiums within thirty (30) days of payment stating the amount paid, the name(s) of the insurer(s), and rate of interest. Contractor shall pay such reimbursement and interest on the first (1st) day of the month following the City's notice. Notwithstanding and other provision of this Agreement, if Contractor fails or refuses to obtain or maintain insurance as required by this agreement, or fails to provide proof of insurance, the City may terminate this Agreement upon such breach. Upon such termination, Contractor shall immediately cease use of the Site or facilities and commence and diligently pursue the removal of any and all of its personal property from the site or facilities.

(i) Qualified Insurer(s)
All insurance required by the terms of this Agreement must be provided by insurers licensed to do business in the State of California which are rated at least "A-, VI" by the AM Best Ratings Guide, and which are acceptable to the City. Non-admitted surplus lines carriers may be accepted provided they are included on the most recent list of California eligible surplus lines insurers (LESLI list) and otherwise meet City requirements.

Workers Compensation Insurance The Contractor shall take out and maintain during the life of this Agreement, Worker's Compensation Insurance for all of Contractor's employees employed at the site of the project and, if any work is sublet, Contractor shall require the subcontractor similarly to provide Worker's Compensation Insurance for all of the latter's employees unless such employees are covered by the protection afforded by the Contractor. In case any class of employees engaged in hazardous work under this Agreement at the site of the project is not protected under the Worker's Compensation Statute, the Contractor shall provide and shall cause each subcontractor to provide insurance for the protection of said employees. **A waiver of subrogation is required for workers compensation insurance.** This policy may not be canceled nor the coverage reduced without 30 days' prior written notice of such cancellation or reduction in coverage to the Risk Manager, City of Lodi, 221 West Pine St., Lodi, CA 95240.

NOTE: The City reserves the right to obtain a full certified copy of any insurance policy or endorsements required. Failure to exercise this right shall not constitute a waiver of the City's right to exercise after the effective date.

RESOLUTION NO. 2020-____

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH L & H AIRCO, LLC, OF ROSEVILLE, FOR BUILDING CONTROL SYSTEM SUPPORT SERVICES, AND ON-CALL MAINTENANCE AND REPAIRS

==========

WHEREAS, on May 4, 2011, City Council adopted a resolution authorizing the purchase and installation of an Alerton Energy Management System (EMS) from sole supplier L & H Airco, LLC, of Roseville; and

WHEREAS, since 2011, the City has been in contract with L & H Airco, LLC, for maintenance of these systems, located at the Police Department, City Hall, Carnegie Forum, Finance, Fire Station No. 4, Transit Station, and the Lodi Public Library; and

WHEREAS, this amendment would extend the term of the agreement through May 31, 2021, and add an additional $28,000 for a total not-to-exceed amount of $103,000; and

WHEREAS, staff recommends authorizing the City Manager to execute Amendment No. 1 to Professional Services Agreement with L & H Airco, LLC, of Roseville, for building control system support services and on-call maintenance and repairs, in the amount of $28,000.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute Amendment No. 1 to the Professional Services Agreement with L & H Airco, LLC, of Roseville, California, for building control system support services and on-call maintenance and repairs, in the amount of $28,000; and

BE IT FURTHER RESOLVED, pursuant to Section 6.3q of the City Council Protocol Manual (adopted 11/6/19, Resolution No. 2019-223), the City Attorney is hereby authorized to make minor revisions to the above-referenced document(s) that do not alter the compensation or term, and to make clerical corrections as necessary.

Dated: July 15, 2020

==========

I hereby certify that Resolution No. 2020-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 15, 2020, by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk

AGENDA ITEM C-10

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Adopt Resolution Appropriating Funds for Vehicle Purchase for Facilities Superintendent ($32,000)

MEETING DATE: July 15, 2020

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt resolution authorizing appropriation for vehicle purchase for Facilities Superintendent, in the amount of $32,000.

BACKGROUND INFORMATION: The Public Works Department, Facilities Division, recently added an additional position to its staff, to assist Public Works with its continually increasing facilities responsibilities.

To accommodate the duties of the added position, Public Works needs to purchase a vehicle to be used exclusively for the added, Facilities Superintendent position. The City Manager has current authority to purchase a vehicle up to $50,000; however, this proposed purchase was inadvertently omitted in the Facilities Division budget for Fiscal Year 2020/21, resulting in the funds not being appropriated.

Staff recommends authorizing appropriation for vehicle purchase for Facilities Superintendent, in the amount of $32,000.

FISCAL IMPACT: Purchase of an additional vehicle will allow the facilities department to continue to provide an exceptional level of service to City Departments and the public. The purchase will impact the General Fund.

FUNDING AVAILABLE: Requested Appropriation:

Public Works Vehicle Replacement Fund (64599100.77040) - $32,000

Andrew Keys
Deputy City Manager/Internal Services Director

Charles E. Swimley, Jr.
Public Works Director

Prepared by Randy Laney, Fleet Superintendent
CES/RL/tc

APPROVED: _____
Stephen Schwabauer, City Manager

RESOLUTION NO. 2020-____

A RESOLUTION OF THE LODI CITY COUNCIL
APPROPRIATING FUNDS FOR VEHICLE PURCHASE
FOR FACILITIES SUPERINTENDENT

==========

WHEREAS, the Public Works Department, Facilities Division, recently added an additional position to its staff, to assist Public Works with its continually increasing facilities responsibilities; and

WHEREAS, to accommodate the duties of the added position, Public Works needs to purchase a vehicle to be used exclusively for the added Facilities Superintendent position; and

WHEREAS, the City Manager has current authority to purchase a vehicle up to $50,000; however, this proposed purchase was inadvertently omitted in the Facilities Division budget for Fiscal Year 2020/21, resulting in the funds not being appropriated; and

WHEREAS, staff recommends that the City Council appropriate funds in the amount of $32,000, from the fund balance of Public Works Vehicle Replacement Fund (64599100.77020) for Fiscal Year 2020/21.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize an appropriation for vehicle purchase, in the amount of $32,000, as set forth above; and

BE IT FURTHER RESOLVED, pursuant to Section 6.3q of the City Council Protocol Manual (Res. No. 2019-223), the City Attorney is hereby authorized to make minor revisions to the above-referenced document(s) that do not alter the compensation or term, and to make clerical corrections as necessary.

Dated: July 15, 2020

==========

I hereby certify that Resolution No. 2020-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 15, 2020 by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Adopt Resolution Authorizing City Manager to File Claim for Fiscal Year 2019/20 Transportation Development Act Funds from Local Transportation Fund ($3,429,482) and State Transit Assistance Fund ($53,541)

MEETING DATE: July 15, 2020

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt resolution authorizing City Manager to file claim for Fiscal Year 2019/20 Transportation Development Act Funds from Local Transportation Fund, in the amount of $3,429,482, and State Transit Assistance Fund, in the amount of $53,541.

BACKGROUND INFORMATION: The Transportation Development Act (TDA) provides two major sources of funding for public transportation projects: Local Transportation Fund (LTF) and State Transit Assistance (STA), which are apportioned to counties based on population, taxable sales, and transit performance. Under the provisions of the TDA, the City is required to make an annual claim for LTF and STA funds. The claim is submitted to the State of California through the San Joaquin Council of Governments (SJCOG), the regional transportation planning agency designated by the State to administer and allocate TDA funds to eligible agencies in San Joaquin County.

The TDA Claim worksheets consist of transit operating and capital expenditures, revenue, fleet inventory, operational and performance data, streets and roads projects, and future transit operational and capital projections for determining compliance with triennial performance objectives established by SJCOG.

While Lodi's annual STA apportionment has reduced significantly over the last several years, our LTF apportionment has increased each year due to population growth and our taxable sales. Given the expected fall-out from reduced sales tax during the COVID-19 event, our LTF for Fiscal Year 2019/20 may be reduced by SJCOG once the State releases the fourth quarter projections.

For right now, Lodi's TDA claim for Fiscal Year 2019/20 is $3,483,023, which is made up of the following:

	LTF	STA	Total
Transit Operations	$1,400,000		$1,400,000
Transit Capital Projects	$550,000	$53,541	$603,541
Pedestrian/Bicycle Projects	$64,511		$64,511
Streets/Roads Projects	$1,414,971		$1,414,971
Total:	$3,429,482	$53,541	$3,483,023

The claim has been approved by SJCOG staff in draft form and, upon approval of the City Council, will be sent to SJCOG for formal approval by their governing board. The City Manager may make minor adjustments before filing the final claim, based upon SJCOG review and comments.

The City's transit operations (GrapeLine, Dial-A-Ride, and VineLine) are not dependent on the General Fund. Transit is fully funded with TDA, Federal Transit Administration funds, fare revenues, competitive grants, and other State and local revenue sources.

APPROVED: _____
Stephen Schwabauer, City Manager

FISCAL IMPACT: This action will allow the City to claim and receive TDA funding to pay for on-going transit operations and capital needs. Such funding was budgeted in Fiscal Year 2019/20 for the transit program and to support various streets and roads programs. There is no impact to the General Fund.

FUNDING AVAILABLE: Not applicable.

Charles E. Swimley, Jr.
Public Works Director

Prepared by Georgia Graham, Transportation Manager
CES/GG/tc
Attachment

cc: Financial Services Manager
SJCOG staff, Lynnetta Castle and Ryan Niblock

FISCAL YEAR 2019-2020

SAN JOAQUIN COG

TRANSPORTATION DEVELOPMENT ACT

CLAIM FORM AND GUIDELINES

FOR

LOCAL TRANSPORTATION FUND (LTF)

AND

STATE TRANSIT ASSISTANCE FUND (STA)

Agency Name:
City of Lodi

For Internal Use:

Planner Review: _____
Finance Review: _____
Steve Dial Review: _____

INSTRUCTIONS

These are the San Joaquin Council of Governments' forms for all Transportation Development Act claims, both Local Transportation Fund (LTF) and State Assistance Fund (STA). This claim packet should include the following:

SECTION	PAGE
Instructions	2
Claim Request Sheets	
LTF	6
STA	7
Apportionments Page	8
Allocation Page	9
Claim Allocation Forms	
I. Public Transportation	10
A. Operating Revenue	10
B. Capital Revenue	10
C. Operating Expenses	11
D. Capital Expenses	11
II. Operational Information	12
A. Three Year Fiscal Plan	13
B. Fleet Inventory	14
III. Article 4 TDA Requirements	15
A. Fare Ratio/Local Support Requirements	15
B. Extension of / or New Service	15
C. Fifteen Percent Expenditure Increase	16
D. Narrative Description	16
E. Certification by the California Highway Patrol	16
F. Operator's STA Qualifying Criteria	17
IV. Article 8 Contractor TDA Requirements	20
A. Match Requirement	20
B. Transit System Performance Objectives	20
C. Last year's Transit Systems Performance Objectives	21
D. Current Transit Systems Performance Objectives	21
E. Fifteen Percent Expenditure Increase	23
F. Narrative Description	23
G. Extension of or New Service	23
H. Article 8 Contractor Operating Cost Exemption Worksheet	24
I. Three Year Transit System Performance Objectives Worksheet	25
J. "Unified Transit System" Claimants	26
V. Pedestrian and Bicycle Projects	27
VI. Roads and Streets Projects	28
VII. Other Purposes	29
Statement of Assurances/Conformance Requirements for Claimants	30

Please read through these instructions carefully. The instructions are not meant to replace the Transportation Development Act Statutes and California Code of Regulations book. Each claimant is responsible for complying with all applicable statutes and codes.

Claim Request Sheets (Pages 6 and 7)

Page 6 is for the LTF claim and Page 7 is for the STA claim. These are to be completed and signed by the claimant's Chief Financial Officer or designated department head. These pages identify the claimant, the amount of money being requested, and the year for which the the request is being made. If funds are being claimed for proposed expenditures in two fiscal years, then a separate page should be completed for each fiscal year. The pages comply with Section 6632 of the TDA Statutes and California Code of Regulations.

Apportionments Page (Page 8)

Lines A, B, and C for LTF and A & B for STA should be completed based on information supplied to you by COG staff. Lines I.D, II.C, and the totals should be completed by the claimant Line E under both Local Transportation Funds and State Transit Assistance reflects funds authorized by the COG Board for transportation and transit planning. The totals indicate the maximum amount that may be claimed. The unexpended carryover should reflect unexpended funds as of June 30 of the previous fiscal year. These should include all interest earned on the funds while in the claimant's possession. Line I is for your information only and indicates the new cash you will receive.

Allocation Page (Page 9)

Page 9 identifies how much of the available LTF and STA funds will be expended on the various eligible purposes. Please identify the appropriate dollar amount on the line provided for each fund. If there are questions as to where to list an allocation request, please refer to the referenced section, or call COG staff.

Please total each column. Subtract the total claimed in each column from the TOTAL AVAILABLE FOR THIS CLAIM arrived at on page 8. The difference between the Total Available and the Claim Total is unclaimed apportionment, the amount of money that will remain in the Trust Fund accruing interest to the claimant contingent on actual revenues received.
IMPORTANT: to help prevent accidental over-payment, please identify on a line-by-line basis any unexpended carryover which is included on page 9.

PART I

This part is to be completed by the claimants who operate a transit system, or contract for transit services. Please indicate at the top of page 10 whether the claim is for an operator or contractor. Generally, an "operator" is a service provider that owns the vehicles it operates, while a "transit service claimant" contracts for the provision of transit services. However, it is possible to own vehicles and yet not be an operator; please contact COG staff if you are not sure of your status. Note: if funds are being claimed for more than one transit service, separate entries, or separate pages must be provided.

On page 10 and 11, the claimant must complete a budget for the transit system. If there is more than one transit system, then a separate budget must be submitted for each. Theses pages are in accordance with the Uniform System of Accounts and Records.

Page 12 calls for the system's operational information. Please complete all applicable lines. Again, if there is more than one transit service for which funds are being claimed, a separate sheet should be completed for each.

Page 13 is the Three Year Fiscal Plan. Please complete one sheet for each transit service being claimed. Please provide the best estimate of the funds each service will be relying upon in each of the indicated fiscal years. The Three Year Fiscal Plan is used as a tool for determining the adequacy of projected apportionments to meet the expected allocation needs.

The Fleet Inventory sheet on Page 14 is to be completed only by claimants who own their own vehicles.

Page 15-19 are for Article 4 transit operators. This information is required for ensuring compliance with and enforcement of the required Farebox Ratio, Local Support Ratio and the established Performance Objectives. Parts 1 & 4 are self-explanatory. You may wish to complete B. "Extension of Service/New Service", if portions of the transit service comply with the definition in 99268.8. Operators seeking to claim exemptions under this section must also complete and submit to the COG a special report: see 6633.8. Complete C, "15 Percent Expenditure Increase" if any of the line items exceeded 15 percent of the previous year's budget. Complete D, "Narrative Description" if there has been any change in service characteristics, or if there is a need to add explanations. Attach extra pages as necessary. Complete E, "Certification by the California Highway Patrol". Item F will need to be completed if STA funds will be claimed for Operating purpos

Pages 20-25 are to be completed by Article 8 transit service contractors. In the case of a "unified transit system", page 23 should be completed instead of pages 17-22, by the "contributing claimant" only. Pages 20-25 assess the agencies performance.
The established Transit Systems Performance Objectives highlight 3 areas. Operating Cost/Revenue Hour , Passenger/Revenue Hour and Subsidy per Passenger.
Claimants are required to meet 2 of the 3 objectives. Claimants that do not meet the requirements may have their TDA revenue locked at the last year of compliance.
Any questions regarding TDA requirements should be referred to COG staff.

PART II

Please identify the Project, the Project Limits, and the LTF costs, as well as the Total Cost, for each pedestrian, bicycle, or other non-motorized expenditure. Note: by COG Board policy, the 2% bicycle/pedestrian funds may be used for other eligible TDA purposes, if the local governing body resolves that there are no pressing bicycle or pedestiran funds may be used for other eligible TDA purposes, if the local governing body resolves that there are no pressing bicycle or pedestrian needs. However, the 2% must be spent on bicycle/pedestrian purposes for a jurisdiction to be eligible for Measure K Bicycle Program funds.

PART III

This is to be completed in the same fashion as Part II. Please list all road and street projects by the project description, the limits of the project, and the LTF cost, as well as the total project cost. Please see Section 99402 of the Transportation Development Act Statutes and California Code of Regulations for eligible expenses.

PART IV

Before completing this Part, it is strongly recommended to talk with COG staff first. This section is provided for those claimants wishing to identify TDA expenditures not covered in the four previous parts. This section should be completed in narrative fashion with each of the five items of information requested.

PART V
Additional Required Documentation

The following must be submitted along with the claim, or have already been submitted to COG, or the appropriate agency.

1. A certified fiscal audit must be submitted within 180 days after the end of the fiscal year, except where a 90 day extension has been granted by COG. (Section 99245 and Section 6664).

2. Transit operators and transit service claimants must submit to the State Controller's Office and to the COG a report on all expenditures of TDA funds for transit purposes, on or before October 1 (Section 6637).

3. All non-transit claimants must submit to the State Controller's Office a report on all expenditures of TDA funds for non-transit purposes, on or before October 1 (Section 6665).

4. Two original, signed copies of a City Council/Board of Supervisor Resolution authorizing the claimed amount of money must accompany two original, signed TDA claims. Upon COG Board approval, one copy will be returned to the claimant.

5. Transit operators seeking exemptions for extension of services/new services must submit a special report as required in 99268.8.

6. All TDA transit claims submitted by transit operators must be accompanied by a California Highway Patrol Certification pursuant to TDA Section 99251.

7. Two original, signed copies of a City Council/Board of Supervisor Resolution stating that there are no pressing bicycle or pedestrian needs must accompany claims that use their 2% bike/ped apportionment for other purposes. This can be part of the Resolution authorizing the TDA claim itself.
8. For Article 8 claimants, copies of contracts with transit contractors for the fiscal year for which TDA funds are being claimed.

END INSTRUCTIONS. PLEASE DETACH PAGES 1-5 BEFORE SUBMITTING CLAIM TO COG

LOCAL TRANSPORTATION FUND
CLAIM FOR FISCAL YEAR 2019/20

TO: San Joaquin Council of Governments
555 E Weber Avenue
Stockton, CA 95202

FROM: Applicant: City of Lodi

Address: 221 W. Pine Street

City Lodi Zip: 95240

Contact Person: Georgia Graham Phone: 209-269-4885

E-mail Address: ggraham@lodi.gov Fax: 209-333-6710

The City of Lodi hereby requests, in accordance with Chapter 1400 Statutes 1971 and applicable rules and regulations, that its annual transportation claim be approved in the amount of $3,429,482 for fiscal year 2019/20, to be drawn from the Local Transportation Fund.

When approved, please transmit this claim to the County Auditor for payment. Approval of the claim and payment by the County Auditor to this applicant is subject to such monies being on hand and available for distribution, and to the provisions that such monies will be used only in accordance with the terms of the approved annual financial plan.

The claimant certifies that this Local Transportation Fund claim and the financial information contained therein is reasonable and accurate to the best of my knowledge and the aforementioned information indicates the eligibility of this claimant for funds for the fiscal year of the application pursuant to CAC Section 6634 and 6734

Submitted by: _____
Stephen Schwabauer

Title: City Manager

Date: _____

San Joaquin Council of Governments

Date of approval: _____

BY: _____
Andrew T. Chesley
Executive Director

BY: _____
Steve Dial
Deputy Executive Director/CFO

Date: _____

Approved as to Form:

_____
JANICE D. MAGDICH
City Attorney

STATE TRANSIT ASSISTANCE FUND
CLAIM FOR FISCAL YEAR 2019/20

TO: San Joaquin Council of Governments
555 E Weber Avenue
Stockton, CA 95202

FROM: Applicant: City of Lodi

Address: 221 W. Pine Street

City Lodi Zip: 95240

Contact Person: Georgia Graham Phone: 209-269-4885

E-mail Address: ggraham@lodi.gov Fax: 209-333-6710

The City of Lodi qualified pursuant to Sections 99313.6, 99314.5 and 99314.6 of the Public Utilities Code, hereby requests, in accordance with Chapter 1400, Statutes of 1971 as amended and applicable rules and regulations, that an allocation be made in the amount of $53,541 for fiscal year FY19/20 to be drawn from the State Transit Assistance trust fund of San Joaquin County Allocation instructions and paymnet by the County Auditor to this claimant are subject to such monies being on hand and available for distribution, and to the provisions that such monies will be used only in accordance with the terms of the approved claim.

The claimant certifies that this State Transit Assistance Fund claim and the financial information contained therein is reasonable and accurate to the best of my knowledge and that the aforemetnioned information indicates the eligibility of this claimant for funds for the fiscal year of the application pursuant to CAC Section 6634 and 6734.

Submitted by: _____
Stephen Schwabauer

Title: City Manager

Date: _____

San Joaquin Council of Governments

Date of approval: _____

BY: _____
Andrew T. Chesley
Executive Director

BY: _____
Steve Dial
Deputy Executive Director/CFO

Date: _____

Approved as to Form:

_____
JANICE D. MAGDICH
City Attorney

TRANSPORTATION DEVELOPMENT ACT APPORTIONMENTS

I	Local Transportation Fund Available Apportionment		
	A.	Area Apportionment 2019-2020	$ 2,694,290
	B.	Pedestrian/Bicycle Apportionment	$ 63,398
	C.	Previous Years' Unclaimed Apportionment	$ 1,540,000
	D.	Unexpended Carryover	$ 638,171
	F.	Total Available for 2019-2020 Claim(s)	$ 4,935,859
	G.	Less any LTF Already Claimed 2019-2020	$ 0
	H.	***TOTAL AVAILABLE FOR THIS CLAIM*** (Also enter on page 9, 1st column)	$ 4,935,859
	I.	Actual net funds available (H-D=I)	$ 4,297,688
II	State Transit Assistance Fund Available Apportionment		
	A.	Area Apportionment 2019-20	$ 52,341
	B.	Previous Years' Unclaimed Apportionment	$ 1,200
	C.	Unexpended Carryover	$ 0
	E.	Total Available for 2019-20 Claim(s)	$ 53,541
	G.	***TOTAL AVAILABLE FOR THIS CLAIM*** (Also enter on page 9, 2nd column)	$ 53,541
	H.	Actual net funds available (G-C=H)	$ 53,541

CLAIM PURPOSES		I. LTF	II STA
I.	**PUBLIC TRANSPORTATION**		
	Article 4 (99260) - Operator [1]	$ N/A	N/A
	CCR Section 6730(a) Public Transit	$ N/A	
	Article 8 (99400(c)) Contractor Operating	$ 1,400,000	
	Article 8 (99400(e)) Contractor Capital	$ 550,000	53,541
	Article 8 (99400(b)) Passenger Rail Service Operations and Capital	$ N/A	
II	**PEDESTRIAN AND BICYCLE**		
	Article 3 (99234)	$ 64,511	
III	**ROADS AND STREETS**		
	Article 8 (99400(a))	$ 1,414,971	
IV	**OTHER**		
	Article 8 (99400(b,c,d,e))	$ N/A	
TOTAL THIS CLAIM		$ 3,429,482	53,541
TOTAL AVAILABLE FOR THIS CLAIM (from pg. 8, (I.) H. and (II.) G)		$ **4,935,859**	**53,541**
UNCLAIMED APPORTIONMENT (TOTAL AVAILABLE less TOTAL THIS CLAIM)		$ 1,506,377	0

IMPORTANT: *To avoid accidental overpayment, please* ***identify*** *and* ***itemize*** *in the space below any unexpended carryover included in the amounts being claimed above. Identify the amount of carryover and the purpose for which it is being reclaimed. Attach pages as necessary.*

LTF in Transit Fund to be reclaimed for		
LTF in Transit Fund to be reclaimed for	Capital Purpose	$222,087
LTF in Streets and Roads Fund to be reclaimed for	Streets & Roads	$414,971
LTF in Ped/Bike Fund reclaimed for	Peds/Bicycle	$1,113
STA in Transit Fund reclaimed for	Capital Purpose	
TOTAL UNEXPENDED CARRYOVER		**$638,171**

PART I - PUBLIC TRANSPORTION	FINANCIAL INFORMATION **Please Circle Either**
Article 4 Operator	2019/2020
Article 8 Contractor	**2019/2020**

A.	OPERATING REVENUES	FY18/19 ESTIMATE **ACTUAL**	FY19/20 **BUDGET** ACTUAL
401	Passenger Fares	216,006	220,000
402	Special Transit Fares		
405	Charter Revenues		
406	Auxiliary Transportation Revenues (includes advertising)	120,683	162,300
407	Non-Transportation Revenues	40,265	42,500
408	Tax Revenue (Specify)		
	Property Tax		
	Sales Tax (not TDA)		
409	Local Grants and Reimbursements		
	Purchase of Service		
	Local Transportation Fund (LTF revenue)	792,997	1,400,000
410	Local Special Fare Assistance		
411	State Cash Grants & Reimbursement		
	CMAQ		
	Other: Measure K	400,000	400,000
412	State Special Fare Assistance		
413	Federal Grants and Reimbursements		
	FTA Grants 5307	1,400,000	1,400,000
430	Contributed Services (Not Cash)		
440	Subsidy from other Sector of Operations		
	Interest Income		
	TOTAL	$2,969,951	$3,624,800

B.	CAPITAL REVENUES		
464	Capital Grants and Subsides		
	Specify Federal, State, Local: LCTOP	84,944	244,800
	State Prop 1B -TSSSDRA	221,528	407,695
	FTA 5307 or 5339	214,891	1,180,000
	State Transit Assistance (STA)	26,863	28,000
	Local Transportation Fund (LTF)	454,820	550,000
	Non-Governmental - Misc. Reimbursement Property Damage	75,000	
	TOTAL	$1,078,046	$2,410,495

C. OPERATING EXPENSES

		FY18/19 ESTIMATE **ACTUAL**		FY19/20 **BUDGET** ACTUAL
501	Labor			
	Operations and Salaries/Wages			
	Other Salaries/Wages	233,669	7.5%	251,160
502	Fringe Benefits	130,921	20.8%	158,140
503	Services	768,908	11.4%	856,640
504	Materials/Supplies	32,779	-17.0%	27,200
	Fuel/Lubricants	63,013	36.1%	85,760
	Tires/Tubes			
	Other: CONTRACTED TRANSIT			
505	Utilities	56,715	-8.0%	52,200
506	Casualty/Liability Costs	149,548	13.7%	170,000
507	Taxes			
508	Purchased Transportation Service	2,009,030	-2.9%	1,950,000
509	Misc. Expenses	200,103	7.8%	215,660
510	Expense Transfer			
511	Interest Expense			
512	Leases and Rentals			
513	Depreciation/amortization			0
	Operator Funds			
	Grant Funds			
	TOTAL	$3,644,686		$3,766,760

D. CAPITAL EXPENSES

	Debt Service		
	Land/Property Acquisition		
	Vehicles Trolley-FY 19; 5 Glaval Cutaways	664,329	990,595
	Construction		
	Other: Facility Improvements (includes Shelters)		846,490
	Other: Passenger Amenities/Shelters	621,008	
	Other: Transit Security Projects	221,527	441,815
	Other: Small Equipment Purchase	17,389	21,785
	Other: Electronic Farebox System	90,194	109,810
	TOTAL	$1,614,447	$2,410,495

* Allowable capital expenses are limited for Article 8 Claimants; see 99400(e)

II. OPERATIONAL INFORMATION

		Actuals FY 2018/19	Actual/Est. FY 2019/20	Proposed FY 2020/21
1.	**Patronage**			
a.	Total Passengers	284,269	232,884	234,000
b.	Revenue Passengers	283,514	185,864	194,000
c.	Youth Passengers	included in above	included in above	included in above
d.	Elderly Passengers	76,819	59,100	55,000
e.	Handicapped Passengers	included in above	included in above	included in above
2.	**Vehicle Miles**			
a.	Total Vehicle Miles	384,855	327,459	330,000
b.	Revenue Vehicle Miles	366,689	313,467	315,000
3.	**Revenue Vehicle Hours**	33,747	28,552	30,000
4.	**Revenue Vehicle Fuel Consumption**			
a.	CNG	91,341	69,947	80,644
b.	Gasoline	N/A	N/A	N/A
5.	**Fare Collection**			
a.	Base	$1.25/$7.00	$1.25/$7.00	$1.25/$7.00
b.	Zone	N/A	N/A	N/A
c.	Youth	N/A	N/A	N/A
d.	Senior	$0.60/$2.00	$0.60/$2.00	$0.60/$2.00
e.	Handicapped	see above	see above	see above
f.	Monthly Pass	$44.00/$22.00	$44.00/$22.00	$44.00/$22.0(
g.	Other	DAR 10 Ride pass ($16/$66.50)	DAR 10 Ride pass ($16/$66.50)	DAR 10 Ride pass ($16/$66
h.	Average Fare	$0.74/$1.55	$0.74/$1.55	$0.74/$1.55

A.

THREE YEAR FISCAL PLAN

	FY2019/20	FY2020/21	FY2021/22
Operating Expenses	$3,766,760	$3,879,763	$3,996,156
Operating Revenues			
Sources			
LTF	1,400,000	1,500,000	1,500,000
STA			
Federal (5307)	1,400,000	1,500,000	1,500,000
Fares/MK	620,000	630,000	650,000
General Fund			
Other : Non Rev Transp	204,800	240,000	325,000
Total	$3,624,800	$3,870,000	$3,975,000
Capital Expenses	$2,410,495	$3,200,000	$3,500,000
Capital Revenue			
Sources			
LTF	550,000	600,000	725,000
STA	28,000	35,000	27,000
Federal	1,180,000	2,400,000	2,500,000
Other Prop 1B	652,495	160,000	248,000
Total	$2,410,495	$3,195,000	$3,500,000

B. **FLEET INVENTORY**

Make & Model	Year	# of Vehicles	Fuel Type	Standard Seat Capacity	# Wheelchair Positions	Ramp Y/N	Lift Y/N
Gillig Trolley	2019	1	CNG	32	2	Y	N
Chevrolet Glaval	2018	5	CNG	17	3	Y	N
El Dorado EZ Rider	2012	6	CNG	180	12	Y	N
Chevrolet ARBOC	2014	13	CNG	169	39	Y	N
Cheverolet Traverse (Non Rev Vehicle)	2014	1	GAS	N/A	N/A		
Ford F450 (Non Rev Veh)	2016	1	GAS	N/A	N/A		
TOTAL		**24**					

VEHICLES TO BE PURCHASED IN FY 2019/20

Make & Model	Year	# of Vehicles	Fuel Type	Standard Seat Capacity	# Wheelchair Positions	Ramp Y/N	Lift Y/N

III. ARTICLE 4 OPERATOR TDA REQUIREMENTS

A. Fare Ratio/Local Support Requirements

All Article 4 Claimants are required to maintain a specified ratio of fare revenue to operating cost. In addition, SJRTD only is required to maintain a ratio of fare revenue plus local support to operating cost of 32%. See 99268.2 - 99268.19 for details and exemptions pertaining to ratios.

1. What is this system's required farebox recover ratio? **N/A**
2. Does this attached budget demonstrate that this system will meet its required farebox recovery and for SJRTD its farebox plus local support ratios? **N/A**
3. Has this system utilized its grace period? **N/A**
4. Has this system been in non-compliance with its required ratio? **N/A**

   If yes, identify the year or years _____

B. Extension of Service/New Service

An extension of service or new service is exempt from the required farebox and local support ratios if:

1. The extension of service or new service has been in operation for less than two full fiscal years. The two-year extension of services exclusion applies until two years after the end of the fiscal year in which the extension of services was put into operation
2. The claimant submits a report on the extension of services to the COG within 90 days after the end of the fiscal year. (for details of the report, see 6633.8(b))

   Is an extension of service/new services being claimed? **NO**

   If so, has the required report been submitted for the most recently completed full fiscal year _____

   If not, that report must accompany this claim

C. Fifteen Percent Expenditure Increase (6632)

If any of the line items on the attached budget exceed by more than 15% the expenditure for that same item in the previous year's budget, then an explanation for that increase must be given below. Attach an extra page if necessary.

502. Fringe Benefits - Increase due to higher benefit costs with the addition of 1 FTE position.

504. Fuel/Lubricants - Increase due to higher fuel costs.

D. Narrative Description (6632)

Please describe in the space below any changes in service characteristics from the previous fiscal year. This should specifically include any substantial increase or decrease in the geographic area served, major changes to the scope of operations, or addition of major new fixed facilities. Please attach an additional page if necessary.

N/A

E. Certification by the California Highway Patrol (6632)

Please attach a certification from the CHP verifying that the operator is in compliance with Section 1808.1 of the California Vehicle Code. This section concerns the "Driver Pull Notice participation"

Is a Certificate Attached? Yes ___X___ No _____

SPECIAL NOTES FOR RATIO CALCULATIONS

SJRTD Exclude certain costs and fares as specified in the most recent Compliance Audit Report

ARTICLE 4 OPERATOR TDA REQUIREMENTS

F. Operator's STA Qualifying Criteria (99314.6) Explanation

A transit operator must meet one of two efficency standards before STA funds may be allocated for **operating** purposes:

1. The operator's operating cost per revenue vehicle hour, in the latest year for which audited data are available, must not exceed the sum of the preceding year's operating cost per revenue vehicle hour and an amount equal to the change in the Consumer Price Index (CPI), multiplied by the preceding year's operating cost per revenue vehicle hour. The formula below accomplishes this exercise:

   (opcost/RVH)FY16 cannot exceed [(opcost/RVH)FY15] * [1.02] OR

2. The operator's average operating cost per revenue vehicle hour, in the latest three years for which audited data are available, must not exceed the sum of the average of the operating cost per revenue vehicle hour for the three years preceding the latest year for which audited data are available and an amount equal to the average change in the CPI for the same period. The formula below accomplishes this exercise:

   AVG(opcost/RVH)FY14,15,16 cannot exceed [AVG(opcost/RVH)FY13,14,15] * [1.02]

3. If an operator does not meet either efficiency standard above, the operator shall receive its entire allocation and the funds shall be allocated pursuant to this paragrah. The portion of the allocation that the operator may use for operations shall be the total allocation to the operator reduced by the lowest percentage by which the operator's total operatingcost per revenue vehicle hour for the applicable year or 3 year period calculated pursuant to the above calculations exceeded by the target amount necessary to meet the applicableeffiency standard. The remaining portion of allocation shall be used only for capital purposes.

As used here, Operating Costs are defined by PUC Section 99247:

> ***All costs in the operating expense object classes exclusive of the costs in the depreciation and amorization expense object class, and exclusive of all direct costs for providing charter services, and exclusive of all vehicle lease costs.***

STA allows for other exclusions, to be granted by the SJCOG, if deemed appropriate. These additional operating cost exclusions include:

a. Exclusion of cost increases beyond the change in the CPI for fuel, alternative fuel programs; power, including electricity; insurance, or state and federal mandates. Including the additional operating costs required to provide comparable complementary paratransit service as required by Section 37.121 of title 49 of the Code of Federal Regulations, pursuant to Federal Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12101 Et seq.), as identified in the operator's paratransit plan pursuant to Section 37.139 of Title 49 of the Code of Federal Regulations.

b. Exclusion of start-up costs for new services for a period of not more than two years (refer to PUC Section 99268.8 for a definition of new service).

If you wish to claim these exclusions when calculating the operation cost per revenue vehicle hour, you must state the request and show calculations in support of the cost to be excluded.

** Percentage change across fiscal years using the California CPI*

Pursuant to SB 508 failure to meet the qualifying criteria based on the calculations; the operator will still receive STA funding, however, it can only spend the funds on Capital expenditures.

The following documents pertain to the new STA efficiency standards and are available at your request:

PUC Section 99314.6, also known as Chapter 35 Statutes of 1991 (SB 3-Kopp)

SB 508 Transportation Funds: transit operators: pedestrian safety.

The Uniform System of Accounts for Public Transit Operators.

Consumer Price Index Data for California, January 1982 through January 2016

Transportation Development Act Audit Reports, FY1992 through FY2015

Please complete the attached worksheet to determine if you fully qualify for your STA apportionment. TDA Audit reports will address this efficiency criteria.

3. Operator's STA Qualifying Criteria (99314.6) - Worksheet

FISCAL YEAR (Audited Data)	**2012/13**	**2013/14**	**2014/15**	**2015/16**
A. Operating Cost	_____	_____	_____	_____
B. Operating Costs Exclustions:				
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
C. Adjusted Operating Cost (A-B)	_____	_____	_____	_____
D. Revenue Vehicle Hours (RVH)	_____	_____	_____	_____
E. RHV Exclusions: (add sheets if required)				
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
F. Adjusted RHV (D-E)	_____	_____	_____	_____
G. Operating Cost per RVH (C/F)	_____	_____	_____	_____
	[ ]	[ ]	[ ]	[ ]
	w	**x**	**y**	**z**

Efficiency Standard 1:

Z must be less than or equal to (Y) * **(2.63)**

Show calculation _____

Efficiency Standard 2:
[(X + Y + Z) / 3] must be less than or equal to [(W +X +Y)/3] * **(2.63)**

Show calculation _____

For SJCOG use only

Operator qualifies under:

Standard 1	Yes	_____	No	_____
Standard 2	Yes	_____	No	_____

IV. Article 8 Contractor TDA Requirements

For contracted transportation service providers, the San Joaquin Council of Governments (SJCOG) Executive Board has waived the farebox and local support ratios as it is empowered to do by 99405(c) The SJCOG Board has established a two step process

NOTE: Contributing claimants should proceed to page 23

A. Match Requirement

For any Article 8 transit claim, no more than 90% of the total operating funds (minus depreciation) in the budget may be TDA (LTF and STA) derived. The ten percent (10%) or more matching funds may come from any other source available to the claimant besides TDA.

B. Transit Systems Performance Objectives

To receive an amount of TDA operating funds (LTF and STA combined) in excess of what was claimed the previous fiscal year, the claimant must be in compliance with the previous three-year Transit Systems Performance Objective established by the COG Board. The claimant must have met at least two of the three objectives at the end of the third year. The COG Board will adopt the system-wide transit systems performance objectives for the fiscal year of the claim. The Transit Performance Objectives must be established by November of each fiscal year.

If the system failed to meet its transit systems performance objectives at the end of the previous three-year period, then the claimant is only eligible to file a claim for the level of TDA operating funding received in the last year of compliance. In case of a unified transit system, each claimant would be limited to the prior year's level of TDA operating funding. If a system wishes to be eligible for increased TDA operating funding in a future fiscal year, then the claimant would need to be incompliance with two out fo the three objectives at the end of the following three-year period.

1. What was the level of TDA operating funding received in previous fiscal year for this system by this claimant (LTF and STA)? **$832,019**

2. Does the attached information (pg. 10) demonstrate at least a 10% match of non-TDA funds in FY 2019-2020? **Yes**
   Does the FY 2019-2020 budget (pg10) demonstrate a 10% match of non TDA funds? **Yes**

3. Is this claim requesting more TDA operating funds than were received for this system by this claimant in the previous fiscal year? **No**

4. If yes, did the system meet two of the three interim Transit Systems Performance Objectives in the previous fiscal year? **Yes & No - see note** Is the system on target to meet the three year targeted Transit System Performance Objective (see page 22) ? **Yes**
   Note: Lodi met 2 of the 3 Performance Objectives based on the calculation methodology in this Claim. The findings in the FY 2019 TDA Audit state otherwise.

5. Is the Claimant in a period of a two-year exemption for extension of service/new service waiver? If yes, which fiscal year was the waiver approved? **N/A** And what services were the waiver approved for? _____

6. Has the Claimant experienced a failure to meet identified Transit System Performance Objective? If yes, in which Fiscal Year? **FY 2019**

Article 8 Contractor TDA Requirements

C. What was last year's (FY18-19) Transit Systems Performance Objectives?

1) Operating Cost/Revenue Hour	$ 103.70
2) Passenger/Revenue Hour Ratio	8.9
3) Subsidy/ Passenger	$ 6.00

I. What was the Operating Cost per Revenue Hour?

1) Operating Cost †	$ 2,237,784
2) Revenue Hours	33,747
3) Operating Cost per Revenue Hour (1/2)	$ 66.31

II. What was the Passenger per Revenue Hour ratio?

1) Passengers	284,269
2) Revenue Hours	33,747
3) Passenger per Revenue Hour ratio? (1/2)	8.42

III. What was the Subsidy per Passenger?

1) Operating Cost †	$ 2,237,784
(a) Farebox Revenue+fed op rev+local op rev	$ 2,011,390
2) Passengers	284,269
3) Subsidy per Passenger? ([1-a]/2)	$ 0.80

D. What are the Transit Systems Performance Objective for this year's (FY19-20) claim?

1) Operating Cost/Revenue Hour	$ 106.63
2) Passenger/Revenue Hour Ratio	8.9
3) Subsidy/ Passenger	$ 6.19

IV. What is the projected Operating Cost per Revenue Hour?

1) Budgeted Operating Cost †	$ 2,289,513
2) Budgeted Revenue Hours	28,552
3) Projected Operating Cost per Revenue Hour (1/2)	$ 80.19

V. What is the Projected Passenger per Revenue Hour ratio?

1) Budgeted Passengers	232,884
2) Budgeted Revenue Hours	28,552
3) Projected Passenger per Revenue Hour ratio (1/2)	8.2

† Please use the operating cost exemptions worksheet on page 24
See TDA sections 99268.2-99268.19 for eligible exemptions

Article 8 Contractor TDA Requirements

VI. What is the Projected Subsidy per Passenger?

1) Budgeted Operating Cost †	$ 3,766,760
(a) Budgeted Farebox Revenue+fed op rev+local op rev	$ 2,224,800
2) Budgeted Passengers	232,884
3) Projected Subsidy per Passenger? ([1-a]/2)	$ 6.62

1. Did the system meet two of the three Transit System Performance Objectives (IV, V, VI) for this year's (FY 19-20) claim? _____ **Yes**

2. If an operator was allocated funds under this article during a fiscal year in which it did not maintain two of the three transit system performance objectives at the end of the previous three-year period, the operator's eligibility to receive moneys from the local transportation fund 99313.3 and 99314.3 shall be reduced during subsequent penalty year to the Amount received in the last fiscal year of compliance. The penalty year shall be the fiscal year that begins one year after the end of the fiscal year during which the required ratio was not maintained.

Note: If this claim is for a unified transit system *, has the contributing claimant been appraised of the planned system-wide objective set in VII. Above? **N/A**

† Please use the operating cost exemptions worksheet on page 24
See TDA sections 99268.2-99268.19 for eligible exemptions

Article 8 Contractor TDA Requirements

E. Fifteen Percent Expenditure Increase (6632)

If any of the line items on the attached budget exceed by more than 15% the expenditure for that same item in the previous year's budget, then an explanation for that increase must be given below. Attach an additional page if necessary.

502 - Increased due to the additional cost of benefits for a FTE position.

F. Narrative Description (6632)

Please describe below any changes in service characteristics from the previous fiscal year This should specifically include any substantial increase or decrease in the geographic area major changes to the scope of operations, or additional of major new fixed facilities.

None

G. Extension of Service/New Service

An extension of service or new service is exempt from the required farebox and local support ratios if:

1. The extension of service or new service has been in operation for less than two full fiscal years. The two-year extension of services exclusion applies until two years after the end of the fiscal year in which the extension of services was put into operation
2. The claimant submits a report on the extension of services to the COG within 90 days after the end of the fiscal year. (for details of the report, see 6633.8(b))

Is an extension of service/new services being claimed? **No**

If so, has the required report been submitted for the most recently completed full fiscal year _____

If not, that report must accompany this claim

H. Article 8 Contractor Operating Cost Exemption Worksheet

1.	Prior year Total Operating Cost (Pg. 11) *		$3,644,686
	Less:		
	A.	Depreciation (99247(a))	$1,406,902
	B.	Vehicle Lease Cost (99247(a))	$0
	C.	Extension/New Service (99268.8) **	$0
	D.	Exclusion of Ride Sharing Costs (99268.16)	$0
	E.	Exclusion of Complimentary Para-Transit Cost (99268.17) ***	
	F.	Other (List TDA Section_____)	$_____
	G.	Prior Year Net Operating Cost	$2,237,784
2.	Claim Year Total Operating Cost (Pg. 11) *		$3,766,760
	Less:		
	A.	Depreciation (99247)	1,477,247
	B.	Vehicle Lease Cost (99347)	$0
	C.	Extension/New Service (99268.8) **	$0
	D.	Exclusion of Ride Sharing Costs (99268.16)	$0
	E.	Exclusion of Complimentary Para-Transit Cost (99268.17) ***	$0
	F.	Other (List TDA Section_____)	$_____
	G.	Claim Year Operating Cost	$2,289,513

Note: * Exemptions and costs listed in this worksheet represent potential exemptions allowable under TDA exemption categories and costs will be verified through the annual TDA Audit.

** Exemption applies only to cost associated with an extension of public transportation services to new geographical areas or route miles, or improvements in service frequency or hours of service greater than 25% of the route total, or the addition of new days of service, and for transit service claimants also includes the addition of a new type of service, such as van, taxi, or bus.

*** Defined as the cost to provide comparable complementary paratransit service that exceeded the prior year cost adjusted by the consumer price index

I. Article 8 Three Year Transit System Performance Objectives Worksheet

	FY2019/20	FY2020/21	FY2021/22
Operating Expenses (pg. 11)	$3,766,760	$3,879,763	$3,996,156
Operating Exemptions*			
Depreciation (99247)	$1,477,247	$1,551,109	$1,628,665
Vehicle Lease Cost (99247)			
Extension/New Service (99268.8) **			
Complementary Paratransit Service (99268.17)***			
Other :			
Net Operating Cost	$2,289,513	$2,328,653	$2,367,491
Passengers	232,884	234,000	241,020
Revenue Hours	28,552	30,000	34,600
Fare Revenue	620,000	630,000	650,000
Transit System Performance Objective			
Projections			
Operating Cost/Revenue Hour	$80.19	$77.62	$68.42
Passengers/Revenue Hour	8.2	7.8	7.0
Subsidy/Passenger	$6.62	$0.55	$0.51
Targets			
Operating Cost/Revenue Hour	$106.63	Not Yet Determined	Not Yet Determined
Passengers/Revenue Hour	8.9	Not Yet Determined	Not Yet Determined
Subsidy/Passenger	$6.19	Not Yet Determined	Not Yet Determined

Notes:

* Exemptions and costs listed in this worksheet represent potential exemptions allowable under TDA exemption categories and costs will be verified through the annual TDA Audit.

** Exemption applies only to cost associated with an extension of public transportation services to new geographical areas or route miles, or improvements in service frequency or hours of service greater than 25% of the route total, or the addition of new days of service, and for transit service claimants also includes the addition of a new type of service, such as van, taxi, or bus.

*** Defined as the cost to provide comparable complimentary para transit service that exceeded the prior year cost adjusted by the consumer price index

J. Article 8 Contractor TDA Requirements: Unified Transit System (Contributing Claimants)

In the case of a "unified transit system," please do not complete pages 17-22.
If you are the "contributing claimant" please contact the RTPA for further instructions.
A "unified transit system" is defined as one that has the same fare structure throughout the service area, but whose TDA expenses are claimed separately by two different TDA claimaints. Additionally, to qualify as a unified transit system, all system TDA funding must be claimed under Article 8 (both claimants). "Contributing claimant" is defined as the claimant contributing a majority of the unified transit system's TDA funds. The claimant furnishing the majority of TDA funds is defined as the "primary claimant".

N/A

V.

LOCAL TRANSPORTATION FUND
ANNUAL PROJECT AND FINANCIAL PLAN
PEDESTRIAN AND BICYCLE PROJECTS

(Use additional forms as necessary)

PART II

Briefly describe all proposed projects and indicate proposed project expenditures for right of way acquisition and the construction of road and street projects.

Project Title & Brief Description	Project Limits	Total Project Cost	LTF Funds Utilized
Sidewalk Improvements and ADA curb ramp	Various Locations throughout City	90,000	**$64,511**
TOTAL		**$ 90,000**	**$ 64,511**

1. LTF carryover from previous fiscal years applied toward FY 2019/20 Pedestrian & Bicycle Projects $ 1,113
2. FY 2019/20 apportionment applied towards FY 2019/20 Non-motorized $ 63,398
3. Total of 1, 2 above (must match total LTF in Table 4 above) $64,511

VI.

LOCAL TRANSPORTATION FUND
ANNUAL PROJECT AND FINANCIAL PLAN

ROADS AND STREETS PROJECTS

(Use additional forms as necessary)

PART III

Briefly describe all proposed projects and indicate proposed project expenditures for right of way acquisition and the construction of road and street projects.

Project Title & Brief Description	Project Limits	Total Project Cost	LTF Funds Utilized
Crack seal project	Various locations	$ 50,000	$ 50,000
Pavement maintenance and street striping	Various locations	$ 200,000	$ 150,000
Citywide Bike Detection System	Various locations	$ 505,000	$ 120,000
Miscellaneous Streets & Roads Repairs	Various locations	$ 1,171,460	$ 1,094,971
TOTAL		**$ 1,926,460**	**$ 1,414,971**

1. LTF carryover from previous fiscal years applied toward FY 2019/20 Roads and Streets — $ 414,971
2. FY 2019/20 apportionment applied toward FY 2019/20 Roads and Streets — $ 1,000,000
3. Total of 1, 2 above (must match total LTF in Table 4 above) — $ 1,414,971

PART IV

VII. OTHER PURPOSES

It is possible that a claimant may wish to expend TDA funds for purposes allowed within the Act, but not covered by the three previous parts. TDA funds may be claimed under Article 8 consistent with Section 99400 of the TDA. To complete this section, on attached pages, identify:

I.	Project Title
II	Applicable subdivision of section 994400
III	Project Description
IV	Estimated total Costs
V	TDA Contribution to that total

A separate page of pages should be submitted for each specific project or purpose

It is strongly recommended that the claimant consult with SJCOG staff before completing this section

Other Article 8 (99400)

N/A

PART V

STATEMENT OF ASSURANCES
CONFORMANCE REQUIREMENTS FOR CLAIMANTS

Please initial all applicable paragraphs pursuant to which the attached claim is being submitted. Initial in space provided or put N/A if it is not applicable to your organization.

Initial or N/A

1) 180 Day Certified Fiscal Audit (*required for all claims*) _____

Claimant assures that it has submitted a satisfactory independent fiscal audit, with required certification, to SJCOG and to the State Controller not more than 180 days after the end of the prior fiscal year.
(Refer to PUC Section 99245, CCR Section 6664)

2) 90 Day Annual State Controller Report (*required for all transit claims*) _____

Claimant assures that it has submitted this report to the State Controller in conformance with the uniform system of accounts and records not more than 120 days after the end of the prior fiscal year.
(Refer to PUC Section 99243, CCR Section 6665)

3) Elderly/Disabled (required for all transit claims) _____

Assurance that the transit operator in question is in compliance with PUC Section 99155 pertaining to reduced transit fares for elderly and disabled persons and Section 99155.5 pertaining to dial-a ride and paratransit services.

4) Farebox Recovery Ratio Requirements (required for all transit claims) **N/A**

Claimant filing a claim for LTF or STA funds certifies that it will maintain for the project that ratio of fare revenues and local support to operating cost required under PUC Sections 99268.3, 99268.4, 99268.5(a), 99268.5(b), 99268.12, 99270.1, and 99270.2, as appropriate.
(Refer to PUC Section 99268, CCR Section 6633.2)

5) CHP Terminal Inspection (required for all transit claims) _____

Claimant certifies that it has been certified by the Department of the California Highway Patrol within the last 13 months to be compliant with Section 1808.1 of the Vehicle Code. This section requires operators to participate in a pull notice system for obtaining current driver records from the Department of Motor Vehicles.
(Refer to PUC Section 99251)

6) Implementation of Productivity Improvements (required for all transit claim _____

Claimant certifies that the operator has made a reasonable effort to implement the productivity improvements recommended pursuant to PUC Section 99244.

7) Triennial Performance Audit _____

Claimant assures that it has complied with the requirements of a triennial performance audit.
(Refer to PUC Section 99248, CCR Section 6664.5)

8) Fiscal Audit _____

Claimant certifies that it has submitted a satisfactory, independent fiscal audit, with Required certification statement, to the RTPA and the State Controller, pursuant to PUC 99245 and 21 Cal. Code of Regulations 6664 for the prior fiscal year. Claimant assures that this audit requirement will be completed for the current fiscal year.

9) Operating Budget _____

Claimant certifies that its operating budget is not more than 15% greater than its previous year budget unless supported by documentation that substantiates such change.
(Refer to PUC Section 99266)

10) Extension of Service **N/A**

Claimant who receives an allocation of LTF funds for extension of service pursuant to PUC Section 99268.8 certifies that it will file a report of these services pursuant to CCR section 6633.8(b) within 90 days after close of the fiscal year in which the allocation was granted.

11) Conformance with the Regional Transportation Plan _____

(required for STA claims, transit ped/bike and streets and roads claims)
Claimant certifies that all of the purposes for claim expenditures are in conformance with the Regional Transportation Plan.
(Refer to CCR 6754(a))

12) Full Use of Federal Funds (required for STA claims only) _____

Claimant certifies that it is making full use of Federal Funds available under the Federal Transit Act.
(Refer to CCR 6754(a))

13) Efficiency Standards **N/A**

(required for transit operator claimants claiming STA for operating purposes)
Operator certifies that it meets one of the following two efficiency standards (PUC Section 99314.6):

a) Efficiency Standard 1: An operator's total operating cost per vehicle revenue hour for the most recent fiscal year must not exceed the prior year's operating cost per revenue vehicle hours, by a percentage greater than the percentage change in the Consumer Price Index (CPI) for the same period.

b) Efficiency Standard 2: An operator's total operating cost per vehicle revenue hour for the most recent fiscal year must not exceed the average total operating cost per vehicle revenue hour for the three prior years, increased by the average percentage change in the CPI for the same period.

(Refer to PUC Section 99314.6)

14) Consistency with Bicycle Plan (required for bicycle claims only) _____

Claimant certifies that all of the purposes for claim expenditures are in conformance with the City/Town or County bicycle plan.

15) Part-Time Employees (Applies only to claims for STA) **N/A**

Claimant certifies that it is not precluded by any contract entered into on or after June 28, 1979, from employing part-time drivers or contracting with common carriers of persons Operating under a franchise or license. Claimant further certifies that no person who was a Full-time employee on June 28, 1979, shall have his/her employment terminated or his/her Regular hours of employment, excluding overtime, reduced as a result of it employing part-time drivers or contracting with such common carriers.

RESOLUTION NO. 2020-____

A RESOLUTION OF THE LODI CITY COUNCIL
AUTHORIZING THE CITY MANAGER TO FILE CLAIM FOR
2019/20 TRANSPORTATION DEVELOPMENT ACT FUNDS
FROM LOCAL TRANSPORTATION FUND AND FROM STATE
TRANSIT ASSISTANCE FUND

==========

WHEREAS, the Transportation Development Act (TDA) provides two major sources of funding for public transportation projects: Local Transportation Fund (LTF) and State Transit Assistance (STA), which are apportioned to counties based on population, taxable sales, and transit performance; and

WHEREAS, under the provisions of the TDA, the City is required to make an annual claim for LTF and STA funds. The claim is submitted to the State of California through the San Joaquin Council of Governments (SJCOG), the regional transportation planning agency designated by the State to administer and allocate TDA funds to eligible agencies in San Joaquin County; and

WHEREAS, Lodi's TDA claim for Fiscal Year 2019/20 is $3,483,023, which includes the following summarized below:

	LTF	STA	Total
Transit Operations	$1,400,000		$1,400,000
Transit Capital Projects	$ 550,000	$53,541	$ 603,541
Pedestrian/Bicycle Projects	$ 64,511		$ 64,511
Streets/Roads Projects	$1,414,971	_____	$1,414,971
Total:	$3,429,482	$53,541	$3,483,023

WHEREAS, the City Manager may make minor adjustments when filing the final claim, based upon SJCOG review and comments; and

WHEREAS, staff recommends authorizing the City Manager to file claim for Fiscal Year 2019/20 Transportation Development Act Funds from Local Transportation Fund, in the amount of $3,429,482, and State Transit Assistance Fund in the amount of $53,541.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to file claim for Fiscal Year 2019/20 Transportation Development Act Funds from Local Transportation Fund, in the amount of $3,429,482, and State Transit Assistance Fund in the amount of $53,541.

Dated: July 15, 2020

==========

I hereby certify that Resolution No. 2020-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 15, 2020 by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk

AGENDA ITEM **C-12**

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Approve Planning Commission's Recommendation to Accept the 2019 Housing Element Annual Progress Report and Direct Staff to Transmit the Report to the California Department of Housing and Community Development and the Governor's Office of Planning and Research

MEETING DATE: July 15, 2020

PREPARED BY: Patrice Clemons, Community Development Block Grant Specialist

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RECOMMENDED ACTION: Approve Planning Commission's recommendation to accept the 2019 Housing Element Annual Progress Report and direct staff to transmit the report to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

BACKGROUND INFORMATION: The California Department of Housing and Community Development requires each local jurisdiction in the state to prepare an annual progress report on its progress in implementing its Housing Element. California Government Code Section 65400 states that the report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

The purpose of the 2019 Housing Element Annual Progress Report (2019 APR) is to track and monitor progress in addressing the City's housing needs, goals, and policies on an annual basis. The 2019 APR summarizes the City's activities in the last calendar year related to implementation of the current General Plan Housing Element, which was adopted by the City Council in April 2016.

California Government Code Section 65400 requires the City to file an annual report addressing the status of the Housing Element, progress made toward implementing its goals and policies, and progress in meeting its share of the Regional Housing Needs Allocation. The report must be submitted to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research.

HCD has specific reporting requirements for housing elements, which consist of a series of tables. The tables summarize the City's progress during the given year in producing various types of housing units and implementing programs contained in the Housing Element.

HCD requires reporting on the number of entitlement applications for housing units submitted and approved, and the number of building permits issued, during the year (Tables A, A2, and B), including the type of units (single-family, multiple-family, etc.) and the level of affordability (very low, low, moderate, and above moderate income). Table D of the annual report tracks the City's implementation of policies and programs in the Housing Element.

APPROVED: _____

Stephen Schwabauer, City Manager

The City's Housing Element Annual Progress Report for the 2019 calendar year is attached to this report for consideration. The 2019 APR consists of eight tables that contain details on permit reports, building permits issued, and housing element program status updates (Table D).

The 2019 APR demonstrates that the City issued 125 building permits in 2019 for the construction of 490 units, all of which were affordable to households with above moderate household incomes. The City has met the RHNA for above moderate income units and has a remaining need of 1,045 units affordable to very low-, low-, and moderate-income households. The City is currently applying for multiple state grants to fund the creation of affordable housing for very low- and low-income households.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.

Patrice Clemons	John R. Della Monica Jr.
Community Development Block Grant Specialist	Community Development Director

JDM/PC/kjc

Attachments:

A. 2019 Housing Element Annual Progress Report

Please Start Here

General Information	
Jurisidiction Name	Lodi
Reporting Calendar Year	2019
Contact Information	
First Name	John
Last Name	Della Monica
Title	Community Development Director
Email	jdellamonica@lodi.gov
Phone	2093336800
Mailing Address	
Street Address	221 W. Pine Street
City	Lodi
Zipcode	95240

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

v 2_27_20

Jurisdiction	0	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5							6	7	8	9	10
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	46	46	0	0	0	
	2741001	1164 Lower Sacramento Road	Interlaken	2019-04 GA-S	SFD	O	2/6/2019							25	25		0	No	
	3304017	1458 Iris Drive	Iris Drive	2019-05 GA-S	SFD	O	2/6/2019							9	9		0	No	
	2743010	2115 West Kettleman Lane	Sunwest Commons	2019-15 GA-S	SFD	O	6/20/2019							12	12		0	No	
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Jurisdiction	Lodi
Reporting Year	2020 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field

Jump to any contact auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits								Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
1					2	3	4							5	6	7								8	9	10							11	12	13	14	15	16		17	18	19	20			21
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2-4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other Terms of residence (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of residence	How many of the units were affordable to Income 7*	Was Project APPROVED using CC OR ELDO? Y/N Streamlining Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined that units were affordable (see instructions)	Term of Affordability or Deed Restriction (yrs.or) (if affordable in perpetuity, enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units	Demolished/Destroyed Units Deed Restricted Review*	Notes*
Cumulative Prior Year Data Entry Below																																													
	2002-Reynolds Ranch Phase 1	Reynolds Ranch Phase 1	2002-RR1	2002-RR1	5+	R									0								130	12/12/2002	130											N										
	2002-PETRULIS Estate Subdivision	Highland Senior Living	Highland Senior Living	2002-HSL	5+	R									0								82	11/14/2002	82											N										
	2002-S STOCKTON	La Vida Senior	La Vida Senior	2002-LVS	5+	R									0								54	10/15/2002	54											N										
	2002-S STOCKTON	La Vida Senior	La Vida Senior	2002-LVS	5+	R									0								54	10/15/2002	54											N										
	2002-S STOCKTON	La Vida Senior	La Vida Senior	2002-LVS	5+	R									0								42	11/12/2002	42											N										
	2002-Vintage Hills	Reynolds Ranch Phase 1	Reynolds Ranch Phase 1	2002-RR1	5+	R									0								1	10/15/2002	1								Y	10/15/2002		N	Y										
	2003-Lodi Gateway	2003-E LAKEWOOD DR		2003-EL	5+	R									0								4	2/10/2003	4											N	Y										
	2003-Lodi Gateway	2003-E LAKEWOOD DR		2003-EL	5+	R									0								4	2/10/2003	4								Y	11/21/2003		N	Y										
	2003-CITRUS	2003-E LAKEWOOD DR		2003-EL	2-to-4	R									0								2	10/1/2003	2											N	Y										
	2003-SERRA	2003-E LAKEWOOD DR		2003-EL	SFD	O									0								1	8/22/2003	1								1	11/26/2003		N

Jurisdiction	Lodi	
Reporting Year	2019	#REF!

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2									3	4
Income Level		**RHNA Allocation by Income Level**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	497			52							52	445
	Non-Deed Restricted												
Low	Deed Restricted	331			27							27	304
	Non-Deed Restricted												
Moderate	Deed Restricted	333										37	296
	Non-Deed Restricted					37							
Above Moderate		770			211	170	490					871	
Total RHNA		**1931**											
Total Units					**290**	**207**	**490**					**987**	**1045**

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Cells in grey contain auto-calculation formulas

Jurisdiction	Lodi	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Type of Shortfall	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Lodi	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**

Program 1.1: Revise Development Code	The City will revise Title 17 of the Lodi Municipal Code (Development Code) to reduce barriers to, and provide incentives for, the construction and conservation of a variety of housing types: •Amend the Development Code to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) to treat employee housing for farmworkers or other employees that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Development Code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone in zones where agricultural uses are permitted (Section 17021.6). •Work with the San Joaquin County Housing Authority in developing procedures and guidelines for establishing income eligibility for the "reserved" units and for maintaining the “reserved” units as affordable units for at least 30 years. The City shall seek Housing Authority administration of the reserved units. •Amend the Development Code to allow for “group residential,” which includes single-room occupancy units in the Medium Density Residential and High Density Residential zoning districts.	Develop procedures and guidelines for establishing income eligibility for “reserved” units within two years from adoption of Housing Element. Complete Development Code amendments within one year of adoption of this element.	The City does not have any agricultural land within city limits. Employee housing is not precluded but also is not specifically called out in the Development Code. The City pl+D12:D33anned to review its Development Code during 2019 to address Health and Safety Code Sections 17021.5 and 17021.6; however, staff turnover did not allow the City to address this in 2019. The City has not yet developed procedures and guidelines for establishing income eligibility for the "reserved" units. The City amended the Development Code in 2013 to allow for “group residential,” which includes single-room occupancy units in the Medium Density Residential and High Density Residential zoning districts. The City is undertaking efforts in 2020 to amend its Zoning Code to allow residential care facilities in the Office zoning district to expand opportunities for special needs housing. The City will also amend provisions of the Mixed Use Corridor district to related to validate and protect existing single family homes.

1.2 Revise Growth Management Allocation Ordinance	Expedite the residential development approval process for affordable housing.	1 year, Revise Growth Management Allocation Ordinance within a year of adoption of this Housing Element and evaluate implementation by the end of the planning period.	The City is in the process of modifying its Growth Management Allocation Ordinance to exempt housing units affordable to extremely low-, very low-, and low-income households with long-term affordability restrictions. The City plans to make these modifications by the end of 2020. The City is studying impediments to development that might result from the Growth Management Ordinance and will adopt amendments to the implementation practices of the Growth Management Ordinance to facilitate approval of new residential development. The City understands and acknowledges that state law would preclude affordable housing from being restricted by the Growth Management Allocation Ordinance.
1.3 Personal Security Standards	Reduce the susceptibility of residential properties and neighborhoods to criminal activity and increase residents' perception of personal safety.	As projects are submitted	The City continues to implement project design as part of the development process.
1.4 Land Inventory	Increase the potential for infill development, thereby reducing the need to prematurely annex land and convert agricultural land to urban use.	Maintain a current land vacant residentially zoned land, as projects are approved.	The City will continue to keep the most recent Housing Element with the related housing land inventory map online so that the public and developers can access this inventory from the City's website. (https://www.lodi.gov/DocumentCenter/View/40/2015-to-2023-Housing-Element-PDF?bidId=)

1.5 Pursue State and Federal Funds in Support of Housing Construction	20 extremely low-, 50 very low-, and 50 low-income housing units.	For Action a., annual meetings, 2015–2023; for Action b., quarterly each year, depending on funding deadlines for specific state and federal programs, 2015–2023; for Action c. semi-annual review and assessment of funding opportunities based on (1) funding cycles and eligible activities for various state and federal programs, (2) projects and programs proposed to the City for state or federal funding, and (3) City staff capacity to prepare funding requests.	a. The City receives CDBG funding which can be used to assist with housing construction. As part of the annual funding cycle, each year the City reaches out to various organizations and agencies to solicit applications for affordable housing development projects or related housing support services. The City also conducts consultations with these groups as part of its annual community needs assessment and Annual Action Plan, including the 2019-2020 Annual Action Plan. Additionally, City staff attends monthly Lodi Committee on Homelessness (LCOH) meetings to stay engaged and supportive of local and regional efforts to house and serve homeless and low-income households. Members of the committee include homeless service/housing providers. This committee continually looks for funding and opportunities to partner with agencies. As a result of such efforts, the City applied and received a $1.25 million grant under the Homeless Emergency Aid Program (HEAP) for providing permanent housing for recently homeless person and families. Funds will pay for construction of approximately five tiny homes, and off-site support services will be available to those living in the homes. The grant's success is due to the support of the LCOH and three local homeless social service providers, in addition, to a partnership with the local Housing Authority of the County of San Joaquin (Housing Authority) that will provide construction, management, operations and maintenance of the tiny homes. Find more details about LCOH activities here: http://www.lodi.gov/940/Homelessness b. The City assisted Eden Housing with efforts to secure funding for the development of an 80-unit, affordable senior housing project on Tienda Drive. This project was finished in 2018. The City also continues to meet with the San Joaquin County Housing Authority to discuss potential affordable housing projects, opportunities to partner on those projects, and invites it to apply for CDBG grant funds and to participate in the process of applying for CDBG funds in connection with the City. c. The Housing Authority can apply for funding on an annual basis for CDBG funds, but has not applied in recent years. Additionally, the City and Housing Authority decided to partner on a 2019 HOME grant application for rehabilitation of multi-family affordable
1.6 Encourage Efficient Use of Land for Residential Development	Preserve agricultural land and reduce the amount of land needed to meet future urban growth needs.	Require fee payment as mitigation, ongoing (2015–2023); enforce Urban Reserve designation and contiguity requirements when this Housing Element is adopted.	The City is working to adopt a Right-to-Farm Ordinance by the end of the Housing Element planning period and has a program in the General Plan requiring 1:1 mitigation to protect and conserve agricultural lands. The impacts resulting from conversion of agricultural land conversion to urban uses are mitigated through the City's participation in the San Joaquin County Multi Species Conservation Plan.

1.7 Provide Rental Assistance	Increase rental property owner awareness of, and participation in, rental assistance programs.	Distribution of Housing Choice Voucher Program information, current and ongoing, 2015–2023; create website link to Housing Authority website within two years of adoption of this Housing Element, maintain link thereafter, 2015–2023.	Due to staff turnover and a redesign of the City's website, the activities in the program were deferred. The City expects to fulfill this program, before the end of 2020.
1.8 Focus on Neighborhood Improvement Initiatives	Improve the City's ability to focus on the implementation of housing and neighborhood improvement programs.	Current and ongoing, 2015–2023	Due to budget constraints and decline in City revenue, the City decided to remove the Neighborhood Services Manager (NSM) position and to hire a part-time CDBG program consultant instead. The implementation of housing and neighborhood improvement programs is now completed through the combined efforts of the Community Development Director, City Manager's Office, consultants, Lodi Committee on Homelessness, Lodi Improvement Committee, City staff, and other volunteers. • The City allocated CDBG and City dollars to fund the Asset-Based Community Development (ABCD): Love Your Block program which supports capacity building and resident leadership in low-income neighborhoods, as well, a mini-grant program for resident driven community improvement projects. The City just completed its 3rd program cycle and plans to begin 4rd program cycle in 2020. • The City's Lodi Improvement Committee is commissioned with the purpose of maintaining and improving the quality of life and appearance of Lodi for all residents. The Committee form annual goals and works towards those ends including: community safety programs, community garden, immigration services; property improvement program, and more. • The LCOH continues to advocate for a low-bar, housing first, emergency shelter in Lodi. Please see agenda minutes for discussions: http://www.lodi.gov/940/Homelessness • The City attempted to establish a neighborhood revitalization area but decided to not pursue because existing CDBG programs were adequately addressing community needs.

1.9 Annex Land to Accommodate Future Housing Needs as Necessary	Increase the City's residential development capacity to accommodate its share of the region's future housing construction needs. of the region's future housing construction needs.	Pursue discussions with property owners about annexation, as appropriate according to housing needs, but no later than the end of the planning period in 2023. in 2023.	The City is currently in discussions with property owners regarding potential annexations and will begin the process of updating its Sphere of Influence and Municipal Services Review in 2020 to allow consideration of annexations.
1.(10)	24 homebuyers: 4 very low-, 10 low-, and 10 moderate-income housing units.	Current and ongoing, 2015–2023; provide website link within one year of adoption of this Housing Element and continue to provide information at the public counter; Neighborhood Services Manager to meet with local realtors within one year of adoption of this Housing Element.	The first-time homebuyer program was cancelled due to unfavorable market conditions. City is in process of implementing a housing rehab program and continues to support graffiti abatement through CDBG funds. The City discusses other affordable housing development opportunities with local social service providers and agencies. As a result, the City discussed potential opportunities with Salvation Army and Lodi House. Additionally, the City discussed partnership with the Housing Authority on a HOME grant application for rehabilitation of a multi-family apartment; however, the application has been postponed until 2020 due to project schedule.
1.11 Promote the City's Multifamily Housing Development Standards	Increase awareness of the City's multifamily development standards.	Current and ongoing (2015–2023); information is currently available on the City's website and at the public permit counter. The City also encourages preapplication meetings. These practices will continue indefinitely. A notice of the City's multifamily development standards will be distributed to industry organizations within six months of the adoption of this Housing Element.	The City continues to provide information regarding the multifamily development standards, both on the City's website and at the public permit counter. The City worked with Eden Housing on the development of an 80-unit, affordable senior housing project as well as on Rubicon at Reynolds Ranch, a 156-unit apartment project, Revel at Reynolds Ranch, a 142-unit market-rate senior project, and a few other medium-density projects. The City is very active in developing housing other than conventional single-family homes. The City's multifamily development standards were distributed to the Building Industry Association.

1.12 Subdividing Large Sites for Lower-Income Households	Facilitate parcel sizes that that are developable for multifamily affordable housing and consistent with recommendations/requirements of state, federal, and local financing programs.	Determine appropriate incentives within one year of adoption. Provide incentive throughout planning period, as projects are submitted to the Planning Division.	The City has not had any developer interest on large sites but would provide assistance if a project came forward.
2.1 Evaluate Applications for the Demolition of Residential Structures	Maintain or replace existing affordable housing.	Complete review within six months of adoption of this Housing Element; implement new review procedures within one year of adoption of this Housing Element; ongoing thereafter, based on proposals.	As part of the City's policies and procedures, the proponent must apply for a permit; the City reviews what is being demolished.
2.2 Assist the Eastside Area with Housing Rehabilitation and Code Enforcement	Improvement of 750 units (including private investment to correct code violations) over the planning period of this Housing Element: 250 extremely low /very low, 250 low, and 250 moderateincome.	Current and ongoing, 2015–2023.	The City combines the efforts of code enforcement and housing rehabilitation assistance to focus on the CDBG target area, which includes the eastside neighborhoods. The City has one full-time staff person working on graffiti abatement. The City's housing rehabilitation program provides small grants of $10,000 for minor rehabilitation. While this program will be promoted in the CDBG target area, the eastside neighborhoods are included in this CDBG target area.
2.3 Implement Property Maintenance and Management Standards	Eliminate substandard building and property conditions.	Code enforcement on both complaint and proactive basis; current and ongoing, 2015–2023.	The City continues to implement standards for private property maintenance. In addition, the City's Graffiti Abatement program continues to help reduce blight by cleaning up tagged properties in targeted low-income areas. The City's program cleans up these sites within a day or two, or on the same day in some instances, which benefits not only the property but prevents secondary tags. The program runs year-round. Graffiti abatement has helped preserve neighborhood property values and maintain housing stock in the city. During program year 2018-19, the City removed 1,510 instances of graffiti in the CDBG target area (low/mod census tract.) In the first half of the 2019-2020 program year, the City removed 893 instances of graffiti in the CDBG target area.

2.4 Conduct a Housing Condition Survey	Document housing conditions and establish priorities for future code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts.	Complete survey and report to City Council before the start of the next planning period.	The City has not conducted a housing conditions survey but does use its code enforcement officers to monitor and track housing conditions. In addition, housing conditions are documented in the City's 2015 Analysis of Impediments to Fair Housing Choice. The City has had difficulty with this program due to staff turnover and the addition of a new Community Development Director in February 2019.
2.5 Preserve Affordable Rental Housing	To preserve affordable rental housing units.	Implement this program as necessary.	The City does not currently have any affordable units at risk of converting to market rate.
2.6 Target the Eastside Area for Use of Funds for Public Improvements	Preserve and improve the Eastside area.	Annual CDBG allocation, maintain zoning, 2015–2023.	The City continues to use its annual CDBG allocation for several public improvement projects: Alley Improvement Project – This project improves alleyways that suffer from damaged pavement and poor drainage by removing existing pavement, installing proper drainage systems, and repaving each alleyway. The 2017 and 2018 alley projects were completed. The 2020 project is underway. Blakely Swim Complex/Shade Structure – This project improved the swimming complex at the park which is also the location of Lodi Boys and Girls Club. This project was completed in 2019. Blakely Restroom Project - This project will construct a bathroom at Blakely Park. Construction will be completed in 2020.
3.1 Collect Development Impact Fees and Enforce Improvement Requirements	Reduce impact fees for multi-family projects based on actual project densities.	Annually review fees.	The City continues to collect a unified development impact fee to pay for off-site public facilities and services needed for residential development, and requires that residential developers continue to provide on-site infrastructure to serve their projects. The City reviews its fee structure annually.
3.2 Ensure Adequate Public Services for Residential Development	Provide public facilities and services meeting minimum City standards.	Annually during housing allocation process, 2015–2023.	The City will continue to use its Growth Management Allocation Ordinance to ensure that the pace of development is consistent with the City's and other public facility and service providers' abilities to provide public facilities and services and maintain minimum facility and service standards for the entire community.
3.3 Use of CDBG Funds	The City will continue to use CDBG funds to upgrade public facilities and services in older neighborhoods.	(See Program 1.8 for implementation.)	The City continues to use CDBG funds to upgrade public facilities and services in older neighborhoods. Refer to Program 2.6.

3.4 Provide Park and Recreation Facilities	see General Plan Policy P-P20	see General Plan Policy P-P20	General Plan Policy P-P20 requires the City to address park dedication and new development impact fees as part of the Zoning Ordinance and Subdivision Regulations Update, to ensure compliance with the General Plan park and open space standard of 8 park acres per 1,000 residents. The City Council adopted the Lodi Impact Mitigation Fee Program dated on August 2012. The Program requires developers to pay a fee per unit based on density that would be used for the development of park facilities to meet the General Plan standard.
3.5 Support Transit Facilities and Transit-Oriented Development	Increase housing opportunities near transit facilities and encourage forms of travel other than private vehicles. All income groups will be targeted for TOD housing. However, extremely low-and very low-income households that may rely on transit as their primary transportation mode should be prioritized.	For Action a., annually, prior to the adoption of a City budget, 2015–2023; for Action b., within one year of adoption of this Housing Element, designate infill opportunities and identify and adopt zoning amendments that are needed and appropriate to develop in infill opportunity zones within two years of adoption of this Housing Element; for Action c., within two years of adoption of this Housing Element, conduct one or more community meetings ; for Action d., ongoing.	a. Rubicon at Reynolds Ranch, a 156-unit apartment project, is a transit-oriented development which was completed in 2018. b. The City designated infill opportunities and identified and adopted zoning amendments to develop within infill opportunity zones in 2013. The City's mixed-use zones are very flexible. c. As part of the 2013 update to the City's Development Code, several community meetings were held to explain the benefits and implications of infill zone designation for development opportunities. General discussion is also ongoing with the development community. The City endorses mixed-use development. d. The City is implementing the Transit-Oriented Development Design Guidelines to guide development in the Downtown area.

4.1 Promote Fair Housing Services	Provide information on fair housing law to the public and support landlordtenant mediation services.	Current and ongoing, 2015–2023; annual community event for display of fair housing information within one year of adoption of this Housing Element; fair housing links will be provided on the City's website within two years of adoption of this Housing Element.	The City completed its Analysis of Impediments to Fair Housing Choice in 2015,which was accepted by US Department of Housing's Office of Fair Housing and Equal Opportunity. San Joaquin Fair Housing (SJFH) provided fair housing assistance, including education, counseling, and mediation services to the residents of San Joaquin County. SJFH assisted 489 Lodi households in the 2018-2019 program year and hosted four resident fairs in Stockton, Tracy, and Thornton. The program goals are to ensure fair housing, and to teach and advocate tenant and landlord rights and responsibilities regarding providing and maintaining adequate and safe housing. SJFH helped mediate conflicts between tenants and landlords and provided educational opportunities. By educating both tenants and landlords, the program works to assist in the process of mitigating housing discrimination in Lodi and promoting fair housing opportunities regardless of a person's disability, religion, race/ethnicity, color, country of origin or ancestry, age, sex, gender identification/expression, familial status, source of income, marital status, or sexual orientation. In the first half of the 2019-2020 program year, SJFH assisted 180 Lodi households.
4.2 Regulate Condominium Conversion	Minimize the impact of displacement of very low-, low-, and moderateincome households and assure safety of converted units.	Ongoing, 2015 – 2013 and as conversions come forward.	The City continues to regulate the conversion of rental housing to condominiums, although no conversions have occurred.
4.3 Pursue Regional Solutions to Homeless Needs	Provide regional solutions to homelessness through assistance to nonprofit organizations and the County who work on solutions to end homelessness in the region.	Current and ongoing, 2015–2023; annual review of applications by nonprofit organizations for use of City's share of CDBG funds.	In an effort to continue to support regional solutions to homelessness through its collaboration with the Salvation Army, the City has formed a committee on homelessness, which is citywide and regional. This committee meets on a monthly basis to address both local and regional homeless issues. The City and committee helped form a new homeless liaison position at the County. The new homeless liaison began in 2018. For more details of the LCOH efforts, see the webpage: http://www.lodi.gov/940/Homelessness.

4.4 Educate the Public About Affordable Housing	Provide information to the community about the benefits of affordable housing.	Continue to provide a newsletter and conduct at least two workshops during the Housing Element planning period.	The City's Annual Action Plan and the City's Housing Element both provide information on the City's efforts to promote affordable housing. Both of these documents are available on the City's website. Annual Action Plan https://www.lodi.gov/DocumentCenter/View/154/Annual-Action-Plan-PDF?bidId= Housing Element https://www.lodi.gov/DocumentCenter/View/40/2010-to-2016-Housing-Element-PDF?bidId= Additionally, the Lodi Improvement Committee holds workshops with residents annually for the development of the City's Annual Action Plan.
4.5 Incentivize Affordable Housing Development	Facilitate the development of affordable housing opportunities in the city.	Investigate possible incentives for facilitating the development of affordable housing and present findings to the City Council within one year of the adoption of this Housing Element. The Development Code and Growth Management Allocation Ordinance update will be completed within one year of the adoption of this Housing Element.	The City has a reduced fee schedule for high-density housing, and impact fees could be reduced further for projects affordable to lower-income households. In addition, City staff promotes infill higher-density projects which by design have a greater affordability Additionally, on June 3, 2020, the City Council authorized the City Manager to draft a 2020 Permanent Local Housing Allocation (PLHA) grant application. Funds from this grant would be used to facilitate the increase the supply of affordable housing in the City.
4.6 Facilitate the Development of Project-Based Section 8 Units	Facilitate the development of affordable and senior housing opportunities in the city.	Hold a meeting and work with local nonprofits to secure project-based Section 8 funding within a year and a half of adoption of this Housing Element.	The City works with nonprofit developers to secure project-based Section 8 funding but did not apply because there was not an available project. The City continues to work with the Housing Authority to find projects.

5.1 Promote Energy Efficiency and Weatherization Improvements for Older Homes	Increase energy efficiency in older homes.	Current and ongoing, 2015–2023.	The City plans to promote energy conservation and weatherization improvements as eligible activities under the Lodi Housing Rehabilitation Program. The program administration began in 2018 and is now in process. Additionally, the City's utility, Lodi Electric, offers energy conservation programs. A direct link to Lodi Electric's webpage is provided on the City's website. https://www.lodi.gov/818/Attention-Discounts-Incentives-and-Rebat
5.2 Energy Conservation for New Homes	Increase energy efficiency in the design and construction of new homes.	Current and ongoing, 2015–2023, as part of review of planning and building permit applications.	The City continues to enforce state requirements for energy conservation.
Program 5.3: Encourage Use of Solar Devices Through Voluntary Incentives Program (see Program C P40 in the Conservation Element)	See Program C P40 in the Conservation Element.	Current and ongoing, 2015-2023	Program C P40 in the Conservation Element calls for the City to reduce energy consumption within City government facilities and motor fleets. City is currently implementing Program C-P40 and encouragi+D40+D40:D43

Jurisdiction	Lodi	
Reporting Period	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Lodi	
Reporting Period	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1+
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	Lodi	
Reporting Period	2019	(Jan. 1 - Dec. 31)

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1						**4**
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Lodi	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		490
Total Units		**490**

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	3
Number of Proposed Units in All Applications Received:	46
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

AGENDA ITEM C-13

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Accept Improvements Under Contract for 2019 Pavement Crack Sealing Project

MEETING DATE: July 15, 2020

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Accept improvements under contract for 2019 Pavement Crack Sealing Project.

BACKGROUND INFORMATION: The primary cause of asphalt failure is water infiltration into the street subgrade. Crack sealing is one of the most basic, and important, preventive street maintenance practices. This contract supplements work performed by Street Division crews to maximize the street area sealed each year.

This project consisted of thoroughly cleaning and sealing the existing transverse and longitudinal cracks in pavement surfaces and included other incidental and related work as described in the specifications.

The contract was awarded to Graham Contractors, Inc., on January 15, 2020, in the amount of $46,482. The contract has been completed in substantial conformance with the specifications approved by City Council on November 06, 2019. Locations are shown on Exhibit A. The final contract price was $46,082 with no change orders.

Following acceptance by the City Council, as required by law, the City Engineer will file a Notice of Completion with the County Recorder's office. The notice serves to notify vendors and subcontractors that the project is complete and begins their 30-day period to file a stop notice requiring the City to withhold payments from the prime contractor in the event of a payment dispute.

FISCAL IMPACT: By increasing the crack sealing effort, the useful life of City streets will be extended. This project does not impact the General Fund.

FUNDING AVAILABLE: This project was funded by TDA Streets.

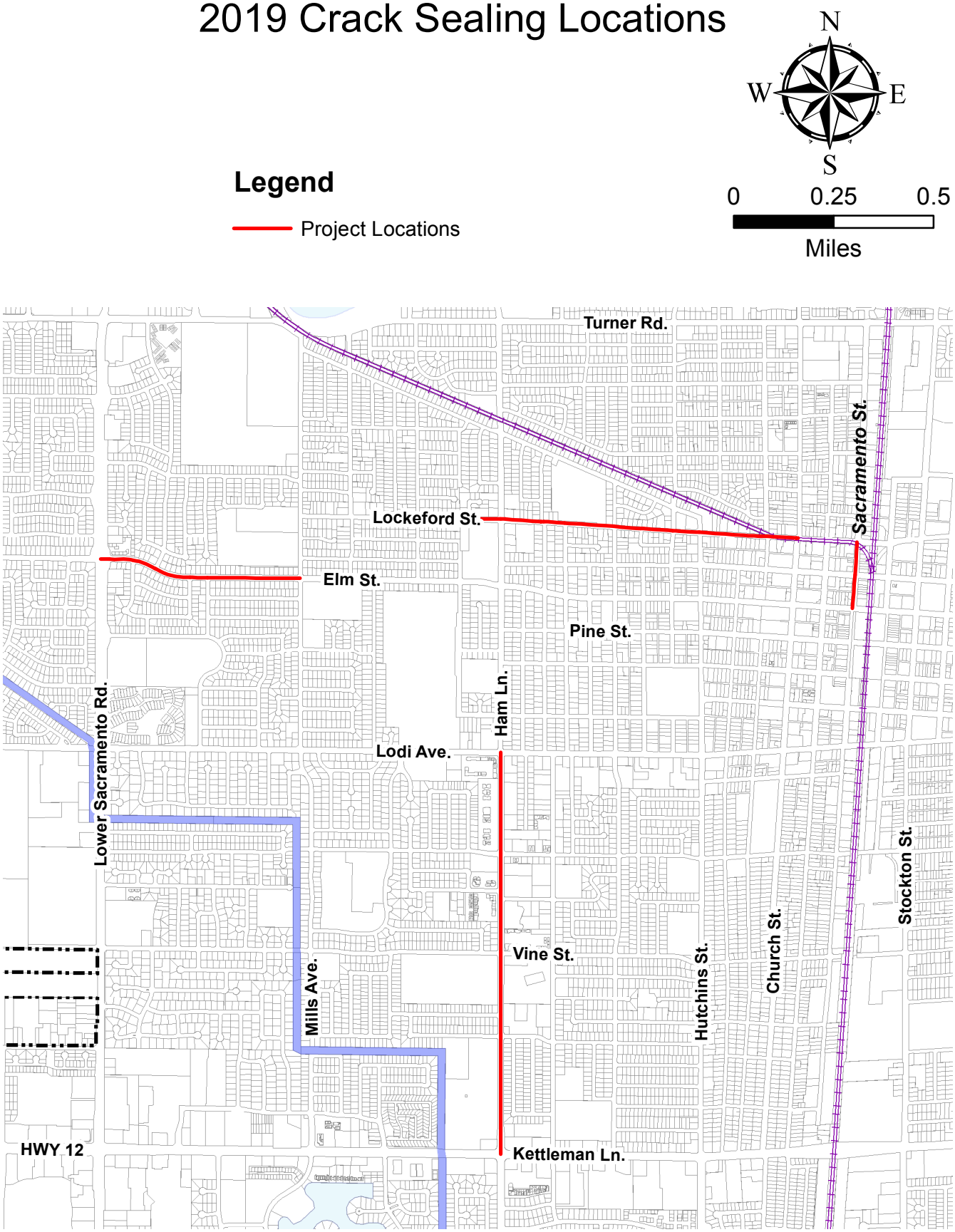
Charles E. Swimley, Jr.
Public Works Director

Prepared by Alice Bernardino, Assistant Engineer
CES/AB/tc
Attachment

cc: Utility Superintendent

APPROVED: _____
Stephen Schwabauer, City Manager

EXHIBIT A
2019 Crack Sealing Locations



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AGENDA ITEM **C-14**

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Adopt Resolution Accepting Public Improvements of Reynolds Ranch Water Tank Project

MEETING DATE: July 15, 2020

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt resolution accepting public improvements of Reynolds Ranch Water Tank Project.

BACKGROUND INFORMATION: Per the approved Reynolds Ranch Water Master Plan, the developer is required to install a domestic water well to supplement the water demand and provide reliable fire flow to the entire Reynolds Ranch Development. The developer, Skinner Ranch Holdings, L.P. (Developer), had not been successful finding a suitable site to construct the domestic water well inside the Reynolds Ranch Development area. Developer proposed to construct a one-million gallon water storage tank in lieu of the water well. The water tank will operate by storing water during low-demand periods; then utilize that storage to accommodate peak-flow demands and required fire flow demand for the entire Reynolds Ranch Development.

The project site is located at 2459 Maggio Circle, next to the Well 23 site on Harney Lane, as shown in Exhibit A. The project consists of a one-million gallon steel water storage tank, booster pump station, and other miscellaneous site improvements. The project site, and all required access easements, have been dedicated to the City. Photos of the completed project are shown in Exhibit B.

The water tank improvements are now completed in conformance with the approved public improvement plans and the Developer has furnished the necessary two-year warranty bond.

Staff recommends accepting public improvements of Reynolds Ranch Water Tank Project.

FISCAL IMPACT: There will be an overall increase in long-term maintenance costs for the water tank facilities.

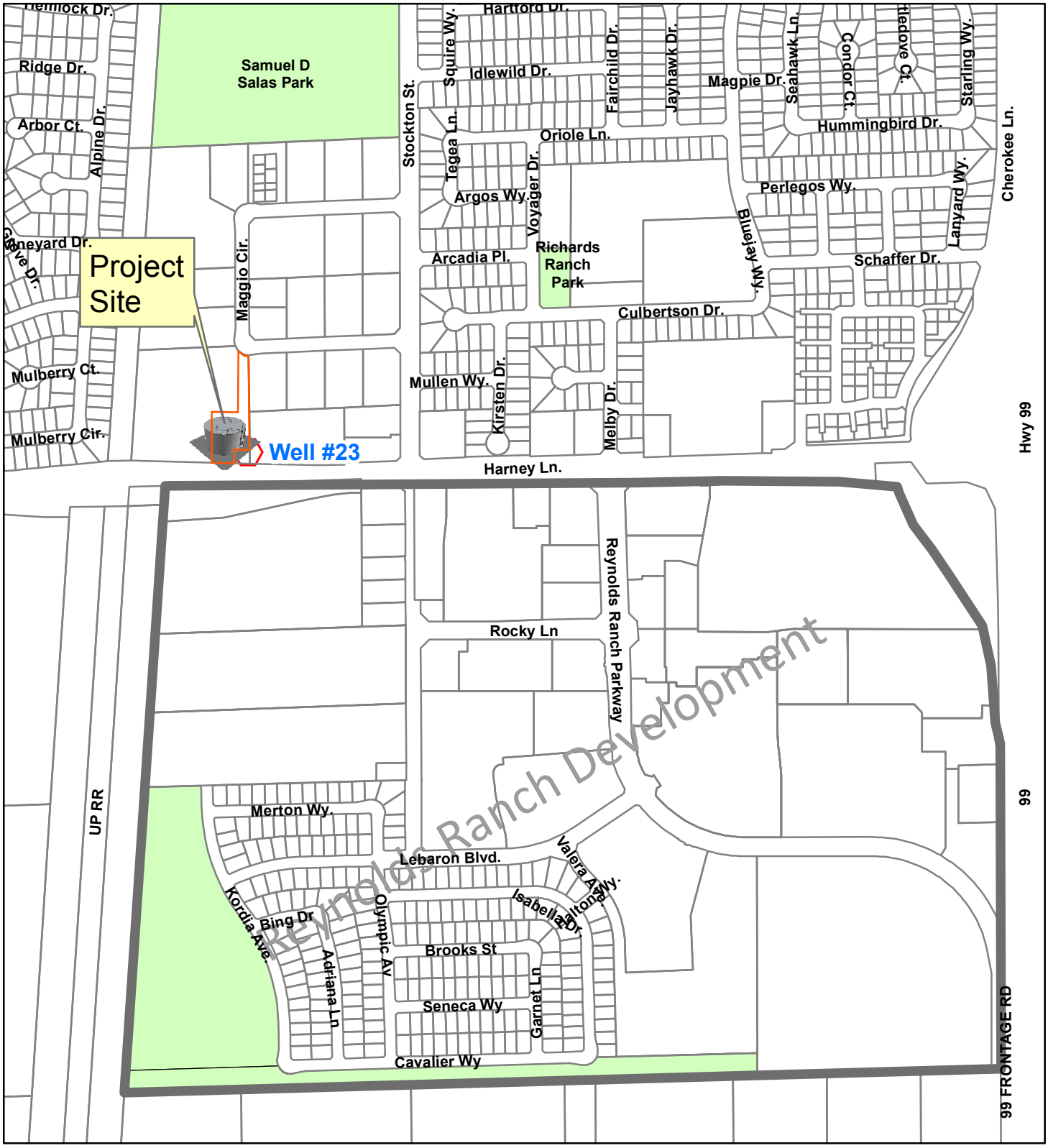
FUNDING AVAILABLE: Not applicable.

Charles E. Swimley, Jr.
Public Works Director

Prepared by Lyman Chang, City Engineer/Deputy Public Works Director
CES/LC/tc
Attachments

cc: City Attorney
City Engineer / Deputy Public Works Director
Skinner Ranch Holdings, L.P.
Assistant Engineer, Kiriu
Utilities Manager
Public Works Management Analyst
Construction Manager

APPROVED: _____
Stephen Schwabauer, City Manager



Legend

Water Tank and Pump Station

Well Site

EXHIBIT A
Reynolds Ranch Water Tank
Vincity Map

N
W E
S

1 inch = 600 feet

Path: K:\WP\DEV_SERV\Developments\Reynolds Ranch\Water Tank\Site Map.mxd

Exhibit B

COMPLETED REYNOLDS RANCH WATER TANK PROJECT

When Recorded Please Return to:
Lodi City Clerk
P.O. Box 3006
Lodi, CA 95241-1910

RESOLUTION NO. 2020-____

A RESOLUTION OF THE LODI CITY COUNCIL
ACCEPTING PUBLIC IMPROVEMENTS OF
REYNOLDS RANCH WATER TANK PROJECT

==========

WHEREAS, per the approved Reynolds Ranch Water Master Plan, the developer is required to install a domestic water well to supplement the water demand and provide reliable fire flow to the entire Reynolds Ranch Development; and

WHEREAS, Developer proposed to construct a one-million gallon water storage tank in lieu of the water well. The water tank will operate by storing water during low-demand periods; then utilize that storage to accommodate peak-flow demands and required fire flow demand for the entire Reynolds Ranch Development; and

WHEREAS, the project site is located at 2459 Maggio Circle, next to the Well 23 site on Harney Lane; and

WHEREAS, staff recommends accepting public improvements of Reynolds Ranch Water Tank Project.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby accept public improvements of Reynolds Ranch Water Tank Project.

Dated: July 15, 2020

==========

I hereby certify that Resolution No. 2020-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 15, 2020, by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk

AGENDA ITEM **C-15**

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Adopt Resolution Adopting Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Lodi Lake Riverbank Stabilization and Restoration Project

MEETING DATE: July 15, 2020

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt resolution adopting Mitigation Negative Declaration and Mitigation Monitoring and Reporting Program for Lodi Lake Riverbank Stabilization and Restoration Project.

BACKGROUND INFORMATION: A portion of the riverbank on the Mokelumne River that runs along the northern boundary of Lodi Lake Park, has been severely eroded in the past years and is threatening park facilities. The erosion has exposed irrigation lines, tree roots, and is causing collapse of concrete retaining wall structures.

To address the erosion, the City has applied for and received a $1,000,000 State grant to perform repair and restoration work along the eroded portions of riverbank within Lodi Lake Park. The grant will be used to provide engineering services and construction of the necessary improvements to repair and restore the riverbank. Because the work impacts the Mokelumne River, the design and permitting requirements associated with this project are specialized and work is being conducted by an outside consultant.

Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15063, an Initial Study (IS) was prepared to assess the potential adverse environmental effects of the proposed project. The IS concluded that potentially significant environmental effects could occur from the project in the areas of biological resources, cultural resources, geology and soil, hydrology and water quality, noise, and tribal cultural resources. However, mitigation measures were identified that would reduce these potential significant impacts to less than significant level.

Pursuant to CEQA Guideline Section 15070, a Draft Mitigation Negative Declaration (MND) was prepared and was filed with the State Clearinghouse and the San Joaquin Recorder office. The draft MND was circulated for public review April 28, 2020 through May 28, 2020. Comments were received during the public review period. The comments did not introduce any new significant environmental impacts beyond those already presented in the Draft MND. Staff did make some clarifications and prepared a Final MND and Mitigation Monitoring and Reporting Program. The project is still under the permit phase and staff will bring the project back for Council approval and advertisement for bid when the design documents are ready.

Staff recommends adopting Mitigation Negative Declaration and Mitigation Monitoring and Reporting Program for Lodi Lake Riverbank Stabilization and Restoration Project.

FISCAL IMPACT: There is no impact to the General Fund.

APPROVED: _____
Stephen Schwabauer, City Manager

FUNDING AVAILABLE: Not applicable.

Charles E. Swimley, Jr.
Public Works Director

Prepared by Lyman Chang, Deputy Public Works Director/City Engineer
CES/LC/tc

RESOLUTION NO. 2020-____

A RESOLUTION OF THE LODI CITY COUNCIL ADOPTING MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR LODI LAKE RIVERBANK STABILIZATION AND RESTORATION PROJECT

==========

WHEREAS, a portion of the riverbank on the Mokelumne River that runs along the northern boundary of Lodi Lake Park, has been severely eroded in the past years and is threatening park facilities; and

WHEREAS, to address the erosion, the City has applied for and received a $1,000,000 State grant to perform repair and restoration work along the eroded portions of riverbank within Lodi Lake Park; and

WHEREAS, pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15063, an Initial Study was prepared to assess the potential adverse environmental effects of the proposed project. The Initial Study concluded that potentially significant environmental effects could occur from the project in the areas of biological resources, cultural resources, geology and soil, hydrology and water quality, noise, and tribal cultural resources. However, mitigation measures were identified that would reduce these potential significant impacts to less than significant level; and

WHEREAS, pursuant to CEQA Guideline Section 15070, a Draft Mitigation Negative Declaration (MND) was prepared and was filed with the State Clearinghouse and the San Joaquin County Recorder's office. The draft MND was circulated for public review April 28, 2020 through May 28, 2020. Comments were received during the public review period. The comments did not introduce any new significant environmental impacts beyond those already presented in the Draft MND; and

WHEREAS, staff recommends that the City Council adopt the Mitigation Negative Declaration and Mitigation Monitoring and Reporting Program for Lodi Lake Riverbank Stabilization and Restoration Project.

.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby adopt the Mitigation Negative Declaration and Mitigation Monitoring and Reporting Program for Lodi Lake Riverbank Stabilization and Restoration Project.

Dated: July 15, 2020

==========

I hereby certify that Resolution No. 2020-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 15, 2020 by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk

AGENDA ITEM **C-16**

CITY OF LODI
COUNCIL COMMUNICATION
™

AGENDA TITLE: Adopt Resolution Requesting Consent of San Joaquin County Board of Supervisors to Renew the Lodi Tourism Business Improvement District, and Grant the City of Lodi Jurisdiction for all Purposes in Connection with Creation, Operation, and Future Renewals of the Renewed Lodi Tourism Business Improvement District

MEETING DATE: July 15, 2020

PREPARED BY: Business Development Manager

RECOMMENDED ACTION: Adopt resolution requesting consent of San Joaquin County Board of Supervisors to renew the Lodi Tourism Business Improvement District, and grant the City of Lodi jurisdiction for all purposes in connection with creation, operation, and future renewals of the renewed Lodi Tourism Business Improvement District.

BACKGROUND INFORMATION: The City desires to begin proceedings to renew the Lodi Tourism Business Improvement District ("LTBID"), and certain tourism business owners have requested that the City Council renew the LTBID which would otherwise expire on September 30, 2020. The LTBID includes a portion of territory in County Service Area #31 known as "Flag City", which is proposed to continue to be included in the renewed LTBID boundaries of San Joaquin County (the "County"), as shown on the map attached hereto as Exhibit A and incorporated herein.

The area of the County which lies within the boundaries of the renewed LTBID will, in the opinion of the City, be benefited by the improvements and activities, and the purpose sought to be accomplished by the work can best be accomplished by a single comprehensive scheme of work.

In accordance with Part 7 of the Property and Business Improvement District Law of 1994, Chapter 2, Establishment Section 36620.5, a City may not form a district within the unincorporated territory of a county without the consent of the Board of Supervisors of that county.

The attached resolution requests the consent of San Joaquin County Board of Supervisors to renew the Lodi Tourism Business Improvement District, as well as grant the City of Lodi jurisdiction for all purposes in connection with creation, operation and future renewals of the renewed Lodi Tourism Business Improvement District.

The attached resolution is a companion resolution to Lodi City Council Resolution No. 2020-137 adopted on June 17, 2020, which declared the City's intention to renew the LTBID.

FISCAL IMPACT: This Resolution does not have a direct fiscal impact, but marketing efforts are expected to increase tourism revenues in an unknown amount.

FUNDING AVAILABLE: Not Applicable.

Astrida Trupovnieks Business Development Manager	Stephen Schwabauer City Manager

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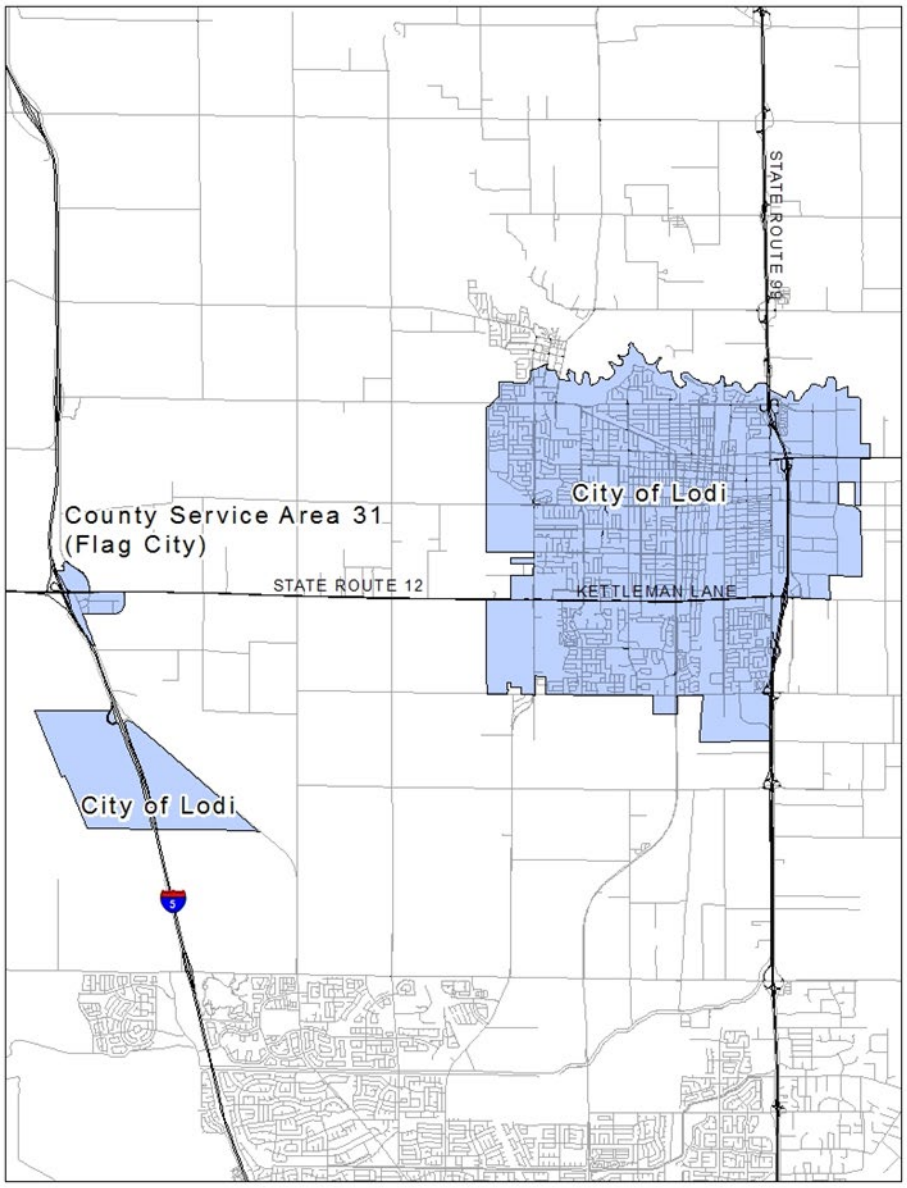
APPROVED: _____
Stephen Schwabauer, City Manager

Exhibit A
Boundary Map



RESOLUTION NO. 2020-____

A RESOLUTION OF THE LODI CITY COUNCIL REQUESTING CONSENT OF THE COUNTY OF SAN JOAQUIN BOARD OF SUPERVISORS TO RENEW THE LODI TOURISM BUSINESS IMPROVEMENT DISTRICT AND TO GRANT CITY OF LODI JURISDICTION FOR ALL PURPOSES IN CONNECTION WITH CREATION, OPERATION AND FUTURE RENEWALS OF THE LODI TOURISM BUSINESS IMPROVEMENT DISTRICT

==========

WHEREAS, the City Council of the City of Lodi desires to begin proceedings to renew the Lodi Tourism Business Improvement District ("LTBID");

WHEREAS, certain tourism business owners have requested that the Lodi City Council (the "Council") renew the LTBID; and

WHEREAS, a portion of the territory, County Service Area #31 also known as "Flag City", proposed to continue to be included in the renewed LTBID lies within the boundaries of the County of San Joaquin (the "County"), as shown on the map attached hereto as Exhibit A and incorporated herein; and

WHEREAS, the area of the County which lies within the boundaries of the renewed LTBID will, in the opinion of the Council, be benefited by the improvements and activities, and the purpose sought to be accomplished by the work can best be accomplished by a single comprehensive scheme of work; and

WHEREAS, In accordance with Part 7 of the Property and Business Improvement District Law of 1994, Chapter 2, Establishment Section 36620.5, a City may not form a district within the unincorporated territory of a county without the consent of the Board of Supervisors of that county.

NOW, THEREFORE, be it resolved by the City Council of the City of Lodi that:

Section 1: The above recitals are true and correct.

Section 2: Consent of the County, through its Board of Supervisors, is hereby requested to renew the LTBID, and to grant to the City of Lodi jurisdiction for all purposes in connection with creation, operation and future renewals of the renewed Lodi Tourism Business Improvement District, known as LTBID.

Section 3: The City Clerk is hereby directed to transmit a certified copy of this Resolution to the Clerk of the Board of the County of San Joaquin.

Dated: July 15, 2020

==========

I hereby certify that Resolution No. 2020-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 15, 2020, by the following vote:

AYES: COUNCIL MEMBERS –

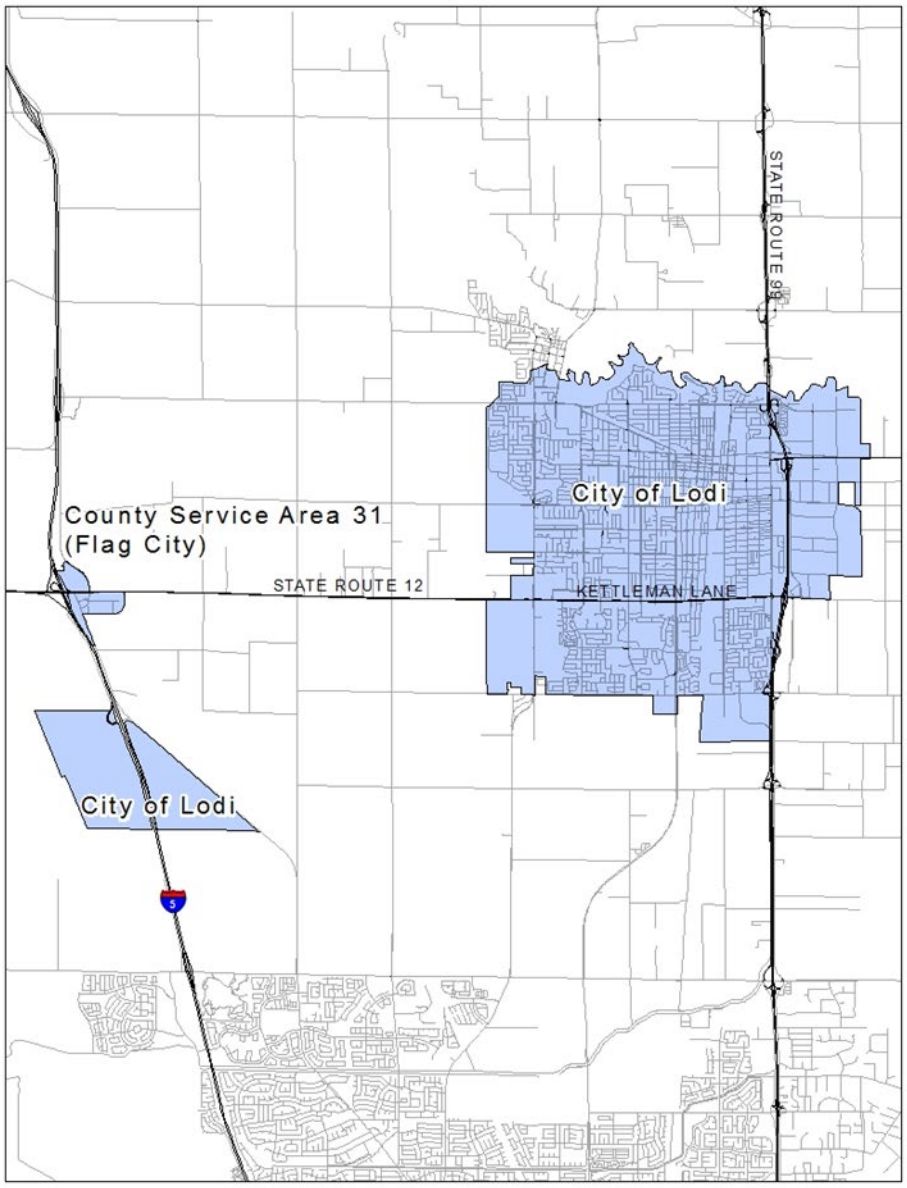
NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk

Exhibit A
Boundary Map



AGENDA ITEM **C-17**

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Adopt Resolution Approving Various Public Works Fees

MEETING DATE: July 15, 2020

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt resolution approving various Public Works fees.

BACKGROUND INFORMATION: In the past five years the State of California has implemented various legislation and Senate Bills for storm water quality control and water conservation efforts. These new regulations include Post Construction Storm Water Standards (PCSWS) and Model Water Efficient Landscape Ordinance (MWELO).

These new requirements have tremendously increased the amount of staff time in the project review and approval process. The reviewing process of PCSWS and MWELO also requires the expertise from private consultants to perform the in-depth review. The combined cost of the extra staff time and consultant contract cost exceed our regular fee collected for project review.

Staff is proposing new and updated fees to recover the extra cost. Other cities in California have implemented similar fees for unfunded State mandates of these services. The new fees are shown on Exhibit A.

Staff is also recommending to implement new fees to recover staff time on Storm Water Pollution Prevention Plans review, in the amount of $500, Master Utilities Plans Check in the amount of $2,000, Will Serve Letter in the amount of $100, Development Inquires in the amount of $550, Certificate of Compliance in the amount of $300, Certificate of Correction in the amount of $100, Traffic Handling/Lane Closure Plan review in the amount of $250, Expedite Encroachment Permit Review fee (double the permit fee), and Easement Dedication fee in the amount of $300. The new fees and the corresponding fee amounts are consistent with Stockton and other surrounding cities.

Several existing fees in the schedule have also been updated to align with the actual time staff spent on a typical service of that kind. The updated fees are in-line with what other local government agencies in the area charge. It is estimated that Public Works will recover $35,000 from the update fees in Fiscal Year 2020/21.

All the new fees listed in the Public Works Fee Schedule will be increased every July 1 by the amount of the 12-month change in the Consumer Price Index, Western Urban unadjusted.

Staff recommends approving various Public Works fees.

FISCAL IMPACT: The new fee adjustment will help balance the General Fund cost to cover the underfunded General Engineering services provided

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APPROVED: _____

Stephen Schwabauer, City Manager

FUNDING AVAILABLE: Not applicable.

Andrew Keys
Deputy City Manager/Internal Services Director

Charles E. Swimley, Jr.
Public Works Director

Prepared by Lyman Chang, Deputy Public Works Director/City Engineer
CES/LC/tc
Attachment

Cc: Public Works Management Analyst
Senior Engineering Technician
Assistant Engineer, Kiriu

EXHIBIT A

= New/Updated

Engineering Fees Changes FY 2020/2021		
Engineering Fees	Existing/ Old Fee	Proposed
Inspection on overtime callout (per hour, minimum 3 hours)	$154.00	$157.00
Inspection for Storm Drainage Permit Compliance		
Initial Monthly Construction Inspection	$215.00	$220.00
Subsequent Monthly Construction Inspection	$171.00	$175.00
Post-Construction BMP Annual Inspection	$171.00	$175.00
SWPPP Plan Check		$500
Master Utility Plan Check (up to 2 checks, 3rd check and beyond based on time & materials)		$2,000
Improvement Agreement	$2,265.00	$2,572
Improvement Agreement Addenda	$754.00	$856
Will Serve Letter		$100
Partial Project Acceptance	$333.00	$10,000
Deferred Improvement Agreement	$2,265.00	$2,313.00
Development Inquiries		$550
Annexation	$868.00	$886.00
Building Permit-Commercial/Industrial/Multi-Family	$1,162.00	$1,187.00
Building Permit-Single-Family Residential	$581.00	$593.00
Post Construction Storm Water Plan (Small Project)		$100
Post Construction Storm Water Plan (Regulated Project)		$200
Post Construction Storm Water Plan (Hydromodification Project)		$600
MWELO Compliance Plan Check (Residential)		$100
MWELO Compliance Plan Check (Subdivision, per lot)		$50
MWELO Compliance Plan Check (Non Residential)		$300
SB 5 200-YR Flood Plain Certification Fee (New Construction, per lot)		$200
Final Map Processing	$300.00	$2,200
per lot	$12.00	$20
Parcel Map Check/Processing	$373.00	$3,000
per lot	$12.00	$20
Tentative Parcel Map and Non-Residential Condominium Conversion	$1,155.00	$1,180.00
Tentative Subdivision Map	$1,444.00	$1,475.00
per lot over 5 lots	$0.00	$0.00
Certificate of Compliance		$300
Certificate of Correction		$100
Site Plan/SPARC	$578.00	$590.00
Encroachment Permits:		
Expedite Review		Double Fee
General Construction	$97.00	$250
Sidewalk/Driveway	$97.00	$99.00
Non-construction	$47.00	$48.00
Downtown Sidewalk Encroachment	$47.00	$48.00
Utility and other nonpublic construction	$97.00	$250

Traffic Handling/Lane Closure		$250
Special Events	$221.00	$226.00
Block Party	$47.00	$48.00
Public Improvement Reimbursement Agreement		
Agreement Preparation	$999.00	$1,020.00
Reimbursement Collection	$267.00	$273.00
Address Change	$76.00	$78.00
Document Fees		
Design Standards	$23.00	$23.00
Construction Specifications	$23.00	$23.00
Standard Plans	$23.00	$23.00
Prints/Copies		
Size A	$0.15	$0.15
Size B	$0.56	$0.57
Size C, D First Sheet	$5.54	$5.66
Each additional Sheet	$2.21	$2.26
Size E and Larger First Sheet	$6.64	$6.78
Each additional Sheet	$3.32	$3.39
Plans & Specs Sets for bidding (picked up)	$27.66	$28.25
Plans & Specs Sets for bidding (mailed)	$33.18	$33.89
Certified Payrolls First Sheet	$1.11	$1.13
Each additional Sheet	$0.28	$0.29
Plotted Copy of Existing Map		
Size C, D First Sheet	$17.69	$18.07
Each additional Sheet	$7.74	$7.90
Size E and Larger First Sheet	$19.91	$20.33
Each additional Sheet	$7.74	$7.90
Document preparation	$97.00	$200
Easement Abandonment (per easement)	$485.00	$1,200
Easement Dedication (per easement)		$300
Impact Mitigation Fee Payment Agreement	$755.00	$771.00
Lot Line Adjustment	$1,812.00	$1,851.00
Transportation Permit		
Single Trip	$16.00	$16.00
Annual Repetitive Route	$90.00	$90.00
Streets		
Street Name Sign	$454.00	$464.00
AC Replacement	$20.00	$20.00
AB Replacement	$13.00	$13.00
Seal Coat	$0.08	$0.12
Street Abandonment	$2,766.00	$3,140.00
Street Name Change	$485.00	$495.00

RESOLUTION NO. 2020-____

A RESOLUTION OF THE LODI CITY COUNCIL
APPROVING VARIOUS PUBLIC WORKS FEES

==========

WHEREAS, in the past five years, the State of California has implemented various legislation and Senate Bills for storm water quality control and water conservation efforts, including Post Construction Storm Water Standards (PCSWS) and Model Water Efficient Landscape Ordinance (MWELO); and

WHEREAS, these new requirements have tremendously increased the amount of staff time in the project review and approval process; and

WHEREAS, the new fees are shown on Exhibit A; and

WHEREAS, all the new fees listed in the Public Works Fee Schedule will be increased every July 1 by the amount of the 12-month change in the Consumer Price Index, Western Urban unadjusted; and

WHEREAS, staff recommends approving various Public Works fees.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve various Public Works fees on shown on Exhibit A attached hereto and made a part of this Resolution.

Dated: July 15, 2020

==========

I hereby certify that Resolution No. 2020-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 15, 2020 by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk

EXHIBIT A

Engineering Fees Changes FY 2020/2021	
Engineering Fees	Fees
Inspection on overtime callout (per hour, minimum 3 hours)	$157.00
Inspection for Storm Drainage Permit Compliance	
Initial Monthly Construction Inspection	$220.00
Subsequent Monthly Construction Inspection	$175.00
Post-Construction BMP Annual Inspection	$175.00
SWPPP Plan Check	$500
Master Utility Plan Check (up to 2 checks, 3rd check and beyond based on time & materials)	$2,000
Improvement Agreement	$2,572
Improvement Agreement Addenda	$856
Will Serve Letter	$100
Partial Project Acceptance	$10,000
Deferred Improvement Agreement	$2,313.00
Development Inquiries	$550
Annexation	$886.00
Building Permit-Commercial/Industrial/Multi-Family	$1,187.00
Building Permit-Single-Family Residential	$593.00
Post Construction Storm Water Plan (Small Project)	$100
Post Construction Storm Water Plan (Regulated Project)	$200
Post Construction Storm Water Plan (Hydromodification Project)	$600
MWELO Compliance Plan Check (Residential)	$100
MWELO Compliance Plan Check (Subdivision, per lot)	$50
MWELO Compliance Plan Check (Non Residential)	$300
SB 5 200-YR Flood Plain Certification Fee (New Construction, per lot)	$200
Final Map Processing	$2,200
per lot	$20
Parcel Map Check/Processing	$3,000
per lot	$20
Tentative Parcel Map and Non-Residential Condominium Conversion	$1,180.00
Tentative Subdivision Map	$1,475.00
per lot over 5 lots	$0.00
Certificate of Compliance	$300
Certificate of Correction	$100
Site Plan/SPARC	$590.00
Encroachment Permits:	
Expedite Review	Double Fee
General Construction	$250
Sidewalk/Driveway	$99.00

Non-construction	$48.00
Downtown Sidewalk Encroachment	$48.00
Utility and other nonpublic construction	$250
Traffic Handling/Lane Closure	$250
Special Events	$226.00
Block Party	$48.00
Public Improvement Reimbursement Agreement	
Agreement Preparation	$1,020.00
Reimbursement Collection	$273.00
Address Change	$78.00
Document Fees	
Design Standards	$23.00
Construction Specifications	$23.00
Standard Plans	$23.00
Prints/Copies	
Size A	$0.15
Size B	$0.57
Size C, D First Sheet	$5.66
Each additional Sheet	$2.26
Size E and Larger First Sheet	$6.78
Each additional Sheet	$3.39
Plans & Specs Sets for bidding (picked up)	$28.25
Plans & Specs Sets for bidding (mailed)	$33.89
Certified Payrolls First Sheet	$1.13
Each additional Sheet	$0.29
Plotted Copy of Existing Map	
Size C, D First Sheet	$18.07
Each additional Sheet	$7.90
Size E and Larger First Sheet	$20.33
Each additional Sheet	$7.90
Document preparation	$200
Easement Abandonment (per easement)	$1,200
Easement Dedication (per easement)	$300
Impact Mitigation Fee Payment Agreement	$771.00
Lot Line Adjustment	$1,851.00
Transportation Permit	
Single Trip	$16.00
Annual Repetitive Route	$90.00
Streets	
Street Name Sign	$464.00
AC Replacement	$20.00
AB Replacement	$13.00
Seal Coat	$0.12
Street Abandonment	$3,140.00
Street Name Change	$495.00

AGENDA ITEM **C-18**

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Adopt Resolution Authorizing Credit to Utility Account at 801 East Kettleman Lane ($28,136)

MEETING DATE: July 15, 2020

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt resolution authorizing credit to utility account at 801 East Kettleman Lane, in the amount of $28,136.

BACKGROUND INFORMATION: In September 2019, it was discovered that the water meter attributes for the customer located at 801 East Kettleman Lane were incorrect in the meter inventory. This error caused inaccurate meter readings and the customer had been overbilled since the meter was installed in July of 2016.

As shown in Exhibit A, there was a 36-month period where the customer was overbilled. Over the 36-month period the customer was overbilled a total of $28,136. Once the error was found the meter inventory was updated and the customer has been billed correctly since October 2019.

Staff recommends authorizing credit to utility account at 801 East Kettleman Lane, in the amount of $28,136.

FISCAL IMPACT: There is no impact to the Water Fund since the utility collected excess revenue.

FUNDING AVAILABLE: The credit will be funded by the Water Operations account.

Andrew Keys
Deputy City Manager/Internal Services Director

Charles E. Swimley, Jr.
Public Works Director

Prepared by Rebecca Areida-Yadav, Public Works Management Analyst
CES/RAY/tc
Attachment

APPROVED: _____
Stephen Schwabauer, City Manager

Exhibit A

11010375-501633 801 E Kettleman Ln Benton Inc (Wendy's)

Date	Bill #	Rate	Original Read	Original Usage	Billed Usage	Original Charge	Correct Read	Correct Usage	Correct Charge	Adjustment
09/13/2016			187176	57094	-	-	18717	-		
10/18/2016	33705	WM15	244270	57094	57094	$702.80	24427	5710	$127.30	575.50
11/15/2016	62155	WM15	278660	34390	34390	$448.52	27866	3439	$101.87	346.65
12/15/2016	89436	WM15	312764	34104	34104	$445.32	31276	3410	$101.55	343.77
01/17/2017	117341	WM15	352030	39266	39266	$503.13	35203	3927	$107.33	395.80
02/14/2017	145424	WM15	413221	61191	61191	$748.69	41322	6119	$131.88	616.81
03/16/2017	173640	WM15	447215	33994	33994	$449.92	44722	3399	$102.82	347.10
04/17/2017	202087	WM15	482824	35609	35609	$474.75	48282	3561	$106.20	368.55
05/16/2017	230321	WM15	540775	57951	57951	$731.69	54078	5795	$131.89	599.80
06/16/2017	258863	WM15	610596	69821	69821	$868.19	61060	6982	$145.54	722.65
07/18/2017	287368	WM15	676907	66311	66311	$827.83	67691	6631	$141.51	686.32
08/17/2017	315933	WM15	748517	71610	71610	$888.77	74852	7161	$147.60	741.17
09/18/2017	344538	WM15	840034	91517	91517	$1,117.70	84003	9152	$170.49	947.21
10/17/2017	373031	WM15	950432	110398	110398	$1,334.83	95043	11040	$192.21	1,142.62
11/14/2017	401538	WM15	54028	103596	103596	$1,256.60	105402	10359	$184.38	1,072.22
12/13/2017	429967	WM15	117107	63079	63079	$790.66	111710	6308	$137.79	652.87
01/12/2018	458469	WM15	163405	46298	46298	$597.68	116340	4630	$118.50	479.19
02/13/2018	486838	WM15	211399	47994	47994	$617.18	121139	4799	$120.44	496.74
03/15/2018	515538	WM15	261113	49714	49714	$636.96	126111	4972	$122.43	514.53
04/16/2018	544103	WM15	308333	47220	47220	$608.28	130833	4722	$119.55	488.73
05/16/2018	572875	WM15	393887	85554	85554	$1,049.12	139388	8555	$163.63	885.49
06/18/2018	601619	WM15	456266	62379	62379	$782.61	145626	6238	$136.99	645.62
07/16/2018	631116	WM15	635564	179298	179298	$2,127.18	163556	17930	$271.45	1,855.73
08/14/2018	659219	WM15	727261	91697	91697	$1,119.77	172726	9170	$170.70	949.07
09/17/2018	688137	WM15	895998	168737	168737	$2,005.73	189600	16874	$259.30	1,746.43
10/15/2018	717135	WM15	37568	141570	141570	$1,693.31	203757	14157	$228.06	1,465.25
11/14/2018	746119	WM15	122868	85300	85300	$1,046.20	212286	8529	$163.34	882.86
12/14/2018	775152	WM15	167003	44135	44135	$572.80	216700	4414	$116.01	456.79
01/15/2019	803998	WM15	216270	49267	49267	$631.82	221627	4927	$121.91	509.91
02/13/2019	832980	WM15	264493	48223	48223	$619.82	226449	4822	$120.71	499.11
03/18/2019	862005	WM15	313620	49127	49127	$630.21	231362	4913	$121.75	508.46
04/16/2019	890917	WM15	372814	59194	59194	$754.20	237281	5919	$134.76	619.44
05/15/2019	920098	WM15	460459	87645	87645	$1,101.09	246045	8764	$170.29	930.80
06/17/2019	949225	WM15	565658	105199	105199	$1,308.23	256565	10520	$191.02	1,117.21
07/16/2019	978340	WM15	672436	106778	106778	$1,326.86	267243	10678	$192.88	1,133.98
08/14/2019	1005970	WM15	784404	111968	111968	$1,388.10	278440	11197	$199.00	1,189.10
09/16/2019	1036649	WM15	897595	113191	113191	$1,402.53	289759	11319	$200.44	1,202.09
				Total		$33,609.08			$5,473.51	**$28,135.57**

RESOLUTION NO. 2020-____

A RESOLUTION OF THE LODI CITY COUNCIL
AUTHORIZING CREDIT TO UTILITY ACCOUNT AT
801 EAST KETTLEMAN LANE

==========

WHEREAS, in September 2019, it was discovered that the water meter attributes for the customer located at 801 East Kettleman Lane were incorrect in the meter inventory; and

WHEREAS, this error caused inaccurate meter readings, and the customer was overbilled since the meter installation in July 2016; and

WHEREAS, staff recommends that the City Council authorize a credit to the utility account at 801 East Kettleman Lane in the amount of $28,136.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize credit to utility account at 801 East Kettleman Lane in the amount of $28,136.

Dated: July 15, 2020

==========

I hereby certify that Resolution No. 2020-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 15, 2020 by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk

AGENDA ITEM C-19

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Appoint Crystal Hicks and Richard Maciel to the Planning Commission

MEETING DATE: July 15, 2020

PREPARED BY: City Clerk

RECOMMENDED ACTION: Concur with the Mayor's recommended appointment of Crystal Hicks and Richard Maciel to the Planning Commission.

BACKGROUND INFORMATION: On March 18 and April 15, 2020, the City Council directed the City Clerk to post for two expiring terms on the Planning Commission. The Mayor reviewed the applications, conducted interviews, and recommends that the City Council concur with the following appointments.

APPOINTMENTS:

Planning Commission

Crystal Hicks	Term to expire June 30, 2024
Richard Maciel	Term to expire June 30, 2024

NOTE: 9 applicants (1 application seeking reappointment, 5 applications on file, 3 new application); posting ordered 3/18/20 and 4/15/20; application deadline: May 26, 2020.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.

Pamela M. Farris
Assistant City Clerk

PMF

APPROVED: _____
Steve Schwabauer, City Manager

\\cvcfilv01\administration$\Administration\CLERK\Council\COUNCOM\Appointment_Planning.doc

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Public Hearing to Consider Resolution Adopting Final Engineer's Annual Levy Report for Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1, Fiscal Year 2020/21; and Ordering the Levy and Collection of Assessments

MEETING DATE: July 15, 2020

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Public hearing to consider resolution adopting Final Engineer's Annual Levy Report for Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1, Fiscal Year 2020/21; and ordering the levy and collection of assessments.

BACKGROUND INFORMATION: Over the past 17 years, the City Council has formed a total of 16 zones of the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (District). The scope of maintenance activities funded by the District includes landscape and irrigation, masonry block walls, and street parkway trees. The activities and levy amounts vary by zone, as described in the City of Lodi, Consolidated Landscape Maintenance Assessment District No. 2003-1, Annual Report (Report), Fiscal Year 2020/21.

The Report includes diagrams of the District showing the area and properties proposed to be assessed; an assessment of the estimated costs of maintenance, operations and servicing of improvements; and the net levy upon all assessable lots and/or parcels within the District.

The cost of maintenance increased slightly compared to last year; however, it is still more than the amount being assessed to the district. Similar to last year, the account has a substantial reserve, generated over many years, which will be utilized to allow the individual zone and the total District's assessment for Fiscal Year 2020/21 to remain unchanged from Fiscal Year 2019/20. Staff intends to utilize the reserve to offset annual increases until such time that the reserve is reduced to an appropriate level. At that time, the assessment will be adjusted as necessary.

The individual zone assessments range from $18 to $55 per Dwelling Unit Equivalent (DUE). The assessments per DUE vary because the specific improvements maintained in each zone are different. The average assessment per DUE is $44.

The District's Fiscal Year 2020/21 budget is provided in Exhibit A. The Engineers Report is provided in Exhibit B.

The action requested of the City Council is to initiate proceedings for the levy and collection of assessments for Fiscal Year 2020/21, approve the annual report, to declare its intention to levy the assessments, and to conduct a public hearing to receive public comments. After the public

---

APPROVED: _____
Stephen Schwabauer, City Manager

hearing, City Council will be asked to confirm the final report and order the levy and collection of the assessments.

FISCAL IMPACT: Funding for District maintenance and the preparation of the Report are included in the assessments. The General Fund will contribute $674.47 this year to account for maintenance costs that do not exclusively benefit the District.

FUNDING AVAILABLE: Funding is available to continue the existing level of maintenance in the District. This funding is being provided from the current assessment and from existing District reserves.

Charles E. Swimley, Jr.
Public Works Director

Prepared by Sean Nathan, Senior Civil Engineer
CES/SN/tc
Attachments

cc: City Engineer
NBS

Exhibit A
Fiscal Year 2020/21 Budget

Description	Amount
Annual Maintenance:	
1. Landscape	
Maintenance	$30,442.00
Contingency	3,044.20
Reserve	0.00
Total Landscape	*$33,486.20*
2. Street Parkway Trees	
Maintenance	$1,000.00
Contingency	100.00
Total Street Parkway Trees	*$1,100.00*
3. Masonry Walls	
Repair/Maintenance/Graffiti Removal	$1,000.00
Contingency	100.00
Total Masonry Walls	*$1,100.00*
Total Annual Maintenance:	**$35,686.20**
General Benefit Contribution [1]:	**($674.47)**
Total Assessable Maintenance:	**$35,011.73**
Incidentals:	
1. Consultant Fees	$14,500.00
2. City Administrative Fees	1,750.59
3. Publication	1,500.00
4. County Collection Fees	338.39
Total Incidentals:	**$18,088.98**
Total Assessable Maintenance & Incidentals:	**$53,100.71**
Surplus from Previous Fiscal Year:	**($18,974.45)**
BALANCE TO ASSESSMENT:	**$34,126.26**

[1] Information about the General Benefit component can be located in Section 5 of this report.

EXHIBIT B

CITY OF LODI

Engineer's Report For: Fiscal Year 2020/21

Consolidated Landscape Maintenance District No. 2003-1

May 2020

Prepared by:

NBS
helping communities fund tomorrow
nbsgov.com

Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

CITY OF LODI

CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1

221 W. Pine Street

Lodi, California 95240

Phone - (209) 333-6800

Fax - (209) 333-6710

CITY COUNCIL

Doug Kuehne, Mayor

Alan Nakanishi, Mayor Pro Tempore

Mark Chandler, Council Member

JoAnne Mounce, Council Member

CITY STAFF

Stephen Schwabauer, City Manager

Pamela Farris, Assistant City Clerk

Janice D Magdich, City Attorney

Charles Swimley, Public Works Director

NBS

Tim Seufert, Client Services Director

Adina McCargo, Director

Christine Drazil, Financial Analyst

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1. ENGINEER'S LETTER

WHEREAS, on May 20, 2020, the *City Council* (the "Council") of the *City of Lodi* (the "City"), pursuant to the *Landscaping and Lighting Act of 1972* (the "Act"), adopted a resolution initiating proceedings for the levy and collection of assessments for the *Lodi Consolidated Landscape Maintenance District No. 2003-1* (the "District"), Fiscal Year 2020/21;

WHEREAS, said resolution ordered NBS Government Finance Group, DBA NBS, to prepare and file a report, in accordance with §22567 of the Act, concerning the assessment of the estimated costs of operating, maintaining and servicing the improvements within the District for the fiscal year commencing July 1, 2020 and ending June 30, 2021.

NOW THEREFORE, the following assessments are made to finance the operation, maintenance, and servicing of the improvements within the District:

DESCRIPTION	AMOUNT
Zone 1 - Total Assessment	**$4,075.92**
Dwelling Unit Equivalents	74.000
Assessment per Dwelling Unit Equivalent	**$55.08**
Zone 2 - Total Assessment	**$7,325.64**
Dwelling Unit Equivalents	133.000
Assessment per Dwelling Unit Equivalent	**$55.08**
Zone 3 - Total Assessment	**$716.04**
Dwelling Unit Equivalents	39.000
Assessment per Dwelling Unit Equivalent	**$18.36**
Zone 4 - Total Assessment	**$624.24**
Dwelling Unit Equivalents	34.000
Assessment per Dwelling Unit Equivalent	**$18.36**
Zone 5 - Total Assessment	**$12,282.84**
Dwelling Unit Equivalents	223.000
Assessment per Dwelling Unit Equivalent	**$55.08**
Zone 6 - Total Assessment	**$4,406.40**
Dwelling Unit Equivalents	80.000
Assessment per Dwelling Unit Equivalent	**$55.08**
Zone 8 - Total Assessment	**$936.36**
Dwelling Unit Equivalents	17.000
Assessment per Dwelling Unit Equivalent	**$55.08**
Zone 9 - Total Assessment	**$201.96**
Dwelling Unit Equivalents	11.000
Assessment per Dwelling Unit Equivalent	**$18.36**

(Continued on next page)

DESCRIPTION	AMOUNT
Zone 11 - Total Assessment	**$440.64**
Dwelling Unit Equivalents	8.000
Assessment per Dwelling Unit Equivalent	**$55.08**
Zone 13 - Total Assessment	**$1,709.34**
Dwelling Unit Equivalents	93.104
Assessment per Dwelling Unit Equivalent	**$18.36**
Zone 14 - Total Assessment	**$587.52**
Dwelling Unit Equivalents	16.000
Assessment per Dwelling Unit Equivalent	**$36.72**
Zone 15 - Total Assessment	**$665.88**
Dwelling Unit Equivalents	36.268
Assessment per Dwelling Unit Equivalent	**$18.36**
Zone 16 - Total Assessment	**$153.48**
Dwelling Unit Equivalents	8.360
Assessment per Dwelling Unit Equivalent	**$18.36**

I, the undersigned, respectfully submit this report and, to the best of my knowledge, information and belief, the assessments and assessment diagrams herein have been computed and prepared in accordance with the order of the Council.

_____

Charles Swimley, P.E., Engineer of Work

_____ _____

Date Seal

2. OVERVIEW

This report describes the District and details the assessments to be levied against the parcels therein for Fiscal Year 2020/21. Such assessments account for all estimated direct & incidental expenses, deficits/surpluses, revenues, and reserves associated with the operation, servicing and maintenance of the improvements.

The word "parcel," for the purposes of this report, refers to an individual property that has been assigned an Assessor's Parcel Number by the San Joaquin County Assessor. The San Joaquin County Auditor-Controller uses Assessor's Parcel Numbers and specific Tax Codes to identify the parcels assessed on the County Tax Roll within special benefit districts.

2.1 District Formation and Annexation History

The District is currently comprised of 13 distinct zones within the City. New zones may be annexed into the District if approved via property owner balloting proceedings.

ZONES 1 AND 2

A report was prepared in 2003 for Zones 1 and 2. Property owner balloting proceedings were conducted, effective for the Fiscal Year 2004/05 assessment. After attaining property owner approval, the City began levying and collecting these assessments on the County Tax Roll in order to provide continuous funding for the related improvements.

ZONES 3 THROUGH 6

In 2004, separate reports were prepared for Zones 3 through 6. Property owner balloting proceedings were conducted within Zones 3 and 4 for the Fiscal Year 2004/05 assessment and within Zones 5 through 7 for the Fiscal Year 2005/06 assessment. After attaining property owner approval, the City began levying and collecting these assessments on the County Tax Roll in order to provide continuous funding for the related improvements.

ZONES 8, 9, AND 11

A separate report was prepared in 2005 for Zones 8, 9, and 11. Property owner balloting proceedings were conducted for the Fiscal Year 2005/06 assessment. After attaining property owner approval, the City began levying and collecting these assessments on the County Tax Roll in order to provide continuous funding for the related improvements.

ZONE 13

A separate engineer's report was prepared in 2007 for Zone 13. Property owner balloting proceedings were conducted for the Fiscal Year 2007/08 assessment. After attaining property owner approval, the City began levying and collecting these assessments on the County Tax Roll in order to provide continuous funding for the related improvements.

ZONES 14 THROUGH 16

A separate engineer's report was prepared in 2008 for Zones 14 through 16. Property owner balloting proceedings were conducted for the Fiscal Year 2008/09 assessment. Property owner approval was attained; the City has been levying and collecting these assessments on the County Tax Roll as a means to provide continuous funding for the related improvements.

2.2 Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 (Government Code commencing with Section 53739) by a margin of 56.5% to 43.5%. The provisions of the Proposition, now a part of the California Constitution, add substantive and procedural requirements to assessments, which affect the City's landscape maintenance assessments.

The Act, Article XIIID of the Constitution of the State of California and the Proposition 218 Omnibus Implementation Act are referred to collectively as the "Assessment Law".

3. PLANS AND SPECIFICATIONS

The facilities operated, serviced and maintained within each Zone are generally described as follows:

ZONE 1 – ALMONDWOOD ESTATES

1. A masonry wall and 13.5' wide landscaping area along the east side of Stockton Street from the project's north boundary to Almond Drive, including the angled corner section at Elgin Avenue, approximately 1,220 linear feet.
2. A masonry wall and 13.5' wide landscaping area along the north side of Almond Drive from the project's east boundary westerly to Stockton Street, including the angled corner sections at Blackbird Place and Stockton Street, approximately 340 linear feet.
3. Street parkway trees located within the public street within the Zone 1 boundary.

ZONE 2 – CENTURY MEADOWS ONE, UNITS 2 & 3

1. A masonry wall and 13.5' wide landscaping area along the north side of Harney Lane from the project's east boundary to the west boundary, including the 2 angled corner sections at Poppy Drive, approximately 1,200 linear feet.
2. Street parkway trees located within the public street within the Zone 2 boundary.

ZONE 3 – MILLSBRIDGE II

1. Street parkway trees located within the public street within the Zone 3 boundary.

ZONE 4 – ALMOND NORTH

1. Street parkway trees located within the public street within the Zone 4 boundary.

ZONE 5 – LEGACY ESTATES I & II AND KIRST ESTATES

Legacy Estates I

1. A masonry wall and 13.5' wide landscaping strip, divided by a 4-foot wide meandering sidewalk, along the north side of Harney Lane at the back of lots 10-24 of Legacy Estates I, approximately 950 linear feet.
2. Street parkway trees located within the public street within the Zone 5 boundary.

Legacy Estates II

1. A masonry wall and 13.5' wide landscaping strip, divided by a 4-foot wide meandering sidewalk, along the west side of Mills Avenue from the project's southern boundary on Mills Avenue to the intersection of Wyndham Way, approximately 590 linear feet.
2. A masonry wall and 13.5' wide landscaping strip, divided by a 4-foot wide meandering sidewalk, along the north side of Harney Lane at the back of lots 69-77 of Legacy Estates II, approximately 525 linear feet.
3. Street parkway trees located within the public street within the Zone 5 boundary.

Kirst Estates

1. Street parkway trees located within the public street within the Zone 5 boundary.

ZONE 6 – THE VILLAS

1. A masonry wall and 8.5' wide landscaping area along the east side of Panzani Way from the project's south boundary to the intersection of Porta Rosa Drive, approximately 120 linear feet.
2. A masonry wall and 27.5 to 43.0-foot variable width landscaping strip, divided by a 4.0-foot wide meandering sidewalk, along the north side of Harney Lane from Panzani Way to the frontage road, approximately 425 linear feet.
3. A masonry wall and 15.0 to 44.0-foot variable width landscaping strip, divided by a 4.0-foot wide meandering sidewalk, along the west of the frontage road and the east side of San Martino Way from Harney Lane to the project's north boundary, approximately 700 linear feet.
4. Parcel B, between lots 1 and 50, a variable width landscaping strip, approximately 250 linear feet.
5. Street parkway trees located within the public street within the Zone 6 boundary.

ZONE 8 – VINTAGE OAKS

1. A masonry wall and 13.5' wide landscaping strip, including a 4.0-foot wide sidewalk, extending north and south of the future Vintage Oaks Court along the east side of S. Lower Sacramento Road for a total distance of approximately 252 linear feet.
2. A 9.5' wide landscaping strip in the east half of the Lower Sacramento Road median, west of the Zone 8 boundary.
3. Street parkway trees located within the public street (Vintage Oaks Court) within the Zone 8 boundary.

ZONE 9 – INTERLAKE SQUARE

1. Street parkway trees located within the public rights-of-way of School Street and Park Street within the Zone 9 boundary.

ZONE 11 – TATE PROPERTY

1. A masonry wall and 13.5' wide landscaping strip, divided by a 4.0-foot wide meandering sidewalk, along the north side of Harney Lane, immediately east of Legacy Way, approximately 140 linear feet.
2. Street parkway trees located within the public street (Legacy Way) within the Zone 11 boundary.

ZONE 13 – GUILD AVENUE INDUSTRIAL

1. A 15.0 foot irrigated, landscaped strip in a 16.0 foot median in Victor Road (Highway 12) south of the Zone 13 boundary, extending west from the current City limits for a distance of 700 feet.
2. A 28.5 foot irrigated landscape strip on the north side of Victor Road (Highway 12), extending westerly from the current City limits to 231 feet west of the Guild Avenue intersection centerline and having a total length of 1,485 feet.

ZONE 14 – LUCA PLACE

1. A 6.5-foot irrigated landscape strip in the east half of the Westgate Drive median, west of the Zone 14 boundary.
2. Street parkway trees located within the public street (Westgate Drive), within the Zone 14 boundary.

ZONE 15 – GUILD AVENUE INDUSTRIAL

1. A 15.0 foot irrigated, landscaped strip in a 16.0 foot median in Victor Road (Highway 12) south of the Zone 15 boundary, extending west from the current City limits for a distance of 700 feet.
2. A 28.5 foot irrigated landscape strip on the north side of Victor Road (Highway 12), extending westerly from the current City limits to 231 feet west of the Guild Avenue intersection centerline and having a total length of 1,485 feet.

ZONE 16 – WEST KETTLEMAN LANE COMMERCIAL

1. A variable width (15 to 18 feet) irrigated, landscaped strip in the segmented median in W. Kettleman Lane (Highway 12) extending west from Ham Lane to Westgate Drive and having a total landscaped area of 36,505 square feet.
2. A variable width (12 to 20 feet) irrigated landscape strip in the segmented median in Lower Sacramento Road extending south from the north boundary of parcel APN 027-410-06 (2429 W. Kettleman Lane) to the south boundary of APN 058-030-13 (1551 S. Lower Sacramento Road) and having a total landscaped area of 13,490 square feet.

4. BENEFITS

The special benefits conferred from the installation and maintenance of the improvements need to be identified. The improvements shown in Section 3 are, hereby, reasonably determined to confer certain special benefits to parcels within each applicable Zone, and such special benefits are described below.

4.1 Masonry Wall Maintenance

The overall appeal of an area is enhanced when neighborhood masonry wall improvements are in place and kept in satisfactory condition. Conversely, appeal decreases when such walls are deteriorating, damaged, unsafe or defaced by graffiti.

4.1.1 IMPROVED AESTHETICS

Neighborhood masonry walls, when coupled with landscaping improvements, improve the livability, appearance and desirability for properties within each applicable Zone. Such walls also create a sense of community within the applicable Zones. According to the Victoria Transport Policy Institute (2011), streetscapes have a significant effect on how people view and interact with their community. With streetscapes that are safe and inviting, people are more likely to walk, which can help reduce automobile traffic, improve public health, stimulate local economic activity, and attract residents and visitors to the community.

4.2 Landscape Maintenance

The overall appeal of an area is enhanced when landscaping improvements are in place and kept in a healthy and satisfactory condition. Conversely, appeal decreases when landscaping is overgrown, unsafe, or destroyed by the elements or vandalism.

4.2.1 IMPROVED AESTHETICS

Street landscaping improvements improve the livability, commercial activity, appearance, and desirability for properties within each applicable Zone. Regular maintenance ensures that the improvements do not reach a state of deterioration or disrepair so as to be materially detrimental to properties adjacent to or in close proximity to the improvements within each applicable Zone. According to the Victoria Transport Policy Institute (2011), streetscapes have a significant effect on how people view and interact with their community. With streetscapes that are safe and inviting, people are more likely to walk, which can help reduce automobile traffic, improve public health, stimulate local economic activity and attract residents and visitors to the community.

4.3 Street Parkway Trees Maintenance

The overall appeal of an area is enhanced when street parkway trees improvements are in place and kept in a healthy and satisfactory condition. Conversely, appeal decreases when street parkway trees are overgrown, unsafe, or destroyed by the elements or vandalism.

4.3.1 IMPROVED AESTHETICS

Much like street landscaping improvements, maintenance of street parkway trees improves the livability, appearance, and desirability for properties within each applicable Zone. Regular maintenance ensures that the improvements do not reach a state of deterioration or disrepair so as to be materially detrimental to properties adjacent to or in close proximity to the improvements within each applicable Zone. According to the Urban Forestry Network, trees add beauty to their surroundings by adding color to an area, softening harsh lines of buildings, screening unsightly views, and contributing to the character of their environment. Trees have also proven to contribute to a community's economy and way of life. Trees planted along and around buildings provide a distraction for the eye, softening the background. Trees also contribute eye-catching colors to their surroundings, from the different shades of green found in the leaves, the colors found in flowering trees, and sometimes even the bark of the tree.

5. QUANTIFICATION OF GENERAL BENEFIT

5.1 Introduction

Pursuant to Article XIIID, all parcels that receive a special benefit conferred upon them as a result of the improvements shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the improvements. *Division 12 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972*, permits the establishment of assessment districts by local agencies for the purpose of providing certain public improvements necessary or convenient for providing certain public services.

Section 22573 of the Act requires that assessments must be levied according to benefit received rather than according to assessed value. This Section states:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."*

Article XIIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Article XIIID also provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit. Furthermore, it's required that the City separate the general benefits from special benefits, because only special benefits may be assessed to property owners.

5.2 Separation of General Benefit

Section 4 of Article XIIID of the California Constitution provides that once a local agency which proposes to impose assessments on property has identified those parcels that will have special benefits conferred upon them, the local agency must next "separate the general benefits from the special benefits conferred," and only the special benefits can be included in the amount of the assessments imposed.

General benefit is an overall and similar benefit to the public at large resulting from the improvements and services to be provided. The District improvements and maintenance services, which are more fully presented in Section 3 of this Report, will only be provided within the boundaries of each Zone. There will be no improvements or maintenance services provided by the District outside of the boundaries of each Zone.

The improvements provide aesthetic benefits to the properties within the various Zones of the District. However, it's recognized that the maintenance of the improvements also provides a level of benefit to some property and businesses within close proximity to the District, as well as visitors and individuals passing through the District. Vehicular traffic and pedestrians passing through the various Zones will be able to enjoy the improvements and maintenance services. Therefore, it is necessary to quantify these general benefits.

5.3 Masonry Wall Maintenance

One method for determining the general aesthetic benefit conferred by the maintenance of the various neighborhood masonry walls is to compare the estimated time spent by occupants in vehicles and pedestrians traversing the improvements (general) to the estimated time spent by the population of the various Zones in close proximity to the improvements (special). Estimated time for these purposes will be referred to as "population-hours", i.e., number of accumulated hours per day attributed to people in and

around the area of the improvements. For purposes of this calculation, we will assign 24 hours to the estimated number of persons residing within each Zone.

According to the U.S. Census Bureau (2014), the average household size in the City is 2.82 persons. The following shows the number of residential units, the estimated persons, and the total population-hours of each Zone benefitting from masonry wall maintenance:

Zone	Number of Residential Units	Estimated Number of Persons [1]	Population-Hours (Special) [2]
1	74	209	5,008.32
2	133	375	9,001.44
5	223	629	15,092.64
6	80	226	5,414.40
8	17	48	1,150.56
11	8	23	541.44
TOTAL	**535**	**1,510**	**36,208.80**

[1] Number shown is rounded to the nearest whole number.
[2] Estimated Number of Persons multiplied by 24 (hours).

We now need to estimate the population-hours generated by occupants in vehicles passing by the masonry wall improvements throughout the District. Any vehicle using the City's streets that lie along the boundaries of the District that is coming or going to a parcel within the District ultimately is not part of the "general public" benefitting from the improvements and services, and will not be included in the calculation of general benefit. We will use several factors for such calculation, including average daily vehicle trips for the streets passing by the improvements of each Zone, the speed limit of those streets, the length of the improvements, and the estimated number of occupants per vehicle.

According to data from the U.S. Department of Transportation (2011), the weighted average number of occupants per vehicle is 1.674. The following table shows the average number of occupants for each mode of vehicular transportation, the percentage of each mode of vehicular transportation, and the overall weighted average occupancy per vehicle:

Mode	Occupants	Percentage of All Vehicles	Weighted Occupancy
Car	1.59	50.6%	0.804
Van	2.35	7.9%	0.187
Sport Utility	1.92	17.9%	0.344
Pickup	1.49	19.9%	0.296
Other Truck	1.12	0.4%	0.004
Motorcycle	1.18	3.3%	0.039
Weighted Average Vehicle Occupancy			**1.674**

Using the weighted average vehicle occupancy number determined above, we can estimate the number of vehicle occupants passing by the improvements each day. We then multiply the time it takes to traverse the improvements at the given speed limit by the number of estimated vehicle occupants to derive population-hours for vehicular traffic.

The following table summarizes the calculation of population-hours for vehicle occupants passing by the masonry wall improvements, based upon the methodology and assumptions above:

Zone	Street	Speed Limit	Length of Imp. (mi)	Time Passing Imp. (hr)	Average Daily Vehicle Trips [1]	Estimated Vehicle Occupants [2]	Population-Hours (General)
1	Stockton St.	40 MPH	0.231	0.0058	10,052	16,827	97.06
	Almond Dr.	30 MPH	0.065	0.0022	3,170	5,307	11.56
2	Harney Ln.	45 MPH	0.226	0.0050	8,439	14,128	70.87
5	Harney Ln.	45 MPH	0.310	0.0069	5,457	9,136	62.88
	Mills Ave.	30 MPH	0.113	0.0038	2,559	4,284	16.16
6	Harney Ln.	45 MPH	0.081	0.0018	11,115	18,608	33.43
	Cherokee Ln.	45 MPH	0.126	0.0028	3,439	5,757	16.15
8	L. Sac. Rd.	50 MPH	0.047	0.0009	14,575	24,400	22.70
11	Harney Ln.	45 MPH	0.028	0.0006	6,891	11,536	7.16
TOTAL POPULATION-HOURS (VEHICLE OCCUPANTS)							**337.97**

1 Data provided by the City; adjusted to remove estimated average daily vehicle trips generated by the parcels within each Zone, based upon data compiled in the ITE Trip Generation Manual (7th Edition), so that they are not included in the general benefit calculation.

2 Number shown is rounded to the nearest whole number.

In addition to vehicular traffic passing by the improvements, we also need to estimate the general benefits conferred to pedestrians that don't reside within the District, but may walk by the improvements. For this purpose, we will consider the estimated population within one-half mile of the various masonry wall improvements who may walk past those improvements on a daily basis.

The Summary of Travel Trends, 2009 National Household Travel Survey (NHTS) prepared by the U.S. Department of Transportation Federal Highway Administration (FHWA, 2011) analyzed the number of person trips by various modes of transportations such as private vehicle, transit, walking or some other means of transportation. According to the Pacific Division data extracted from the 2009 NHTS database, of the annual 181,703 (in millions) total person trips, 21,252 (in millions) or 11.70% of those person trips were made by using walking as their mode of transportation (FHWA, 2011).

In order to determine the estimated total number of persons who are within close proximity to the masonry wall improvements, and would utilize walking as their mode of transportation, we applied the 11.70% of person trips reported from the NHTS Pacific Division study, to the estimated number of persons residing within one-half mile of each Zone boundary.

In order to obtain a better picture of the overall level of general benefit provided by the masonry wall improvements, the pedestrian traffic that utilizes walking as the mode of transportation that may walk by the various improvements, but live outside of the various Zones, must be considered. The 2009 NHTS further details the purposes of the 21,252 (in millions) reported walking trips. Based on the property types within the District, people walking along the improvements would most likely do so for the following reasons: walking to school, day care or religious activity, social or recreational activities, and to shop or run errands.

The following details the number of walking trips, based on the 2009 NHTS study, for each of the activities that are the most likely reasons people outside of each Zone would use the sidewalks along the Zone boundary where the improvements are located:

Trip Purpose	Number of Walking Trips (in millions)
School/Daycare/Religious	872
Shopping/Errands	5,820
Social/Recreational	2,268
Don't know/Other	139
Total	**9,099**

Of the total number of walking trips reported, 9,099 (in millions), or 42.81%, are for purposes that persons outside of each Zone would utilize the sidewalks along the Zone boundary where the improvements are located. We then need to estimate the accumulated amount of time it would take for these pedestrians to traverse the various improvements walking at a conservative average speed of 2 MPH.

The following table summarizes the calculation of population-hours for pedestrians passing by the masonry wall improvements, based upon the methodology and assumptions above:

Zone	Estimated Residential Units Outside Zone [1]	Estimated Population Outside Zone [2]	Estimated Number of Pedestrians [3]	Estimated Number of Peds. Passing [4]	Length of Imp. (mi)	Time Passing Imp. (hr) [5]	Population-Hours (General)
1	2,845	8,023	939	402	0.296	0.1480	59.47
2	1,984	5,595	655	280	0.226	0.1130	31.67
5	1,287	3,629	425	182	0.423	0.2115	38.45
6	895	2,524	295	126	0.207	0.1035	13.08
8	539	1,520	178	76	0.047	0.0235	1.79
11	720	2,030	238	102	0.028	0.0140	1.42
TOTAL POPULATION-HOURS (PEDESTRIAN)							**145.88**

1 Within one-half mile of Zone.
2 2.82 residents per household, per U.S. Census Bureau data. Number shown is rounded to the nearest whole number.
3 An estimated 11.70% of population use walking as primary mode of transportation. Number shown is rounded to the nearest whole number.
4 An estimated 42.81% of pedestrians may walk by improvements for purposes described above. Number shown is rounded to the nearest whole number.
5 Estimated using an average walking speed of 2 MPH.

Summing the total special and general population-hours gives us a total of 36,692.65; therefore, the general benefit to vehicle occupants and pedestrians passing by the masonry wall improvements throughout the District is estimated to be 1.32% [(337.97 + 145.88) / 36,692.65].

Masonry Wall General Benefit	**1.32%**

5.4 Landscape Maintenance

In order to estimate the general aesthetic benefit conferred by the maintenance of the various landscaping improvements throughout the District, we will use the same methodology used to determine the general benefits conferred by the maintenance of the masonry wall improvements. The landscaping improvements for Zones 1, 2, 5, 6, 8, and 11 are all along the masonry walls within those Zones, so the population-hours data calculated for the masonry wall improvements will be the same for the landscape maintenance. However, there are four additional Zones for which the landscape maintenance must be considered: Zones 13, 14, 15, and 16.

The following shows the number of residential units, the estimated persons, and the total population-hours for each Zone benefitting from the landscape improvements:

Zone	Number of Residential Units	Estimated Number of Persons [1]	Population-Hours (Special) [2]
1	74	209	5,008.32
2	133	375	9,001.44
5	223	629	15,092.64
6	80	226	5,414.40
8	17	48	1,151.56
11	8	23	541.44
14	17	48	1,150.56
TOTAL	**552**	**1,558**	**37,360.36**

1 2.82 persons per household. Number shown is rounded to the nearest whole number.

2 Estimated Number of Persons multiplied by 24 (hours)

There are also three non-residential Zones that benefit from the landscaping improvements and need to be considered. Due to the commercial nature of these properties, the calculation of population-hours will differ from that of the residential parcels. For these parcels, we will estimate population-hours factoring how long it takes for each vehicle trip generated by the properties within these Zones to traverse the improvements located within each Zone. The following table shows the calculation of population-hours for the non-residential Zones:

Zone	Street	Speed Limit	Length of Imp. (mi)	Time Passing Imp. (hr)	Average Daily Vehicle Trips [2]	Estimated Vehicle Occupants [3]	Population-Hours (Special)
13 &15 [1]	Victor Rd.	45 MPH	0.414	0.0092	1,377	2,306	21.21
16	Kettleman Ln.	35 MPH	0.376	0.0107	559	937	10.05
	L. Sac. Rd.	50 MPH	0.117	0.0023	381	638	1.50
						TOTAL POPULATION-HOURS (SPECIAL)	**32.76**

1 The improvements for Zones 13 and 15 are exactly the same, so they were considered one entity for purposes of this calculation.

2 Estimated average daily vehicle trips, based upon data compiled in the ITE Trip Generation Manual (7th Edition).

3 1.674 persons per vehicle. Number shown is rounded to the nearest whole number.

From this, we have determined that the total population-hours relating to special benefit are 37,393.12:

Category	Population-Hours (Special)
Residential	37,360.36
Non-Residential	32.76
TOTAL	**37,393.12**

We now need to estimate the population-hours generated by occupants in vehicles passing by the landscape improvements throughout the District. Any vehicle using the City's streets that lie along the boundaries of the District that is coming or going to a parcel within the District ultimately is not part of the "general public" benefitting from the improvements and services, and will not be included in the calculation of general benefit. Just like in the previous subsection, we will use several factors for such calculation, including average daily vehicle trips for the streets passing by the improvements of each Zone, the speed limit of those streets, the length of the improvements, and the estimated number of occupants per vehicle.

The following table summarizes the calculation of population-hours for vehicle occupants passing by the landscape improvements, based upon the methodology and assumptions above:

Zone	Street	Speed Limit	Length of Imp. (mi)	Time Passing Imp. (hr)	Average Daily Vehicle Trips [3]	Estimated Vehicle Occupants [4]	Population-Hours (General)
1	Stockton St.	40 MPH	0.231	0.0058	10,052	16,827	97.06
	Almond Dr.	30 MPH	0.065	0.0022	3,170	5,307	11.56
2	Harney Ln.	45 MPH	0.226	0.0050	8,439	14,128	70.87
5	Harney Ln.	45 MPH	0.310	0.0069	5,457	9,136	62.88
	Mills Ave.	30 MPH	0.113	0.0038	2,559	4,284	16.16
6	Harney Ln.	45 MPH	0.081	0.0018	11,115	18,608	33.43
	Cherokee Ln.	45 MPH	0.126	0.0028	3,439	5,757	16.15
8	L. Sac. Rd.	50 MPH	0.047	0.0009	14,575	24,400	22.70
11	Harney Ln.	45 MPH	0.028	0.0006	6,891	11,536	7.16
13 &15 [1]	Victor Rd.	45 MPH	0.414	0.0092	9,423	15,774	145.06
14 [2]	Westgate Dr.	25 MPH	0.157	0.0063	172	289	1.81
16	Kettleman Ln.	35 MPH	0.376	0.0107	28,291	47,361	508.21
	L. Sac. Rd.	50 MPH	0.117	0.0023	19,274	32,266	75.73
TOTAL POPULATION-HOURS (VEHICLE OCCUPANTS)							**1,068.78**

1 The improvements for Zones 13 and 15 are exactly the same, so they were considered one entity for purposes of this calculation.

2 Average Daily Trips along Westgate Dr. were estimated, using data compiled in the ITE Trip Generation Manual (7th Edition), since data from the City was not available.

3 Data provided by the City; adjusted to remove estimated average daily vehicle trips generated by the parcels within each Zone, based upon data compiled in the ITE Trip Generation Manual (7th Edition), so that they are not included in the general benefit calculation.

4 Number shown is rounded to the nearest whole number.

In addition to vehicular traffic passing by the improvements, we also need to estimate the general benefits conferred to pedestrians that don't reside within the District, but may walk by the improvements. For this purpose, we will consider the estimated population within one-half mile of the various landscape improvements who may walk past those improvements on a daily basis.

Zone	Estimated Residential Units Outside Zone [2]	Estimated Population Outside Zone [3]	Estimated Number of Pedestrians [4]	Estimated Number of Peds. Passing [5]	Length of Imp. (mi)	Time Passing Imp. (hr) [6]	Population -Hours (General)
1	2,845	8,023	939	402	0.296	0.1480	59.47
2	1,984	5,595	655	280	0.226	0.1130	31.67
5	1,287	3,629	425	182	0.423	0.2115	38.45
6	895	2,524	295	126	0.207	0.1035	13.08
8	539	1,520	178	76	0.047	0.0235	1.79
11	720	2,030	238	102	0.028	0.0140	1.42
13 & 15 [1]	329	928	109	46	0.414	0.2070	9.62
14	207	584	68	29	0.157	0.0785	2.30
16	2,152	6,069	710	304	0.493	0.2465	74.93
						TOTAL POPULATION-HOURS (PEDESTRIAN)	**232.73**

1 The improvements for Zones 13 and 15 are exactly the same, so they were considered one entity for purposes of this calculation.
2 Within one-half mile of Zone.
3 2.82 residents per household, per U.S. Census Bureau data. Number shown is rounded to the nearest whole number.
4 An estimated 11.70% of population use walking as primary mode of transportation, as noted in Section 5.3. Number shown is rounded to the nearest whole number.
5 An estimated 42.81% of pedestrians may walk by improvements for purposes described in Section 5.3. Number shown is rounded to the nearest whole number.
6 Estimated using an average walking speed of 2 MPH.

Summing the special and general population-hours gives us a total of 38,694.63; therefore, the general benefit to vehicle occupants and pedestrians passing by the landscape improvements throughout the District is estimated to be 3.36% [(1,068.78 + 232.73) / 38,694.63].

Landscaping General Benefit	**3.36%**

5.5 Street Parkway Trees Maintenance

All of the street parkway tree improvements within the various Zones are along what are considered local streets, i.e. streets other than major arterial or collector streets within the City. In other words, these streets are intended to serve only the individual residential neighborhoods in which they are located, and not to be pass-through streets. In addition, according to the City's General Plan (2010), local streets accommodate low volumes of local traffic and provide access to individual parcels. Local streets typically have two travel lanes and allow parking on both sides of the street. Through traffic is permitted on local streets, but high speeds are discouraged.

From a visual inspection of the layout of the various Zones, one must conclude that the purpose of the local streets is exclusively intended for the benefit of the parcels on such streets. There is no local street that provides a direct or efficient means of traveling from one place to another such that one could reasonably expect a driver to purposefully choose the District's local streets as the best route for travel unless necessary because the route either began or ended with a parcel in the District. A route beginning or ending with a parcel within the District does not include the "general public" for purposes of determining general benefit.

However, one can imagine a minimal degree of pass-through traffic even on something such as a cul-de-sac. As expressed by the Appellate Court in *Beutz v. County of Riverside* (2010), "*... courts of this state have long recognized that virtually all public improvement projects provide general benefits*."

Given the location to the schools, parks, and shopping in the City, there are bound to be drivers that make use of the local streets for no other reason but to turn around or go back from where they came, especially if they are dropping their children off at one of the schools. Additionally, given the nature of the street trees, one could imagine a small degree of "residential tourism" wherein drivers are in fact simply "passing through" to enjoy the beautiful views of the homes, the natural surroundings or visiting friends. A conservative estimate of 0.50% for each scenario would result in the general benefit portion of the improved aesthetic benefits resulting from the maintenance of the street parkway trees on local streets to be 1.00% and the special benefit is estimated to be 99.00%.

Street Parkway Trees General Benefit	**1.00%**

5.6 Collective General Benefit

Since the District is comprised of improved aesthetic benefits resulting from a blend of improvements (masonry walls, landscaping, and street parkway trees), the activity of both pedestrians and vehicles must be addressed in a collective form rather than independently. Therefore, the arithmetic mean of the general benefit percentages has been used to quantify the overall level of general benefit for the District. This general benefit result is provided in the table below:

Masonry Walls General Benefit	1.32%
Landscaping General Benefit	3.36%
Street Parkway Trees General Benefit	1.00%
District General Benefit	**1.89%**

The general benefit, which is the percentage of the total annual maintenance costs that must be funded through sources other than assessments, is 1.89%. The special benefit, which is the percentage of the total annual maintenance costs that may be funded by assessments, is 98.11%.

6. ASSESSMENT METHODOLOGY

Section 22573 of the Landscape and Lighting Act of 1972 requires that maintenance assessments must be levied according to benefit. This Section states:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."*

The 1972 Act also permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec 22574).

The Method of Assessment uses the following components to assign special benefit to each parcel:

- **Benefit Points:** Assignment of points for aesthetic special benefits.
- **Benefit Factor:** Multiplier. This is the Dwelling Unit Equivalent (DUE) value per parcel.
- **Benefit Units:** Sum of a parcel's benefit points multiplied by the parcel's benefit factor. The total amount is the special benefit units assigned to a parcel.

The total costs of maintenance and operation, less the amount of general benefits identified, will be assessed to the parcels within the District based on the benefit units assigned to each parcel.

6.1 Benefit Points

The following table shows the Aesthetic Benefit Points to be assigned per DUE for each Zone, based upon the benefits conferred by the maintenance of various Landscape, Masonry Wall, and Street Tree improvements within the District (one point for each of the improvement types):

	Landscape Aesthetic Benefit Points		Masonry Wall Aesthetic Benefit Points		Street Parkway Trees Aesthetic Benefit Points		Aesthetic Benefit Points per DUE
Zone 1	1	+	1	+	1	=	3
Zone 2	1	+	1	+	1	=	3
Zone 3	0	+	0	+	1	=	1
Zone 4	0	+	0	+	1	=	1
Zone 5	1	+	1	+	1	=	3
Zone 6	1	+	1	+	1	=	3
Zone 8	1	+	1	+	1	=	3
Zone 9	0	+	0	+	1	=	1
Zone 11	1	+	1	+	1	=	3
Zone 13	1	+	0	+	0	=	1
Zone 14	1	+	0	+	1	=	2
Zone 15	1	+	0	+	0	=	1
Zone 16	1	+	0	+	0	=	1

6.2 Benefit Factor

The basis of determining a parcel's benefit factor is a weighting formula commonly known as a Dwelling Unit Equivalent (DUE). The developed single-family residential parcel is used as the base-unit for the calculation of the benefit factor and is defined as 1.00 DUE. All other property types are assigned a DUE that reflects their proportional special benefit as compared to the single-family residential parcel.

The following table illustrates how DUEs are assigned to various types of property throughout the District:

PROPERTY TYPE	BENEFIT FACTOR
Single Family Residential	1.000 per Property
Multi-Family Residential (Duplex)	2.000 per Property
Multi-Family Residential (3 or more units)	5.000 per Acre
Commercial or Office	
For the First 7.5 Acres	5.000 per Acre
For the Next 7.5 Acres	2.500 per Acre
For All Acreage Over 15.0 Acres	1.250 per Acre
Industrial	4.000 per Acre

6.3 Benefit Units

The following table shows the resulting total Aesthetic Benefit Units within each Zone:

	Aesthetic Benefit Points per DUE		Benefit Factor (DUE)		Total Aesthetic Benefit Units
Zone 1	3	x	74.000	=	222.000
Zone 2	3	x	133.000	=	399.000
Zone 3	1	x	39.000	=	39.000
Zone 4	1	x	34.000	=	34.000
Zone 5	3	x	223.000	=	669.000
Zone 6	3	x	80.000	=	240.000
Zone 8	3	x	17.000	=	51.000
Zone 9	1	x	11.000	=	11.000
Zone 11	3	x	8.000	=	24.000
Zone 13	1	x	93.104	=	93.104
Zone 14	2	x	16.000	=	32.000
Zone 15	1	x	36.268	=	36.268
Zone 16	1	x	8.3600	=	8.360
TOTAL DISTRICT-WIDE AESTHETIC BENEFIT UNITS					**1,858.732**

6.4 Assessment Rate Per Benefit Unit

The assessment rate for per Benefit Unit is then calculated as follows:

Total Assessable Annual Costs [1]	/	Total District Wide Aesthetic Benefit Units	=	Assessment Rate per Aesthetic Benefit Unit

[1] Assessable Annual Costs are maintenance costs minus the amount determined to relate to general benefit that are not assessable.

Since the assessment rate has traditionally been presented as an Assessment Rate per DUE, it is important to convert these Assessment Rates per Benefit Unit into the simpler Assessment Rate per DUE, for comparative purposes. For any parcel within the District, that calculation is as follows:

Assessment Rate per Aesthetic Benefit Unit	x	Benefit Points Assigned to Parcel	=	Assessment Rate per DUE

Assessment Rates per DUE for each Zone—based on the FY 20120/21 budget for the District—can be found in Section 7 of this report.

6.5 Adjustments to Maximum Assessments

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Article XIIID of the Constitution of the State of California defined the definition of "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through SB919 (Proposition 218 implementing legislation).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustments to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. At each Zone's formation, balloting of property owners was required, pursuant to Proposition 218. The property owner ballots included an assessment to be approved, as well as the approval of an assessment range formula. Property owners within the District approved the proposed assessment and the assessment range formula.

The assessment range formula shall be applied to all future assessments within the District. Generally, if the proposed annual assessment for the current fiscal year is less than or equal to the maximum assessment (or adjusted maximum assessment), then the proposed annual assessment is not considered an increased assessment. The maximum assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

1. Beginning in the second fiscal year, and each fiscal year thereafter, the maximum assessment will be recalculated annually

2. The new adjusted maximum assessment for the year represents the prior year's maximum assessment adjusted by the greater of:
   (a) 5%, or
   (b) The annual increase in the Consumer Price Index (CPI).

Each year the annual increase in the CPI shall be computed. For Fiscal Year 2020/21, the increase in CPI is the percentage difference between the CPI of December 2019 and the CPI for the previous December, as provided and established by the Bureau of Labor Statistics (FY 2020/21 CPI increase is 2.45%). This percentage difference shall then establish the allowed increase based on CPI. The index used shall be "All urban consumers – San Francisco-Oakland-San Jose, CA" area. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the Council for determining fluctuations in the cost of living.

If CPI is less than 5%, then the allowable adjustment to the maximum assessment is 5%. If CPI is greater than 5%, then the allowable adjustment to the maximum assessment is based on CPI. The maximum assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per DUE) less than or equal to this maximum assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

The following table illustrates how the assessment range formula shall be applied:

Example	CPI % Increase	5.00% Increase	Max % Increase Without Re-Balloting	Prior Year Max Rate Per DUE	Increase Per DUE	New Max Rate Per DUE
1	5.25%	5.00%	5.25%	$403.00	$21.16	$424.16
2	3.44%	5.00%	5.00%	$403.00	$20.15	$423.15

For example, if the percentage change in CPI is greater than 5%, as in Example 1, then the percentage adjustment to the maximum assessment will be by CPI. If the percentage change in CPI is less than 5%, as in Example 2, then the percentage adjustment to the maximum assessment will be 5%.

As previously illustrated, the maximum assessment will be recalculated and adjusted annually. However, the Council may reduce or freeze the maximum assessment at any time by amending the annual engineer's report.

Although the maximum assessment will normally increase each year, the actual assessments may remain virtually unchanged. The maximum assessment adjustment is designed to establish a reasonable limit on assessments. The maximum assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year do not require an increase, or the increase is less than the adjusted maximum assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted maximum assessment then the assessment is considered an increased assessment. In order to impose an increased assessment, the Council must comply with the provisions of Proposition 218 (Article XIIID Section 4c of the California Constitution). Proposition 218 requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners, through the balloting process, must approve the proposed assessment increase. If the proposed assessment is approved, then a new maximum assessment is established. If the proposed assessment is not approved, the Council may not levy an assessment greater than the adjusted maximum assessment previously established.

7. ESTIMATE OF COSTS

7.1 Budget for Fiscal Year 2020/21

NBS has reviewed the budget and discussed with City staff the improvements and maintenance services provided by the assessment revenue. The costs for Fiscal Year 2020/21 are summarized in the following table:

Description	Amount
Annual Maintenance:	
1. Landscape	
Maintenance	$30,442.00
Contingency	3,044.20
Reserve	0.00
Total Landscape	*$33,486.20*
2. Street Parkway Trees	
Maintenance	$1,000.00
Contingency	100.00
Total Street Parkway Trees	*$1,100.00*
3. Masonry Walls	
Repair/Maintenance/Graffiti Removal	$1,000.00
Contingency	100.00
Total Masonry Walls	*$1,100.00*
Total Annual Maintenance:	**$35,686.20**
General Benefit Contribution [1]:	**($674.47)**
Total Assessable Maintenance:	**$35,011.73**
Incidentals:	
1. Consultant Fees	$14,500.00
2. City Administrative Fees	1,750.59
3. Publication	1,500.00
4. County Collection Fees	338.39
Total Incidentals:	**$18,088.98**
Total Assessable Maintenance & Incidentals:	**$53,100.71**
Surplus from Previous Fiscal Year:	**($18,974.45)**
BALANCE TO ASSESSMENT:	**$34,126.26**

[1] Information about the General Benefit component can be located in Section 5 of this report.

7.2 Assessment Rate Per DUE

Based upon the FY 2020/21 Budget from the previous subsection, and the Method of Assessment for the District, the following table shows the revised FY 2020/21 Maximum Assessment Rate per DUE for each Zone, the FY 2020/21 Actual Assessment Rate per DUE for each Zone, the number of DUE within each Zone, and the Total Annual Assessment for each Zone:

	FY 2020/21 Maximum Assessment/DUE	FY 2020/21 Actual Assessment Rate/DUE	DUE	Total FY 2020/21 Annual Assessment
Zone 1	$637.81	$55.08	74.000	$4,075.92
Zone 2	461.76	55.08	133.000	7,325.64
Zone 3	485.49	18.36	39.000	716.04
Zone 4	553.93	18.36	34.000	624.24
Zone 5	273.05	55.08	223.000	12,282.84
Zone 6	829.49	55.08	80.000	4,406.40
Zone 8	585.60	55.08	17.000	936.36
Zone 9	153.17	18.36	11.000	201.96
Zone 11	185.37	55.08	8.000	440.64
Zone 13	164.23	18.36	93.104	1,709.34
Zone 14	365.05	36.72	16.000	587.52
Zone 15	163.97	18.36	36.268	665.88
Zone 16	66.91	18.36	8.360	153.48
			ROUNDING ADJUSTMENT	**($0.00)**
			TOTAL ANNUAL ASSESSMENT	**$34,126.26**

8. ASSESSMENT DIAGRAMS

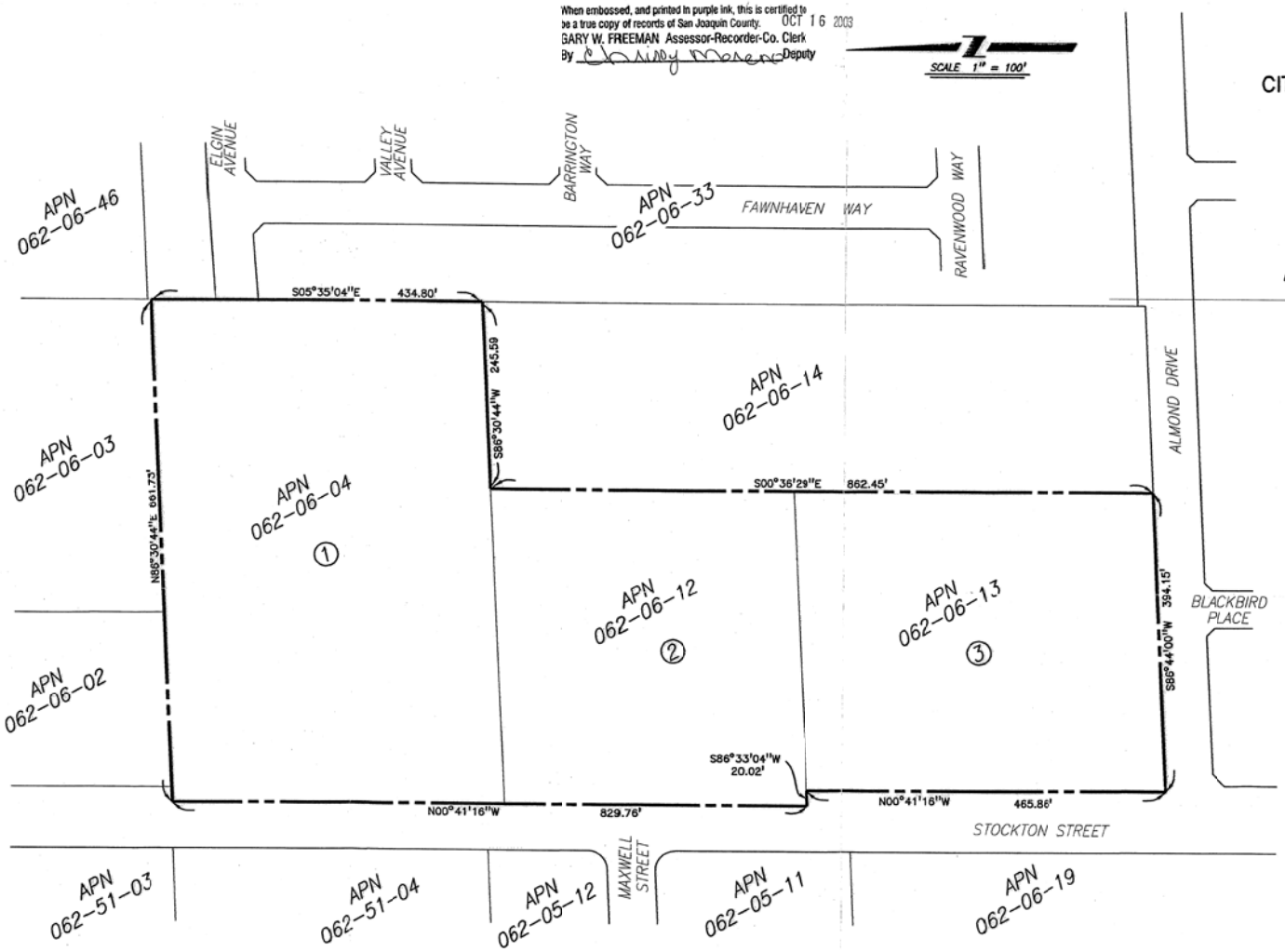
Assessment Diagrams have been submitted to the City Clerk in the format required under the provisions of the Act and are made part of this report.

5-1

When embossed, and printed in purple ink, this is certified to be a true copy of records of San Joaquin County. OCT 16 2003
GARY W. FREEMAN Assessor-Recorder-Co. Clerk
By Christina Moreno Deputy

SCALE 1" = 100'

ASSESSMENT DIAGRAM, ZONE 1
ALMONDWOOD ESTATES
CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 CITY OF LODI, SAN JOAQUIN COUNTY STATE OF CALIFORNIA



BEING THE NORTH EAST PORTION OF SECTION 13 T.3 N., R. 5 E., M. D. B. & M., CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS 20th DAY OF August 2003.

CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS 16 DAY OF October 2003.

SUPERINTENDENT OF STREETS OF THE CITY OF LODI

FILED THIS 16 DAY OF October 2003 AT THE HOUR OF 10:00 O'CLOCK A.M. IN BOOK 5 PAGE 1 OF MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W. Freeman by Christina Moreno
ASSESSOR-RECORDER-COUNTY CLERK OF SAN JOAQUIN COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE 15 DAY OF October 2003. THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY ON THE 16 DAY OF October 2003. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN OF THIS ASSESSMENT DIAGRAM.

CITY CLERK OF THE CITY OF LODI

DOC # 2003-239328
10/16/2003 10:20A Fee:7.00
Page 1 of 1
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by SHOWN ON DOCUMENT

NOTES:

1. ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
3. THIS ASSESSMENT DISTRICT CONTAINS 13.46 ACRES.

LEGEND:

ASSESSMENT DISTRICT BOUNDARY LINE

① ASSESSMENT DISTRICT PARCEL NUMBER

ASSESSMENT DIAGRAM INDEX

BOOK	PAGE	PARCELS
062	060	4, 12, 13

SHEET 1 OF 1

THOMPSON-HYSELL ENGINEERS
A DIVISION OF THE KEITH COMPANIES, INC.
1016 12TH STREET, MODESTO, CA. 95354 (209) 521-8988

5-1d

ASSESSMENT DIAGRAM
CENTURY MEADOWS ONE, ZONE 2
CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 CITY OF LODI, SAN JOAQUIN COUNTY STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, T.3N., R.6E., M.D.B.&M., CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

NOTES:

1. ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
3. THIS ASSESSMENT DISTRICT CONTAINS 31.64 ACRES.

LEGEND:

ASSESSMENT DISTRICT BOUNDARY LINE

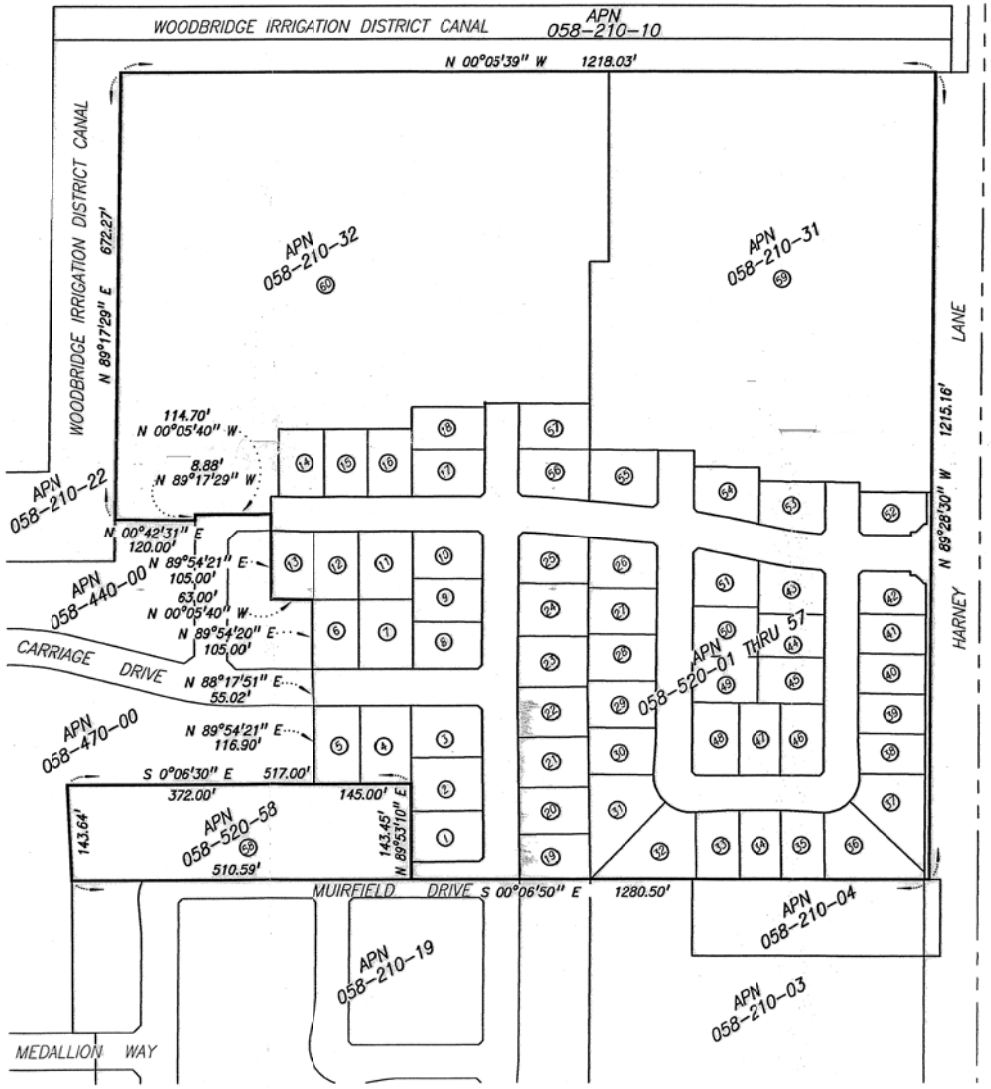
(7) ASSESSMENT DISTRICT PARCEL NUMBER

N.T.S.

When embossed, and printed in purple ink, this is certified to be a true copy of records of San Joaquin County. JAN 22 2004
GARY W. FREEMAN Assessor-Recorder-Co. Clerk
By Christina Moreno Deputy

ASSESSMENT DIAGRAM INDEX

BOOK	PAGE	PARCELS
058	210	31, 32
058	520	1-58



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS 21st DAY OF January 2004.

Susan J. Blackston
CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS 21st DAY OF January 2004.

Richard C. Wood
SUPERINTENDENT OF STREETS OF THE CITY OF LODI

FILED THIS 22 DAY OF JANUARY, 2004 AT THE HOUR OF 3:20 O'CLOCK P.M. IN BOOK 5, PAGE 12 OF MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W. Freeman by Christina Moreno
ASSESSOR-RECORDER-COUNTY CLERK OF SAN JOAQUIN COUNTY, CALIFORNIA

CITY OF LODI, CALIFORNIA FOUNDED 1906 INCORPORATED NOV. 1906

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE 21 DAY OF January 2004. THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY ON THE 21 DAY OF January, 2004. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN OF THIS ASSESSMENT DIAGRAM.

Susan J. Blackston
CITY CLERK OF THE CITY OF LODI

DOC # 2004-013613
01/22/2004 03:20P Fee:7.00
Page 1 of 1
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by SHOWN ON DOCUMENT

SHEET 1 OF 1

THOMPSON-HYSELL ENGINEERS
A DIVISION OF THE KEITH COMPANIES, INC.
1016 12TH STREET, MODESTO, CA. 95354 (209) 521-8988

RECEIVED
2003 DEC 19 AM 10: 38
CITY CLERK
CITY OF LODI

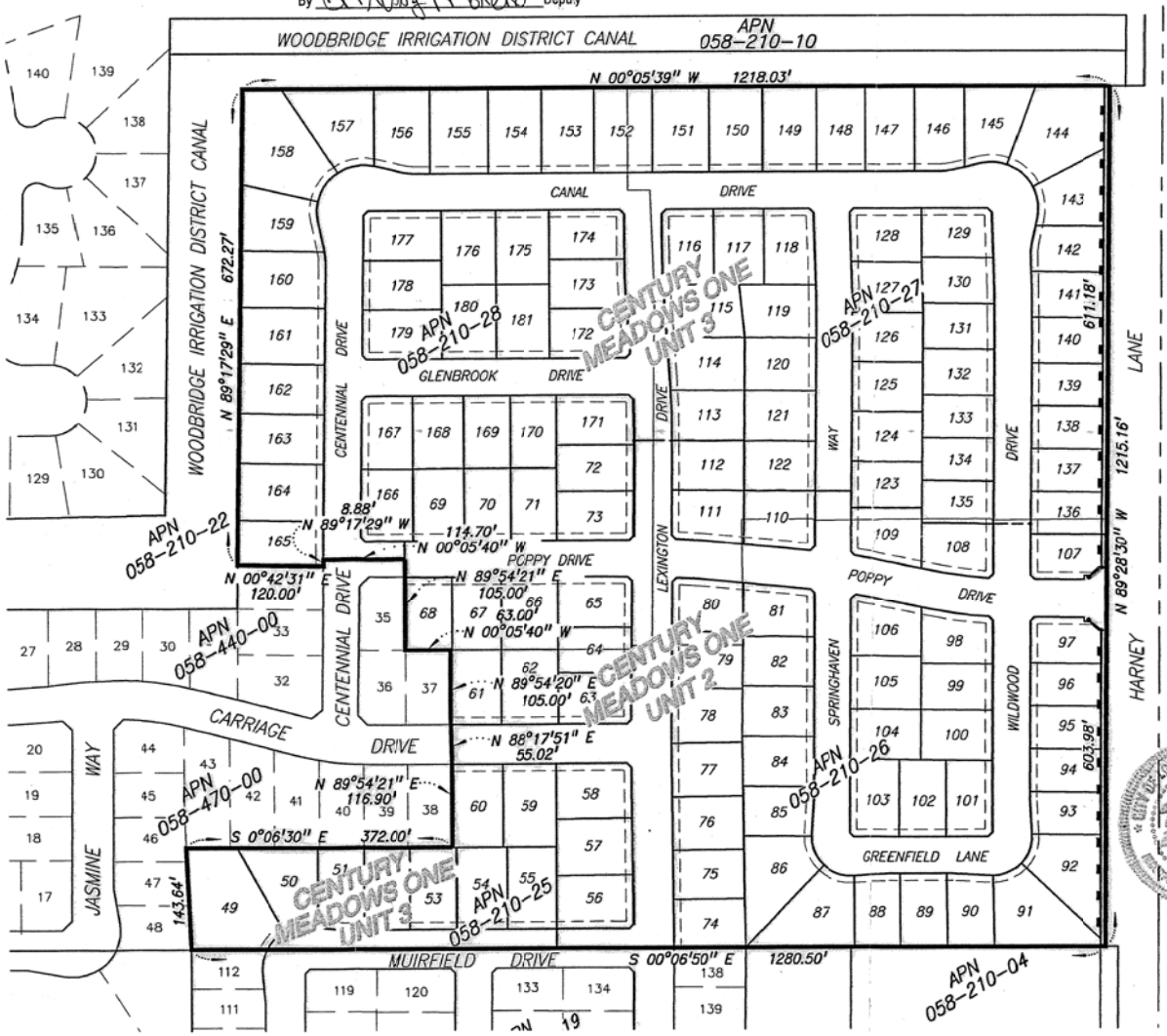
5-9

When embossed, and printed in purple ink, this is certified to be a true copy of records of San Joaquin County. DEC - 9 2003
GARY W. FREEMAN Assessor-Recorder-Co. Clerk
By Christina Moreno Deputy

SCALE 1" = 100'

PROPOSED AMENDED BOUNDARIES (CENTURY MEADOWS ONE, ZONE 2 ANNEXATION) CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 CITY OF LODI, SAN JOAQUIN COUNTY STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, T.3N., R.6E., M.D.B.&M., CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA



THOMPSON-HYSELL ENGINEERS

1016 12th STREET MODESTO, CALIFORNIA
NOVEMBER, 2004

DOC # 2003-281218
12/09/2003 09:47A Fee:7.00
Page 1 of 1
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by SHOWN ON DOCUMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI, THIS 3 DAY OF December, 2004.

Susan J. Blackston
CITY CLERK OF THE CITY OF LODI

RECORDED THIS 9 DAY OF December 2004 AT THE HOUR OF 9:41 O'CLOCK A.M. IN BOOK 5, PAGE 9 OF MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W. Freeman by Christina Moreno
COUNTY RECORDER
OF SAN JOAQUIN COUNTY, CALIFORNIA

I, HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LODI AT A REGULAR MEETING THEREOF, HELD ON THE 3 DAY OF December, 2004, BY ITS RESOLUTION NO. 2003-227

Susan J. Blackston
CITY CLERK OF THE CITY OF LODI

THE AMENDED BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA PRIOR RECORDED AT BOOK 4 OF MAPS AND ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS AT PAGE 105, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

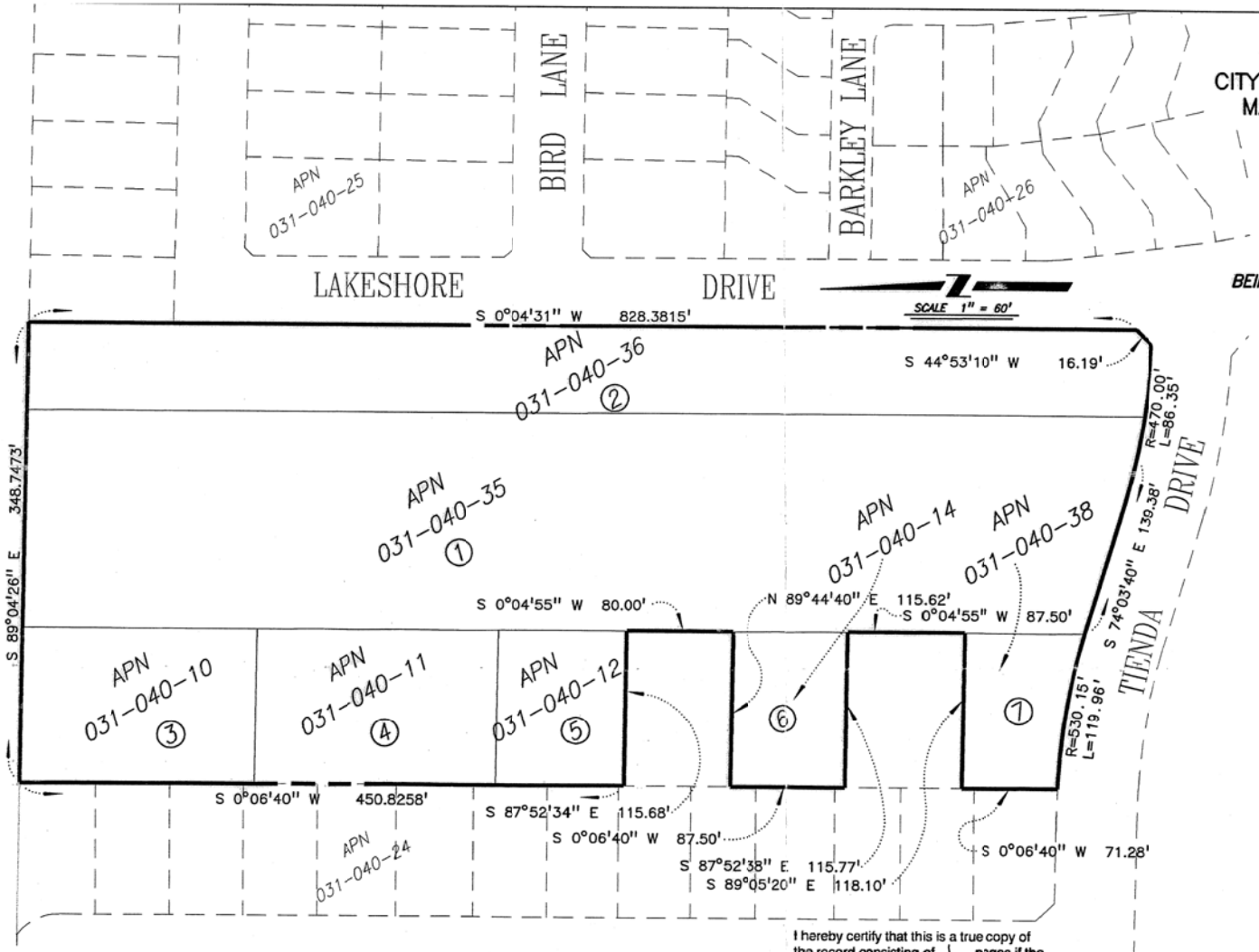
LEGEND:

OVERALL DISTRICT BOUNDARY LINE

SHEET 1 OF 1

5-9

ASSESSMENT DIAGRAM, ZONE 3
MILLSBRIDGE II
CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 CITY OF LODI, SAN JOAQUIN COUNTY STATE OF CALIFORNIA



BEING THE SOUTHWEST QUARTER OF SECTION 11, T.3 N., R. 6 E., M. D. B. & M., CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS 17th DAY OF MARCH 2004.

Susan J. Blackston
CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS 6th DAY OF MAY 2004.

SUPERINTENDENT OF STREETS OF THE CITY OF LODI

FILED THIS 10 DAY OF MAY, 2004 AT THE HOUR OF 3:50 O'CLOCK P.M. IN BOOK 5, PAGE 22 OF MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W. Freeman by Christina Moreno
ASSESSOR-RECORDER-COUNTY CLERK OF SAN JOAQUIN COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE 5th DAY OF MAY, 2004. THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY ON THE 6 DAY OF MAY, 2004. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN OF THIS ASSESSMENT DIAGRAM.

Susan J. Blackston
CITY CLERK OF THE CITY OF LODI

I hereby certify that this is a true copy of the record consisting of 1 pages if the seal of this office is impressed in purple ink.

MAY 11 2004

Gary W. Freeman
GARY FREEMAN
Assessor-Recorder-Co Clerk
San Joaquin County, CA

NOTES:

1. ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
3. THIS ASSESSMENT DISTRICT CONTAINS 6.03 ACRES.

LEGEND:

ASSESSMENT DISTRICT BOUNDARY LINE

① ASSESSMENT DISTRICT PARCEL NUMBER

ASSESSMENT DIAGRAM INDEX

BOOK	PAGE	PARCELS
062	060	10, 11, 12, 14, 35, 36, 38

DOC # 2004-100899
05/10/2004 03:53P Fee:7.00
Page 1 of 1
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by SHOUN ON DOCUMENT

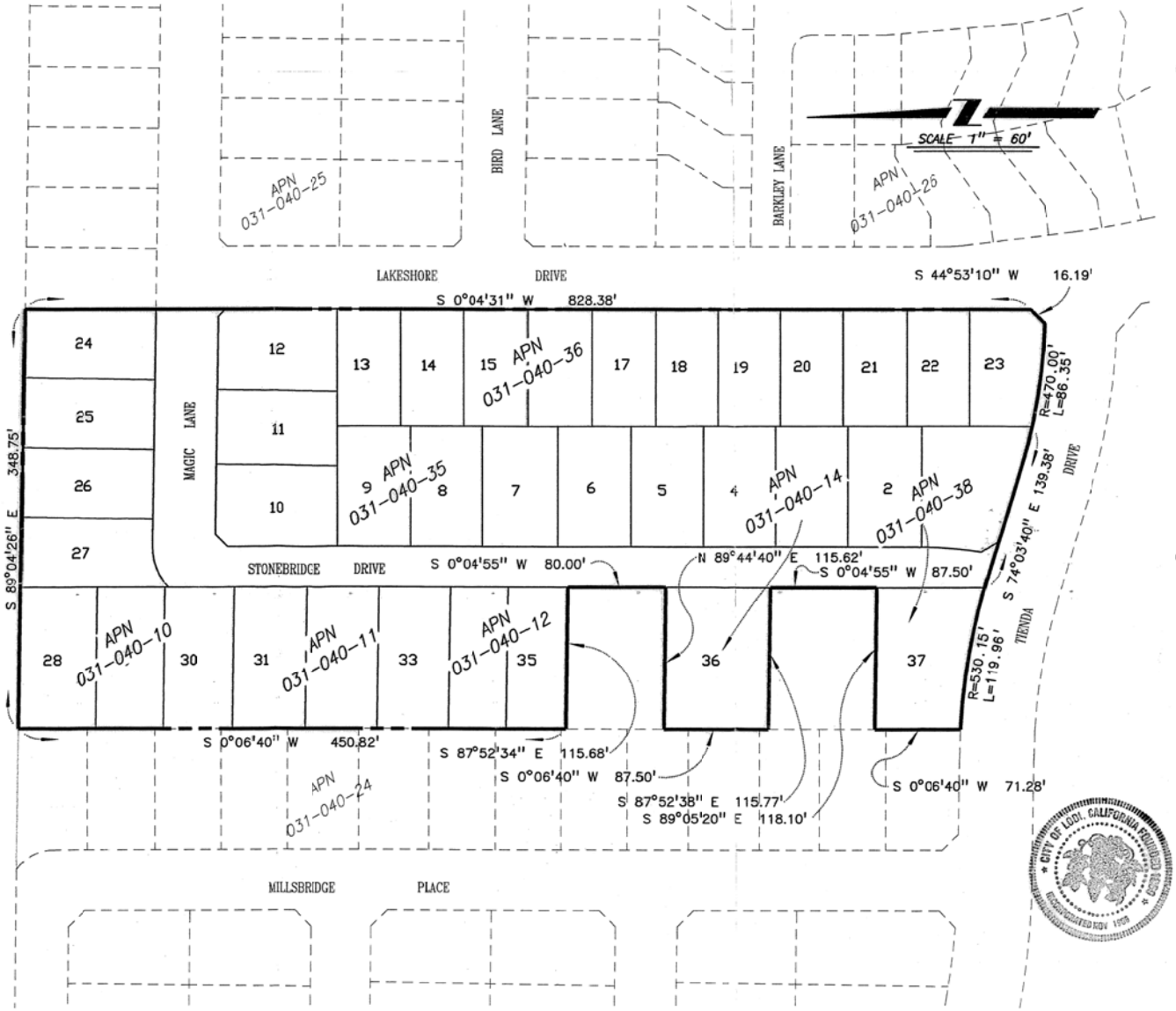
EXHIBIT C

SHEET 1 OF 1

THOMPSON-HYSELL ENGINEERS
A DIVISION OF THE KEITH COMPANIES, INC.
1016 12TH STREET, MODESTO, CA. 95354 (209) 521-8986

PROPOSED AMENDED BOUNDARIES (MILLSBRIDGE II, ZONE 3 ANNEXATION) CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 CITY OF LODI, SAN JOAQUIN COUNTY STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, T.3N., R.6E., M.D.B.&M., CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA



THOMPSON-HYSELL ENGINEERS

1016 12th STREET MODESTO, CALIFORNIA
MARCH, 2004

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI, THIS 17th DAY OF March, 2004.

Susan J. Blackstone
CITY CLERK OF THE CITY OF LODI

RECORDED THIS 19 DAY OF March, 2004 AT THE HOUR OF 8:00 O'CLOCK A.M. IN BOOK 5 PAGE 19 OF MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W. Freeman by Christina Molero
COUNTY RECORDER
OF SAN JOAQUIN COUNTY, CALIFORNIA

I, HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LODI AT A REGULAR MEETING THEREOF, HELD ON THE DAY OF March 17, 2004, BY ITS RESOLUTION NO. 2004-49

Susan J. Blackstone
CITY CLERK OF THE CITY OF LODI

THE AMENDED BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA PRIOR RECORDED AT BOOK 4 OF MAPS AND ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS AT PAGE 105, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

DOC # 2004-056433
03/19/2004 02:28P Fee:7.00
Page 1 of 1
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by SHOUN ON DOCUMENT

LEGEND:

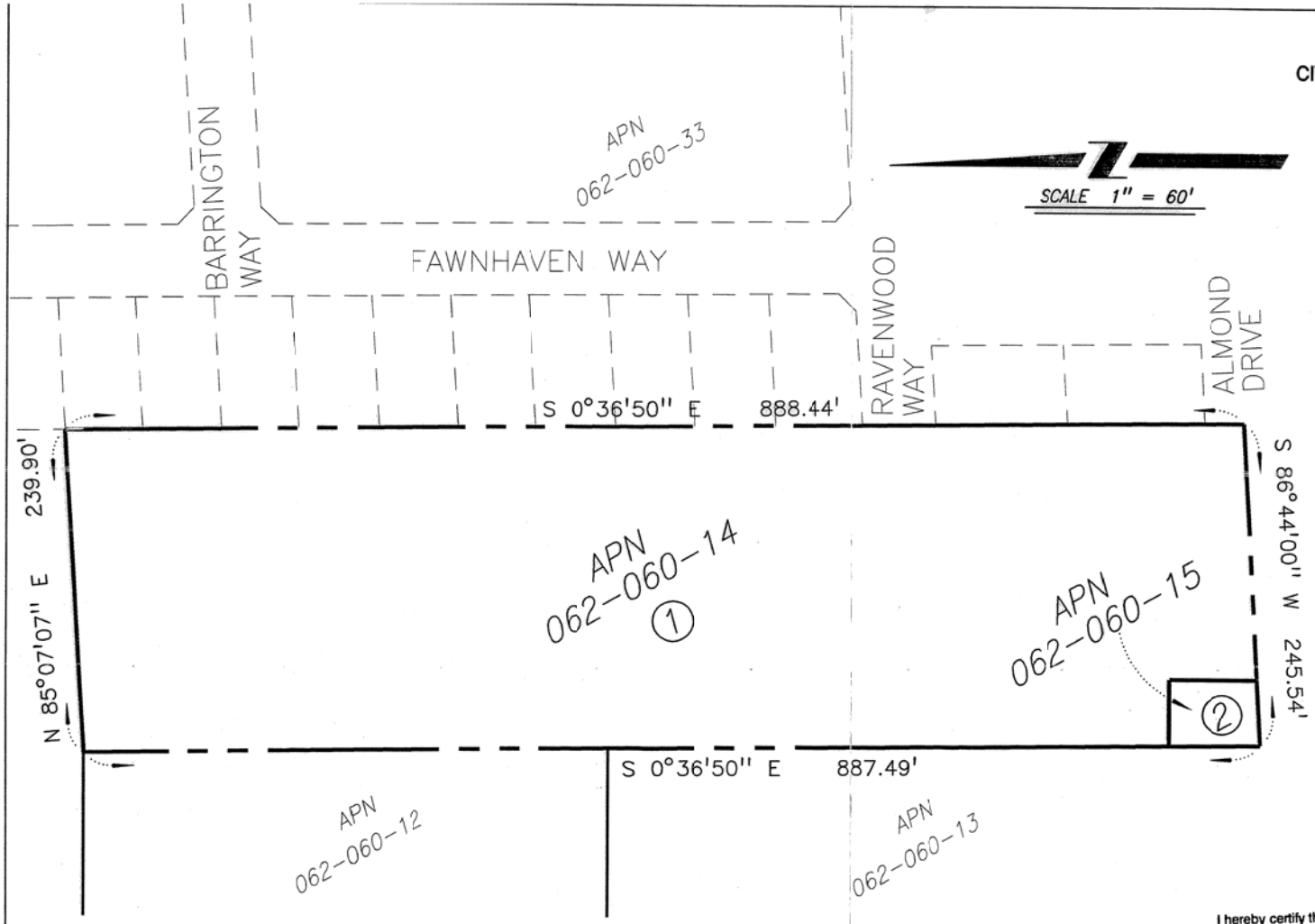
OVERALL DISTRICT BOUNDARY LINE

SHEET 1 OF 1

When embossed, and printed in purple ink, this is certified to be a true copy of records of San Joaquin County

ASSESSMENT DIAGRAM, ZONE 4
ALMOND NORTH
CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 CITY OF LODI, SAN JOAQUIN COUNTY STATE OF CALIFORNIA

BEING A PORTION OF LOT 14, A.J. LARSON'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 13, T.3N., R.6., M. D. B. & M., CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS 17 DAY OF MARCH 2004.

CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS 31 DAY OF MAY 2004.

SUPERINTENDENT OF STREETS OF THE CITY OF LODI

FILED THIS 10 DAY OF MAY, 2004 AT THE HOUR OF 2:50 O'CLOCK P.M. IN BOOK 71, PAGE 62 OF MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W Freeman by Christina Moreno
ASSESSOR-RECORDER-COUNTY CLERK OF SAN JOAQUIN COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE 5 DAY OF MAY, 2004. THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY ON THE 4 DAY OF MAY, 2003. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN OF THIS ASSESSMENT DIAGRAM.

CITY CLERK OF THE CITY OF LODI

I hereby certify that this is a true copy of the record consisting of 1 pages if the seal of this office is impressed in purple ink.

MAY 11 2004

GARY FREEMAN
Assessor-Recorder-Co Clerk
San Joaquin County, CA

DOC # 2004-100901
05/10/2004 03:53P Fee:7.00
Page 1 of 1
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by SHOWN ON DOCUMENT

EXHIBIT C

SHEET 1 OF 1

NOTES:

1. ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
3. THIS ASSESSMENT DISTRICT CONTAINS 5.00 ACRES.

LEGEND:

——— - - ——— ASSESSMENT DISTRICT BOUNDARY LINE

① ASSESSMENT DISTRICT PARCEL NUMBER

ASSESSMENT DIAGRAM INDEX

BOOK	PAGE	PARCELS
062	060	14, 15

THOMPSON-HYSELL ENGINEERS
A DIVISION OF THE KEITH COMPANIES, INC.
1016 12TH STREET, MODESTO, CA. 95354 (209) 521-8986

PROPOSED AMENDED BOUNDARIES (ALMOND NORTH, ZONE 4 ANNEXATION) CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 CITY OF LODI, SAN JOAQUIN COUNTY STATE OF CALIFORNIA

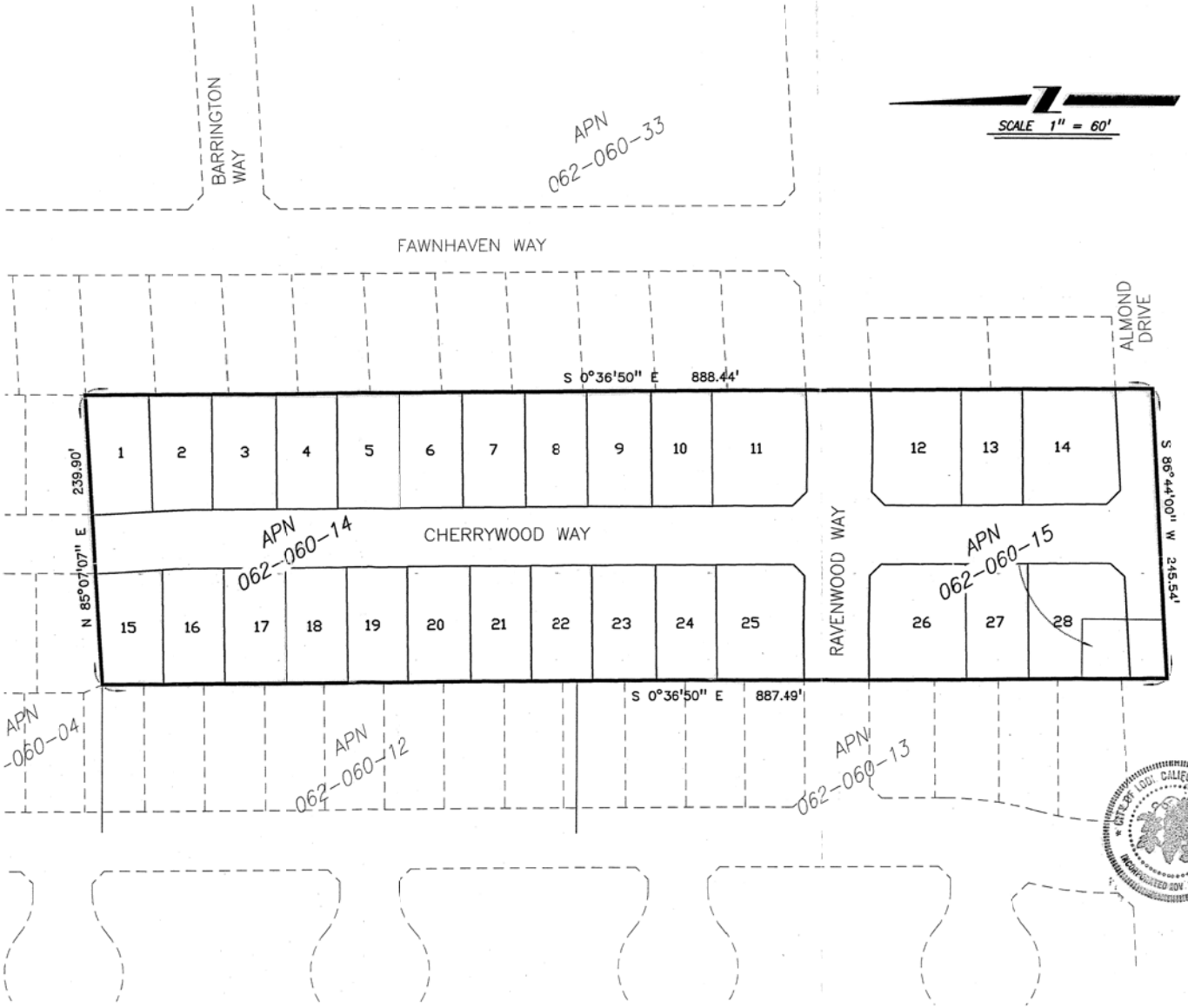
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, T.3N., R.6E., M.D.B.&M., CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

THOMPSON-HYSELL ENGINEERS

1016 12th STREET MODESTO, CALIFORNIA

MARCH, 2004

SCALE 1" = 60'



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI, THIS 17th DAY OF March, 2004.

Susan J. Blackston
CITY CLERK OF THE CITY OF LODI

CITY OF LODI, CALIFORNIA, INCORPORATED NOV 1906

RECORDED THIS 19 DAY OF March 2004 AT THE HOUR OF 2:30 O'CLOCK p.M. IN BOOK 5, PAGE 80 OF MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W. Freeman by Christina Moreno
COUNTY RECORDER
OF SAN JOAQUIN COUNTY, CALIFORNIA

I, HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LODI AT A REGULAR MEETING THEREOF, HELD ON THE DAY OF March 17, 2004, BY ITS RESOLUTION NO. 2004-49

Susan J. Blackston
CITY CLERK OF THE CITY OF LODI

CITY OF LODI, CALIFORNIA COUNCIL 1906, INCORPORATED NOV 1906

THE AMENDED BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA PRIOR RECORDED AT BOOK 4 OF MAPS AND ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS AT PAGE 105, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

DOC # 2004-056434
03/19/2004 02:28P Fee:7.00
Page 1 of 1
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by SHOWN ON DOCUMENT

LEGEND:

OVERALL DISTRICT BOUNDARY LINE

SHEET 1 OF 1

When embossed, and printed in purple ink, this is certified to MAR 19 2004

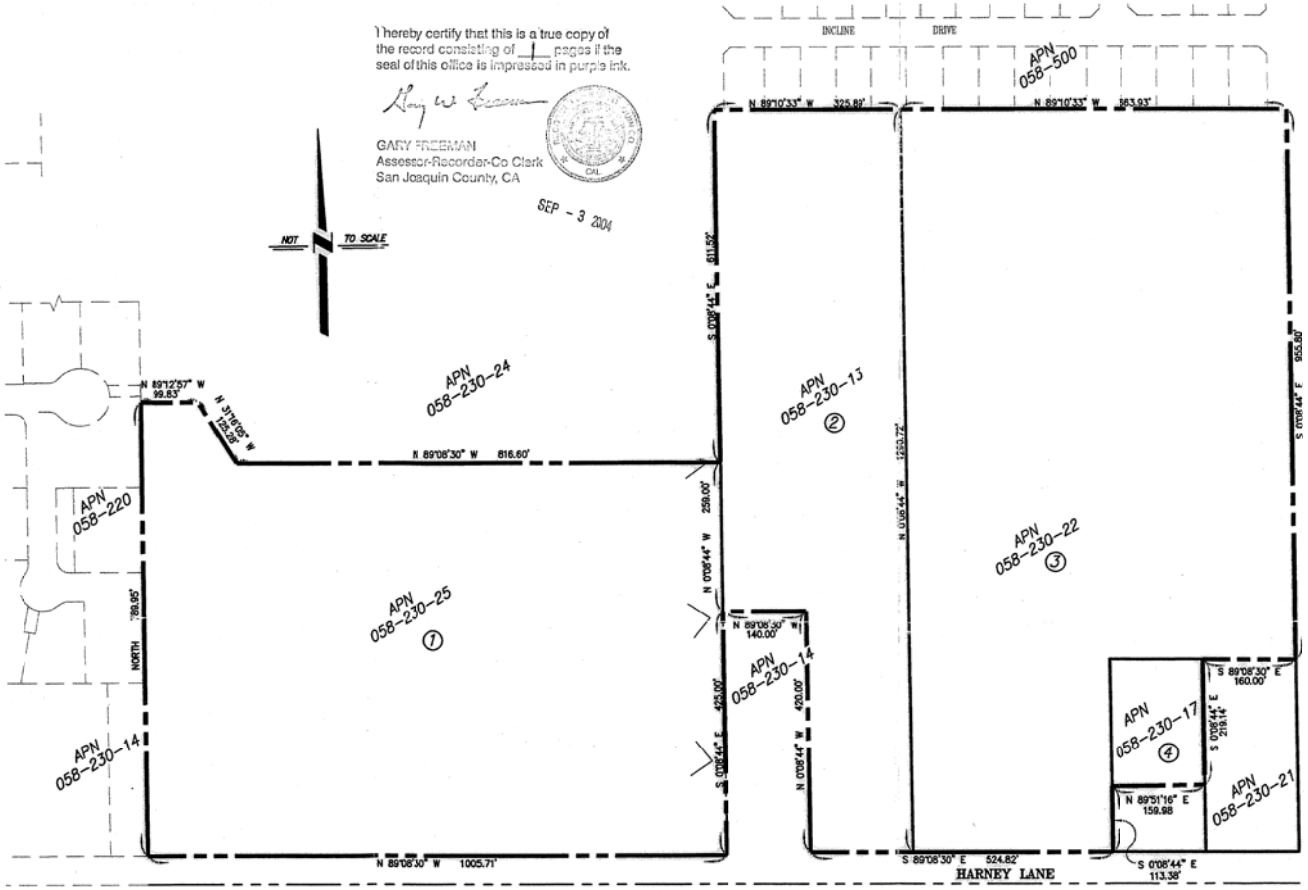
5-20

I hereby certify that this is a true copy of the record consisting of 1 pages if the seal of this office is impressed in purple ink.

GARY FREEMAN
Assessor-Recorder-Co Clerk
San Joaquin County, CA

SEP - 3 2004

ASSESSMENT DIAGRAM, ZONE 5
LEGACY ESTATES I & II, AND KIRST ESTATES
CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 CITY OF LODI, SAN JOAQUIN COUNTY STATE OF CALIFORNIA



DOC # 2004-200733
09/03/2004 02:39P Fee:7.00
Page 1 of 1
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by INDIVIDUAL ON DOCUMENT

BEING THE SOUTHEAST PORTION OF SECTION 15 T.3 N., R. 6 E., M. D. B. & M., CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS 1st DAY OF September 2004.

CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS 2nd DAY OF September 2004.

SUPERINTENDENT OF STREETS OF THE CITY OF LODI

FILED THIS 3rd DAY OF SEPTEMBER 2004 AT THE HOUR OF 2:39 O'CLOCK P. M. IN BOOK 5 PAGE 37 OF MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W. Freeman by JEANETTE DAVIS
ASSESSOR-RECORDER-COUNTY CLERK OF SAN JOAQUIN COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE 1st DAY OF September 2004. THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY ON THE 2nd DAY OF September 2004. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN OF THIS ASSESSMENT DIAGRAM.

CITY CLERK OF THE CITY OF LODI

NOTES:

1. ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
3. THIS ASSESSMENT DISTRICT CONTAINS 42.80 ACRES.

LEGEND:

ASSESSMENT DISTRICT BOUNDARY LINE

① ASSESSMENT DISTRICT PARCEL NUMBER

ASSESSMENT DIAGRAM INDEX

BOOK	PAGE	PARCELS
058	230	13, 17 (PORTION), 22, 25

SHEET 1 OF 1

THOMPSON-HYSELL ENGINEERS
A DIVISION OF THE KSTH COMPANIES, INC.
1016 12TH STREET, MODESTO, CA 95354 (209) 521-8986

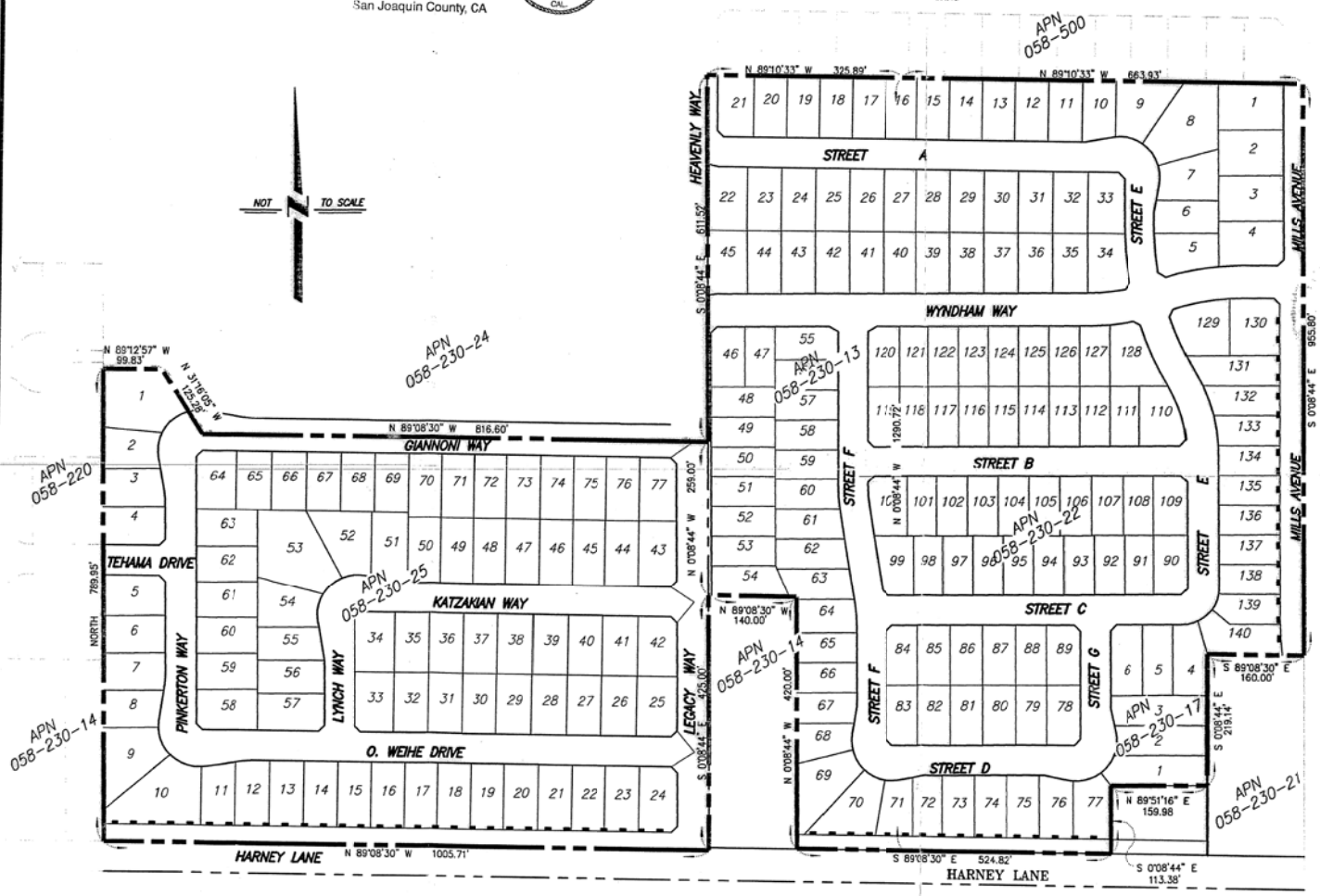
I hereby certify that this is a true copy of the record consisting of 1 pages if the seal of this office is impressed in purple ink.

JUL 14 2004

GARY FREEMAN
Assessor-Recorder-Cc Clerk
San Joaquin County, CA

PROPOSED AMENDED BOUNDARIES (LEGACY ESTATES I&II AND KIRST ESTATES, ZONE 5 ANNEXATION) CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 CITY OF LODI, SAN JOAQUIN COUNTY STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, T.3N., R.6E., M.D.B.&M., CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA



THOMPSON-HYSELL ENGINEERS

1016 12th STREET MODESTO, CALIFORNIA
JUNE, 2004

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI, THIS 7 DAY OF JULY, 2004.

CITY CLERK OF THE CITY OF LODI

CITY OF LODI CALIFORNIA FOUNDED 1869 INCORPORATED NOV 1906

RECORDED THIS 14 DAY OF July, 2004 AT THE HOUR OF 12:01 O'CLOCK P.M. IN BOOK 4, PAGE 216 OF MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W. Freeman by Chrissy Moreno
COUNTY RECORDER
OF SAN JOAQUIN COUNTY, CALIFORNIA

I, HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LODI AT A REGULAR MEETING THEREOF, HELD ON THE DAY OF July 7, 2004, BY ITS RESOLUTION NO. 2004-136

CITY CLERK OF THE CITY OF LODI

THE AMENDED BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA PRIOR RECORDED AT BOOK 4 OF MAPS AND ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS AT PAGE 105, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

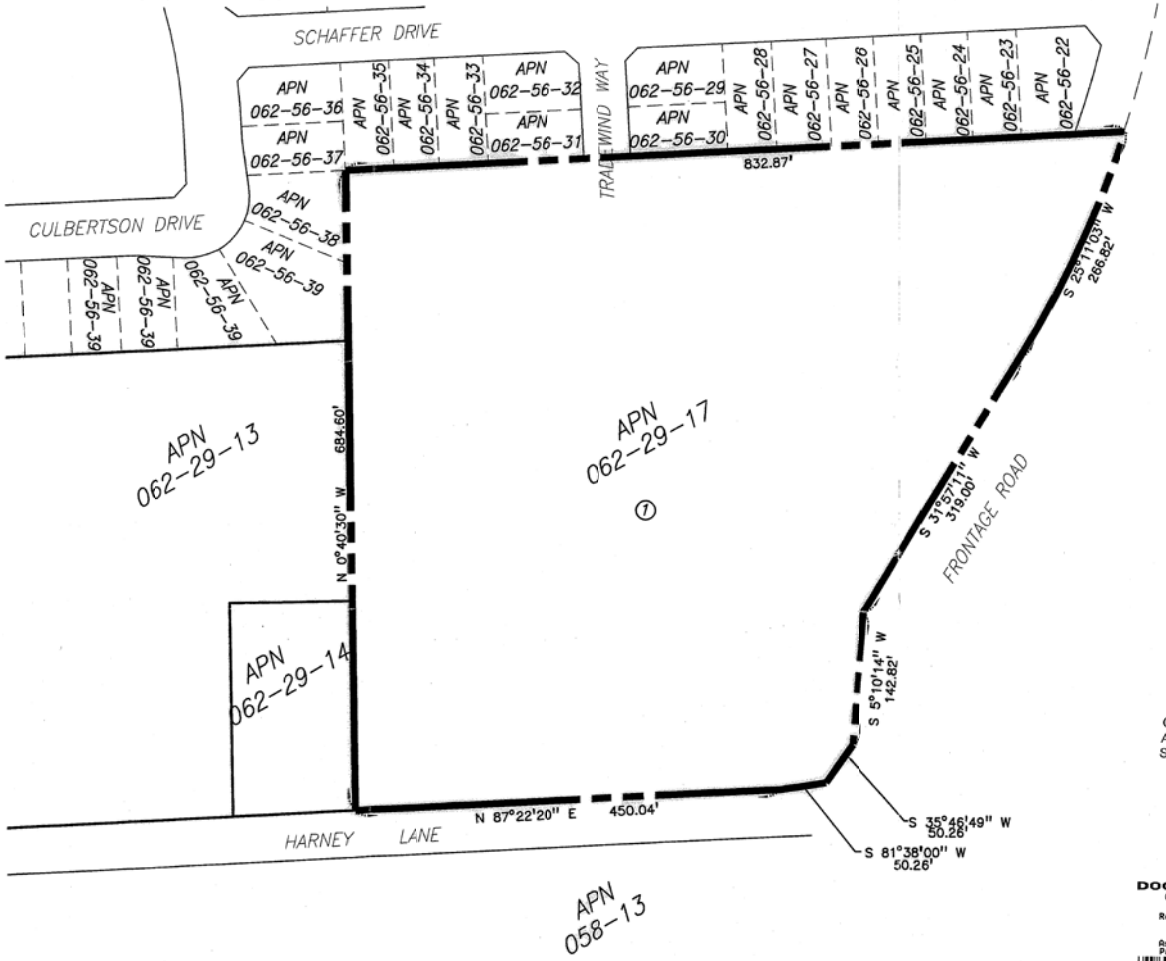
DOC # 2004-155561
07/14/2004 12:01P Fee:7.00
Page 1 of 1
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by INDIVIDUAL ON DOCUMENT

LEGEND:

OVERALL DISTRICT BOUNDARY LINE

SHEET 1 OF 1

ASSESSMENT DIAGRAM, ZONE 6
THE VILLAS
CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 CITY OF LODI, SAN JOAQUIN COUNTY STATE OF CALIFORNIA



NOT TO SCALE

BEING THE SOUTHEAST PORTION OF SECTION 13 T.3 N., R. 6 E., M. D. B. & M., CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS 1st DAY OF September 2004.

CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS 2nd DAY OF September 2004.

SUPERINTENDENT OF STREETS OF THE CITY OF LODI

FILED THIS 3rd DAY OF SEPTEMBER, 2004 AT THE HOUR OF 2:30 O'CLOCK P.M. IN BOOK 5 PAGE 33 OF MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W. Freeman by Jeanette Davis
ASSESSOR-RECORDER-COUNTY CLERK OF SAN JOAQUIN COUNTY, CALIFORNIA

I hereby certify that this is a true copy of the record consisting of 1 pages if the seal of this office is impressed in purple ink.

GARY FREEMAN
Assessor-Recorder-Co Clerk
San Joaquin County, CA

SEP - 3 2004

DOC # 2004-200731
09/03/2004 02:39P Fee:7.00
Page 1 of 1
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by INDIVIDUAL ON DOCUMENT

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE 1 DAY OF September, 2004. THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY ON THE 2nd DAY OF September, 2004. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN OF THIS ASSESSMENT DIAGRAM.

CITY CLERK OF THE CITY OF LODI

NOTES:

1. ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
3. THIS ASSESSMENT DISTRICT CONTAINS 10.29 ACRES.

LEGEND:

ASSESSMENT DISTRICT BOUNDARY LINE

(1) ASSESSMENT DISTRICT PARCEL NUMBER

ASSESSMENT DIAGRAM INDEX

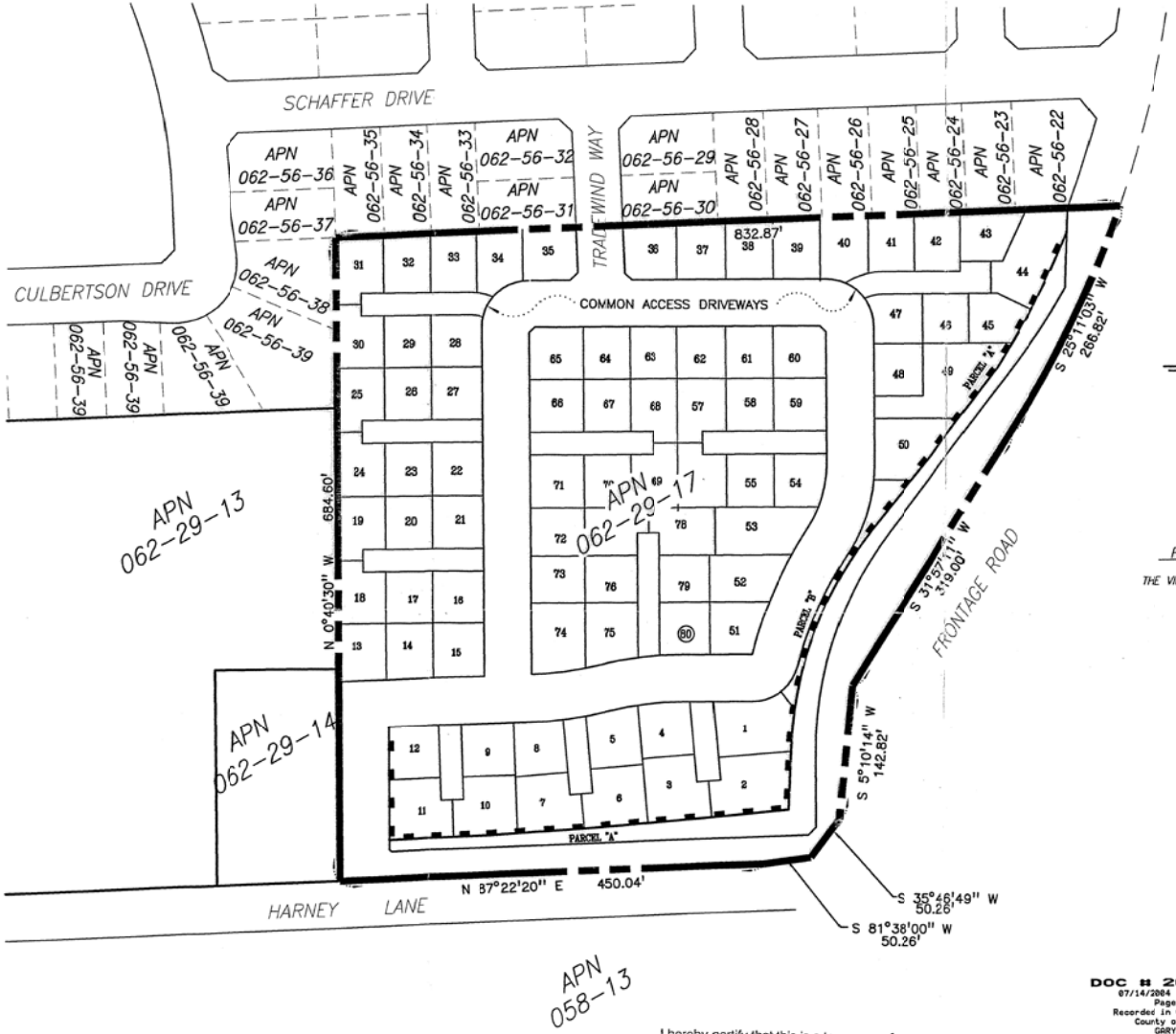
BOOK	PAGE	PARCELS
062	290	17

SHEET 1 OF 1

THOMPSON-HYSELL ENGINEERS
A DIVISION OF THE KEITH COMPANIES, INC.
1016 12TH STREET, MODESTO, CA. 95354 (209) 521-8966

PROPOSED AMENDED BOUNDARIES (THE VILLAS, ZONE 6 ANNEXATION) CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 CITY OF LODI, SAN JOAQUIN COUNTY STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, T.3N., R.6E., M.D.B.&M., CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA



NOT TO SCALE

PROJECT SUMMARY

THE VILLAS 80 dueF's

THOMPSON-HYSELL ENGINEERS
1016 12th STREET MODESTO, CALIFORNIA
JUNE, 2004

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI, THIS 7 DAY OF July, 2004.

CITY CLERK OF THE CITY OF LODI

RECORDED THIS 14 DAY OF July, 2004 AT THE HOUR OF 12:01 O'CLOCK p.M. IN BOOK 5 PAGE 21 OF MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W. Freeman by Chris Moreno
COUNTY RECORDER
OF SAN JOAQUIN COUNTY, CALIFORNIA

I, HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESMENT DISTRICT NO. 2003-1. CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LODI AT A REGULAR MEETING THEREOF, HELD ON THE DAY OF July 7, 2004, BY ITS RESOLUTION NO. 2004-136

CITY CLERK OF THE CITY OF LODI

DOC # 2004-155562
07/14/2004 12:01P Fee:7.00
Page 1 of 1
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by INDIVIDUAL ON DOCUMENT

I hereby certify that this is a true copy of the record consisting of 1 pages if the seal of this office is impressed in purple ink.

JUL 14 2004

GARY FREEMAN
Assessor-Recorder-Co Clerk
San Joaquin County, CA

THE AMENDED BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA PRIOR RECORDED AT BOOK 4 OF MAPS AND ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS AT PAGE 105, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

LEGEND:

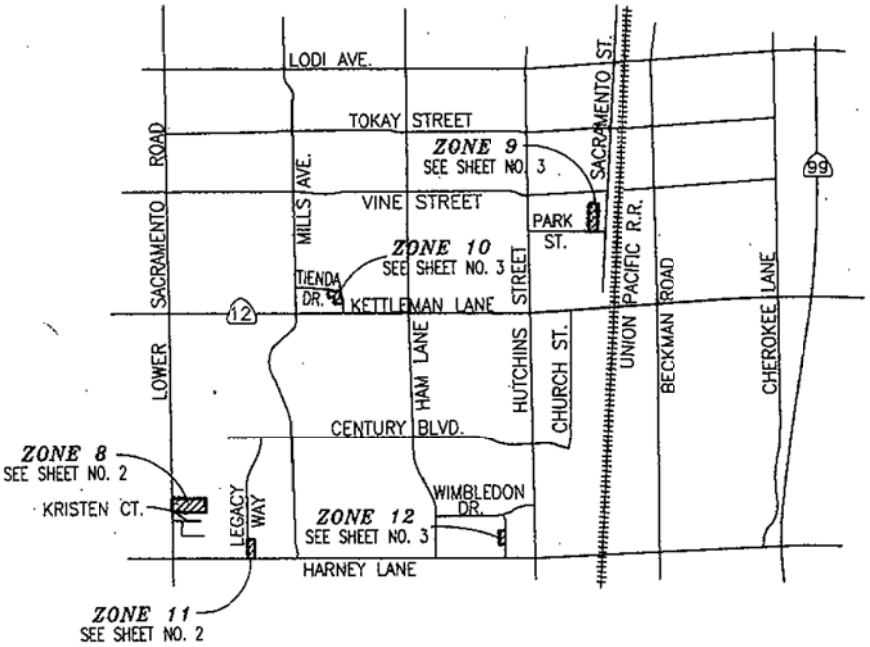
OVERALL DISTRICT BOUNDARY LINE

SHEET 1 OF 1

5 07

AMENDED ASSESSMENT DIAGRAM
LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1
ZONES 8-12

CITY OF LODI
SAN JOAQUIN
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS 15 DAY OF November, 2005

Susan J. Blecht
CITY CLERK
CITY OF LODI
SAN JOAQUIN COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION INTO THE CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1, CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LODI AT A REGULAR MEETING THEREOF HELD ON THE 5TH DAY OF OCTOBER, 2005, BY IT'S RESOLUTION NO. 2005-216

Susan J. Blecht
CITY CLERK
CITY OF LODI
SAN JOAQUIN COUNTY, CALIFORNIA

THIS AMENDED ASSESSMENT DIAGRAM WAS ORIGINALLY RECORDED ON OCTOBER 6th 2005, IN BOOK 5, PAGE 68 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

FILED THIS 29 DAY OF Nov, 2005 AT THE HOUR OF 10:50 O'CLOCK A.M., IN BOOK 5 AT PAGE 22 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W. Freeman by Patricia Romeari
DEPUTY
COUNTY RECORDER
COUNTY OF SAN JOAQUIN

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF SAN JOAQUIN ASSESSOR'S MAPS.

DOC # 2005-297277
11/29/2005 10:50A Fee:NC
Page 1 of 2
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by SHOWN ON DOCUMENT

LEGEND

ANNEXATION BOUNDARY/ BENEFIT ZONE BOUNDARY

GRAPHIC SCALE
1000 500 0 1000
SCALE: 1" = 1000'

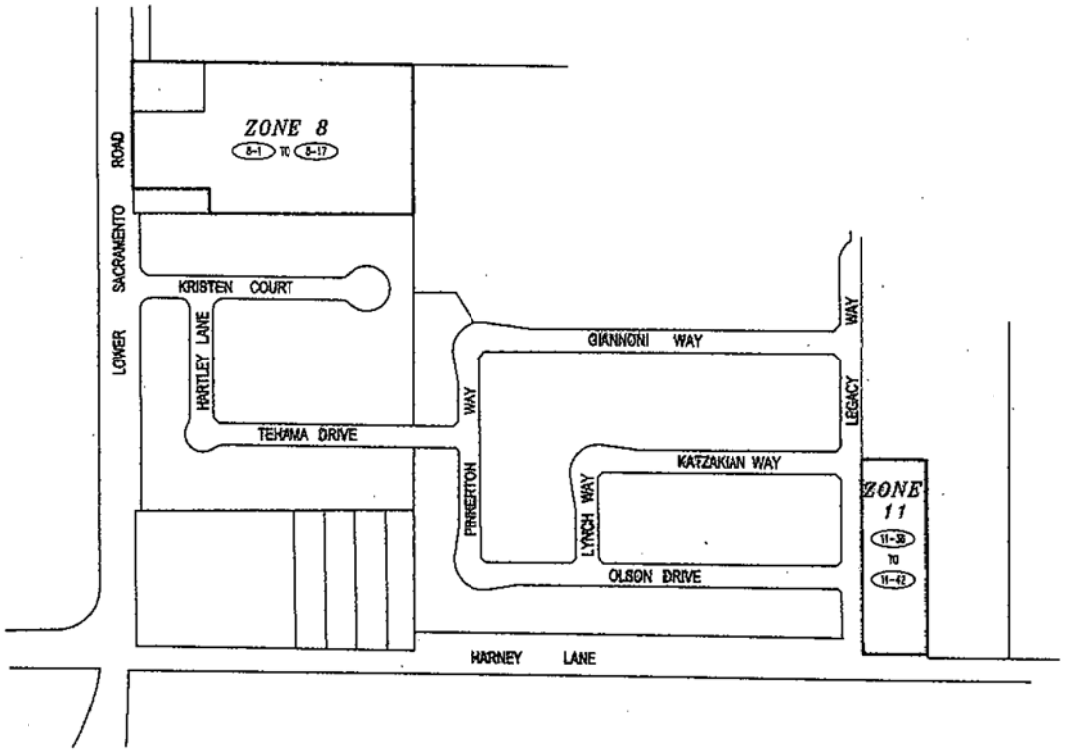
REGISTERED PROFESSIONAL ENGINEER
No. 25948
Exp. 12/31/06
10-26-05
CIVIL
STATE OF CALIFORNIA

N | B | S
32605 Highway 79 South, Suite 100
Temecula, CA 92592
Local Government Solutions

5-78A

AMENDED ASSESSMENT DIAGRAM
LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1
ZONES 8-12

CITY OF LODI
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA



ASSESSMENT ID

Zone	Assessment Number	APN
8	8-1	POR. OF 058-230-03
8	8-2	POR. OF 058-230-03
8	8-3	POR. OF 058-230-03
8	8-4	POR. OF 058-230-03
8	8-5	POR. OF 058-230-03
8	8-6	POR. OF 058-230-03
8	8-7	POR. OF 058-230-03
8	8-8	POR. OF 058-270-03
8	8-9	POR. OF 058-230-03
8	8-10	POR. OF 058-230-03
8	8-11	POR. OF 058-230-03
8	8-12	POR. OF 058-230-03
8	8-13	POR. OF 058-230-03
8	8-14	POR. OF 058-230-03
8	8-15	POR. OF 058-230-03
8	8-16	POR. OF 058-230-05
8	8-17	POR. OF 058-230-05
11	11-36	POR. OF 058-230-14
11	11-37	POR. OF 058-230-14
11	11-38	POR. OF 058-230-14
11	11-39	POR. OF 058-230-14
11	11-40	POR. OF 058-230-14
11	11-41	POR. OF 058-230-14
11	11-42	POR. OF 058-230-14

GRAPHIC SCALE
200 100 0 200
SCALE: 1" = 200'

LEGEND
ASSESSMENT DISTRICT BOUNDARY
PARCEL LINES
ASSESSMENT NUMBER

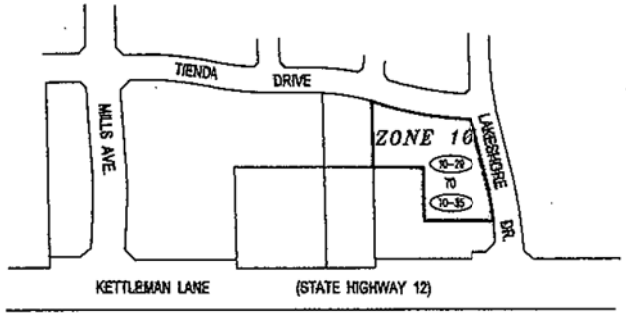
N|B|S
32605 Highway 79 South, Suite 100
Temecula, CA 92592
Local Government Solutions

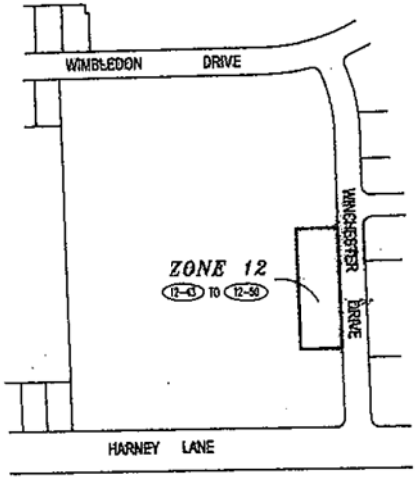
5-78A

5-78B

AMENDED ASSESSMENT DIAGRAM
LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1
ZONES 8-12

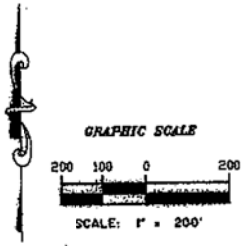
CITY OF LODI
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA





ASSESSMENT ID

Zone	Assessment Number	APN
9	9-16	POR. OF 045-260-07
9	9-19	POR. OF 045-260-07
9	9-20	POR. OF 045-260-07
9	9-21	POR. OF 045-260-07
9	9-22	POR. OF 045-260-07
9	9-23	POR. OF 045-260-07
9	9-24	POR. OF 045-260-07
9	9-25	POR. OF 045-260-07
9	9-26	POR. OF 045-260-07
9	9-27	POR. OF 045-260-07
9	9-28	POR. OF 045-260-07
10	10-29	POR. OF 031-040-42
10	10-30	POR. OF 031-040-42
10	10-31	POR. OF 031-040-42
10	10-32	POR. OF 031-040-42
10	10-33	POR. OF 031-040-42
10	10-34	POR. OF 031-040-42
10	10-35	POR. OF 031-040-42
12	12-43	POR. OF 060-220-28
12	12-44	POR. OF 060-220-28
12	12-45	POR. OF 060-220-28
12	12-46	POR. OF 060-220-28
12	12-47	POR. OF 060-220-28
12	12-48	POR. OF 060-220-28
12	12-49	POR. OF 060-220-28
12	12-50	POR. OF 060-220-28



LEGEND

- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- (9001-32) ASSESSMENT NUMBER

N|B|S
32605 Highway 79 South, Suite 100
Temecula, CA 92592
Local Government Solutions

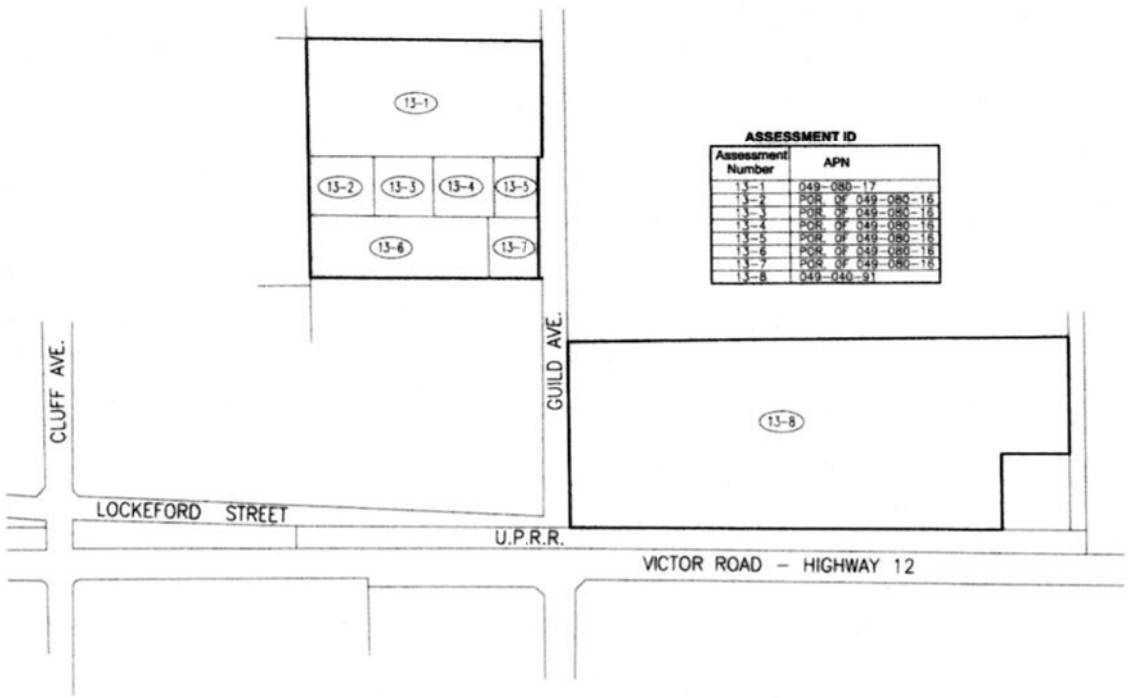
5 - 78B

5-161

SHEET 1 OF 1

ASSESSMENT DIAGRAM
LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1
ZONE 13 - GUILD AVENUE INDUSTRIAL

CITY OF LODI
SAN JOAQUIN
STATE OF CALIFORNIA



ASSESSMENT ID

Assessment Number	APN
13-1	049-080-17
13-2	POR. OF 049-080-16
13-3	POR. OF 049-080-16
13-4	POR. OF 049-080-16
13-5	POR. OF 049-080-16
13-6	POR. OF 049-080-16
13-7	POR. OF 049-080-16
13-8	049-040-91

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS 21st DAY OF February, 2007

Jennifer M. Perrin, Deputy
CITY CLERK
CITY OF LODI
SAN JOAQUIN COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION INTO THE CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1, CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LODI AT A REGULAR MEETING THEREOF HELD ON THE 4th DAY OF April, 2007 BY IT'S RESOLUTION NO. 2007-65

Jennifer M. Perrin, Deputy
CITY CLERK
CITY OF LODI
SAN JOAQUIN COUNTY, CALIFORNIA

FILED THIS 2 DAY OF MAY, 2007 AT THE HOUR OF 1:41 O'CLOCK P.M., IN BOOK 5 AT PAGE 161 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gray W. Freeman by Christina Moreno
DEPUTY
COUNTY RECORDER
COUNTY OF SAN JOAQUIN

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF SAN JOAQUIN ASSESSOR'S MAPS.

Doc #: 2007-084386
5/2/07 1:41 PM
Page 1 of 1 Fee: $7.00
Gary W. Freeman
Sec'y of County Recorder
San Joaquin County Recorder
Paid By: SHOWN ON DOCUMENT

LEGEND

———	ANNEXATION BOUNDARY
———	PARCEL LINES
(13-6)	ASSESSMENT NUMBER

GRAPHIC SCALE

200 100 0 200

SCALE: 1" = 200'

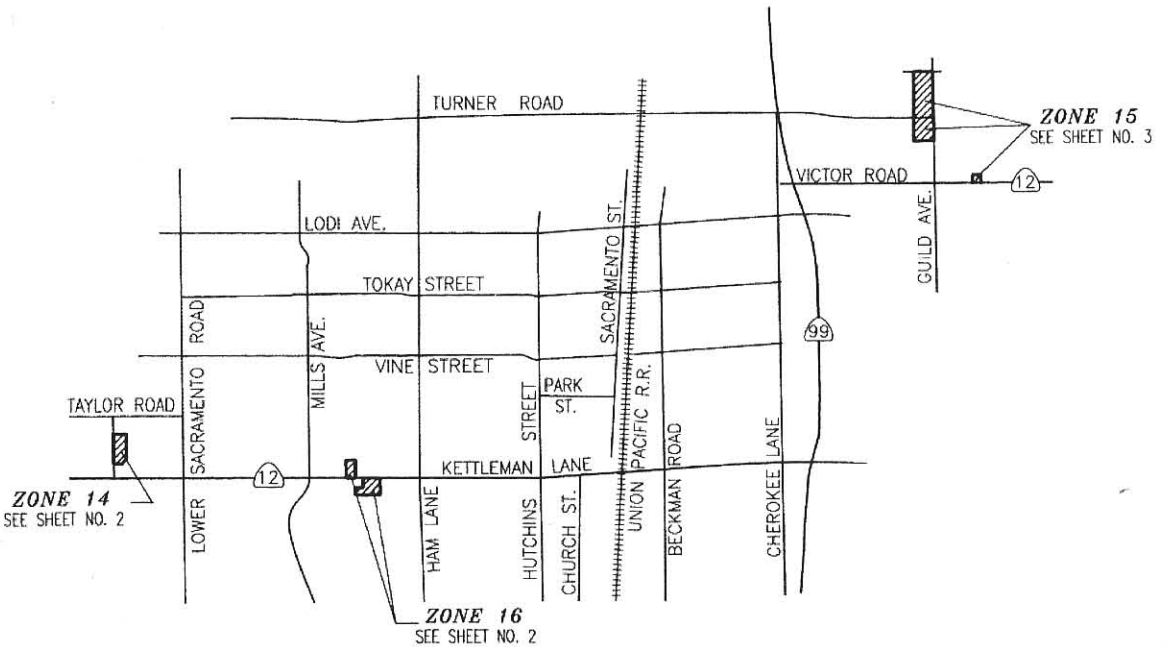
REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. STEARNS
No. 24406
Exp. 3/31/08
4-19-07
CIVIL
STATE OF CALIFORNIA

N | B | S
32605 Highway 79 South, Suite 100
Temecula, CA 92592
Local Government Solutions

5-161

ASSESSMENT DIAGRAM
LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1
ZONES 14, 15 & 16

CITY OF LODI
SAN JOAQUIN
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS 21ST DAY OF May, 2008.

CITY CLERK
CITY OF LODI
SAN JOAQUIN COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION INTO THE CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1, CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LODI AT A REGULAR MEETING THEREOF HELD ON THE 21ST DAY OF May, 2008 BY IT'S RESOLUTION NO. 2008-93.

CITY CLERK
CITY OF LODI
SAN JOAQUIN COUNTY, CALIFORNIA

FILED THIS 13TH DAY OF June, 2008, AT THE HOUR OF 9:37 O'CLOCK A.M., IN BOOK 5 AT PAGE 193 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF SAN JOAQUIN
Jeanette A. Davis

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF SAN JOAQUIN ASSESSOR'S MAPS.

LEGEND

——— ANNEXATION BOUNDARY/ BENEFIT ZONE BOUNDARY

Doc #: 2008-067606
Fri Jun 13 09:37:40 PDT 2008 9:37 AM
Page: 1 of 3 Fee: $14.00
Gary W. Freeman
San Joaquin County Recorders
Paid By: SHOWN ON DOCUMENT

GRAPHIC SCALE

1000 500 0 1000

SCALE: 1" = 1000'

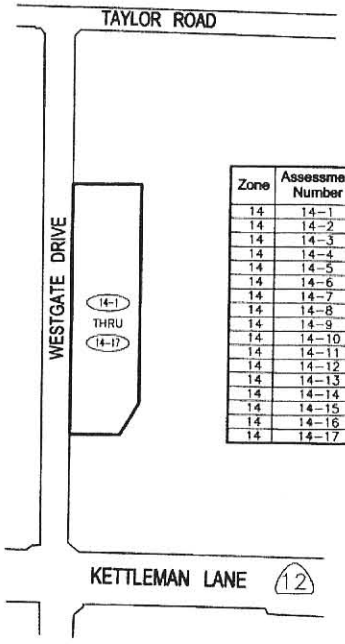
REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. STEARNS
No. 20468
Exp. 3/31/10
6-26-08
CIVIL
STATE OF CALIFORNIA

N|B|S
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Local Government Solutions

5-193A

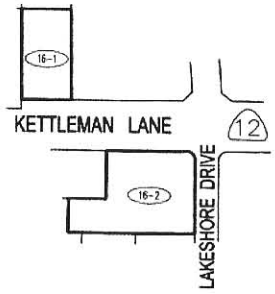
ASSESSMENT DIAGRAM
LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1
ZONES 14, 15 & 16

CITY OF LODI
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA



Zone	Assessment Number	APN
14	14-1	027-420-09
14	14-2	027-420-09
14	14-3	027-420-09
14	14-4	027-420-09
14	14-5	027-420-09
14	14-6	027-420-09
14	14-7	027-420-09
14	14-8	027-420-09
14	14-9	027-420-09
14	14-10	027-420-09
14	14-11	027-420-09
14	14-12	027-420-09
14	14-13	027-420-09
14	14-14	027-420-09
14	14-15	027-420-09
14	14-16	027-420-09
14	14-17	027-420-09

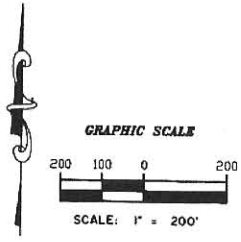
ZONE 14
LUCA PLACE



ZONE 16
WEST KETTLEMAN LANE COMMERCIAL

ASSESSMENT ID

Zone	Assessment Number	APN
16	16-1	031-330-10
16	16-2	058-160-86



LEGEND

———	ASSESSMENT DISTRICT BOUNDARY
———	PARCEL LINES
(14-12)	ASSESSMENT NUMBER

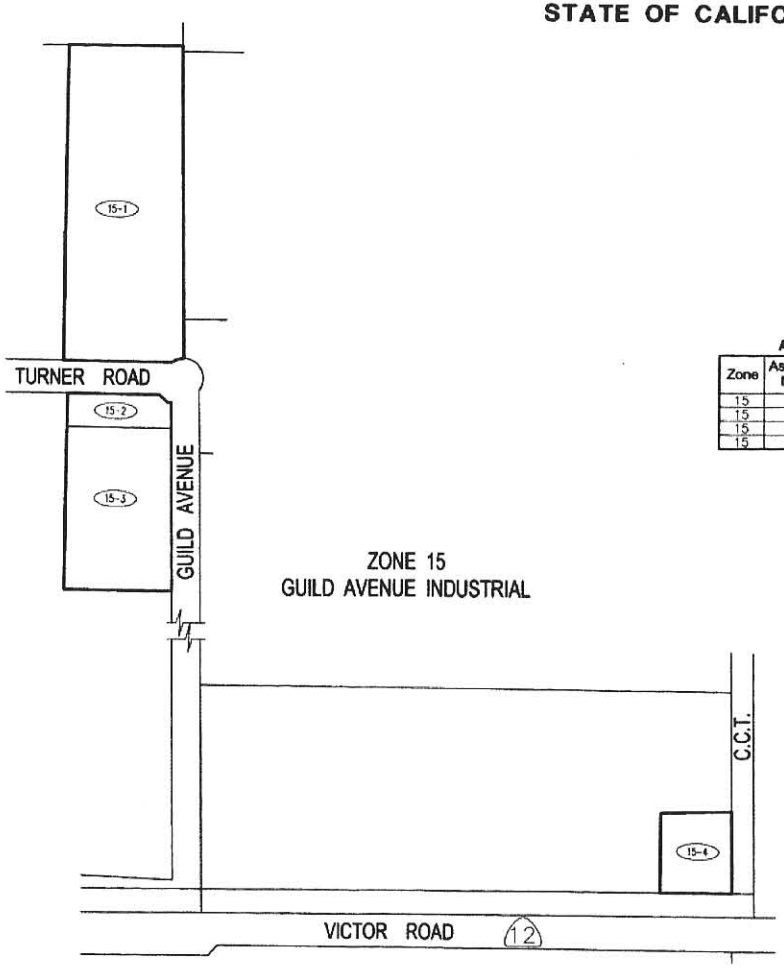
N|B|S
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Local Government Solutions

5-193A

5-193B

ASSESSMENT DIAGRAM
LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1
ZONES 14, 15 & 16

CITY OF LODI
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA



ASSESSMENT ID

Zone	Assessment Number	APN
15	15-1	049-330-04
15	15-2	049-330-10
15	15-3	049-330-11
15	15-4	049-340-38

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. STEPHENS
No. 28409
Exp. 3/31/10
5-28-09
CIVIL
STATE OF CALIFORNIA

GRAPHIC SCALE

200 100 0 200

SCALE: 1" = 200'

LEGEND

ASSESSMENT DISTRICT BOUNDARY
PARCEL LINES
(15-1) ASSESSMENT NUMBER

N|B|S
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Local Government Solutions

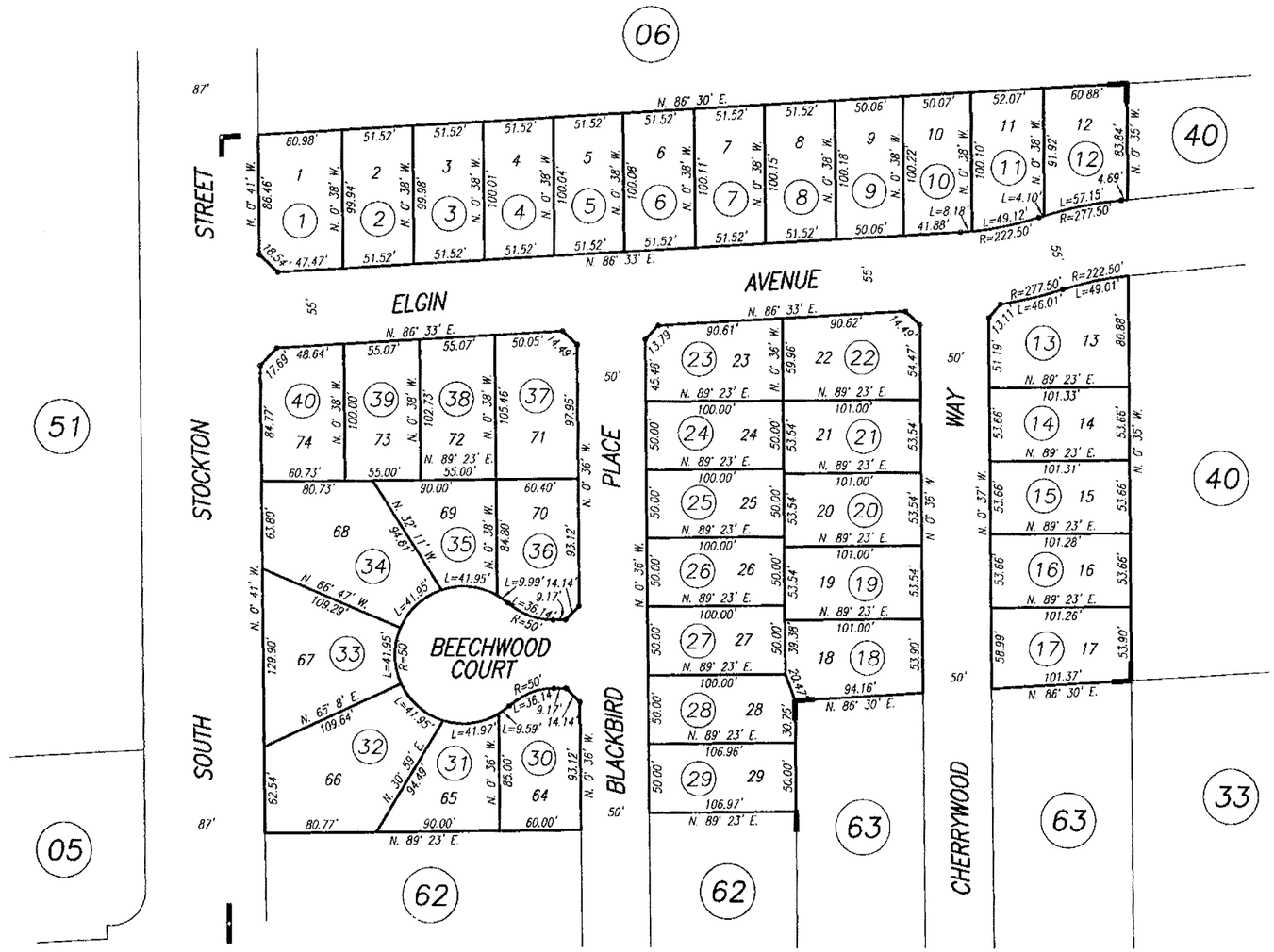
5-193B

POR. ALMONDWOOD ESTATES

THIS MAP IS FOR ASSESSMENT USE ONLY

062–61

Zone 1



HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
04-05	40		

R. M. Bk. 38 Pg. 058

NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

CITY OF LODI
Assessor's Map Bk.062 Pg.61
County of San Joaquin, Calif.

04–05

City of Lodi, Community Development Department, Received 08/30/2004

38-58

TRACT NO. 3273

SUBDIVISIONS OF SAN JOAQUIN COUNTY

ALMONDWOOD ESTATES

BEING LOT 15 AND A PORTION OF LOT 14, AS SHOWN ON MAP OF A.J. LARSON'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 13 IN TOWNSHIP 3 NORTH, RANGE 6 EAST, M.D.B. & M., FILED FOR RECORD NOVEMBER 7, 1890 IN BOOK 2 OF MAPS AND PLATS, PAGE 4, CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

DAVID EVANS AND ASSOCIATES, INC.
SALIDA, CALIFORNIA

DECEMBER, 2002 SHEET 1 OF 4

OWNER'S STATEMENT:

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE PARTIES HAVING RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ON THIS FINAL MAP OF "TRACT NO. 3273, SUBDIVISIONS OF SAN JOAQUIN COUNTY, ALMONDWOOD ESTATES", CITY OF LODI, CALIFORNIA, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

WE ALSO OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE ALL PUBLIC UTILITY EASEMENTS, ALL STREET RIGHTS-OF-WAY, THE VARIABLE-WIDTH WIDENINGS OF RIGHT-OF-WAY ALONG STOCKTON STREET AND ALMOND DRIVE AND RELINQUISH TO THE CITY OF LODI ALL ACCESS RIGHTS OF LOTS 1, 45 THRU 47, 52 THRU 54, 59 THRU 61, 68 THRU 88 AND 74 TO AND FROM STOCKTON STREET AND LOTS 43 THRU 45 TO AND FROM ALMOND DRIVE ALL AS SHOWN ON THIS FINAL MAP.

KB HOMES NORTH BAY, INC., A CALIFORNIA CORPORATION

John A Barnhart — 9-3-03
JOHN BARNHART, VICE-PRESIDENT OF LAND DEVELOPMENT AND FORWARD PLANNING — DATE

Michael J Heim — 9-3-03
MICHAEL HEIM, VICE-PRESIDENT OF FINANCE — DATE

STATE OF CALIFORNIA
COUNTY OF Solano

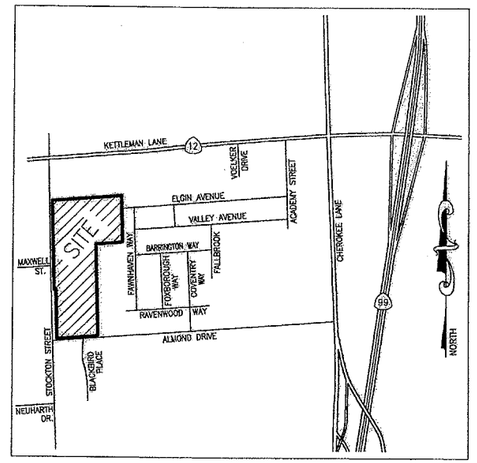
ON Sept 3, 2003, BEFORE ME, Diannel Stahl, NOTARY PUBLIC, PERSONALLY APPEARED John A Barnhart and Michael J. Heim, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

Diannel L Stahl
NOTARY PUBLIC IN AND FOR THE ABOVE - MENTIONED STATE AND COUNTY

MY COMMISSION EXPIRES: 12-27-05
Comm# 1336572

DOC # 2003-214953
09/18/2003 02:22P Fee:16.00
Page 1 of 4
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by SHOWN ON DOCUMENT



VICINITY MAP
NO SCALE

CITY CLERK'S STATEMENT:

THIS IS TO STATE THAT AT ITS REGULARLY HELD MEETING ON THE 4 DAY OF June, 2003, THE CITY COUNCIL OF THE CITY OF LODI, CALIFORNIA APPROVED THIS FINAL MAP OF "TRACT NO. 3273, SUBDIVISIONS OF SAN JOAQUIN COUNTY, ALMONDWOOD ESTATES", CITY OF LODI, CALIFORNIA, AND ACCEPTED ON BEHALF OF THE PUBLIC FOR PUBLIC USE THE OFFER OF DEDICATION OF ALL PUBLIC UTILITY EASEMENTS AND ACCEPTED ON BEHALF OF THE CITY THE RELINQUISHMENT TO THE CITY OF LODI ALL ACCESS RIGHTS OF LOTS 1, 45 THRU 47, 52 THRU 54, 59 THRU 61, 68 THRU 88 AND 74 TO AND FROM STOCKTON STREET AND LOTS 43 THRU 45 TO AND FROM ALMOND DRIVE ALL AS SHOWN ON THIS FINAL MAP AND ACCEPTED THE OFFER OF DEDICATION OF ALL STREET RIGHTS-OF-WAY AND THE VARIABLE-WIDTH WIDENINGS OF RIGHT-OF-WAY ALONG STOCKTON STREET AND ALMOND DRIVE SUBJECT TO SATISFACTORY COMPLETION OF IMPROVEMENTS THEREON OF SAID STREET RIGHTS-OF-WAY IN ACCORDANCE WITH TITLE 16 OF THE LODI MUNICIPAL CODE, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

DATED THIS 17 DAY OF September, 2003.

Susan J. Blackston
SUSAN J. BLACKSTON, CITY CLERK
AND CLERK OF THE CITY COUNCIL
OF THE CITY OF LODI, CALIFORNIA

CITY OF LODI CALIFORNIA FOUNDED 1869 INCORPORATED NOV 1906

PUBLIC WORKS DIRECTOR'S STATEMENT:

I, RICHARD C. PRIMA, JR., HEREBY STATE THAT I AM THE PUBLIC WORKS DIRECTOR OF THE CITY OF LODI, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3273, SUBDIVISIONS OF SAN JOAQUIN COUNTY, ALMONDWOOD ESTATES" CITY OF LODI, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL THE PROVISIONS OF TITLE 16 OF THE LODI MUNICIPAL CODE, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

DATED THIS 16th DAY OF SEPTEMBER, 2003.

Richard C. Prima
RICHARD C. PRIMA, JR., R.C.E. 28183
PUBLIC WORKS DIRECTOR
REGISTRATION EXPIRATION DATE: 03-31-06

REGISTERED PROFESSIONAL ENGINEER RICHARD C. PRIMA, JR. No. 28183 Exp. 3-31-06 CIVIL STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

I, THOMAS R. FLINN, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3273, SUBDIVISIONS OF SAN JOAQUIN COUNTY, ALMONDWOOD ESTATES", CITY OF LODI, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS 5TH DAY OF SEPTEMBER, 2003.

Thomas M. Gau
FOR THOMAS R. FLINN, R.C.E. 23341
COUNTY SURVEYOR OF SAN JOAQUIN COUNTY, CALIFORNIA
REGISTRATION EXPIRATION DATE: 12-31-05

REGISTERED PROFESSIONAL ENGINEER THOMAS M. GAU No. 26694 Expires 3-31-05 CIVIL STATE OF CALIFORNIA

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ALLEN H. LIU ON MARCH 1, 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I FURTHER STATE THAT ALL THE MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED BEFORE SAID SUBDIVISION IMPROVEMENTS ARE ACCEPTED BY THE CITY OF LODI, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS 4th DAY OF September, 2003.

David E. Kraettli
DAVID E. KRAETTLI, L.S. 6008
LICENSE EXPIRATION DATE: 3-31-05

LICENSED LAND SURVEYOR DAVID E. KRAETTLI EXP. 3/31/05 NO. 6008 STATE OF CALIFORNIA

RECORDER'S STATEMENT:

FILED THIS 18 DAY OF September, 2003 AT 2:22 P. M. IN BOOK 38 OF MAPS AND PLATS, AT PAGE 58, AT THE REQUEST OF DAVID EVANS AND ASSOCIATES, INC.

FEE: $ 16.00

Gary W. Freeman — BY: Christina Molero
GARY W. FREEMAN — ~~ASSISTANT~~ / DEPUTY RECORDER
ASSESSOR-RECORDER-COUNTY CLERK
OF SAN JOAQUIN COUNTY, CALIFORNIA

D.D. SHEET NO. 15

REFER TO TENTATIVE MAP RESOLUTION #PC 02-10

38-58 002S001-1

38-58 A

TRACT NO. 3273

SUBDIVISIONS OF SAN JOAQUIN COUNTY

ALMONDWOOD ESTATES

BEING LOT 15 AND A PORTION OF LOT 14, AS SHOWN ON MAP OF A.J. LARSON'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 13 IN TOWNSHIP 3 NORTH, RANGE 6 EAST, M.D.B. & M., FILED FOR RECORD NOVEMBER 7, 1890 IN BOOK 2 OF MAPS AND PLATS, PAGE 4, CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

DAVID EVANS AND ASSOCIATES, INC.
SALIDA, CALIFORNIA

DECEMBER, 2002 SCALE 1'=100'

SHEET 2 OF 4

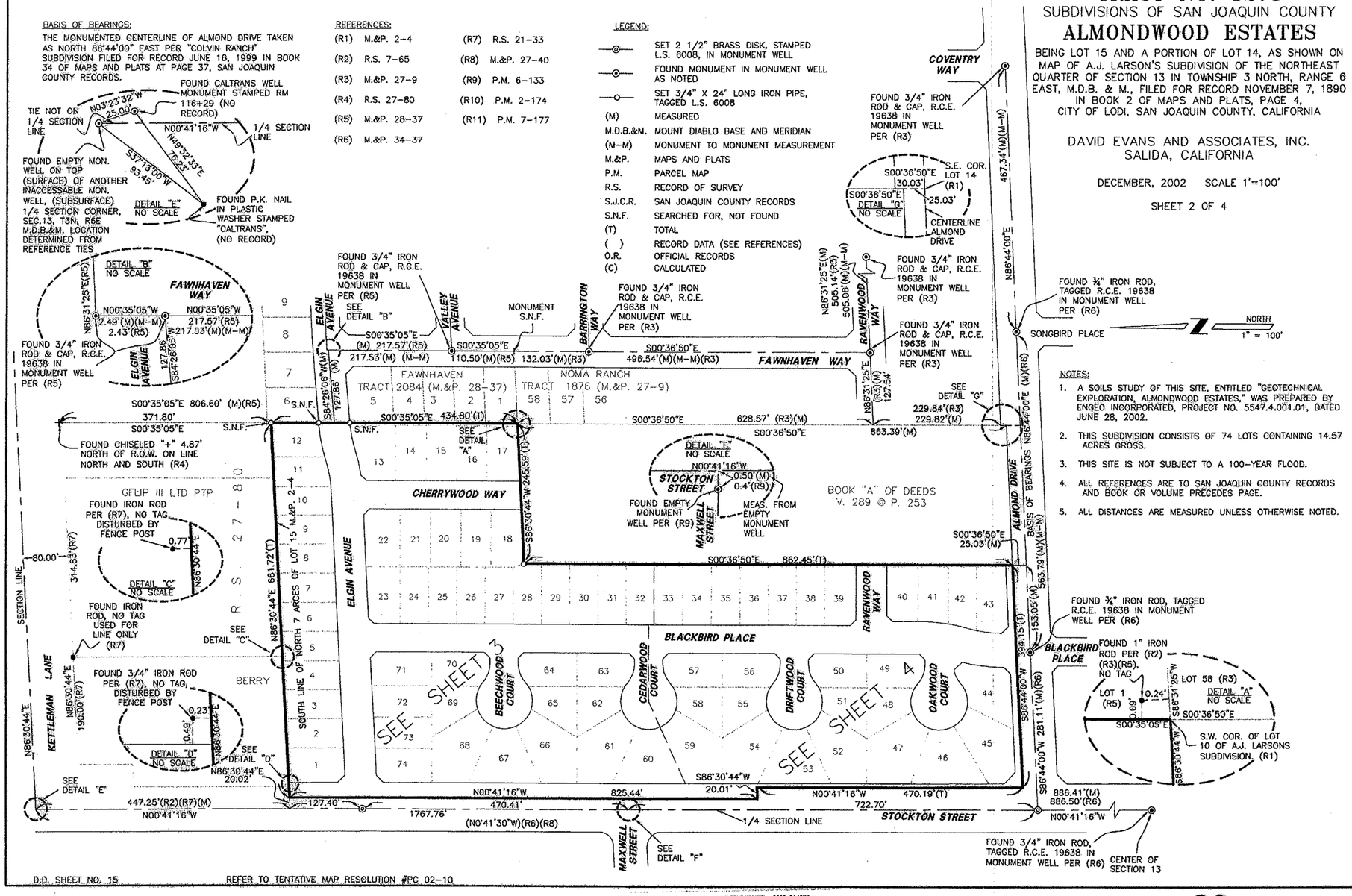
BASIS OF BEARINGS:
THE MONUMENTED CENTERLINE OF ALMOND DRIVE TAKEN AS NORTH 86°44'00" EAST PER "COLVIN RANCH" SUBDIVISION FILED FOR RECORD JUNE 16, 1999 IN BOOK 34 OF MAPS AND PLATS AT PAGE 37, SAN JOAQUIN COUNTY RECORDS.

REFERENCES:

(R1)	M.&P. 2–4	(R7)	R.S. 21–33
(R2)	R.S. 7–65	(R8)	M.&P. 27–40
(R3)	M.&P. 27–9	(R9)	P.M. 6–133
(R4)	R.S. 27–80	(R10)	P.M. 2–174
(R5)	M.&P. 28–37	(R11)	P.M. 7–177
(R6)	M.&P. 34–37		

LEGEND:

—⊙—	SET 2 1/2" BRASS DISK, STAMPED L.S. 6008, IN MONUMENT WELL
—⊙—	FOUND MONUMENT IN MONUMENT WELL AS NOTED
—○—	SET 3/4" X 24" LONG IRON PIPE, TAGGED L.S. 6008
(M)	MEASURED
M.D.B.&M.	MOUNT DIABLO BASE AND MERIDIAN
(M–M)	MONUMENT TO MONUMENT MEASUREMENT
M.&P.	MAPS AND PLATS
P.M.	PARCEL MAP
R.S.	RECORD OF SURVEY
S.J.C.R.	SAN JOAQUIN COUNTY RECORDS
S.N.F.	SEARCHED FOR, NOT FOUND
(T)	TOTAL
( )	RECORD DATA (SEE REFERENCES)
O.R.	OFFICIAL RECORDS
(C)	CALCULATED



NOTES:

1. A SOILS STUDY OF THIS SITE, ENTITLED "GEOTECHNICAL EXPLORATION, ALMONDWOOD ESTATES," WAS PREPARED BY ENGEO INCORPORATED, PROJECT NO. 5547.4.001.01, DATED JUNE 28, 2002.
2. THIS SUBDIVISION CONSISTS OF 74 LOTS CONTAINING 14.57 ACRES GROSS.
3. THIS SITE IS NOT SUBJECT TO A 100–YEAR FLOOD.
4. ALL REFERENCES ARE TO SAN JOAQUIN COUNTY RECORDS AND BOOK OR VOLUME PRECEDES PAGE.
5. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

D.D. SHEET NO. 15

REFER TO TENTATIVE MAP RESOLUTION #PC 02–10

2893-214953
09/10/2003 02:22P
2 of 4

38-58 A

38-58 B

TRACT NO. 3273

SUBDIVISIONS OF SAN JOAQUIN COUNTY

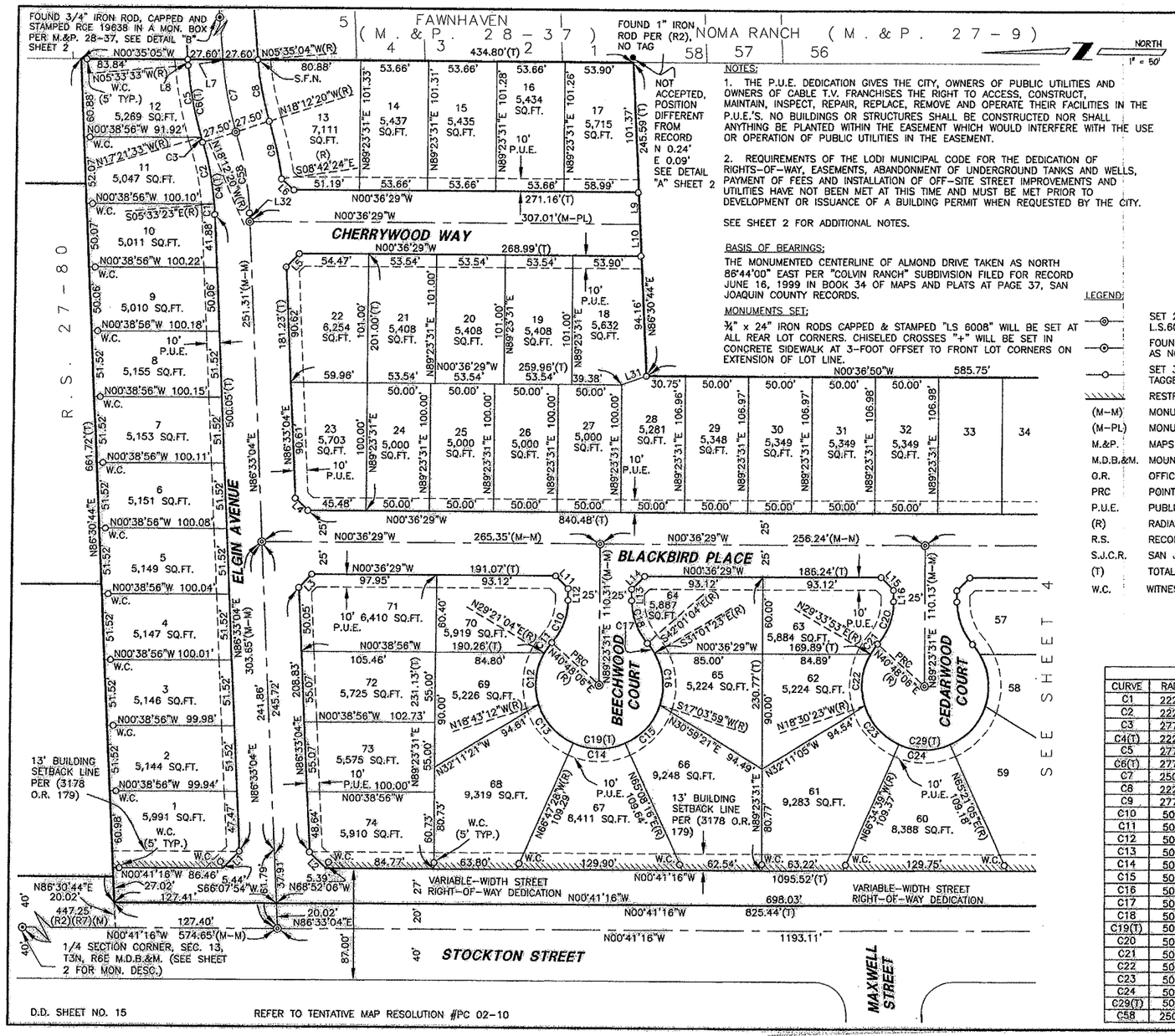
ALMONDWOOD ESTATES

BEING LOT 15 AND A PORTION OF LOT 14, AS SHOWN ON MAP OF A.J. LARSON'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 13 IN TOWNSHIP 3 NORTH, RANGE 6 EAST, M.D.B. & M., FILED FOR RECORD NOVEMBER 7, 1890 IN BOOK 2 OF MAPS AND PLATS, PAGE 4, CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

DAVID EVANS AND ASSOCIATES, INC.
SALIDA, CALIFORNIA

DECEMBER, 2002 SCALE 1'=50'

SHEET 3 OF 4



NOTES:

1. THE P.U.E. DEDICATION GIVES THE CITY, OWNERS OF PUBLIC UTILITIES AND OWNERS OF CABLE T.V. FRANCHISES THE RIGHT TO ACCESS, CONSTRUCT, MAINTAIN, INSPECT, REPAIR, REPLACE, REMOVE AND OPERATE THEIR FACILITIES IN THE P.U.E.'S. NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED NOR SHALL ANYTHING BE PLANTED WITHIN THE EASEMENT WHICH WOULD INTERFERE WITH THE USE OR OPERATION OF PUBLIC UTILITIES IN THE EASEMENT.

2. REQUIREMENTS OF THE LODI MUNICIPAL CODE FOR THE DEDICATION OF RIGHTS-OF-WAY, EASEMENTS, ABANDONMENT OF UNDERGROUND TANKS AND WELLS, PAYMENT OF FEES AND INSTALLATION OF OFF-SITE STREET IMPROVEMENTS AND UTILITIES HAVE NOT BEEN MET AT THIS TIME AND MUST BE MET PRIOR TO DEVELOPMENT OR ISSUANCE OF A BUILDING PERMIT WHEN REQUESTED BY THE CITY.

SEE SHEET 2 FOR ADDITIONAL NOTES.

BASIS OF BEARINGS:

THE MONUMENTED CENTERLINE OF ALMOND DRIVE TAKEN AS NORTH 86°44'00" EAST PER "COLVIN RANCH" SUBDIVISION FILED FOR RECORD JUNE 16, 1999 IN BOOK 34 OF MAPS AND PLATS AT PAGE 37, SAN JOAQUIN COUNTY RECORDS.

MONUMENTS SET:

¾" x 24" IRON RODS CAPPED & STAMPED "LS 6008" WILL BE SET AT ALL REAR LOT CORNERS. CHISELED CROSSES "+" WILL BE SET IN CONCRETE SIDEWALK AT 3-FOOT OFFSET TO FRONT LOT CORNERS ON EXTENSION OF LOT LINE.

LEGEND:

	SET 2 1/2" BRASS DISK, STAMPED L.S.6008, IN STANDARD MONUMENT WELL
	FOUND MONUMENT IN MONUMENT WELL AS NOTED
	SET 3/4" X 30" LONG IRON PIPE, TAGGED L.S. 6008
	RESTRICTED PUBLIC ACCESS
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
M.&P.	MAPS AND PLATS
M.D.B.&M.	MOUNT DIABLO BASE AND MERIDIAN
O.R.	OFFICIAL RECORDS
PRC	POINT OF REVERSE CURVE
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
R.S.	RECORD OF SURVEY
S.J.C.R.	SAN JOAQUIN COUNTY RECORDS
(T)	TOTAL
W.C.	WITNESS CORNER

LINE TABLE

LINE	BEARING	LENGTH
L1	N47°02'56"W	18.54'
L2	S42°57'04"W	17.69'
L3	N47°01'42"W	14.49'
L4	S42°58'18"W	13.79'
L5	N47°01'42"W	14.49'
L6	S40°20'33"W	13.11'
L7	N84°26'27"E	2.29'
L8	N84°26'27"E	4.69'
L9	N86°30'44"E	25.03'
L10	N86°30'44"E	25.03'
L11	N44°23'31"E	14.14'
L12	N89°23'31"E	9.17'
L13	N89°23'31"E	9.17'
L14	S45°36'29"E	14.14'
L15	N44°23'31"E	14.14'
L16	N89°23'31"E	8.99'
L31	S20°29'01"E	20.47'
L32	N86°33'04"E	6.90'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	222.50'	2°06'27"	8.18'	N85°29'51"E	8.18'
C2	222.50'	12°38'57"	49.12'	N78°07'09"E	49.02'
C3	277.50'	0°50'47"	4.10'	S72°13'03"W	4.10'
C4(T)	222.50'	14°45'24"	57.30'	N79°10'22"E	57.15'
C5	277.50'	11°48'00"	57.15'	S78°32'27"W	57.05'
C6(T)	277.50'	12°38'47"	61.25'	N78°16'13"E	62.63'
C7	250.00'	12°38'47"	55.18'	S78°07'03"W	55.07'
C8	222.50'	12°37'16"	49.01'	S78°08'18"W	48.91'
C9	277.50'	9°29'56"	46.01'	N76°32'38"E	45.95'
C10	50.00'	41°24'35"	36.14'	S69°54'12"E	35.36'
C11	50.00'	11°27'02"	9.99'	N54°55'25"W	9.98'
C12	50.00'	48°04'16"	41.95'	N84°41'04"W	40.73'
C13	50.00'	48°04'16"	41.95'	S47°14'40"W	40.73'
C14	50.00'	48°04'16"	41.95'	S00°49'36"E	40.73'
C15	50.00'	48°04'17"	41.95'	S48°53'52"E	40.73'
C16	50.00'	48°05'22"	41.97'	N83°01'18"E	40.75'
C17	50.00'	10°59'41"	9.59'	N53°28'47"E	9.58'
C18	50.00'	41°24'35"	36.14'	S68°41'14"W	35.36'
C19(T)	50.00'	262°49'10"	229.35'	S00°36'29"E	75.00'
C20	50.00'	41°24'35"	36.14'	S69°54'12"E	35.36'
C21	50.00'	11°14'13"	9.81'	N54°49'01"W	9.79'
C22	50.00'	48°04'16"	41.95'	N84°28'15"W	40.73'
C23	50.00'	48°04'16"	41.95'	S47°27'29"W	40.73'
C24	50.00'	48°04'16"	41.95'	S00°38'47"E	40.73'
C29(T)	50.00'	262°49'10"	229.36'	S00°36'29"E	75.00'
C58	250.00'	14°45'24"	64.39'	N79°10'22"E	64.21'

D.D. SHEET NO. 15

REFER TO TENTATIVE MAP RESOLUTION #PC 02-10

2893-214953
09/19/2003 02:22P
3 of 4

38-58 B
02S001-3

38-58C

TRACT NO. 3273

SUBDIVISIONS OF SAN JOAQUIN COUNTY

ALMONDWOOD ESTATES

BEING LOT 15 AND A PORTION OF LOT 14, AS SHOWN ON MAP OF A.J. LARSON'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 13 IN TOWNSHIP 3 NORTH, RANGE 6 EAST, M.D.B. & M., FILED FOR RECORD NOVEMBER 7, 1890 IN BOOK 2 OF MAPS AND PLATS, PAGE 4, CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

DAVID EVANS AND ASSOCIATES, INC.
SALIDA, CALIFORNIA

DECEMBER, 2002 SCALE 1'=50'

SHEET 4 OF 4

NOTES:

1. THE P.U.E. DEDICATION GIVES THE CITY, OWNERS OF PUBLIC UTILITIES AND OWNERS OF CABLE T.V. FRANCHISES THE RIGHT TO ACCESS, CONSTRUCT, MAINTAIN, INSPECT, REPAIR, REPLACE, REMOVE AND OPERATE THEIR FACILITIES IN THE P.U.E.'S. NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED NOR SHALL ANYTHING BE PLANTED WITHIN THE EASEMENT WHICH WOULD INTERFERE WITH THE USE OR OPERATION OF PUBLIC UTILITIES IN THE EASEMENT.

2. REQUIREMENTS OF THE LODI MUNICIPAL CODE FOR THE DEDICATION OF RIGHTS-OF-WAY, EASEMENTS, ABANDONMENT OF UNDERGROUND TANKS AND WELLS, PAYMENT OF FEES AND INSTALLATION OF OFF-SITE STREET IMPROVEMENTS AND UTILITIES HAVE NOT BEEN MET AT THIS TIME AND MUST BE MET PRIOR TO DEVELOPMENT OR ISSUANCE OF A BUILDING PERMIT WHEN REQUESTED BY THE CITY.

SEE SHEET 2 FOR ADDITIONAL NOTES.

BASIS OF BEARINGS:

THE MONUMENTED CENTERLINE OF ALMOND DRIVE TAKEN AS NORTH 86°44'00" EAST PER "COLVIN RANCH" SUBDIVISION FILED FOR RECORD JUNE 16, 1999 IN BOOK 34 OF MAPS AND PLATS AT PAGE 37, SAN JOAQUIN COUNTY RECORDS.

MONUMENTS SET:

¾" x 24" IRON RODS CAPPED & STAMPED "LS 6008" WILL BE SET AT ALL REAR LOT CORNERS. CHISELED CROSSES "+" WILL BE SET IN CONCRETE SIDEWALK AT 3-FOOT OFFSET TO FRONT LOT CORNERS ON EXTENSION OF LOT LINE.

LEGEND:

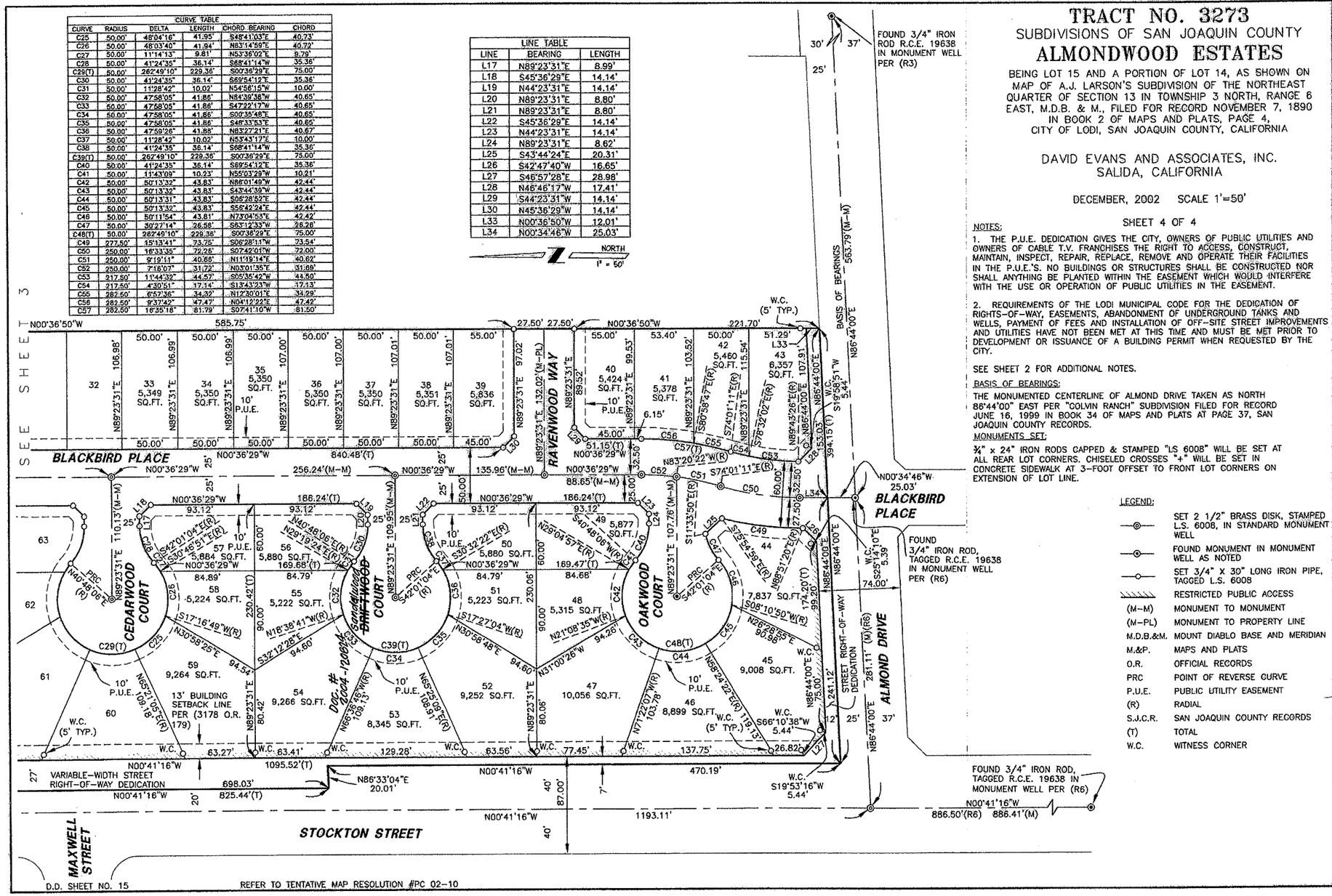
—◎—	SET 2 1/2" BRASS DISK, STAMPED L.S. 6008, IN STANDARD MONUMENT WELL
—⊙—	FOUND MONUMENT IN MONUMENT WELL AS NOTED
—○—	SET 3/4" X 30" LONG IRON PIPE, TAGGED L.S. 6008
▨	RESTRICTED PUBLIC ACCESS
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
M.D.B.&M.	MOUNT DIABLO BASE AND MERIDIAN
M.&P.	MAPS AND PLATS
O.R.	OFFICIAL RECORDS
PRC	POINT OF REVERSE CURVE
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
S.J.C.R.	SAN JOAQUIN COUNTY RECORDS
(T)	TOTAL
W.C.	WITNESS CORNER

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C25	50.00'	48°04'16"	41.95'	S48°41'03"E	40.73'
C26	50.00'	48°03'40"	41.94'	N83°14'59"E	40.72'
C27	50.00'	11°14'13"	9.81'	N53°36'02"E	9.79'
C28	50.00'	41°24'35"	36.14'	S68°41'14"W	35.36'
C29(T)	50.00'	262°49'10"	229.36'	S00°36'29"E	75.00'
C30	50.00'	41°24'35"	36.14'	S69°54'12"E	35.36'
C31	50.00'	11°28'42"	10.02'	N54°56'15"W	10.00'
C32	50.00'	47°58'05"	41.86'	N84°39'38"W	40.65'
C33	50.00'	47°58'05"	41.86'	S47°22'17"W	40.65'
C34	50.00'	47°58'05"	41.86'	S00°35'48"E	40.65'
C35	50.00'	47°58'05"	41.86'	S49°33'53"E	40.65'
C36	50.00'	47°59'26"	41.88'	N83°27'21"E	40.67'
C37	50.00'	11°28'42"	10.02'	N53°43'17"E	10.00'
C38	50.00'	41°24'35"	36.14'	S68°41'14"W	35.36'
C39(T)	50.00'	262°49'10"	229.36'	S00°36'29"E	75.00'
C40	50.00'	41°24'35"	36.14'	S69°54'12"E	35.36'
C41	50.00'	11°43'09"	10.23'	N55°03'29"W	10.21'
C42	50.00'	50°13'32"	43.83'	N86°01'49"W	42.44'
C43	50.00'	50°13'32"	43.83'	S43°44'39"W	42.44'
C44	50.00'	50°13'31"	43.83'	S06°28'52"E	42.44'
C45	50.00'	50°13'32"	43.83'	S56°42'24"E	42.44'
C46	50.00'	50°11'54"	43.81'	N73°04'53"E	42.42'
C47	50.00'	30°27'14"	26.59'	S63°12'33"W	26.28'
C48(T)	50.00'	262°49'10"	229.36'	S00°36'29"E	75.00'
C49	277.50'	15°13'41"	73.75'	S06°28'11"W	73.54'
C50	250.00'	16°33'35"	72.26'	S07°42'01"W	72.00'
C51	250.00'	9°19'11"	40.66'	N11°19'14"E	40.62'
C52	250.00'	7°16'07"	31.72'	N03°01'35"E	31.69'
C53	217.50'	11°44'32"	44.57'	S05°35'42"W	44.50'
C54	217.50'	4°30'51"	17.14'	S13°43'23"W	17.13'
C55	282.50'	6°57'36"	34.32'	N12°30'01"E	34.29'
C56	282.50'	9°37'42"	47.47'	N04°12'22"E	47.42'
C57	282.50'	16°35'18"	81.79'	S07°41'10"W	81.50'

LINE TABLE

LINE	BEARING	LENGTH
L17	N89°23'31"E	8.99'
L18	S45°36'29"E	14.14'
L19	N44°23'31"E	14.14'
L20	N89°23'31"E	8.80'
L21	N89°23'31"E	8.80'
L22	S45°36'29"E	14.14'
L23	N44°23'31"E	14.14'
L24	N89°23'31"E	8.62'
L25	S43°44'24"E	20.31'
L26	S42°47'40"W	16.65'
L27	S46°57'28"E	28.98'
L28	N46°46'17"W	17.41'
L29	S44°23'31"W	14.14'
L30	N45°36'29"W	14.14'
L33	N00°36'50"W	12.01'
L34	N00°34'46"W	25.03'



2003-214953
09/18/2003 02:22P
4 of 4

38-58C 02S0014

INTERLAKE SQUARE

THIS MAP IS FOR ASSESSMENT USE ONLY

045–34

Zone 9

R. M. Bk. 40 Pg. 089

NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
07–08	12		

CITY OF LODI
Assessor's Map Bk.045 Pg.34
County of San Joaquin, Calif.

07–08

City of Lodi Community Development Department Received: 10/03/06

TRACT NO. 3532
SUBDIVISIONS OF SAN JOAQUIN COUNTY
INTERLAKE SQUARE

BEING A PORTION OF LOT 1 OF A.J. LARSON'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 12, T. 3N., R. 6 E., M.D.B. & M., CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA

PREPARED BY:

CONTI & ASSOCIATES, INC.
CIVIL CONSULTING ENGINEER
STOCKTON, CALIFORNIA MAY, 2005

OWNERS' STATEMENT:

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE PARTIES HAVING RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ON THIS FINAL MAP OF "TRACT NO. 3532, SUBDIVISIONS OF SAN JOAQUIN COUNTY, INTERLAKE SQUARE", CITY OF LODI, CALIFORNIA AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

WE ALSO OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE ALL PUBLIC UTILITY EASEMENTS AND THE 12.20' x 12.20' CORNER CUTOFF ALONG SCHOOL AND PARK STREETS ALL AS SHOWN ON THIS FINAL MAP.

CLUFF LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

DATED THIS 8th DAY OF November, 2005.

Richard Hanson
RICHARD HANSON – MANAGING PARTNER

STOCKTON AUXILIARY CORPORATION, TRUSTEE

DATED THIS 14th DAY OF November, 2005.

Henry Claussen, Vice President
HENRY CLAUSSEN – ~~PRESIDENT~~ Vice President

LAFAYETTE CAPITAL GROUP, INC., TRUSTEE

DATED THIS 11th DAY OF November, 2005.

Steven L. Ruegg
STEVEN L. RUEGG – PRESIDENT

ACKNOWLEDGMENT
STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

ON 11-11-05, BEFORE ME, IVAN L. SUESS NOTARY PUBLIC, PERSONALLY APPEARED RICHARD HANSON, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

Ivan L. Suess
NOTARY PUBLIC IN AND FOR THE ABOVE–MENTIONED STATE AND COUNTY

IVAN L. SUESS COMM. #1403922 NOTARY PUBLIC - CALIFORNIA SAN JOAQUIN COUNTY My Commission Expires April 4, 2007

MY COMMISSION EXPIRES: 4 APR 07

ACKNOWLEDGMENT
STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

ON November 14th, 2005 BEFORE ME, Patricia Pimentel, NOTARY PUBLIC, PERSONALLY APPEARED HENRY CLAUSSEN, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

Patricia Pimentel
NOTARY PUBLIC IN AND FOR THE ABOVE–MENTIONED STATE AND COUNTY

PATRICIA PIMENTEL Commission # 1394231 Notary Public - California San Joaquin County Comm. Expires Apr 29, 2006

MY COMMISSION EXPIRES: April 29th, 2006

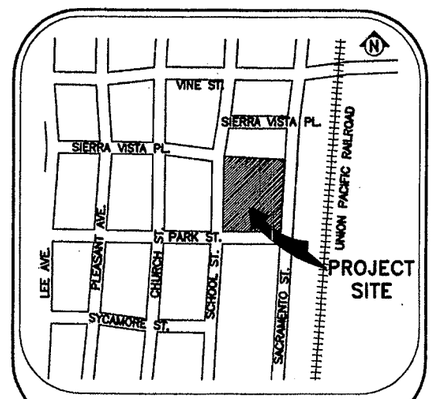
SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CLUFF, LLC ON DECEMBER 15, 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I FURTHER STATE THAT ALL THE MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED BEFORE SAID SUBDIVISION IMPROVEMENTS ARE ACCEPTED BY THE CITY OF LODI, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS 14th DAY OF November, 2005.

Eugene L. Vocu
EUGENE L. VOCU, L.S. 4479
LICENSE EXPIRATION DATE: 03/31/06

LICENSED LAND SURVEYOR EUGENE L. VOCU NO. 4479 EXP. 3-31-06 STATE OF CALIFORNIA



VICINITY MAP

ACKNOWLEDGMENT
STATE OF CALIFORNIA
COUNTY OF ~~SAN JOAQUIN~~ Contra Costa

ON November 11, 2005, BEFORE ME, Amy S. Price, NOTARY PUBLIC, PERSONALLY APPEARED STEVEN L. RUEGG, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

Amy S. Price
NOTARY PUBLIC IN AND FOR THE ABOVE–MENTIONED STATE AND COUNTY

AMY S. PRICE Commission # 1472663 Notary Public - California Contra Costa County My Comm. Expires Feb 27, 2008

MY COMMISSION EXPIRES: 2/27/08

REFER TO TENTATIVE SUBDIVISION MAP APPLICATION 05–S–003
D.D. SHEET: 15B

PUBLIC WORKS DIRECTOR'S STATEMENT:

I, RICHARD C. PRIMA, JR., HEREBY STATE THAT I AM THE PUBLIC WORKS DIRECTOR OF THE CITY OF LODI, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3532, SUBDIVISIONS OF SAN JOAQUIN COUNTY, INTERLAKE SQUARE", CITY OF LODI, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL THE PROVISIONS OF TITLE 16 OF THE LODI MUNICIPAL CODE, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

DATED THIS 7th DAY OF AUGUST, 2006.

Richard C. Prima
RICHARD C. PRIMA, JR., R.C.E. 28183
PUBLIC WORKS DIRECTOR
REGISTRATION EXPIRATION DATE: 3-31-08

3-31-08

CITY CLERK'S STATEMENT:

THIS IS TO STATE THAT AT ITS REGULARLY HELD MEETING ON THE 2nd DAY OF August, 2005, THE CITY COUNCIL OF THE CITY OF LODI, CALIFORNIA APPROVED THIS FINAL MAP OF "TRACT NO. 3532, SUBDIVISIONS OF SAN JOAQUIN COUNTY, INTERLAKE SQUARE", CITY OF LODI, CALIFORNIA, AND ACCEPTED ON BEHALF OF THE PUBLIC FOR PUBLIC USE THE OFFER OF DEDICATION OF ALL PUBLIC UTILITY EASEMENTS ALL AS SHOWN ON THIS FINAL MAP AND ACCEPTED THE OFFER OF DEDICATION OF THE 12.20' x 12.20' CORNER CUTOFF ALONG SCHOOL AND PARK STREETS SUBJECT TO SATISFACTORY COMPLETION OF IMPROVEMENTS THEREON OF SAID CORNER CUTOFF IN ACCORDANCE WITH TITLE 16 OF THE LODI MUNICIPAL CODE, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

DATED THIS 7th DAY OF August, 2006.

Jennifer M. Ferria, Interim
SUSAN J. BLACKSTON, CITY CLERK
AND CLERK OF THE CITY COUNCIL

CITY OF LODI, CALIFORNIA FOUNDED 1869 INCORPORATED DECEMBER 6, 1906

COUNTY SURVEYOR'S STATEMENT:

I, THOMAS R. FLINN, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3532, SUBDIVISIONS OF SAN JOAQUIN COUNTY, INTERLAKE SQUARE", CITY OF LODI, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS 22ND DAY OF NOVEMBER, 2005.

for
THOMAS R. FLINN, R.C.E. 23341
COUNTY SURVEYOR
REGISTRATION EXPIRATION DATE: 12–31–05

PROFESSIONAL LAND SURVEYOR JEFF D. LUND No. 4440 Expires 2-00-07 STATE OF CALIFORNIA

RECORDER'S STATEMENT:

FILED THIS 11 DAY OF AUGUST, 2005, AT 247 P.M. IN BOOK 40 OF MAPS AND PLATS, AT PAGE 89, AT THE REQUEST OF RICHARD HANSON.

FEE: $ 13.00

Gary W. Freeman
GARY W. FREEMAN
ASSESSOR–RECORDER–COUNTY CLERK

BY Patricia Raunciori
~~ASSISTANT~~/DEPUTY RECORDER

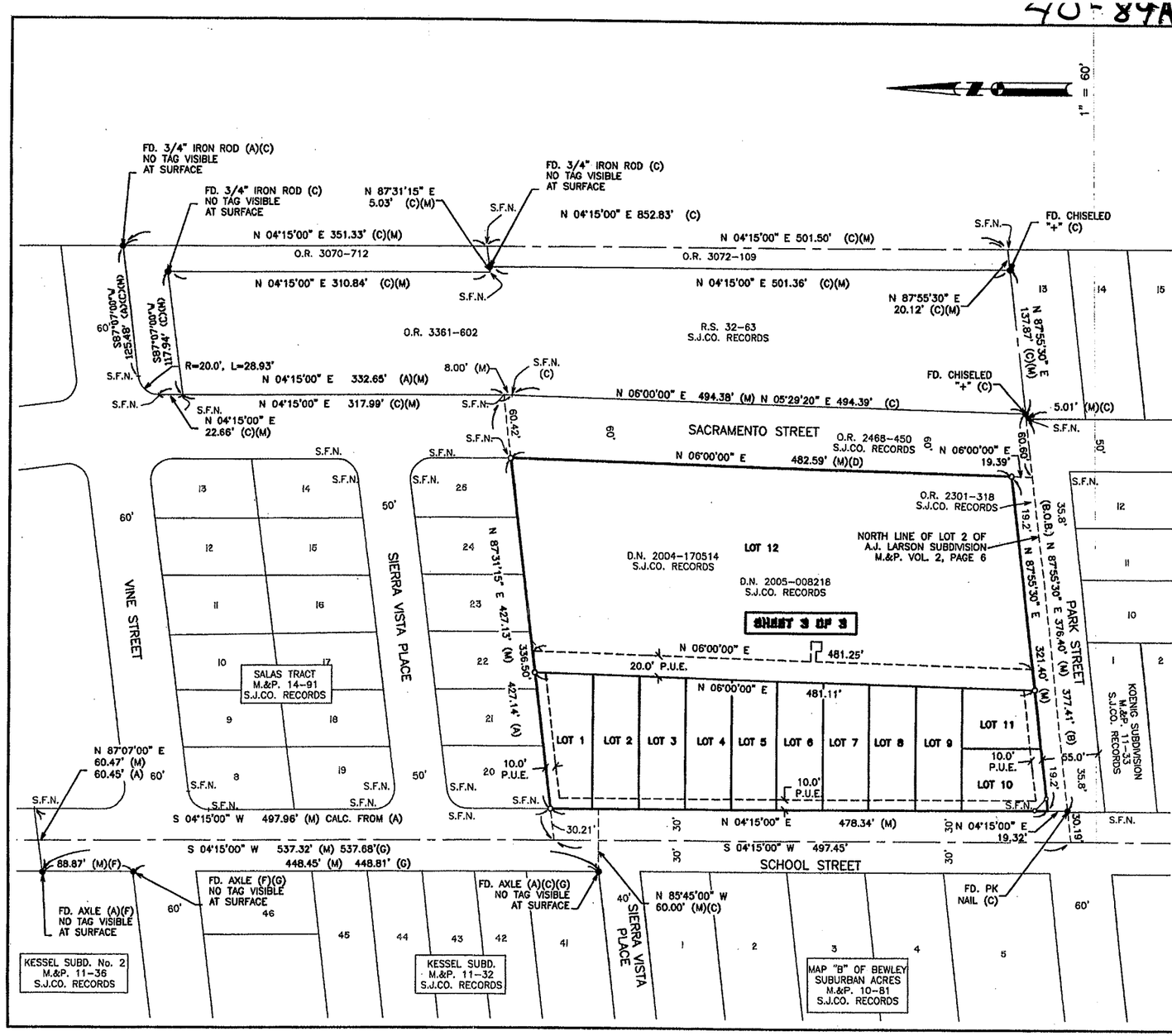
DOC # 2006-172736
08/11/2006 02:47P Fee:13.00
Page 1 of 3
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by SHOWN ON DOCUMENT

SHEET 1 OF 3

40 - 89

005S003-1

40-89A



TRACT. NO. 3532
SUBDIVISIONS OF SAN JOAQUIN COUNTY
INTERLAKE SQUARE

BEING A PORTION OF LOT 1 OF A.J. LARSON'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 12, T. 3N., R. 6 E., M.D.B. & M., CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA

PREPARED BY:

CONTI & ASSOCIATES, INC.
CIVIL CONSULTING ENGINEER
STOCKTON, CALIFORNIA MAY, 2005

SCALE: 1" = 60'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF PARK STREET, AS SHOWN ON RECORD OF SURVEY, VOL. 32, PAGE 63, S.J.C.R., WHICH BEARS NORTH 87°55'30" EAST.

MONUMENTS:

—o— SET IRON ROD, 3/4" DIAMETER, 30" LONG, WITH L.S. TAG NO. 4479

\+ FRONT LOT CORNERS: SET A CHISELED CROSS ON A 4.00' OFFSET ON LOT LINE PROJECTION FOR LOT CORNERS.

—●— FOUND MONUMENT AS NOTED

REFERENCES:

(A) M&P 14-91, S.J.C.R.
(B) M&P 11-33, S.J.C.R.
(C) R.S. 32-63, S.J.C.R.
(D) D.N. 2005-008218
(E) M&P 2-6, S.J.C.R.
(F) M&P 11-36, S.J.C.R.
(G) M&P 11-32, S.J.C.R.

LEGEND:

S.J.C.R.	SAN JOAQUIN COUNTY RECORDS
R.S.	RECORD OF SURVEY, BOOK – PAGE, S.J.C.R.
P.M.	PARCEL MAP, BOOK – PAGE, S.J.C.R.
M.&P.	MAPS & PLATS, VOLUME – PAGE, S.J.C.R.
P.U.E.	PUBLIC UTILITY EASEMENT
(M)	MEASURED
FD.	FOUND
S.F.N.	SEARCHED AND FOUND NOTHING
CALC.	CALCULATED
D.N.	DOCUMENT NUMBER
B.O.B.	BASIS OF BEARINGS
S.J.CO.	SAN JOAQUIN COUNTY
I.N.	INSTRUMENT NUMBER
O.R.	OFFICIAL RECORD

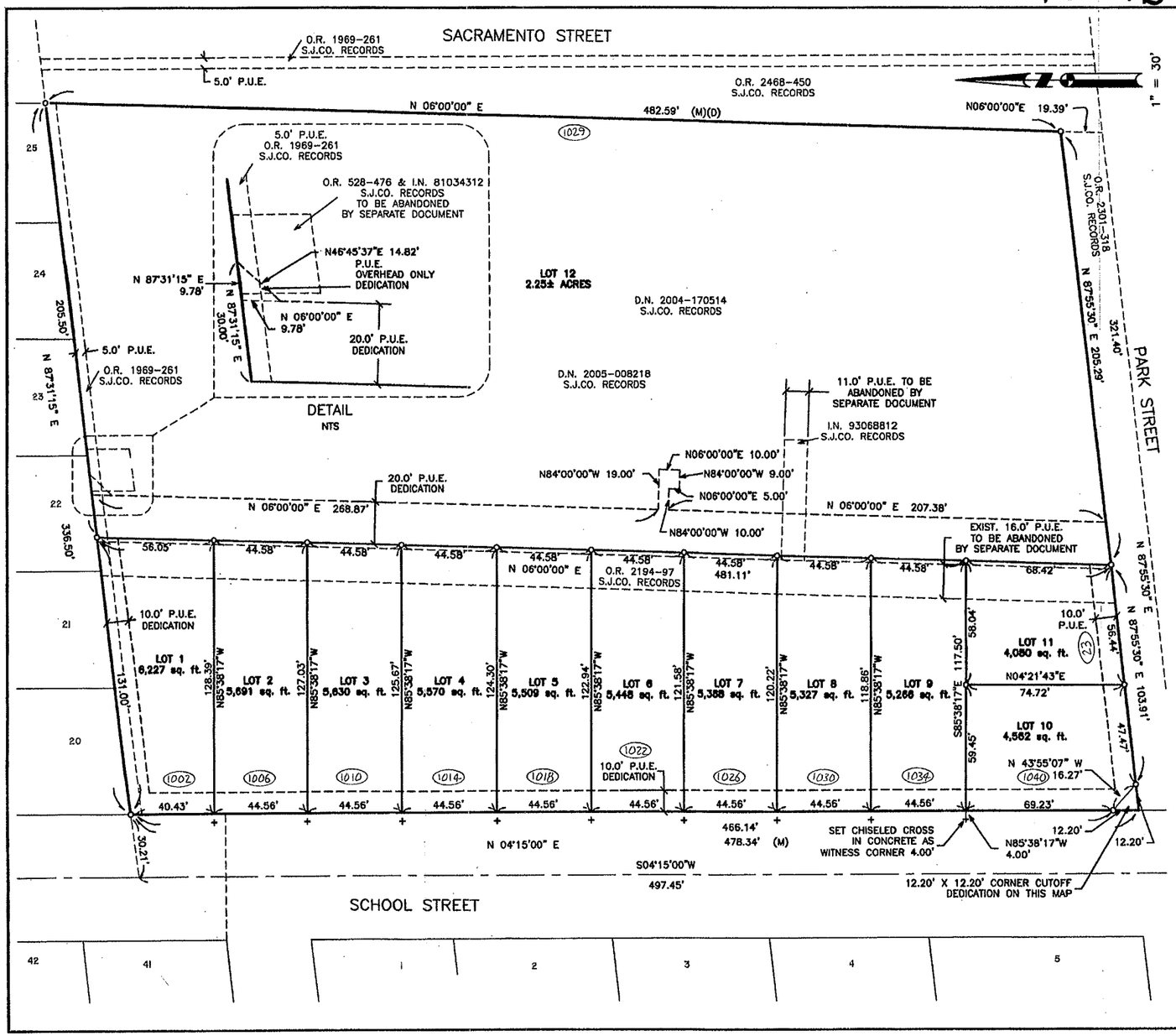
NOTES:

1. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
2. REQUIREMENTS OF THE LODI MUNICIPAL CODE FOR THE DEDICATION OF RIGHT OF WAY, EASEMENTS, ABANDONMENT OF UNDERGROUND TANKS AND WELLS, PAYMENT OF FEES AND INSTALLATION OF OFF-SITE IMPROVEMENTS AND UTILITIES HAVE NOT BEEN MET AT THIS TIME AND MUST BE MET PRIOR TO DEVELOPMENT OR ISSUANCE OF A BUILDING PERMIT OR WHEN REQUESTED BY THE CITY.
3. ALL RECORDS ARE OF SAN JOAQUIN COUNTY RECORDS.
4. REFER TO TENTATIVE MAP NO. 05-S-003.
5. THE P.U.E. DEDICATION TO THE CITY OF LODI GIVES THE CITY, OWNERS OF PUBLIC UTILITIES, AND OWNERS OF CABLE TV FRANCHISES THE RIGHT TO ACCESS, CONSTRUCT, MAINTAIN, INSPECT, REPAIR, REPLACE, REMOVE, AND OPERATE THEIR FACILITIES IN THE P.U.E.'S. NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED NOR SHALL ANYTHING BE PLANTED WITHIN THE EASEMENT WHICH WOULD INTERFERE WITH THE USE OR OPERATION OF PUBLIC UTILITIES IN THE EASEMENT.
6. BUILDING AND STRUCTURES IN CONFORMANCE WITH CURRENT ZONING AND BUILDING ORDINANCES ARE PERMITTED IN THE OVERHEAD PUBLIC UTILITY EASEMENT TO A MAXIMUM HEIGHT OF 23 FEET.

SHEET 2 OF 3

40-89A

005S003-2



TRACT NO. 3532
SUBDIVISIONS OF SAN JOAQUIN COUNTY
INTERLAKE SQUARE

BEING A PORTION OF LOT 1 OF A.J. LARSON'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 12, T. 3N., R. 6 E., M.D.B. & M., CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA

PREPARED BY:

CONTI & ASSOCIATES, INC.
CIVIL CONSULTING ENGINEER
STOCKTON, CALIFORNIA MAY, 2005

SCALE: 1" = 30'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF PARK STREET, AS SHOWN ON RECORD OF SURVEY, VOL. 32, PAGE 63, S.J.C.R., WHICH BEARS NORTH 87°55'30" EAST.

MONUMENTS:

—o— SET IRON ROD, 3/4" DIAMETER, 30" LONG, WITH L.S. TAG NO. 4479

\+ FRONT LOT CORNERS: SET A CHISELED CROSS ON A 4.00' OFFSET ON LOT LINE PROJECTION FOR LOT CORNER.

—●— FOUND MONUMENT AS NOTED

REFERENCES:

(A) M&P 14-91, S.J.C.R.
(B) M&P 11-33, S.J.C.R.
(C) R.S. 32-63, S.J.C.R.
(D) D.N. 2005-008218
(E) M&P 2-6, S.J.C.R.

LEGEND:

S.J.C.R.	SAN JOAQUIN COUNTY RECORDS
R.S.	RECORD OF SURVEY, BOOK – PAGE, S.J.C.R.
P.M.	PARCEL MAP, BOOK – PAGE, S.J.C.R.
M&P.	MAPS & PLATS, VOLUME – PAGE, S.J.C.R.
P.U.E.	PUBLIC UTILITY EASEMENT
(M)	MEASURED
FD.	FOUND
S.F.N.	SEARCHED AND FOUND NOTHING
CALC.	CALCULATED
D.N.	DOCUMENT NUMBER
B.O.B.	BASIS OF BEARINGS
S.J.CO.	SAN JOAQUIN COUNTY
I.N.	INSTRUMENT NUMBER
O.R.	OFFICIAL RECORD

NOTES:

1. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
2. REQUIREMENTS OF THE LODI MUNICIPAL CODE FOR THE DEDICATION OF RIGHT OF WAY, EASEMENTS, ABANDONMENT OF UNDERGROUND TANKS AND WELLS, PAYMENT OF FEES AND INSTALLATION OF OFF-SITE IMPROVEMENTS AND UTILITIES HAVE NOT BEEN MET AT THIS TIME AND MUST BE MET PRIOR TO DEVELOPMENT OR ISSUANCE OF A BUILDING PERMIT OR WHEN REQUESTED BY THE CITY.
3. ALL RECORDS ARE OF SAN JOAQUIN COUNTY RECORDS.
4. REFER TO TENTATIVE MAP NO. 05-S-003.
5. THE P.U.E. DEDICATION TO THE CITY OF LODI GIVES THE CITY, OWNERS OF PUBLIC UTILITIES, AND OWNERS OF CABLE TV FRANCHISES THE RIGHT TO ACCESS, CONSTRUCT, MAINTAIN, INSPECT, REPAIR, REPLACE, REMOVE, AND OPERATE THEIR FACILITIES IN THE P.U.E.'S. NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED NOR SHALL ANYTHING BE PLANTED WITHIN THE EASEMENT WHICH WOULD INTERFERE WITH THE USE OR OPERATION OF PUBLIC UTILITIES IN THE EASEMENT.
6. BUILDING AND STRUCTURES IN CONFORMANCE WITH CURRENT ZONING AND BUILDING ORDINANCES ARE PERMITTED IN THE OVERHEAD PUBLIC UTILITY EASEMENT TO A MAXIMUM HEIGHT OF 23 FEET.

SHEET 3 OF 3

40-89B

005S003-3

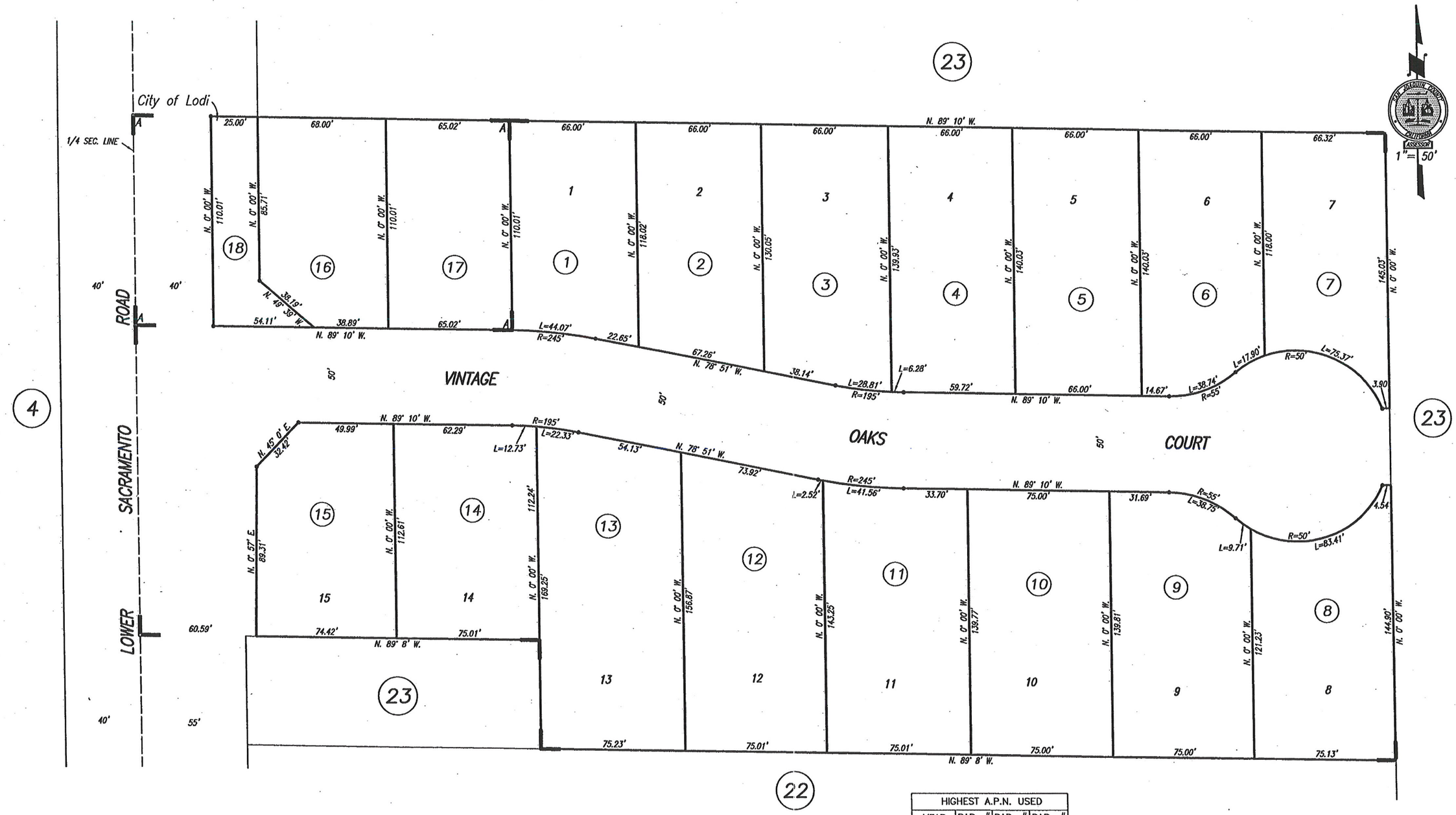
VINTAGE OAKS

A - POR. SEC. 15, T.3N.R.6E. M.D.B.&M.

THIS MAP IS FOR ASSESSMENT USE ONLY

058-64

Zone 8



HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
06-07	15		
07-08	18		

R. M. Bk. 40 Pg. 027
A-P. M. Bk. 23 Pg. 180

NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

Assessor's Map Bk.058 Pg.64
County of San Joaquin, Calif.

06-07

City of Lodi Community Development Department Received: 10/03/06

7U-21

TRACT No. 3482
SUBDIVISIONS OF SAN JOAQUIN COUNTY

VINTAGE OAKS

BEING A PORTION OF THE NORTH 5 ACRES OF THE WEST 20 ACRES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 NORTH RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL, 2005

SHEET NO. 1 OF 3 SHEETS

TENTATIVE MAP APPLICATION NO. 004-S-008

SIEGFRIED ENGINEERING, INC.

OWNERS' STATEMENT:

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE PARTIES HAVING RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ON THIS FINAL MAP OF "TRACT NO. 3482, SUBDIVISIONS OF SAN JOAQUIN COUNTY, "VINTAGE OAKS", CITY OF LODI, CALIFORNIA, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

WE ALSO OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE ALL PUBLIC UTILITY EASEMENTS, THE STREET RIGHT-OF-WAY, THE VARIABLE-WIDTH WIDENING OF RIGHT-OF-WAY ALONG LOWER SACRAMENTO ROAD, AND RELINQUISH TO THE CITY OF LODI ALL ACCESS RIGHTS OF LOT 15 TO AND FROM LOWER SACRAMENTO ROAD ALL AS SHOWN ON THIS FINAL MAP.

DATED THIS 20th DAY OF MAY, 2005.

VINTAGE OAKS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
GENERAL PARTNERS

BY: TOKAY DEVELOPMENT, INC.
BY: J. Jeffrey Kirst
J. JEFFREY KIRST, PRESIDENT

BY: R. THOMAS DEVELOPMENT, INC.
BY: Jane E. Thomas
JANE E. THOMAS, VICE PRESIDENT

DATED THIS 20th DAY OF May, 2005.

FARMERS & MERCHANTS BANK OF CENTRAL CALIFORNIA, BENEFICIARY

BY: Thomas L. Lowe III
Thomas L. Lowe III, SVP

OWNERS' ACKNOWLEDGEMENT:

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

ON MAY 20, 2005, BEFORE ME, J.L. Martorella, NOTARY PUBLIC, PERSONALLY APPEARED J. JEFFREY KIRST AND JANE E. THOMAS, PERSONALLY KNOWN TO ME] ~~[PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE]~~ TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
J.L. Martorella
NOTARY PUBLIC IN AND FOR
THE ABOVE-MENTIONED STATE
AND COUNTY

MY COMMISSION EXPIRES: 4-23-07
MY COMMISSION NUMBER: 1409226

DOC # 2005-252639
10/07/2005 02:40P Fee:13.00
Page 1 of 3
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by SHOWN ON DOCUMENT

BENEFICIARY'S ACKNOWLEDGEMENT:

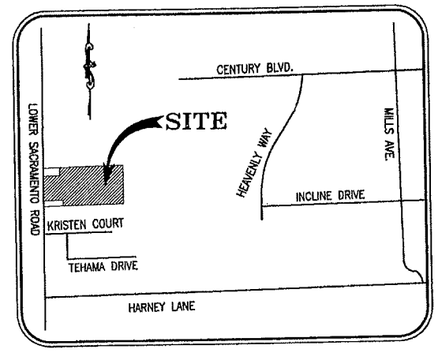
STATE OF CALIFORNIA
COUNTY OF San Joaquin

ON MAY 20, 2005, BEFORE ME, Tiffany G. Gordo, NOTARY PUBLIC, PERSONALLY APPEARED Thomas L. Lowe III, PERSONALLY KNOWN TO ME ~~(OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)~~ TO BE THE PERSON(~~S~~) WHOSE NAME(~~S~~) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/~~SHE/THEY~~ EXECUTED THE SAME IN HIS/~~HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY HIS/~~HER/THEIR~~ SIGNATURE(~~S~~) ON THE INSTRUMENT THE PERSON(~~S~~), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(~~S~~) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
Tiffany G. Gordo
NOTARY PUBLIC IN AND FOR
THE ABOVE-MENTIONED STATE
AND COUNTY

MY COMMISSION EXPIRES: March 12, 2008
MY COMMISSION NUMBER: 1476113

TIFFANY G. GORDO
Commission # 1476113
Notary Public - California
San Joaquin County
My Comm. Expires Mar 12, 2008



VICINITY MAP
NO SCALE

CITY CLERK'S STATEMENT:

THIS IS TO STATE THAT AT ITS REGULARLY HELD MEETING ON THE 21 DAY OF September, 2005, THE CITY COUNCIL OF THE CITY OF LODI, CALIFORNIA APPROVED THIS FINAL MAP OF "TRACT NO. 3482, SUBDIVISIONS OF SAN JOAQUIN COUNTY, VINTAGE OAKS", CITY OF LODI, CALIFORNIA, AND ACCEPTED ON BEHALF OF THE PUBLIC FOR PUBLIC USE THE OFFER OF DEDICATION OF ALL PUBLIC UTILITY EASEMENTS **AND ACCEPTED ON BEHALF OF THE CITY THE RELINQUISHMENT TO THE CITY OF LODI ALL ACCESS RIGHTS OF LOT 15 TO AND FROM LOWER SACRAMENTO ROAD ALL AS SHOWN ON THIS FINAL MAP AND ACCEPTED THE OFFER OF DEDICATION OF THE STREET RIGHT-OF-WAY, AND THE VARIABLE-WIDTH WIDENING OF RIGHT-OF-WAY ALONG LOWER SACRAMENTO ROAD SUBJECT TO SATISFACTORY COMPLETION OF IMPROVEMENTS THEREON OF SAID STREET RIGHTS-OF-WAY IN ACCORDANCE WITH TITLE 16 OF THE LODI MUNICIPAL CODE, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.**

DATED THIS 26 DAY OF September, 2005.

SUSAN J. BLACKSTON, CITY CLERK
AND CLERK OF THE CITY COUNCIL

CITY OF LODI, CALIFORNIA FOUNDED 1869, INCORPORATED DECEMBER 6, 1906

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF VINTAGE OAKS, L.P. ON OCTOBER 27, 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I FURTHER STATE THAT ALL THE MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED BEFORE SAID SUBDIVISION IMPROVEMENTS ARE ACCEPTED BY THE CITY OF LODI, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS 19th DAY OF August, 2005.

Michael David Jones
MICHAEL DAVID JONES, L.S. 6173
LICENSE EXPIRATION DATE: 3/31/06

PROFESSIONAL LAND SURVEYOR MICHAEL DAVID JONES No. LS 6173 EXP. MARCH 31, 2006 STATE OF CALIFORNIA

PUBLIC WORKS DIRECTOR'S STATEMENT:

I, RICHARD C. PRIMA, JR., HEREBY STATE THAT I AM THE PUBLIC WORKS DIRECTOR OF THE CITY OF LODI, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3482, SUBDIVISIONS OF SAN JOAQUIN COUNTY, VINTAGE OAKS", CITY OF LODI, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL THE PROVISIONS OF TITLE 16 OF THE LODI MUNICIPAL CODE, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

DATED THIS 23rd DAY OF SEPTEMBER, 2005.

RICHARD C. PRIMA, JR., R.C.E. 28183
PUBLIC WORKS DIRECTOR
REGISTRATION EXPIRATION DATE: 3/31/06

REGISTERED PROFESSIONAL ENGINEER RICHARD C. PRIMA, JR. No. 28183 CIVIL STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

I, THOMAS R. FLINN, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3482, SUBDIVISIONS OF SAN JOAQUIN COUNTY, VINTAGE OAKS", CITY OF LODI, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS 23rd DAY OF AUGUST, 2005.

for THOMAS R. FLINN, R.C.E. 23341
COUNTY SURVEYOR
REGISTRATION EXPIRATION DATE: 12/31/05

PROFESSIONAL LAND SURVEYOR JEFF D. LUND No. 4440 Expires 9-30-05 STATE OF CALIFORNIA

RECORDER'S STATEMENT:

FILED THIS 7 DAY OF October, 2005, AT 2:40 P.M. IN BOOK 40 OF MAPS AND PLATS, AT PAGE 27, AT THE REQUEST OF SIEGFRIED ENGINEERING INC.

FEE: $ 13.00

Gary W. Freeman
GARY W. FREEMAN,
ASSESSOR - RECORDER - COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

BY: Christina Makero
~~ASSISTANT~~/DEPUTY RECORDER

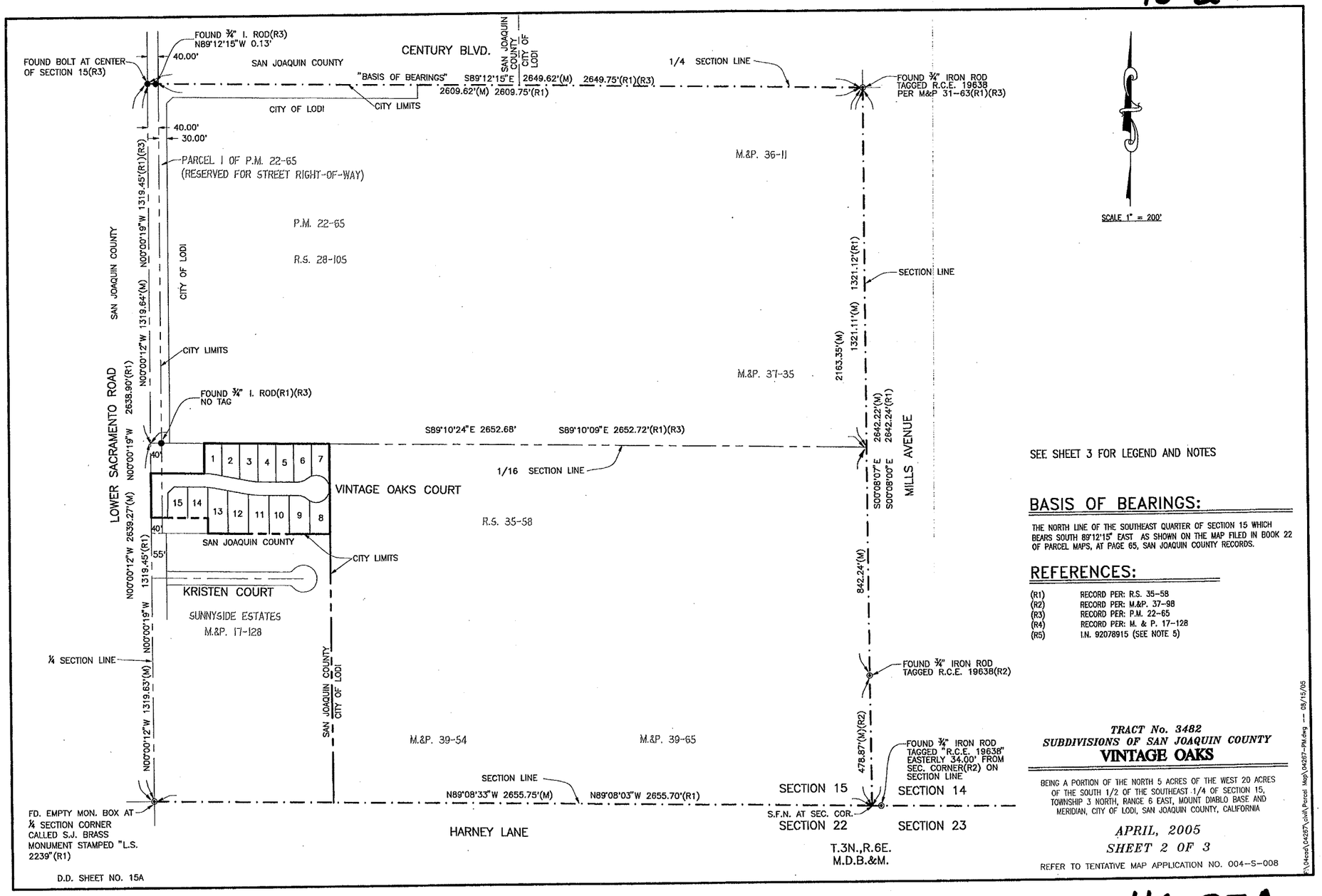
F:\Dwood\04267\Grid\Parcel Map\04267-PM.dwg -- 05/16/05

D.D. SHEET NO. 15A

40-27

004S008-1

40-27A



SEE SHEET 3 FOR LEGEND AND NOTES

BASIS OF BEARINGS:

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15 WHICH BEARS SOUTH 89°12'15" EAST AS SHOWN ON THE MAP FILED IN BOOK 22 OF PARCEL MAPS, AT PAGE 65, SAN JOAQUIN COUNTY RECORDS.

REFERENCES:

(R1)	RECORD PER: R.S. 35-58
(R2)	RECORD PER: M.&P. 37-98
(R3)	RECORD PER: P.M. 22-65
(R4)	RECORD PER: M. & P. 17-128
(R5)	I.N. 92078915 (SEE NOTE 5)

TRACT No. 3482
SUBDIVISIONS OF SAN JOAQUIN COUNTY
VINTAGE OAKS

BEING A PORTION OF THE NORTH 5 ACRES OF THE WEST 20 ACRES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

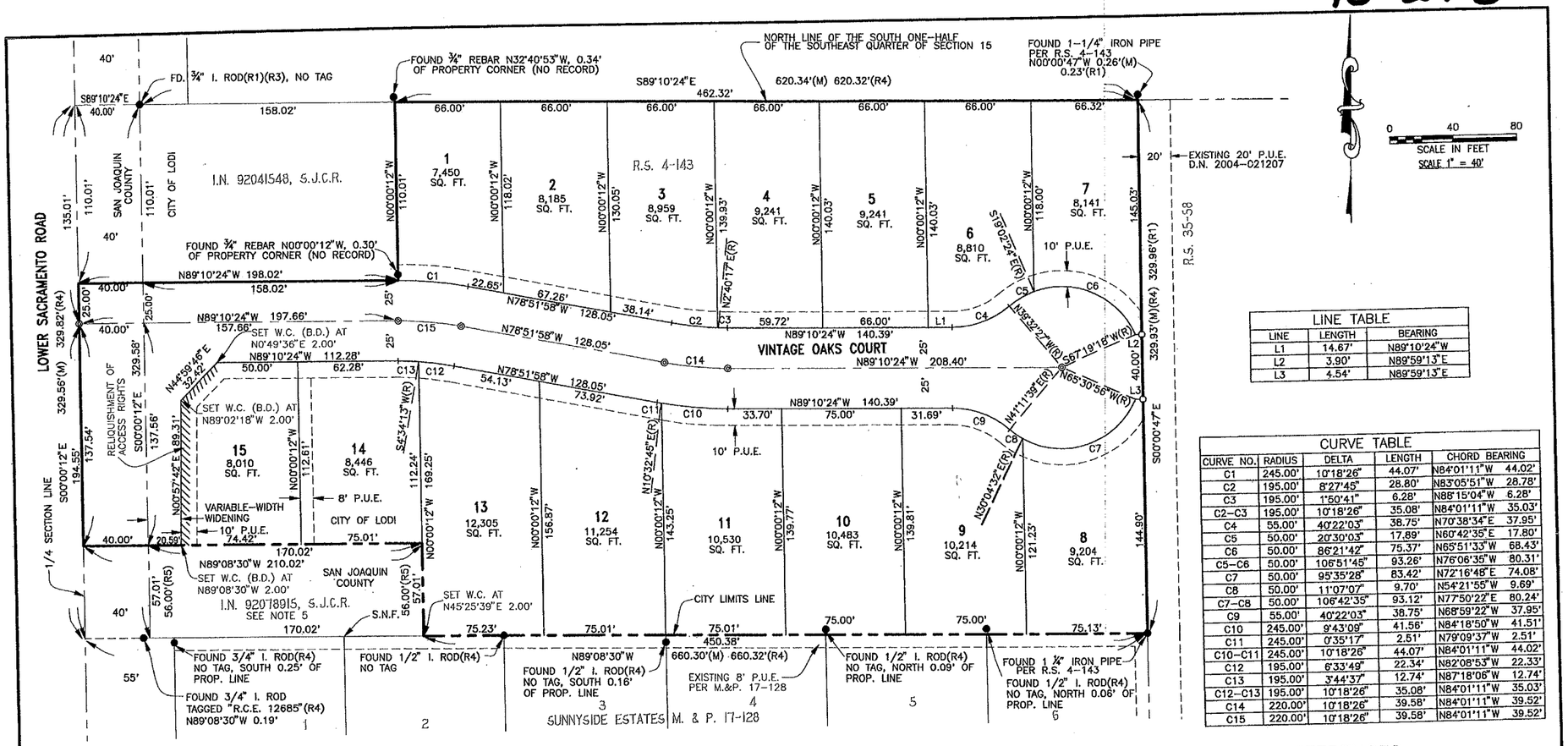
APRIL, 2005
SHEET 2 OF 3

REFER TO TENTATIVE MAP APPLICATION NO. 004-S-008

F:\04csd\04267\civil\Parcel Map\04267-PM.dwg --- 08/15/05

40-27A 004S008 2

40-21 B



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.67'	N89°10'24"W
L2	3.90'	N89°59'13"E
L3	4.54'	N89°59'13"E

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	245.00'	10°18'26"	44.07'	N84°01'11"W 44.02'
C2	195.00'	8°27'45"	28.80'	N83°05'51"W 28.78'
C3	195.00'	1°50'41"	6.28'	N88°15'04"W 6.28'
C2-C3	195.00'	10°18'26"	35.08'	N84°01'11"W 35.03'
C4	55.00'	40°22'03"	38.75'	N70°38'34"E 37.95'
C5	50.00'	20°30'03"	17.89'	N60°42'35"E 17.80'
C6	50.00'	86°21'42"	75.37'	N65°51'33"W 68.43'
C5-C6	50.00'	106°51'45"	93.26'	N76°06'35"W 80.31'
C7	50.00'	95°35'28"	83.42'	N72°16'48"E 74.08'
C8	50.00'	11°07'07"	9.70'	N54°21'55"W 9.69'
C7-C8	50.00'	106°42'35"	93.12'	N77°50'22"E 80.24'
C9	55.00'	40°22'03"	38.75'	N68°59'22"W 37.95'
C10	245.00'	9°43'09"	41.56'	N84°18'50"W 41.51'
C11	245.00'	0°35'17"	2.51'	N79°09'37"W 2.51'
C10-C11	245.00'	10°18'26"	44.07'	N84°01'11"W 44.02'
C12	195.00'	6°33'49"	22.34'	N82°08'53"W 22.33'
C13	195.00'	3°44'37"	12.74'	N87°18'06"W 12.74'
C12-C13	195.00'	10°18'26"	35.08'	N84°01'11"W 35.03'
C14	220.00'	10°18'26"	39.58'	N84°01'11"W 39.52'
C15	220.00'	10°18'26"	39.58'	N84°01'11"W 39.52'

LEGEND:

P.U.E.	PUBLIC UTILITY EASEMENT
S.J.C.R.	SAN JOAQUIN COUNTY RECORDS
M. & P.	MAPS AND PLATS, BOOK-PAGE, S.J.C.R.
S.N.F.	SEARCHED, NOT FOUND
—●—	FOUND MONUMENT AS NOTED
—◎—	FOUND MONUMENT IN MONUMENT WELL AS NOTED
(R)	DENOTES RADIAL BEARING LINE
(R#)	DENOTES RECORD DATA AND REFERENCING DOCUMENT
℄	DENOTES CENTERLINE OF STREET
R.S.	DENOTES RECORD OF SURVEY, BOOK-PAGE, S.J.C.R.
P.M.	DENOTES PARCEL MAP, BOOK-PAGE, S.J.C.R.
(M)	MEASURED
B.D.	DENOTES BRASS DISK (SEE MONUMENTS SET)
I.N.	DENOTES INSTRUMENT NUMBER
D.N.	DENOTES DOCUMENT NUMBER
W.C.	DENOTES WITNESS CORNER
////////	DENOTES RESTRICTED ACCESS

D.D. SHEET NO. 15A

NOTES:

1. THIS SUBDIVISION CONSISTS OF 15 LOTS CONTAINING 4.22 ACRES GROSS.

2. A SOILS STUDY OF THIS SITE WAS PREPARED BY NEIL O. ANDERSON & ASSOCIATES, FILE NO. LG04-562 DATED JANUARY 7, 2005.

3. THE P.U.E. DEDICATION GIVES THE CITY, OWNERS OF PUBLIC UTILITIES AND OWNERS OF CABLE T.V. FRANCHISES THE RIGHT TO ACCESS, CONSTRUCT, MAINTAIN, INSPECT, REPAIR, REPLACE, REMOVE AND OPERATE THEIR FACILITIES IN THE P.U.E.'s. NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED NOR SHALL ANYTHING BE PLANTED WITHIN THE EASEMENT WHICH WOULD INTERFERE WITH THE USE OR OPERATION OF PUBLIC UTILITIES IN THE EASEMENT.

4. REQUIREMENTS OF THE LODI MUNICIPAL CODE FOR THE DEDICATION OF RIGHT-OF-WAY, EASEMENTS, ABANDONMENT OF UNDERGROUND TANKS AND WELLS, PAYMENT OF FEES AND INSTALLATION OF OFF-SITE STREET IMPROVEMENTS AND UTILITIES HAVE NOT BEEN MET AT THIS TIME AND MUST BE MET PRIOR TO DEVELOPMENT OR ISSUANCE OF A BUILDING PERMIT WHEN REQUESTED BY THE CITY.

5. THERE EXISTS A 1.00' GAP BETWEEN PROPERTIES CREATED BY GRANT DEEDS 1094 O.R. 362 AND 1151 O.R. 9, S.J.C.R.

MONUMENTS SET:

3/4" REBAR, 24" LONG, CAP ATTACHED AND STAMPED "L.S. 6173" SHOWN THUS: —o—

1" DIAMETER X 1-½" LONG BRASS DISK IN CONCRETE STAMPED "L.S. 6173", SET AT A 2.00' WITNESS CORNER ON RADIAL BEARING FOR ALL RIGHT-OF-WAY BEGINNING, END AND POINT OF REVERSE CURVES.

SET A 2.00' WITNESS CORNER ON LOT LINE PROJECTION FOR FRONT LOT CORNERS FACING A ROADWAY (ABOVE MENTIONED BRASS DISK)

1/2" REBAR, 24" LONG, CAP ATTACHED AND STAMPED "L.S. 6173" WILL BE SET AT A 1.00' OFFSET ON LOT LINE OF REAR LOT CORNERS, SHOWN THUS: |

MONUMENT BOX WITH ABOVE-MENTIONED 3/4" REBAR ENCLOSED, SHOWN THUS: ---◎---, UNLESS OTHERWISE NOTED

BASIS OF BEARINGS:

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15 WHICH BEARS SOUTH 89°12'15" EAST AS SHOWN ON THE MAP FILED IN BOOK 22 OF PARCEL MAPS, AT PAGE 65, SAN JOAQUIN COUNTY RECORDS.

REFERENCES:

(R1)	RECORD PER: R.S. 35-58
(R2)	RECORD PER: M.&P. 37-98
(R3)	RECORD PER: P.M. 22-65
(R4)	RECORD PER: M. & P. 17-128
(R5)	I.N. 92078915 (SEE NOTE 5)

TRACT No. 3482

SUBDIVISIONS OF SAN JOAQUIN COUNTY

VINTAGE OAKS

BEING A PORTION OF THE NORTH 5 ACRES OF THE WEST 20 ACRES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL, 2005

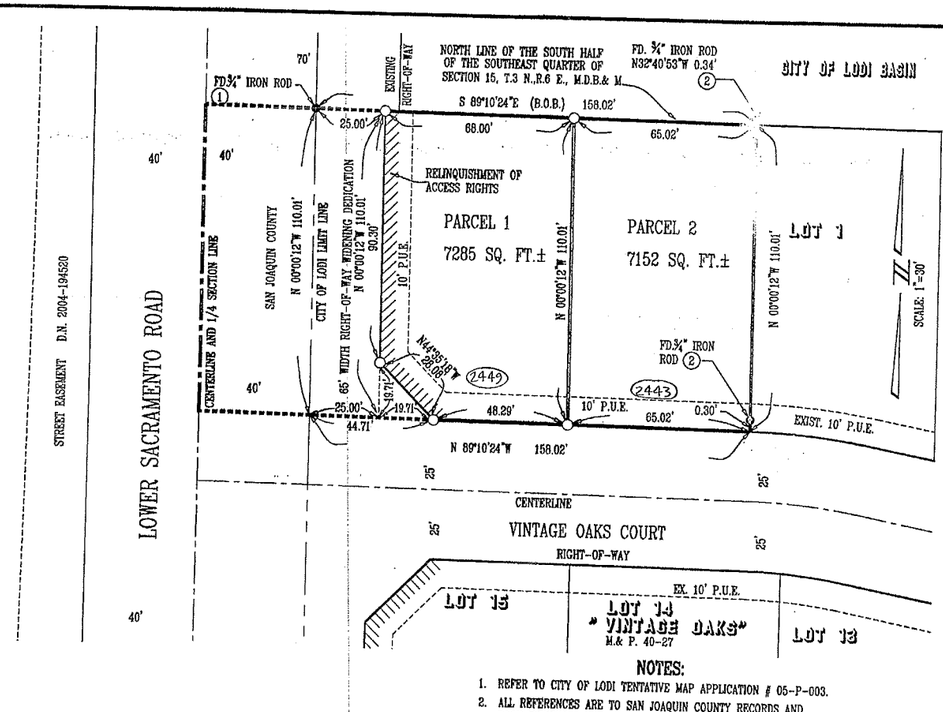
SHEET 3 OF 3

REFER TO TENTATIVE MAP APPLICATION NO. 004-S-008

F:\Docs\04267\civil\Parcel Map\04267-PM.dwg -- 08/15/05

40-27 B

~~004S008 A~~



LEGEND:

S.F.N.	SEARCHED, FOUND NOTHING
FD.	FOUND
SEC.	SECTION
P.M.	PARCEL MAP
R.S.	RECORD OF SURVEY
M.& P.	MAPS AND PLATS
REF.	REFERENCE
B.O.B.	BASIS OF BEARINGS
P.U.E.	PUBLIC UTILITY EASEMENT
////	RESTRICTED ACCESS
○	SET 3/4" X 30" IRON ROD CAPPED AND STAMPED L.S.7889, UNLESS OTHERWISE NOTED.
●	FD. MONUMENT AS NOTED.

REFERENCES

1. P.M. 22-65
2. M&P 40-27

BAUMBACH & PIAZZA, INC.
CIVIL ENGINEERS
SURVEYORS
LODI, CALIF.

PARCEL MAP of

BEING A PORTION OF THE NORTH 5 ACRES OF THE WEST 20 ACRES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, T.3 N.,R.6 E., M.D.B.& M., CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

JUNE, 2005 SCALE: 1"= 30'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, AS SHOWN ON M.& P. 40-27 AS S 89°10'24"E.

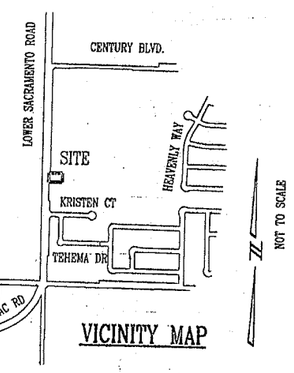
SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOHN D. GERLACK ON DECEMBER 23, 2004. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED THIS 13TH DAY OF OCTOBER, 2005

JOSHUA COOK ELSON, L.S. 7889
LICENSE EXPIRATION DATE: 12/31/05

PROFESSIONAL LAND SURVEYOR JOSHUA COOK ELSON No. L 7,889 Exp. 12/31/05 STATE OF CALIFORNIA



VICINITY MAP

PUBLIC WORKS DIRECTOR'S STATEMENT:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. PURSUANT TO THE AUTHORITY OF ORDINANCE NO. 1302 OF THE CITY OF LODI, I ACCEPT ON BEHALF OF THE PUBLIC FOR PUBLIC USE THE OFFER OF DEDICATION OF ALL PUBLIC UTILITY EASEMENTS THE 65-FOOT ROAD RIGHT-OF-WAY WIDENING ALONG LOWER SACRAMENTO ROAD THE 19.71-FOOT BY 19.71-FOOT CORNER CUT-OFF, RELINQUISHMENT TO THE CITY OF LODI ALL ACCESS RIGHTS OF PARCEL 1 TO AND FROM LOWER SACRAMENTO ROAD ALL AS SHOWN ON THIS PARCEL MAP.

DATED THIS 18th DAY OF OCTOBER, 2005

RICHARD C. PRIMA, JR., R.C.E. 28183
PUBLIC WORKS DIRECTOR EX OFFICIO CITY CLERK
OF THE CITY OF LODI
REGISTRATION EXPIRATION DATE: 3-31-06

REGISTERED PROFESSIONAL ENGINEER RICHARD C. PRIMA, JR. No. 28183 Exp. 3-31-06 CIVIL STATE OF CALIFORNIA

NOTES:

1. REFER TO CITY OF LODI TENTATIVE MAP APPLICATION # 05-P-003.
2. ALL REFERENCES ARE TO SAN JOAQUIN COUNTY RECORDS AND BOOK OR VOLUME PRECEDES PAGE.
3. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
4. THE P.U.E. DEDICATION TO THE CITY OF LODI GIVES THE CITY, OWNERS OF PUBLIC UTILITIES, OWNERS OF CABLE T.V. FRANCHISES THE RIGHT TO ACCESS, CONSTRUCT, MAINTAIN, INSPECT, REPAIR, REPLACE, REMOVE, AND OPERATE THEIR FACILITIES IN THE P.U.E.'S. NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED NOR SHALL ANYTHING BE PLANTED WITHIN THE EASEMENT WHICH WOULD INTERFERE WITH THE USE OR OPERATION OF PUBLIC UTILITIES IN THE EASEMENT.
5. REQUIREMENTS OF THE LODI MUNICIPAL CODE FOR THE DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, ABANDONMENT OF UNDERGROUND TANKS AND WELLS, PAYMENT OF FEES AND INSTALLATION OF OFF-SITE STREET IMPROVEMENTS AND UTILITIES HAVE NOT BEEN MET AT THIS TIME AND MUST BE MET PRIOR TO DEVELOPMENT OR ISSUANCE OF A BUILDING PERMIT OR WHEN REQUESTED BY THE CITY ON PARCELS 1 AND 2.

~~STATE OF CALIFORNIA~~
~~COUNTY OF~~

~~ON BEFORE ME, NOTARY PUBLIC, PERSONALLY APPEARED AND [PERSONALLY KNOWN TO ME] [PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE] TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (HE) (SHE) (THEY) EXECUTED THE SAME IN (HIS) (HER) (THEIR) AUTHORIZED CAPACITY(Y)(IES), AND THAT BY (HIS) (HER) (THEIR) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.~~

~~WITNESS MY HAND:~~

~~NOTARY PUBLIC IN AND FOR THE ABOVE-MENTIONED STATE AND COUNTY~~

~~MY COMMISSION EXPIRES:~~

STATE OF CALIFORNIA
COUNTY OF San Joaquin

ON 10-13-05 BEFORE ME, Julie Kenkel, NOTARY PUBLIC, PERSONALLY APPEARED John D. Gerlack AND Barbara A. Gerlack ~~[PERSONALLY KNOWN TO ME]~~ [PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE] TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (HE) (SHE) (THEY) EXECUTED THE SAME IN (HIS) (HER) (THEIR) AUTHORIZED CAPACITY(Y)(IES), AND THAT BY (HIS) (HER) (THEIR) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

NOTARY PUBLIC IN AND FOR THE ABOVE-MENTIONED STATE AND COUNTY

MY COMMISSION EXPIRES: 12-3-05

OWNERS' STATEMENT:

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE PARTIES HAVING RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ON THIS PARCEL MAP AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS PARCEL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

WE ALSO OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE ALL PUBLIC UTILITY EASEMENTS THE 65-FOOT ROAD RIGHT-OF-WAY WIDENING ALONG LOWER SACRAMENTO ROAD THE 19.71-FOOT BY 19.71-FOOT CORNER CUT-OFF, RELINQUISHMENT TO THE CITY OF LODI ALL ACCESS RIGHTS OF PARCEL 1 TO AND FROM LOWER SACRAMENTO ROAD, ALL AS SHOWN ON THIS PARCEL MAP.

JOHN D. GERLACK AND BARBARA A. GERLACK, TRUSTEES OF GERLACK FAMILY LIVING TRUST, DATED FEBRUARY 2, 1991

DATED THIS 13th DAY OF October, 2005.

John D. Gerlack Trustee — JOHN D. GERLACK, TRUSTEE

Barbara A. Gerlack Trustee — BARBARA A. GERLACK, TRUSTEE

RECORDER'S STATEMENT:

FILED THIS 3 DAY OF March, 2006 AT ____ M. IN BOOK 23 OF PARCEL MAPS, AT PAGE 180, AT THE REQUEST OF JOSHUA COOK ELSON.

FEE: $ ____

GARY W. FREEMAN
ASSESSOR-RECORDER-COUNTY CLERK

BY: ____
ASSISTANT/DEPUTY RECORDER

23-180

S:\PROJECTS\2004\04104\dwg\04104_PM.dwg 10/12/05 4:33pm-ESSTNESS-XREFS: 04104_HC.dwg 04104_18x26_BP.dwg 04104_TOPO.dwg 04104_18x26_PM-RS-PM-P.DWG D.D. SHEET 15

3913-A

005 P 003

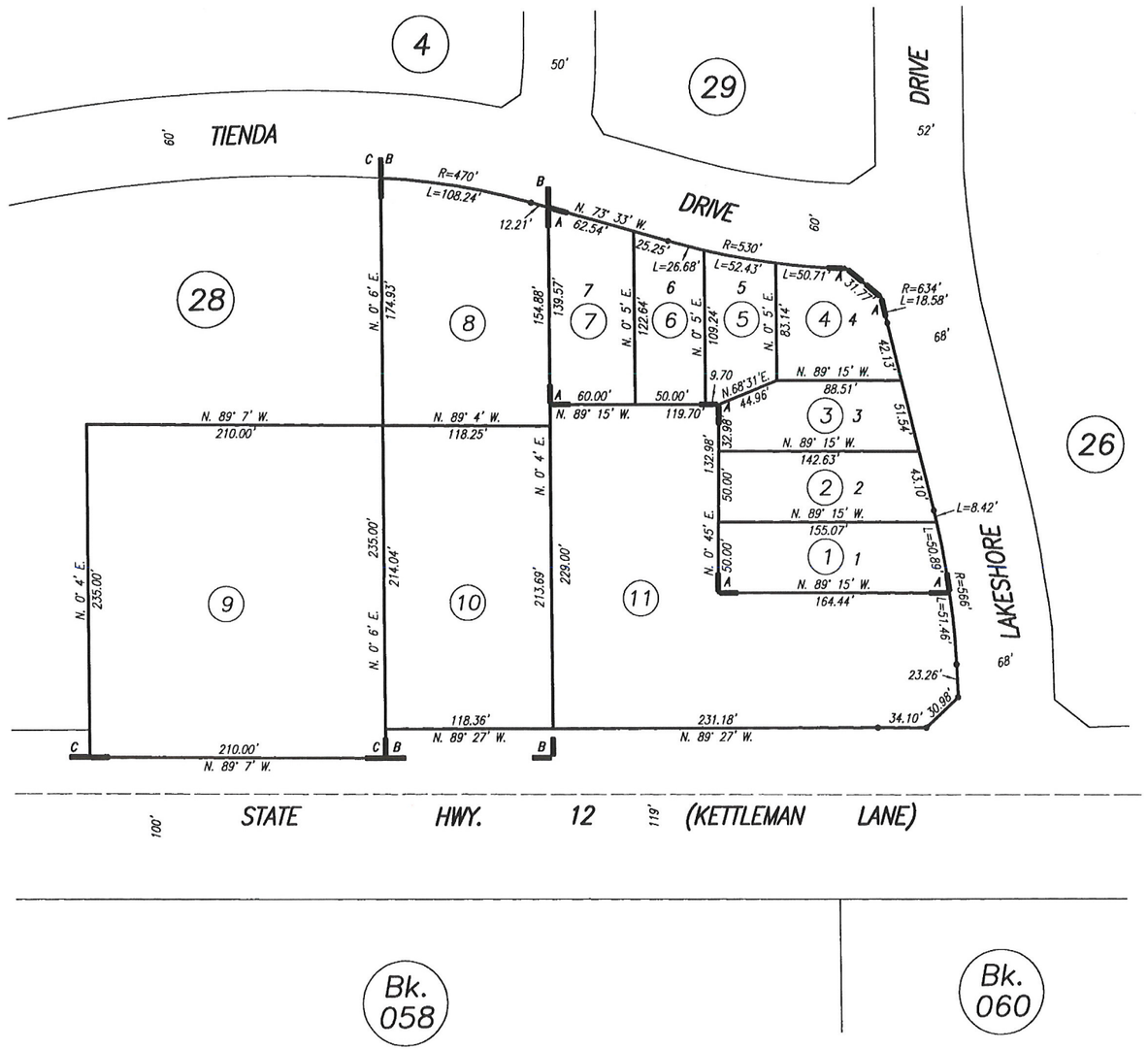
ZONE 10

POR. S.W. 1/4 SEC. 11 T.3N. R.6E., M.D.B.&M.
A - LAKESHORE PROPERTIES

THIS MAP IS FOR ASSESSMENT USE ONLY

031-33

1" = 100'



A - R. M. Bk. 40 Pg. 023
B - P. M. Bk. 22 Pg. 110
C - P. M. Bk. 07 Pg. 125

NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

City of Lodi, Community Development Department, Received 11/18/2005

HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
06-07	11		

CITY OF LODI
Assessor's Map Bk.301 Pg.33
County of San Joaquin, Calif.

06-07

40-23

TRACT NO. 3515

SUBDIVISIONS OF SAN JOAQUIN COUNTY

LAKESHORE PROPERTIES

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, T.3N., R.6E., M.D.B.&M., CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

DILLON & MURPHY

CONSULTING CIVIL ENGINEERS

ENGINEERING • PLANNING • SURVEYING

APRIL, 2005
SHEET 1 OF 2

OWNERS'/BENEFICIARY'S STATEMENT:

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE PARTIES HAVING RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ON THIS FINAL MAP OF "TRACT NO. 3515, SUBDIVISIONS OF SAN JOAQUIN COUNTY, LAKESHORE PROPERTIES", CITY OF LODI, CALIFORNIA, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

DATED THIS 8TH DAY OF APRIL, 2005.

David S. Wilson
DAVID S. WILSON, AS OWNER

DATED THIS 8TH DAY OF April, 2005.

Sandra W. Wilson
SANDRA W. WILSON, AS OWNER

DATED THIS 20TH DAY OF APRIL, 2005.

PLACER SIERRA BANK, A CALIFORNIA BANKING CORPORATION, SUCCESSOR BY MERGER WITH BANK OF LODI, N.A., A NATIONAL BANKING ASSOCIATION, AS BENEFICIARY

Scott Holthaus

Scott Holthaus

Senior Vice President

DOC # 2005-241706
09/27/2005 02:04P Fee:10.00
Page 1 of 2
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by SHOWN ON DOCUMENT

STATE OF CALIFORNIA
COUNTY OF ~~SANTA JOAQUIN~~ Santa Clara

ON 4/8/05, BEFORE ME, S E Fiddler, NOTARY PUBLIC, PERSONALLY APPEARED DAVID S. WILSON AND SANDRA W. WILSON, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
S E Fiddler

NOTARY PUBLIC IN AND FOR THE ABOVE-MENTIONED STATE AND COUNTY
MY COMMISSION EXPIRES: 12/17/08

S. E. FIDDLER
COMM. #1538786
NOTARY PUBLIC • CALIFORNIA
SANTA CLARA COUNTY
Comm. Exp. DEC. 17, 2008

STATE OF CALIFORNIA
COUNTY OF PLACER

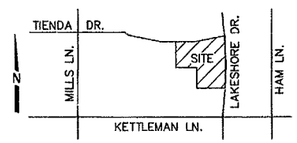
ON APRIL 20, 2005, BEFORE ME, E.D. GOFF, NOTARY PUBLIC, PERSONALLY APPEARED SCOTT HOLTHAUS, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
E. D. Goff

NOTARY PUBLIC IN AND FOR THE ABOVE-MENTIONED STATE AND COUNTY
MY COMMISSION EXPIRES: MARCH 28, 2007

E. D. GOFF
Commission # 1406202
Notary Public — California
Placer County
My Comm. Expires Mar 28, 2007

D.D. SHEET NO. 15A



VICINITY MAP

N.T.S.

CITY CLERK'S STATEMENT:

THIS IS TO STATE THAT AT ITS REGULARLY HELD MEETING ON THE 21 DAY OF September, 2005, THE CITY COUNCIL OF THE CITY OF LODI, CALIFORNIA APPROVED THIS FINAL MAP OF "TRACT NO. 3515, SUBDIVISIONS OF SAN JOAQUIN COUNTY, LAKESHORE PROPERTIES", CITY OF LODI, CALIFORNIA, IN ACCORDANCE WITH TITLE 16 OF THE LODI MUNICIPAL CODE, AND ANY AMENDMENTS THERETO, APLLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

DATED THIS 26 DAY OF September, 2005.

SUSAN J. BLACKSTON, CITY CLERK
AND CLERK OF THE CITY COUNCIL

CITY OF LODI CALIFORNIA FOUNDED 1869 INCORPORATED DECEMBER 6, 1906

NOTES:

1. REFER TO TENTATIVE MAP APPLICATION NO. 05-S-002.
2. THE P.U.E. DEDICATION TO THE CITY GIVES THE CITY, OWNERS OF PUBLIC UTILITIES AND OWNERS OF CABLE TV FRANCHISES THE RIGHT TO ACCESS, CONSTRUCT, MAINTAIN, INSPECT, REPAIR, REPLACE, REMOVE AND OPERATE THEIR FACILITIES IN THE P.U.E.'S. NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED NOR SHALL ANYTHING BE PLANTED WITHIN THE EASEMENT WHICH WOULD INTERFERE WITH THE USE OR OPERATION OF PUBLIC UTILITIES IN THE EASEMENT.
3. THIS SUBDIVISION CONTAINS 1.07± ACRES GROSS.
4. THIS SITE IS NOT SUBJECT TO A 100-YEAR FLOOD.
5. ALL REFERENCES ARE TO SAN JOAQUIN COUNTY RECORDS AND BOOK OR VOLUME PRECEDES PAGE.
8. REQUIREMENTS OF THE LODI MUNICIPAL CODE FOR THE DEDICATION OF RIGHTS-OF-WAY, EASEMENTS, ABANDONMENT OF UNDERGROUND TANKS AND WELLS, PAYMENT OF FEES AND INSTALLATION OF OFF-SITE STREET IMPROVEMENTS AND UTILITIES HAVE NOT BEEN MET AT THIS TIME AND MUST BE MET PRIOR TO DEVELOPMENT OR ISSUANCE OF A BUILDING PERMIT OR WHEN REQUESTED BY THE CITY.
9. A 5-FOOT PRIVATE EASEMENT OVER LOT 3 FOR SANITARY SEWER SERVICE PURPOSES BENEFITING LOT 4 TO BE DEDICATED BY SEPARATE INSTRUMENT CONCURRENT WITH PARCEL CONVEYANCE.

ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DAVID S. WILSON ON MARCH 14, 2005. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED THIS 13th DAY OF April, 2005.

CECIL DILLON R.C.E. 25835
REGISTRATION EXPIRATION DATE: 12-31-05

PUBLIC WORKS DIRECTOR'S STATEMENT:

I, RICHARD C. PRIMA, JR., HEREBY STATE THAT I AM THE PUBLIC WORKS DIRECTOR OF THE CITY OF LODI, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3515, SUBDIVISIONS OF SAN JOAQUIN COUNTY, LAKESHORE PROPERTIES", CITY OF LODI, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL THE PROVISIONS OF TITLE 16 OF THE LODI MUNICIPAL CODE, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

DATED THIS 23rd DAY OF SEPTEMBER, 2005.

RICHARD C. PRIMA, JR., R.C.E. 28183
PUBLIC WORKS DIRECTOR
REGISTRATION EXPIRATION DATE: 3-31-06

REGISTERED PROFESSIONAL ENGINEER RICHARD C. PRIMA No. 28183 Exp. 3-31-06 CIVIL STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

I, THOMAS R. FLINN, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3515, SUBDIVISIONS OF SAN JOAQUIN COUNTY, LAKESHORE PROPERTIES", CITY OF LODI, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS 17TH DAY OF JUNE, 2005.

for THOMAS R. FLINN, RCE 23341
COUNTY SURVEYOR OF SAN JOAQUIN COUNTY, CALIFORNIA
REGISTRATION EXPIRATION DATE: 12-31-05

PROFESSIONAL LAND SURVEYOR JEFF D. LUND No. 4440 Expires 9-30-05 STATE OF CALIFORNIA

RECORDER'S STATEMENT:

FILED THIS 27 DAY OF September, 2005, AT 2:04 P.M. IN BOOK 40 OF MAPS AND PLATS, AT PAGE 23, AT THE REQUEST OF CECIL DILLON.

FEE: $ 10.00

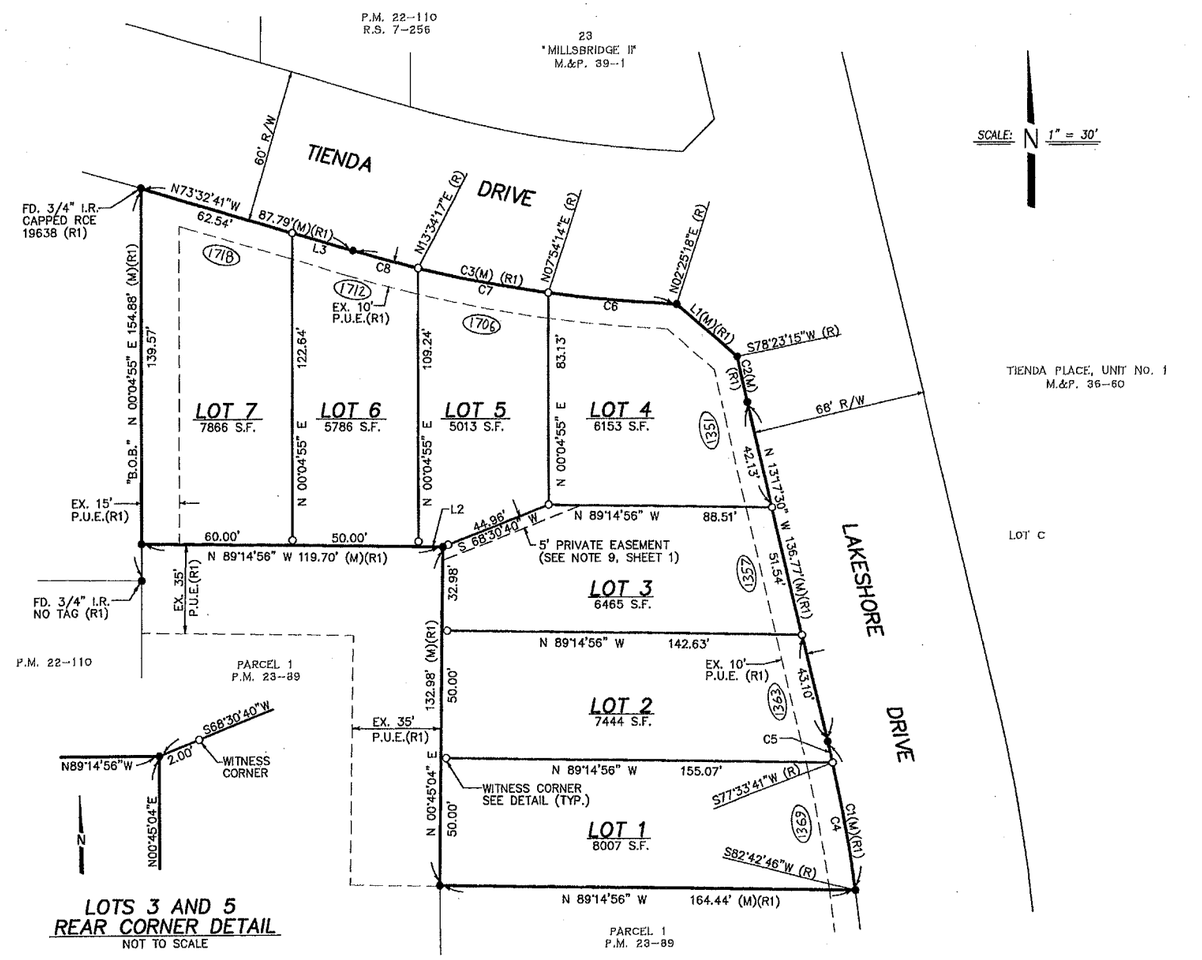
Gary W. Freeman
GARY W. FREEMAN
ASSESSOR-RECORDER-COUNTY CLERK

BY: Christina Moreno
~~ASSISTANT~~/DEPUTY RECORDER

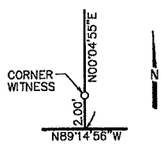
0416/PHASE2/FINALMAP

40-23 005S002-1

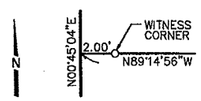
40-23A



LOTS 3 AND 5
REAR CORNER DETAIL
NOT TO SCALE



LOTS 5 (S.W.COR.), 6 AND
7 (S.E.COR.) REAR CORNER DETAIL
NOT TO SCALE



LOTS 1(N.W.COR.), 2 AND
3 (S.W.COR.)REAR CORNER DETAIL
NOT TO SCALE

REFER TO TENTATIVE MAP APPLICATION NO. 05-S-002.

TRACT NO. 3515

SUBDIVISIONS OF SAN JOAQUIN COUNTY

LAKESHORE PROPERTIES

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, T.3N., R.6E., M.D.B.&M.,
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

DILLON & MURPHY

CONSULTING CIVIL ENGINEERS

ENGINEERING • PLANNING • SURVEYING

APRIL, 2005
SHEET 2 OF 2

BASIS OF BEARINGS:

THE WESTERLY PROPERTY LINE OF PARCELS 1 AND 2 OF THAT CERTAIN MAP FILED FOR RECORD IN BOOK 23 OF PARCEL MAPS, AT PAGE 89, SAN JOAQUIN COUNTY RECORDS, BEARS N 00° 04' 55" E.

MONUMENTS SET:

3/4" X 30" IRON ROD WITH CAP STAMPED R.C.E. 25835 AND SHOWN THUS ——o——, UNLESS OTHERWISE NOTED.

LEGEND:

—●—	FOUND 3/4" I.R. CAPPED AND STAMPED R.C.E. 25835 (R1) UNLESS OTHERWISE NOTED.
P.M.	PARCEL MAP
FD.	FOUND
I.R.	IRON ROD
R.S.	RECORD OF SURVEY
M.&P.	MAPS AND PLATS
"B.O.B."	BASIS OF BEARINGS
S.F.N.	SEARCHED, FOUND NOTHING
P.U.E.	PUBLIC UTILITY EASEMENT
(R1)	P.M. 23-89
(R2)	P.M. 22-110
(R3)	M.&P. 36-60
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
(M)	MEASURED

NOTE:
ALL LOT DIMENSIONS SHOWN ALONG LOT LINES THAT CONTAIN A WITNESS CORNER ARE FROM LOT CORNER TO LOT CORNER.

LINE TABLE

LINE	LENGTH	BEARING
L1	31.77'	S 49°37'16" E
L2	9.70'	S 89°14'56" E
L3	25.25'	N 73°32'41" W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	59.31'	566.00'	06°00'16"	S 10°17'22" E 59.29'
C2	18.58'	634.00'	01°40'45"	N 12°27'08" W 18.58'
C3	129.82'	530.00'	14°02'01"	S 80°33'45" E 129.49'
C4	50.89'	566.00'	05°09'05"	N 09°51'47" W 50.87'
C5	8.42'	566.00'	00°51'11"	N 12°51'54" W 8.43'
C6	50.71'	530.00'	05°28'56"	N 84°50'14" W 50.69'
C7	52.43'	530.00'	05°40'03"	N 79°15'45" W 52.40'
C8	26.68'	530.00'	02°53'02"	N 74°59'27" W 26.68'

005S002-2

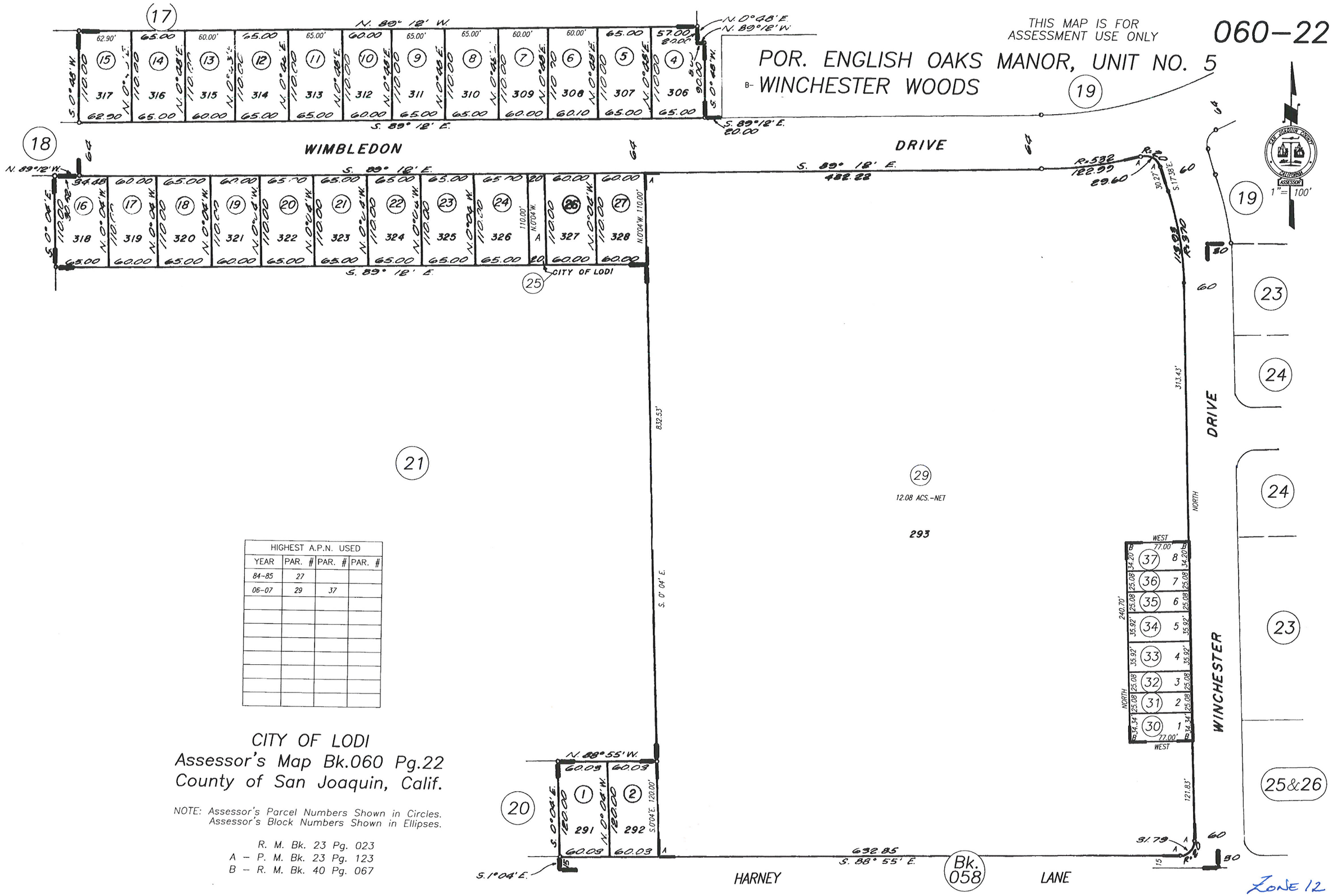
0416/PHASE2/FINALMAP

40-23A

THIS MAP IS FOR ASSESSMENT USE ONLY

060-22

POR. ENGLISH OAKS MANOR, UNIT NO. 5
B- WINCHESTER WOODS



HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
84-85	27		
06-07	29	37	

CITY OF LODI
Assessor's Map Bk.060 Pg.22
County of San Joaquin, Calif.

NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

R. M. Bk. 23 Pg. 023
A – P. M. Bk. 23 Pg. 123
B – R. M. Bk. 40 Pg. 067

40-67A

BAUMBACH & PIAZZA, INC.
CIVIL ENGINEERS
SURVEYORS
LODI, CALIF.

TRACT NUMBER 3564
SUBDIVISIONS OF SAN JOAQUIN COUNTY
WINCHESTER WOODS

A RESUBDIVISION OF PARCEL 1 OF PARCEL MAP 23-123, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, T.3N., R.6E., M.D.B.& M., CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

SEPTEMBER, 2005 SCALE: 1" = 40'

Sheet 2 of 2

LEGEND:

S.F.N.	SEARCHED, FOUND NOTHING
EX.	EXISTING
FD.	FOUND
SEC.	SECTION
B.O.B.	BASIS OF BEARINGS
M&P	MAPS AND PLATS
P.M.	PARCEL MAPS
( )	RECORD DATA

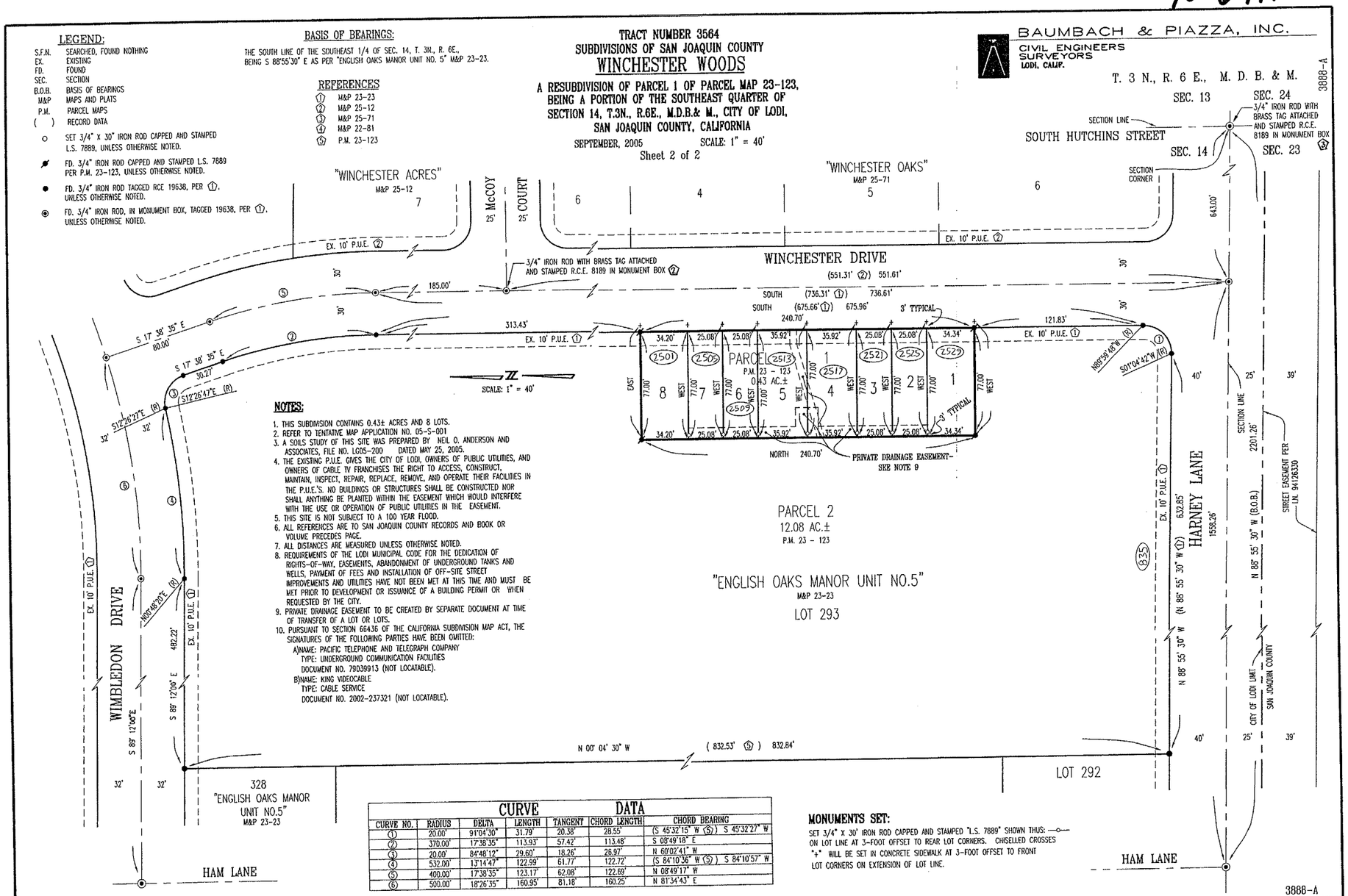
- ○ SET 3/4" X 30" IRON ROD CAPPED AND STAMPED L.S. 7889, UNLESS OTHERWISE NOTED.
- FD. 3/4" IRON ROD CAPPED AND STAMPED L.S. 7889 PER P.M. 23-123, UNLESS OTHERWISE NOTED.
- ● FD. 3/4" IRON ROD TAGGED RCE 19638, PER ①, UNLESS OTHERWISE NOTED.
- ◉ FD. 3/4" IRON ROD, IN MONUMENT BOX, TAGGED 19638, PER ①, UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SEC. 14, T. 3N., R. 6E., BEING S 88°55'30" E AS PER "ENGLISH OAKS MANOR UNIT NO. 5" M&P 23-23.

REFERENCES

1. M&P 23-23
2. M&P 25-12
3. M&P 25-71
4. M&P 22-81
5. P.M. 23-123



NOTES:

1. THIS SUBDIVISION CONTAINS 0.43± ACRES AND 8 LOTS.
2. REFER TO TENTATIVE MAP APPLICATION NO. 05-S-001
3. A SOILS STUDY OF THIS SITE WAS PREPARED BY NEIL O. ANDERSON AND ASSOCIATES, FILE NO. LG05-200 DATED MAY 25, 2005.
4. THE EXISTING P.U.E. GIVES THE CITY OF LODI, OWNERS OF PUBLIC UTILITIES, AND OWNERS OF CABLE TV FRANCHISES THE RIGHT TO ACCESS, CONSTRUCT, MAINTAIN, INSPECT, REPAIR, REPLACE, REMOVE, AND OPERATE THEIR FACILITIES IN THE P.U.E.'S. NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED NOR SHALL ANYTHING BE PLANTED WITHIN THE EASEMENT WHICH WOULD INTERFERE WITH THE USE OR OPERATION OF PUBLIC UTILITIES IN THE EASEMENT.
5. THIS SITE IS NOT SUBJECT TO A 100 YEAR FLOOD.
6. ALL REFERENCES ARE TO SAN JOAQUIN COUNTY RECORDS AND BOOK OR VOLUME PRECEDES PAGE.
7. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
8. REQUIREMENTS OF THE LODI MUNICIPAL CODE FOR THE DEDICATION OF RIGHTS-OF-WAY, EASEMENTS, ABANDONMENT OF UNDERGROUND TANKS AND WELLS, PAYMENT OF FEES AND INSTALLATION OF OFF-SITE STREET IMPROVEMENTS AND UTILITIES HAVE NOT BEEN MET AT THIS TIME AND MUST BE MET PRIOR TO DEVELOPMENT OR ISSUANCE OF A BUILDING PERMIT OR WHEN REQUESTED BY THE CITY.
9. PRIVATE DRAINAGE EASEMENT TO BE CREATED BY SEPARATE DOCUMENT AT TIME OF TRANSFER OF A LOT OR LOTS.
10. PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:
    A)NAME: PACIFIC TELEPHONE AND TELEGRAPH COMPANY
    TYPE: UNDERGROUND COMMUNICATION FACILITIES
    DOCUMENT NO. 79039913 (NOT LOCATABLE).
    B)NAME: KING VIDEOCABLE
    TYPE: CABLE SERVICE
    DOCUMENT NO. 2002-237321 (NOT LOCATABLE).

CURVE DATA

CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
①	20.00'	91°04'30"	31.79'	20.38'	28.55'	(S 45°32'15" W ⑤) S 45°32'27" W
②	370.00'	17°38'35"	113.93'	57.42'	113.48'	S 08°49'18" E
③	20.00'	84°48'12"	29.60'	18.26'	26.97'	N 60°02'41" W
④	532.00'	13°14'47"	122.99'	61.77'	122.72'	(S 84°10'36" W ⑤) S 84°10'57" W
⑤	400.00'	17°38'35"	123.17'	62.08'	122.69'	N 08°49'17" W
⑥	500.00'	18°26'35"	160.95'	81.18'	160.25'	N 81°34'43" E

MONUMENTS SET:

SET 3/4" X 30' IRON ROD CAPPED AND STAMPED "L.S. 7889" SHOWN THUS: —○— ON LOT LINE AT 3-FOOT OFFSET TO REAR LOT CORNERS. CHISELLED CROSSES "+" WILL BE SET IN CONCRETE SIDEWALK AT 3-FOOT OFFSET TO FRONT LOT CORNERS ON EXTENSION OF LOT LINE.

(D.D. SHEET 15-A) REFER TO TENTATIVE MAP NO. 05-S-001.

40-67A 005S001-2

9. FISCAL YEAR 2020/21 ASSESSMENT ROLL

The assessment roll for each zone is shown on the following pages. The description of each lot or parcel as part of the records of the County Assessor of the County of San Joaquin are, by reference, made part of this Report.

CITY OF LODI
CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1
Assessment Roll
Fiscal Year 2020/21

Zone	APN	Property Type	Lot Size	Benefit Points	Benefit Factor (DUE)	Benefit Units	Rate per Benefit Unit	Rate per DUE	Total Assessment	Rounding Adjustment	Applied Assessment
1	062-610-01	Single Family Residential	0.137	3	1.00	3.000	$18.36	$55.08	$55.08	$0.00	$55.08
1	062-610-02	Single Family Residential	0.118	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-03	Single Family Residential	0.118	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-04	Single Family Residential	0.118	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-05	Single Family Residential	0.118	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-06	Single Family Residential	0.118	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-07	Single Family Residential	0.118	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-08	Single Family Residential	0.118	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-09	Single Family Residential	0.115	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-10	Single Family Residential	0.115	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-11	Single Family Residential	0.115	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-12	Single Family Residential	0.120	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-13	Single Family Residential	0.163	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-14	Single Family Residential	0.124	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-15	Single Family Residential	0.124	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-16	Single Family Residential	0.124	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-17	Single Family Residential	0.131	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-18	Single Family Residential	0.129	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-19	Single Family Residential	0.124	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-20	Single Family Residential	0.124	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-21	Single Family Residential	0.124	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-22	Single Family Residential	0.143	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-23	Single Family Residential	0.130	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-24	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-25	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-26	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-27	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-28	Single Family Residential	0.121	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-29	Single Family Residential	0.122	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-30	Single Family Residential	0.135	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-31	Single Family Residential	0.119	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-32	Single Family Residential	0.212	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-33	Single Family Residential	0.193	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-34	Single Family Residential	0.213	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-35	Single Family Residential	0.119	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-36	Single Family Residential	0.135	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-37	Single Family Residential	0.147	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-38	Single Family Residential	0.131	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-39	Single Family Residential	0.127	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-610-40	Single Family Residential	0.135	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-01	Single Family Residential	0.122	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-02	Single Family Residential	0.122	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-03	Single Family Residential	0.122	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-04	Single Family Residential	0.122	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-05	Single Family Residential	0.122	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-06	Single Family Residential	0.122	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-07	Single Family Residential	0.122	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-08	Single Family Residential	0.122	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-09	Single Family Residential	0.122	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-10	Single Family Residential	0.133	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-11	Single Family Residential	0.124	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-12	Single Family Residential	0.123	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-13	Single Family Residential	0.125	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-14	Single Family Residential	0.145	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-15	Single Family Residential	0.179	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-16	Single Family Residential	0.206	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-17	Single Family Residential	0.204	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-18	Single Family Residential	0.230	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-19	Single Family Residential	0.122	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-20	Single Family Residential	0.134	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-21	Single Family Residential	0.134	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-22	Single Family Residential	0.119	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-23	Single Family Residential	0.212	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-24	Single Family Residential	0.191	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-25	Single Family Residential	0.212	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08

CITY OF LODI
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Zone	APN	Property Type	Lot Size	Benefit Points	Benefit Factor (DUE)	Benefit Units	Rate per Benefit Unit	Rate per DUE	Total Assessment	Rounding Adjustment	Applied Assessment
1	062-620-26	Single Family Residential	0.119	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-27	Single Family Residential	0.134	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-28	Single Family Residential	0.135	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-29	Single Family Residential	0.119	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-30	Single Family Residential	0.212	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-31	Single Family Residential	0.192	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-32	Single Family Residential	0.213	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-33	Single Family Residential	0.119	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-34	Single Family Residential	0.135	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-01	Single Family Residential	0.186	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-02	Single Family Residential	0.196	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-03	Single Family Residential	0.188	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-04	Single Family Residential	0.201	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-05	Single Family Residential	0.187	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-06	Single Family Residential	0.168	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-07	Single Family Residential	0.192	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-08	Single Family Residential	0.168	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-09	Single Family Residential	0.155	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-10	Single Family Residential	0.174	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-11	Single Family Residential	0.191	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-12	Single Family Residential	0.162	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-13	Single Family Residential	0.155	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-14	Single Family Residential	0.164	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-15	Single Family Residential	0.152	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-16	Single Family Residential	0.152	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-17	Single Family Residential	0.174	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-18	Single Family Residential	0.163	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-19	Single Family Residential	0.156	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-20	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-21	Single Family Residential	0.172	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-22	Single Family Residential	0.172	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-23	Single Family Residential	0.174	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-24	Single Family Residential	0.183	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-25	Single Family Residential	0.171	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-26	Single Family Residential	0.166	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-27	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-28	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-29	Single Family Residential	0.159	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-30	Single Family Residential	0.155	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-31	Single Family Residential	0.241	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-32	Single Family Residential	0.250	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-33	Single Family Residential	0.152	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-34	Single Family Residential	0.154	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-35	Single Family Residential	0.152	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-36	Single Family Residential	0.258	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-37	Single Family Residential	0.232	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-38	Single Family Residential	0.137	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-39	Single Family Residential	0.139	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-40	Single Family Residential	0.139	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-41	Single Family Residential	0.139	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-42	Single Family Residential	0.144	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-43	Single Family Residential	0.165	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-44	Single Family Residential	0.149	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-45	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-46	Single Family Residential	0.159	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-47	Single Family Residential	0.161	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-48	Single Family Residential	0.174	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-49	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-50	Single Family Residential	0.172	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-51	Single Family Residential	0.182	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-52	Single Family Residential	0.144	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-53	Single Family Residential	0.167	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-54	Single Family Residential	0.173	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-55	Single Family Residential	0.185	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-56	Single Family Residential	0.168	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08

CITY OF LODI
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Zone	APN	Property Type	Lot Size	Benefit Points	Benefit Factor (DUE)	Benefit Units	Rate per Benefit Unit	Rate per DUE	Total Assessment	Rounding Adjustment	Applied Assessment
2	058-520-57	Single Family Residential	0.163	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-59	Single Family Residential	0.337	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-60	Single Family Residential	0.210	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-61	Single Family Residential	0.171	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-62	Single Family Residential	0.173	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-63	Single Family Residential	0.173	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-64	Single Family Residential	0.186	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-65	Single Family Residential	0.186	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-01	Single Family Residential	0.164	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-02	Single Family Residential	0.183	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-03	Single Family Residential	0.186	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-04	Single Family Residential	0.176	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-05	Single Family Residential	0.172	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-06	Single Family Residential	0.175	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-07	Single Family Residential	0.178	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-08	Single Family Residential	0.172	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-09	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-10	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-11	Single Family Residential	0.149	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-12	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-13	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-14	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-15	Single Family Residential	0.164	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-16	Single Family Residential	0.175	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-17	Single Family Residential	0.158	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-18	Single Family Residential	0.149	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-19	Single Family Residential	0.149	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-20	Single Family Residential	0.149	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-21	Single Family Residential	0.137	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-22	Single Family Residential	0.137	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-23	Single Family Residential	0.137	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-24	Single Family Residential	0.139	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-25	Single Family Residential	0.139	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-26	Single Family Residential	0.139	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-27	Single Family Residential	0.139	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-28	Single Family Residential	0.150	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-29	Single Family Residential	0.151	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-30	Single Family Residential	0.151	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-31	Single Family Residential	0.182	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-32	Single Family Residential	0.319	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-33	Single Family Residential	0.199	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-34	Single Family Residential	0.190	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-35	Single Family Residential	0.192	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-36	Single Family Residential	0.192	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-37	Single Family Residential	0.206	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-38	Single Family Residential	0.206	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-39	Single Family Residential	0.220	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-40	Single Family Residential	0.220	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-41	Single Family Residential	0.206	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-42	Single Family Residential	0.206	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-43	Single Family Residential	0.220	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-44	Single Family Residential	0.213	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-45	Single Family Residential	0.233	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-46	Single Family Residential	0.333	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-47	Single Family Residential	0.207	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-48	Single Family Residential	0.218	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-49	Single Family Residential	0.218	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-50	Single Family Residential	0.191	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-51	Single Family Residential	0.191	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-52	Single Family Residential	0.218	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-53	Single Family Residential	0.178	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-54	Single Family Residential	0.174	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-55	Single Family Residential	0.171	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-56	Single Family Residential	0.164	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-57	Single Family Residential	0.152	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08

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Zone	APN	Property Type	Lot Size	Benefit Points	Benefit Factor (DUE)	Benefit Units	Rate per Benefit Unit	Rate per DUE	Total Assessment	Rounding Adjustment	Applied Assessment
2	058-580-58	Single Family Residential	0.152	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-59	Single Family Residential	0.175	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-60	Single Family Residential	0.178	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-61	Single Family Residential	0.172	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-62	Single Family Residential	0.169	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-63	Single Family Residential	0.180	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-64	Single Family Residential	0.180	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-65	Single Family Residential	0.177	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-66	Single Family Residential	0.179	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-67	Single Family Residential	0.180	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-68	Single Family Residential	0.180	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-580-69	Single Family Residential	0.180	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
3	031-040-14	Single Family Residential	0.204	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-040-15	Single Family Residential	0.204	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-040-38	Single Family Residential	0.181	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-040-44	Single Family Residential	0.117	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-040-45	Single Family Residential	0.193	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-040-46	Single Family Residential	0.125	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-040-47	Single Family Residential	0.128	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-040-48	Single Family Residential	0.140	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-040-49	Single Family Residential	0.131	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-01	Single Family Residential	0.178	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-02	Single Family Residential	0.137	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-03	Single Family Residential	0.137	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-04	Single Family Residential	0.137	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-05	Single Family Residential	0.137	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-06	Single Family Residential	0.137	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-07	Single Family Residential	0.137	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-08	Single Family Residential	0.137	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-09	Single Family Residential	0.137	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-10	Single Family Residential	0.156	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-11	Single Family Residential	0.143	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-12	Single Family Residential	0.153	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-13	Single Family Residential	0.115	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-14	Single Family Residential	0.115	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-15	Single Family Residential	0.115	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-16	Single Family Residential	0.115	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-17	Single Family Residential	0.115	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-18	Single Family Residential	0.115	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-19	Single Family Residential	0.115	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-20	Single Family Residential	0.115	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-21	Single Family Residential	0.115	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-22	Single Family Residential	0.115	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-23	Single Family Residential	0.126	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-24	Single Family Residential	0.142	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-25	Single Family Residential	0.143	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-26	Single Family Residential	0.143	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-27	Single Family Residential	0.146	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-28	Single Family Residential	0.159	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-29	Single Family Residential	0.167	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
3	031-290-30	Single Family Residential	0.130	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-01	Single Family Residential	0.117	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-02	Single Family Residential	0.115	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-03	Single Family Residential	0.118	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-04	Single Family Residential	0.114	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-05	Single Family Residential	0.116	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-06	Single Family Residential	0.116	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-07	Single Family Residential	0.118	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-08	Single Family Residential	0.116	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-09	Single Family Residential	0.114	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-10	Single Family Residential	0.114	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-11	Multi-Family Residential (Duplex)	0.179	1	2.00	2.000	18.36	18.36	36.72	0.00	36.72
4	062-630-12	Multi-Family Residential (Duplex)	0.165	1	2.00	2.000	18.36	18.36	36.72	0.00	36.72
4	062-630-13	Single Family Residential	0.116	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-14	Multi-Family Residential (Duplex)	0.171	1	2.00	2.000	18.36	18.36	36.72	0.00	36.72

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Zone	APN	Property Type	Lot Size	Benefit Points	Benefit Factor (DUE)	Benefit Units	Rate per Benefit Unit	Rate per DUE	Total Assessment	Rounding Adjustment	Applied Assessment
4	062-630-15	Single Family Residential	0.114	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-16	Single Family Residential	0.114	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-17	Single Family Residential	0.114	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-18	Single Family Residential	0.114	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-19	Single Family Residential	0.114	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-20	Single Family Residential	0.114	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-21	Single Family Residential	0.114	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-22	Single Family Residential	0.114	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-23	Single Family Residential	0.114	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-24	Single Family Residential	0.114	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-25	Multi-Family Residential (Duplex)	0.166	1	2.00	2.000	18.36	18.36	36.72	0.00	36.72
4	062-630-26	Multi-Family Residential (Duplex)	0.180	1	2.00	2.000	18.36	18.36	36.72	0.00	36.72
4	062-630-27	Single Family Residential	0.118	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
4	062-630-28	Multi-Family Residential (Duplex)	0.177	1	2.00	2.000	18.36	18.36	36.72	0.00	36.72
5	058-540-01	Single Family Residential	0.276	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-02	Single Family Residential	0.141	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-03	Single Family Residential	0.151	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-04	Single Family Residential	0.153	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-05	Single Family Residential	0.162	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-06	Single Family Residential	0.148	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-07	Single Family Residential	0.148	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-08	Single Family Residential	0.137	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-09	Single Family Residential	0.220	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-10	Single Family Residential	0.299	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-11	Single Family Residential	0.131	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-12	Single Family Residential	0.140	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-13	Single Family Residential	0.140	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-14	Single Family Residential	0.140	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-15	Single Family Residential	0.140	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-16	Single Family Residential	0.140	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-17	Single Family Residential	0.140	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-18	Single Family Residential	0.140	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-19	Single Family Residential	0.140	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-20	Single Family Residential	0.140	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-21	Single Family Residential	0.140	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-22	Single Family Residential	0.140	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-23	Single Family Residential	0.140	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-24	Single Family Residential	0.159	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-25	Single Family Residential	0.157	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-26	Single Family Residential	0.133	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-27	Single Family Residential	0.133	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-28	Single Family Residential	0.133	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-29	Single Family Residential	0.133	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-30	Single Family Residential	0.133	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-31	Single Family Residential	0.133	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-32	Single Family Residential	0.133	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-33	Single Family Residential	0.149	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-34	Single Family Residential	0.152	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-35	Single Family Residential	0.133	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-36	Single Family Residential	0.133	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-37	Single Family Residential	0.133	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-38	Single Family Residential	0.133	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-39	Single Family Residential	0.133	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-40	Single Family Residential	0.133	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-41	Single Family Residential	0.133	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-42	Single Family Residential	0.153	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-43	Single Family Residential	0.163	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-44	Single Family Residential	0.138	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-45	Single Family Residential	0.138	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-46	Single Family Residential	0.138	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-47	Single Family Residential	0.138	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-48	Single Family Residential	0.138	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-49	Single Family Residential	0.138	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-50	Single Family Residential	0.138	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-51	Single Family Residential	0.159	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08

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Zone	APN	Property Type	Lot Size	Benefit Points	Benefit Factor (DUE)	Benefit Units	Rate per Benefit Unit	Rate per DUE	Total Assessment	Rounding Adjustment	Applied Assessment
5	058-540-52	Single Family Residential	0.198	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-53	Single Family Residential	0.323	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-54	Single Family Residential	0.163	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-55	Single Family Residential	0.132	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-56	Single Family Residential	0.138	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-57	Single Family Residential	0.156	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-58	Single Family Residential	0.153	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-59	Single Family Residential	0.137	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-60	Single Family Residential	0.137	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-61	Single Family Residential	0.137	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-62	Single Family Residential	0.137	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-63	Single Family Residential	0.139	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-64	Single Family Residential	0.150	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-65	Single Family Residential	0.130	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-66	Single Family Residential	0.130	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-67	Single Family Residential	0.130	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-68	Single Family Residential	0.130	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-69	Single Family Residential	0.130	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-70	Single Family Residential	0.136	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-71	Single Family Residential	0.136	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-72	Single Family Residential	0.136	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-73	Single Family Residential	0.136	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-74	Single Family Residential	0.136	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-75	Single Family Residential	0.136	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-76	Single Family Residential	0.136	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-540-77	Single Family Residential	0.155	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-01	Single Family Residential	0.189	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-02	Single Family Residential	0.185	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-03	Single Family Residential	0.185	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-04	Single Family Residential	0.181	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-05	Single Family Residential	0.149	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-06	Single Family Residential	0.130	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-07	Single Family Residential	0.158	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-08	Single Family Residential	0.264	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-09	Single Family Residential	0.181	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-10	Single Family Residential	0.123	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-11	Single Family Residential	0.128	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-12	Single Family Residential	0.128	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-13	Single Family Residential	0.128	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-14	Single Family Residential	0.128	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-15	Single Family Residential	0.128	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-16	Single Family Residential	0.128	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-17	Single Family Residential	0.128	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-18	Single Family Residential	0.128	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-19	Single Family Residential	0.128	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-20	Single Family Residential	0.128	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-21	Single Family Residential	0.137	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-22	Single Family Residential	0.159	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-23	Single Family Residential	0.138	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-24	Single Family Residential	0.137	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-25	Single Family Residential	0.137	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-26	Single Family Residential	0.137	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-27	Single Family Residential	0.136	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-28	Single Family Residential	0.136	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-29	Single Family Residential	0.135	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-30	Single Family Residential	0.135	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-31	Single Family Residential	0.134	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-32	Single Family Residential	0.134	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-33	Single Family Residential	0.141	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-34	Single Family Residential	0.146	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-35	Single Family Residential	0.131	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-36	Single Family Residential	0.132	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-37	Single Family Residential	0.133	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-38	Single Family Residential	0.134	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-39	Single Family Residential	0.134	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08

CITY OF LODI
CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1
Assessment Roll
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Zone	APN	Property Type	Lot Size	Benefit Points	Benefit Factor (DUE)	Benefit Units	Rate per Benefit Unit	Rate per DUE	Total Assessment	Rounding Adjustment	Applied Assessment
5	058-560-40	Single Family Residential	0.135	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-41	Single Family Residential	0.136	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-42	Single Family Residential	0.137	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-43	Single Family Residential	0.138	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-44	Single Family Residential	0.137	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-45	Single Family Residential	0.157	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-46	Single Family Residential	0.124	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-47	Single Family Residential	0.120	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-48	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-49	Single Family Residential	0.131	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-50	Single Family Residential	0.120	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-51	Single Family Residential	0.120	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-52	Single Family Residential	0.124	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-53	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-54	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-55	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-56	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-57	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-58	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-59	Single Family Residential	0.115	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-60	Single Family Residential	0.173	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-61	Single Family Residential	0.174	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-62	Single Family Residential	0.177	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-63	Single Family Residential	0.158	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-64	Single Family Residential	0.132	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-65	Single Family Residential	0.118	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-66	Single Family Residential	0.153	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-67	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-68	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-69	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-70	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-71	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-72	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-73	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-74	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-560-75	Single Family Residential	0.125	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-01	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-02	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-03	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-04	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-05	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-06	Single Family Residential	0.116	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-07	Single Family Residential	0.161	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-08	Single Family Residential	0.144	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-09	Single Family Residential	0.127	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-10	Single Family Residential	0.130	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-11	Single Family Residential	0.126	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-12	Single Family Residential	0.125	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-13	Single Family Residential	0.119	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-14	Single Family Residential	0.123	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-15	Single Family Residential	0.187	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-16	Single Family Residential	0.204	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-17	Single Family Residential	0.118	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-18	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-19	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-20	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-21	Single Family Residential	0.126	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-22	Single Family Residential	0.136	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-23	Single Family Residential	0.120	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-24	Single Family Residential	0.120	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-25	Single Family Residential	0.120	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-26	Single Family Residential	0.120	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-27	Single Family Residential	0.120	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-28	Single Family Residential	0.120	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-29	Single Family Residential	0.120	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08

CITY OF LODI
CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1
Assessment Roll
Fiscal Year 2020/21

Zone	APN	Property Type	Lot Size	Benefit Points	Benefit Factor (DUE)	Benefit Units	Rate per Benefit Unit	Rate per DUE	Total Assessment	Rounding Adjustment	Applied Assessment
5	058-570-30	Single Family Residential	0.121	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-31	Single Family Residential	0.127	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-32	Single Family Residential	0.136	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-33	Single Family Residential	0.133	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-34	Single Family Residential	0.146	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-35	Single Family Residential	0.117	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-36	Single Family Residential	0.117	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-37	Single Family Residential	0.117	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-38	Single Family Residential	0.117	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-39	Single Family Residential	0.117	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-40	Single Family Residential	0.119	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-41	Single Family Residential	0.119	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-42	Single Family Residential	0.119	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-43	Single Family Residential	0.125	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-44	Single Family Residential	0.125	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-45	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-46	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-47	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-48	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-49	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-50	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-51	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-52	Single Family Residential	0.114	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-53	Single Family Residential	0.138	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-54	Single Family Residential	0.125	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-55	Single Family Residential	0.126	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-56	Single Family Residential	0.123	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-57	Single Family Residential	0.126	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-58	Single Family Residential	0.116	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-59	Single Family Residential	0.125	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-60	Single Family Residential	0.125	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-61	Single Family Residential	0.116	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-62	Single Family Residential	0.126	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-63	Single Family Residential	0.123	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-64	Single Family Residential	0.126	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-570-65	Single Family Residential	0.125	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-600-01	Single Family Residential	0.190	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-600-02	Single Family Residential	0.180	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-600-03	Single Family Residential	0.181	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-600-04	Single Family Residential	0.143	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-600-05	Single Family Residential	0.134	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
5	058-600-06	Single Family Residential	0.145	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-01	Single Family Residential	0.107	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-02	Single Family Residential	0.113	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-03	Single Family Residential	0.096	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-04	Single Family Residential	0.075	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-05	Single Family Residential	0.077	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-06	Single Family Residential	0.089	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-07	Single Family Residential	0.087	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-08	Single Family Residential	0.069	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-09	Single Family Residential	0.073	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-10	Single Family Residential	0.092	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-11	Single Family Residential	0.091	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-12	Single Family Residential	0.069	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-13	Single Family Residential	0.070	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-14	Single Family Residential	0.067	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-15	Single Family Residential	0.073	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-16	Single Family Residential	0.072	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-17	Single Family Residential	0.064	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-18	Single Family Residential	0.072	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-19	Single Family Residential	0.072	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-20	Single Family Residential	0.064	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-21	Single Family Residential	0.072	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-22	Single Family Residential	0.097	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-23	Single Family Residential	0.078	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08

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Zone	APN	Property Type	Lot Size	Benefit Points	Benefit Factor (DUE)	Benefit Units	Rate per Benefit Unit	Rate per DUE	Total Assessment	Rounding Adjustment	Applied Assessment
6	062-640-24	Single Family Residential	0.070	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-25	Single Family Residential	0.072	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-26	Single Family Residential	0.084	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-27	Single Family Residential	0.063	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-28	Single Family Residential	0.060	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-29	Single Family Residential	0.065	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-30	Single Family Residential	0.064	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-31	Single Family Residential	0.068	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-32	Single Family Residential	0.077	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-640-33	Single Family Residential	0.110	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-01	Single Family Residential	0.067	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-02	Single Family Residential	0.063	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-03	Single Family Residential	0.070	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-04	Single Family Residential	0.070	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-05	Single Family Residential	0.064	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-06	Single Family Residential	0.071	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-07	Single Family Residential	0.072	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-08	Single Family Residential	0.064	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-09	Single Family Residential	0.072	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-10	Single Family Residential	0.072	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-11	Single Family Residential	0.064	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-12	Single Family Residential	0.072	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-13	Single Family Residential	0.069	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-14	Single Family Residential	0.061	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-15	Single Family Residential	0.069	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-16	Single Family Residential	0.069	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-17	Single Family Residential	0.061	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-18	Single Family Residential	0.069	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-19	Single Family Residential	0.076	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-20	Single Family Residential	0.066	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-21	Single Family Residential	0.066	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-22	Single Family Residential	0.066	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-23	Single Family Residential	0.066	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-24	Single Family Residential	0.074	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-25	Single Family Residential	0.072	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-26	Single Family Residential	0.064	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-27	Single Family Residential	0.072	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-28	Single Family Residential	0.078	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-29	Single Family Residential	0.071	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-30	Single Family Residential	0.073	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-31	Single Family Residential	0.072	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-32	Single Family Residential	0.071	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-33	Single Family Residential	0.076	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-34	Single Family Residential	0.069	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-35	Single Family Residential	0.071	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-36	Single Family Residential	0.073	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-37	Single Family Residential	0.075	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-38	Single Family Residential	0.069	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-39	Single Family Residential	0.070	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-40	Single Family Residential	0.070	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-41	Single Family Residential	0.118	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-42	Single Family Residential	0.067	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-43	Single Family Residential	0.060	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-44	Single Family Residential	0.068	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-45	Single Family Residential	0.068	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-46	Single Family Residential	0.148	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
6	062-650-47	Single Family Residential	0.110	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-01	Single Family Residential	0.171	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-02	Single Family Residential	0.187	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-03	Single Family Residential	0.205	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-04	Single Family Residential	0.212	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-05	Single Family Residential	0.212	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-06	Single Family Residential	0.202	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-07	Single Family Residential	0.186	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-08	Single Family Residential	0.211	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08

CITY OF LODI
CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1
Assessment Roll
Fiscal Year 2020/21

Zone	APN	Property Type	Lot Size	Benefit Points	Benefit Factor (DUE)	Benefit Units	Rate per Benefit Unit	Rate per DUE	Total Assessment	Rounding Adjustment	Applied Assessment
8	058-640-09	Single Family Residential	0.234	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-10	Single Family Residential	0.240	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-11	Single Family Residential	0.241	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-12	Single Family Residential	0.258	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-13	Single Family Residential	0.282	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-14	Single Family Residential	0.193	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-15	Single Family Residential	0.183	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-16	Single Family Residential	0.163	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-17	Single Family Residential	0.164	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
9	045-340-01	Single Family Residential	0.142	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-02	Single Family Residential	0.130	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-03	Single Family Residential	0.129	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-04	Single Family Residential	0.127	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-05	Single Family Residential	0.126	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-06	Single Family Residential	0.125	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-07	Single Family Residential	0.123	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-08	Single Family Residential	0.122	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-09	Single Family Residential	0.120	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-10	Single Family Residential	0.104	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-11	Single Family Residential	0.093	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
11	058-570-67	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
11	058-570-68	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
11	058-570-69	Multi-Family Residential (Duplex)	0.304	3	2.00	6.000	18.36	55.08	110.16	0.00	110.16
11	058-570-70	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
11	058-570-71	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
11	058-570-72	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
11	058-570-73	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
13	049-340-12	Industrial	4.690	1	18.76	18.760	18.36	18.36	344.43	(0.01)	344.42
13	049-340-15	Industrial	0.610	1	2.44	2.440	18.36	18.36	44.80	0.00	44.80
13	049-340-16	Industrial	0.569	1	2.28	2.276	18.36	18.36	41.79	(0.01)	41.78
13	049-340-17	Industrial	0.569	1	2.28	2.276	18.36	18.36	41.79	(0.01)	41.78
13	049-340-18	Industrial	0.460	1	1.84	1.840	18.36	18.36	33.78	0.00	33.78
13	049-340-19	Industrial	0.569	1	2.28	2.276	18.36	18.36	41.79	(0.01)	41.78
13	049-340-20	Industrial	1.919	1	7.68	7.676	18.36	18.36	140.93	(0.01)	140.92
13	049-340-36	Industrial	13.890	1	55.56	55.560	18.36	18.36	1,020.08	0.00	1,020.08
14	027-450-01	Single Family Residential	0.144	2	1.00	2.000	18.36	36.72	36.72	0.00	36.72
14	027-450-02	Single Family Residential	0.130	2	1.00	2.000	18.36	36.72	36.72	0.00	36.72
14	027-450-03	Single Family Residential	0.130	2	1.00	2.000	18.36	36.72	36.72	0.00	36.72
14	027-450-04	Single Family Residential	0.130	2	1.00	2.000	18.36	36.72	36.72	0.00	36.72
14	027-450-05	Single Family Residential	0.130	2	1.00	2.000	18.36	36.72	36.72	0.00	36.72
14	027-450-06	Single Family Residential	0.145	2	1.00	2.000	18.36	36.72	36.72	0.00	36.72
14	027-450-07	Single Family Residential	0.145	2	1.00	2.000	18.36	36.72	36.72	0.00	36.72
14	027-450-08	Single Family Residential	0.130	2	1.00	2.000	18.36	36.72	36.72	0.00	36.72
14	027-450-09	Single Family Residential	0.130	2	1.00	2.000	18.36	36.72	36.72	0.00	36.72
14	027-450-10	Single Family Residential	0.130	2	1.00	2.000	18.36	36.72	36.72	0.00	36.72
14	027-450-11	Single Family Residential	0.130	2	1.00	2.000	18.36	36.72	36.72	0.00	36.72
14	027-450-12	Single Family Residential	0.145	2	1.00	2.000	18.36	36.72	36.72	0.00	36.72
14	027-450-13	Single Family Residential	0.143	2	1.00	2.000	18.36	36.72	36.72	0.00	36.72
14	027-450-14	Single Family Residential	0.133	2	1.00	2.000	18.36	36.72	36.72	0.00	36.72
14	027-450-15	Single Family Residential	0.139	2	1.00	2.000	18.36	36.72	36.72	0.00	36.72
14	027-450-16	Single Family Residential	0.127	2	1.00	2.000	18.36	36.72	36.72	0.00	36.72
15	049-330-10	Industrial	0.555	1	2.22	2.220	18.36	18.36	40.76	0.00	40.76
15	049-330-11	Industrial	2.500	1	10.00	10.000	18.36	18.36	183.60	0.00	183.60
15	049-330-23	Industrial	5.180	1	20.72	20.720	18.36	18.36	380.42	0.00	380.42
15	049-340-38	Industrial	0.832	1	3.33	3.328	18.36	18.36	61.10	0.00	61.10
16	031-330-10	Commercial or Office	0.580	1	2.90	2.900	18.36	18.36	53.24	0.00	53.24
16	058-160-86	Commercial or Office	1.092	1	5.46	5.460	18.36	18.36	100.25	(0.01)	100.24
	TOTALS:				**772.732**	**1,858.732**			**$34,126.32**	**($0.06)**	**$34,126.26**

RESOLUTION NO. 2020-____

A RESOLUTION OF THE LODI CITY COUNCIL
CONFIRMING THE DIAGRAM AND ASSESSMENT OF
THE LODI CONSOLIDATED LANDSCAPE MAINTENANCE
DISTRICT NO. 2003-1 FOR FISCAL YEAR 2020/21

==========

WHEREAS, the Council previously completed its proceedings in accordance with and pursuant to the Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500) ("Act") to establish the Lodi Consolidated Landscape Maintenance District No. 2003-1 ("Assessment District"); and

WHEREAS, the City has retained NBS for the purpose of assisting with the annual levy of assessments within the Assessment District, and to prepare and file an Annual Report, in accordance with §22567 of the Act; and

WHEREAS, the Council has, by previous resolution, declared its intention to hold a Public Hearing on the levy of the proposed assessment and notice of such hearing has been duly given, in accordance with §22626 of the Act; and

WHEREAS, the Council has held and concluded a Public Hearing on the levy of the proposed assessment and has considered all objections.

NOW, THEREFORE BE IT RESOLVED, DETERMINED, AND ORDERED BY THE COUNCIL, AS FOLLOWS:

1. Purpose of Assessment: The assessment is to be levied and collected to pay the costs of operating, maintaining, and servicing the improvements described in the Annual Report, which is on file with the City Clerk.
2. Compliance with the Law: The assessment is in compliance with all provisions of the Act, Article XIII D of the Constitution of the State of California, and the Proposition 218 Omnibus Implementation Act.
3. Basis of Assessment: The assessment is based upon the estimated benefit from the improvements described in the Annual Report, which is on file with the City Clerk, and such assessment is calculated without regard to property valuation.
4. Confirmation of Diagram and Assessment: The Council hereby confirms the diagram and assessment, as detailed in the Annual Report on file with the City Clerk.
5. Levy of Assessment: Pursuant to §22631 of the Act, the adoption of this resolution shall constitute the levy of an assessment for the fiscal year commencing July 1, 2020 and ending June 30, 2021.
6. Filing of Assessment: The Council hereby orders NBS to file the assessment, as confirmed, with the San Joaquin County Auditor-Controller.

Dated: July 15, 2020

==========

I hereby certify that Resolution No. 2020-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 15, 2020, by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk

Please immediately confirm receipt of this fax by calling 333-6702

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: **NOTICE OF CONTINUED PUBLIC HEARING – A RESOLUTION OF THE LODI CITY COUNCIL DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 FOR FISCAL YEAR 2020/21**

PUBLISH DATE: **SATURDAY, JUNE 27, 2020**

LEGAL AD

TEAR SHEETS WANTED: **One (1) please**

SEND AFFIDAVIT AND BILL TO:
LNS ACCT. #5100152

PAMELA M. FARRIS, ASSISTANT CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: WEDNESDAY, JUNE 24, 2020

ORDERED BY: PAMELA M. FARRIS
ASSISTANT CITY CLERK

Pamela M. Farris
PAMELA M. FARRIS
ASSISTANT CITY CLERK

KAYLEE CLAYTON
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

Emailed to the Sentinel at legals@lodinews.com at 12:48 (time) on 6/24/20 (date) _____(pages)

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DECLARATION OF POSTING

NOTICE OF CONTINUED PUBLIC HEARING – A RESOLUTION OF THE LODI CITY COUNCIL DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 FOR FISCAL YEAR 2020/21

On Thursday, June 25, 2020, in the City of Lodi, San Joaquin County, California, a Notice of Continued Public Hearing – a resolution of the Lodi City Council declaring its intention to levy and collect assessments for the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 for Fiscal Year 2020/21 (attached and marked as Exhibit A) was posted at the following locations:

Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum
WorkNet Office

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 25, 2020, at Lodi, California.

ORDERED BY:

PAMELA M. FARRIS
ASSISTANT CITY CLERK

Pamela M. Farris
PAMELA M. FARRIS
ASSISTANT CITY CLERK

KAYLEE CLAYTON
ADMINISTRATIVE CLERK

NOTICE OF CONTINUED PUBLIC HEARING

CITY OF LODI
Carnegie Forum
305 West Pine Street, Lodi

Streaming Links:
https://www.lodi.gov/901/Council-Meeting-Archive
or
https://zoom.us/j/99839136017?pwd=TVh0VlFEZWNzdVZzRDF6MHNhWnp1UT09

Date: July 15, 2020
Time: 7:00 p.m.

For information regarding this notice please contact:
Pamela M. Farris, Assistant City Clerk
Telephone: (209) 333-6702

***Special Notice**: While social distancing measures are imposed due to the COVID-19 pandemic, Council chambers will be closed to the public during meetings of the Lodi City Council. Alternatives, as set forth below, are available to members of the public to watch Council meetings and provide comments.*

NOTICE IS HEREBY GIVEN that on Wednesday, July 15, 2020, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing via the following streaming links: https://www.lodi.gov/901/Council-Meeting-Archive or https://zoom.us/j/99839136017?pwd=TVh0VlFEZWNzdVZzRDF6MHNhWnp1UT09 to consider the following matter:

a) Intention to levy and collect assessments for the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 for Fiscal Year 2020/21.

Information regarding this item may be obtained by contacting the Public Works Department, at (209) 333-6706 or by email at pwdept@lodi.gov. All interested persons are invited to present their views and comments on this matter as follows: Written statements may be filed with the City Clerk, by mail at PO Box 3006 Lodi, CA 95241 or email at councilcomments@lodi.gov at any time prior to the hearing scheduled herein, written comments will be read into the record, oral statements may be made at the time of the public hearing via the following link: https://zoom.us/j/99839136017?pwd=TVh0VlFEZWNzdVZzRDF6MHNhWnp1UT09.

Should you have questions on submitting comments or how to watch the Council meeting, contact the City Clerk's Office at 209-333-6702.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk prior to the close of the public hearing.

By Order of the Lodi City Council:

Pamela M. Farris

Pamela M. Farris
Assistant City Clerk

Approved as to form:

Janice D. Magdich
City Attorney

Dated: June 17, 2020

AVISO: Para obtener ayuda interpretativa con esta noticia, por favor llame a la oficina de la Secretaria Municipal, a las (209) 333-6702.

Please immediately confirm receipt of this fax by calling 333-6702

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: **NOTICE OF PUBLIC HEARING – A RESOLUTION OF THE LODI CITY COUNCIL DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 FOR FISCAL YEAR 2020/21**

PUBLISH DATE: **SATURDAY, MAY 23, 2020**

LEGAL AD

TEAR SHEETS WANTED: **One (1) please**

SEND AFFIDAVIT AND BILL TO:
LNS ACCT. #5100152

PAMELA M. FARRIS, ASSISTANT CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, MAY 20, 2020

ORDERED BY: PAMELA M. FARRIS
ASSISTANT CITY CLERK

Pamela M Farris
PAMELA M. FARRIS
ASSISTANT CITY CLERK

KAYLEE CLAYTON
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

Emailed to the Sentinel at legals@lodinews.com at 9:42 (time) on 5/21/20 (date) _____ (pages)

forms\advins.doc

DECLARATION OF POSTING

NOTICE OF PUBLIC HEARING – A RESOLUTION OF THE LODI CITY COUNCIL DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 FOR FISCAL YEAR 2020/21

On Thursday, May 21, 2020, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing – a resolution of the Lodi City Council declaring its intention to levy and collect assessments for the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 for Fiscal Year 2020/21 (attached and marked as Exhibit A) was posted at the following locations:

Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum
WorkNet Office

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 21, 2020, at Lodi, California.

ORDERED BY:

PAMELA M. FARRIS
ASSISTANT CITY CLERK

Pamela M. Farris
PAMELA M. FARRIS
ASSISTANT CITY CLERK

KAYLEE CLAYTON
ADMINISTRATIVE CLERK

NOTICE OF PUBLIC HEARING

RESOLUTION NO. 2020-105

A RESOLUTION OF THE LODI CITY COUNCIL
DECLARING ITS INTENTION TO LEVY AND COLLECT
ASSESSMENTS FOR THE LODI CONSOLIDATED
LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 FOR FISCAL YEAR 2020/21

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WHEREAS, the Council previously completed its proceedings in accordance with and pursuant to the Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500) ("Act") to establish the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 ("Assessment District"); and

WHEREAS, the City has retained NBS for the purpose of assisting with the annual levy of the Assessment District, and to prepare and file an Annual Report, in accordance with §22567 of the Act.

NOW, THEREFORE BE IT RESOLVED, DETERMINED, AND ORDERED BY THE LODI CITY COUNCIL AS FOLLOWS:

1. Intention: The Council hereby declares its intention to levy and collect assessments within the Assessment District to pay the costs of the Improvements for the fiscal year commencing July 1, 2020 and ending June 30, 2021. The Council finds that the public's best interest requires such action.

2. Improvements: The Improvements include, but are not limited to: turf, shrubs, plants and trees, landscaping, irrigation and drainage systems, graffiti removal, and associated appurtenances within the public right-of-ways or specific easements. Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition.

3. Assessment District Boundaries: The boundaries of the Assessment District are as shown by the assessment diagram filed in the offices of the City Clerk, which map is made a part hereof by reference.

4. Annual Report: Reference is made to the Annual Report prepared by NBS, on file with the City Clerk, for a full and detailed description of the improvements, the boundaries of the Assessment District and the zones therein and the proposed assessments upon assessable lots and parcels of land within the Assessment District.

5. Notice of Public Hearing: The Council hereby declares its intention to conduct a Public Hearing concerning the levy of assessments in accordance with §22629 of the Act. All objections to the assessment, if any, will be considered by the Council. **The Public Hearing will be held**

on Wednesday June 17, 2020 at 7:00 p.m. or as soon thereafter as is feasible in the Council Chambers located at 221 W. Pine Street, Lodi, California, 95240. While social distancing measures are imposed due to COVID-19, Council chambers will be closed to the public during meetings of the City Council. Members of the public may view and listen to the open session of the meeting at www.facebook.com/CityofLodi/ and send written comments to the City Council by emailing councilcomments@lodi.gov. All comments received prior to the close of the public hearing will be read into the record. The Council further orders the City Clerk to publish notice of this resolution in accordance with §22626 of the Act.

6. Increase of Assessment: The maximum assessment is not proposed to increase from the previous year above that previously approved by the property owners (as "increased assessment" is defined in §54954.6 of the Government Code).

Dated: May 20, 2020

==========

I, hereby certify that the foregoing Resolution No. 2020-105 was passed and adopted by the City Council of the City of Lodi at a regular meeting held May 20, 2020, by the following vote:

AYES: COUNCILMEMBERS – Chandler, Mounce, Nakanishi, and Mayor Kuehne

NOES: COUNCILMEMBERS – None

ABSENT: COUNCILMEMBERS – None

ABSTAINED: COUNCILMEMBERS – None

Pamela M. Farris

PAMELA M. FARRIS
Assistant City Clerk

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Public Hearing to Receive Input and Consider Adopting a Resolution Calling an Election to Submit to the Qualified Electors the Questions of Levying a Special Tax Within the Area Proposed to be Annexed to Community Facilities District No. 2007-1 (Public Services) (Annexation No. 10); and a Resolution Declaring the Results of the Special Election and Ordering the Annexation of Territory to Community Facilities District No. 2007-1 (Public Services) (Annexation No. 10); and Introduce an Uncodified Ordinance Levying and Apportioning the Special Tax in Territory Annexed to Community Facilities District No. 2007-1 (Public Services) (Annexation No.10)

MEETING DATE: July 15, 2020

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Public hearing to receive input and consider adopting a resolution calling an election to submit to the qualified electors the questions of levying a special tax within the area proposed to be annexed to Community Facilities District No. 2007-1 (Public Services) (Annexation No. 10); and a resolution declaring the results of the special election and ordering the annexation of territory to Community Facilities District No. 2007-1 (Public Services) (Annexation No. 10); and introduce an uncodified ordinance levying and apportioning the special tax in territory annexed to Community Facilities District No. 2007-1 (Public Services) (Annexation No. 10).

BACKGROUND INFORMATION: The resolution, if adopted by the City Council, will begin the process to annex six parcels (to be subdivided into a total of 560 single-family lots), into the City of Lodi Community Facilities District No. 2007-1 (Public Services) (CFD). The boundary of the annexation is shown in Attachment A and includes APN 058-040-01, 058-040-02, 058-040-04, 058-040-05, 058-040-13, and 058-040-14. Approved tentative map conditions required the private landowners to cooperate in the annexation of those parcels into the CFD, the purpose of which is to offset a portion of the costs caused by new developments.

The resolutions are provided in Attachment B that call for the annexation election and declare the election results. The uncodified ordinance is provided in Attachment C that levies and apportions the special tax within the territory to be annexed.

The public services to be funded by the CFD are described below.

(a) Police protection services, including, but not limited to, criminal justice services. However, criminal justice services shall be limited to providing services for jails, detention facilities, and juvenile halls.
(b) Fire protection and suppression services, and ambulance and paramedic services.
(c) Maintenance of parks, parkways, public masonry wall, and open space.
(d) Flood and storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems, and sandstorm protection systems.

APPROVED: _____
Stephen Schwabauer, City Manager

(e) Services with respect to removal or remedial action for the cleanup of any hazardous substance released or threatened to be released into the environment.

The special tax formula entitled "Rate and Method of Apportionment, and Manner of Collection of Special Tax" is included in the resolution calling for the election contained in Attachment B. The special tax provides for an annual tax of $500 for single-family units (increased two percent per year) and $145 for multi-family units (increased two percent per year). Certain properties, such as governmental property and undeveloped property, are not subject to the special tax program. The special taxes may not be prepaid. The special tax shall be levied in perpetuity.

The City Clerk will open the election and then present the results of landowner ballots after adoption of the resolution calling for the election. Following this, the City Council will consider the resolution declaring the results of the election. The ordinance levying and apportioning the special tax will then be introduced.

FISCAL IMPACT: The public services and administration of the CFD shall be paid from the special taxes collected within the CFD. The developer has paid the City for all costs to establish the CFD. The estimated annual revenues at buildout of these projects will amount to approximately $330,000.

FUNDING AVAILABLE: Not applicable.

Charles E. Swimley, Jr.
Public Works Director

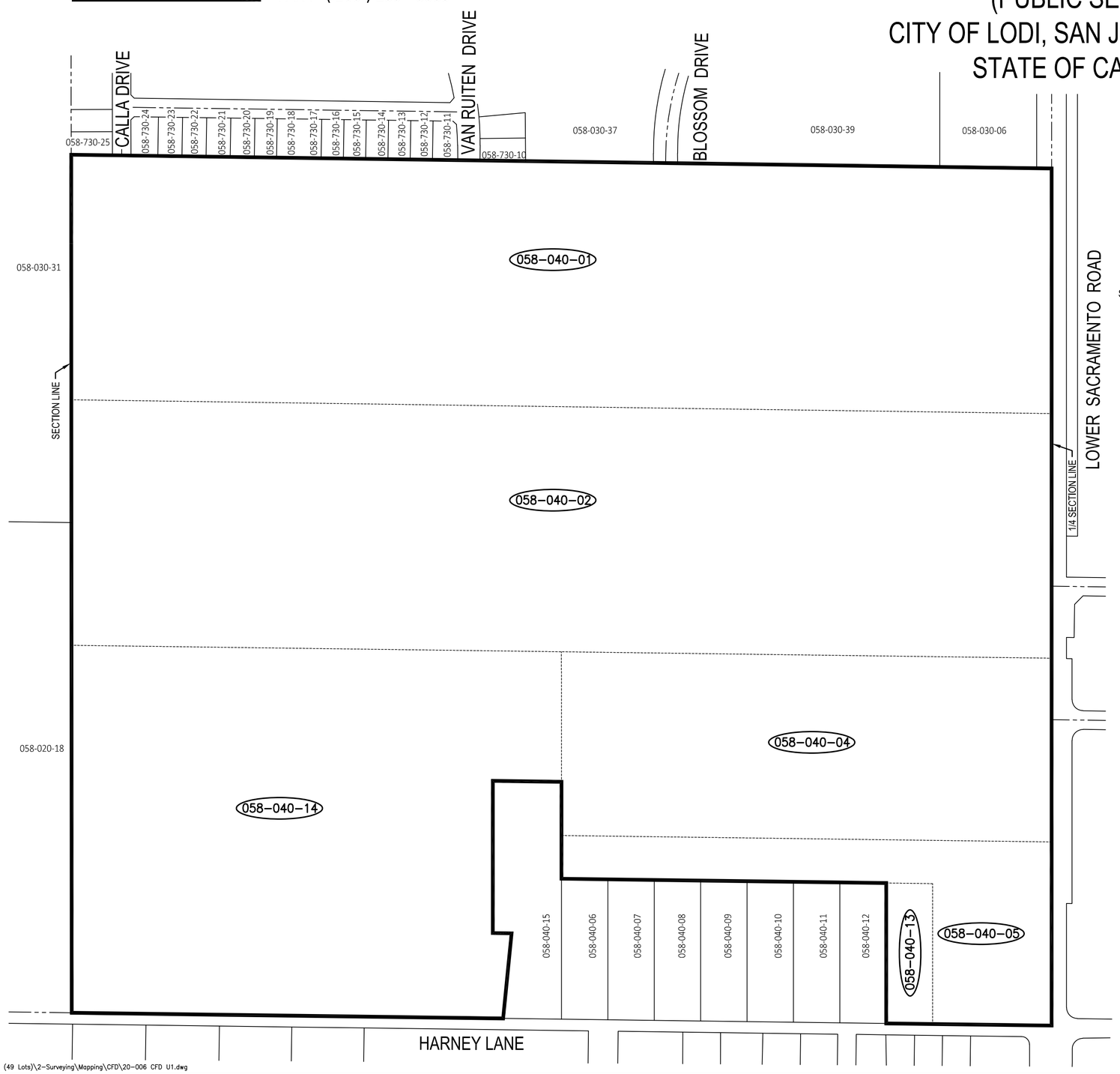
CES/LC/tc
Attachments

cc: Lyman Chang, Deputy Public Works Director/City Engineer
Janice D. Magdich, City Attorney
Andrew Keys, Deputy City Manager
Assistant Engineer Kiriu
Gateway Farms, LLC
Blossom Land Company
Joey Tamura Trust

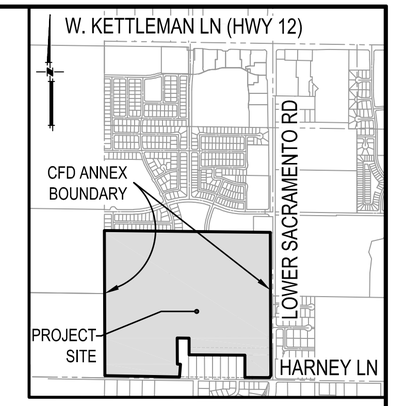
AttChament A

MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA , CA 95336
TEL : (209) 239 - 6229
FAX : (209) 239 - 8839

ANNEXATION MAP NO. 10
COMMUNITY FACILITIES DISTRICT NO. 2007-1
(PUBLIC SERVICES)
CITY OF LODI, SAN JOAQUIN COUNTY
STATE OF CALIFORNIA



SCALE 1" = 200'



VICINITY MAP

LEGEND:

PROPOSED ANNEXATION BOUNDARY

ASSESSOR'S PARCEL NO. INCLUDED IN ANNEXATION: 058-040-01, 058-040-02, 058-040-04, 058-040-05, 058-040-13, 058-040-14

FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 2020.

_____
, CITY CLERK
CITY OF LODI

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 10 TO COMMUNITY FACILITIES DISTRICT NO. 2007–1 (PUBLIC SERVICES), CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LODI AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2020, BY ITS RESOLUTION NO. 2020–_____.

_____
, CITY CLERK
CITY OF LODI

FILED THIS _____ DAY OF _____, 2020, AT THE HOUR OF _____ O'CLOCK ___.M. IN THE BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

_____
STEVE J. BESTOLARIDES, COUNTY RECORDER
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

REFERENCE IS MADE TO THAT AMENDED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2007–1 (PUBLIC SERVICES) OF THE CITY OF LODI RECORDED WITH THE SAN JOAQUIN COUNTY RECORDER'S OFFICE ON APRIL 19, 2007, IN BOOK 5, OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 13, AS DOCUMENT NO. 2007–076402.

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE SAN JOAQUIN COUNTY ASSESSORS MAPS FOR THIS PARCELS LISTED.

THE SAN JOAQUIN COUNTY ASSESSORS MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

04/28/2020
2020\20-006 Gateway South Unit 1 (49 Lots)\2-Surveying\Mapping\CFD\20-006 CFD U1.dwg

Attachment B

RESOLUTION NO. 2020-____

A RESOLUTION OF THE LODI CITY COUNCIL
CALLING AN ELECTION TO SUBMIT TO THE QUALIFIED
ELECTORS THE QUESTION OF LEVYING A SPECIAL TAX
WITHIN THE AREA PROPOSED TO BE ANNEXED TO
COMMUNITY FACILITIES DISTRICT NO. 2007-1 (PUBLIC
SERVICES) (ANNEXATION NO. 10)

==========

WHEREAS, on August 1, 2007, the City Council (the "City Council") of the City of Lodi (the "City"), approved Resolution No. 2007-59 establishing Community Facilities District No. 2007-1 (Public Services) (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California, for the purpose of providing for the financing of certain public services (the "Services") described in Exhibit A hereto; and

WHEREAS, at a special election held on April 11, 2007, more than two-thirds of the votes cast were in favor of the levy of a special tax and the establishment of an appropriations limit, all as determined by the City Council in Resolution No. 2007-82, duly adopted on May 2, 2007; and

WHEREAS, the City Council on June 3, 2020, duly adopted Resolution No. 2020-116 (the "Resolution of Intention") declaring its intention to annex certain territory to the CFD and to levy a special tax within that territory to pay for the Services and setting a public hearing on the proposed annexation for July 15, 2020; and

WHEREAS, the territory proposed to be annexed is identified in the map entitled "Annexation Map No. 10 Community Facilities District No. 2007-1 (Public Services), City of Lodi, San Joaquin County, State of California" a copy of which is on file with the City Clerk and has been recorded in the office of the San Joaquin County Recorder on July 6, 2020, in Book 7 of Maps of Assessment and Community Facilities Districts, at Page 017;

WHEREAS, the City Council convened a public hearing on Wednesday, July 15, 2020, at 7:00 p.m., at the regular meeting place of the City Council, Carnegie Forum, 305 W. Pine Street, Lodi, California, at which hearing all persons interested, including all taxpayers, property owners and registered voters within the CFD and the territory proposed to be annexed, were given an opportunity to appear and be heard on the proposed annexation of territory to the CFD and the levy of special taxes within the territory proposed to be annexed;

WHEREAS, written protests have not been filed by fifty percent (50%) or more of the registered voters residing within the CFD, or by fifty percent (50%) or more of the registered voters residing within the territory to be annexed, or by the owners of one-half (1/2) or more of the area within the CFD, or by the owners of one-half (1/2) or more of the territory to be annexed;

WHEREAS, the City Council has determined that there are fewer than twelve registered voters residing in the territory proposed to be annexed to the CFD and that the qualified electors in such territory are the landowners;

WHEREAS, on the basis of all of the foregoing, the City Council has determined to call an election to authorize the annexation of territory to the CFD and the levying of a special tax as described in Exhibit B hereto; and

WHEREAS, the City Council has received a written instrument from each landowner in the territory proposed to be annexed to the CFD consenting to the shortening of election time requirements, waiving analysis and arguments, and waiving all notice requirements relating to the conduct of the election.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lodi that:

Section 1. Recitals. All of the above recitals are true and correct, and the City Council so finds and determines.

Section 2. Confirmation of Findings in Resolution of Intention. The City Council reconfirms all of its findings and determinations as set forth in the Resolution of Intention.

Section 3. Finding Regarding Protests. The City Council finds and determines that written protests to the proposed annexation of territory to the CFD and the levy of the special tax within such territory are insufficient in number and in amount under the Act, and the City Council hereby further orders and determines that all such protests are hereby overruled.

Section 4. Finding Regarding Prior Proceedings. The City Council finds and determines that all prior proceedings had and taken by the City Council with respect to the annexation of territory to the CFD are valid and in conformity with the requirements of the Act.

Section 5. Tax Lien. Upon recordation of an amended notice of special tax lien pursuant to Sections 3117.5 and 3114.5 of the Streets and Highways Code, a continuing lien to secure each levy of the special tax shall attach to all non-exempt real property in the territory proposed to be annexed and this lien shall continue in force and effect until the collection of the tax is terminated by the City Council.

Section 6. Call and Order of Election. The City Council hereby calls and orders a special election to be held on Wednesday, July 15, 2020 ("election day"), at which election the question of levying the special tax within the territory proposed to be annexed shall be submitted to the qualified electors of the territory proposed to be annexed. The terms of the measure are described in this Resolution. The abbreviated form of the statement of the ballot measure is set forth in Exhibit C hereto and is incorporated herein by reference.

Section 7. Vote Required. If the proposition on the question of levying the special tax within the territory proposed to be annexed receives the approval of more than two-thirds (2/3) of the votes cast on the proposition, then the territory proposed to be annexed will be added to and become part of the CFD with full legal effect and the City Council will be authorized to levy the special tax within the annexed territory.

Section 8. Submission of Ballot Proposition. The City Council hereby submits to the landowners within the territory proposed to be annexed to the CFD at the special election the ballot proposition set forth in Section 6 of this Resolution. The City Council hereby authorizes the City Clerk to conduct the election.

Section 9. Conduct of Election. The special election shall be held and conducted, the returns canvassed, and the results ascertained and determined, as herein provided:

(a) All owners of land within the territory proposed to be annexed to the CFD upon the date of the special election shall be qualified to vote upon the measure submitted at the

special election. Each landowner shall have one vote for each acre or portion thereof that she, he, or it owns within the territory proposed to be annexed to the CFD, as provided in Government Code section 53326(b).

(b) Pursuant to Government Code section 53327, the special election shall be conducted as a mailed ballot election, in accordance with the provisions of Sections 4100-4108 of the Elections Code. There shall be no polling places for the special election.

(c) The City Clerk is authorized to mail to each landowner in the territory proposed to be annexed to the CFD a ballot in the form set forth in Exhibit C hereto.

(d) Each voter desiring to vote in favor of the measure to levy a special tax shall mark an "X" or a check mark in the voting square opposite the word "YES." To vote against the measure, the voter shall mark an "X" or a check mark in the voting square opposite the word "NO."

(e) The City Clerk shall accept the ballots of the landowners up to five minutes following the adoption of this Resolution by the City Council. The City Clerk shall have available ballots that may be marked at the City Clerk's office on the election day by voters. Once all qualified electors have voted, the City Clerk may close the election.

(f) The City Clerk shall commence the canvass of the returns of the special election as soon as the election is closed at the City Clerk's office. At the conclusion of the canvass, the City Clerk shall declare the results of the election.

(g) The City Council shall declare the results of the special election following the completion of the canvass of the returns and shall cause to be inserted into its minutes a statement of the results of the special election as ascertained by the canvass of the returns.

(h) The City Council ratifies the City Clerk's mailing of the ballots in advance of the call of the election.

Section 10. General Authorization with Respect to the Election. The members of the City Council, the City Clerk, and the other officers of the City are hereby authorized and directed, individually and collectively, to do any and all things and to execute, deliver, and perform any and all agreements and documents that they deem necessary or advisable in order to effectuate the purposes of this Resolution. All actions heretofore taken by the officers and agents of the City that are in conformity with the purposes and intent of this Resolution are hereby ratified, confirmed, and approved in all respects.

Section 11. Accountability Measures. Pursuant to Section 50075.1 of the California Government Code, the City has created a separate account into which the special tax proceeds shall be deposited; and the City shall prepare a report, as required, pursuant to the requirements of Section 53343.1 and shall post said report, as required, pursuant to the requirements of Section 53343.2.

Section 12. CEQA Compliance. The City Council hereby determines that the annexation of territory to the CFD is not a project as defined under the provisions of the California Environmental Quality Act ("C.E.Q.A.") pursuant to Section 15378 of the C.E.Q.A. guidelines and directs the City staff to file a notice of exemption with San Joaquin County.

Section 13. Effective Date. This Resolution shall take effect immediately upon its passage.

Dated: July 15, 2020

==========

I hereby certify that Resolution No. 2020-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 15, 2020, by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk

EXHIBIT A

List of Authorized Services

(a) Police protection services, including, but not limited to, criminal justice services. However, criminal justice services shall be limited to providing services for jails, detention facilities, and juvenile halls.

(b) Fire protection and suppression services, and ambulance and paramedic services.

(c) Maintenance of parks, parkways, and open space.

(d) Flood and storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems, and sandstorm protection systems.

(e) Services with respect to removal or remedial action for the cleanup of any hazardous substance released or threatened to be released into the environment.

(f) Incidental services associated with the creation of the District, determination of the amount of special taxes, collection or payment of special taxes, or costs otherwise incurred in order to carry out the authorized purposes of the District.

EXHIBIT B

CITY OF LODI
COMMUNITY FACILITIES DISTRICT NO. 2007-1 (PUBLIC SERVICES)

RATE AND METHOD OF APPORTIONMENT (RMA) OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District (CFD) No. 2007-1 (Public Services) shall be levied and collected according to the tax liability determined by the City Council acting in its capacity as the legislative body of CFD No. 2007-1, through the application of the appropriate Special Tax rate, as described below. All of the property in the CFD, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate RMA is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Accessory Dwelling Unit" means a second residential unit of limited size (i.e., granny cottage, second unit) that shares a Parcel with a Single Family Unit.

"Administrative Expenses" means any or all of the following: the expenses of the City in carrying out its duties for the CFD, including, but not limited to, the levy and collection of the Special Tax, the fees and expenses of its counsel, charges levied by the County, and all other costs and expenses of the City in any way related to the establishment or administration of the CFD.

"Administrator" means the person(s) or firm designated by the City to administer the Special Taxes according to this RMA.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel number.

"Authorized Services" means the public services authorized to be funded by the CFD as set forth in the documents adopted by the City Council when the CFD was formed.

"CFD No. 2007-1" or **"CFD"** means the City of Lodi Community Facilities District No. 2007-1 (Public Services).

"City" means the City of Lodi.

"City Council" means the City Council of the City of Lodi.

"County" means the County of San Joaquin.

"Fiscal Year" means the period starting on July 1 and ending on the following June 30.

"Maximum Special Tax" means the maximum Special Taxes determined in accordance with Section C below that can be levied on Single Family Property and Multi-Family Property in any Fiscal Year.

"Multi-Family Property" means, in any Fiscal Year, all Parcels in the CFD for which final building permit inspections were conducted prior to January 1 of the preceding Fiscal Year, but not prior to January 1, 2015, for construction of Multi-Family Units.

"Multi-Family Unit" means an individual residential unit within a structure with three or more residential units that share a single Assessor's Parcel number, all of which are offered for rent to the general public and cannot be purchased by individual homebuyers. Residential units located above commercial establishments that are available exclusively for rent and cannot be purchased by individual owners shall also be characterized as Multi-Family Units for purposes of this RMA.

"RMA" means this Rate and Method of Apportionment.

"Single Family Property" means, in any Fiscal Year, all Parcels in the CFD for which final building permit inspections were conducted prior to January 1 of the preceding Fiscal Year, but not prior to January 1, 2015, for construction of Single Family Units.

"Single Family Unit" means an individual single family detached residential unit or an individual residential unit within a half-plex, duplex, triplex, fourplex, townhome, condominium, or other structure with attached residential units that are available for sale to individual buyers, whether or not such a unit is ultimately offered for rent by an individual buyer. For-sale residential units located above commercial establishments shall also be categorized as Single Family Units for purposes of this RMA.

"Special Tax" means any tax levied within the CFD to pay the Special Tax Requirement.

"Special Tax Requirement" means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or, based on delinquency rates in prior years, may be expected to occur in the Fiscal Year in which the tax will be collected.

"Taxable Property" means both Single Family Property and Multi-Family Property.

B. DATA FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel number for all Parcels of Taxable Property within the CFD. The Administrator shall also determine the number of Single Family and Multi-Family Units built or to be built on each Parcel of Taxable Property by referencing the building permit, condominium plan, apartment plan, site plan, or other development plan for the property.

In any Fiscal Year, if it is determined that (i) a parcel or subdivision map for a portion of property in the CFD was recorded after January 1 of the preceding Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll),

(ii) because of the date the parcel or subdivision map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel or subdivision map, and (iii) one or more of the newly-created Parcels meets the definition of Taxable Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel or subdivision map by determining the Special Tax that applies separately to each Parcel of Taxable Property, then applying the sum of the individual Special Taxes to the original Parcel that was subdivided by recordation of the parcel or subdivision map.

C. MAXIMUM SPECIAL TAX

The Maximum Special Tax for all Parcels of Taxable Property within the CFD shall be $500 per Single Family Unit and $145.83 per Multi Family Unit for Fiscal Year 2015-2016. Beginning July 1, 2016 and each July 1 thereafter, the Maximum Special Tax in effect in the prior Fiscal Year shall be increased by two percent (2%).

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied proportionately on each Parcel of Taxable Property in the CFD up to 100% of the Maximum Special Tax determined pursuant to Section C above until the total amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for the CFD shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet CFD No. 2007-1 financial obligations, and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this RMA, no Special Tax shall be levied on Parcels within the CFD that are not Single Family Property or Multi-Family Property. Furthermore, Accessory Dwelling Units shall not be counted in determining the Special Tax to be levied on the Parcels on which such units are located.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this RMA.

EXHIBIT C

OFFICIAL BALLOT

SPECIAL TAX ELECTION
CITY OF LODI
ANNEXATION OF TERRITORY TO
COMMUNITY FACILITIES DISTRICT NO. 2007-1 (PUBLIC SERVICES)
(July 15, 2020)

Number of votes entitled to cast: _____

INSTRUCTIONS TO VOTERS: To vote on the measure, mark an (X) or a check mark in the voting square after the word "YES" or after the word "NO." All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear or deface this ballot, return it to the City Clerk, 221 West Pine Street, Lodi, California 95240, to obtain another.

MEASURE SUBMITTED TO VOTE OF VOTERS

Ballot Measure: "Shall the City of Lodi Community Facilities District No. 2007-1 (Public Services) be authorized to levy a special tax for the purpose and at the rate and apportioned as described in Exhibits A and B to Resolution No. 2020-116 adopted by the City Council of the City of Lodi on June 3, 2020, which resolution is incorporated herein by reference, within the territory identified on a map entitled "Annexation Map No. 10 Community Facilities District No. 2007-1 (Public Services), City of Lodi, San Joaquin County, State of California?"	YES: ☐ NO: ☐

NOTE: This is a special landowner election. We request that you return this ballot to the City Clerk, City of Lodi, to her office at 221 West Pine Street, Lodi, California 95240, by 4:00 p.m. on July 14, 2020, and no later than five minutes following the City Council's adoption of the Resolution Calling the Election on July 15, 2020.

RESOLUTION NO. 2020-____

A RESOLUTION OF THE LODI CITY COUNCIL
DECLARING THE RESULTS OF THE SPECIAL ELECTION
HELD ON WEDNESDAY, JULY 15, 2020, AND ORDERING THE
ANNEXATION OF TERRITORY TO COMMUNITY FACILITIES
DISTRICT NO. 2007-1 (PUBLIC SERVICES) (ANNEXATION NO. 10)

==========

WHEREAS, in proceedings heretofore conducted by the City Council (the "City Council") of the City of Lodi (the "City"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), the City Council on July 15, 2020, adopted Resolution No. 2020-____, which resolution called a special election within the territory proposed to be annexed to the City's Community Facilities District No. 2007-1 (Public Services) (the "CFD");

WHEREAS, pursuant to the terms of the resolution, the special election was held on July 15, 2020, and the City Clerk has duly canvassed the returns of the election and has filed with the City Council a statement of all votes cast at the election showing the whole number of votes cast within such territory and the whole number of votes cast for and against the measure in such territory and also filed, attached to the statement, her certificate as to the correctness of the statement (the "Statement of Election Results"), a copy of which is attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lodi that:

Section 1. Approval of Canvass. The canvass by the City Clerk, as shown by the Statement of Election Results is hereby ratified, confirmed, approved, and entered upon the minutes of this meeting.

Section 2. Statement of the Measure. At the election, the following measure was submitted to the qualified electors of the territory proposed to be annexed to the CFD and the number of votes cast for and against the measure was as follows:

BALLOT MEASURE	Total Votes	
"Shall the City of Lodi Community Facilities District No. 2007-1 (Public Services) be authorized to levy a special tax for the purpose and at the rate and apportioned as described in Exhibits A and B to Resolution No. 2020-116 adopted by the City Council of the City of Lodi on June 3, 2020, which resolution is incorporated herein by reference, within the territory identified on a map entitled "Annexation Map No. 10 Community Facilities District No. 2007-1 (Public Services), City of Lodi, San Joaquin County, State of California?"	YES: ___	NO: ___

Section 3. Votes Cast. The total number of votes cast in the territory proposed to be annexed to the CFD at the election was ___.

Section 4. Measure Passed. More than two-thirds of all the votes cast at the election on the measure were in favor of the measure and the measure passed.

Section 5. Validity of Procedures. The City Council hereby finds and determines that all prior proceedings and actions taken by the City Council pursuant to the Act were and are valid and in conformity with the Act.

Section 6. Order of Annexation. The City Council hereby determines and orders that the territory proposed to be annexed to the CFD is added to and part of the CFD with full legal effect.

Section 7. Amendment to Notice of Special Tax Lien. The City Clerk is hereby directed to record an amendment to the Notice of Special Tax Lien with the San Joaquin County Recorder, in accordance with the provisions of Sections 3114.5 and 3117.5 of the California Streets and Highways Code within fifteen (15) days of the adoption of this resolution.

Dated: July 15, 2020

==========

I hereby certify that Resolution No. 2020-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 15, 2020, by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk

2020-____

EXHIBIT A

STATEMENT OF ELECTION RESULTS

I, Pamela M. Farris, Assistant City Clerk of the City of Lodi (the "City"), hereby certify that:

1. On July 15, 2020, at 305 West Pine Street, Lodi, California, I canvassed the returns of the election called for July 15, 2020, in the territory proposed to be annexed to Community Facilities District No. 2007-1 (Public Services) on the following measure:

> "Shall the City of Lodi Community Facilities District No. 2007-1 (Public Services) be authorized to levy a special tax for the purpose and at the rate and apportioned as described in Exhibits A and B to Resolution No. 2020-116, adopted by the City Council of the City of Lodi on June 3, 2020, which resolution is incorporated herein by reference, within the territory identified on a map entitled "Annexation Map No. 10 Community Facilities District No. 2007-1 (Public Services), City of Lodi, San Joaquin County, State of California?"

2. The total number of qualified landowner votes eligible to be cast, the total number of votes actually cast at the election, and the total number of votes cast for and against the measure are set forth below. The totals as shown for and against the measure are full, true, and correct. More than two-thirds of all the votes cast at the election on the measure were in favor of the measure and the measure passed.

Qualified Landowner Votes	Votes Cast	YES	NO
129			

Dated: July 15, 2020

_____
Pamela M. Farris
Assistant City Clerk

ATTACHMENT C

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LODI
LEVYING AND APPORTIONING THE SPECIAL TAX IN TERRITORY ANNEXED TO
COMMUNITY FACILITIES DISTRICT NO. 2007-1 (PUBLIC SERVICES)
(ANNEXATION NO. 10)

==========

WHEREAS, the City Council of the City of Lodi (the "City Council") has established Community Facilities District No. 2007-1 (Public Services) (the "CFD") pursuant to Resolution No. 2007-59 (the "Resolution of Formation"), duly adopted on April 4, 2007, for the purpose of providing for the financing of certain public services in and for the CFD; and

WHEREAS, the City Council duly adopted Resolution No. 2020-____ (the "Resolution") on July 15, 2020, wherein the City Council submitted the question of levying a special tax in territory proposed to be annexed to the CFD at the rate and according to the method of apportionment described therein; and

WHEREAS, at an election held in the territory proposed to be annexed to the CFD on July 15, 2020, the qualified electors of such territory authorized the levy of the special tax described in the Resolution; and

WHEREAS, the City Council duly adopted Resolution No. 2020-____ on July 15, 2020, wherein the City Council determined that the territory proposed to be annexed was added to the CFD (such territory being referred to herein as "Annexation No. 10").

NOW, THEREFORE, BE IT ENACTED by the City Council of the City of Lodi:

Section 1. Recitals. The foregoing recitals are true and correct.

Section 2. Levy of Special Tax. Pursuant to Section 53340 of the California Government Code, the special tax is hereby levied for fiscal year 2021-22 at the maximum rates and apportioned in the manner specified in the Resolution.

Section 3. Collection of Special Tax. Pursuant to Section 53340 of the California Government Code and the Resolution, the special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes; provided, however, that the City may directly bill the special tax, may collect special taxes at a different time or in a different manner if necessary to meet the financial obligations of the CFD or as otherwise determined appropriate by the City.

Section 4. Claims for Refund. Claims for refund of the tax shall comply with the following and any additional procedures as established by the City Council:

(a) All claims shall be filed, in writing, with the City Treasurer during the Fiscal Year in which the error is believed to have occurred. The claimant shall file the claim within this time period and the claim shall be finally acted upon by the City Council as a prerequisite to bringing suit thereon.

(b) Pursuant to Government Code section 935(b), the claim shall be subject to the provisions of Government Code sections 945.6 and 946.

(c) The City Council shall act on a timely claim within the time period required by Government Code section 912.4.

(d) The procedure described in this Ordinance, and any additional procedures established by the City Council, shall be the exclusive claims procedure for claimants seeking a refund of the tax. The decision of the City Council shall be final.

Section 5. No Mandatory Duty of Care. This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 6. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 7. Effective Date and Publication. This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage, a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the City Council, and a certified copy shall be posted in the office of the City Clerk pursuant to Government Code section 36933(c)(1).

Approved this _____ day of _____, 2020

_____
DOUG KUEHNE
Mayor

Attest:

PAMELA M. FARRIS
Assistant City Clerk

==========

State of California
County of San Joaquin, ss.

I, Pamela M. Farris, Assistant City Clerk of the City of Lodi, do hereby certify that Ordinance No. ____ was introduced at a regular meeting of the City Council of the City of Lodi held July 15, 2020, and was thereafter passed, adopted, and ordered to print at a regular meeting of said Council held _____, 2020, by the following vote:

AYES: COUNCIL MEMBERS –

NOES; COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

I further certify that Ordinance No. ____ was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

PAMELA M. FARRIS
Assistant City Clerk

Approved as to Form:

JANICE D. MAGDICH
City Attorney

Please immediately confirm receipt of this fax by calling 333-6702

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: **NOTICE OF PUBLIC HEARING ON RESOLUTION OF INTENTION TO ANNEX TERRITORY TO AN EXISTING COMMUNITY FACILITIES DISTRICT**

PUBLISH DATE: **SATURDAY, JUNE 27, 2020**

LEGAL AD

TEAR SHEETS WANTED: **One (1) please**

SEND AFFIDAVIT AND BILL TO:
LNS ACCT. #5100152

PAMELA M. FARRIS, ASSISTANT CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: WEDNESDAY, JUNE 24, 2020

ORDERED BY: PAMELA M. FARRIS
ASSISTANT CITY CLERK

Pamela M. Farris
PAMELA M. FARRIS
ASSISTANT CITY CLERK

KAYLEE CLAYTON
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

Emailed to the Sentinel at legals@lodinews.com at 12:44 (time) on 6/24/20 (date) _____ (pages)

DECLARATION OF POSTING

NOTICE OF PUBLIC HEARING ON RESOLUTION OF INTENTION TO ANNEX TERRITORY TO AN EXISTING COMMUNITY FACILITIES DISTRICT

On Thursday, June 25, 2020, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing on resolution of intention to annex territory to an existing Community Facilities District (attached and marked as Exhibit A) was posted at the following locations:

Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum
WorkNet Office

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 25, 2020, at Lodi, California.

ORDERED BY:

PAMELA M. FARRIS
ASSISTANT CITY CLERK

Pamela M. Farris
PAMELA M. FARRIS
ASSISTANT CITY CLERK

KAYLEE CLAYTON
ADMINISTRATIVE CLERK

NOTICE OF PUBLIC HEARING ON RESOLUTION OF INTENTION TO ANNEX TERRITORY TO AN EXISTING COMMUNITY FACILITIES DISTRICT

NOTICE IS HEREBY GIVEN that the City Council of the City of Lodi on June 3, 2020, adopted its Resolution No. 2020-116, in which it declared its intention to annex territory to existing Community Facilities District No. 2007-1 (Public Services) (the "CFD"), and to levy a special tax to pay for certain public services, all pursuant to the provisions of the Mello Roos Community Facilities Act of 1982, Chapter 2.5, Part 1, Division 2, Title 5 of the California Government Code. The resolution describes the territory to be annexed, specifies the type of services to be financed, and describes the rate and method of apportionment of the proposed special tax. No change in the tax levied in the existing CFD is proposed. For further details, the resolution is available at the office of the City Clerk, City Hall, 221 W. Pine Street, Lodi, California.

NOTICE IS HEREBY FURTHER GIVEN that the City Council has fixed **July 15, 2020, at the hour of 7:00 p.m.**, or as soon thereafter as the matter may be heard, at the regular meeting place of the City Council, Carnegie Forum, 305 W. Pine Street, Lodi, California, as the time and place when and where the City Council will hold a public hearing to consider the annexation. At the hearing, the testimony of all interested persons for or against the annexation of the territory or the levying of the special taxes will be heard.

Special Notice: While social distancing measures are imposed due to the COVID-19 pandemic, Council chambers will be closed to the public during meetings of the Lodi City Council. Alternatives, as set forth below, are available to members of the public to watch Council meetings and provide comments.

The public hearing may be accessed via the following streaming links:
https://www.lodi.gov/901/Council-Meeting-Archive or
https://zoom.us/j/99839136017?pwd=TVh0VlFEZWNzdVZzRDF6MHNhWnp1UT09

Written statements may be filed with the City Clerk, by mail at City Hall, 221 West Pine Street, 2nd Floor, Lodi, 95240 or email at councilcomments@lodi.gov at any time prior to the hearing scheduled herein. Written comments will be read into the record. Oral statements may be made at the time of the public hearing via the following link:
https://zoom.us/j/99839136017?pwd=TVh0VlFEZWNzdVZzRDF6MHNhWnp1UT09.

DATED: June 3, 2020

Pamela M. Farris

PAMELA M. FARRIS
Assistant City Clerk
City of Lodi

AGENDA ITEM **G-03**

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Conduct Public Meeting To Allow Public Testimony Regarding the Resolution of Intention to Renew the Lodi Tourism Business Improvement District (LTBID) and the Levy of Assessments on Lodging Businesses in the City of Lodi

MEETING DATE: July 15, 2020

PREPARED BY: City Manager's Office

RECOMMENDED ACTION: Allow public meeting regarding the Resolution of Intention to Renew the Lodi Tourism Business Improvement District (LTBID) and the levy of assessments on lodging businesses in the City of Lodi. No action required.

BACKGROUND INFORMATION: City Council began the process of considering the renewal of the Lodi Tourism Business Improvement District at its June 17, 2020 meeting by adopting a Resolution of Intention (Resolution 2020-137), as required by the Streets and Highways Code.

Tonight's public meeting is the second of three meetings necessary before City Council can formally resolve to renew the District. A third meeting to be held on August 5, 2020 will be comprised of a public hearing and provide Council with the opportunity to adopt a resolution to renew the TBID.

The following attachments were provided to City Council at the June 17th City Council meeting when it adopted Resolution 2020-137. They are provided again for reference: 1) Attachment 1, the Management District Plan, 2) Attachment 2, the Lodi Tourism Business Industry District Petition, 3) Notice of Public Meeting and Hearing, and 4) Attachment 4, LTBID Renewal Timeline.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.

Astrida Trupovnieks
Business Development Manager

APPROVED: _____
Stephen Schwabauer, City Manager

RESOLUTION NO. 2020-137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LODI DECLARING ITS INTENTION TO RENEW THE LODI TOURISM BUSINESS IMPROVEMENT DISTRICT (LTBID) AND SETTING THE TIME AND PLACE OF A PUBLIC MEETING ON JULY 15, 2020 AND A PUBLIC HEARING ON AUGUST 5, 2020 ON THE RENEWAL OF THE LODI TOURISM BUSINESS IMPROVEMENT DISTRICT (LTBID) AND THE LEVY OF ASSESSMENTS ON LODGING BUSINESSES IN THE CITY OF LODI

==========

WHEREAS, the City of Lodi created the LTBID on October 2, 2015 by Resolution No. 2015-159; and

WHEREAS, the LBTID was created for a five (5) year term which ends on September 30, 2020; and

WHEREAS, the Property and Business Improvement Law of 1994, Streets and Highways Code §36600 et seq., authorizes the City to renew business improvement districts for the purposes of promoting tourism; and

WHEREAS, Visit Lodi! Conference and Visitors Bureau, lodging business owners, and representatives from the City of Lodi have met to consider the renewal of the LTBID; and

WHEREAS, Visit Lodi! Conference and Visitors Bureau has drafted a Management District Plan (Plan) which sets forth the proposed boundary of the LTBID, a service plan and budget, and a proposed means of governance; and

WHEREAS, lodging businesses who will pay the assessment within the boundaries of the LTBID have petitioned the City Council to renew the LTBID.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT:

1. The recitals set forth herein are true and correct.

2. The City Council finds that lodging businesses that will pay the assessment proposed in the Plan have signed and submitted petitions in support of the renewal of the LTBID. The City Council accepts the petitions and adopts this Resolution of Intention to renew the LTBID and to levy an assessment on lodging businesses within the LTBID boundaries in accordance with the Property and Business Improvement District Law of 1994.

3. The City Council finds that the Plan satisfies all requirements of Streets and Highways Code §36622.

4. The City Council declares its intention to renew the LTBID and to levy and collect assessments on lodging businesses within the LTBID boundaries pursuant to the Property and Business Improvement District Law of 1994.

5. The LTBID shall include all lodging businesses located within the boundaries of the City of Lodi and a portion of the unincorporated area of San Joaquin County referred to as County Service Area #31, also known as "Flag City", as shown in the map attached as Exhibit A.

6. The name of the district shall be Lodi Tourism Business Improvement District (LTBID).

7. The annual assessment rate is four and one half percent (4.5%) for lodging businesses in the City of Lodi, and three percent (3%) for lodging businesses in the unincorporated area of San Joaquin County, of gross short-term (stays less than 31 days) room rental revenue. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days. Assessments pursuant to the LTBID shall not include room rental revenue resulting from stays pursuant to contracts executed prior to October 2, 2015.

8. The assessments levied for the LTBID shall be applied toward sales, marketing, and communications and visitor service enhancements programs to market assessed lodging

businesses in Lodi as tourist, meeting, and event destinations, as described in the Plan. Funds remaining at the end of any year may be used in subsequent years in which LTBID assessments are levied as long as they are used consistent with the requirements of this resolution and the Plan.

9. The renewed LTBID will have a ten (10) year term, beginning October 1, 2020 through September 30, 2030, unless renewed pursuant to Streets and Highways Code §36660.

10. Bonds shall not be issued.

11. The time and place for the public meeting to hear testimony on establishing the LTBID and levying assessments are set for July 15, 2020, at 7:00 p.m., or as soon thereafter as the matter may be heard, at the Council Chambers located at 305 West Pine Street, Lodi, CA 95240.

12. The time and place for the public hearing to establish the LTBID and the levy of assessments are set for August 5, 2020, at 7:00 p.m., or as soon thereafter as the matter may be heard, at the Council Chambers located at 305 West Pine Street, Lodi, CA 95240. The City Clerk is directed to provide written notice to the lodging businesses subject to assessment of the date and time of the meeting and hearing, and to provide that notice as required by Streets and Highways Code §36623.

13. At the public meeting and hearing the testimony of all interested persons for or against the renewal of the LTBID may be received. If at the conclusion of the public hearing, there are of record written protests by the owners of the lodging businesses within the renewed LTBID that will pay more than fifty percent (50%) of the estimated total assessment of the entire LTBID, no further proceedings to renew the LTBID shall occur for a period of one (1) year.

14. The complete Plan is on file with the City Clerk and may be reviewed upon request.

15. This resolution shall take effect immediately upon its adoption by the City Council.

Dated: June 17, 2020

==========

I hereby certify that Resolution No. 2020-137 was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 17, 2020 by the following vote:

AYES: COUNCIL MEMBERS – Chandler, Mounce, Nakanishi, and Mayor Kuehne

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

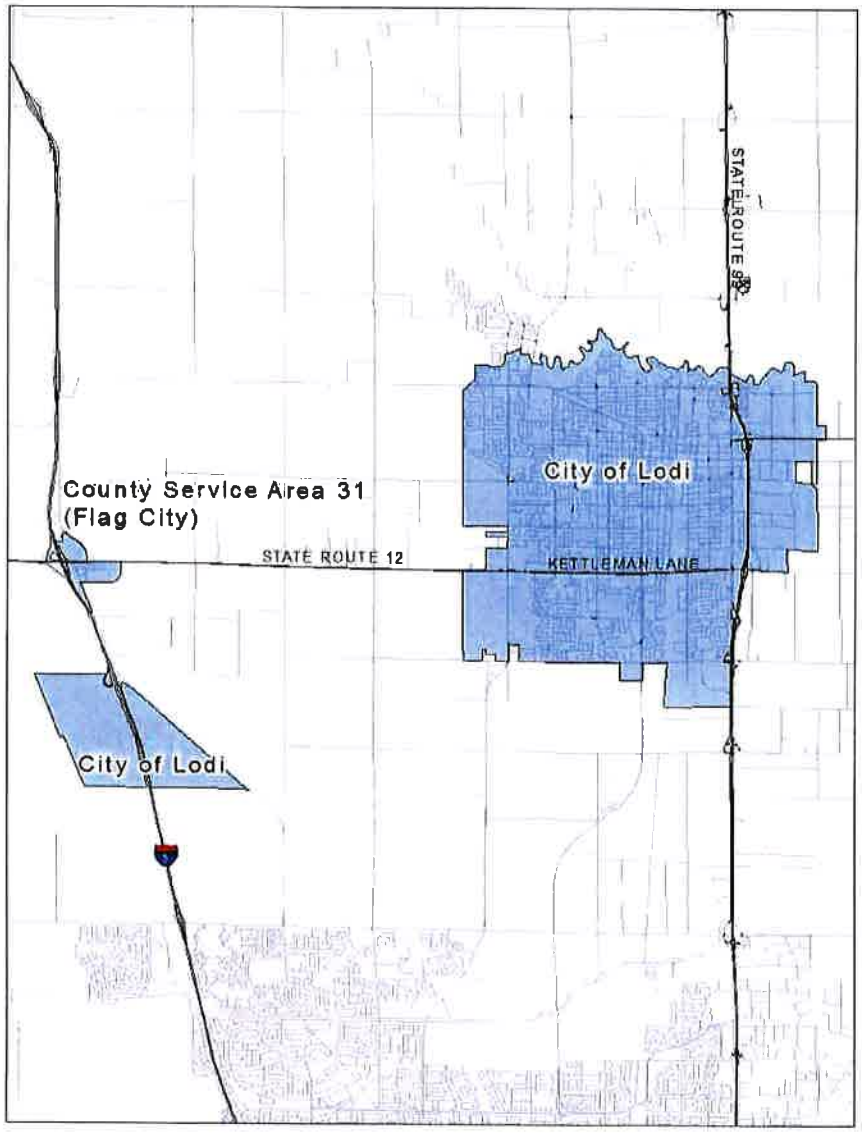
ABSTAIN: COUNCIL MEMBERS – None

DOUG KUEHNE
Mayor

ATTEST:

PAMELA M. FARRIS
Assistant City Clerk

EXHIBIT A
District Boundaries



ATTACHMENT 1

2020-2030

LODI
TOURISM BUSINESS IMPROVEMENT DISTRICT
MANAGEMENT DISTRICT PLAN

Prepared pursuant to the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq.

April 21, 2020

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Prepared by
Civitas

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(800)999-7781
www.civitasadvisors.com

I. OVERVIEW

Developed by Visit Lodi! Conference and Visitors Bureau ("the Bureau"), the Lodi Tourism Business Improvement District (LTBID) is an assessment district proposed to be renewed to provide specific benefits to payors, by funding sales, marketing, and communications and visitor service enhancements program efforts for assessed businesses. These additional services have been used successfully in other destination areas throughout the country to provide the benefit of additional room night sales directly to payors.

Location: The LTBID includes all lodging businesses located within the boundaries of the City of Lodi and a portion of the unincorporated area of San Joaquin County referred to as County Service Area #31, also known as "Flag City", as shown on the map in section III.

Services: The LTBID is designed to provide specific benefits directly to payors by increasing room night sales. Sales, marketing, and communications and visitor service enhancements programs will increase overnight tourism and market assessed businesses as tourist, meeting and event destinations, thereby increasing room night sales.

Budget: The total LTBID annual budget for the initial year of its ten (10) year operation is anticipated to be approximately $550,000. This budget is expected to fluctuate as room sales do and may change over the LTBID's term.

Cost: The annual assessment rate is four and one half percent (4.5%) for lodging businesses in the City of Lodi, and three percent (3%) for lodging businesses in the unincorporated area of San Joaquin County, of gross short-term (stays less than 31 days) room rental revenue. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days. Assessments pursuant to the LTBID shall not include room rental revenue resulting from stays pursuant to contracts executed prior to October 2, 2015.

Collection: The City will be responsible for collecting the assessment on a quarterly basis (including any delinquencies, penalties and interest) from each lodging business located in the boundaries of the LTBID. The City shall take all reasonable efforts to collect the assessments from each lodging business.

Duration: The renewed LTBID will have a ten (10) year life, beginning October 1, 2020 through September 30, 2030. Once per year, beginning on the anniversary of LTBID renewal, there is a thirty (30) day period in which owners paying fifty percent (50%) or more of the assessment may protest and initiate a City Council hearing on LTBID termination.

Management: The Visit Lodi! Conference and Visitors Bureau will continue to serve as the LTBID's Owners' Association. The Owners' Association is charged with managing funds and implementing programs in accordance with this Plan, and must provide annual reports to the City Council.

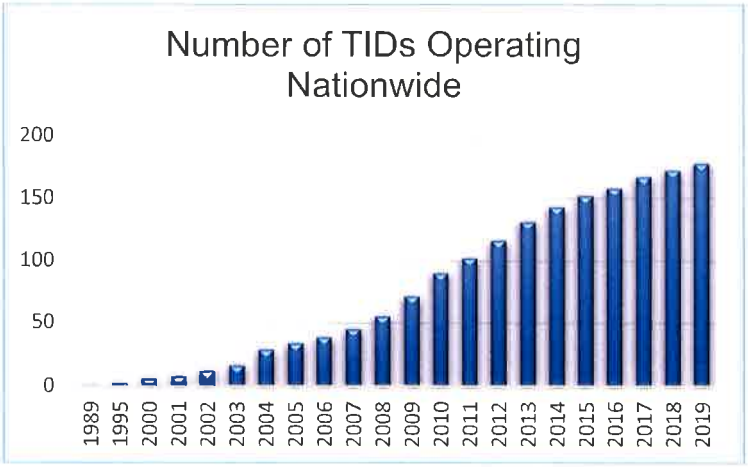
II. ACCOMPLISHMENTS

Visit Lodi! Conference and Visitors Bureau was originally formed on October 6, 2004. From 2015-2020, the Bureau accomplished significant efforts within the LTBID. These accomplishments are listed below:

- The Bureau has helped grow lodging gross revenues year over year for an increase of over 4 million dollars (29%) over the past 5 years. (2015-2019)
- The annual fall media fam has produced great results over the past 4 years (2016-2019). The Bureau has generated 3.1 million dollars in ad equivalency and reached over 797 million consumers with positive articles about Lodi as a destination.
- From 2014-2018:
    - Local taxes generated from travel increased 50%;
    - State taxes generated from travel increased 7%;
    - Industry employment generated by visitor spending increased by 7% while earnings generated by visitor spending increased 35%;
    - Food & beverage sales generated by tourism increased 14%; and
    - Retail sales generated by tourism increased 10%.
- The Downtown Visitor Center is now open 7 days a week servicing 4,150 visitors in 2019.
- In 2019 the Bureau added a Live Help feature to our website allowing visitors to our website to ask questions in real time.
- In 2020 the Bureau will launch our new Tourism Ambassador program to educate front line staff about Lodi as a destination to improve the visitor experience.

III. BACKGROUND

TBIDs are an evolution of the traditional Business Improvement District. The first TBID was formed in West Hollywood, California in 1989. Since then, over 100 California destinations have followed suit. In recent years, other states have begun adopting the California model – Montana, South Dakota, Washington, Colorado, Texas and Louisiana have adopted TBID laws. Several other states are in the process of adopting their own legislation. The cities of Wichita, Kansas and Newark, New Jersey used an existing business improvement district law to form a TBID. And, some cities, like Portland, Oregon and Memphis, Tennessee have utilized their home rule powers to create TBIDs without a state law.



California's TBIDs collectively raise over $275 million annually for local destination marketing. With competitors raising their budgets, and increasing rivalry for visitor dollars, it is important that Lodi lodging businesses continue to invest in stable, lodging-specific marketing programs.

TBIDs utilize the efficiencies of private sector operation in the market-based promotion of tourism districts. TBIDs allow lodging business owners to organize their efforts to increase room night sales. Lodging business owners within the TBID pay an assessment and those funds are used to provide services that increase room night sales.

In California, TBIDs are formed pursuant to the Property and Business Improvement District Law of 1994. This law allows for the creation of a benefit assessment district to raise funds within a specific geographic area. *The key difference between TBIDs and other benefit assessment districts is that funds raised are returned to the private non-profit corporation governing the district.*

There are many benefits to TBIDs:

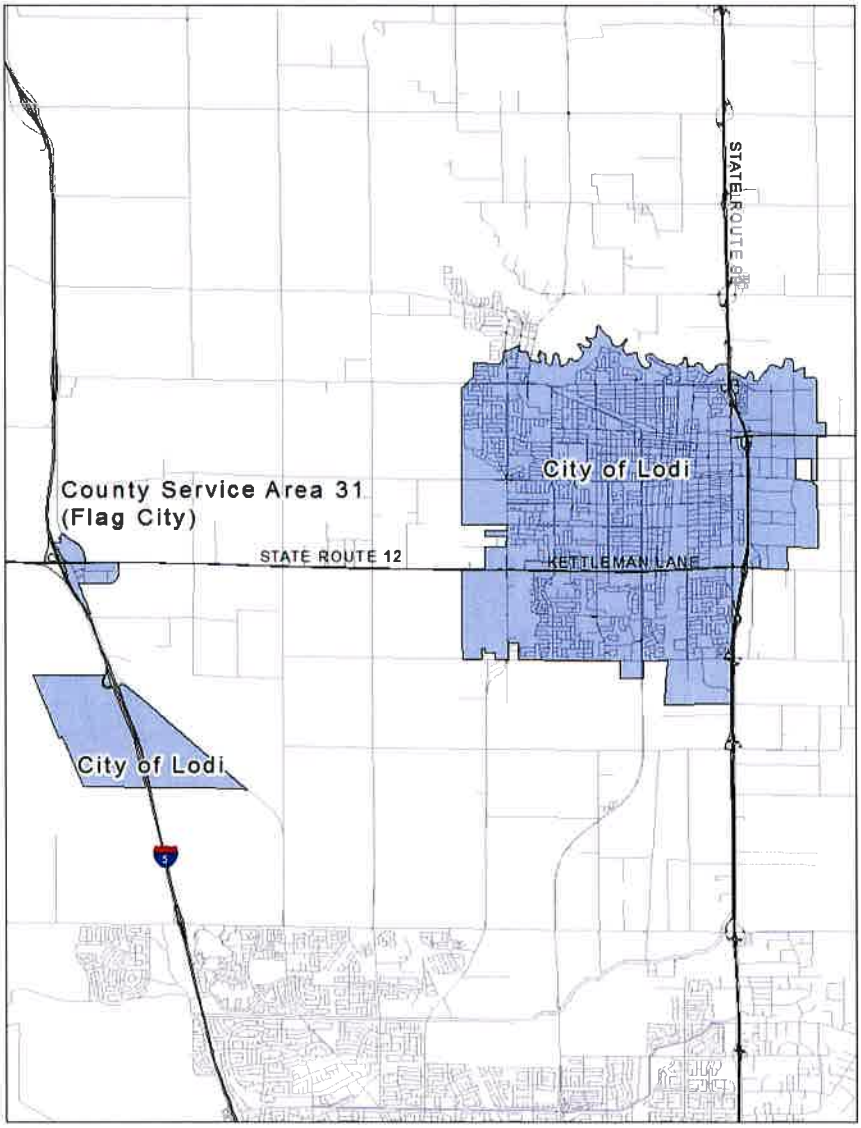
- Funds must be spent on services and improvements that provide a specific benefit only to those who pay;
- Funds cannot be diverted to general government programs;
- They are customized to fit the needs of payors in each destination;
- They allow for a wide range of services;
- They are ***designed, created and governed by those who will pay*** the assessment; and
- They provide a stable, long-term funding source for tourism promotion.

IV. BOUNDARY

The LTBID will include all lodging businesses, existing and in the future, available for public occupancy within the boundaries of the City of Lodi and a portion of the unincorporated area of San Joaquin County, County Service Area #31 also known as "Flag City".

Lodging business means: Any structure or any portion of any structure which is occupied or intended or designed for the occupancy by transients for dwelling, lodging or sleeping purposes and includes any hotel, inn, tourist home or house, short-term vacation rental, motel, studio hotel, bachelor hotel, lodginghouse, roominghouse, apartment house, dormitory, public or private club, mobilehome or house trailer at a fixed location or other similar structure or portion thereof.

The boundary, as shown in the map below, currently includes sixty (60) lodging businesses. A complete listing of lodging businesses within the proposed LTBID can be found in Appendix 2.

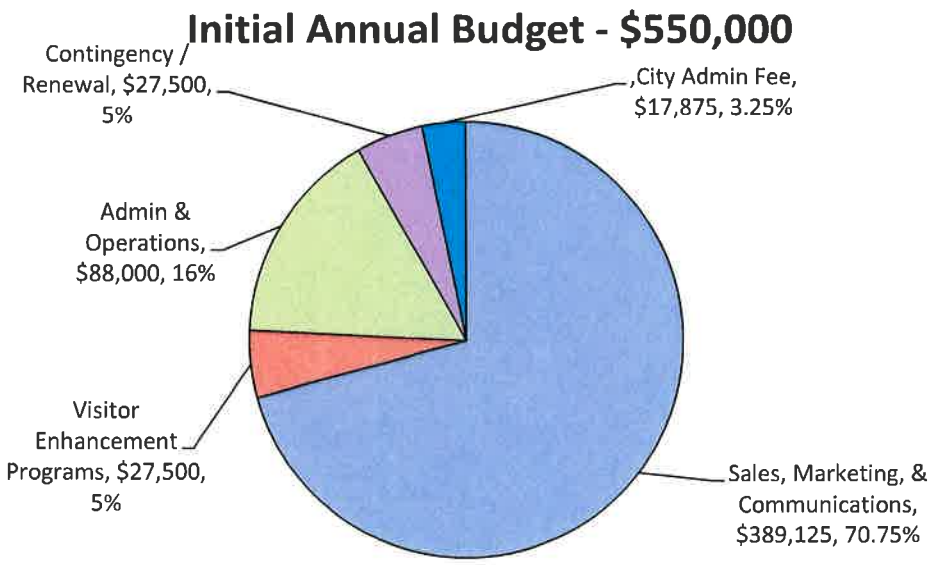


V. BUDGET AND SERVICES

A. Annual Service Plan

Assessment funds will be spent to provide specific benefits conferred or privileges granted directly to the payors that are not provided to those not charged, and which do not exceed the reasonable cost to the City of conferring the benefits or granting the privileges. The services provided with the LTBID funds are sales, marketing, and communications and the visitor service enhancements program available only to assessed businesses.

A service plan budget has been developed to deliver services that benefit the assessed businesses. A detailed annual budget will be developed and approved by the Bureau. The table below illustrates the initial annual budget allocations. The total initial budget is $550,000.



Although actual revenues will fluctuate due to market conditions, the proportional allocations of the budget shall remain the same. However, the Bureau board shall have the authority to adjust budget allocations between the categories by no more than fifteen percent (15%) of the total budget per year. A description of the proposed improvements and activities for the initial year of operation is below. The same activities are proposed for subsequent years. In the event of a legal challenge against the LTBID, any and all assessment funds may be used for the costs of defending the LTBID.

Each budget category includes all costs related to providing that service, in accordance with Generally Accepted Accounting Procedures (GAAP). For example, the sales, marketing, and communications budget includes the cost of staff time dedicated to overseeing and implementing the sales, marketing, and communications program. Staff time dedicated purely to administrative tasks is allocated to the administrative portion of the budget. The costs of an individual staff member may be allocated to multiple budget categories, as appropriate in accordance with GAAP. The staffing levels necessary to provide the services below will be determined by the the Bureau on an as- needed basis.

Sales, Marketing, and Communications

A sales, marketing and communications program will promote assessed businesses as tourist, meeting, and event destinations. The sales, marketing and communications program will have a central theme of promoting Lodi as a desirable place for overnight visits. The program will have the goal of increasing overnight visitation and room night sales at assessed businesses, and may include the following activities:

- Internet marketing efforts to increase awareness and optimize internet presence to drive overnight visitation and room sales to assessed businesses;
- Print ads in magazines and newspapers targeted at potential visitors to drive overnight visitation and room sales to assessed businesses;
- Television ads targeted at potential visitors to drive overnight visitation and room sales to assessed businesses;
- Radio ads targeted at potential visitors to drive overnight visitation and room sales to assessed businesses;
- Attendance of trade shows to promote assessed businesses;
- Sales blitzes for assessed businesses;
- Familiarization tours of assessed businesses;
- Preparation and production of collateral promotional materials such as brochures, flyers and maps featuring assessed businesses;
- Attendance at professional industry conferences and affiliation events to promote assessed businesses;
- Lead generation activities designed to attract tourists and group events to assessed businesses;
- Sponsorship of events that attract tourist and groups to assessed businesses;
- Director of Sales and General Manager meetings to plan and coordinate tourism promotion efforts for assessed businesses;
- Education of hospitality staff on service and safety (related to alcohol and food) designed to create a visitor experience that will bring repeat visits to assessed businesses; and
- Education of lodging business management and the owners' association on marketing strategies best suited to meet assessed business's needs.

Administration and Operations

The administration and operations portion of the budget shall be utilized for administrative staffing costs, office costs, and other general administrative costs such as insurance, legal, and accounting fees.

Visitor Service Enhancements

The Visitor Services Enhancement (VSE) program will provide potential funding for programs and initiatives based on criteria to be developed by the LTBID. The focus of the VSE program will be on the entire destination brand footprint to ensure a consistent brand experience throughout LTBID. VSE may include:

- Destination ambassador training program focusing on welcoming visitors and encouraging overnight visitation and longer stays at assessed businesses;
- Welcome Center and Kiosk improvements including new technology-driven visitor information enhancements; and
- Brand-centric visitor services training program for both public and private sector staff.

Contingency/Renewal
A prudent portion of the budget will be allocated to a contingency fund, to account for lower than anticipated collections or higher than anticipated program costs. If there are contingency funds collected and near the expiration of the district there are contingency funds remaining, and business owners wish to renew the district, the contingency funds may be used for renewal costs.

City Administration Fee
The City shall be paid a fee equal to three and one quarter percent (3.25%) of the amount of assessment collected, to cover its costs of collection and administration.

B. Annual Budget

The total ten (10) year improvement and service plan budget is projected at approximately $550,000 annually, or $5,500,000 through 2030. This amount may fluctuate as sales and revenue increase at assessed businesses, and may change over the term.

C. California Constitutional Compliance

The LTBID assessment is not a property-based assessment subject to the requirements of Proposition 218. Courts have found Proposition 218 limited the term 'assessments' to levies on real property.[1] Rather, the LTBID assessment is a business-based assessment, and is subject to Proposition 26. Pursuant to Proposition 26 all levies are a tax unless they fit one of seven exceptions. Two of these exceptions apply to the LTBID, a "specific benefit" and a "specific government service." Both require that the costs of benefits or services do not exceed the reasonable costs to the City of conferring the benefits or providing the services.

1. Specific Benefit

Proposition 26 requires that assessment funds be expended on, "a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege."[2] The services in this Plan are designed to provide targeted benefits directly to assessed businesses, and are intended only to provide benefits and services directly to those businesses paying the assessment. These services are tailored not to serve the general public, businesses in general, or parcels of land, but rather to serve the specific businesses within the LTBID. The activities described in this Plan are specifically targeted to increase room night sales for assessed lodging businesses within the boundaries of the LTBID, and are narrowly tailored. LTBID funds will be used exclusively to provide the specific benefit of increased room night sales directly to the assessees. Assessment funds shall not be used to feature non-assessed lodging businesses in LTBID programs, or to directly generate sales for non-assessed businesses. The activities paid for from assessment revenues are business services constituting and providing specific benefits to the assessed businesses.

The assessment imposed by this LTBID is for a specific benefit conferred directly to the payors that is not provided to those not charged. The specific benefit conferred directly to the payors is an increase in room night sales. The specific benefit of an increase in room night sales for assessed lodging businesses will be provided only to lodging businesses paying the district assessment, with sales, marketing, and communications and visitor service enhancements programs promoting lodging businesses paying the LTBID assessment. The sales, marketing, and communications and visitor service enhancements programs will be designed to increase room night sales at each assessed lodging businesses. Because they are necessary to provide the sales, marketing, and communications and

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[1] *Jarvis v. the City of San Diego* 72 Cal App. 4th 230
[2] Cal. Const. art XIII C § 1(e)(1)

visitor service enhancements programs that specifically benefit the assessed lodging businesses, the administration and contingency services also provide the specific benefit of increased room night sales to the assessed lodging businesses.

Although the LTBID, in providing specific benefits to payors, may produce incidental benefits to non-paying businesses, the incidental benefit does not preclude the services from being considered a specific benefit. The legislature has found that, "A specific benefit is not excluded from classification as a 'specific benefit' merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific benefit to the payor."[3]

2. Specific Government Service

The assessment may also be utilized to provide, "a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product."[4] The legislature has recognized that marketing and promotions services like those to be provided by the LTBID are government services within the meaning of Proposition 26[5]. Further, the legislature has determined that "a specific government service is not excluded from classification as a 'specific government service' merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific government service to the payor."[6]

3. Reasonable Cost

LTBID services will be implemented carefully to ensure they do not exceed the reasonable cost of such services. The full amount assessed will be used to provide the services described herein. Funds will be managed by the the Bureau, and reports submitted on an annual basis to the City. Only assessed lodging businesses will be featured in marketing materials, receive sales leads generated from LTBID-funded activities, be featured in advertising campaigns, and benefit from other LTBID-funded services. Non-assessed lodging businesses will not receive these, nor any other, LTBID-funded services and benefits.

The LTBID-funded programs are all targeted directly at and feature only assessed businesses. It is, however, possible that there will be a spill over benefit to non-assessed businesses. If non-assessed lodging businesses receive incremental room nights, that portion of the promotion or program generating those room nights shall be paid with non-LTBID funds. LTBID funds shall only be spent to benefit the assessed businesses, and shall not be spent on that portion of any program which directly generates incidental room nights for non-assessed businesses.

D. Assessment

The annual assessment rate is four and one half percent (4.5%) within the City of Lodi and three percent (3%) in the unincorporated areas of San Joaquin County of gross short term (stays less than 31 days) room rental revenue. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days. Assessments pursuant to the LTBID shall not include room rental revenue resulting from stays pursuant to contracts executed prior to October 2, 2015.

The term "gross room rental revenue" as used herein means: The consideration charged, whether or not received, for the occupancy of space in a hotel valued in money, whether to be received in money,

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[3] Government Code § 53758(a)
[4] Cal. Const. art XIII C § 1(e)(2)
[5] Government Code § 53758(b)
[6] Government Code § 53758(b)

goods, labor or otherwise, including all receipts, cash, credits and property and services of any kind or nature, without any deduction therefrom whatsoever. Gross room rental revenue shall not include any federal, state or local taxes collected, including but not limited to transient occupancy taxes.

The assessment is levied upon and a direct obligation of the assessed lodging business. However, the assessed lodging business may, at its discretion, pass the assessment on to transients. The amount of assessment, if passed on to each transient, shall be disclosed in advance and separately stated from the amount of rent charged and any other applicable taxes, and each transient shall receive a receipt for payment from the business. If the LTBID assessment is identified separately it shall be disclosed as the "LTBID Assessment." As an alternative, the disclosure may include the amount of the LTBID assessment and the amount of the assessment imposed pursuant to the California Tourism Marketing Act, Government Code §13995 et seq. and shall be disclosed as the "Tourism Assessment." The assessment is imposed solely upon, and is the sole obligation of the assessed lodging business even if it is passed on to transients. The assessment shall not be considered revenue for any purpose, including calculation of transient occupancy taxes.

Bonds shall not be issued.

E. Penalties and Interest

Assessed businesses which are delinquent in paying the assessment shall be responsible for paying:

1. Any lodging business which fails to remit any assessment imposed within the time required shall pay a penalty of ten percent (10%) of the amount of the assessment in addition to the amount of the assessment.
2. Any lodging business which fails to remit any delinquent remittance on or before a period of thirty (30) days following the date on which the remittance first became delinquent shall pay a second delinquency penalty of ten percent (10%) of the amount of the assessment in additional to the amount of the assessment and the ten percent (10%) penalty first imposed.
3. If the City determines that the nonpayment of any remittance due is due to fraud, a penalty of twenty-five percent (25%) of the amount of the assessment shall be added thereto in addition to the penalties states in subsections 1 and 2 of this section.
4. In addition to the penalties imposed, any lodging business which fails to remit any assessment imposed shall pay interest at the rate of one-half of one percent (0.5%) per month or fraction thereof on the amount of the assessment exclusive of penalties, from the date on which the remittance first became delinquent until paid.
5. Every penalty imposed and such interest as accrues shall become a part of the assessment required to be paid.

F. Time and Manner for Collecting Assessments

The renewed LTBID assessment will be implemented beginning October 1, 2020 and will continue for ten (10) years through September 30, 2030. The City will be responsible for collecting the assessment on a quarterly basis (including any delinquencies, penalties and interest) from each lodging business located in the LTBID. The City shall take all reasonable efforts to collect the assessments from each lodging business. The City shall forward the assessments collected to the Owners' Association.

VI. GOVERNANCE

A. Owners' Association

Visit Lodi! Conference and Visitors Bureau will continue to serve as the Owners' Association for the renewed LTBID.

B. Brown Act and California Public Records Act Compliance

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association acts as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the the Bureau board and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act. Accordingly, the Owners' Association shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

C. Annual Report

The the Bureau shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650 (see Appendix 1). The annual report shall include:

- Any proposed changes in the boundaries of the improvement district or in any benefit zones or classification of businesses within the district.
- The improvements and activities to be provided for that fiscal year.
- An estimate of the cost of providing the improvements and the activities for that fiscal year.
- The method and basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against his or her business for that fiscal year.
- The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.
- The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

APPENDIX 1 – LAW

*** THIS DOCUMENT IS CURRENT THROUGH THE 2018 SUPPLEMENT ***
(ALL 2017 LEGISLATION)

STREETS AND HIGHWAYS CODE
DIVISION 18. PARKING
PART 7. PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994

CHAPTER 1. General Provisions

ARTICLE 1. Declarations

36600. Citation of part

This part shall be known and may be cited as the "Property and Business Improvement District Law of 1994."

36601. Legislative findings and declarations; Legislative guidance

The Legislature finds and declares all of the following:

(a) Businesses located and operating within business districts in some of this state's communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.

(b) It is in the public interest to promote the economic revitalization and physical maintenance of business districts in order to create jobs, attract new businesses, and prevent the erosion of the business districts.

(c) It is of particular local benefit to allow business districts to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that receive benefits from those improvements.

(d) Assessments levied for the purpose of conferring special benefit upon the real property or a specific benefit upon the businesses in a business district are not taxes for the general benefit of a city, even if property, businesses, or persons not assessed receive incidental or collateral effects that benefit them.

(e) Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits:

(1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied.

(2) Job creation.

(3) Business attraction.

(4) Business retention.

(5) Economic growth.

(6) New investments.

(f) With the dissolution of redevelopment agencies throughout the state, property and business improvement districts have become even more important tools with which communities can combat blight, promote economic opportunities, and create a clean and safe environment.

(g) Since the enactment of this act, the people of California have adopted Proposition 218, which added Article XIII D to the Constitution in order to place certain requirements and restrictions on the formation of, and activities, expenditures, and assessments by property-based districts. Article XIII D of the Constitution provides that property-based districts may only levy assessments for special benefits.

(h) The act amending this section is intended to provide the Legislature's guidance with regard to this act, its interaction with the provisions of Article XIII D of the Constitution, and the determination of special benefits in property-based districts.

(1) The lack of legislative guidance has resulted in uncertainty and inconsistent application of this act, which discourages the use of assessments to fund needed improvements, maintenance, and activities in property-based districts, contributing to blight and other underutilization of property.

(2) Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the

incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.
(3) It is of the utmost importance that property-based districts created under this act have clarity regarding restrictions on assessments they may levy and the proper determination of special benefits. Legislative clarity with regard to this act will provide districts with clear instructions and courts with legislative intent regarding restrictions on property-based assessments, and the manner in which special benefits should be determined.

36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within property and business improvement districts, to ensure that those assessments conform to all constitutional requirements and are determined and assessed in accordance with the guidance set forth in this act. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

36603.5. Part prevails over conflicting provisions

Any provision of this part that conflicts with any other provision of law shall prevail over the other provision of law, as to districts created under this part.

36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

ARTICLE 2. Definitions

36606. "Activities"

"Activities" means, but is not limited to, all of the following that benefit businesses or real property in the district:
(a) Promotion of public events.
(b) Furnishing of music in any public place.
(c) Promotion of tourism within the district.
(d) Marketing and economic development, including retail retention and recruitment.
(e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.
(f) Other services provided for the purpose of conferring special benefit upon assessed real property or specific benefits upon assessed businesses located in the district.

36606.5. "Assessment"

"Assessment" means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and providing activities that will provide certain benefits to properties or businesses located within a property and business improvement district.

36607. "Business"

"Business" means all types of businesses and includes financial institutions and professions.

36608. "City"

"City" means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

36609. "City council"

"City council" means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

36609.4. "Clerk"

"Clerk" means the clerk of the legislative body.

36609.5. "General benefit"

"General benefit" means, for purposes of a property-based district, any benefit that is not a "special benefit" as defined in Section 36615.5.

36610. "Improvement"

"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

(a) Parking facilities.
(b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
(c) Trash receptacles and public restrooms.
(d) Lighting and heating facilities.
(e) Decorations.
(f) Parks.
(g) Fountains.
(h) Planting areas.
(i) Closing, opening, widening, or narrowing of existing streets.
(j) Facilities or equipment, or both, to enhance security of persons and property within the district.
(k) Ramps, sidewalks, plazas, and pedestrian malls.
(l) Rehabilitation or removal of existing structures.

36611. "Management district plan"; "Plan"

"Management district plan" or "plan" means a proposal as defined in Section 36622.

36612. "Owners' association"

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement improvements, maintenance, and activities specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners' association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code), for all records relating to activities of the district.

36614. "Property"

"Property" means real property situated within a district.

36614.5. "Property and business improvement district"; "District"

"Property and business improvement district," or "district," means a property and business improvement district established pursuant to this part.

36614.6. "Property-based assessment"

"Property-based assessment" means any assessment made pursuant to this part upon real property.

36614.7. "Property-based district"

"Property-based district" means any district in which a city levies a property-based assessment.

36615. "Property owner"; "Business owner"; "Owner"

"Property owner" means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. "Business owner" means any person recognized by the city as the owner of the business. "Owner" means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

36615.5. "Special benefit"

"Special benefit" means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.

36616. "Tenant"

"Tenant" means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

ARTICLE 3. Prior Law

36617. Alternate method of financing certain improvements and activities; Effect on other provisions

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

CHAPTER 2. Establishment

36620. Establishment of property and business improvement district

A property and business improvement district may be established as provided in this chapter.

36620.5. Requirement of consent of city council

A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board

of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

36621. Initiation of proceedings; Petition of property or business owners in proposed district

(a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.

(b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:

(1) A map showing the boundaries of the district.

(2) Information specifying where the complete management district plan can be obtained.

(3) Information specifying that the complete management district plan shall be furnished upon request.

(c) The resolution of intention described in subdivision (a) shall contain all of the following:

(1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities, and the location and extent of the proposed district.

(2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

36622. Contents of management district plan

The management district plan shall include, but is not limited to, all of the following:

(a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably determine whether a business is located within the district boundaries.

(b) The name of the proposed district.

(c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected property and businesses included, which may be made by reference to any plan or map that is on file with the clerk. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.

(d) The improvements, maintenance, and activities proposed for each year of operation of the district and the maximum cost thereof. If the improvements, maintenance, and activities proposed for each year of operation are the same, a description of the first year's proposed improvements, maintenance, and activities and a statement that the same improvements, maintenance, and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.

(e) The total annual amount proposed to be expended for improvements, maintenance, or activities, and debt service in each year of operation of the district. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.
(f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against his or her property or business. The plan also shall state whether bonds will be issued to finance improvements.
(g) The time and manner of collecting the assessments.
(h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.
(i) The proposed time for implementation and completion of the management district plan.
(j) Any proposed rules and regulations to be applicable to the district.
(k) (1) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof.
(2) In a property-based district, the proportionate special benefit derived by each identified parcel shall be determined exclusively in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the activities. An assessment shall not be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and a property-based district shall separate the general benefits, if any, from the special benefits conferred on a parcel. Parcels within a property-based district that are owned or used by any city, public agency, the State of California, or the United States shall not be exempt from assessment unless the governmental entity can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. The value of any incidental, secondary, or collateral effects that arise from the improvements, maintenance, or activities of a property-based district and that benefit property or persons not assessed shall not be deducted from the entirety of the cost of any special benefit or affect the proportionate special benefit derived by each identified parcel.
(l) In a property-based district, the total amount of all special benefits to be conferred upon the properties located within the property-based district.
(m) In a property-based district, the total amount of general benefits, if any.
(n) In a property-based district, a detailed engineer's report prepared by a registered professional engineer certified by the State of California supporting all assessments contemplated by the management district plan.
(o) Any other item or matter required to be incorporated therein by the city council.

<u>36623.</u> Procedure to levy assessment

(a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with Section 53753 of the Government Code.
(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with Section 54954.6 of the Government Code, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay

50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements, maintenance, and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements, maintenance, and activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish a proposed property and business improvement district, the city council shall adopt a resolution of formation that shall include, but is not limited to, all of the following:

(1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement on whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements need not be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities and the location and extent of the proposed district.

(2) The number, date of adoption, and title of the resolution of intention.

(3) The time and place where the public hearing was held concerning the establishment of the district.

(4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.

(5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.

(6) A statement that the improvements, maintenance, and activities to be conferred on businesses and properties in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements, maintenance, or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district. Notwithstanding the foregoing, improvements and activities that must be provided outside the district boundaries to create a special or specific benefit to the assessed parcels or businesses may be provided, but shall be limited to marketing or signage pointing to the district.

(7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements, maintenance, and activities funded by the proposed assessments, and, for a property-based district, that property within the district will receive a special benefit.

(8) In a property-based district, the total amount of all special benefits to be conferred on the properties within the property-based district.

(b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

36626. Resolution establishing district

If the city council, following the public hearing, desires to establish the proposed property and business improvement district, and the city council has not made changes pursuant to Section 36624, or has made changes that do not substantially change the proposed assessment, the city council shall adopt a resolution establishing the district. The resolution shall contain all of the information specified in Section 36625.

36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to Section 36625 or Section 36626, the clerk shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements, maintenance, and activities, provided that any property-based assessment conforms with the requirements set forth in paragraph (2) of subdivision (k) of Section 36622.

36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a property and business improvement district.

36630. Expiration of district; Creation of new district

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and the district may be renewed pursuant to this part.

CHAPTER 3. Assessments

36631. Time and manner of collection of assessments; Delinquent payments

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part may be charged interest and penalties.

36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

(a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may

classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.
(b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.
(c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

36633. Time for contesting validity of assessment

The validity of an assessment levied under this part shall not be contested in any action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36626. Any appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

36634. Service contracts authorized to establish levels of city services

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

36635. Request to modify management district plan

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public hearings pursuant to this section shall comply with both of the following:

(1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public hearing.

(2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public hearing, to each business owner or property owner affected by the proposed modification.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

CHAPTER 3.5. Financing

36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a)The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500))

or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.

(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

CHAPTER 4. Governance

36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements, maintenance, and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.

(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.

(2) The improvements, maintenance, and activities to be provided for that fiscal year.

(3) An estimate of the cost of providing the improvements, maintenance, and activities for that fiscal year.

(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.

(5) The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

(6) The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.

The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

36651. Designation of owners' association to provide improvements, maintenance, and activities

The management district plan may, but is not required to, state that an owners' association will provide the improvements, maintenance, and activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

CHAPTER 5. Renewal

36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

(a) Any district previously established whose term has expired, or will expire, may be renewed by following the procedures for establishment as provided in this chapter.
(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.
(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

CHAPTER 6. Disestablishment

36670. Circumstances permitting disestablishment of district; Procedure

(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:

(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.

(2) During the operation of the district, there shall be a 30-day period each year in which assessees may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the district who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

(a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.
(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

APPENDIX 2 – ASSESSED BUSINESSES

BUSINESS NAME	ADDRESS	CITY
A Simple Room	1512 Cherrywood Way	Lodi, CA 95240
Altera Domi LLC	139 S Crescent Ave	Lodi, CA 95240
Bella Vino LLC	235 S Hutchins St	Lodi, CA 95240
Best Real Estate Inv	9 W Oak St	Lodi, CA 95240
Best Western I-5 Inn	6411 W Banner Rd	Lodi, CA 95242
Bordeaux Inn Lodi	333 W Locust St	Lodi, CA 95240
Brick Bungalow	714 W Lockeford St	Lodi, CA 95240
Budget Inn of Lodi	917 S. Cherokee Lane	Lodi, CA 95240
Claudia Marie Design	330 N Pleasant Ave	Lodi, CA 95240
Colleen's Cottage	306 Bella Vista Dr	Lodi, CA 95242
Cottage On California	112 N California St	Lodi, CA 95240
Days Inn & Suites	710 S. Cherokee Lane	Lodi, CA 95240
Del Rancho Motel	501 N. Cherokee Ln.	Lodi, CA 95240
Deluxe Hotel	22 1/2 s Main St	Lodi, CA 95240
Econo Lodge Inn & Suites	118 N. Cherokee Lane	Lodi, CA 95240
Economy Inn	1100 S. Cherokee	Lodi, CA 95240
Fox Den	904 W Turner Rd	Lodi, CA 95242
Golden Era Hotel	8095 E Crystal Dr	Anaheim, CA 92807
Hampton Inn & Suites	PO Box 1420	Lodi, CA 95241
Henry & Denise Estrada	2542 Legacy Way	Lodi, Ca 95242
Her Life House	428 W Pine St	Lodi, CA 95240
Holiday Inn Express	1337 E Kettleman Ln	Lodi, CA 95240
Huckaby Air BNB	2432 Muirfield Dr	Lodi, CA 95242
Hutchins House Vacation Rental	PO Box 956	Woodbridge, CA 95258
Imperial Hotel	9 W. Oak St.	Lodi, CA 95240
JoJo Ong	101 S Fairmont Ave	Lodi, CA 95240
Katz Cozy Home	822 Rutledge Drive	Lodi, CA 95242
Kelly Van Ruiten	1011 W Elm St	Lodi, CA 95240
Lavette Properties	4138 Cambridge Rd	La Canada, CA 91011
Lee Ave Cottage	P O Box 1503	Lodi, CA 95241
Lisa Isola	405 W Pine St	Lodi, CA 95240
LMB Enterprises	401 Trinity Way	Lodi, CA 95242
Lockeford Bungalow	107 W Lockeford St	Lodi, CA 95240
Locust Tree Inn	428 1/2 W Locust St	Lodi, CA 95240
Lodi Candlewood Suites	1345 E Kettleman Ln	Lodi, CA 95240
Lodi El Rancho Motel	12231 Jackson Rd	Sloughhouse, CA 95683
Lodi Hill House Museum	826 S Church St	Lodi, CA 95240
Main Hotel	4 S. Main Street	Lodi, CA 95240
McCay Cellars	429 W Pine St	Lodi, CA 95240
Merlot Bungalow	3711 E Acampo Rd	Acampo, CA 95220
Microtel Inn & Suites	6428 W Banner St	Lodi, CA 95242
Mills Mansion 09/01/17	210 N Lower Sacramento Rd	Lodi, CA 95242
Mimi's Downtown Cottage	302 W Locust St	Lodi, CA 95240
Motel 6	P. O. Box 1210	Lodi, CA 95241

Oasis Colibri	1945 Edgewood Dr	Lodi, CA 95242
Obaid Khan	611 Louie Ave	Lodi, CA 95240
Park Place	2925 Park Oak Dr	Lodi, CA 95242
Pleasant House	P O Box 47	Woodbridge, CA 95258
Poppy Sister Inn	533 W Oak St	Lodi, CA 95240
Rancho Grande Motel	807 S. Cherokee Lane	Lodi, CA 95240
Sunset Escape	8 S Sunset	Lodi, CA 95240
The Carriage House new 8/1/19	2651 Douglas Fir Dr	Lodi, CA 95242
The Downtown Walnut	402 W Walnut St.	Lodi, CA 95242
The Garage	520 N Lower Sac	Lodi, CA 95242
The Witt Resort	1446 Lexington Dr	Lodi, CA 95242
Traveler's Hotel	112 N. School St.	Lodi, CA 95240
Tudor Oasis	6010 Garden Dr	Newcastle, CA 95658
Viking Motel	815 S. Cherokee Lane	Lodi, CA 95240
Wine and Roses LLC	2505 W. Turner Rd.	Lodi, CA 95242
Wine Country Inn	607 S. Cherokee Lane	Lodi, CA 95240

PETITION TO THE CITY OF LODI TO RENEW THE LODI TOURISM BUSINESS IMPROVEMENT DISTRICT

We petition you to initiate proceedings to renew a Tourism Business Improvement District in accordance with the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq., for the purpose of providing services as described in the summary of the Management District Plan attached hereto as Exhibit A.

Lodging Establishment	**Business Owner**
_____	_____
_____	_____
_____	_____
_____	_____

_____

Owner Representative/Owner Name (printed) Title

_____

Owner/Representative Signature Date

A complete copy of the Management District Plan will be furnished upon request. Requests for a complete copy of the Management District Plan should be made to:

Nancy Beckman
Visit Lodi! Convention and Visitors Bureau
25 N. School Street
Lodi, CA 95240
(209) 996-9979

EXHIBIT A

MANAGEMENT DISTRICT PLAN SUMMARY

Location: The LTBID includes all lodging businesses located within the boundaries of the City of Lodi and a portion of the unincorporated area of San Joaquin County referred to as County Service Area #31, also known as "Flag City".

Services: The LTBID is designed to provide specific benefits directly to payors by increasing room night sales. Sales, marketing, and communications and visitor service enhancements programs will increase overnight tourism and market assessed businesses as tourist, meeting and event destinations, thereby increasing room night sales.

Budget: The total LTBID annual budget for the initial year of its ten (10) year operation is anticipated to be approximately $550,000. This budget is expected to fluctuate as room sales do and may change over the LTBID's term.

Cost: The annual assessment rate is four and one half percent (4.5%) for lodging businesses in the City of Lodi, and three percent (3%) for lodging businesses in the unincorporated area of San Joaquin County, of gross short-term (stays less than 31 days) room rental revenue. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days. Assessments pursuant to the LTBID shall not include room rental revenue resulting from stays pursuant to contracts executed prior to October 2, 2015.

Collection: The City will be responsible for collecting the assessment on a quarterly basis (including any delinquencies, penalties and interest) from each lodging business located in the boundaries of the LTBID. The City shall take all reasonable efforts to collect the assessments from each lodging business.

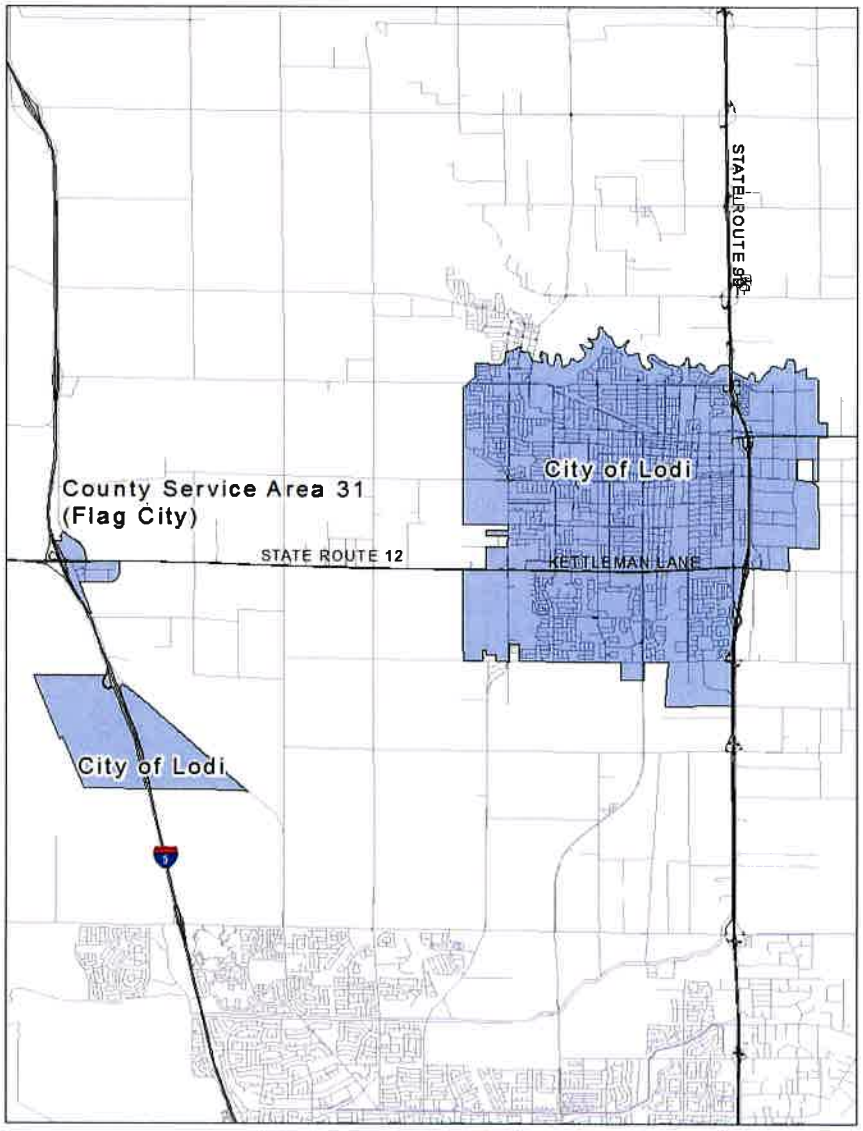
Duration: The renewed LTBID will have a ten (10) year life, beginning October 1, 2020 through September 30, 2030. Once per year, beginning on the anniversary of LTBID renewal, there is a thirty (30) day period in which owners paying fifty percent (50%) or more of the assessment may protest and initiate a City Council hearing on LTBID termination.

Management: The Visit Lodi! Conference and Visitors Bureau will continue to serve as the LTBID's Owners' Association. The Owners' Association is charged with managing funds and implementing programs in accordance with the Management District Plan, and must provide annual reports to the City Council.

EXHIBIT A

MANAGEMENT DISTRICT PLAN SUMMARY

Boundary Map



NOTICE OF PUBLIC MEETING AND PUBLIC HEARING CONCERNING THE RENEWAL OF THE LODI TOURISM BUSINESS IMPROVEMENT DISTRICT (LTBID) AND LEVY OF AN ASSESSMENT ON CERTAIN LODGING BUSINESSES WITHIN THE LTBID

NOTICE IS HEREBY GIVEN that on June 17, 2020, the City Council (the "Council") of the city of Lodi (the "City") adopted a Resolution of Intention to renew the Lodi Tourism Business Improvement District (the "LTBID") and to levy an assessment on certain lodging businesses within the LTBID as set forth in the Resolution of Intention.

NOTICE IS HEREBY FURTHER GIVEN that 7:00 PM on July 15, 2020, at Council Chambers, 305 W Pine Street, Lodi, CA 95240, a public meeting shall be held pursuant to Government Code section 54954.6 to allow public testimony regarding the renewal of the LTBID and the levy of assessments therein as set forth in the Resolution of Intention and pursuant to Government Code section 54954.6.

NOTICE IS HEREBY FURTHER GIVEN that at 7:00 PM on August 5, 2020, at Council Chambers, 305 W Pine Street, Lodi, CA 95240, has been set as the time and place for a public hearing at which time the Council proposes to renew the LTBID and to levy the proposed assessment as set forth in the Resolution of Intention.

Location: The LTBID includes all lodging businesses located within the boundaries of the City of Lodi and a portion of the unincorporated area of San Joaquin County referred to as County Service Area #31, also known as "Flag City".

Services: The LTBID is designed to provide specific benefits directly to payors by increasing room night sales. Sales, marketing, and communications and visitor service enhancements programs will increase overnight tourism and market assessed businesses as tourist, meeting and event destinations, thereby increasing room night sales.

Budget: The total LTBID annual budget for the initial year of its ten (10) year operation is anticipated to be approximately $550,000. This budget is expected to fluctuate as room sales do, but is not expected to significantly change over the LTBID's term.

Cost: The annual assessment rate is four and one half percent (4.5%) for lodging businesses in the City of Lodi, and three percent (3%) for lodging businesses in the unincorporated area of San Joaquin County, of gross short-term (stays less than 31 days) room rental revenue. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days. Assessments pursuant to the LTBID shall not include room rental revenue resulting from stays pursuant to contracts executed prior to October 2, 2015.

Collection: The City will be responsible for collecting the assessment on a quarterly basis (including any delinquencies, penalties and interest) from each lodging business located in the boundaries of the LTBID. The City shall take all reasonable efforts to collect the assessments from each lodging business.

Duration: The renewed LTBID will have a ten (10) year life, beginning October 1, 2020 through September 30, 2030. Once per year, beginning on the anniversary of LTBID renewal, there is a thirty (30) day period in which owners paying fifty percent (50%) or more of the assessment may protest and initiate a City Council hearing on LTBID termination.

Management: The Visit Lodi! Conference and Visitors Bureau will continue to serve as the LTBID's Owners' Association. The Owners' Association is charged with managing funds and implementing programs in accordance with the Management District Plan, and must provide annual reports to the City Council.

Protest: Any owner of an assessed lodging business within the proposed LTBID that will be subject to the assessment may protest the renewal of the LTBID. If written protests are received from the owners of assessed lodging businesses in the proposed LTBID who represent fifty percent (50%) or more of the estimated annual assessments to be levied, the LTBID shall not be renewed and the assessment shall not be imposed.

You may mail a written protest to:

Office of the City Clerk
P.O. Box 3006
Lodi, CA 95241

You may also appear at the public meeting or hearing and submit a written protest at that time.

Information: Should you desire additional information about this proposed LTBID or assessment contact:

Nancy Beckman
Visit Lodi! Convention and Visitors Bureau
25 N. School St.
Lodi, CA 95240
209-365-1195

CIVITAS

Lodi Tourism Business Improvement District
Renewal Timeline

June 18, 2020

Action	Date	Responsible Party
Initiate project	February 2020	Civitas, Visit Lodi!
Initial Steering Committee Meeting	February 2020	Visit Lodi!, Steering Committee
Ongoing Outreach and consensus building	February 2020 – May 2020	Visit Lodi!, Steering Committee, Civitas
Develop initial draft Management District Plan (MDP) – Review by Visit Lodi! and Steering Committee	February/March 2020	Civitas
Submit draft MDP and Petition to City; ongoing review	April 1, 2020	Civitas
Submit draft ROI, Notice, and ROF to City	April 15, 2020	Civitas
Final MDP and Petition approved by City	May 1, 2020	City
Petition Drive	May 1, thru June 12, 2020	Steering Committee
Submit Petitions totaling over 50% of assessment to City	June 12, 2020	City, Steering Committee
City Council Initial Hearing • Resolution of Intention to renew district	June 17, 2020	City, Civitas, Visit Lodi!
Mail • Notice of Public Meeting/Hearing - ***Should be mailed 1- 2 days after ROI is adopted. Must be mailed at least 45 days before Public Hearing.***	June 19, 2020	Civitas, City
City Council – Public Meeting • No action required - Must be held at least 10 days after Notice of Public Meeting/Hearing is mailed and at least 7 days before Public Hearing is held. • Resolution Requesting Consent from County to City	July 15, 2020	City, Civitas, Visit Lodi!
Board of Supervisors – Resolution Granting Consent **Meets on most Tuesdays at 9am**	July 21, 2020	County, Civitas, Visit Lodi!
City Council – Public Hearing • Public Hearing & Adopt Resolution of Formation - ***Must be held at least 45 days after Notice is mailed.***	August 5, 2020	City, Civitas, Visit Lodi!
• District begins collecting new assessment	October 1, 2020	City, County

Lodi City Council meets on the first and third Wednesday of every month at 7:00 PM.

Please immediately confirm receipt of this fax by calling 333-6702

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: **NOTICE OF PUBLIC MEETING AND PUBLIC HEARING FOR RENEWAL OF LODI TOURISM BUSINESS IMPROVEMENT DISTRICT AND LEVY OF ASSESSMENTS ON LODGING BUSINESSES IN CITY OF LODI**

PUBLISH DATE: **SATURDAY, JUNE 27, 2020**

LEGAL AD

TEAR SHEETS WANTED: **One (1) please**

SEND AFFIDAVIT AND BILL TO:
LNS ACCT. #5100152

PAMELA M. FARRIS, ASSISTANT CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: WEDNESDAY, JUNE 24, 2020

ORDERED BY: PAMELA M. FARRIS
ASSISTANT CITY CLERK

Pamela M. Farris
PAMELA M. FARRIS
ASSISTANT CITY CLERK

KAYLEE CLAYTON
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

Emailed to the Sentinel at legals@lodinews.com at 12:19 (time) on 6/24/20 (date) _____(pages)

DECLARATION OF POSTING

NOTICE OF PUBLIC MEETING AND PUBLIC HEARING ON RENEWAL OF THE LODI TOURISM BUSINESS IMPROVEMENT DISTRICT AND THE LEVY OF ASSESSMENTS ON LODGING BUSINESSES IN THE CITY OF LODI

On Thursday, June 25, 2020, in the City of Lodi, San Joaquin County, California, a copy of a Notice of Public Hearing on renewal of the Lodi Tourism Business Improvement District and the levy of assessments on lodging businesses in the City of Lodi (attached hereto, marked Exhibit "A") was posted at the following locations:

Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum
WorkNet Office

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 25, 2020, at Lodi, California.

ORDERED BY:

PAMELA M. FARRIS
ASSISTANT CITY CLERK

Pamela M. Farris
PAMELA FARRIS
ASSISTANT CITY CLERK

KAYLEE CLAYTON
ADMINISTRATIVE CLERK

NOTICE OF PUBLIC HEARING

RESOLUTION NO. 2020-137-137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LODI DECLARING ITS INTENTION TO RENEW THE LODI TOURISM BUSINESS IMPROVEMENT DISTRICT (LTBID) AND SETTING THE TIME AND PLACE OF A PUBLIC MEETING ON JULY 15, 2020 AND A PUBLIC HEARING ON AUGUST 5, 2020 ON THE RENEWAL OF THE LODI TOURISM BUSINESS IMPROVEMENT DISTRICT (LTBID) AND THE LEVY OF ASSESSMENTS ON LODGING BUSINESSES IN THE CITY OF LODI

==========

WHEREAS, the City of Lodi created the LTBID on October 2, 2015 by Resolution No. 2015-159; and

WHEREAS, the LBTID was created for a five (5) year term which ends on September 30, 2020; and

WHEREAS, the Property and Business Improvement Law of 1994, Streets and Highways Code §36600 et seq., authorizes the City to renew business improvement districts for the purposes of promoting tourism; and

WHEREAS, Visit Lodi! Conference and Visitors Bureau, lodging business owners, and representatives from the City of Lodi have met to consider the renewal of the LTBID; and

WHEREAS, Visit Lodi! Conference and Visitors Bureau has drafted a Management District Plan (Plan) which sets forth the proposed boundary of the LTBID, a service plan and budget, and a proposed means of governance; and

WHEREAS, lodging businesses who will pay the assessment within the boundaries of the LTBID have petitioned the City Council to renew the LTBID.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT:

1. The recitals set forth herein are true and correct.

2. The City Council finds that lodging businesses that will pay the assessment proposed in the Plan have signed and submitted petitions in support of the renewal of the LTBID. The City Council accepts the petitions and adopts this Resolution of Intention to renew the LTBID and to levy an assessment on lodging businesses within the LTBID boundaries in accordance with the Property and Business Improvement District Law of 1994.

3. The City Council finds that the Plan satisfies all requirements of Streets and Highways Code §36622.

4. The City Council declares its intention to renew the LTBID and to levy and collect assessments on lodging businesses within the LTBID boundaries pursuant to the Property and Business Improvement District Law of 1994.

5. The LTBID shall include all lodging businesses located within the boundaries of the City of Lodi and a portion of the unincorporated area of San Joaquin County referred to as County Service Area #31, also known as "Flag City", as shown in the map available in the City Clerk's Office.

6. The name of the district shall be Lodi Tourism Business Improvement District (LTBID).

7. The annual assessment rate is four and one half percent (4.5%) for lodging businesses in the City of Lodi, and three percent (3%) for lodging businesses in the unincorporated area of San Joaquin County, of gross short-term (stays less than 31 days) room rental revenue. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days. Assessments pursuant to the LTBID shall not include room rental revenue resulting from stays pursuant to contracts executed prior to October 2, 2015.

8. The assessments levied for the LTBID shall be applied toward sales, marketing, and communications and visitor service enhancements programs to market assessed lodging businesses in Lodi as tourist, meeting, and event destinations, as described in the Plan. Funds remaining at the end of any year may be used in subsequent years in which LTBID assessments are levied as long as they are used consistent with the requirements of this resolution and the Plan.

9. The renewed LTBID will have a ten (10) year term, beginning October 1, 2020 through September 30, 2030, unless renewed pursuant to Streets and Highways Code §36660.

10. Bonds shall not be issued.

11. The time and place for the public meeting to hear testimony on establishing the LTBID and levying assessments are set for July 15, 2020, at 7:00 p.m., or as soon thereafter as the matter may be heard, at the Council Chambers located at 305 West Pine Street, Lodi, CA 95240.

12. **The time and place for the public hearing to establish the LTBID and the levy of assessments are set for August 5, 2020, at 7:00 p.m., or as soon thereafter as the matter may be heard, at the Council Chambers located at 305 West Pine Street, Lodi, CA 95240.** The City Clerk is directed to provide written notice to the lodging businesses subject to assessment of the date and time of the meeting and hearing, and to provide that notice as required by Streets and Highways Code §36623.

13. At the public meeting and hearing the testimony of all interested persons for or against the renewal of the LTBID may be received. If at the conclusion of the public hearing, there are of record written protests by the owners of the lodging businesses within the renewed LTBID that will pay more than fifty percent (50%) of the estimated total assessment of the entire LTBID, no further proceedings to renew the LTBID shall occur for a period of one (1) year.

14. The complete Plan is on file with the City Clerk and may be reviewed upon request.

15. This resolution shall take effect immediately upon its adoption by the City Council.

Dated: June 17, 2020

==========

I hereby certify that Resolution No. 2020-137 was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 17, 2020 by the following vote:

AYES: COUNCIL MEMBERS – Chandler, Mounce, Nakanishi, and Mayor Kuehne

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

DOUG KUEHNE, Mayor

ATTEST:

PAMELA M. FARRIS
Assistant City Clerk

AFFIDAVIT OF MAILING
PUBLIC MEETING, PUBLIC HEARING NOTICE AND RESOLUTION PACKET

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO
CITY OF SACRMENTO

I, Carson Lambeth, an employee of Civitas Advisors, Inc., a California corporation with its principal offices at 1102 Corporate Way, Suite 140, Sacramento California 95831, declare under penalty of perjury, that on June 19, 2020, I deposited in the United States Mail, a copy of the attached Notice of Public Meeting, Public Hearing and Resolution concerning the renewal of the Lodi Tourism Business Improvement District, to each addressee listed on the attached mailing list.

I declare under penalty of perjury that the foregoing is true and correct. Executed at Sacramento, California, on June 19, 2020.

Carson Lambeth

Signature of Individual Completing Mailing

Document1

NOTICE OF PUBLIC MEETING AND PUBLIC HEARING CONCERNING THE RENEWAL OF THE LODI TOURISM BUSINESS IMPROVEMENT DISTRICT (LTBID) AND LEVY OF AN ASSESSMENT ON CERTAIN LODGING BUSINESSES WITHIN THE LTBID

NOTICE IS HEREBY GIVEN that on June 17, 2020, the City Council (the "Council") of the city of Lodi (the "City") adopted a Resolution of Intention to renew the Lodi Tourism Business Improvement District (the "LTBID") and to levy an assessment on certain lodging businesses within the LTBID as set forth in the Resolution of Intention.

NOTICE IS HEREBY FURTHER GIVEN that 7:00 PM on July 15, 2020, at Council Chambers, 305 W Pine Street, Lodi, CA 95240, a public meeting shall be held pursuant to Government Code section 54954.6 to allow public testimony regarding the renewal of the LTBID and the levy of assessments therein as set forth in the Resolution of Intention and pursuant to Government Code section 54954.6.

NOTICE IS HEREBY FURTHER GIVEN that at 7:00 PM on August 5, 2020, at Council Chambers, 305 W Pine Street, Lodi, CA 95240, has been set as the time and place for a public hearing at which time the Council proposes to renew the LTBID and to levy the proposed assessment as set forth in the Resolution of Intention.

Location: The LTBID includes all lodging businesses located within the boundaries of the City of Lodi and a portion of the unincorporated area of San Joaquin County referred to as County Service Area #31, also known as "Flag City".

Services: The LTBID is designed to provide specific benefits directly to payors by increasing room night sales. Sales, marketing, and communications and visitor service enhancements programs will increase overnight tourism and market assessed businesses as tourist, meeting and event destinations, thereby increasing room night sales.

Budget: The total LTBID annual budget for the initial year of its ten (10) year operation is anticipated to be approximately $550,000. This budget is expected to fluctuate as room sales do, but is not expected to significantly change over the LTBID's term.

Cost: The annual assessment rate is four and one half percent (4.5%) for lodging businesses in the City of Lodi, and three percent (3%) for lodging businesses in the unincorporated area of San Joaquin County, of gross short-term (stays less than 31 days) room rental revenue. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days. Assessments pursuant to the LTBID shall not include room rental revenue resulting from stays pursuant to contracts executed prior to October 2, 2015.

Collection: The City will be responsible for collecting the assessment on a quarterly basis (including any delinquencies, penalties and interest) from each lodging business located in the boundaries of the LTBID. The City shall take all reasonable efforts to collect the assessments from each lodging business.

Duration: The renewed LTBID will have a ten (10) year life, beginning October 1, 2020 through September 30, 2030. Once per year, beginning on the anniversary of LTBID renewal, there is a thirty (30) day period in which owners paying fifty percent (50%) or more of the assessment may protest and initiate a City Council hearing on LTBID termination.

Management: The Visit Lodi! Conference and Visitors Bureau will continue to serve as the LTBID's Owners' Association. The Owners' Association is charged with managing funds and implementing programs in accordance with the Management District Plan, and must provide annual reports to the City Council.

Protest: Any owner of an assessed lodging business within the proposed LTBID that will be subject to the assessment may protest the renewal of the LTBID. If written protests are received from the owners of assessed lodging businesses in the proposed LTBID who represent fifty percent (50%) or more of the estimated annual assessments to be levied, the LTBID shall not be renewed and the assessment shall not be imposed.

You may mail a written protest to:

Office of the City Clerk
P.O. Box 3006
Lodi, CA 95241

You may also appear at the public meeting or hearing and submit a written protest at that time.

Information: Should you desire additional information about this proposed LTBID or assessment contact:

Nancy Beckman
Visit Lodi! Convention and Visitors Bureau
25 N. School St.
Lodi, CA 95240
209-365-1195

RESOLUTION NO. 2020-137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LODI DECLARING ITS INTENTION TO RENEW THE LODI TOURISM BUSINESS IMPROVEMENT DISTRICT (LTBID) AND SETTING THE TIME AND PLACE OF A PUBLIC MEETING ON JULY 15, 2020 AND A PUBLIC HEARING ON AUGUST 5, 2020 ON THE RENEWAL OF THE LODI TOURISM BUSINESS IMPROVEMENT DISTRICT (LTBID) AND THE LEVY OF ASSESSMENTS ON LODGING BUSINESSES IN THE CITY OF LODI

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WHEREAS, the LBTID was created for a five (5) year term which ends on September 30, 2020; and

WHEREAS, the Property and Business Improvement Law of 1994, Streets and Highways Code §36600 et seq., authorizes the City to renew business improvement districts for the purposes of promoting tourism; and

WHEREAS, Visit Lodi! Conference and Visitors Bureau, lodging business owners, and representatives from the City of Lodi have met to consider the renewal of the LTBID; and

WHEREAS, Visit Lodi! Conference and Visitors Bureau has drafted a Management District Plan (Plan) which sets forth the proposed boundary of the LTBID, a service plan and budget, and a proposed means of governance; and

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2. The City Council finds that lodging businesses that will pay the assessment proposed in the Plan have signed and submitted petitions in support of the renewal of the LTBID. The City Council accepts the petitions and adopts this Resolution of Intention to renew the LTBID and to levy an assessment on lodging businesses within the LTBID boundaries in accordance with the Property and Business Improvement District Law of 1994.

3. The City Council finds that the Plan satisfies all requirements of Streets and Highways Code §36622.

4. The City Council declares its intention to renew the LTBID and to levy and collect assessments on lodging businesses within the LTBID boundaries pursuant to the Property and Business Improvement District Law of 1994.

5. The LTBID shall include all lodging businesses located within the boundaries of the City of Lodi and a portion of the unincorporated area of San Joaquin County referred to as County Service Area #31, also known as "Flag City", as shown in the map attached as Exhibit A.

6. The name of the district shall be Lodi Tourism Business Improvement District (LTBID).

7. The annual assessment rate is four and one half percent (4.5%) for lodging businesses in the City of Lodi, and three percent (3%) for lodging businesses in the unincorporated area of San Joaquin County, of gross short-term (stays less than 31 days) room rental revenue. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days. Assessments pursuant to the LTBID shall not include room rental revenue resulting from stays pursuant to contracts executed prior to October 2, 2015.

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businesses in Lodi as tourist, meeting, and event destinations, as described in the Plan. Funds remaining at the end of any year may be used in subsequent years in which LTBID assessments are levied as long as they are used consistent with the requirements of this resolution and the Plan.

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10. Bonds shall not be issued.

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14. The complete Plan is on file with the City Clerk and may be reviewed upon request.

15. This resolution shall take effect immediately upon its adoption by the City Council.

Dated: June 17, 2020

==========

I hereby certify that Resolution No. 2020-137 was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 17, 2020 by the following vote:

AYES: COUNCIL MEMBERS – Chandler, Mounce, Nakanishi, and Mayor Kuehne

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

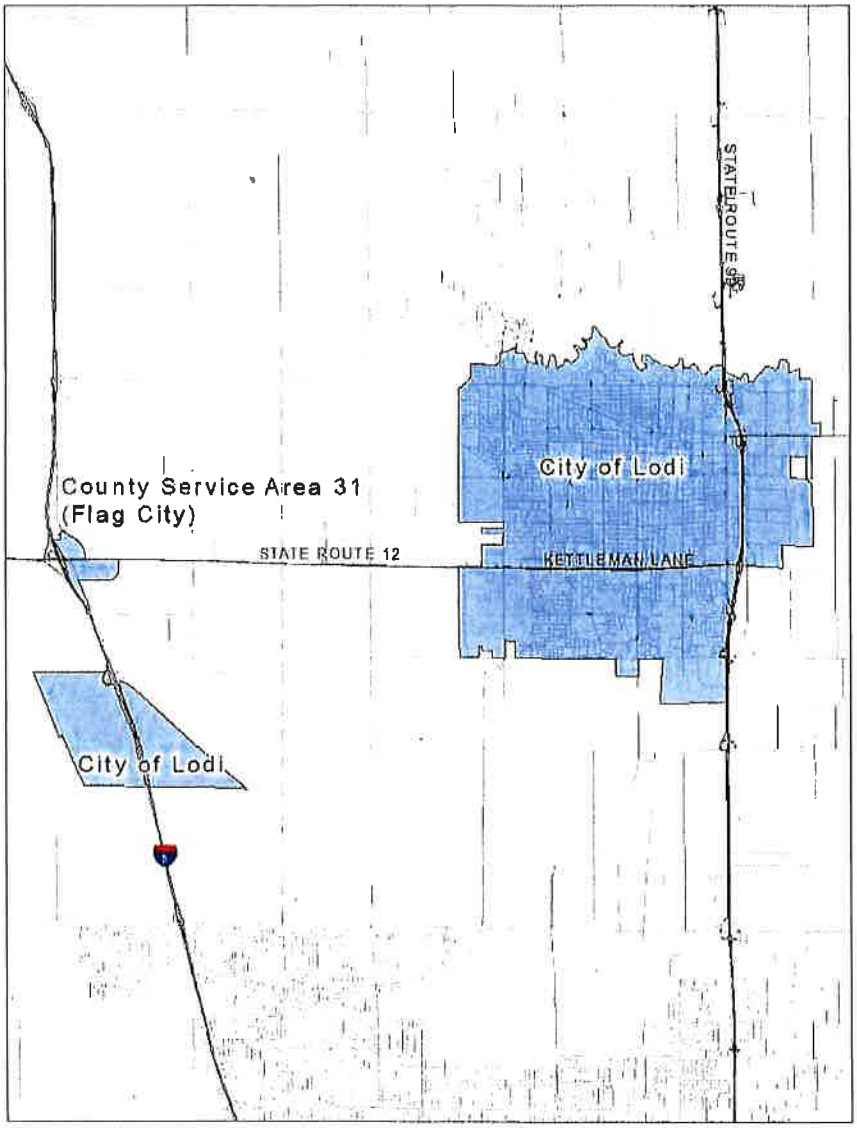
ABSTAIN: COUNCIL MEMBERS – None

DOUG KUEHNE
Mayor

ATTEST:

PAMELA M. FARRIS
Assistant City Clerk

EXHIBIT A
District Boundaries



F1	F2	F3/owner's	F4	F5	F6
#2	Wine & Roses LLC		2505 W. Turner Rd.	Lodi, Calif. 95242	
#3	Del Rancho Motel	Ashvin Patel	501 N. Cherokee Ln	Lodi, Calif. 95240	
#4	Motel 6	Shri Laxmi Ganesha Inc	1140 S Cherokee Ln	Lodi, CA 95240	
#6	Deluxe Hotel DBA VSVR LLC	Sureshbhai M Patel	P O Box 263	Lodi, CA 95241	For: 22 South Main Street
#8	Budget Inn of Lodi	Suresh B. Patel	917 S. Cherokee Ln	Lodi, Calif. 95240	
#9	Econo Lodge Inn & Suites	Sann Hospitality	118 N. Cherokee Ln	Lodi, CA 95240	
#10	Lodi El Rancho Motel	K&R Property Group LLC	12231 Jackson Rd	Sloughhouse , CA 95683	For: 603 N. Cherokee Ln, Lodi, CA
#11	Modern Motor Lodge	Sunil $ Shobhana Yadav	1050 S Cherokee Ln #11	Lodi, CA 95240	
#15	Wine Country Inn	Nilesh Patel	607 S. Cherokee Ln	Lodi, CA 95240	
#16	Rancho Grande Motel	Hasmukh M. Bhakta	807 S. Cherokee Ln	Lodi, CA 95240	
#17	Traveler's Hotel	Ghanshyam A. Patel	112 N. School St.	Lodi, CA 95240	
#18	Viking Motel	Rakesh &Smita Patel	815 S. Cherokee Ln	Lodi, CA 95240	
#20	Days Inn & Suites	Morita Ramas	710 S. Cherokee Ln	Lodi, CA 95240	
#26	Economy Inn	Jayanti Bhakta	1100 S. Cherokee Ln	Lodi, CA 95240	
#27	Main Hotel	Moti Bhamti Trust	4 S. Main Street	Lodi, CA 95240	
#29	Hampton Inn & Suites	Geweke VII, LP	PO Box 1420	Lodi, CA 95241	For: 1337 S Beckman Rd

#30	Best Western	Rupi Padda	6411 W Banner Rd	Lodi, CA 95242	
#31	Microtel Inn & Suites	Rupi Padda	6428 W Banner Rd	Lodi, CA 95242	
#32	Lodi Holiday Inn Express	LCS-Management, Inc.	1337 E Kettleman Ln	Lodi, CA 95240	
#33	Golden Era Hotel	Gloria Properties	8095 E Crystal Dr	Anaheim, CA 92807	For: 18 S Main St
#34	Hutchins House Vacation Rental	Marne Simpson	2920 Applewood Dr	Lodi, CA 95242	For: 705 W Oak St
#35	Colleen's Cottage	Kenneth Bingaman	306 Bella Vista Dr	Lodi, CA 95242	
#36	Merlot Bungalow	Maurie Jacinto	3711 E Acampo Rd	Acampo, CA 95220	For: 430 W Elm St
#37	The Carriage House Vac	Kelly O'Mahony	2651 Douglas Fir Dr.	Lodi, CA 95242	For: 311 ½ W Oak St
#38					No Longer In Buss
#39	Bella Vino LLC		235 S Hutchins St	Lodi, Ca 95240	
#40	Lavette Prop	Lorraine Paskett	4138 Cambridge Rd	La Canada, CA 91011	For: 604 Locust Street
#41	Huckaby AirBNB	Cathleen & Bill Huckaby	2432 Muirfield Dr	Lodi, CA 95242	
#42	Pleasant House	Sylvia Rutter	P O Box 47	Woodbridge, CA 95258	For: 320 N Pleasant Ave
#43	Brick Bungalow	Kelli Cantrell	1103 Val Gardena	Lodi, CA 95242	For: 714 W Lockeford St.
#44	Lee Ave Cottage	Monique Raimundi	P O Box 1503	Lodi, CA 95241	For: 115 N Lee Ave
#45	A Simple Room	Donald W Mortensen	1512 Cherywood	Lodi, CA 95240	
#46	The Witt Resort	David and Wendi Witt	1446 Lexington Dr	Lodi, CA 95242	
#47	Locust Street Suite	Calyn Hackworth	310 W Locust St	Lodi, CA 95240	
#48	Lockeford Bungalow	Carolin J Petersen	1300 W Lodi Ave	Lodi, CA 95240	For:107 W Lockeford St

#49	Tudor Oasis & Veranda by the Vines	Brodie Coleman	6010 Garden Dr.	Newcastle, CA 95658	For:231 Louie Ave
#50					Sold
#51	Poppy Sister Inn	Patricia Descent	533 W Oak St	Lodi, CA 95240	
#52	Lisa Isola		405 W Pine St	Lodi, CA 95240	
#53	Bordeaux Inn Lodi	Craig/Rebecca Forrest	333 W Locust St	Lodi, CA 95240	
#54	Locust Tree Inn	Stephen Machado	P O Box 1734	Lodi, CA 95240	For:428 ½ W Locust St
#55	Best Real Estate Inv.		9 W Oak St	Lodi, Ca 95240	
#56	Oasis Colibri	Mark Hamilton	1945 Edgewood Dr.	Lodi, Ca 95242	
#57	Mills Mansion	Carolin J Petersen	1300 W Lodi Ave Suite A-17	Lodi, Ca 95242	For:210 N Lower Sacramento
#58	Henry & Denise Estrada		2542 Legacy Way	Lodi, Ca 95242	
#59	Sunset Escape	John Hunt	115 Regency	Clayton, Ca 94517	
#60	Mimi's Cottage	Mimi Maley	P.O.Box 1074	Woodbridge, Ca 95258	
#61	McCay Cellars		429 W Pine St.	Lodi, Ca 95240	For:429 W Pine
#62	Katz Cozy Home	Kathryn Smith	822 Rutledge Dr	Lodi, Ca 95242	
#63	The Downtown Walnut	Kara/Joseph Franklin	1786 Mettler Rd	Lodi, Ca 95242	For:402 W Walnut
#64	Claudia M Design	Claudia Lowe	330 N Pleasant Ave	Lodi, Ca 95240	
#65	Lodi Hill House Museum	Jane Lea	826 S Church St.	Lodi, CA 95240	For:826 S Church St
#66	Cottage of California	Dianne V Hamm	116 N California	Lodi, CA 95240	For:112 N California St
#67	LBM Enterprises		401 Trinity Way	Lodi, CA 95242	

#68	Getschow B&B	Christian Getschow	1720 Cape Code Cr	Lodi,CA 95242	For:235 S Hutchins
#69	Park Place	Lisa Fromm	P O Box 189	Woodbridge, Ca 95258	For:2925 Park Oak Dr.
#70	The Garage	Brad Parker	520 N Lower Sacramento Rd.	Lodi, Ca 95242	
#71	JOJO ONG		1162 Platinum St	Union City, Ca 94587	For:101 S Fairmont Ave
#72	ALTERA DOMI LLC	Scott Hamilton	205 N Crescent Ave	Lodi, CA 95240	For: 139 S Crescent Ave
#73	Fox Den	Jim & Marsha Fox	505 Brandywine Dr.	Lodi, CA 95240	For:904 W Turner Rd
#74	Kelly Van Ruiten		1011 W Elm St	Lodi, Ca 95240	
#75	OBAID KHAN		11605 E Hwy 12	Lockeford, CA95237	For:611 Louie Ave
#76	Lodi Candlewood Suites		1345 E Kettleman Ln	Lodi, CA 95240	
#77	Her Life Magazine	Dee Yates Manager	428 W Pine St	Lodi, CA 95240	
#78	Locust Retreat	John Bell	P O Box 950	Woodbridge, CA 95258	FOR:805 W Locust
#79	DJ Investments LLC	Stephanie Shah	P O Box 5782	Galt, CA 95632	FOR: 400 Gerard Dr.
#80	Lodi Lake	Mike Butchko	595 Hamstead Dr	Galt, CA 95632	FOR: 1913 Robert St.

AGENDA ITEM **G-04**

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Public Hearing to Consider Adopting a Resolution Adopting a Five-Year Plan for the Permanent Local Housing Allocation (PLHA) Grant Program, Approving Submission of the 2020 PLHA Grant Application and Authorizing the City Manager to Enter into Agreements with the California Department of Housing and Community Development for a Permanent Homeless Shelter Project - Predevelopment Phase ($2,017,590)

MEETING DATE: July 15, 2020

PREPARED BY: Community Development Director

RECOMMENDED ACTION: Public Hearing to Consider Adopting a Resolution Adopting a Five-Year Plan for the Permanent Local Housing Allocation (PLHA) Grant Program, Approving Submission of the 2020 PLHA Grant Application and Authorizing the City Manager to Enter into Agreements with the California Department of Housing and Community Development for a Permanent Homeless Shelter Project - Predevelopment Phase ($2,017,590)

BACKGROUND INFORMATION: The California Department of Housing and Community Development released a Notice of Funding Availability (NOFA) in February 2020 for the Permanent Local Housing Allocation Program. This grant program provides funds to local governments for housing-related projects and programs that assist in addressing unmet housing needs in their local communities. The application deadline is July 27, 2020.

In 2017 Governor Jerry Brown signed a package of housing bills aimed at addressing California's housing shortage and high housing costs. This legislation package included Senate Bill (SB) 2, the Building Homes and Jobs Act, which established a $75 recording fee on real estate documents to increase the supply of affordable homes in California and to address other urgent housing issues. Under SB 2 the revenue from these recording fees is deposited into the established Building Homes and Jobs Trust Fund. Beginning in 2019 seventy (70) percent of the monies collected and deposited into this fund are allocated to the Permanent Local Housing Allocation (PLHA) program to support locally administered affordable housing.

In February 2020 the Department of Housing and Community Development (HCD) released a Notice of Funding Availability (NOFA) announcing the availability of approximately $195 million in funding for the entitlement and non-entitlement local government formula component of the PLHA program. All entitlement and non-entitlement local governments are eligible for an allocation of PLHA funds on an annual basis for up to five years. For entitlement jurisdictions (including the City of Lodi), the amount of funding allocated is based on the jurisdiction's share of the total Community Development Block Grant (CDBG) allocation in California. For Fiscal Year 2019-2020, the City of Lodi is eligible to receive $336,265 PLHA funding. Over the five-year period, the City is eligible to receive an estimated $2,017,590 in PLHA funds, based on HCD's estimates for annual allocations over the next five years.

APPROVED: _____

Stephen Schwabauer, City Manager

Actual funding amounts over the five-year period will be issued by HCD on an annual basis. PLHA grants are non-competitive; however, there are threshold requirements that must be met in order for funding to be approved (e.g. the jurisdiction must have an adopted Housing Element that is in compliance with state law and must submit a complete PLHA application with all required information).

Projects proposing to use PLHA funding must help local governments achieve one or more of the following objectives:

- Increase the supply of housing for households at or below 60% of area median income
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower- and moderate-income households
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation

The City of Lodi, along with many cities in California, began facing a homeless crisis in 2017. The City's unsheltered homeless population grew to 139 individuals in 2019, as measured by the County's Point-In-Time Count, although local social service providers projected that the real number could be up to 100 more. In response to this crisis, the Lodi Committee on Homelessness (LCOH) mobilized to find resources and greater collaboration among social services agencies. Additionally, the City of Lodi Police Department created a new Homeless Liaison Officer position to provide street outreach to find housing and services for the unsheltered homeless population in Lodi. While this program experienced success in assisting more than 100 unsheltered homeless persons to find resources and housing, severely chronically homeless individuals still face obstacles and need solutions that go beyond the resources provided in the City's program. The LCOH, in collaboration with several local and regional homeless experts, identified that a permanent low-bar shelter with supportive services would be critical to assisting the City's unsheltered homeless population. Services would include case management, physical health, mental health, food, personal care, transitional housing, job preparation, and more.

Considering the above, City staff intends to pursue PLHA grant funding for the maximum amount of $2,017,590, which includes the first allocation of $336,265 for Fiscal Year 2019-2020, for predevelopment, infrastructure and site improvements for a permanent low-bar homeless shelter. PLHA Program guidelines allow the City to use up to 5% of the annual allocation amount for costs related to the administration of the activities for which the grant allocation is made.

As required by HCD, staff has prepared a PLHA plan that outlines the anticipated project costs and schedule over the five-year period. The PLHA program guidelines do not require a detailed expenditure plan for the funds; rather, the PLHA plan must simply identify which eligible activity or activities the City intends to fund each year, the percentage of PLHA funds to be allocated to each activity in each year, the income levels of individuals and households to be served, and a general timeline for completion of the funded activities. The PLHA Plan is included as pages 4 through 6 of the draft PLHA Grant Application (Attachment A).

The City of Lodi has also applied for funding from the Local Early Action Planning (LEAP) grant program, another non-competitive grant program administered by HCD, for the planning phase of this permanent homeless shelter project including 1) identifying appropriate sites, 2) conceptual designs, and 3) preliminary environment studies, and 4) creating a business and operational plan. Lodi's LEAP grant application was submitted to HCD on July 1, 2020.

Staff is requesting that the City Council hear public testimony on the proposed PLHA Plan, and subsequently adopt a resolution approving the PLHA Plan and submittal of the grant application, as required by HCD.

FISCAL IMPACT: There is no fiscal impact for consideration of adoption of the Resolution. The City is eligible to receive an estimated $2,017,590 to support predevelopment of a permanent homeless shelter in Lodi. There is no obligated City match for this grant program.

FUNDING AVAILABLE: Not applicable.

_____
John R. Della Monica Jr.
Community Development Director

JDM/PC/kjc

Attachments:
A. Draft PLHA Grant Application

Instructions

Rev. 2/26/20

When opening this file, a yellow banner at the top may appear with a button that says "Enable Content". It is essential that you click this box so that the macros are enabled. Enabling macros is necessary for full worksheet functionality. Macros do not work with Microsoft's Excel version for Apple Mac.

HCD will only accept applications through a postal carrier service such as U.S. Postal Service, UPS, FedEx or other carrier services that provide date stamp verification confirming delivery to HCD's office. A complete original application and an electronic copy on a USB flash drive with all applicable information must be received by HCD via postal carrier no later than 5:00 p.m. on:

Monday, July 27, 2020

Applications must be on the Department's forms and cannot be altered or modified by the Applicant. Excel forms must be in Excel format and unprotected, not a .pdf document. For application errors please fill out the Application Support worksheet and email the entire workbook to Application Support for application errors at AppSupport@hcd.ca.gov.

General Instructions (Additional instructions and guidance are given throughout the Supplemental Application in "red" text and in cell comments.

Guideline references are made with "§" and the corresponding guideline section number.

"Yellow" cells are for Sponsor input. Failure to provide the required attachments and documentation may disqualify your application from consideration or may negatively impact your point score.

Required attachments are indicated in "orange" throughout the Supplemental Application. Failure to provide the required attachments and documentation may disqualify your application from consideration or may negatively impact your point score. Electronically attached files must use the naming convention in the Supplemental Application. For Example: "App1 Payee Data" for Sponsor 1 Payee Data Record/STD. 204.

Threshold items are indicated in "blue" cells.

"Red" shaded cells indicate the Sponsor has failed to meet a requirement of the program. Point cells in the Scoring worksheet shaded in "red" indicate that the Sponsor has failed to meet the minimum points required.

Sponsor must complete the following worksheets in the PLHA Formula Allocation Application.

Formula Allocation Application

302(c)(4) Plan

Legislative Contacts

Checklist

Binder Tab #	Threshold Requirement	Electronic File Name	Document Description	Included?
1	X	App1 Resolution	**PLHA webpage for Resolution Document**	Included
2	X	**App1 Signature Block**	**Signature Block - upload in Microsoft Word Document**	Included
3	X	App1 TIN	**Taxpayer Identification Number Document**	Included
4	X	**Applicant Agreement**	**Legally binding agreement between Delegating and Administering Local Governments**	Not Included
5		**Plan Adoption**	**§302(c)(4)(D) Evidence that the Plan was authorized and adopted by resolution by the Local jurisdiction and that the public had an adequate opportunity to review and comment on its content.**	Included

Disclosure of Application (California Public Records Act Statutes of 1968 Chapter 1473): Information provided in the application will become a public record available for review by the public, pursuant to the California Public Records Act Statutes of 1968 Chapter 1473. As such, any materials provided will be disclosable to any person making a request under this Act. The Department cautions Applicants to use discretion in providing information not specifically requested, including but not limited to, bank accounts, personal phone numbers and home addresses. By providing this information to the Department, the Applicant is waiving any claim of confidentiality and consents to the disclosure of submitted material upon request."

Local Government Formula Allocation

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Eligible Applicant Type:	**Entitlement**		
Local Government Recipient of PLHA Formula Allocation:		Lodi	
Approximate PLHA Formula Allocation Amount:	**$336,265**	**Allowable Local Admin (5%):**	**$16,813**

Instructions: If the Local Government Recipient of the PLHA Formula Allocation delegated its PLHA formula allocation to a Local Housing Trust Fund or to another Local Government, the Applicant (for which information is required below) is the Local Housing Trust Fund or administering Local Government. The PLHA award will be made to the Applicant (upon meeting threshold requirements) and the Applicant is responsible for meeting all program requirements throughout the term of the Standard Agreement.

The 302(c)(4) Plan template worksheet requires first choosing one or more of the Eligible Activities listed below. If "Yes" is clicked, the 302(c)(4) Plan worksheet opens a series of questions about what precise activities are planned. Some specific activities, such as providing downpayment assistance to lower-income households for acquisition of an affordable home, could be included under either Activity 2 or 9. Please only choose one of those Activities; don't list the downpayment assistance under both Activities.

If the PLHA funds are used for the same Activity but for different Area Median Income (AMI) level, select the same Activity twice (or more times) and the different AMI level the Activity will serve. Please enter the percentage of funds allocated to the Activity in only the first Activity listing to avoid double counting the funding allocation.

Eligible Applicants §300

§300(a) Eligible Applicants for the entitlement formula component described in Section §100(b)(1) are limited to the metropolitan cities and urban counties allocated a grant for the federal fiscal year 2017 pursuant to the federal CDBG formula specified in 42 USC, Section §5306.

Applicant:	City of Lodi						
Address:	221 W. Pine Street						
City:	Lodi	State:	CA	Zip:	95240	County:	San Joaquin

§300(d) Is Applicant delegated by another Local government to administer on its behalf its formula allocation of program funds?				No
§300(d) If Applicant answered "Yes" above, has the Applicant attached the legally binding agreement required by §300 (c) and (d)?				N/A
File Name:	App1 Resolution	**PLHA webpage for Resolution Document**	Attached and on USB?	Yes
File Name:	**App1 Signature Block**	**Signature Block - upload in Microsoft Word Document**	Attached and on USB?	Yes
File Name:	App1 TIN	**Taxpayer Identification Number Document**	Attached and on USB?	Yes
File Name:	**Applicant Agreement**	**Legally binding agreement between Delegating and Administering Local Governments**	Attached and on USB?	N/A

Eligible Activities, §301

§301(a) Eligible activities are limited to the following:	**Included?**
§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to Extremely low-,Very low-, Low-, or Moderate-income households, including necessary operating subsidies.	☐ **YES**
§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.	☐ **YES**
§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.	☐ **YES**
§301(a)(4) Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.	☐ **YES**
§301(a)(5) Capitalized Reserves for services connected to the preservation and creation of new permanent supportive housing.	☐ **YES**
§301(a)(6) Assisting persons who are experiencing or At-risk of homelessness, including, but not limited to, providing rapid re-housing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.	☑ **YES**

§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.	☐ **YES**
§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.	☐ **YES**
§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.	☐ **YES**
§301(a)(10) Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing Projects, or matching funds invested by a county in an affordable housing development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing Project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing Project.	☐ **YES**

Threshold Requirements, §302

§302(a) Housing Element compliance: Applicant or Delegating Local Government's Housing Element was adopted by the Local Government's governing body by the application deadline and subsequently determined to be in substantial compliance with state Housing Element Law pursuant to Government Code Section 65585.	Yes
§302(b) Applicant or Delegating Local Government has submitted the current or prior year's Annual Progress Report to the Department of Housing and Community Development pursuant to Governemnt Code Section 65400.	Yes
§302(c)(2) Applicant certifies that submission of the application was authorized by the governing board of the Applicant.	Yes
§302(c)(3) Applicant certifies that, if the Local Government proposes allocation of funds for any activity to another entity, the Local government's selection process had no conflicts of interest and was accesible to the public.	Yes
§302(c)(4) Does the application include a Plan in accordance with §302(c)(4)?	Yes
§302(c)(4)(D) Applicant certifies that the Plan was authorized and adopted by resolution by the Local Government and that the public had an adequate opportunity to review and comment on its content	Yes
§302(c)(5) Applicant certifies that the Plan submitted is for a term of five years. Local Governments agree to inform the Department of changes made to the Plan in each succeeding year of the term of the Plan.	Yes
§302(c)(6) Applicant certifies that it will ensure compliance with §302(c)(6) if funds are used for the acquisition, construction, or rehabilitation of for-sale housing projects or units within for-sale housing projects.	Yes
§302(c)(7) Applicant certifies that it will ensure that the PLHA assistance is in the form of a low-interest, deferred loan to the Sponsor of the Project, if funds are used for the development of an Affordable Rental Housing Development. The loan shall be evidenced through a Promissory Note secured by a Deed of Trust.	Yes
§302(c)(8) Has Applicant attached a program income reuse plan describing how repaid loans will be reused for eligible activities specified in Section 301?	No

Administration

Applicant agrees to adhere to §500, Accounting Records.	Yes
Applicant agrees to adhere to §501, Audits/Monitoring of PLHA Files.	Yes
Applicant agrees to adhere to §502, Cancellation/Termination.	Yes
Applicant agrees to adhere to §503, Reporting.	Yes

Certifications

On behalf of the entity identified below, I certify that: The information, statements and attachments included in this application are, to the best of my knowledge and belief, true and correct and I possess the legal authority to submit this application on behalf of the entity identified in the signature block.

Stephen Schwabauer		City Manager				
Authorized Representative Printed Name		Title		Signature		Date

Entity name:	City of Lodi		Phone Number:	209-333-6700			
Entity Address	221 W. Pine Street	City	Lodi	State	CA	Zip	95240

§302(c)(4) Plan

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§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.

PLHA funds will be used for capital costs for a permanent emergency homeless shelter, including predevelopment, infrastructure and site improvements.

§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).

Lodi does not currently have a permanent shelter for people experiencing homelessness. The Lodi Committee on Homelessness, in collaboration with several local and regional homeless experts, has determined that a low-bar shelter with supportive services is critical to assisting the city's unsheltered homeless population. The proposed facility will provide temporary emergency shelter for individuals and families that are typically at or below 30 percent of Area Median Income. The emergency shelter will serve as an interim step in assisting the unsheltered homeless population in securing long-term housing.

§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.

Program 4.3 of the City of Lodi's Housing Element (2014-2023) is to "Pursue Regional Solutions to Homeless Needs." This implementation program calls on the City to collaborate with nonprofit service organizations in the region to support and implement solutions to homelessness. The City has created an interagency Lodi Committee on Homelessness (LCOH), and City staff participates with community groups and service organizations in the San Joaquin Continuum of Care (SJCoC), a regional program promoting community-wide action to end homelessness. These efforts focus on leveraging partnerships to create effective solutions to homelessness, and the goal to establish a permanent emergency shelter for homeless individuals and families in Lodi has been identified as one of the top priorities of both the LCOH and the SJCoC. Construction and operation of a shelter is one of the most immediate and concrete actions the City can take in implementing Program 4.3 of the Housing Element to address homelessness.

Activities Detail (Activities Detail (Must Make a Selection on Formula Allocation Application worksheet under Eligible Activities, §301))

§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-,very low-, low-, or moderate-income households, including necessary Operating subsidies.

§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.

§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.

§301(a)(4) Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.

§301(a)(5) Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.

§301(a)(6) Assisting persons who are experiencing or At risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for the proposed Activity.

PLHA funds will be used to support predevelopment, infrastructure and site improvements for a permanent homeless shelter. Specific activities may include: identifying a site, preliminary environmental studies, business and operational plan, conceptual design, site layout, site and facility improvement plans, cost estimates, development schedule, entitlements, construction documents, contractor bid and selection process, site preparation and infrastructure improvements and maintenance/operations.

Complete the table below for each proposed Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).

Funding Allocation Year	2019	2019	2020	2020	2021	2021	2022	2022	2023	2023					
Type of Activity for Persons Experiencing or At Risk of Homelessness	Emregency Shelters	Emregency Shelters	Emregency Shelters	Emregency Shelters	Emregency Shelters	Emregency Shelters	Emregency Shelters	Emregency Shelters	Emregency Shelters	Emregency Shelters					
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	100%		100%		100%		100%		100%						
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	50%	30%	50%	30%	50%	30%	50%	30%	50%					**TOTAL**
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	244	253													497

§302(c)(4)(E)(ii) Projected Number of Households Served	45	5													50
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity **(55 years required for rental housing projects)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

Predevelopment phase and apply for planning entitlements - July 2020 to March 2021
Approval of entitlements, draft construction documents, contractor bid and selection process, issuance of building permits – March to November 2021
Infrastructure and site improvements (Phase 1) – March 2022 to February 2023
Site improvements (Phase 2) – March 2023 to February 2024

§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.

§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.

§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.

§301(a)(10) Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing Projects, or matching funds invested by a county in an affordable housing development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing Project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing Project.

File Name:	**Plan Adoption**	***§302(c)(4)(D)*** *Evidence that the Plan was authorized and adopted by resolution by the Local jurisdiction and that the public had an adequate opportunity to review and comment on its content.*	Attached and on USB?	Yes

Legislative and Congressional Information

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Provide the Legislative and Congressional information for the applicant and each activity location, (if different than applicant location), included in this application.

To locate or verify the Legislative and Congressional information, click on the respective links below and enter the applicant office location zip code, the activity location site zip code(s) (i.e. zip code(s) where activities are performed), and any additional activity location site(s), as applicable.

California State Assembly	California State Senate	U.S. House of Representatives

Applicant Office Location			
	District #	**First Name**	**Last Name**
State Assembly Member	9	Jim	Cooper
State Senate Member	5	Cathleen	Galgiani
U.S. House of Representatives	9	Jerry	McNerney

Activity Location 1 (if different from applicant location)			
	District #	**First Name**	**Last Name**
State Assembly Member			
State Senate Member			
U.S. House of Representatives			

RESOLUTION NO. 2020-____

A RESOLUTION OF THE LODI CITY COUNCIL ADOPTING A FIVE-YEAR PLAN FOR THE PERMANENT LOCAL HOUSING ALLOCATION (PLHA) GRANT PROGRAM; APPROVING SUBMISSION OF THE 2020 PLHA GRANT APPLICATION; AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR A PERMANENT HOMELESS SHELTER PROJECT - PREDEVELOPMENT PHASE ($2,017,590)

==========

WHEREAS, the California Department of Housing and Community Development (the "Department") is authorized to provide up to $195 million under the SB 2 Permanent Local Housing Allocation Program Formula Component from the Building Homes and Jobs Trust Fund for assistance to Cities and Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2)); and

WHEREAS, the Department issued a Notice of Funding Availability ("NOFA") dated February 26, 2020 under the Permanent Local Housing Allocation (PLHA) Program; and

WHEREAS, the City of Lodi ("Applicant") is an eligible local government applying for the program to administer one or more eligible activities; and

WHEREAS, the Department may approve funding allocations for the PLHA Program, subject to the terms and conditions of the Guidelines, NOFA, Program requirements, the Standard Agreement and other contracts between the Department and PLHA grant recipients; and

WHEREAS, procedures established by the Department require the Applicant to develop a PLHA Plan ("Plan") that is reviewed and approved by the City Council, as well as an opportunity for members of the public to review and comment on the Plan; and

WHEREAS, notice of the July 15, 2020 public hearing on the Plan was published in the Lodi News Sentinel on July 7, 2020; and

WHEREAS, the draft PLHA Plan was made available for public review and comment for a period of at least seven days, commencing on July 7, 2020, and continuing through the date of the public hearing before the Lodi City Council on July 15, 2020; and

WHEREAS, the grant application is due no later than July 27, 2020.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LODI as follows:

1. The City Council does hereby adopt the five-year PLHA Plan and approve this Plan for submission to the California Department of Housing and Community Development.

2. If the Applicant receives a grant of PLHA funds from the Department pursuant to the above-referenced PLHA NOFA, it represents and certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations and laws,

including without limitation all rules and laws regarding the PLHA Program, as well as any and all contracts the Applicant may have with the Department.

3. The Applicant is hereby authorized and directed to receive a PLHA grant, in an amount not to exceed the five-year estimate of the PLHA formula allocations, as stated in Appendix C of the current NOFA [$2,017,590] in accordance with all applicable rules and laws.

4. The Applicant hereby agrees to use the PLHA funds for eligible activities as approved by the Department and in accordance with all Program requirements, Guidelines, other rules and laws, as well as in a manner consistent and in compliance with the Standard Agreement and other contracts between the Applicant and the Department.

5. The Applicant shall be subject to the terms and conditions as specified in the Standard Agreement, the PLHA Program Guidelines and any other applicable SB 2 Guidelines published by the Department

6. Stephen Schwabauer, City Manager, is hereby authorized to execute the PLHA Program Application, the PLHA Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the PLHA grant awarded to the Applicant, as the Department may deem appropriate.

Dated: July 15, 2020
==========

I hereby certify that Resolution No. 2020-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 15, 2020, by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk

Please immediately confirm receipt of this fax by calling 333-6702

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: **NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTING RESOLUTION ADOPTING FIVE-YEAR PLAN FOR THE PERMANENT HOUSING ALLOCATION (PLHA) GRANT APPLICATION**

PUBLISH DATE: **TUESDAY, JULY 7, 2020**

LEGAL AD

TEAR SHEETS WANTED: **One (1) please**

SEND AFFIDAVIT AND BILL TO:
LNS ACCT. #5100152

PAMELA M. FARRIS, ASSISTANT CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: MONDAY, JULY 6, 2020

ORDERED BY: PAMELA M. FARRIS
ASSISTANT CITY CLERK

Pamela M Farris
PAMELA M. FARRIS
ASSISTANT CITY CLERK

KAYLEE CLAYTON
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

Emailed to the Sentinel at legals@lodinews.com at 8:09 (time) on 7/6/20 (date) _____ (pages)

DECLARATION OF POSTING

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTING RESOLUTION ADOPTING A FIVE-YEAR PLAN FOR THE PERMANENT LOCAL HOUSING ALLOCATION (PLHA) GRANT APPLICATION

On Monday, July 6, 2020, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider adopting a resolution adopting a five-year plan for the Permanent Local Housing Allocation (PLHA) grant application (attached and marked as Exhibit A) was posted at the following locations:

Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum
WorkNet Office

I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 6, 2020, at Lodi, California.

ORDERED BY:

PAMELA M. FARRIS
ASSISTANT CITY CLERK

Pamela M. Farris
PAMELA M. FARRIS
ASSISTANT CITY CLERK

KAYLEE CLAYTON
ADMINISTRATIVE CLERK

NOTICE OF PUBLIC HEARING

CITY OF LODI
Carnegie Forum
305 West Pine Street, Lodi

Streaming Links:
https://www.lodi.gov/901/Council-Meeting-Archive
or
https://zoom.us/j/99839136017?pwd=TVh0VlFEZWNzdVZzRDF6MHNhWnp1UT09

Date: July 15, 2020
Time: 7:00 p.m.

For information regarding this notice please contact:
Pamela M. Farris, Assistant City Clerk
Telephone: (209) 333-6702

***Special Notice**: While social distancing measures are imposed due to the COVID-19 pandemic, Council chambers will be closed to the public during meetings of the Lodi City Council. Alternatives, as set forth below, are available to members of the public to watch Council meetings and provide comments.*

NOTICE IS HEREBY GIVEN that on Wednesday, July 15, 2020, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing via the following streaming links: https://www.lodi.gov/901/Council-Meeting-Archive or https://zoom.us/j/99839136017?pwd=TVh0VlFEZWNzdVZzRDF6MHNhWnp1UT09 to consider the following matter:

a) **Adopting a Resolution Adopting a Five-Year Plan for the Permanent Local Housing Allocation (PLHA) Grant Application and Authorizing the City Manager to Enter into Agreements with the California Department of Housing and Community Development for a Permanent Homeless Shelter Project – Predevelopment Phase**

Information regarding this item may be obtained by contacting the Community Development Department, at (209) 333-6711 or by email at kchadwick@lodi.gov. The Plan may be viewed online at https://www.lodi.gov/169/Community-Development. All interested persons are invited to present their views and comments on this matter as follows: Written comments may be filed with the City Clerk, by mail at PO Box 3006 Lodi, CA 95241, or email at councilcomments@lodi.gov at any time prior to the hearing scheduled herein, written comments will be read into the record, oral statements may be made at the time of the public hearing via the following link: https://zoom.us/j/99839136017?pwd=TVh0VlFEZWNzdVZzRDF6MHNhWnp1UT09.

Should you have questions on submitting comments or how to watch the Council meeting, contact the City Clerk's Office at 209-333-6702.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk prior to the close of the public hearing.

By Order of the Lodi City Council:

Pamela M Farris

Pamela M. Farris
Assistant City Clerk

Approved as to form:

Janice D. Magdich

Janice D. Magdich
City Attorney

Dated: July 6, 2020

AVISO: Para obtener ayuda interpretativa con esta noticia, por favor llame a la oficina de la Secretaria Municipal, a las (209) 333-6702.

AGENDA ITEM H-01

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Presentation on New Economic Development Tools-Conceptual Architectural Renderings of Key Commercial and Industrial Sites

MEETING DATE: July 15, 2020

PREPARED BY: City Manager's Office

RECOMMENDED ACTION: Accept presentation on New Economic Development Tools-Conceptual Architectural Renderings of Key Commercial and Industrial Sites.

BACKGROUND INFORMATION: The preparation of conceptual architectural renderings of key vacant commercial and industrial sites in Lodi is one of a number of key strategies being deployed to market the City of Lodi as a preferred manufacturing and logistics location. The renderings will be a part of presentations to economic development stakeholders including GoBiz, site selectors, local real estate brokerage firms, business owners, and others to generate excitement and enthusiasm as location decisions are being made. The renderings will be featured continuously on GrowinLodi.com and will be available for use by others to apply the concept of business transferability to Lodi.

Five vacant commercial and industrial parcels were chosen for this project based on: 1) complexity of title, 2) access to major transportation routes, 3) visibility, 4) size, and 5) proximity of vacant parcels to one another. The proposed uses featured in the renderings focus on manufacturing, corporate headquarters, and logistics. These uses represent Lodi's interest in increasing employment opportunities, expanding the tax base, and increasing Lodi Electric Utility's electric load.

All but four of the parcels are located east of SR 99. The locations are: 1) 699 & 775 Guild Lane, 2) 930 Beckman, 3) 1235 E. Kettleman Lane & 1250 S. Beckman Road, and 4) 1335 E. Lockeford Street. The parcel west of SR 99 is 1430 and 1500 S. Cherokee Lane.

A power point presentation at the meeting will provide before and after images of these sites and preview the potential of each site. The tools are intended to give a prospective buyer/developer a close enough perspective of the suitability of the site in terms of access, building in terms of size, shape, and orientation, and circulation in terms of ingress, egress, parking and freight movement.

FISCAL IMPACT: Not applicable

FUNDING AVAILABLE: Not applicable

_____
Astrida Trupovnieks
Economic Development Manager

APPROVED: _____
Stephen Schwabauer, City Manager

AGENDA ITEM H-02

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: Adopt Resolution Authorizing an Additional Appropriation and Expenditure of Fiscal Year 2020-21 Funds in the Amount of $690,228 to the Existing Appropriation of $1,138,037 for a Total Amended Appropriation of $1,828,265 to be Reimbursed by FEMA and State Government at a Rate of 93.75 Percent for the Implementation of the Great Plates Delivered Program

MEETING DATE: July 15, 2020

PREPARED BY: Business Development Manager

RECOMMENDED ACTION: Adopt Resolution authorizing an additional appropriation and expenditure of fiscal year 2020-21 funds in the amount of $690,228 to the existing appropriation of $1,138,037 for a total amended appropriation of $1,828,265 to be reimbursed by FEMA and State Government at a rate of 93.75 percent for the implementation of the Great Plates Delivered Program.

BACKGROUND INFORMATION: This Council Communication and resolution seeks City Council approval to extend the City's participation in the Great Plates Delivered (GPD) program through Friday, August 15, 2020. The Additional cost for this five week extension is estimated to be $690,228. This resolution amends the original appropriation approved by City Council on June 17, 2020 of $1,138,037 to a new total GPD appropriation of $1,828,265.

In early May, the City of Lodi made the decision to participate in the GPD, a program designed to provide meals to adults 65 and older, and adults 60-64 who are a high-risk for COVID-19, and to provide economic stimulus for restaurants. Currently, three local restaurants participate in the program. This program, the first of its kind in the nation, was developed by the State of California in partnership with FEMA to provide senior citizens access to meals while staying at home during the COVID-19 pandemic, and to support restaurants struggling to stay in business. To be reimbursed by FEMA at a 75 percent rate, and Cal OES, at an 18.75 percent rate, the City of Lodi will participate by contributing 6.25 percent, and serve as local administrator of the program. Importantly, in its role as local administrator, the City is responsible for all program administration including a timely payment of invoices to local participating restaurants at a rate of $66 per day per senior citizen.

On May 11, 2020, local restaurants began preparing and delivering meals to 42 senior citizens. Today, the program prepares and delivers meals to senior citizens ranging in number between 315 to 379 participants weekly, three times per day, and seven days per week. As of July 5, 2020, the City of Lodi, in conjunction with the LOEL Senior Center and three local restaurants have delivered 48,723 meals at a total cost of $993,356.

The City has applied for an expedited reimbursement of $217,800 which has been approved. However, only a portion of this $217,800 has been received ($183,769). The City continues to apply for additional funds, and is in regular communication with FEMA and CalOES to receive advance reimbursement.

APPROVED: _____
Stephen Schwabauer, City Manager

As stated in the staff report to authorize the initial budget allocation for GPD, staff has concerns this will lead to the creation of an ongoing program that will potentially impact the City's ability to deliver other services. While the City has a strong cash position and can carry this program through July 10 and further at stated reimbursement rates, staff is concerned with program "creep" and the possibility that federal and state officials may not be able to meet their obligations at some point leaving the City to foot the entire bill of a popular program. In addition, the longer the program runs, the more residents become reliant on the service. This may lead to pressure to continue beyond the disaster period. The General Fund and possibly Community Development Block Grant funds are the City's only funding sources for this program. With general revenues falling and the possibility that other services will be reduced to balance the budget in the near future, the City cannot afford to take this obligation long-term without equally offsetting cost reductions elsewhere.

While these concerns still exist, the risk to the at-risk population is at its highest as the County and State of California continue to see increasing COVID-19 positive cases and hospitalizations. The approximately one month extension can be absorbed by the City with no impact to current operations and provide a valuable benefit to these COVID-19 vulnerable members of the community. Staff will continue to monitor expenditures and general revenues against these and other expenditures meticulously going forward.

FISCAL IMPACT: This resolution will appropriate funds from FY 2020-21 unallocated fund balance in the amount of $690,228 thereby increasing the total GPD appropriation from $1,138.037 to the amended appropriation of $1,828,265 to be reimbursed by FEMA and State government at a combined rate of 93.75 percent. The City of Lodi's final participation rate after reimbursement will be 6.25 percent.

FUNDING AVAILABLE: Staff requests additional expense appropriations of $690,228. The Account Code for the expenditure appropriation is 10095000.72355. Additional projected revenue of $647,089 will also be recognized by this action.

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Stephen Schwabauer
City Manager

RESOLUTION NO. 2020-_____

A RESOLUTION OF THE LODI CITY COUNCIL
AUTHORIZING AN ADDITIONAL APPROPRIATION AND
EXPENDITURE OF FISCAL YEAR 2020-21 FUNDS IN THE AMOUNT
OF $690,228 TO THE EXISTING APPROPRIATION OF $1,138,037,
FOR A TOTAL AMENDED APPROPRIATION OF $1,828,265 TO BE
REIMBURSED BY FEMA AND STATE GOVERNMENT AT A RATE OF
93.75 PERCENT FOR THE IMPLEMENTATION OF THE GREAT
PLATES DELIVERED PROGRAM

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WHEREAS, the City of Lodi is participating in a program to provide meals to adults 65 and older, and adults 60-64 who are a high-risk for COVID-19 as defined by the CDC, and who are unable to access meals while staying at home; and

WHEREAS, the Great Plates Delivered Program is also intended to support local restaurants and other food providers, and to support owners who have closed or are struggling to remain open due to COVID-19 mitigation tactics; and

WHEREAS, program costs are funded by the Federal Emergency Management Agency (FEMA), a federal agency, and State government at a rate of 75 percent and 18.75 percent, respectively; and

WHEREAS, the City of Lodi will participate in funding of the Great Plates Delivered Program at a rate of 6.25 percent; and

WHEREAS, the Great Plates Delivered Program commenced in Lodi on May 11, 2020 and was expected to terminate on July 10, 2020; and

WHEREAS, the Great Plates Delivered Program has been extended to August 15, 2020 and will allow hundreds of seniors and adults 60-64 at-risk for COVID three meals per day seven days per week prepared and delivered by local restaurants; and

WHEREAS, the extension of the Great Plates Delivered Program to August 15, 2020 requires City Council approval; and

WHEREAS, City of Lodi staff is serving as the local administrator for the program in accordance with federal and State guidelines, and the LOEL Senior Center is screening applications to the program for eligibility according to federal and State guidelines; and

WHEREAS, the City of Lodi's application for expedited reimbursement from FEMA in the amount of $217,800 has been approved and to date $183,769 in reimbursement has been received by the City; and

WHEREAS, the City of Lodi will continue to submit invoices for expedited reimbursement of program costs as directed by the federal and State government throughout the program period; and

WHEREAS, the City of Lodi may not receive reimbursement of the prorated share of state and federal funds for the Great Plates program for up to one year or longer after the program is ended.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby appropriate additional Fiscal Year 2020-21 funds in the amount of $690,228 to the existing appropriation of $1,138,037 for a total amended appropriation of $1,828,265, to be reimbursed by FEMA and State government at a rate of 93.75 percent for the implementation of the Great Plates Delivered Program, and authorizing the expenditure of appropriated funds in Fiscal Year in Fiscal Year 20-21. The Account Code for the revenue appropriation is 10095000.55020 The Account Code for the expenditure appropriation is 10095000.72355; and

BE IT FURTHER RESOLVED that the City Council hereby approves the City Manager's emergency extension of the program for the period July 11, 2020 through August 15, 2020.

Dated: July 15, 2020

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I hereby certify that Resolution No. 2020-___ was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 15, 2020, by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

PAMELA M. FARRIS
Assistant City Clerk