

MAY 13, 2019 – City Council Regular Meeting – 7:00 p.m.



City Council Chamber
390 Towne Centre Drive
Lathrop, California
(209) 941-7200
www.ci.lathrop.ca.us

City Council

Sonny Dhaliwal, Mayor
Martha Salcedo, Vice Mayor
Paul Akinjo
Diane Lazard
Jennifer Torres-O'Callaghan

City Staff

Stephen Salvatore, City Manager
Salvador Navarrete, City Attorney
Teresa Vargas, City Clerk
Glenn Gebhardt, City Engineer
Cari James, Finance & Administrative Services Director
Mark Meissner, Community Development Director
Zachary Jones, Parks & Recreation Director
Ryan Biedermann, Lieutenant / Acting Chief of Police
Michael King, Assistant Public Works Director

General Order of Business

1. Preliminary
 - Call to Order
 - Closed Session
 - Roll Call
 - Invocation
 - Pledge of Allegiance
 - Announcements by Mayor/City Mgr.
 - Informational Items
 - Declaration of Conflict of Interest
2. Presentations
3. Citizen's Forum
4. Consent Calendar
5. Scheduled Items
 - Public Hearings
 - Appeals
 - Referrals and Reports from Commissions and Committees
 - All Other Staff Reports and/or Action Items
 - Study Sessions
6. Council Communications
7. Adjournment

Order of Discussion

Generally, the order of discussion after introduction of an item by the Mayor will include comments and information by staff followed by City Council questions and inquiries. The applicant, or their authorized representative, or interested residents, may then speak on the item; each speaker may only speak once to each item. At the close of public discussion, the item will be considered by the City Council and action taken.

Consent Calendar

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or interested resident so requests, in which case the item will be removed from the Consent Calendar and considered separately.



MAY 13, 2019 – Regular Meeting Agenda – 7:00 p.m.



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Addressing the Council

Any person may speak once on any item under discussion by the City Council after receiving recognition by the Mayor. Purple speaker cards will be available prior to and during the meeting. To address City Council, a card must be submitted to the City Clerk indicating name, address and number of the item upon which a person wishes to speak. When addressing the City Council, please walk to the lectern located in front of the City Council. State your name and address. In order to ensure all persons have the opportunity to speak, a time limit will be set by the Mayor for each speaker (see instructions on speaker form). In the interest of time, each speaker may only speak once on each individual agenda item; please limit your comments to new material; do not repeat what a prior speaker has said. If you challenge the nature of a proposed action 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 Council at, or prior to, the public hearing.

Citizen's Forum

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under the Citizen's Forum section. Please submit your purple speaker card to the City Clerk prior to the commencement of Citizen's Forum. **Only those who have submitted speaker cards, or have expressed an interest to speak, prior to the conclusion of Citizen's Forum will be called upon to speak.** Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The Mayor will limit the length of your presentation (see instructions on speaker form) and each speaker may only speak once on this agenda item.

To leave a voice message for the Mayor and all Councilmembers simultaneously, dial (209) 941-7220. To send an e-mail for the Mayor and all Councilmembers simultaneously, citycouncil@ci.lathrop.ca.us

This City Council Agenda may be accessed by computer at the following Worldwide Web Address: www.ci.lathrop.ca.us LIVE STREAMING - Now available, please visit the City Council Page or use the URL www.ci.lathrop.ca.us/council/

Information

Copies of the Agenda are available in the lobby at the Lathrop City Hall, 390 Towne Centre Drive, Lathrop, on Thursday preceding a regularly scheduled City Council meeting. Supplemental documents relating to specific agenda items are available for review in the City Clerk's Office. This agenda was posted at the following locations: City Hall, Community Center, Generations Center, Senior Center, and "J" Street and River Islands Fire Department Offices. The meetings of the Lathrop City Council are broadcast on Lathrop Comcast Cable Television Channel 97.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility and/or accommodations to this meeting. [28 CFR 35.102-35.104 ADA Title II] Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the City Clerk at (209) 941-7230.

Information about the City or items scheduled on the Agenda may be referred to:

Address: City of Lathrop City Clerk
390 Towne Centre Dr.
Lathrop, CA 95330
Telephone: (209) 941-7230

Your interest in the conduct of your City's business is appreciated.

**CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, MAY 13, 2019,
7:00 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330**

AGENDA

PLEASE NOTE: There will be a Closed Session commencing at 6:00 p.m. The Regular Meeting will reconvene at 7:00 p.m., or immediately following the Closed Session, whichever is later.

1. PRELIMINARY

1.1 CALL TO ORDER

1.2 CLOSED SESSION

1.2.1 CONFERENCE WITH LEGAL COUNSEL: Anticipated Litigation - Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(b)

- 4 Potential Case(s)

1.2.2 CONFERENCE WITH LEGAL COUNSEL: Existing Litigation Pursuant to Government Code Section 54956.9(a)

- 15700 South McKinley Avenue Industrial Park Association vs. City of Lathrop, San Joaquin County Superior Court, Case No. STK-CV-UBC-2019-0004954

RECONVENE

1.2.3 REPORT FROM CLOSED SESSION

1.3 ROLL CALL

1.4 INVOCATION

1.5 PLEDGE OF ALLEGIANCE

1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

1.7 INFORMATIONAL ITEM(S) - None

1.8 DECLARATION OF CONFLICT(S) OF INTEREST

2. PRESENTATIONS

2.1 RECOGNITION OF OUTGOING POLICE CHIEF JAMES HOOD

- 2.2 INTRODUCTION OF NEW EMPLOYEE:
- Rosemary Martinez, Administrative Assistant

- 2.3 MAYOR'S COMMITTEE REPORT(S)
- Parks & Recreation Update on Committee Events and Programs

3. CITIZEN'S FORUM

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under Citizen's Forum. Please submit a purple speaker card to the City Clerk prior to the commencement of Citizen's Forum. Only those who have submitted speaker cards, or have expressed an interest to speak, prior to the conclusion of Citizen's Forum will be called upon to speak. Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The City Council can, however, allow its members or staff to briefly (no more than five (5) minutes) respond to statements made, to ask questions for clarification, make a brief announcement or report on his or her own activities. (See California Government Code Section 54954.2(a)). Unless directed otherwise by a majority of the City Council, all questions asked and not answered at the meeting will be responded to in writing within 10 business days. ALL PUBLIC COMMENTS MUST BE MADE IN COMPLIANCE WITH THE LATHROP CITY COUNCIL HANDBOOK OF RULES AND PROCEDURES!!

4. CONSENT CALENDAR

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless the Mayor, Councilmember, or citizen so requests, in which event the item will be removed from the Consent Calendar and considered separately.

- 4.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS
Waive the Reading of Ordinances and Resolutions on Agenda Unless Otherwise Requested by the Mayor or a Councilmember
- 4.2 APPROVAL OF MINUTES
Approve Minutes for the Regular Council Meeting of April 8, 2019
- 4.3 SECOND READING AND ADOPTION OF ORDINANCE 19-403 ESTABLISHING THE CITY OF LATHROP COMMUNITY FACILITIES DISTRICT NO. 2019-1 (SOUTH LATHROP CITY SERVICES) UNDER THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982, CONSTITUTING CHAPTER 2.5 OF PART 1 OF DIVISION 2 OF TITLE 5, COMMENCING AT SECTION 53311, OF THE CALIFORNIA GOVERNMENT CODE
Second Reading and Adoption of Ordinance 19-403 Levying Special Taxes Within Community Facilities District No. 2019-1 (South Lathrop City Services)

- 4.4 SECOND READING AND ADOPTION OF ORDINANCE 19-404 TO ESTABLISH THE CITY OF LATHROP COMMUNITY FACILITIES DISTRICT NO. 2019-2 (CENTRAL LATHROP SPECIFIC PLAN SERVICES) UNDER THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982, CONSTITUTING CHAPTER 2.5 OF PART 1 OF DIVISION 2 OF TITLE 5, COMMENCING AT SECTION 53311, OF THE CALIFORNIA GOVERNMENT CODE
Second Reading and Adoption of Ordinance 19-404 Levying Special Taxes Within Community Facilities District No. 2019-2 (Central Lathrop City Services)
- 4.5 SECOND READING AND ADOPTION OF ORDINANCE 19-405 AMENDING LATHROP MUNICIPAL CODE SECTIONS TO STREAMLINE PROCEDURES, MAKE MINOR CLARIFICATIONS, AND INCORPORATE UPDATED POLICIES
Second Reading and Adoption of Ordinance 19-405 Approving Various Amendments to the Lathrop Municipal Code (LMC) to Modernize, Simplify, and Streamline Sections of Title 17, The Zoning Code and Section 10.25.040 Of Title 10, Vehicles and Traffic. The Update Includes Integration of Current City Policies, State and Federal Law, and Best Practices within the Planning Profession. The amendments to the Municipal Code include the following:
- Chapter 17.80 (Accessory Dwelling Units)
 - Chapter 17.32 (R One Family Residential District)
 - Chapter 17.49 (Crossroads Overlay District)
 - Chapter 17.92 (Landscaping and Screening Standards)
 - Chapter 17.16 (General Requirements and Exceptions)
 - Chapter 17.68 (Manufactured Housing)
 - Chapter 17.76 (Off-Street Parking and Loading)
 - Chapter 17.59 (South Lathrop Zoning Districts)
 - New Chapter 17.125 (Appeals)
 - Chapter 17.108 (Administrative Approval of Certain Uses)
 - Chapter 17.112 (Conditional Uses)
 - Chapter 17.101 (Minor Site Plan Review)
 - Chapter 17.100 (Site Plan Review)
 - Chapter 17.120 (Variances)
 - Chapter 10.25 (Vehicles and Traffic)
- 4.6 TREASURER'S REPORT FOR MARCH 2019
Approve Quarterly Treasurer's Investment Report for March 2019
- 4.7 RATIFICATION OF THE SAN JOAQUIN COUNCIL OF GOVERNMENTS' ANNUAL FINANCIAL PLAN
Adopt Resolution Ratifying the San Joaquin Council of Governments (SJCOG) Annual Financial Plan for FY 2019-20
- 4.8 FISCAL YEAR 2019-20 PROJECT LIST ASSOCIATED WITH SENATE BILL 1
Adopt Resolution Approving Project List for Fiscal Year 2019-20 Funded by Senate Bill 1 (SB 1) the Road Repair and Accountability Act of 2017 and Related Budget Amendment

- 4.9 APPROVE PROFESSIONAL CONSULTANT SERVICES AGREEMENT WITH EKI FOR WASTEWATER DISCHARGE REQUIREMENTS PERMIT COMPLIANCE
Adopt Resolution Approving a Professional Services Consultant Agreement with EKI Environment & Water, Inc. for Groundwater Monitoring and Reporting Services for Waste Discharge Requirement Order Permit Compliance for the Lathrop Consolidated Treatment Facility for Fiscal Year 2019/20
- 4.10 AUTHORIZE A MASTER CONSULTANT AGREEMENT AND TASK ORDER NO. 1 WITH CSG CONSULTANTS INC. TO PROVIDE ENGINEERING PLAN CHECK SERVICES
Adopt Resolution Approving a Master Consultant Agreement with CSG Consultants Inc., to provide Engineering Plan Check Services and Task Order No. 1 Related to the Phelan Lathrop Gateway Project and Related Budget Amendments
- 4.11 AMEND MASTER AGREEMENT WITH 4LEAF, INC. AND APPROVE TASK ORDERS NO. 12 AND 13 FOR PROFESSIONAL SERVICES IN THE BUILDING DIVISION
Adopt Resolution Approving Amendment No. 2 Extending the Term of the Master Agreement with 4Leaf, Inc., Task Orders No. 12 and 13 for Building Inspection and Staff Augmentation Services and Related Budget Amendment
- 4.12 RATIFY EMERGENCY CONSTRUCTION CONTRACT WITH DSS COMPANY, DBA KNIFE RIVER CONSTRUCTION FOR PAVEMENT REPAIRS TO E. LOUISE AVENUE AND MANTHEY ROAD
Adopt Resolution to Ratify City Manager's Approval of an Emergency Construction Contract with DSS Company, DBA Knife River Construction for Pavement Repairs to E. Louise Avenue and Manthey Road and Related Budget Amendment
- 4.13 RATIFY AN AGREEMENT BETWEEN THE CITY OF LATHROP AND JELUSHKI, LLC TO ENSURE PAYMENT OF CAPITAL FACILITY FEES FOR 1970 VIERRA ROAD
Adopt Resolution Ratifying a Capital Facility Fees Agreement Between the City of Lathrop and Jelushki, LLC to Ensure Payment of Capital Facility Fees for 1970 Vierra Road
- 4.14 CREATE CIP GG 19-17 FOR THE CAPITAL FACILITIES FEES UPDATE AND AUTHORIZE A MASTER CONSULTANT AGREEMENT AND TASK ORDER NO.'S 1-4 WITH GOODWIN CONSULTING GROUP TO PREPARE CAPITAL FACILITIES FEES FOR VARIOUS DEVELOPMENT PROJECTS
Adopt Resolution to Create CIP GG 19-17 to Update the Capital Facilities Fees, Approve Related Budget Amendment, Master Consultant Agreement and Task Order No.'s 1-4 with Goodwin Consulting Group to Prepare the Capital Facilities Fees for Various Development Projects

- 4.15 ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR CLSP SANITARY SEWER AND STORM DRAINAGE PUMP STATION FROM SAYBROOK CLSP, LLC
Adopt Resolution Accepting Public Improvements for the CLSP Sanitary Sewer and Storm Drainage Pump Station from Saybrook CLSP, LLC
- 4.16 ACCEPT IMPROVEMENTS FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY PHASE 2 EXPANSION (WW 14-14) AND RELATED CROSSROADS DECOMMISSIONING (WW 15-20) AND SEWER PLANT UPGRADES (WW 12-07) FROM GSE CONSTRUCTION COMPANY, INC.
Adopt a Resolution Accepting Improvements from GSE Construction, Inc. for the Lathrop Consolidated Treatment Facility (LCTF) Phase 2 Expansion (WW 14-14), Related Crossroads Decommissioning (WW 15-20), and Sewer Plant Upgrades (WW 12-07), Authorizing the Filing of a Notice of Completion, and Release of Contract Retention
- 4.17 ACCEPTANCE OF PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT DEDICATIONS ASSOCIATED WITH THE A&A INTERMODAL PROJECT LOCATED AT 1850 EAST LOUISE AVENUE
Adopt Resolution Accepting Dedication of Public Right-of-Way and a Public Utility Easement for East Louise Avenue and McKinley Avenue Associated with the A&A Intermodal Project Located at 1850 East Louise Avenue
- 4.18 ACCEPTANCE OF PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT DEDICATIONS ASSOCIATED WITH THE PANDA EXPRESS PROJECT LOCATED AT 15099 SOUTH HARLAN ROAD
Adopt Resolution Accepting Dedication of Public Right-of-Way and a Public Utility Easement for Lathrop Road and South Harlan Road Associated with the Panda Express Project Located at 15099 South Harlan Road
- 4.19 AUTHORIZE A MASTER CONSULTANT AGREEMENT WITH ENGEO, INCORPORATED, TO PROVIDE GEOTECHNICAL INVESTIGATIONS AND ENGINEERING SERVICES FOR CAPITAL IMPROVEMENT PROJECTS SCHEDULED IN FISCAL YEARS 19/20 THROUGH 20/21
Adopt Resolution Approving a Master Consultant Agreement with ENGEO, Incorporated, to Provide Geotechnical Investigations and Engineering Services for Capital Improvement Projects Fiscal Years 19/20 & 20/21

RIVER ISLANDS CONSENT ITEMS

- 4.20 APPROVE SUMMARY VACATION (ABANDONMENT) FOR A PORTION OF STEWART ROAD
Adopt Resolution Approving Summary Vacation for a Portion of Stewart Road from Paradise Road West to Old River
- 4.21 ACCEPTANCE OF RIVER ISLANDS PUBLIC IMPROVEMENTS AND STREET DEDICATIONS FOR TRACTS 3791, 3792, 3793, 3796, 3859 AND 3861
Adopt Resolution Accepting Public Improvements and Street Dedications for Tracts 3791, 3792, 3793, 3796, 3859 and 3861 in the River Islands Development Area

- 4.22 APPROVAL OF DEFERRED FRONTAGE IMPROVEMENT AGREEMENT (DFIA) 19-02 AND AUTHORIZE RECORDATION OF IRREVOCABLE OFFER OF DEDICATION FOR RIVER ISLANDS PARKWAY AND ISLANDERS WAY WITHIN THE TOWN CENTER DISTRICT OF RIVER ISLANDS
Adopt Resolution Approving Deferred Frontage Improvement Agreement with 19-02 Califia, LLC, Approving the Recording of an Irrevocable Offer of Dedication for River Islands Parkway and Islanders Way, within the Town Center District of River Islands

5. SCHEDULED ITEMS

- 5.1 DISCUSS A FIVE YEAR AGREEMENT EXTENSION TO THE SOLID WASTE COLLECTION AND DISPOSAL FRANCHISE AGREEMENT FOR RESIDENTIAL AND COMMERCIAL CUSTOMERS WITH REPUBLIC SERVICES
City Council to Receive Information Regarding and Discuss the Five (5) Year Agreement Extension, Amendment No. 3, to the Franchise Agreement for Residential and Commercial Customers, Between City of Lathrop and Republic Services (Formerly Allied Waste Corporation)
- 5.2 AUTOMATED LICENSE PLATE READER POLICY
Receive Information
- 5.3 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER FISCAL YEAR 2019/20 ASSESSMENTS INDUSTRIAL LIGHTING MAINTENANCE DISTRICT; RESIDENTIAL LIGHTING MAINTENANCE DISTRICT; MOSSDALE LANDSCAPE AND LIGHTING DISTRICT; STONEBRIDGE LANDSCAPING MAINTENANCE DISTRICT; STONEBRIDGE DRAINAGE AND LIGHTING DISTRICT; STORM DRAIN DISTRICT ZONE 1; AND STORM DRAIN DISTRICT ZONE 1A
Council to Consider the Following:
1. Hold a Public Hearing; and
 2. Adopt Resolution Approving the Final Engineer's Report and Ordering the Levy and Collection of Assessments for the City of Lathrop Industrial Lighting Maintenance District for Fiscal Year 2019/20; Maximum Assessment for the District for Fiscal Year 2019/20 not to exceed Zone A \$7.75; Zone B \$39.50; Zone C \$7.75, and Proposed Annual Assessment for Fiscal Year 2019/20 Zone A \$7.75; Zone B \$39.50; Zone C \$7.75
 3. Adopt Resolution Approving the Final Engineer's Report and Ordering the Levy and Collection of Assessments for the City of Lathrop Residential Lighting Maintenance District for Fiscal Year 2019/20; Maximum Assessment for the District for Fiscal Year 2019/20 not to exceed Zone A \$43.01; Zone B \$46.09; Zone C \$30.30; Zone D \$56.37; Zone E \$59.26; Zone F \$34.08; Zone G \$7.79, and Proposed Annual Assessment for Fiscal Year 2019/20 Zone A \$43.01; Zone B \$46.09; Zone C \$30.30; Zone D \$56.37; Zone E \$59.26; Zone F \$34.08; Zone G \$7.79
 4. Adopt Resolution Approving the Final Engineer's Report and Ordering the Levy and Collection of Assessments for the Mosssdale Landscape and Lighting Maintenance District for Fiscal Year 2019/20; Maximum Assessment for Fiscal Year 2019/20 not to exceed \$276.10, and Proposed Annual Assessment for Fiscal Year 2019/20 \$268.06.

5. Adopt Resolution Approving the Final Engineer's Report and Ordering the Levy and Collection of Assessments for the Stonebridge Landscape Maintenance District and the Stonebridge Drainage & Lighting District for Fiscal Year 2019/20; Maximum Assessments for each District for Fiscal Year 2019/20 not to exceed \$417.89, and Proposed Annual Assessments for Fiscal year 2019/20 for Stonebridge Landscape Maintenance District is \$265.64 and for Stonebridge Drainage & Lighting District is \$236.32.
6. Adopt Resolution Approving the Final Engineer's Report and Ordering the Levy and Collection of Assessments for the Storm Drain District Zone 1 and Storm Drain District Zone 1A for Fiscal Year 2019/20; Proposed Annual Assessment for Fiscal Year 2019/20 for Storm Drain Zone 1 not to exceed \$112.52, and Proposed Annual Assessment for Fiscal Year 2019/20 for Storm Drain Zone 1A not to exceed \$199.92.

5.4 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER FISCAL YEAR 2019/20 ASSESSMENTS FOR THE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 93-1 WOODFIELD PARK MAINTENANCE ZONE

Council to Consider the Following:

1. Hold a Public Hearing; and
2. Adopt a Resolution Approving the Final Engineer's Report and Ordering the Levy and Collection of Assessments for the Landscape and Lighting Maintenance District No. 93-1 Woodfield Park Maintenance Zone for Fiscal Year 2019/20

6. COUNCIL COMMUNICATIONS

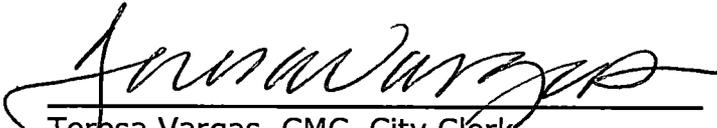
(Notice to the Public – Appointments for Vacancies and Expiring Commissions will be made at the June 10, 2019 Regular Meeting)

6.1 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)

- Central Valley Executive Committee/LOCC (Akinjo/Salcedo)
- Council of Governments (Dhaliwal/Lazard)
- Integrated Waste Management Solid Waste Division (Akinjo/Torres-O'Callaghan)
- Reclamation District 17 Joint Powers Authority (Salvatore)
- San Joaquin Partnership Board of Directors (Salvatore)
- San Joaquin County Commission on Aging (Zavala)
- San Joaquin Valley Air Pollution Control District (Akinjo/Dhaliwal)
- Water Advisory Board (Torres-O'Callaghan/Lazard)
- Tri Valley-San Joaquin Valley Regional Rail Authority (Akinjo)
- San Joaquin Area Flood Control Agency (Akinjo & Lazard)

6.2 MAYOR & COUNCILMEMBER COMMENT(S)

7. ADJOURNMENT


Teresa Vargas, CMC, City Clerk

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**CITY MANAGER'S REPORT
MAY 13, 2019 CITY COUNCIL REGULAR MEETING**

ITEM: **SECOND READING AND ADOPTION OF ORDINANCE 19-403 ESTABLISHING THE CITY OF LATHROP COMMUNITY FACILITIES DISTRICT NO. 2019-1 (SOUTH LATHROP CITY SERVICES) UNDER THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982, CONSTITUTING CHAPTER 2.5 OF PART 1 OF DIVISION 2 OF TITLE 5, COMMENCING AT SECTION 53311, OF THE CALIFORNIA GOVERNMENT CODE**

RECOMMENDATION: **Second Reading and Adoption of Ordinance 19-403 Levying Special Taxes Within Community Facilities District No. 2019-1 (South Lathrop City Services)**

RECOMMENDED ACTION:

The City Council to conduct second reading and adopt Ordinance 19-403 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP LEVYING SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 2019-1 (SOUTH LATHROP CITY SERVICES SERVICES)

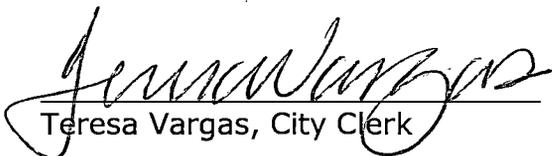
SUMMARY:

On April 8, 2019, the City Council approved the introduction and fist reading of the subject Ordinance by the following vote:

Ayes:	Akinjo, Lazard, Torres-O'Callaghan, and Dhaliwal
Noes:	None
Absent:	Dhaliwal
Abstain:	None

The Ordinance will take effect 30 days after adoption.

SUBMITTED BY:


Teresa Vargas, City Clerk

5/6/19
Date

ORDINANCE NO. 19-403

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP LEVYING SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 2019-1 (SOUTH LATHROP CITY SERVICES SERVICES)

WHEREAS, pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, sections 53311, *et. seq.*, of the California Government Code (the "Act"), on March 11, 2019, this City Council (the "Council") of the City of Lathrop (the "City"), adopted its resolution entitled "Resolution of Intention to Establish Community Facilities District No. 2019-1 (South Lathrop City Services Services)" (the "Resolution of Intention"), and has conducted proceedings (the "Proceedings") to establish "City of Lathrop Community Facilities District No. 2019-1 (South Lathrop City Services Services)" (the "CFD") pursuant to the Mello-Roos Community Facilities Act, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act") to finance certain services (the "Services") as provided in the Act; and

WHEREAS, pursuant to notice as specified in the Act, and as part of the Proceedings, the Council has held a public hearing under the Act relative to the determination to proceed with the formation of the CFD and the rate and method of apportionment of the special tax ("Special Tax") to be levied within the CFD to finance the Services, and at such hearing all persons desiring to be heard on all matters pertaining to the formation of the CFD and the levy of the Special Tax were heard, substantial evidence was presented and considered by this Council and a full and fair hearing was held; and

WHEREAS, upon the conclusion of the hearing, this Council adopted its "Resolution of Formation of Community Facilities District" (the "Resolution of Formation"), pursuant to which it completed the Proceedings for the establishment of the CFD, the authorization of the levy of the Special Tax within the CFD and the calling of an election within the CFD on the propositions of levying the Special Tax and establishing an appropriations limit within the CFD, respectively; and

WHEREAS, on April 8, 2019, a special election was held among the landowner voters within the CFD at which such voters approved such propositions by the two-thirds vote required by the Act, which approval has been confirmed by resolution of this Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LATHROP as follows:

Section 1. By the passage of this Ordinance, the Council hereby authorizes and levies the Special Tax within the CFD pursuant to the Act, at the rate and in accordance with the rate and method of apportionment of Special Tax set forth in the Resolution of Formation which rate and method is by this reference incorporated herein.

The Special Tax is hereby levied commencing in fiscal year 2019-20, and in each fiscal year thereafter to pay for the Services for the CFD, as contemplated by the Resolution of Formation and the Proceedings and all costs of administering the CFD.

Section 2. The Finance Director of the City or designee, or an employee or consultant of the City, is hereby authorized and directed each fiscal year to determine the specific Special Tax to be levied for the next ensuing fiscal year for each parcel of real property within the CFD, in the manner and as provided in the Resolution of Formation.

Section 3. Exemptions from the levy of the Special Tax shall be as provided in the Resolution of Formation and the applicable provisions of the Act. In no event shall the Special Tax be levied on any parcel within the CFD in excess of the maximum Special Tax specified in the Resolution of Formation.

Section 4. All of the collections of the Special Tax shall be used as provided in the Act and in the Resolution of Formation, including, but not limited to, the payment of costs of the Services, the payment of the costs of the City in administering the CFD, and the costs of collecting and administering the Special Tax.

Section 5. The Special Tax shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that the Council may provide for other appropriate methods of collection by resolution(s) of the Council. In addition, the provisions of Section 53356.1 of the Act shall apply to delinquent Special Tax payments. The Finance Director of the City is hereby authorized and directed to provide all necessary information to the auditor/tax collector of San Joaquin County in order to effect proper billing and collection of the Special Tax, so that the Special Tax shall be included on the secured property tax roll of San Joaquin County for fiscal year 2019-20 and for each fiscal year thereafter until no longer required to pay for the Services or until otherwise terminated by the City.

Section 6. If for any reason any portion of this ordinance is found to be invalid, or if the Special Tax is found inapplicable to any particular parcel within the CFD, by a court of competent jurisdiction, the balance of this ordinance and the application of the Special Tax to the remaining parcels within the CFD shall not be affected.

Section 7. The Mayor shall sign this Ordinance and the City Clerk shall cause the same to be published immediately after its passage at least once in a newspaper of general circulation circulated in the City.

Section 8. This Ordinance shall take legal effect 30 days from its second reading and adoption.

THIS ORDINANCE was regularly introduced at a meeting of the City Council of the City of Lathrop on the 8th day of April 2019, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on the 13th day of May 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

ITEM 4.4

**CITY MANAGER'S REPORT
MAY 13, 2019 CITY COUNCIL REGULAR MEETING**

ITEM: **SECOND READING AND ADOPTION OF ORDINANCE 19-404 TO ESTABLISH THE CITY OF LATHROP COMMUNITY FACILITIES DISTRICT NO. 2019-2 (CENTRAL LATHROP SPECIFIC PLAN SERVICES) UNDER THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982, CONSTITUTING CHAPTER 2.5 OF PART 1 OF DIVISION 2 OF TITLE 5, COMMENCING AT SECTION 53311, OF THE CALIFORNIA GOVERNMENT CODE**

RECOMMENDATION: **Second Reading and Adoption of Ordinance 19-404 Levying Special Taxes Within Community Facilities District No. 2019-2 (Central Lathrop City Services)**

RECOMMENDED ACTION:

The City Council to conduct second reading and adopt Ordinance 19-404 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP LEVYING SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 2019-2 (CENTRAL LATHROP CITY SERVICES)

SUMMARY:

On April 8, 2019, the City Council approved the introduction and fist reading of the subject Ordinance by the following vote:

Ayes:	Akinjo, Lazard, Torres-O'Callaghan, and Dhaliwal
Noes:	None
Absent:	Dhaliwal
Abstain:	None

The Ordinance will take effect 30 days after adoption.

SUBMITTED BY:


Teresa Vargas, City Clerk

5/6/19
Date

ORDINANCE NO. 19-404

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP LEVYING SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 2019-2 (CENTRAL LATHROP CITY SERVICES)

WHEREAS, pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, sections 53311, *et. seq.*, of the California Government Code (the "Act"), on March 11, 2019, this City Council (the "Council") of the City of Lathrop (the "City"), adopted its resolution entitled "Resolution of Intention to Establish Community Facilities District No. 2019-2 (Central Lathrop City Services Services) and Future Annexation Area" (the "Resolution of Intention"), and has conducted proceedings (the "Proceedings") to establish "City of Lathrop Community Facilities District No. 2019-2 (Central Lathrop City Services Services)" (the "CFD") and a future annexation area (the "Future Annexation Area") pursuant to the Mello-Roos Community Facilities Act, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act") to finance certain services (the "Services") as provided in the Act; and

WHEREAS, pursuant to notice as specified in the Act, and as part of the Proceedings, the Council has held a public hearing under the Act relative to the determination to proceed with the formation of the CFD and the Future Annexation Area and the rate and method of apportionment of the special tax ("Special Tax") to be levied within the CFD to finance the Services, and at such hearing all persons desiring to be heard on all matters pertaining to the formation of the CFD and the Future Annexation Area and the levy of the Special Tax were heard, substantial evidence was presented and considered by this Council and a full and fair hearing was held; and

WHEREAS, upon the conclusion of the hearing, this Council adopted its "Resolution of Formation of Community Facilities District" (the "Resolution of Formation"), pursuant to which it completed the Proceedings for the establishment of the CFD and the Future Annexation Area, the authorization of the levy of the Special Tax within the CFD and the calling of an election within the CFD on the propositions of levying the Special Tax and establishing an appropriations limit within the CFD, respectively; and

WHEREAS, on April 8, 2019, a special election was held among the landowner voters within the CFD at which such voters approved such propositions by the two-thirds vote required by the Act, which approval has been confirmed by resolution of this Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LATHROP, AS FOLLOWS:

Section 1. By the passage of this Ordinance, the Council hereby authorizes and levies the Special Tax within the CFD (including any parcel or parcels in the Future Annexation Area that annex into the CFD at rate to be determined at the time of annexation) pursuant to the Act, at the rate and in accordance with the rate and method of apportionment of Special Tax set forth in the Resolution of Formation which rate and method is by this reference incorporated herein. The Special Tax is hereby levied commencing in fiscal year 2019-20, and in each fiscal year thereafter to pay for the Services for the CFD, as contemplated by the Resolution of Formation and the Proceedings and all costs of administering the CFD.

Section 2. The Finance Director of the City or designee, or an employee or consultant of the City, is hereby authorized and directed each fiscal year to determine the specific Special Tax to be levied for the next ensuing fiscal year for each parcel of real property within the CFD (including any parcel in the Future Annexation Area that annex into the CFD), in the manner and as provided in the Resolution of Formation.

Section 3. Exemptions from the levy of the Special Tax shall be as provided in the Resolution of Formation and the applicable provisions of the Act. In no event shall the Special Tax be levied on any parcel within the CFD in excess of the maximum Special Tax specified in the Resolution of Formation.

Section 4. All of the collections of the Special Tax shall be used as provided in the Act and in the Resolution of Formation, including, but not limited to, the payment of costs of the Services, the payment of the costs of the City in administering the CFD, and the costs of collecting and administering the Special Tax.

Section 5. The Special Tax shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that the Council may provide for other appropriate methods of collection by resolution(s) of the Council. In addition, the provisions of Section 53356.1 of the Act shall apply to delinquent Special Tax payments. The Finance Director of the City is hereby authorized and directed to provide all necessary information to the auditor/tax collector of San Joaquin County in order to effect proper billing and collection of the Special Tax, so that the Special Tax shall be included on the secured property tax roll of San Joaquin County for fiscal year 2019-20 and for each fiscal year thereafter until no longer required to pay for the Services or until otherwise terminated by the City.

Section 6. If for any reason any portion of this ordinance is found to be invalid, or if the Special Tax is found inapplicable to any particular parcel within the CFD, by a court of competent jurisdiction, the balance of this ordinance and the application of the Special Tax to the remaining parcels within the CFD shall not be affected.

Section 7. The Mayor shall sign this Ordinance and the City Clerk shall cause the same to be published immediately after its passage at least once in a newspaper of general circulation circulated in the City.

Section 8. This Ordinance shall take effect 30 days from the date of final passage.

* * * * *

THIS ORDINANCE was regularly introduced at a meeting of the City Council of the City of Lathrop on the 8th day of April 2019, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on the 13th day of May 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

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**CITY MANAGER’S REPORT
MAY 13, 2019 CITY COUNCIL REGULAR MEETING**

ITEM: **SECOND READING & ADOPTION OF ORDINANCE 19-405 AMENDING LATHROP MUNICIPAL CODE SECTIONS TO STREAMLINE PROCEDURES, MAKE MINOR CLARIFICATIONS, AND INCORPORATE UPDATED POLICIES**

RECOMMENDATION: **Second Reading and Adoption of Ordinance 19-405 Approving Various Amendments to the Lathrop Municipal Code to Modernize, Simplify, and Streamline Sections of Title 17, The Zoning Code and Section 10.25.040 Of Title 10, Vehicles and Traffic. The Amendments to the Municipal Code Include the Following:**

- Chapter 17.80 (Accessory Dwelling Units)
- Chapter 17.32 (R One Family Residential District)
- Chapter 17.49 (Crossroads Overlay District)
- Chapter 17.92 (Landscaping & Screening Standards)
- Chapter 17.16 (General Requirements & Exceptions)
- Chapter 17.68 (Manufactured Housing)
- Chapter 17.76 (Off-Street Parking and Loading)
- Chapter 17.59 (South Lathrop Zoning Districts)
- New Chapter 17.125 (Appeals)
- Chapter 17.108 (Admin. Approval of Certain Uses)
- Chapter 17.112 (Conditional Uses)
- Chapter 17.101 (Minor Site Plan Review)
- Chapter 17.100 (Site Plan Review)
- Chapter 17.120 (Variances)
- Chapter 10.25 (Vehicles and Traffic)

RECOMMENDED ACTION:

The City Council to conduct second reading and adopt Ordinance 19-405 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP ADOPTING VARIOUS AMENDMENTS TO THE LATHROP MUNICIPAL CODE TO MODERNIZE, SIMPLIFY, AND STREAMLINE VARIOUS SECTIONS OF TITLE 17, THE ZONING CODE AND SECTION 10.25.040 OF TITLE 10, VEHICLES AND TRAFFIC

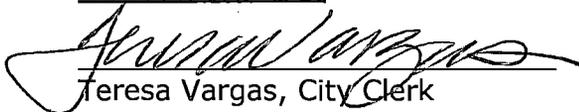
SUMMARY:

On April 8, 2019, the City Council approved the introduction and fist reading of the subject Ordinance by the following vote:

Ayes:	Akinjo, Lazard, Torres-O’Callaghan, and Dhaliwal
Noes:	None
Absent:	Dhaliwal
Abstain:	None

The Ordinance will take effect 30 days after adoption.

SUBMITTED BY:


Teresa Vargas, City Clerk

5/6/19
Date

ORDINANCE NO. 19-405

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP ADOPTING VARIOUS AMENDMENTS TO THE LATHROP MUNICIPAL CODE TO MODERNIZE, SIMPLIFY, AND STREAMLINE VARIOUS SECTIONS OF TITLE 17, THE ZONING CODE AND SECTION 10.25.040 OF TITLE 10, VEHICLES AND TRAFFIC

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing at a regular meeting on March 20, 2019, at which they adopted PC Resolution No. 19-03 recommending City Council adopt Municipal Code Text Amendment No. TA-19-16 pursuant to the Lathrop Municipal Code; and

WHEREAS, the City of Lathrop City Council held a duly noticed public hearing at a regular meeting on April 8, 2019 to review and consider Municipal Code Amendment; and

WHEREAS, the proposed code amendment is Citywide and affects all applicable properties in the City; and

WHEREAS, chapter 17.124 of the Lathrop Municipal Code mandates the transmittal of a Planning Commission recommendation to the City Council by resolution; and

WHEREAS, the proposed code amendment is exempt according to the California Environmental Quality Act (CEQA) Article 5 §15061 by the "General Rule" that CEQA applies only to projects that have a potential for causing a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment; and

WHEREAS, the City Council finds that the proposed code amendment is consistent with applicable provisions of the Lathrop General Plan and will implement the City's Economic Development goals by providing streamline procedures, minor clarifications and incorporate updated policies; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby approve Municipal Code Amendment as shown Attachments "2", "3", "4", "5", "6", "7", "8", "9", "10", "11", "12", "13", "14", and "15", incorporated by reference herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LATHROP DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The Lathrop Municipal Code is hereby amended as shown in Attachments "2", "3", "4", "5", "6", "7", "8", "9", "10", "11", "12", "13", "14", and "15", incorporated by reference herein.

Section 2. 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 toward 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 3. Severability. If any section, subsequent subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the unconstitutionality or invalidity of any section, subsection, subdivision, paragraph, sentence, clause or phrase.

Section 4. Effective Date. This Ordinance shall take legal effect 30 days from and after the date of its passage.

Section 5. Publication. Within fifteen days of the adoption of this Ordinance, the City Clerk shall cause a copy of this Ordinance to be published in full accordance with Section 36933 of the Government Code.

THIS ORDINANCE was regularly introduced at a meeting of the City Council of the City of Lathrop on the 8th day of April 2019, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on the 13th day of May 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

Quarterly Investment Report

March 2019

This report presents a detailed discussion of the City's investment portfolio as of March 31, 2019. It includes all investments managed by the City on its own behalf as well as the City's Trustees. The report provides information on cash flows, broken down by both investment manager (City or Trustee) and by percentage allocation within the portfolio.

As of March 31, 2019, the investment portfolio was in compliance with all state laws and the City's Investment Policy (see Attachment 1).

Current Portfolio Summary

As directed by the Investment Policy adopted by City Council, City staff strives to attain three primary goals with the City's investments as follows (in order of priority):

1. Safety – Preservation of the principal of invested funds
2. Liquidity – Ability to liquidate one or more of the City's investments if unexpected expenditures arise
3. Return – Attainment of a market rate of return

The majority of the portfolio is invested in the Local Agency Investment Fund (LAIF), which is administered by the California State Treasurer's office. LAIF provides the City with an investment vehicle with yields that are slightly greater than U.S. Treasuries (T-bills) with a 2-year maturity or less. LAIF is a high quality investment in terms of safety, liquidity, and yield. Additionally, LAIF is an "On Demand" account; meaning funds may be withdrawn upon with 1 day notice, representing maximum liquidity.

In addition to LAIF, the City holds investments in Money Market Mutual Funds, Nonnegotiable Certificates of Deposit, and State and Local Government Securities (SLGS). These investments are prudent investment choices and are included in the City's Investment Policy as allowable investments.

Each investment mentioned above has a specific maturity date. However, much of the portfolio is On Demand. The short weighted average maturity provides the City with a great deal of liquidity during this period of heightened economic uncertainty and period of low investment yields. This liquidity places the City to invest in longer term maturity investments once interest rates begin to move up toward their historical norms; overall macroeconomic indicators signal solid and consistent growth in future years.

The following table (Table: 1) provides a summary of the City's cash and investments, by holding party, based on recorded value as of March 31, 2019 compared with the prior quarter:

Table: 1				
Holding Party	September 30, 2018		December 31, 2018	
	Fund Amounts (1)	% of Portfolio	Fund Amounts (1)	% of Portfolio
Investments/cash held by the City	\$85,271,214	69%	\$101,172,289	73%
Investments held by Trustees	\$37,906,188	31%	\$37,579,227	27%
TOTAL	\$123,177,401	100%	\$138,751,516	100%

(1) Small variances are due to the summation and rounding of multiple figures to the nearest whole dollar

Please see the following pages (Tables: 2 through 5) for a more detailed analysis of transactional additions and reductions due to cash flow needs, debt service payments, and maturities/rollovers of certain investments.

Revenues arrived during the quarter, per City staff expectations, are as follows: utility payments, property tax, franchise fees, sales tax (including Measure C), developer billing fees, grant reimbursements, building permit fees, plan check fees, and Transient Occupancy Tax (TOT).

Significant payables paid out during the quarter include:

- I. Nonrecurring Expenditure Capital Improvement Projects – General Government, Parks, Streets, Water, and Wastewater
- II. Recurring Expenditures
 - a. Contractual – Park & Street Landscaping, and Water Treatment Services
 - b. Intergovernmental payments – San Joaquin County (Police Services), Lathrop Manteca Fire District

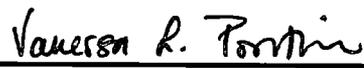
Quarterly Economic Update

According to the latest projections from the Business Forecasting Center at the University of the Pacific, California’s economic growth should maintain strong at a rate of 2.9% through 2019, and then declining to 1.9% in 2021 as recession risk grows. Regionally, the Central Valley is expected to show job growth due to the booming logistics sector as it has added jobs to the trucking and warehousing industry. In addition, the Center estimates that most Central Valley metro areas will continue to average single-digit unemployment in 2019. The strengthening housing market is lending support to manufacturing, which was hit by deep federal government spending cuts and slowing global demand. Locally, the San Joaquin Valley area experienced a slight increase in unemployment rates (San Joaquin County: 7.3%; City of Lathrop: 6.4%). While these rates are within the forecasted levels, caution is key to carry out with the business demands of the City.

I certify that all of the investments reported herein are in accordance with the "City of Lathrop Investment Policy" adopted on November 5, 2012, with the Government Code, and other contractual agreements. I further certify the investments reported herein provide for the ability of the City to meet cash flow needs for the next six months.

for 

 Stephen Salvatore
 City Manager

for 

 Cari James
 Director of Finance

TABLE: 2
CITY OF LATHROP
Summary of All Investments
As of March 31, 2019

City Held Investments	Recorded Value	Current Yield	Percent of Portfolio	Market Value
Local Agency Investment Fund	\$ 51,858,469	0.228%	50.70%	\$ 51,858,469
Wells Fargo Money Market Mutual Funds	\$ 2,832,964	0.000%	2.77%	\$ 2,832,964
California Asset Management Program	\$ 10,008,552	2.610%	9.79%	\$ 10,008,552
Total Investments Held by the City (1)	\$ 64,699,985	0.586%	63.26%	\$ 64,699,985

Trustee Held Investments	Recorded Value	Current Yield	Percent of Portfolio	Market Value
Union Bank	\$ 3,695,779	0.027%	3.61%	\$ 3,695,779
UMB Bank	\$ 2,003,444	0.000%	1.96%	\$ 2,003,444
US Bank	\$ -	0.025%	0.00%	\$ -
SJ County Pooled Funds	\$ 293,464	0.260%	0.29%	\$ 293,464
PFM Asset Management	\$ 31,093,739	0.000%	30.40%	\$ 31,093,739
BBVA Compass Bank	\$ 492,801	0.230%	0.48%	\$ 492,801
Total Investments Held by Trustees (2)	\$ 37,579,227	0.008%	36.74%	\$ 37,579,227

Total City & Trustee Held Investments & Cash	Recorded Value	Current Yield	Percent of Portfolio	Market Value
Investments Held by the City and Trustees	\$ 102,279,212	0.374%	100.00%	\$ 102,279,212
Cash in Checking Accounts - Recorded Value	\$ 36,472,305			
Total Cash and Investments	\$ 138,751,517			

Weighted Average Maturity of Portfolio (days): 1
 One month benchmark for U.S. Treasuries: 0.02%
 Three month benchmark for U.S. Treasuries: 0.03%

Notes:

(1) See Table: 4 for detailed investments held by the City.

(2) See Table: 5 for detailed investments held by Trustees.

TABLE: 3
CITY OF LATHROP
Investments Cash Flow Analysis
As of March 31, 2019

Investments Held by the City	Prior Month Recorded Value	Purchased (Buy)	Redeemed (Sell)	Current Month Recorded Value
Local Agency Investment Fund (1)	\$ 51,858,469			\$ 51,858,469
Wells Fargo Money Market Mutual Funds (2)	\$ 2,828,331	4,633		\$ 2,832,964
California Asset Management Program	\$ 10,000,000	8,552		\$ 10,008,552
Total Investments Held by the City	\$ 64,686,800	13,185	-	\$ 64,699,985

Investments Held by Trustees	Prior Month Recorded Value	Purchased (Buy)	Redeemed (Sell)	Current Month Recorded Value
BBVA Compass Bank	\$ 492,424	377		\$ 492,801
SJ County Pooled Funds	\$ 295,076		(1,612)	\$ 293,464
UMB Bank	\$ 1,106,032	908,846	(11,434)	\$ 2,003,444
Union Bank (3)	\$ 4,634,910	188,211	(1,127,342)	\$ 3,695,779
PFM Asset Management	\$ 30,802,760	4,188,130	(3,897,150)	\$ 31,093,739
Total Investments Held by Trustees	\$ 37,331,201	\$ 5,285,563	\$ (5,037,538)	\$ 37,579,227

Total Cash in Checking Accounts Held by the City (2)	\$ 45,726,502	4,305,157	(13,559,354)	\$ 36,472,305
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Total Cash and Investments Held by the City and Trustees	\$ 147,744,503	\$ 9,603,906	\$ (18,596,892)	\$ 138,751,516
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Notes:

(1) LAIF interest income is paid quarterly (Mar/Jun/Sept/Dec) and received in the following month (Apr/Jul/Oct/Jan).

(2) Property Tax, Building permit revenue, TOT, Developer payments, and Utility payments; nonrecurring expenses paid during the month: General government, Parks, Streets, Wastewater, and Water CIPs; also, recurring expenses: Park & street landscape maintenance, and water treatment services; lastly, intergovernmental payments and transfers: Police Services expenses, and SSJID SCSWSP O & M expenses.

(3) Interest earnings, debt service payments.

TABLE: 4
CITY OF LATHROP
Investments Held by City - Detail
As of March 31, 2019

Agency (Broker)	Investment Description	Coupon Rate	Yield to Maturity	Purchase Date	Maturity Date	Market Value (No Accruals)	Recorded Value
Local Agency Investment Fund							
	Money Market Fund City Acct No. 98-39-437	N/A	0.257%	Varies	On Demand	51,858,469	51,858,469
						\$ 51,858,469	\$ 51,858,469
Wells Fargo Mutual Funds							
	Money Market Mutual Fund City Acct No. 12641627	N/A	0.000%	Varies	On Demand	2,832,964	2,832,964
						\$ 2,832,964	\$ 2,832,964
Califorina Asset Management Program							
	Liquidity Account No. 6084-001	N/A	2.610%	Varies	On Demand	10,008,552	10,008,552
						\$ 10,008,552	\$ 10,008,552
TOTAL INVESTMENTS HELD BY CITY						\$ 64,699,985	\$ 64,699,985

TABLE: 5
CITY OF LATHROP
Investments Held by Trustee - Detail
As of March 31, 2019

Investment Description	CUSIP	Current Yield	Purchase	Maturity Date	Value	Recorded Value
Investments Held by Union Bank by Account						
<i>03-1 Series 2015 - Mossdale Village Assessment District</i>						
Mossdale Village Assessment Dist. No. 03-1 Series 2015 - Redemption Fund		0.010%	10/18/05	On Demand	\$ 20	\$ 20
Mossdale Village Assessment Dist. No. 03-1 Series 2005/2015 - Reserve Fund		0.010%	10/18/05	On Demand	\$ 241,063	\$ 241,063
<i>2000 North Harlan Improvement District 99-01</i>						
Money Market - Reserve Account		0.010%	7/12/00	On Demand	\$ 92,099	\$ 92,099
Money Market - Redemption Account		0.010%	7/12/00	On Demand	\$ 1	\$ 1
<i>2003-2A Lathrop CFD</i>						
Money Market- Interest Account		0.010%	12/12/03	On Demand	\$ 48	\$ 48
LAIF - Interest Account		0.257%	03/19/03	On Demand	\$ 721,296	\$ 721,296
<i>CDPH/CDWR - SRF Loan</i>						
Agreement Account		0.000%	12/22/10	On Demand	\$ 238	\$ 238
Agreement Account - Reserve Fund		0.000%	12/22/10	On Demand	\$ 600,894	\$ 600,894
2013-1 Mossdale Village						
2013-1 Refunding Improvement Bonds		0.000%	10/01/13	On Demand	\$ 46	\$ 46
2013-1 Refunding Improvement Bonds		0.000%	10/01/13	On Demand	\$ 949,566	\$ 949,566
2013-1 Special Tax Bonds						
2013-1 Mossdale Special Tax		0.000%	10/01/13	On Demand	\$ 28	\$ 28
2013-1 Mossdale Special Tax		0.000%	10/01/13	On Demand	\$ 263,563	\$ 263,563
2013-1 Mossdale Special Tax		0.000%	10/01/13	On Demand	\$ 75	\$ 75
2015 Crossroads Series B						
2015 Crossroads Series B - LOIB RDP		0.000%	09/01/15	On Demand	\$ 72	\$ 72
2015 Crossroads Series B - LOIB Reserve		0.000%	09/01/15	On Demand	\$ 743,973	\$ 743,973
2015 Crossroads Series B - Improvements		0.000%	09/01/15	On Demand	\$ 82,799	\$ 82,799
Total Investments Held by Trustee - Union Bank					\$ 3,695,779	\$ 3,695,779
Investments Held by BBVA Compass Bank by Account						
<i>2012 Water Loan (Refunding of 2000 Water COPs)</i>						
Certificate of Deposit - Reserve Fund		0.230%	4/24/13	4/24/14	\$ 492,801	\$ 492,801
Total Investments Held by Trustee -BBVA Compass Bank					\$ 492,801	\$ 492,801

TABLE: 5
CITY OF LATHROP
Investments Held by Trustee - Detail
As of March 31, 2019

Investment Description	CUSIP	Current Yield	Purchase	Maturity Date	Value	Recorded Value
Investments Held by UMB Bank by Account						
<i>2006-1 Central Lathrop Phase I Infrastructure CFD</i>						
Special Tax Fund		0.000%	09/12/06	On Demand	\$ 2,774	\$ 2,774
Interest Fund		0.000%	09/12/06	On Demand	\$ 1	\$ 1
TTEE Fee & Comp Exp		0.002%	09/12/06	On Demand	\$ 4,038	\$ 4,038
Reserve Fund		0.000%	09/12/06	On Demand	\$ 0	\$ 0
Improvement Fund		0.000%	09/12/06	On Demand	\$ 51	\$ 51
<i>2018-1 Central Lathrop CFD</i>						
Improvement Area 1 - Admin Expense Reserve Fund		0.000%	02/01/19	On Demand	\$ 40,000	\$ 40,000
Other Improvement Areas - Admin Expense Reserve Fund		0.000%	02/01/19	On Demand	\$ 160,000	\$ 160,000
Improvement Area 1 - Interest Account		0.000%	02/01/19	On Demand	\$ 481,380	\$ 481,380
Improvement Area 1 - Admin Expense Account		0.000%	02/01/19	On Demand	\$ 11,913	\$ 11,913
Improvement Area 2 - Interest Account		0.000%	02/01/19	On Demand	\$ 301,644	\$ 301,644
Improvement Area 2 - Admin Expense Account		0.000%	02/01/19	On Demand	\$ 11,089	\$ 11,089
Improvement Area 3 - Interest Account		0.000%	02/01/19	On Demand	\$ 595,662	\$ 595,662
Improvement Area 3 - Admin Expense Account		0.000%	02/01/19	On Demand	\$ 11,159	\$ 11,159
Improvement Area 4 - Interest Account		0.000%	02/01/19	On Demand	\$ 208,546	\$ 208,546
Improvement Area 4 - Admin Expense Account		0.000%	02/01/19	On Demand	\$ 11,679	\$ 11,679
Improvement Area 5- Interest Account		0.000%	02/01/19	On Demand	\$ 151,440	\$ 151,440
Improvement Area 5 - Admin Expense Account		0.000%	02/01/19	On Demand	\$ 12,068	\$ 12,068
Total Investments Held by Trustee - UMB Bank					\$ 2,003,444	\$ 2,003,444
Investments Held by San Joaquin County by Account						
<i>Sanitary Sewer Assessment District #1</i>						
Pooled Funds - Redemption Account		0.260%	10/1/87	On Demand	\$ 293,464	\$ 293,464
Total Investments Held by Trustee -San Joaquin County					\$ 293,464	\$ 293,464

TABLE: 5
CITY OF LATHROP
Investments Held by Trustee - Detail
As of March 31, 2019

Investment Description	CUSIP	Current Yield	Purchase	Maturity Date	Value	Recorded Value
Investments Held by PFM Asset Management by Account						
<i>PFM Asset Management</i>						
Money Market Fund		0.000%	05/28/15	05/28/15	\$ 19,468	\$ 19,468
US Treasury Notes	912828UL2	1.38%	01/31/13	01/31/20	\$ 411,450	\$ 411,450
US Treasury Notes	912828H52	1.25%	12/01/16	01/31/20	\$ 777,364	\$ 777,364
US Treasury Notes	912828H52	1.25%	02/02/15	01/31/20	\$ 891,246	\$ 891,246
US Treasury Notes	912828W22	1.38%	02/15/17	02/15/20	\$ 792,718	\$ 792,718
US Treasury Notes	912828J84	1.38%	03/31/15	03/31/20	\$ 1,187,766	\$ 1,187,766
US Treasury Notes	912828K58	1.38%	04/30/15	04/30/20	\$ 989,023	\$ 989,023
US Treasury Notes	912828XE5	1.50%	06/01/15	05/31/20	\$ 420,584	\$ 420,584
US Treasury Notes	912828XH8	1.63%	06/30/15	06/30/20	\$ 1,510,465	\$ 1,510,465
US Treasury Notes	912828XM7	1.63%	07/31/15	07/31/20	\$ 742,471	\$ 742,471
US Treasury Notes	912828L32	1.38%	08/31/15	08/31/20	\$ 1,035,235	\$ 1,035,235
US Treasury Notes	912828L99	1.38%	10/31/15	10/31/20	\$ 1,034,127	\$ 1,034,127
US Treasury Notes	912828M98	1.63%	11/30/15	11/30/20	\$ 593,015	\$ 593,015
US Treasury Notes	912828N48	1.75%	12/31/15	12/31/20	\$ 802,026	\$ 802,026
US Treasury Notes	912828N48	1.75%	12/31/15	12/31/20	\$ 1,138,679	\$ 1,138,679
US Treasury Notes	912828N89	1.38%	01/31/16	01/31/21	\$ 491,563	\$ 491,563
US Treasury Notes	912828N89	1.38%	01/31/16	01/31/21	\$ 673,441	\$ 673,441
US Treasury N/B Notes	9128283X6	2.25%	02/01/18	02/15/21	\$ 614,327	\$ 614,327
US Treasury Notes	912828C57	2.25%	03/31/14	03/31/21	\$ 474,777	\$ 474,777
US Treasury Notes	912828C57	2.25%	03/31/14	03/31/21	\$ 574,730	\$ 574,730
US Treasury Notes	912828WG1	2.25%	04/30/14	01/00/00	\$ 1,099,227	\$ 1,099,227
US Treasury Notes	912828WN6	2.00%	06/02/14	05/31/21	\$ 646,166	\$ 646,166

TABLE: 5
CITY OF LATHROP
Investments Held by Trustee - Detail
As of March 31, 2019

Investment Description	CUSIP	Current Yield	Purchase	Maturity Date	Value	Recorded Value
US Treasury Notes	912828WR7	2.13%	06/30/14	06/30/21	\$ 1,071,473	\$ 1,071,473
US Treasury Notes	9128284W7	2.75%	08/15/18	08/15/21	\$ 1,011,094	\$ 1,011,094
US Treasury Notes	912828D72	2.00%	09/02/14	08/31/21	\$ 1,093,082	\$ 1,093,082
US Treasury N/B	9128285A4	2.75%	09/17/18	09/15/21	\$ 505,860	\$ 505,860
US Treasury Notes	9128285F3	2.88%	10/15/18	10/15/21	\$ 634,473	\$ 634,473
US Treasury Notes	9128285L0	2.88%	11/15/18	11/15/21	\$ 761,690	\$ 761,690
US Treasury Notes	9128285V8	2.50%	01/15/19	01/15/22	\$ 755,069	\$ 755,069
US Treasury Notes	9128285V8	2.50%	01/15/19	01/15/22	\$ 755,069	\$ 755,069
US Treasury Notes	912828V72	1.88%	01/31/17	01/31/22	\$ 2,227,237	\$ 2,227,237
US Treasury Notes	9128286C9	2.50%	02/15/19	02/15/22	\$ 1,082,895	\$ 1,082,895
US Treasury Notes	912828W55	1.88%	02/28/17	02/28/22	\$ 296,894	\$ 296,894
US Treasury Subtotal:					\$ 27,095,234	\$ 27,095,234
Federal Agency Bond/Note						
FNMA Notes	3135G0P49	1.00%	09/02/16	08/28/19	\$ 198,805	\$ 198,805
FNMA Notes	3135G0T29	1.50%	02/28/17	02/28/20	\$ 297,507	\$ 297,507
FHLMC Agency Notes	3137EAEF2	1.38%	04/20/17	04/20/20	\$ 494,568	\$ 494,568
Freddie Mac Notes	3134GTBJ1	2.60%	04/01/19	04/01/21	\$ 324,692	\$ 324,692
Fannie Mae Notes	3135G0U35	2.75%	06/25/18	06/22/21	\$ 449,228	\$ 449,228
Federal Home Loan Banks Agcy	313AEXV7	3.00%	09/20/18	09/20/21	\$ 451,226	\$ 451,226
Federal Home Loan Banks Agcy	3130AF5B9	3.00%	10/12/18	10/12/21	\$ 432,319	\$ 432,319
Fannie Mae Notes	3135G0U92	2.65%	01/11/19	01/11/22	\$ 302,715	\$ 302,715
Fannie Mae Notes	3135G0U92	2.65%	01/11/19	01/11/22	\$ 302,715	\$ 302,715
Fannie Mae Notes	3134GS2K0	2.85%	02/28/19	02/28/22	\$ 600,198	\$ 600,198
Federal Agency Subtotal:					\$ 3,853,974	\$ 3,853,974
Interest						
Accrued Interest					\$ 125,063	\$ 125,063
Total Investments Held by Trustee -PFM Asset Management					\$ 31,093,739	\$ 31,093,739
* Investments made per CLSP Bond Indenture						
Total Investments Held by Trustees					\$ 37,579,227	\$ 37,579,227

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ITEM: RATIFICATION OF THE SAN JOAQUIN COUNCIL OF GOVERNMENTS' ANNUAL FINANCIAL PLAN

RECOMMENDATION: Adopt Resolution Ratifying the San Joaquin Council of Governments (SJCOG) Annual Financial Plan for FY 2019-20

BACKGROUND:

The San Joaquin Council of Governments' (SJCOG) Annual Financial Plan (AFP) for Fiscal Year 2019-2020 was adopted by their Board on March 28, 2019. The AFP provides a detail of expenditures by cost category and line item comparing the proposed 2019-2020 budgets with the current fiscal year's (FY 2018-2019) adopted budget.

Every year, in anticipation of the new fiscal budget year, SJCOG provides a letter, resolution, and report requesting that each City ratify SJCOG's Annual Financial Plan for the upcoming fiscal year. Attached and referenced herein as Attachment B is the proposed Fiscal Year Budget for 2019-2020.

Similar requests from SJCOG have been submitted to participating Cities and ratified annually for the past 18 years.

REASON FOR RECOMMENDATION:

The SJCOG Joint Powers Agreement requires that the Annual Financial Plan be delivered to its jurisdictional member agencies for ratification. Therefore, staff recommends ratification of SJCOG's Annual Financial Plan for Fiscal Year 2019-2020.

FISCAL IMPACT:

No direct fiscal impact for the City of Lathrop. However, the SJCOG letter dated March 29, 2019, highlights the following significant changes to SJCOG's budget for FY 19-20 when compared to the prior FY 18-19:

- General Fund Operating Revenues increased by \$43,157;
 - Budgeted Expenses are \$10,789,687;
 - Salaries and Benefits increased by 1.35% or \$60,292;
 - Services and Supplies increased by 3.73% or \$46,770;
 - Training & Travel remained the same at \$114,500;
 - Professional Services decreased by 1.31% or (\$63,905); and
 - Fixed Assets remained the same at \$195,000.

**CITY MANAGER'S REPORT
MAY 13, 2019 CITY COUNCIL REGULAR MEETING
RATIFICATION OF SJCOG ANNUAL FINANCIAL PLAN FOR FY 19-20**

ATTACHMENTS:

- A. Resolution Ratifying the San Joaquin Council of Governments Annual Financial Plan for FY 2019-20
- B. Letter from SJCOG Dated March 29, 2019
- C. SJCOG Resolution R-19-21 Adopting the FY 2019-20 Annual Financial Plan

APPROVALS:



Teresa Vargas
City Clerk

5/2/19

Date



Cari James
Finance Director

5/3/19

Date



Salvador Navarrete
City Attorney

5-2-19

Date



Stephen J. Salvatore
City Manager

5-2-19

Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP RATIFYING THE SAN JOAQUIN COUNCIL OF GOVERNMENTS' ANNUAL FINANCIAL PLAN FOR FY 2019-2020

WHEREAS, the San Joaquin Council of Governments' (SJCOG) Board approved the Annual Financial Plan for FY 2019-20 on March 29,2019; and

WHEREAS, the Annual Financial Plan provides a detail of expenditures by cost category and line item comparing the proposed 2019-20 budgets with the current fiscal year's (FY 2018-19) adopted budget; and

WHEREAS, every year, in anticipation of the new fiscal budget year, SJCOG provides a letter, resolution, and report from SJCOG requesting that each City ratify their Annual Financial Plan for upcoming Fiscal Year; and

WHEREAS, the SJCOG Joint Powers Agreement requires that the Financial Plan be delivered to its member agencies for ratification;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop hereby ratifies the FY 2019-20 Annual Financial Plan for the San Joaquin Council of Governments.

The foregoing resolution was passed and adopted this 13th day of May, 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

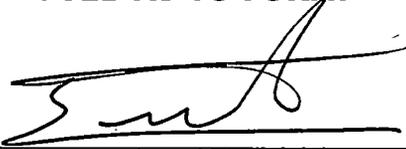
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney



SAN JOAQUIN COUNCIL OF GOVERNMENTS

555 E. Weber Avenue • Stockton, California 95202 • P 209.235.0600 • F 209.235.0438 • www.sjco.org

ATTACHMENT B

March 29, 2019

Stephen J. Salvatore
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Dear Mr. Salvatore:

Enclosed is a summary of the San Joaquin Council of Governments' Annual Financial Plan (AFP) for Fiscal Year 2019/20. The Board adopted the Plan on March 28, 2019. A copy of the adopting resolution is enclosed. Pursuant to SJCOG's Joint Powers Agreement, following adoption of the budget by the SJCOG Board, it is to be delivered to member agencies for ratification by each governing body. Approval by governing bodies representing 55% or more of the county's population is considered ratification.

Therefore, SJCOG requests you place SJCOG's Annual Financial Plan for Fiscal Year 2019/20 on a forthcoming agenda prior to June 30, 2019 for approval.

The Annual Financial Plan implements the FY 2019/20 Overall Work Program (OWP) that was also adopted by the SJCOG Board on March 28, 2019.

The attached Annual Financial Plan (AFP) provides a detail of expenditures by cost category and line item comparing the proposed FY 2019/20 budgets with the current year (FY 2018/19) adopted budget, as most recently amended along with FY 2017/18 actual expenditures. The Annual Financial Plan represents the general fund budget for SJCOG. The revenues and expenditures in the AFP are the same as the Overall Work Program (OWP) presented in a traditional line item format compared to the work element format of the OWP.

The attached includes a summary of revenues and expenditures in the AFP and schedules detailing each of those categories (Revenues, Service and Supplies, Transportation, Training and Travel, Professional Services and Fixed/Capital Assets).

Readers should note several differences between SJCOG and member agency's budgets:

- SJCOG revenue sources are quite different from our member agencies. For example, Federal Highways Administration (FHWA) PL and Federal Transit Administration (FTA) 5303 funds are only available to Metropolitan Planning Organizations.
- SJCOG employs staff on an at-will basis vis-à-vis civil service and has its own employee handbook and policies.

Robert Rickman
CHAIR

Doug Kuelne
VICE CHAIR

Andrew T. Chesley
EXECUTIVE DIRECTOR

Member Agencies
CITIES OF
ESCALON,
LATHROP,
LODI,
MANTECA,
RIPON,
STOCKTON,
TRACY,
AND
THE COUNTY OF SAN
JOAQUIN

- SJCOG has its own Financial and Accounting Policy guiding our financial matters including procurement procedures.
- As noted below, SJCOG offers a defined contribution retirement plan to its employees. SJCOG has no CalPERS or post employments benefit obligations except limited sick leave conversion as noted.

The following assumptions are incorporated in the budget:

1. Work will not begin, and expenses will not be incurred unless anticipated revenue sources are secured.
2. The AFP anticipates SJCOG to be fully staffed. The budget includes a 6% pool that can be drawn upon by the Executive Director for merit-based increases. The full impact of that pool is incorporated into the salary driven benefits (retirement, Medicare, disability).
3. SJCOG has no significant liability exposure for post-employment benefits.
 - a. The employee retirement program is a defined contribution program managed by the International City Managers Association Retirement Program.
 - b. SJCOG employee vacation accruals are capped at two times the individual's annual leave.
 - c. Upon retirement (50 years of age/20 years of SJCOG employment), an employee can convert accrued sick leave hours to pay for health care premiums until their sick leave account is exhausted and is based upon the employee's salary at retirement. There is no inflation factor in post-retirement years. Payout is limited to a maximum of one year's value of documented premium costs per year.

REVENUES

Compared to the current year amended AFP, SJCOG general fund operating revenues are proposed to increase from \$10,746,530 to \$10,789,687. Budgeted expenditures are \$10,789,687.

Overall, federal funding for general fund activities is 55.6%% lower than FY 2018/19 due to:

- Regional Surface Transportation Program (RSTP) reduced by \$1.4 million with those funds spent in FY 2018/19. RSTP was established by California State Statute utilizing federal Surface Transportation funds to promote flexibility in State and local transportation decisions to best address State and local transportation needs.
- Staff is not proposing to program any Federal Transit Administration (FTA) carryover therefore FTA carryover is lower by \$100,000.
- There are slight increases in Federal Highways Administration (FHWA) planning funds (PL) and FTA MPO planning funds (5303).

State funding sources are \$1,618,007 higher or 44.92% due to:

- \$1,000,000 in Senate Bill 1 funding (The Road Repair and Accountability Act of 2017) for both FY 18/19 and FY 19/20 expanded Freeway Service Patrol funding.
- \$ 983,048 for both FY 18/19 and FY 19/20 I-205 Freeway Service Patrol funding.
- There is \$200,000 less in State Transportation Improvement Program (STIP) (A list of transportation projects, chosen from those proposed by regional transportation agencies and Caltrans that are approved for state funding by the **California Transportation Commission**) Planning and Programming due to redirecting directly to project development. It will return next fiscal year.

- \$220,000 of draw down has occurred on two years of Sustainable Planning Grants offset by a FY 19-20 allocation of \$353,812.
- \$250,000 Caltrans for the next two years that will be passed through to California Councils of Governments (CALCOG) for the California Regional Leadership programs and to organize 2 or 3 workshops related to the implementation of the California Transportation Plan

Local revenues are higher by \$117,878 or 2.72% due to increased sales tax-based revenues.

EXPENDITURES

Salaries and Benefits are proposed to increase by 1.35% \$4,406,539 to \$4,466,831 when compared to the FY 18/19 amended budget. The primary reason for the increase is due to an increase in medical and dental premiums. The budget includes a 6% pool for merit-based raises. The salary-driven benefits adjust accordingly.

Services and Supplies is proposed to be increase slightly by 3.73% \$1,208,700 to \$1,255,470 due to increase in Building Maintenance and utilities, increase in property and liability insurance premiums and SJCOG Building Debt Service Principal and Interest due to rising interest rates.

Transportation, travel and training is proposed to remain the same as the past two years.

Professional Services is decreasing 1.31%% from \$4,935,791 to \$4,871,886 reflecting the decrease in the Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) Implementation FY 17/18 grant work elements.

- A SCS is an enhanced land use element, developed as part of each Regional Transportation Plan (RTP) update. It sets forth a growth strategy for the region, which combined with the transportation plan, strives towards achieving GHG emissions reductions.
- RTP-A 20-year plan prepared by **Regional Transportation Planning Agencies** to guide the development of a balanced transportation system within a county. State and federal law requires the plan to be update every 4 years.

Fixed Assets/capital remains the same as the previous year at \$195,000.

SJCOG staff would be pleased to appear before your policymakers to answer any questions they might have regarding this matter. **We request ratification prior to June 30, 2019.** Please let me know when this will be on your agenda. If you have any questions regarding this matter, don't hesitate to contact me at 235-0600.

Thank you for your assistance.

Sincerely,



STEVE DIAL

Deputy Executive Director/Chief Financial Officer



**San Joaquin Council of Governments
ANNUAL FINANCIAL PLAN
Fiscal Year 2019/2020**

Proposed Final March 28, 2019

CHAIR

Mayor Robert Rickman, City of Tracy

VICE-CHAIR

Councilmember Doug Kuehne, City of Lodi

BOARD OF DIRECTORS

Councilmember Walt Murken
Mayor Sonny Dhaliwal
Councilmember Gary Singh
Councilmember Jesus Andrade
Councilmember Sol Jobrack
Vice Mayor Dan Wright
Supervisor Bob Elliott
Supervisor Chuck Winn
Supervisor Katherine Miller
Councilmember Leo Zuber

City of Escalon
City of Lathrop
City of Manteca
City of Stockton
City of Stockton
City of Stockton
County of San Joaquin
County of San Joaquin
County of San Joaquin
City of Ripon

EX OFFICIO DIRECTORS

Dan McElhinney, Acting Director
Gary Giovanetti, Director
Elizabeth Blanchard, Commissioner

Caltrans District 10
San Joaquin Regional Transit District
Port of Stockton

SUBMITTED BY:

Andrew T. Chesley
Executive Director

Steve Dial
Deputy Executive Director/
Chief Financial Officer

San Joaquin Council of Governments
ANNUAL FINANCIAL PLAN
Fiscal Year 2019/20
Proposed Final March 28, 2019

REVENUES	FY 2017-18 Actual	FY 2018-19 Amendment #1	FY 2019-20 Proposed 3/28/19	+/- Change	+/- % Change
Federal Grants	\$ 4,019,540	\$ 4,529,361	\$ 2,836,633	\$ (1,692,728)	-59.67%
State Grants	\$ 1,136,466	\$ 1,983,838	\$ 3,601,845	\$ 1,618,007	44.92%
Local	\$ 4,157,348	\$ 4,213,331	\$ 4,331,209	\$ 117,878	2.72%
Interest	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	0.00%
Other	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	0.00%
	\$ 9,333,354	\$ 10,746,530	\$ 10,789,687	\$ 43,157	13.15%
EXPENDITURES					
Salaries & Benefits	\$ 4,159,847	\$ 4,406,539	\$ 4,466,831	\$ 60,293	1.35%
Services & Supplies	\$ 894,178	\$ 1,208,700	\$ 1,255,470	\$ 46,770	3.73%
			\$ -	\$ -	
Office Expense	\$ 245,906	\$ 256,200	\$ 262,470	\$ 6,270	2.39%
Communications	\$ 53,110	\$ 66,000	\$ 66,000	\$ -	0.00%
Memberships	\$ 39,123	\$ 56,000	\$ 50,000	\$ (6,000)	-12.00%
Maintenance - Equipment	\$ 3,515	\$ 13,000	\$ 10,000	\$ (3,000)	-30.00%
Rents & Leases - Equipment	\$ 108,790	\$ 225,000	\$ 225,000	\$ -	0.00%
Transportation, Travel & Training (In & Out of State)	\$ 114,500	\$ 114,500	\$ 114,500	\$ -	0.00%
Publications & Legal Notices	\$ 4,747	\$ 10,000	\$ 7,500	\$ (2,500)	-33.33%
Insurance	\$ 94,063	\$ 108,000	\$ 120,000	\$ 12,000	10.00%
Building Operations & Maintenance	\$ 81,956	\$ 185,000	\$ 200,000	\$ 15,000	7.50%
SJCOG Building Debt Service Principal and Interest	\$ 148,468	\$ 175,000	\$ 200,000	\$ 25,000	12.50%
Professional Services	\$ 2,442,787	\$ 4,935,791	\$ 4,871,886	\$ (63,905)	-1.31%
Capital Outlay	\$ 121,212	\$ 195,500	\$ 195,500	\$ -	0.00%
Unallocated/Reserve					
SJCOG OPERATING EXPENDITURES	\$ 7,618,025	\$ 10,746,530	\$ 10,789,687	\$ 43,157	0.40%

San Joaquin Council of Governments
ANNUAL FINANCIAL PLAN
Fiscal Year 2019/20
Proposed Final March 28, 2019

REVENUE

Revenue Source	FY 2017-18 Actual	FY 2018-19 Amendment #1	FY 2019-20 Proposed 3/28/19	+/- Change
FEDERAL GRANTS				
<i>U.S. Department of Transportation:</i>				
Federal Highway Administration (PL)	\$ 1,268,522.02	\$ 1,268,522	\$ 1,320,000	\$ 51,477.98
Federal Highway Administration (PL C/O)				\$ -
Federal Transit Administration MPO Planning (FTA 5303)	\$ 301,018.16	\$ 301,018	\$ 316,633	\$ 15,614.84
Federal Transit Administration MPO Planning (FTA 5303 C/O)		\$ 100,000		\$ (100,000.00)
Regional Surface Transportation Program (RSTP) CMP Update				\$ -
RSTP SR99 and SR 120 Ramps: STPL 6088(057)	\$ 1,500,000.00	\$ 1,500,000	\$ 100,000	\$ (1,400,000.00)
				\$ -
CMAQ TDM	\$ 950,000.00	\$ 1,359,821	\$ 1,100,000	\$ (259,820.70)
Federal Earmark Redistribution(DEM06UBL 6088-050)				\$ -
	\$ 4,019,540.18	\$ 4,529,361	\$ 2,836,633	\$ (1,692,727.88)
STATE GRANTS				
<i>California Department of Transportation:</i>				
				\$ -
STIP Planning & Programming	\$ 200,000.00	\$ 200,000	\$ -	\$ (200,000.00)
FY 17/18 Caltrans Sustainable Transportation Planning Grant (SB1)		\$ 348,039	\$ 193,000	\$ (155,039.09)
FY 18/19 Caltrans Sustainable Transportation Planning Grant (SB1)	\$ 341,671.00	\$ 341,671	\$ 264,650	\$ (77,021.00)
FY 19/20 Caltrans Sustainable Transportation Planning Grant (SB1)			\$ 353,812	\$ 353,812.00
Caltrans Rural Planning Assistance (RPA)		\$ 53,395	\$ 250,000	\$ 196,605.00
Freeway Service Patrol (FSP13-6088-048)				\$ -
Freeway Service Patrol (FSP14-6088-053)	\$ 506,198.00	\$ 454,522	\$ -	\$ (454,522.28)
Freeway Service Patrol (I-205) FY 18/19 allocation			\$ 491,524	\$ 491,524.00
Freeway Service Patrol (I-205) FY 19/20 allocation			\$ 491,524	\$ 491,524.00
Freeway Service Patrol (FSP18 SB1 6088-063)		\$ 437,741	\$ 437,740	\$ (0.70)
FSP18 SB1 FY 18-19 allocation			\$ 500,000	\$ 500,000.00
FSP19 SB1 FY 19-20 allocation			\$ 500,000	\$ 500,000.00
Caltrans TDM Partnership Planning Grant				\$ -
Affordable Housing & Sustainable Communities Carryover		\$ 19,873	\$ -	\$ (19,873.00)
Affordable Housing & Sustainable Communities FY 18/19 Enterprise		\$ 40,000	\$ 30,998	\$ (9,001.60)
State Transit Assistance	\$ 88,597.00	\$ 88,597	\$ 88,597	\$ -
SUBTOTAL	\$ 1,136,466.00	\$ 1,983,838	\$ 3,601,845	\$ 1,618,007.33
LOCAL				
TDA (LTF Planning + TDA Administration)	\$ 1,214,048.00	\$ 1,214,048	\$ 1,299,200	\$ 85,152.00
TDA (LTF ALUC Stockton Metro)				\$ -
Measure K Project Management	\$ 1,000,000.00	\$ 1,000,000	\$ 1,000,000	\$ -
Measure K Administration	\$ 593,200.00	\$ 593,200	\$ 662,000	\$ 68,800.00
RTIF	\$ 75,000.00	\$ 75,000	\$ 27,720	\$ (47,280.00)
Valley MPOs Air Quality Planning	\$ 181,100.00	\$ 181,100	\$ 181,100	\$ -
Fresno Prop 84				\$ -
TDM - Merced CAG CMAQ	\$ 83,000.00	\$ 63,794	\$ 75,000	\$ 11,206.00
TDM - StanCOG CMAQ	\$ 195,000.00	\$ 200,000	\$ 200,000	\$ -
Tri-County Travel Demand (Merced, Stanislaus, San Joaquin)		\$ 13,189	\$ 13,189	\$ -
SACOG TDM (Trip Planning System)	\$ 95,000.00	\$ 95,000	\$ 95,000	\$ -
StanCOG- Modeling				\$ -
Calaveras COG: RTPA Technical Support				\$ -
SAFE	\$ 150,000.00	\$ 207,000	\$ 207,000	\$ -
COG Fees	\$ 10,000.00	\$ 10,000	\$ 10,000	\$ -
SJCOGI	\$ 561,000.00	\$ 561,000	\$ 561,000	\$ -
SUBTOTAL	\$ 4,157,348.00	\$ 4,213,331	\$ 4,331,209	\$ 117,878.00
OTHER				
Sales Tax Line of Credit and 2011 Bond Issuance				
Interest	\$ 5,000.00	\$ 5,000	\$ 5,000	\$ -
Other (ALUC Fees+doc fees)	\$ 15,000.00	\$ 15,000	\$ 15,000	\$ -
SUBTOTAL	\$ 20,000.00	\$ 20,000	\$ 20,000	\$ -
TOTAL	\$ 9,333,354.18	\$ 10,746,529.95	\$ 10,789,687.40	\$ 43,157.45

San Joaquin Council of Governments
 ANNUAL FINANCIAL PLAN
 Fiscal Year 2019/20
 Proposed Final March 28, 2019
 SERVICE AND SUPPLIES

		FY 2017-18	FY 2018-19	FY 2019-20	+/-
Title	Line Item Description	Actual	Amendment #1	Proposed 3/28/19	Change
Office Expense - General	General Supplies		\$ 74,000	\$ 75,000	\$ 1,000
	Recognitions		\$ 2,000	\$ 2,000	\$ -
	Printing		\$ 12,270	\$ 12,270	\$ -
	Noncapital Equip/Furniture		\$ 20,000	\$ 20,000	\$ -
	Computer Software & License		\$ 119,730	\$ 125,000	\$ 5,270
Office Expense - General Subtotal		\$ -	\$ 228,000	\$ 234,270	\$ 6,270
Office Expense - Postage Subtotal		\$ -	\$ 18,000	\$ 18,000	\$ -
Office Expense - Subscriptions Subtotal		\$ -	\$ 10,200	\$ 10,200	\$ -
Office Expense - Subtotal		\$ 245,906	\$ 256,200	\$ 262,470	\$ 6,270
Communications-Subtotal		\$ 53,110	\$ 66,000	\$ 66,000	\$ -
Memberships - Subtotal		\$ 39,123	\$ 56,000	\$ 50,000	\$ (6,000)
Maintenance - Equipment - Subtotal		\$ 3,515	\$ 13,000	\$ 10,000	\$ (3,000)
Rents & Leases - Equipment - Subtotal		\$ 108,790	\$ 225,000	\$ 225,000	\$ -
Publications & Legal Notices - Subtotal		\$ 4,747	\$ 10,000	\$ 7,500	\$ (2,500)
Insurances - Subtotal		\$ 94,063	\$ 108,000	\$ 120,000	\$ 12,000
Building Maintenance - Subtotal		\$ 81,956	\$ 185,000	\$ 200,000	\$ 15,000
BuildingDebt Service - Principle & Interest		\$ 148,468	\$ 175,000	\$ 200,000	\$ 25,000
TOTAL SERVICES & SUPPLIES		\$ 779,678	\$ 1,094,200	\$ 1,140,970	\$ 46,770

POSITION CLASSIFICATIONS & SALARY SCHEDULE
ANNUAL

Proposed Amendment March 28, 2019

Position	12 month Change in CPI	Minimum		Maximum	
		Previous	New	Previous	New
<u>Executive Director</u>		220,923.15	\$ 231,969.11		
<u>GROUP A</u>				85% of Exec. Dir. \$ 187,784.68	\$ 197,173.74
Deputy Executive Director/Chief Financial Officer Deputy Director Planning, Prog. & Project Delivery					
<u>GROUP B</u>	3.6940%	87,058.60	\$ 90,274.55	\$ 138,717.14	\$ 143,841.35
Habitat Conservation Program Manager* Manager of Administrative Services Project Manager					
<u>GROUP C</u>	3.6940%	73,315.78	\$ 76,024.06	124,770.81	\$ 129,379.84
Chief Accountant Senior Regional Planner Senior Program Specialist Information Technology Manager					
<u>GROUP D</u>	3.6940%	64,875.73	\$ 67,272.24	96,943.89	\$ 100,524.99
Associate Regional Planner Associate Habitat Planner Associate Program Specialist Staff Accountant Account-Paroll Specialist Public Information Officer					
<u>GROUP E</u>	3.6940%	57,285.41	\$ 59,401.53	81,472.58	\$ 84,482.18
Assistant Regional Planner Assistant Program Specialist Assistant Habitat Planner Administrative Analyst Information Technology Technician					
<u>GROUP F</u>	3.6940%	50,893.84	\$ 52,773.86	68,707.48	\$ 71,245.54
Office Administrator					
<u>GROUP G</u>	3.6940%	44,919.19	\$ 46,578.50	65,754.10	\$ 68,183.06
Administrative Technician Accounting Assistant II Planning Technician					
<u>GROUP H</u>	3.6940%	38,491.83	\$ 39,913.72	54,420.08	\$ 56,430.35
Accounting Assistant I Administrative Clerk II					
<u>GROUP I</u>	3.6940%	33,854.00	\$ 35,104.57	47,045.39	\$ 48,783.25
Administrative Clerk I					

*The Board adopted the findings of the Salary & Classification study in May 2015 grandfathering the Program Manager and Habitat Program Manager at the previously adopted salary range, \$145,000.

San Joaquin Council of Governments
ANNUAL FINANCIAL PLAN
Fiscal Year 2019/20
Proposed Final March 28, 2019

Tranportation Travel & Training

	FY 2017-18	FY 2018-19	FY 2019-20
	Actual	Amendment #1	Proposed 3/28/19
In and Out of State Travel	\$ 80,000	\$ 80,000	\$ 80,000
Training	\$ 31,500	\$ 31,500	\$ 31,500
Rideshare Incentive	\$ 3,000	\$ 3,000	\$ 3,000
Transportation & Travel - Subtotal	\$ 114,500	\$ 114,500	\$ 114,500

San Joaquin Council of Governments
ANNUAL FINANCIAL PLAN
Fiscal Year 2019/20
Proposed Final March 28, 2019

PROFESSIONAL SERVICES

Work Element No./Project Description	FY 2017-18 Actual	FY 2018-19 Amendment #1	FY 2019-20 Proposed 3/28/19
601.01--Regional Transportation Plan	\$ 245,334	\$ 400,000	\$ 200,000
601.011--Regional Transportation Plan (AHSC)	\$ 4,429	\$ 59,873	\$ 39,000
601.012--SCS Implementation FY 17/18 SB1 grant		\$ 884,539	\$ 102,500
601.013--SCS Implementation FY 18/19 SB1 grant			\$ 40,000
601.014--SCS Implementation FY 19/20 SB1 grant			\$ 125,000
601.02--Regional Planning Studies	\$ 15,000	\$ 30,000	\$ 30,000
602.01--RTIP		\$ -	
603.01--Road & Street Monitoring	\$ 677,526	\$ 921,993	\$ 900,000
603.02--Transit Coordination	\$ 1,500	\$ 50,000	
603.03--Transportation Air Quality	\$ 247,352	\$ 200,000	\$ 200,000
603.04--Goods Movement		\$ -	
603.041 --Goods Movement Partnership Planning Grant		\$ -	
701.01--Technical Assistance		\$ -	
801.01--Intergovernmental Coordination	\$ 86,466	\$ 50,000	\$ 130,000
801.012--Intergovernmental Coordination (RPA)	\$ 26,605	\$ 80,000	\$ 290,886
801.02--Projections & Forecasts	\$ 70,695	\$ 50,000	\$ 62,000
801.03--Airport Land Use Commission	\$ 19,564	\$ 50,000	\$ 5,000
801.04--Congestion Management		\$ 85,000	\$ 50,000
801.05--Regional Planning		\$ 15,000	\$ 15,000
801.06--Valley MPO Coordination	\$ 23,464	\$ 20,000	\$ 45,000
801.07--Interregional Partnerships		\$ -	
801.09--SJCOG Inc			
901.01--Measure K	\$ 31,619	\$ 100,000	\$ 50,000
901.02--RTIF	\$ 3,108	\$ 46,000	\$ 15,000
901.03--Smart Growth		\$ -	
1001.01--COG OWP		\$ 5,000	\$ 5,000
1001.02--TDA Administration	\$ 180,360	\$ 250,000	\$ 250,000
1001.03--Community Involvement	\$ 14,520	\$ 17,500	\$ 17,500
1001.04--FAST ACT Management		\$ -	
1101.01--Transportation Demand Management	\$ 311,530	\$ 250,000	\$ 300,000
1101.03--Transportation Demand Management		\$ -	
1201.01--Freeway Service Patrol	\$ 328,261	\$ 708,145	\$ 850,000
1201.015--Freeway Service Patrol (SB1)		\$ 437,741	\$ 650,000
1201.03 - SJCOG Interns			
1301.01 - Performance Based Planning and Programming			
Indirect	\$ 155,454	\$ 225,000	\$ 500,000
TOTAL	\$ 2,442,787	\$ 4,935,791	\$ 4,871,886

San Joaquin Council of Governments
ANNUAL FINANCIAL PLAN
Fiscal Year 2019/20
Proposed Final March 28, 2019

FIXED ASSETS

Title	Description	FY 2017-18 Actual	FY 2018-19 Amendment #1	FY 2019-20 Proposed
	Office Furniture/Equipment		\$ 25,000	\$ 25,000
	Replacement Printers (2)		\$ 5,500	\$ 5,500
	Server Upgrade		\$ 30,000	\$ 30,000
	ERP Accounting System		\$ -	\$ -
	Customer Relation Management		\$ 25,000	\$ 25,000
	Computer Upgrades		\$ 20,000	\$ 20,000
	Capitalized Building Maintenance/Upgrades		\$ 90,000	\$ 90,000
TOTAL		\$ 121,212	\$ 195,500	\$ 195,500



**RESOLUTION
SAN JOAQUIN COUNCIL OF GOVERNMENTS**

R-19-21

**RESOLUTION APPROVING THE ADOPTION OF THE 2019-2020
ANNUAL FINANCIAL PLAN
FOR THE SAN JOAQUIN COUNCIL OF GOVERNMENTS**

WHEREAS, the San Joaquin Council of Governments is required by the Joint Powers Agreement to adopt a budget (Annual Financial Plan) annually, and

WHEREAS, the adopted budget is to be sent to the member agencies for ratification.

NOW THEREFORE BE IT RESOLVED, that the San Joaquin Council of Governments adopts the FY 2019-2020 Annual Financial Plan and directs the Executive Director to transmit it to the member agencies for ratification.

PASSED AND ADOPTED this 28th day of March 2019 by the following vote of the San Joaquin Council of Governments, to wit:

AYES: Councilmember Andrade, Stockton; Mayor Dhaliwal, Lathrop; Supervisor Elliot, SJC; Mayor Pro Tem Kuehne, Lodi; Supervisor Miller, SJC; Councilmember Murken, Escalon; Mayor Rickman, Tracy; Councilmember Singh, Manteca; Supervisor Winn, SJC; Vice Mayor Wright, Stockton; Councilmember Jobrack, Stockton; Mayor Zuber, Ripon.

NOES:

ABSENT: None.

ROBERT RICKMAN
Chair

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**CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING**

**ITEM: FISCAL YEAR 2019-20 PROJECT LIST
ASSOCIATED WITH SENATE BILL 1**

**RECOMMENDATION: Adopt Resolution Approving Project List for
Fiscal Year 2019-20 Funded by Senate Bill 1
(SB 1) the Road Repair and Accountability Act
of 2017 and Related Budget Amendment**

SUMMARY:

Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 was passed by the California Legislature and signed into law by the Governor in April 2017 in order to address the significant transportation funding shortfalls statewide. Current funding estimates show the City of Lathrop's apportionments at \$401,675 for Fiscal Year (FY) 2019-20. In order to be eligible for the funding, cities must approve an annual project list by resolution.

Capital Improvement Project (CIP) PS 18-01 Citywide Road Maintenance and Repair Program was included in the City's adopted FY 2017-18, FY 2018-19 and FY 2019-20 budget. CIP PS 18-01 has been updated to include the FY 2019-20 SB 1 project list per the reporting guidelines.

The proposed SB 1 project for FY 2019-20 includes rehabilitating the existing pavement on E. Louise Avenue between Harlan Road and 5th Street. The proposed project was generated using the City's existing Pavement Management System. Staff is requesting that City Council approve the proposed project list for local streets and roads funding associated with SB 1.

BACKGROUND:

Over the next 10 years, California faces a \$59 billion shortfall to adequately maintain the existing state highway system. Similarly, cities and counties face a \$78 billion shortfall over the next decade to adequately maintain the existing network of local streets and roads. In response to these roadway infrastructure needs, on April 28, 2017, the Governor signed SB 1 which is known as the Road Repair and Accountability Act of 2017.

SB 1 increased per gallon fuel excise taxes; increased diesel fuel sales taxes and vehicle registration fees; and provides for inflationary adjustments to fuel tax rates in future years. Beginning November 1, 2017, new funding from SB 1 will be deposited into the newly created Road Maintenance and Rehabilitation Account (RMRA). A percentage of this new RMRA funding is apportioned by formula to eligible cities and counties for basic road maintenance, rehabilitation and critical safety projects on the local streets and roads system.

**CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
PROPOSED PROJECT LIST ASSOCIATED WITH SENATE BILL 1**

PAGE 2

SB 1 was approved with an emphasis on accountability and transparency. As a result, the program guidelines require that local agencies formally adopt a proposed project list for the RMRA funds. While the project lists must be submitted in order to receive funds, the project list can be changed to adapt to local needs.

The proposed SB 1 project list for FY 2019-20 SB 1 includes rehabilitating the existing pavement on E. Louise Avenue. Specific project details are listed below and included in Attachment B.

Project Description

Pavement maintenance project utilizing full-depth reclamation (FDR) or cold in-place recycling (CIR) method generally involves grinding off the top layer of the existing asphalt, applying additives, reheating and using that recycled material for the new roadway. Benefits of FDR and CIR include reduced construction time, reduced greenhouse gas emissions and potential cost savings.

Project Location

E. Louise Avenue – Harlan Road to 5th Street.

Proposed Schedule

Winter 2019: Prepare construction documents and bid the project.

Summer 2020: Start construction.

Winter 2020: Complete and accept the improvements.

Estimated Useful Life

FDR and CIR can extend the life of pavement 15 to 20 years.

REASON FOR RECOMMENDATION:

The California Transportation Commission issued annual reporting guidelines for the RMRA funding. Prior to receiving this funding, local agencies must formally adopt an annual proposed project list. Approval of this project list will allow the city to receive its allocated funding.

FISCAL IMPACT:

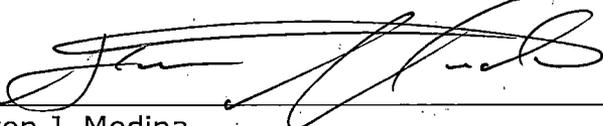
Current funding estimates show the City of Lathrop's apportionments at \$401,675 for FY 2019-20. SB 1 funds are included in the FY 2019-20 and 2020-21 Biennial Budget to be approved by City Council during the scheduled Budget Hearings on June 12-13, 2019.

ATTACHMENTS:

- A. Resolution Approving a Proposed Project List for Fiscal Year 2019-20 Funded by Senate Bill 1 (SB 1) the Road Repair and Accountability Act of 2017
- B. SB 1-Proposed Project List

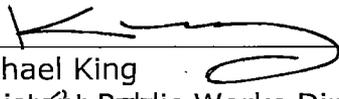
**CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
PROPOSED PROJECT LIST ASSOCIATED WITH SENATE BILL 1**

APPROVALS:



Steven J. Medina
Assistant Engineer

5/1/19
Date



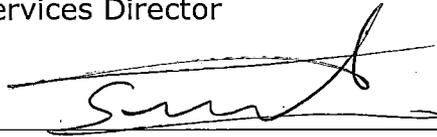
Michael King
Assistant Public Works Director

5-1-19
Date



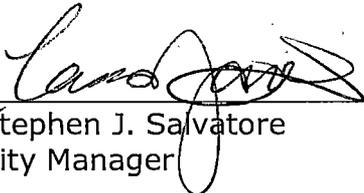
Cari James
Finance & Administrative
Services Director

5/7/19
Date



Salvador Navarrete
City Attorney

5-2-19
Date



Stephen J. Salvatore
City Manager

5-8-19
Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A LIST OF PROJECTS FOR FISCAL YEAR 2019-20 FUNDED BY SENATE BILL 1 THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (2017) was passed by the California Legislature and signed into law by the Governor in April 2017 in order to address the significant transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that ensure the residents of the City of Lathrop are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City of Lathrop must adopt a list of all projects proposed to receive funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1 by resolution, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City of Lathrop will receive an estimated \$401,675 in RMRA funding in Fiscal Year 2019-20 from SB 1; and

WHEREAS, Capital Improvement Project (CIP) PS 18-01 Citywide Road Maintenance and Repair Program has been updated with a proposed project list to meet the newly created reporting guidelines; and

WHEREAS, the new project list includes full rehabilitation of E. Louise Avenue from Harlan Road to 5th Street which may consist of full-depth reclamation or cold in-place recycling; and

WHEREAS, full-depth reclamation (FDR) and cold in-place recycling (CIR) have a useful lifespan of approximately 15-20 years; and

WHEREAS, the City of Lathrop anticipates acceptance of street improvements on E. Louise Avenue in the winter of 2020; and

WHEREAS, this is the third year in which the City of Lathrop is receiving SB 1 funding which can be utilized for essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City of Lathrop has a Pavement Management System and utilized it to develop the SB 1 project list; and

WHEREAS, the funding from SB 1 will help the City of Lathrop maintain and rehabilitate streets throughout the City this year and into the future.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby approve the proposed project list for local streets and roads funding associated with Senate Bill 1.

The foregoing resolution was passed and adopted this 13th day of May 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

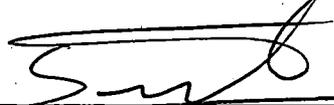
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

SB 1 Proposed Project List

PS 18-01

Project Number:
CIP PS 18-01

Project Name:
Citywide Road Maintenance and Repair Program

Department Responsible:
Public Works / Steven Medina

Contact Number:
209-941-7430

Project Description:

The Citywide Road Maintenance and Repair Program will include maintaining deteriorated pavement and striping that present public safety issues throughout residential and industrial areas in the City. Locations will be prioritized based upon condition of existing pavement/striping as related to public safety and proximity to high pedestrian facilities (e.g. schools), including the Mossdale area.

FY 2019-20: The project will analyze various alternatives to rehabilitate the existing pavement on Louise Avenue between Harlan Road and 5th Street. In addition to pavement rehabilitation, improvements would include landscaping, bike lanes and pedestrian facilities. Staff is pursuing local, state, and federal funding for design and construction.

Justification:

Louise Avenue is a major east west corridor connecting the City of Lathrop and the City of Manteca. In 2012 a deflection test was performed on Louise Avenue between Harlan Road and 5th Street and determined that the existing pavement is structurally deficient. Maintaining the deficient pavement and deferring improvements will be more costly in the long term.



Attachment B

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**CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING**

ITEM: APPROVE PROFESSIONAL CONSULTANT SERVICES AGREEMENT WITH EKI FOR WASTEWATER DISCHARGE REQUIREMENTS PERMIT COMPLIANCE

RECOMMENDATION: Adopt Resolution Approving a Professional Services Consultant Agreement with EKI Environment & Water, Inc. for Groundwater Monitoring and Reporting Services for Waste Discharge Requirement Order Permit Compliance for the Lathrop Consolidated Treatment Facility for Fiscal Year 2019/20

SUMMARY:

A professional consultant services agreement with EKI Environment & Water, Inc. (EKI) is necessary to continue providing groundwater and water supply monitoring and reporting services to maintain compliance with the Waste Discharge Requirements (WDRs) set forth by the Regional Water Quality Control Board (RWQCB) to protect the public's health and the environment. The proposed agreement is for EKI to continue groundwater and water supply monitoring services during FY 2019/20. The annual cost of these services is not to exceed \$81,200 in accordance with the scope and fee proposal provided by EKI. The agreement's effective date is subject to Council's approval of the FY 2019/20 and 2020/21 Biennial Budget.

BACKGROUND:

EKI (formerly dba HydroFocus) has been providing groundwater and water supply monitoring and reporting services to assist the City of Lathrop in meeting the provisions of the Waste Discharge Requirements (WDRs) for the Crossroads and Lathrop Consolidated Treatment Facility (LCTF) wastewater treatment plants since 2005. The cost for the EKI agreement for services needed for permit compliance for groundwater monitoring and reporting requirements for FY 2019/20 is \$81,200.

REASON FOR RECOMMENDATION:

Groundwater and water supply monitoring services are needed for compliance with the Waste Discharge Requirements (WDRs) for the Lathrop Consolidated Treatment Facility (LCTF) to ensure that the City's land application of recycled water does not degrade water resources. EKI (formerly dba HydroFocus) has been providing these services to assist the City with permit compliance with the WDRs since 2005 and has developed a unique knowledge base of the City's groundwater monitoring permit requirements.

CITY MANAGER'S REPORT **PAGE 2**
MAY 13, 2019, CITY COUNCIL MEETING
CONSULTANT AGREEMENT WITH EKI FOR WASTE DISCHARGE
REQUIREMENT ORDER PERMIT COMPLIANCE FOR THE LATHROP
CONSOLIDATED TREATMENT FACILITY FOR FISCAL YEAR 2019/20

Staff requests City Council to authorize to approve an agreement with EKI to provide groundwater and water supply monitoring and reporting services for the FY 2019/20.

FISCAL IMPACT:

The agreement's effective date is subject to Council's approval of the FY 2019/20 and 2020/21 Biennial Budget. In accordance with the scope and fee proposal by EKI, the annual cost of services is \$81,200. Funds to pay for these services will be included in the budget for FY 2019/20 from Funds 6080-50-34-452-2001 and Fund 6050-50-31-452-2001.

ATTACHMENTS:

- A. Approving a Professional Services Consultant Agreement with EKI Environment & Water, Inc. for Groundwater Monitoring and Reporting Services for Waste Discharge Requirements Permit Compliance for the Lathrop Consolidated Treatment Facility for Fiscal Year 2019/20.
- B. Agreement with EKI for Groundwater and Water Supply Monitoring and Reporting Services for Waste Discharge Requirements Permit Compliance for the Lathrop Consolidated Treatment Facility for Fiscal Year 2019/20.

CITY MANAGER'S REPORT **PAGE 3**
MAY 13, 2019, CITY COUNCIL MEETING
CONSULTANT AGREEMENT WITH EKI FOR WASTE DISCHARGE
REQUIREMENT ORDER PERMIT COMPLIANCE FOR THE LATHROP
CONSOLIDATED TREATMENT FACILITY FOR FISCAL YEAR 2019/20

APPROVALS:



Greg Gibson
Senior Civil Engineer

5/7/19
Date



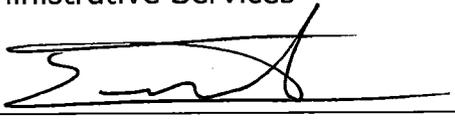
Michael King
Assistant Public Works Director

5-7-19
Date



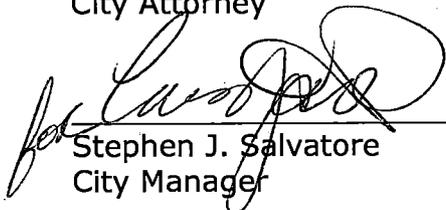
Cari James
Director of Finance &
Administrative Services

5-7-19
Date



Salvador V. Navarrete
City Attorney

5-7-19
Date



Stephen J. Salvatore
City Manager

5-7-19
Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A PROFESSIONAL SERVICES CONSULTANT AGREEMENT WITH EKI ENVIRONMENT WATER INC., FOR GROUNDWATER MONITORING AND REPORTING SERVICES FOR WASTE DISCHARGE REQUIREMENT ORDER PERMIT COMPLIANCE FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY FOR FISCAL YEAR 2019/20

WHEREAS, groundwater and water supply monitoring services are needed to meet Waste Discharge Requirements (WDRs) for the Lathrop Consolidated Treatment Facility (LCTF) that are set forth by the Regional Water Quality Control Board (RWQCB) to protect the public's health and the environment; and

WHEREAS, EKI (formerly dba HydroFocus) has been providing groundwater and water supply monitoring services to assist the City of Lathrop to meet the provisions of the Waste Discharge Requirements (WDRs) for the Lathrop Consolidated Treatment Facility (LCTF) and Crossroads wastewater treatment plants since 2005; and

WHEREAS, EKI has provided a scope and fee proposal to provide services for groundwater monitoring and reporting required under the new permit for FY 19-20 for a cost of \$81,200; and

WHEREAS, the agreement's effective date is subject to Council's approval of the FY 2019/20 and 2020/21 Biennial Budget and the appropriations in Fund 6080-5034-452-2001 and Fund 6050-5031-452-2001,

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop approves an agreement with EKI Environment & Water, Inc. for groundwater and water supply monitoring and reporting services for Waste Discharge Requirements permit compliance for the Lathrop Consolidated Treatment Facility for Fiscal Year 2019-2020 for an amount not to exceed \$81,200.

The foregoing resolution was passed and adopted this 13th day of May, 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

CITY OF LATHROP

**AGREEMENT BETWEEN THE CITY OF LATHROP
AND EKI ENVIRONMENT & WATER, INC.**

**TO PROVIDE GROUNDWATER MONITORING AND REPORTING
SERVICES FOR COMPLIANCE WITH WATER DISCHARGE
REQUIREMENTS (WDRs) FOR THE
LATHROP CONSOLIDATED TREATMENT FACILITY (CTF)**

THIS AGREEMENT, dated for convenience this ____ day of ____ 2019, is by and between **EKI Environment & Water, Inc.** (“CONSULTANT”) and the **City of Lathrop**, a California municipal corporation (“CITY”);

RECITALS:

WHEREAS, CONSULTANT is specially trained, experienced, and competent to perform Professional Consulting Services, which are required by this agreement; and

WHEREAS, CITY selected the CONSULTANT pursuant to said qualifications; and

WHEREAS, CONSULTANT is willing to render such Professional Consulting Services, as hereinafter defined, on the following terms and conditions; and

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) Scope of Service.

CONSULTANT agrees to perform services in conformance with the scope of work submitted by the CONSULTANT, hereafter referred to as Exhibit “A” and incorporated herein by reference. CONSULTANT agrees to diligently perform these services in accordance with the standards of its profession, as stated in Article 11, and CITY’S satisfaction.

(2) Compensation.

CITY hereby agrees to pay CONSULTANT on a time and expense reimbursement basis in accordance with Exhibit “A” up to a sum not to exceed **\$81,200** for the Consulting Services set forth in Exhibit “A”. CONSULTANT shall be paid within thirty (30) days of receipt of billings containing all information pursuant to Paragraph 5 below.

Compensation for any task must be equal or less than the percentage complete. In no event shall CONSULTANT be entitled to compensation for work not included in exhibit "A", Scope of Work, unless a written change order or authorization describing the extra work and payment terms has been executed by CITY's authorized representative prior to the commencement of the work.

Payment is made based on a time and material basis.

(3) Effective Date and Term.

The effective date of this Agreement upon issuances of Notice to Proceed, no sooner than **July 1st, 2019** and it shall terminate no later than **June 30, 2020**.

(4) Independent Contractor Status.

It is expressly understood and agreed by both parties that CONSULTANT, while engaged in carrying out and complying with any of the terms and conditions of this Agreement, is an independent contractor and not an employee of the CITY. CONSULTANT is responsible for controlling the means and methods to complete the scope of work described in exhibit "A" to City's satisfaction. CONSULTANT expressly warrants not to represent, at any time or in any manner, that CONSULTANT is an employee of the CITY.

(5) Billings.

CONSULTANT'S bills shall include a list of all tasks, a total amount due, the amounts previously billed, and the net amount due on the invoice. Except as specifically authorized by CITY, CONSULTANT shall not bill CITY for duplicate services performed by more than one person. In no event shall CONSULTANT submit any billing for an amount in excess of the rates or the maximum amount of compensation provided in section (2) for the entire Agreement, unless modified by a properly executed change order.

(6) Advice and Status Reporting.

CONSULTANT shall provide the CITY with timely reports, orally or in writing, of all significant developments arising during performance of its services hereunder, and shall furnish to CITY such information as is necessary to enable CITY to monitor the performance of this Agreement.

(7) Assignment of Personnel.

CONSULTANT shall assign only competent personnel to perform services pursuant to this Agreement. If CITY asks CONSULTANT to remove a person assigned to the work called for under this Agreement, CONSULTANT agrees to do so immediately, regardless of the reason, or the lack of a reason, according to the CITY'S request.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT
TO PROVIDE GROUNDWATER MONITORING AND REPORTING SERVICES FOR COMPLIANCE
WITH WATER DISCHARGE REQUIREMENTS (WDRs)

The services shall be performed by, or under the direct supervision, CONSULTANT's Authorized Representative: **Stephen Tarantino, P.E.**, CONSULTANT shall not replace its Authorized Representatives without the prior written approval by the CITY.

(8) Assignment and Subcontracting.

It is recognized by the parties hereto that a substantial inducement to CITY for entering into this Agreement was, and is, the professional reputation and competence of CONSULTANT. Neither this Agreement nor any interest therein may be assigned by CONSULTANT without the prior written approval of CITY'S Public Works Director. CONSULTANT shall not subcontract any portion of the performance contemplated and provided for herein, other than the subcontractors noted in the proposal, without prior written approval of the CITY'S Public Works Director.

(9) Insurance.

On or before beginning any of the services or work called for by any term of this Agreement, CONSULTANT, at its own cost and expense, shall carry, maintain for the duration of the Agreement, and provide proof thereof that is acceptable to the CITY the insurance specified in subsections (a) through (c) below with insurers and under forms of insurance satisfactory in all respects to the CITY. CONSULTANT shall not allow any subcontractor to commence work on any subcontract until all insurance required of the CONSULTANT has also been obtained for the subcontractor, unless otherwise authorized by City. Verification of this insurance shall be submitted and made part of this Agreement prior to execution.

- (a) Workers' Compensation. CONSULTANT shall, at CONSULTANT'S sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by CONSULTANT. Workers Compensation Insurance shall be provided as required by law, and Employer's Liability Insurance shall be provided with limits of not less than one million dollars. In the alternative, CONSULTANT may rely on a self-insurance program to meet these requirements provided that the program of self-insurance complies fully with the provisions of the California Labor Code. The insurer, if insurance is provided, or the CONSULTANT, if a program of self-insurance is provided, shall waive all rights of subrogation against the CITY for loss arising from work performed under this Agreement.
- (b) Commercial General and Automobile Liability Insurance. CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain commercial general and automobile liability insurance for the period covered by this Agreement in an amount not less than one million dollars per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT
TO PROVIDE GROUNDWATER MONITORING AND REPORTING SERVICES FOR COMPLIANCE
WITH WATER DISCHARGE REQUIREMENTS (WDRs)

If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

Coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (ed. 11/88) and Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 1 (any auto).

Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

- (i) CITY, its officers, employees, agents, and volunteers are to be additional insured with respect to each of the following: liability arising out of activities performed by or on behalf of CONSULTANT, including general supervision of CONSULTANT; products and completed operations of CONSULTANT; premises owned, occupied or used by CONSULTANT. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents, or volunteers.
- (ii) The insurance shall cover on an occurrence or an accident basis, and not on a claim made basis.
- (iii) An endorsement must state that coverage is primary insurance and that no other insurance affected by the CITY will be called upon to contribute to a loss under the coverage.
- (iv) Any failure of CONSULTANT to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.
- (v) Insurance is to be placed with California-admitted insurers with a Best's rating of no less than A:VII.
- (vi) Notice of cancellation or non-renewal must be received by CITY at least thirty days prior to such change.

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- (c) Professional Liability. CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than One Million Dollars (\$1,000,000) per claim made and per policy aggregate covering the licensed professionals' errors and omissions, as follows:
- (i) Any deductible or self-insured retention shall not exceed \$150,000 per claim.
 - (ii) Notice of cancellation, material change, or non-renewal must be received by the CITY at least thirty days prior to such change shall be included in the coverage or added as an endorsement to the policy.
 - (iii) The policy must contain a cross liability or severability of interest clause.
 - (iv) The following provisions shall apply if the professional liability coverages are written on a claims made form:
 - 1. The retroactive date of the policy must be shown and must be before the date of the Agreement.
 - 2. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.
 - 3. If coverage is canceled or not renewed and it is not replaced with another claims made policy form with a retroactive date that precedes the date of this Agreement, CONSULTANT must provide extended reporting coverage for a minimum of five years after completion of the Agreement or the work.

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4. The CITY shall have the right to exercise at the CONSULTANT'S cost, any extended reporting provisions of the policy should the CONSULTANT cancel or not renew the coverage, so long as commercially available at reasonable rates.
 5. A copy of the claim reporting requirements must be submitted to the CITY prior to the commencement of any work under this Agreement.
- (d) Deductibles and Self-Insured Retentions. CONSULTANT's policies shall have self-insured retentions not exceeding \$100,000 except with concurrence of the CITY.
- (e) Notice of Reduction in Coverage. In the event that any coverage required under subsections (a), (b), or (c) of this section of the Agreement is reduced, limited, or materially affected in any other manner, CONSULTANT shall provide written notice to CITY at CONSULTANT'S earliest possible opportunity and in no case later than five days after CONSULTANT is notified of the change in coverage.
- (f) In addition to any other remedies CITY may have if CONSULTANT fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, CITY may, at its sole option:
- (i) Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement, so long as commercially available at reasonable rates.
 - (ii) Order CONSULTANT to stop work under this Agreement or withhold any payment which becomes due to CONSULTANT hereunder, or both stop work and withhold any payment, until CONSULTANT demonstrates compliance with the requirements hereof;
 - (iii) Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies CITY may have and is not the exclusive remedy for CONSULTANT'S breach.

(10) Indemnification - CONSULTANT'S Responsibility.

As to the CONSULTANT'S work hereunder, it is understood and agreed that (a) CONSULTANT has the professional skills necessary to perform the work, that (b) CITY relies upon the professional skills of CONSULTANT to perform the work in a skillful and professional manner, and (c) CONSULTANT thus agrees to so perform in accordance with the Standard of Care in Article 11.

Acceptance by CITY of the work performed under this Agreement does not operate as a release of said CONSULTANT from such professional responsibility for the work performed. It is further understood and agreed that CONSULTANT is apprised of the scope of the work to be performed under this Agreement and CONSULTANT agrees that said work can and shall be performed in a fully competent manner in accordance with the standard of care applicable to CONSULTANT'S profession in accordance with Article 11.

CONSULTANT shall indemnify, defend, and hold CITY, its officers, employees, agents, and volunteers harmless from and against any and all liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused by the willful misconduct or negligent acts or omissions of CONSULTANT, its employees, subcontractors, or agents, or on account of the performance or character of this work, except for any such claim arising out of the negligence or willful misconduct of the CITY, its officers, employees, agents, or volunteers. It is understood that the duty of CONSULTANT to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance of insurance certificates and endorsements required under this Agreement does not relieve CONSULTANT from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

(11) Standard of Care.

CONSULTANT agrees that, in connection with its services to be performed under this Agreement, such services are performed with the care and skill ordinarily exercised by members of the profession practicing under similar conditions at the same time and in the same or a similar locality. CITY recognizes that the state of practice, particularly with respect to hazardous waste conditions, is changing and evolving.

While CONSULTANT will perform in reasonable accordance with standards in effect at the time its services are performed, it is recognized that such standards may subsequently change because of improvements in the state of practice.

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When the findings and recommendations of CONSULTANT are based on information supplied by CITY and others, CONSULTANT shall have the right to rely on the accuracy and completeness of such information. No warranty or guarantee, express or implied, is made or intended by providing of consulting services or by furnishing oral or written reports of the findings made.

(12) Licenses.

If a license of any kind, which term is intended to include evidence of registration, is required of CONSULTANT, its employees, agents, or subcontractors by federal or state law, by signing this agreement CONSULTANT states that such license has been obtained, is valid and in good standing, and CONSULTANT shall keep it in effect at all times during the term of this Agreement, and that any applicable bond has been posted in accordance with all applicable laws and regulations.

(13) Business Licenses.

CONSULTANT shall obtain and maintain a CITY of Lathrop Business License until all Agreement services are rendered and accepted by the CITY.

(14) Termination.

Either CITY or CONSULTANT may cancel this Agreement at any time for convenience upon thirty (30) days written notification to other party. In the event of termination, the CONSULTANT shall be entitled to compensation for services performed to the effective date of termination; provided, however, that the CITY may condition payment of such compensation upon CONSULTANT'S delivery to the CITY of any or all documents, photographs, computer software, video and audio tapes, and other materials provided to CONSULTANT or prepared by or for CONSULTANT or the CITY in connection with this Agreement.

(15) Funding.

CONSULTANT agrees and understands that renewal of this agreement in subsequent years is contingent upon action by the City Council consistent with the appropriations limits of Article XIII (B) of the California Constitution and that the Council may determine not to fund this agreement in subsequent years. CONSULTANT shall not be required to provide services beyond available funding.

(16) Notices.

All contracts, appointments, approvals, authorizations, claims, demands, Change Orders, consents, designations, notices, offers, requests and statements given by either party to the other shall be in writing and shall be sufficiently given and served upon the other party if (1) personally served, (2) sent by the United States mail, postage prepaid, (3) sent by private express delivery service, or

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(4) in the case of a facsimile transmission, if sent to the telephone FAX number set forth below during regular business hours of the receiving party and followed with two (2) Days by delivery of a hard copy of the material sent by facsimile transmission. Personal service shall include, without limitation, service by delivery and service by facsimile transmission.

To City: City of Lathrop
City Clerk
390 Towne Centre Drive
Lathrop, CA 95330

Copy to: City of Lathrop
Department of Public Works
390 Towne Centre Drive
Lathrop, CA 95330

MAIN (209) 941-7430

To Consultant: EKI Environment & Water, Inc.
577 Airport Boulevard, Suite 500
Burlingame, CA 94010
Phone: (650) 292-9100
Fax: (650) 552-9012
ATTN: Stephen A. Tarantino, P.E.

(17) Miscellaneous.

- (a) Consent. Whenever in this Agreement the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.
- (b) Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the Laws of the State of California.
- (c) Definitions. The definitions and terms are as defined in these specifications.
- (d) Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.

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- (e) **Headings.** The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.
- (f) **Incorporation of Documents.** All documents constituting the Agreement documents described in Section 1 hereof and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated in the Agreement and shall be deemed to be part of this Agreement.
- (g) **Integration.** This Agreement and any amendments hereto between the parties constitute the entire Agreement between the parties concerning the Project and Work, there are no other prior oral or written agreements between the parties that are not incorporated in this Agreement.
- (h) **Modification of Agreement.** This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.
- (i) **Provision.** Any agreement, covenant, condition, clause, qualification, restriction, reservation, term or other stipulation in the Agreement shall define or otherwise control, establish or limit the performance required or permitted or to be required of or permitted by either party. All provisions, whether covenants or conditions, shall be deemed to be both covenants and conditions.
- (j) **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.
- (k) **Status of CONSULTANT.** In the exercise of rights and obligations under this Agreement, CONSULTANT acts as an independent contractor and not as an agent or employee of CITY. CONSULTANT shall not be entitled to any rights and benefits accorded or accruing to the City Council members, officers or employees of CITY, and CONSULTANT expressly waives any and all claims to such right and benefits.
- (l) **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.

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- (m) Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last.

If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.

- (n) Venue. In the event that suit is brought by either party hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin or in the United States District Court for the Eastern District of California.
- (o) Recovery of Costs. The prevailing party in any action brought to enforce the terms of this Agreement or arising out of this Agreement may recover its reasonable costs, including reasonable attorney's fees, incurred or expended in connection with such action against the non-prevailing party.
- (p)

(18) General Contractor Responsibilities.

Neither the professional activities of CONSULTANT, nor the presence of CONSULTANT or CONSULTANT'S sub-consultants shall relieve any General Contractor retained by the CITY of its obligations, duties and responsibilities.

CITY agrees that the CITY, CONSULTANT and its sub-consultants shall be indemnified by the General Contractor and shall be made additional insured under the General Contractor's general liability insurance policy and that a Waiver of Subrogation in favor of CONSULTANT will be provided under the General Contractor's Workers Compensation policy. CITY will require General Contractor to provide evidence of such insurance to CITY and CONSULTANT prior to General Contractor beginning work on the project.

(19) Notice to Proceed.

Prior to commencing work under this agreement, CONSULTANT shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary insurances have been received. City shall not be obligated to pay CONSULTANT for any services prior to issuance of the Notice to Proceed.

(20) Cost Estimates.

Any statements of estimated construction costs or future operation and maintenance costs furnished by CONSULTANT are predicted costs and are based on professional opinions and judgment. CONSULTANT is not responsible for fluctuations in construction costs due to bidding conditions and other factors which could not be anticipated at the time of preparation of the particular estimate.

(21) CADD Documents.

Any Computer Aided Design and Drafting (CADD) documents, drawings and data files provided by CONSULTANT in an electronic format, on tape, computer disk or other electronic media, in accordance with the services covered by this Agreement or as a courtesy to CITY do not constitute the delivery of CONSULTANT'S professional work product. Only the original paper prints constitute CONSULTANT'S professional work product. Because the electronic media may be damaged during transfer or altered, the paper prints shall control where there are any differences between the paper prints and the electronic media. CONSULTANT makes no warranties, either express or implied, of the merchantability, applicability, compatibility with CITY'S computer equipment or software, or fitness for any particular purpose for the electronic media or that the electronic media contain no defects or are virus free.

Modification or use by CITY of any documents or electronic media prepared by CONSULTANT for any purpose or project other than the project subject to this Agreement shall be at CITY'S sole risk. CITY agrees to indemnify and hold CONSULTANT harmless from any claims, damages, liabilities or costs, including attorneys' fees and costs of defense, arising from any reuse or modification of any documents or electronic media prepared by CONSULTANT without the prior written consent of CONSULTANT.

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(22) Signatures.

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

Approved as to Form:

City of Lathrop
City Attorney



Salvador Navarrete

5-7-19

Date

Recommended for Approval:

City of Lathrop
Assistant Public Works Director

Michael King Date

Approved By:
Resolution No:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore Date
City Manager

CONSULTANT:

EKI Water & Environment, Inc.
577 Airport Blvd., Suite 500
Burlingame, CA 94010

Fed ID # 94-3087395
Lathrop Bus License #20137

Stephen Tarantino, P.E. Date



577 Airport Blvd. Suite 500
Burlingame, CA 94010
(650) 292-9100
ekiconsult.com

30 April 2019

Greg Gibson
Senior Civil Engineer
City of Lathrop
290 Towne Centre Drive
Lathrop, California 95330

Subject: Proposed Scope of Work and Budget
2019-2020 Lathrop Consolidated Treatment Facility Groundwater Monitoring and Reporting
City of Lathrop, WDRs No. R5-2018-023

Dear Mr. Gibson:

EKI Environment & Water (EKI) is pleased to present this proposed scope of work for providing groundwater monitoring and reporting services for compliance with Waste Discharge Requirements (WDRs) Order No. R5-2018-023.

BACKGROUND

On 6 April 2018, WDR Order No. R5-2018-023 was approved by the Regional Water Quality Control Board (RWQCB) amending WDR Order R5-2016-0028-01 for the Consolidated Treatment Facility (CTF). The approved Monitoring and Reporting Plan (MRP) requires semiannual monitoring of compliance wells and reporting. Two newly-installed Central Lathrop Specific Plan (CLSP) wells still require two (2) more quarterly sampling events to reach the eight (8) quarter minimum before a reduction in monitoring frequency can be requested. This Scope of Work (SOW) is for continued CTF groundwater monitoring and reporting for the City of Lathrop.

SCOPE OF WORK

Task 1 – Groundwater Monitoring and Reporting for the CTF

Task 1 consists of CTF WDRs Permit Compliance and includes:

- Required annual and semiannual groundwater monitoring and reporting events; and
- Required quarterly sampling of newly installed wells (CLSP-11 and CLSP-12). These wells were installed in August 2017 and have been sampled for six (6) consecutive quarters as part of the Central Lathrop Specific Plan (CLSP) expansion. This SOW therefore also includes continued sampling of these two wells to maintain the required consecutive quarterly sampling schedule for new wells.

Throughout the performance period, EKI may be requested to review and provide comment on issues related to groundwater conditions, the MRP, monitoring well network modifications (e.g., well destruction plan review, well destruction and installation reports, and WDR and MRP review). Task 1 includes estimated costs for these incidental permit compliance and report review needs based on

Formerly known as Eriar & Kalinowski, Inc.

requests from previous years. For cost estimating purposes, we assumed monitoring and reporting for Mossdale, River Islands, CTF, Pond S6, and CLSP Land Development Areas only.

During the performance period, the WDRs require semiannual monitoring for the CTF monitoring wells and quarterly monitoring for new wells CLSP-11 and CLSP-12. The monitoring results shall be summarized in two individual reports (one semiannual report and one annual report). The required monitoring and reporting schedule follows:

<i>Year</i>	<i>Report</i>	<i>Months in Period</i>	<i>Due Date</i>
2019	Annual	July-December	1 February 2020
2020	Semiannual	January-June	1 August 2020

Groundwater monitoring includes water level measurements, water quality sampling from monitoring wells, and water quality sampling from four recycled water storage ponds.¹ Duplicates and blanks shall also be collected as specified in the approved Sampling and Analysis Plan (SAP); a minimum of 10 percent of the total samples shall be field duplicates and a minimum of 10 percent shall be field blanks. The sampling breakdown follows:

	2019		2020		Total
	3 rd Qtr	4 th Qtr (Annual)	1 st Qtr	2 nd Qtr (Semiannual)	
Water Level Measurement Sites	0	26	0	47	73
Well Sample Collection Sites	2	26	2	22	52
Pond Sample Collection Sites	0	4	0	1	5
Quality Control Sites	1	3	1	2	7

Notes:

1. Fourth Quarter 2019 water level data from wells not sampled by FGL will be provided by EKI as part of the annual well inspection.
2. River Islands monitoring well water level data has been provided by River Islands' consultant (ENGEO, Inc.). This SOW assumes River Islands shall continue to provide water level data for the 2019-2020 performance period.

¹ In addition to the monitoring requirements specified in the MRP, this SOW includes monitoring of groundwater in selected wells adjacent to storage ponds, sampling of recycled water storage ponds, and analysis of wastewater indicator constituents. Monitoring of groundwater in wells adjacent to storage ponds can identify possible leaks (for example in 2007, groundwater quality changes owing to a leak in the Pond S4 liner were detected in samples from monitoring well MBRMW-1). Sample collection and analysis of pond water provides the chemical composition of water applied to the LAAs, and wastewater indicators (stable isotopes and bromide ion) can detect the presence of recycled water in shallow groundwater.

EKI separated the CTF groundwater monitoring and reporting task into the following five subtasks:

- a) Groundwater Monitoring and Laboratory Analysis performed by FGL Environmental (FGL);
- b) Sampling Coordination and Oversight by EKI;
- c) Well Inspection and Maintenance Coordination by EKI;
- d) Reporting by EKI (semiannual and annual groundwater monitoring reports); and
- e) Groundwater Monitoring and Reporting Activities for CTF Permit Compliance by EKI.

This SOW does not include the collection and reporting of additional non-groundwater data required for the CTF Annual Report (i.e., pond and land application data, summaries of sludge and/or solid waste disposal, sludge monitoring results, copies of plant operator certification, and forecasted plant flows).

Subtask 1a - Groundwater Monitoring and Laboratory Analysis (4 events)

FGL shall provide all water quality monitoring and associated water level data collection and analytical services under this SOW. Accordingly, FGL provided to EKI the estimated costs to collect the required data in accordance with the City's approved SAP provided in Exhibit A. The total cost for Subtask 1a is \$30,100.

Subtask 1b - Sampling Coordination and Oversight

EKI will provide coordination and oversight with FGL and ENGEO during all sampling events. The total cost for Subtask 1b is \$2,300.

Subtask 1c - Well Inspection and Maintenance Coordination

During the 4th Quarter sampling event, in addition to the active monitoring network wells, all monitoring wells for which the City has approved access² will be inspected by EKI personnel and identified maintenance needs will be communicated to the City of Lathrop Public Works Operations and Maintenance Department. Inspection will include collecting the annual water level measurements. The total cost for Subtask 1c is \$8,900.

Subtask 1d - Reporting

During the performance period, one annual and one semiannual report shall be prepared and submitted to the City. A draft semiannual report shall be provided electronically to the City for review at least five working days prior to the report due date. The final semiannual report shall be submitted by EKI to the City for submittal to the RWQCB by the City. A draft annual report shall be provided to the City electronically 10 days prior to the report due date; the final annual report shall be provided to the City electronically five days prior to the report due date to facilitate production and submittal to the RWQCB by the City. The total cost for Subtask 1d is \$31,200.

² These include North Lathrop monitoring wells

Subtask 1e - Groundwater Monitoring and Reporting Activities for CTF Permit Compliance

Throughout the performance period, EKI may be requested to review and provide comment on issues related to groundwater conditions, the MRP, monitoring well network modifications, and so forth. This typically includes tasks such as review of well destruction plans, well destruction and installation reports, and WDR and MRP review. Estimated costs for permit compliance and report review based on past requests is \$1,500.

Task 2 – Groundwater Monitoring and Reporting for the City’s Engineering Feasibility Study

As part of the City’s Engineering Feasibility Study Findings Report, Former Land Application Area LAS-2, four (4) down-gradient Mossdale monitoring wells were recommended for semiannual water quality monitoring (MWM-5, -8, -9, and -13).

This task includes costs associated with: A) groundwater monitoring and laboratory analysis performed by FGL, and B) reporting by EKI. During the performance period, results from Task 2 groundwater monitoring will be included in the semiannual and annual CTF monitoring reports.

Groundwater monitoring includes water level measurements and water quality sampling from the monitoring wells. As part of the CTF monitoring and reporting (Task 1), well MWM-5 is sampled annually; therefore, this task includes one additional monitoring event for well MWM-5, and both annual and semiannual monitoring events for wells MWM-8, -9, and -13. The semiannual event will only include analysis for a partial list of monitored constituents. Duplicates and blanks shall be collected as specified in the approved SAP. The total cost for Task 2 is \$3,500.

Task 3 – Optional Request to RWQCB for Reduction in Sampling Frequency at CLSP-11

A request to reduce the monitoring frequency in newly installed monitoring wells can occur only after wells have been sampled for eight consecutive quarters. Additionally, groundwater limitations cannot be recommended at new wells until there are at least eight data points available for statistical analysis. Monitoring wells CLSP-11 and CLSP-12 will meet the eight-quarter sampling requirement after the Fall 2019 monitoring event. Accordingly, we included costs for preparing a letter report to the RWQCB requesting a reduction in the monitoring frequency for these wells from quarterly to semiannually. The total cost for Task 3 is \$3,700.

SCHEDULE

The performance period for this SOW is 1 July 2019 through 31 June 2020.

COMPENSATION

We propose that compensation for consulting services by EKI be on a time and expense reimbursement basis in accordance with our current schedule of charges, dated 1 January 2018. On the basis of the SOW described above and in the attached Table 1, we propose the following budget:

TASK	Cost Estimate
Task 1 – Groundwater Monitoring and Reporting for the CTF	\$74,000
Task 2 - Groundwater Monitoring and Reporting for the City's Engineering Feasibility Study	\$3,500
SUBTOTAL:	\$77,500
[OPTIONAL] Task 3 - Optional Request to RWQCB for Reduction in Sampling Frequency at CLSP-11 and -12	\$3,700
TOTAL:	\$81,200

TERMS AND CONDITIONS

If this proposal meets with your approval, please provide an Agreement to review and execute.

We are pleased to have the opportunity to continue to work with the City of Lathrop. Please call us at (650) 292-9100 if you have any questions or wish to this SOW in greater detail.

Very truly yours,

EKI ENVIRONMENT & WATER, INC.



John Fio
Principal Hydrogeologist



Stephen A. Tarantino, P.E.
Vice President

Table 1 - Budget Estimate for Proposed Scope of Work
Lathrop CTF Monitoring and Reporting

TASKS	EKI Labor						Expenses			TOTAL (1)	
	Admin Assistant	G6 - Robert Emmens	G5 - Kristyn Lindhart	G3 - Christina Lucero	S2 - Dave Leighton	Principal - John Flo	TOTAL EKI Labor, (1)	CAD/GIS Charge (per hour)	OTHER DIRECT COSTS, (2)	TOTAL EXPENSES (1)	
	99	109	124	160	225	270	(\$)	\$20		(\$)	(\$)
Task 1a - Groundwater Monitoring and Laboratory Analysis (4 events)											
Field Measurements							\$0	\$0	\$4,731	\$4,731	\$4,731
Well Sampling							\$0	\$0	\$4,940	\$4,940	\$4,940
Pond Sampling							\$0	\$0	\$125	\$125	\$125
Field Filtering							\$0	\$0	\$1,775	\$1,775	\$1,775
Water Level Only Measurements							\$0	\$0	\$625	\$625	\$625
Laboratory Analysis											
Cations/Anions							\$0	\$0	\$6,679	\$6,679	\$6,679
Nitrogen Constituents							\$0	\$0	\$4,184	\$4,184	\$4,184
Coliform							\$0	\$0	\$2,178	\$2,178	\$2,178
Total Trihalomethane (TTHM)							\$0	\$0	\$2,310	\$2,310	\$2,310
Wastewater Indicators							\$0	\$0	\$2,475	\$2,475	\$2,475
Subtotal	0	0	0	0	0	0	\$0	\$0	\$30,022	\$30,100	\$30,100
Task 1b - Sampling Coordination and Oversight (4 events)											
Coordination and Oversight			4		8		\$2,296	\$0		\$0	\$2,296
Subtotal	0	0	4	0	8	0	\$2,300	\$0	\$0	\$0	\$2,300
Task 1c - Well Inspection and Maintenance Coordination (1 event)											
Well Inspection and Maintenance Coordination			60	4			\$8,080	\$0	\$817	\$817	\$8,897
Subtotal	0	0	60	4	0	0	\$8,100	\$0	\$817	\$900	\$8,900
Task 1d - Reporting (2 reports)											
Data entry and QA/QC	0	18	46	0	0	0	\$7,666	\$0		\$0	\$7,666
Figures and maps	0	0	20	0	0	0	\$2,480	\$0		\$0	\$2,480
Analysis and reporting	0	0	56	44	16	10	\$20,284	\$0		\$0	\$20,284
Production and distribution	6	0	0	0	0	0	\$594	\$0	\$100	\$100	\$694
Subtotal	6	18	122	44	16	10	\$31,100	\$0	\$100	\$100	\$31,200
Task 1e - Groundwater Monitoring and Reporting Activities for CTF Permit Compliance											
CTF Permit Compliance	0	0	2	4	0	2	\$1,428	\$0		\$0	\$1,428
Subtotal	0	0	2	4	0	2	\$1,500	\$0	\$0	\$0	\$1,500
Task 2 - Monitoring per Engineering Feasibility Study (2 events)											
Field Measurements							\$0	\$0	\$581	\$581	\$581
Well Sampling							\$0	\$0	\$665	\$665	\$665
Field Filtering							\$0	\$0	\$175	\$175	\$175
Laboratory Analysis							\$0	\$0			
Cations/Anions							\$0	\$0	\$439	\$439	\$439
Nitrogen Constituents							\$0	\$0	\$84	\$84	\$84
Reporting	0	4	4	2	0	1	\$1,522	\$0		\$0	\$1,522
Subtotal	0	4	4	2	0	1	\$1,600	\$0	\$1,944	\$2,000	\$3,500
Task 3 - Optional Request to RWQCB for Reduction in Sampling Frequency at CLSP-11 and -12											
Trend Analysis and Letter to RWQCB			4	12	2	3	\$3,676	\$0		\$0	\$3,676
Subtotal	0	0	4	12	2	3	\$3,700	\$0	\$0	\$0	\$3,700
TOTAL:	6	22	196	66	26	16	\$48,300	\$0	\$32,883	\$33,100	\$81,200

Notes:

- (1) Subtotals may not exactly sum due to rounding.
- (2) "Other Direct Costs" includes direct expenses, as listed below, incurred in connection with the work and will be reimbursed at cost for items such as:
 - Laboratories and contractors.
 - Monitoring well permits issued by San Joaquin County Environmental Health Department.
 - Rented vehicles or travel.
 - Field equipment daily rental rate and associated field supplies.

**CITY MANAGER'S REPORT
MAY 13, 2019 CITY COUNCIL REGULAR MEETING**

ITEM: AUTHORIZE A MASTER CONSULTANT AGREEMENT AND TASK ORDER NO. 1 WITH CSG CONSULTANTS INC., TO PROVIDE ENGINEERING PLAN CHECK SERVICES

RECOMMENDATION: Adopt Resolution Approving a Master Consultant Agreement with CSG Consultants Inc., to provide Engineering Plan Check Services and Task Order No. 1 Related to the Phelan Lathrop Gateway Project and Related Budget Amendments

SUMMARY:

Staff requested a proposal from CSG Consultants Inc, (CSG) to assist with improvement plan review for the Lathrop Gateway project. Staff recommends the City to enter into a Master Consultant Agreement with CSG for plan check engineering services to ensure the City timely completes plan check services.

Staff also recommends that the City Council approve Task Order No. 1 with CSG to provide plan review services related to the Phelan Lathrop Gateway Phase 1 project. The City will collect plan check fees from Phelan, and a portion of the fees will be used to pay for the cost of the consultant. The cost for the plan check services in Task Order No. 1 is not to exceed \$190,000 and no services will be authorized until the developer has paid plan check fees in excess of the consultant cost for the scope of work authorized.

BACKGROUND:

The Developers pay plan check fees to the City review of plans for proposed construction. The plan check services are performed under contract with outside consulting firms, depending on the workload and complexity of the plan check. Staff proposes council approve a Master Consultant Agreement with CSG for plan check services to ensure that the City timely completes plan check services.

The Phelan Project is located on a portion of the development identified as the Lathrop Gateway Business Park Specific Plan (LGBPSP); approximately 176.1 +/- acres. Task Order No. 1 with CSG includes a scope for the review of offsite improvement plans for Phase 1 of the Phelan Project including preliminary design of public facilities and infrastructure for the remaining two (2) phases. CSG has submitted a scope of work and a fee estimate to provide the plan review services related to the Phelan Project, amount not to exceed \$190,000.

CITY MANAGER'S REPORT **PAGE 2**
MAY 13, 2019 CITY COUNCIL REGULAR MEETING
MASTER AGREEMENT AND TASK ORDER NO. 1 WITH CSG CONSULTANTS,
INC. TO PROVIDE ENGINEERING PLAN CHECK SERVICES AND RELATED
BUDGET AMENDMENTS

REASON FOR RECOMMENDATION:

CSG is well qualified to perform the necessary plan check services. CSG also has adequate staff to keep up with the fast pace of development anticipated in the LGBPSP area.

FISCAL IMPACT:

The developer of the Gateway Specific Plan area, Phelan Haugen Development Company will fully fund the cost for Task Order No. 1 and the associated staff time, for a total of \$271,000. The proposed budget for CSG to perform Task Order No. 1 is an amount not to exceed \$190,000 and a notice to proceed will not be issued until staff has received funding from the developer. The developer of the

Budget Amendment is as follows:

Increase Revenue:

Land Development – Plan Check Fees
1010-5004-341-0202 \$271,000

Increase Expense: \$190,000
Land Development- Professional Service
1010-5004-420-0100

ATTACHMENTS:

- A. Resolution Approving a Master Consultant Agreement with CSG Consultants Inc., to provide Engineering Plan Check Services and Task Order No. 1 Related to the Phelan Lathrop Gateway Project and Authorizing related Budget Amendments
- B. Project Map Exhibit
- C. Master Consultant Agreement with CSG Consultants Inc. to provide Engineering Plan Check Services dated, May 13, 2019
- D. Task Order No. 1 Pursuant to Master Consultant Agreement dated May 13, 2019 with CSG Consultants, Inc. to provide plan review services related to the Phelan Lathrop Gateway Project

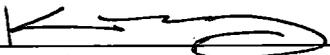
CITY MANAGER'S REPORT **PAGE 3**
MAY 13, 2019 CITY COUNCIL REGULAR MEETING
MASTER AGREEMENT AND TASK ORDER NO. 1 WITH CSG CONSULTANTS,
INC. TO PROVIDE ENGINEERING PLAN CHECK SERVICES

APPROVALS:



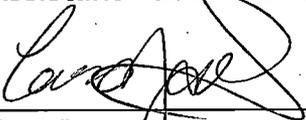
Jay Davidson
Principal Engineer

5-6-19
Date



Michael King
Assistant Public Works Director

5-3-19
Date



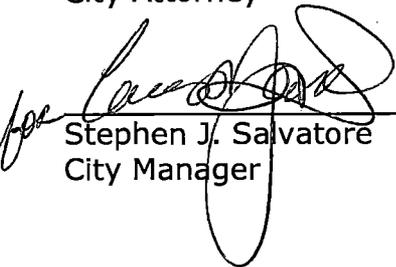
Cari James
Administrative Services &
Director of Finance

5-3-19
Date



Salvador Navarrete
City Attorney

5-6-19
Date



Stephen J. Salvatore
City Manager

5-8-19
Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP AUTHORIZING A MASTER CONSULTANT AGREEMENT WITH CSG CONSULTANTS, INC. TO PROVIDE ENGINEERING PLAN CHECK SERVICES AND TASK ORDER NO. 1 RELATED TO THE PHELAN LATHROP GATEWAY PROJECT AND RELATED BUDGET AMENDMENTS

WHEREAS, the City anticipates the need for additional professional engineering services to augment Engineering Division staff to keep pace with time sensitive ongoing development projects; and

WHEREAS, Staff recommends the City approve into a Master Consultant Agreement with CSG Consultants Inc. (CSG) for plan check engineering services to ensure the City provides timely plan check services; and

WHEREAS, the City will collect plan check fees from the developer and a portion of the fees will be used to pay for the cost of the consultant; and

WHEREAS, the Gateway Vesting Tentative Parcel Map No. VTM-13-69 was approved by the City on February 11, 2015, and Site Plan Review No. SPR-18-40 was approved for the Phelan Lathrop Gateway project (Phelan Project), on December 19, 2018; and

WHEREAS, the Phelan Project is approved of the development identified in the Lathrop Gateway Business Park Specific Plan (LGBPSP); and

WHEREAS, the Phelan Project includes the construction of ten (10) concrete tilt-up buildings totaling 3,035,000 square feet of industrial warehouse space to be designed and constructed in three (3) phases; and

WHEREAS, CSG has submitted a scope of work and a fee estimate of \$190,000 to provide the plan check services related to the Phelan Lathrop Gateway Phase 1 project and infrastructure for the remaining two (2) phases; and

WHEREAS, Staff recommends that the City Council approves Task Order No. 1 with CSG to provide plan check services related to the Phelan Lathrop Gateway Phase 1 project, amount not to exceed \$190,000 and a notice to proceed will not be issued until staff has received funding from the developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop hereby approves a Master Consultant Agreement with CSG Consultants Inc. and Task Order No. 1 to provide Plan Check Engineering Services related to the Phelan Lathrop Gateway Phase 1 project and Authorizing related budget amendments as follows:

Increase Revenue: 1010-5004-341-0202 \$271,000
Increase Expense: 1010-5004-420-0100 \$190,000

The foregoing resolution was passed and adopted this 13th day of May, 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

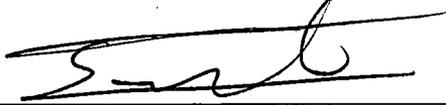
ABSTAIN:

Sonny Dhaliwal, Mayor

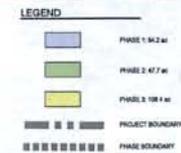
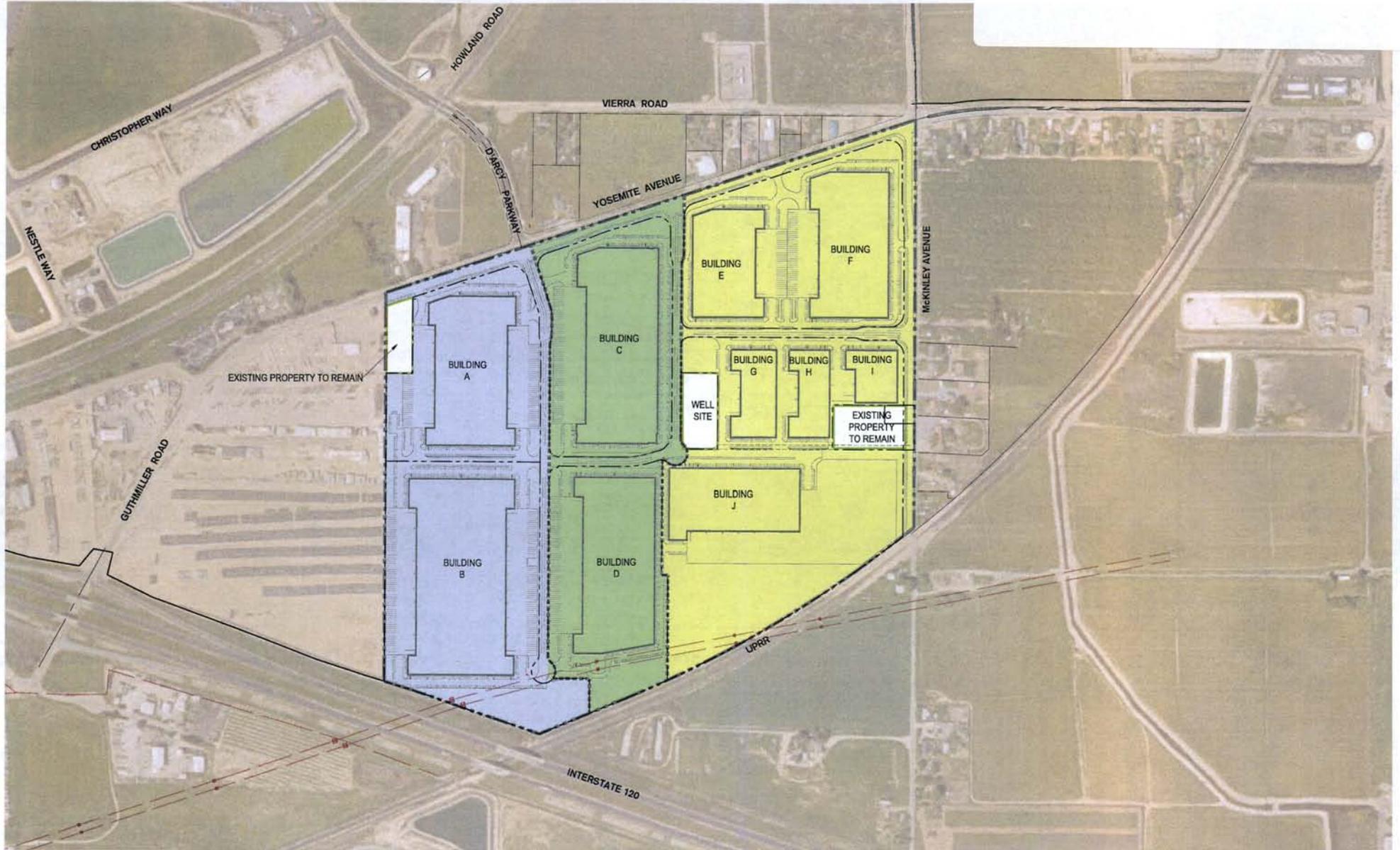
ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney



PHASING EXHIBIT
PHELAN GATEWAY
 CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA

DATE: MAY 21, 2018

SHEET

1

Carille Coatsworth Architects, Inc.
 3455 Laguna Drive, Newport Beach, CA 92660
 Phone: (949) 451-1100 Fax: (949) 451-1101

PHELAN
 DEVELOPMENT
 450 Newport Center Drive, Suite 405
 Newport Beach, CA 92660



SIEGFRIED
 CIVIL ENGINEERS ARCHITECTS
 1000 W. BROADWAY SUITE 200 LATHROP, WA 98646
 TEL: 360-455-1100 FAX: 360-455-1101

**CITY OF LATHROP
 MASTER AGREEMENT WITH CSG CONSULTANTS INC.,
 TO PROVIDE ENGINEERING PLAN CHECK CONSULTING SERVICES**

THIS AGREEMENT, dated for convenience this **13th day of May 2019**, is by and between **CSG CONSULTANT INC.** ("CONSULTANT") and the CITY OF LATHROP, a California municipal corporation ("CITY");

RECITALS:

WHEREAS, CONSULTANT is specially trained, experienced, and competent to perform Engineering Plan Review Consulting Services, which are required by this agreement;

WHEREAS, Consultant has adequate staff to meet the fast pace and high volume of development review expected within the Gateway Specific Plan area; and

WHEREAS, CITY selected the CONSULTANT pursuant to said qualifications'; and

WHEREAS, CONSULTANT is willing to render such Engineering Plan Review Consulting Services, as hereinafter defined, on the following terms and conditions; and

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) Scope of Service

CONSULTANT agrees to perform Engineering Plan Review Consulting Services in conformance with an approved Scope of Work submitted by the CONSULTANT. CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and CITY'S satisfaction.

(2) Compensation

CITY hereby agrees to pay CONSULTANT the amount indicated in each approved Task Order, for the Plan Review Consulting Services. City agrees to pay CONSULTANT within thirty (30) days of receipt of billings containing all information required per Paragraph 5 below. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in an approved Task Order Scope of Work unless CITY's authorized representative executes a written change order or authorization describing the extra work and payment terms prior to the

CITY OF LATHROP – MASTER AGREEMENT
TO PROVIDE ENGINEERING PLAN CHECK CONSULTING SERVICES

(3) Effective Date and Term

The effective date of this Agreement is **May 13, 2019**, and it shall terminate no later than **June 30, 2023** provided that the City may renew this agreement under the same terms and conditions for additional twelve (12) month periods, commencing on July 1 of each year and terminating on June 30 of each subsequent year. Each such renewal shall be automatic unless CONSULTANT is given thirty (30) days' written notice of City's intention not to renew this agreement.

(4) Independent Contractor Status

It is expressly understood and agreed by both parties that CONSULTANT, while engaged in carrying out and complying with any of the terms and conditions of this Agreement, is an independent contractor and not an employee of the CITY. As an independent contractor, CONSULTANT is responsible for controlling the means and methods to complete the scope of work describe in each approved Task Order to the City's satisfaction. CONSULTANT expressly warrants not to represent, at any time or in any manner, that CONSULTANT is an employee of the CITY.

(5) Billings

CONSULTANT'S bills shall include a list of all tasks, a total amount due, the amounts previously billed, and the net amount due on the invoice. Except as specifically authorized by CITY, CONSULTANT shall not bill CITY for duplicate services performed by more than one person. In no event shall CONSULTANT submit any billing for an amount in excess of the rates or the maximum amount of compensation provided in section (2) for either task or for the entire Agreement, unless modified by a properly executed change order.

(6) Advice and Status Reporting

CONSULTANT shall provide the CITY with timely reports, orally or in writing, of all significant developments arising during performance of its services hereunder, and shall furnish to CITY such information as is necessary to enable CITY to monitor the performance of this Agreement.

(7) Assignment of Personnel

CONSULTANT shall assign only competent personnel to perform services pursuant to this Agreement. If CITY asks CONSULTANT to remove a person assigned to the work called for under this Agreement, CONSULTANT agrees to do so immediately, without requiring the City to process a reason or explanation for its request.

CITY OF LATHROP – MASTER AGREEMENT
TO PROVIDE ENGINEERING PLAN CHECK CONSULTING SERVICES

The services shall be performed by, or under the direct supervision, of CONSULTANT's Authorized Representative: **Mark Lander, PE.**, CONSULTANT shall not replace its Authorized Representative without the prior written approval by the CITY.

(8) Assignment and Subcontracting

It is recognized by the parties hereto that a substantial inducement to CITY for entering into this Agreement was, and is, the professional reputation and competence of CONSULTANT. Neither this Agreement nor any interest therein may be assigned by CONSULTANT without the prior written approval of CITY'S authorized representative. CONSULTANT shall not subcontract any portion of the performance contemplated and provided for herein, other than the subcontractors noted in the proposal, without prior written approval of the CITY'S authorized representative.

(9) Insurance

On or before beginning any of the services or work called for by any term of this Agreement, CONSULTANT, at its own cost and expense, shall carry, maintain for the duration of the Agreement, and provide proof thereof that is acceptable to the CITY the insurance specified in subsections (a) through (c) below with insurers and under forms of insurance satisfactory in all respects to the CITY. CONSULTANT shall not allow any subcontractor to commence work on any subcontract until all insurance required of the CONSULTANT has also been obtained for the subcontractor. Verification of this insurance shall be submitted and made part of this Agreement prior to execution.

- (a) Workers' Compensation. CONSULTANT shall, at CONSULTANT'S sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by CONSULTANT. Said Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than one million dollars. In the alternative, CONSULTANT may rely on a self-insurance program to meet these requirements provided that the program of self-insurance complies fully with the provisions of the California Labor Code. The insurer, if insurance is provided, or the CONSULTANT, if a program of self-insurance is provided, shall waive all rights of subrogation against the CITY for loss arising from work performed under this Agreement.

CITY OF LATHROP – MASTER AGREEMENT
TO PROVIDE ENGINEERING PLAN CHECK CONSULTING SERVICES

- (b) Commercial General and Automobile Liability Insurance. CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain commercial general and automobile liability insurance for the period covered by this Agreement in an amount not less than one million dollars per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

Coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (ed. 11/88) and Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 1 (any auto).

Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

- (i) CITY, its officers, employees, agents, and volunteers are to be covered as insured with respect to each of the following: liability arising out of activities performed by or on behalf of CONSULTANT, including the insider's general supervision of CONSULTANT; products and completed operations of CONSULTANT; premises owned, occupied or used by CONSULTANT. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents, or volunteers.
- (ii) The insurance shall cover on an occurrence or an accident basis, and not on a claim made basis.
- (iii) An endorsement must state that coverage is primary insurance and that no other insurance affected by the CITY will be called upon to contribute to a loss under the coverage.
- (iv) Any failure of CONSULTANT to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.

CITY OF LATHROP – MASTER AGREEMENT
TO PROVIDE ENGINEERING PLAN CHECK CONSULTING SERVICES

- (v) Insurance is to be placed with California-admitted insurers with a Best's rating of no less than A: VII.
- (vi) Notice of cancellation or non-renewal must be received by CITY at least thirty days prior to such change.
- (c) Professional Liability. CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than One Million Dollars (\$1,000,000) per claim made and per policy aggregate covering the licensed professionals' errors and omissions, as follows:
 - (i) Any deductible or self-insured retention shall not exceed \$150,000 per claim.
 - (ii) Notice of cancellation, material change, or non-renewal must be received by the CITY at least thirty days prior to such change shall be included in the coverage or added as an endorsement to the policy.
 - (iii) The policy must contain a cross liability or severability of interest clause.
 - (iv) The following provisions shall apply if the professional liability coverages are written on a claims made form:
 1. The retroactive date of the policy must be shown and must be before the date of the Agreement.
 2. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.
 3. If coverage is canceled or not renewed and it is not replaced with another claims made policy form with a retroactive date that precedes the date of this Agreement, CONSULTANT must provide extended reporting coverage for a minimum of five years after completion of the Agreement or the work. The CITY shall have the right to exercise at the CONSULTANT'S cost, any extended reporting provisions of the policy should the CONSULTANT cancel or not renew the coverage.
 4. A copy of the claim reporting requirements must be submitted to the CITY prior to the commencement of any work under this Agreement.

CITY OF LATHROP – MASTER AGREEMENT
TO PROVIDE ENGINEERING PLAN CHECK CONSULTING SERVICES

- (d) Deductibles and Self-Insured Retentions. CONSULTANT shall disclose the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. During the period covered by this Agreement, upon express written authorization of the CITY's authorized representative, CONSULTANT may increase such deductibles or self-insured retentions with respect to CITY, its officers, employees, agents, and volunteers. The CITY's authorized representative may condition approval of an increase in deductible or self-insured retention levels upon a requirement that CONSULTANT procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.
- (e) Notice of Reduction in Coverage. In the event that any coverage required under subsections (a), (b), or (c) of this section of the Agreement is reduced, limited, or materially affected in any other manner, CONSULTANT shall provide written notice to CITY at CONSULTANT'S earliest possible opportunity and in no case later than five days after CONSULTANT is notified of the change in coverage.
- (f) In addition to any other remedies CITY may have if CONSULTANT fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, CITY may, at its sole option:
 - (i) Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
 - (ii) Order CONSULTANT to stop work under this Agreement or withhold any payment which becomes due to CONSULTANT hereunder, or both stop work and withhold any payment, until CONSULTANT demonstrates compliance with the requirements hereof;
 - (iii) Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies CITY may have and is not the exclusive remedy for CONSULTANT'S breach.

(10) Indemnification - CONSULTANT'S Responsibility

As to the CONSULTANT'S work hereunder, it is understood and agreed that (a) CONSULTANT has the professional skills necessary to perform the work, (b) CITY relies upon the professional skills of CONSULTANT to perform the work in a skillful and professional manner, and (c) CONSULTANT thus agrees to so perform.

CITY OF LATHROP – MASTER AGREEMENT
TO PROVIDE ENGINEERING PLAN CHECK CONSULTING SERVICES

Acceptance by CITY of the work performed under this Agreement does not operate as a release of said CONSULTANT from such professional responsibility for the work performed. It is further understood and agreed that CONSULTANT is apprised of the scope of the work to be performed under this Agreement and CONSULTANT agrees that said work can and shall be performed in a fully competent manner in accordance with the standard of care applicable to CONSULTANT'S profession.

CONSULTANT shall indemnify, defend, and hold CITY, its officers, employees, agents, and volunteers harmless from and against any and all liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused by the willful misconduct or negligent acts or omissions of CONSULTANT, its employees, subcontractors, or agents, or on account of the performance or character of this work, except for any such claim arising out of the negligence or willful misconduct of the CITY, its officers, employees, agents, or volunteers. It is understood that the duty of CONSULTANT to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance of insurance certificates and endorsements required under this Agreement does not relieve CONSULTANT from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

(11) Licenses

If a license of any kind, which term is intended to include evidence of registration, is required of CONSULTANT, its employees, agents, or subcontractors by federal or state law, CONSULTANT warrants that such license has been obtained, is valid and in good standing, and CONSULTANT shall keep it in effect at all times during the term of this Agreement, and that any applicable bond has been posted in accordance with all applicable laws and regulations.

(12) Business Licenses

CONSULTANT shall obtain and maintain a CITY of Lathrop Business License until all Agreement services are rendered and accepted by the CITY.

(13) Termination

Either CITY or CONSULTANT may cancel this Agreement upon 30 days written notification to the other party. In the event of termination, the CONSULTANT shall be entitled to compensation for services performed to the effective date of termination; provided, however, that the CITY may condition payment of such compensation upon CONSULTANT'S delivery to the CITY of any or all documents,

CITY OF LATHROP – MASTER AGREEMENT
TO PROVIDE ENGINEERING PLAN CHECK CONSULTING SERVICES

photographs, computer software, video and audio tapes, and other materials provided to CONSULTANT or prepared by or for CONSULTANT or the CITY in connection with this Agreement.

(14) Funding

CONSULTANT agrees and understands that renewal of this agreement in subsequent years is contingent upon action by the City Council consistent with the appropriations limits of Article XIII (B) of the California Constitution and that the Council may determine not to fund this agreement in subsequent years.

(15) Notices

All contracts, appointments, approvals, authorizations, claims, demands, Change Orders, consents, designations, notices, offers, requests and statements given by either party to the other shall be in writing and shall be sufficiently given and served upon the other party if (1) personally served, (2) sent by the United States mail, postage prepaid, (3) sent by private express delivery service, or (4) in the case of a facsimile transmission, if sent to the telephone FAX number set forth below during regular business hours of the receiving party and followed with two (2) Days by delivery of a hard copy of the material sent by facsimile transmission. Personal service shall include, without limitation, service by delivery and service by facsimile transmission.

To City: City of Lathrop
City Clerk
390 Towne Centre
Lathrop, CA 95330

Copy to: City of Lathrop
Public Works Department
390 Towne Centre
Lathrop, CA 95330

MAIN: (209) 941-7430

To Consultant: CSG Consultants Inc., Mark Lander, P. E.
550 Pilgrim Drive
Foster City, CA 94404
Ph. (650) 522-2500

(16) Miscellaneous

- (a) Consent. Whenever in this Agreement the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.

CITY OF LATHROP – MASTER AGREEMENT
TO PROVIDE ENGINEERING PLAN CHECK CONSULTING SERVICES

- (b) Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the Laws of the State of California.
- (c) Definitions. The definitions and terms are as defined in these specifications.
- (d) Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.
- (e) Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.
- (f) Incorporation of Documents. All documents constituting the Agreement documents described in Section 1 hereof and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated in the Agreement and shall be deemed to be part of this Agreement.
- (g) Integration. This Agreement and any amendments hereto between the parties constitute the entire Agreement between the parties concerning the Project and Work, and there are no other prior oral or written agreements between the parties that are not incorporated in this Agreement.
- (h) Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.
- (i) Provision. Any agreement, covenant, condition, clause, qualification, restriction, reservation, term or other stipulation in the Agreement shall define or otherwise control, establish or limit the performance required or permitted or to be required of or permitted by either party. All provisions, whether covenants or conditions, shall be deemed to be both covenants and conditions.
- (j) Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.

CITY OF LATHROP – MASTER AGREEMENT
TO PROVIDE ENGINEERING PLAN CHECK CONSULTING SERVICES

- (k) Status of CONSULTANT. In the exercise of rights and obligations under this Agreement, CONSULTANT acts as an independent contractor and not as an agent or employee of CITY. CONSULTANT shall not be entitled to any rights and benefits accorded or accruing to the City Council members, officers or employees of CITY, and CONSULTANT expressly waives any and all claims to such right and benefits.
- (l) Successors and Assigns. The provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.
- (m) Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.
- (n) Venue. In the event that suit is brought by either party hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin or in the United States District Court for the Eastern District of California.
- (o) Recovery of Costs. The prevailing party in any action brought to enforce the terms of this Agreement or arising out of this Agreement may recover its reasonable costs, including reasonable attorney's fees, incurred or expended in connection with such action against the non-prevailing party.

(17) Notice to Proceed

Prior to commencing work under this agreement, CONSULTANT shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary insurances have been received. City shall not be obligated to pay CONSULTANT for any services prior to issuance of the Notice to Proceed.

(18) Signatures

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – MASTER AGREEMENT
TO PROVIDE ENGINEERING PLAN CHECK CONSULTING SERVICES

Approved as to Form:

City of Lathrop
City Attorney



Salvador Navarrete

5.6-19

Date

Recommended for Approval:

City of Lathrop
Principal Engineer

Jay Davidson

Date

Approved By:
Resolution No. _____

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore
City Manager

Date

To Consultant:

CSG Consultants Inc., Mark Lander, P. E.
550 Pilgrim Drive
Foster City, CA 94404
Ph. (650) 522-2500
Fed ID # _____
Bus License # _____

Signature

Date

(Print Name and Title)

CITY OF LATHROP

TASK ORDER NO. 1

**PURSUANT TO MASTER CONSULTING AGREEMENT DATED
MAY 13, 2019 WITH CSG CONSULTANT INC.
TO PROVIDE LATHROP GATEWAY BUSINESS PARK SPECIFIC PLAN,
PHASE 1 PLAN CHECK SERVICES**

THIS TASK ORDER NO. 1, dated for convenience this 13th day of May 2019 is by and made and entered into by and between **CSG CONSULTANT INC.** ("CONSULTANT") and the CITY OF LATHROP, a California municipal corporation ("CITY");

RECITALS:

WHEREAS, on May 13, 2019, CONSULTANT entered into a Master Agreement ("AGREEMENT") with the CITY, by which the CONSULTANT has agreed to provide **CSG CONSULTANT INC.**, and;

WHEREAS, CONSULTANT submitted a scope of work as shown in Exhibit "A"; to provide plan check consulting services, and;

WHEREAS, CONSULTANT is specially trained, experienced, and competent to perform Plan Check Consulting Services, which are required by this agreement; and

WHEREAS, CITY selected the CONSULTANT pursuant to said qualifications; and

WHEREAS, CONSULTANT is willing to render such Plan Check Consulting Services, as hereinafter defined, on the following terms and conditions.

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) Incorporation of Master Agreement

This Task Order No. 1 hereby incorporates by reference all terms and conditions set forth in the Master Agreement for Consulting Services for this project, unless specifically modified by this Task Order.

CITY OF LATHROP – TASK ORDER NO. 1 WITH CSG TO PROVIDE LATHROP GATEWAY BUSINESS PARK SPECIFIC PLAN, PHASE 1 PLAN CHECK SERVICES

(2) **Scope of Service**

CONSULTANT agrees to perform Plan Check Consulting Services in accordance with the scope of work and fee proposal attached hereto as Exhibit "A" to this Task Order.

CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and to the CITY'S satisfaction.

(3) **Effective Date and Term.**

The effective date of this Task Order No. 1 is **May 13, 2019**, and it shall terminate no later than **June 30, 2020**.

(4) **Compensation**

CITY hereby agrees to pay CONSULTANT hourly rates and other charges not to exceed **\$190,000** for the Engineering and Program Management Consulting Services. CONSULTANT shall be paid any uncontested sum due and payable within thirty (30) days of receipt of billings containing all information pursuant to Paragraph 5 below. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in Exhibit "A", unless a written change order or authorization describing the extra work and payment terms has been executed by CITY's authorized representative prior to the commencement of the work.

(5) **Notice to Proceed**

Prior to commencing work under this agreement, CONSULTANT shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary insurance have been received. City shall not be obligated to pay CONSULTANT for any services prior to issuance of the Notice to Proceed.

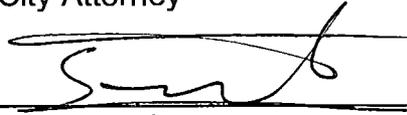
(6) **Signatures**

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – TASK ORDER NO. 1 WITH CSG TO PROVIDE LATHROP GATEWAY BUSINESS PARK SPECIFIC PLAN, PHASE 1 PLAN CHECK SERVICES

Approved as to Form:

City of Lathrop
City Attorney



Salvador Navarrete

5-6-19

Date

Recommended for Approval:

City of Lathrop
Assistant Public Works Director

Michael King

Date

Approved by:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore
City Manager

Date

CONSULTANT:

CSG Consultants Inc., Mark Lander, P.
550 Pilgrim Drive
Foster City, CA 94404
Ph. (650) 522-2500

Fed ID # _____

Bus License # _____

Signature

Date

(Print Name and title)



550 Pilgrim Drive
 Foster City, CA 94404
 phone 650.522.2500
 fax 650.522.2599

www.csgegr.com

April 12, 2019

Jay Davidson
 Principal Engineer
 City of Lathrop
 390 Towne Centre Drive
 Lathrop, CA 95330

RE: Lathrop Gateway Business Park Specific Plan, Phase 1 - Proposal for Plan Review

Dear Jay:

CSG Consultants, Inc. is pleased to present this proposal to assist the City of Lathrop with improvement plan, mapping documents, and related document review for the Lathrop Gateway Business Park Specific Plan. The project consists of ten Light Industrial lots on a 176-acre parcel. Associate infrastructure includes frontage improvements on two existing City streets, installation of two traffic signals, an offsite sanitary sewer connection, and off-site recycled water main extension an spray field, and internal improvements including a new public street, wet and dry utilities, a sanitary sewer pump station and a retention pond, as well as a future offsite storm drain connection to a San Joaquin River outfall. The project has received entitlements and the final design/ mapping package has been provided to the City of Lathrop. The current plan review scope will be limited to Phase 1 of the development.

Work to be performed under this proposal is expected to include, but not be limited to, the following:

- 1) Review of the Yosemite Avenue/ D'Arcy Parkway Traffic Signal Improvement Plans
- 2) Review of the Yosemite Avenue/ McKinley Avenue Interim Traffic Signal Improvement Plans (if needed)
- 3) Review of the Yosemite Avenue/ McKinley Avenue Ultimate Traffic Signal Improvement Plans (if needed)
- 4) Review of the Yosemite Avenue Phase 1 Frontage Improvement Plans
- 5) Review of the D'Arcy Parkway Extension Improvement Plans
- 6) Review of Site Rough Grading Plans.
- 7) Review of the Retention Basin Rough Grading Plans (including infiltration calculations for retention of stormwater prior to construction of permanent offsite outfall to river). Interim and Permanent Stormwater Treatment Measures will also be reviewed.
- 8) Review of the Yosemite Avenue/ McKinley Avenue Interim Lane Configuration Improvement Plans
- 9) Review of the Sanitary Sewer Pump Station and Force Main Civil, Structural, and Electrical Plans.
- 10) Review of the Offsite Recycled Water Main Extension and Spray Field Improvement Plans
- 11) Review of the In-Tract Potable Water, Recycled Water, Sanitary Sewer and Storm Drain System Improvement Plans
- 12) Review of the Offsite Preliminary Storm Drain Force Main and Outfall Connection Plans.
- 13) Review of the Landscape and Irrigation Plans (conformance to civil and joint trench plans only)
- 14) Review of the Hydrologic/ Hydraulic Calculations.
- 15) Review of the Sanitary Sewer Capacity Analysis
- 16) Review of the Geotechnical Report (includes infiltration of stored stormwater)

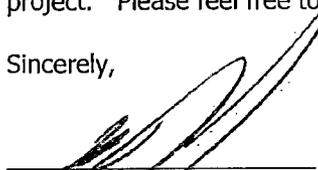
- 17) Review of Basis of Design Reports for drainage, utility, and other infrastructure.
- 18) Review of the Right-of-Way and Easement Plats and Legal Descriptions.
- 19) Review of construction cost estimates.
- 20) Review of the approved Major Vesting Tentative Parcel Map, Conditions of Approval, and Mitigation Measures.
- 21) Initial and follow-up coordination with Public Works staff during plan review.
- 22) Preparation of plan review comment letters.
- 23) Coordination with City staff (Planning, Fire, Parks, etc.) as needed.
- 24) Consultation with the Project Applicant and Design Consultants, as needed.
- 25) Coordination with other agencies as needed.

Work will be completed under the supervision of Mark Lander, P.E., who will serve as point of contact. Review of traffic signals, signing and striping, and street lane reconfiguration will be handled under the supervision of Lawrence Lau, P.E. Other CSG staff will assist as needed. Our fee for performing the work described above will be on a time and materials basis, based on our 2019 Standard Fee Schedule in an amount not to exceed \$190,000. A breakdown of the costs by staff and task is attached.

We anticipate that one initial review, a second review, a third review and one final review will be sufficient. Each submittal will be made formerly to the City by the applicant, and similarly, review comments for each submittal will be issued to the City, with a copy to the applicant upon request. For the initial review, work will be completed within 15 work days from the authorization to proceed. Subsequent reviews will be completed within 10 work days of receiving the plans and supporting documents. We have included time for meeting with City staff and the applicant to discuss plan check comments. In the event that additional reviews are required, CSG will complete the reviews if there is budget remaining under the estimated amount, or on an hourly basis for additional fee, if the estimated amount is exceeded.

Thank you for considering CSG Consultants for this work. We look forward to working with you on this project. Please feel free to call me at (650) 522-2562 if you would like to discuss this further.

Sincerely,



Mark Lander, P.E.
Senior Principal Engineer

cc: Hatem Ahmed, P. E.
Lawrence Lau, P.E.
Frank Navarro, P. E.
Karma Beckham

Attachments

Attachment 1

City of Lathrop

Lathrop Gateway Business Park Specific Plan
Improvement Plan/ Final map Review

4/12/2019

Task	Hours			
	Senior Principal Engineer	Principal Engineer	Senior Engineer	Associate Engineer
Initial Review				
Review of the Yosemite Avenue/ D'Arcy Traffic Signal Improvement Plans	2	6	20	
Yosemite Avenue/ McKinley Avenue Traffic Signal (Interim) Improvement Plans	2	6	20	
Yosemite Avenue/ McKinley Avenue Traffic Signal (Ultimate) Improvement Plans	2	6	20	
Yosemite Avenue Frontage Along Phase 1 Improvement Plans	2	16	24	
D'Arcy Extension to the Cul-de-Sac Improvement Plans	2		8	16
Site Rough Grading Plans	4			16
Retention Basin Rough Grading Plans	4		8	16
Joint Trench and Streetlighting Plans	1			8
Yosemite Avenue/ McKinley Interim Lane Configuration Improvement Plans	2	4	12	
Sewer Pump Station and Force Main	4		20	20
Recycled Water Pond and Spray Field	4		20	20
In-Tract Potable Water System, Recycled Water System, Sanitary Sewer, and Storm Drain Systems	4		8	32
Offsite Storm Drain Preliminary Design	4		8	24
Landscape and Irrigation Plans (conformance to civil plans only)	2			6
Review of the Hydrologic and Hydraulic Analysis	4		4	
Review of the Sanitary Sewer Capacity Analysis	2		2	4
Review of Geotechnical Report (conformance to civil plans, including infiltration for stored stormwater)	4		2	
Review of the Basis of Design Report	4		4	
Review of plats and legals for offsite easements		4		12
Review of the construction cost estimate		2	8	
Review of the plans for conformance to the conditions of approval and Vesting Tentative Map	4	4	8	
Review of the CEQA Findings		4		
Coordination w/ other agencies (allowance)		4	4	
Preparation of Draft Comment Letter	2	4	4	4
Progress Meeting with Staff	2	2	2	
Preparation of Final Comment Letter	1	4	2	

Follow-up Meeting with Staff	2	2	2	
Initial Meeting with Applicant	2	2	2	
Subtotal:	66	70	212	178

Second Submittal Review of Plan Documents	24	64	80	72
Preparation of Second Comment Letter	2	4	4	
Meeting with Staff	2	2	2	
Meeting with Applicant	2	2	2	
Subtotal:	30	72	88	72

Third Submittal Review of Above Plan Documents	12	32	40	32
Preparation of Third Comment Letter	2	2	4	
Meeting with Staff	2	2	2	
Initial Meeting with Applicant	2	2	2	
Subtotal:	18	38	48	32

Final Review				
Final Submittal Review of Above Materials	8	8	8	
Final Letter to City	1	1	2	
Subtotal:	9	9	10	0

Total Hours	123	189	358	282
Hourly Rate	\$ 240.00	\$ 220.00	\$ 190.00	\$ 165.00
Cost	\$ 29,520.00	\$ 41,580.00	\$ 68,020.00	\$ 46,530.00
Total Hours	952			
Subtotal Fee Estimate	\$ 185,650.00			
Subconsultant (Pump Station Electrical Review)	\$3,000			
Total Fee Estimate	\$ 188,650.00			

Use \$190,000 for total

**CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING**

ITEM: AMEND MASTER AGREEMENT WITH 4 LEAF, INC. AND APPROVE TASK ORDERS NO. 12 AND 13 FOR PROFESSIONAL SERVICES IN THE BUILDING DIVISION

RECOMMENDATION: Adopt Resolution Approving Amendment No. 2 Extending the Term of the Master Agreement with 4Leaf, Inc., Task Orders No. 12 and 13 for Building Inspection and Staff Augmentation Services and Related Budget Amendment

SUMMARY:

On September 21, 2015, City Council approved a Master Agreement with 4Leaf Inc. (4Leaf) to provide building division services. An Amendment and a series of Task Orders have been approved to provide various professional services within the Building Division. In order to keep up with current Land Development projects, residential, commercial and industrial; staff requested a proposal from 4Leaf to provide building inspection and staff augmentation services.

The current Master Agreement will expire on June 30, 2019. Staff is requesting City Council approve Amendment No. 2 extending the expiration date to June 30, 2021. In addition, staff is requesting City Council approve Task Order No. 12 with 4Leaf to provide building inspection services on a time and material basis with a not to exceed amount of \$200,000. Due to the increase in construction activity, the inspections work load is anticipated to exceed current City staffing levels. Additional building inspection services will allow construction activities to proceed in a timely manner.

Staff is also requesting City Council approve Task Order No. 13 for staff augmentation services on a time and material basis with a not to exceed amount of \$200,000. Due to the increase in building activity, additional staff augmentation in the building division is needed to process building permits, collect fees and perform in-house plan checks. Additional staff augmentation will allow the City to quickly process complex structural plan checks for major commercial, industrial and residential projects.

Task Orders No. 12 and 13 will be fully funded by revenue received from construction permit fees collected at the issuance of building permits.

MAY 13, 2019, CITY COUNCIL REGULAR MEETING**APPROVE AMENDMENT NO. 2, TASK ORDERS NO. 12 AND 13 WITH 4LEAF, INC. FOR PROFESSIONAL SERVICES IN THE BUILDING DIVISION****BACKGROUND:**

On September 21, 2015, City Council approved a Master Agreement with 4Leaf for professional services in the Building Division. On July 18, 2016 City Council approved an Amendment extending the Master Agreement to June 30, 2019. The Master Agreement with 4Leaf allows staff to issue task orders to align with increased construction activity that exceeds staff resources. The ability to use the services of outside consultants makes it possible to keep minimal permanent staff without having to resort to layoffs if construction slows down.

Below is a summary of Task Orders approved to date:

Task Order No.	Date Approved	Description
1	09/21/15	Staff Augmentation
2	09/21/15	Plan Check Services
3	07/18/16	Plan Check Services
4	10/17/16	Plan Check Services
5	12/05/16	Inspection Services
6	06/19/17	Plan Check Services
7	06/19/17	Inspection Services
8	01/29/18	Chief Building Official
9	06/11/18	Chief Building Official
10	06/21/18	Inspection Services
11	10/08/18	Plan Check Services

REASON FOR RECOMMENDATION:

Additional building inspection services and staff augmentation is needed in the Building Division to keep up with current Land Development projects, residential, commercial and industrial. The ability to use the services of outside consultants makes it possible to keep minimal permanent staff without having to resort to layoffs if construction slows down.

CITY MANAGER'S REPORT **PAGE 3**
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
APPROVE AMENDMENT NO. 2, TASK ORDERS NO. 12 AND 13 WITH 4LEAF,
INC. FOR PROFESSIONAL SERVICES IN THE BUILDING DIVISION

FISCAL IMPACT:

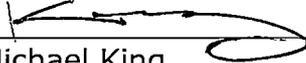
The City recovers its cost from construction permit fees collected at the issuance of a building permit. Pending FY 2019/20 budget approval, Task Orders No. 12 and 13 will be paid by funds allocated in the Building Division professional services and personnel services account.

ATTACHMENTS:

- A. Resolution Approving Amendment No. 2 Extending the Term of the Master Agreement with 4Leaf, Inc., Task Orders No. 12 and 13 for Building Inspection and Staff Augmentation Services and Related Budget Amendment
- B. Amendment No. 2 to Master Agreement with 4Leaf, Inc. to Provide Professional Services dated, May 13, 2019
- C. Task Order No. 12 for Building Inspection Services in the Building Division dated, May 13, 2019
- D. Task Order No. 13 for Staff Augmentation Services in the Building Division dated, May 13, 2019

**CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
APPROVE TASK ORDERS NO. 12 AND 13 WITH 4LEAF, INC. FOR
PROFESSIONAL SERVICES IN THE BUILDING DIVISION**

APPROVALS:



Michael King
Assistant Public Works Director

5-6-19

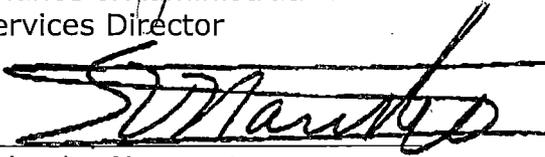
Date



Cari James
Finance & Administrative
Services Director

5-8-19

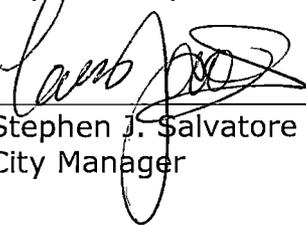
Date



Salvador Navarrete
City Attorney

5-8-19

Date



Stephen J. Salvatore
City Manager

5-8-19

Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING AMENDMENT NO. 2 EXTENDING THE TERM OF THE MASTER AGREEMENT WITH 4LEAF, INC., TASK ORDERS NO. 12 AND 13 FOR BUILDING INSPECTION AND STAFF AUGMENTATION SERVICES AND RELATED BUDGET AMENDMENT

WHEREAS, the City requires contract professional services to augment the Building Department staff to keep pace with ongoing development; and

WHEREAS, City Council approved a Master Agreement with 4Leaf, Inc. for professional services in September 2015; and

WHEREAS, City Council approved an Amendment extending the Master Agreement through June 30, 2019; and

WHEREAS, staff is requesting Council approve Amendment No. 2 to the Master Agreement with 4Leaf extending the expiration date to June 30, 2021; and

WHEREAS, 4Leaf, Inc. has the qualifications necessary to provide Building Division services; and

WHEREAS, staff is requesting Council approve Task Order No. 12 to provide building inspection services on a time and material basis with a not to exceed amount of \$200,000; and

WHEREAS, staff is requesting Council approve Task Order No. 13 to provide staff augmentation services on a time and material basis with a not to exceed amount of \$200,000; and

WHEREAS, The City recovers its cost from construction permit fees collected at the issuance of a building permit. Pending FY 2019/20 budget approval, Task Orders No. 12 and 13 will be paid by funds allocated in the Building Division professional services and personnel services account; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby approve Amendment No. 2 Extending the Master Agreement with 4Leaf Inc., Task Orders No. 12 and 13 for building inspection and staff augmentation services and related budget amendment.

The foregoing resolution was passed and adopted this 13th day of May 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

**AMENDMENT NO. 2 TO
MASTER AGREEMENT WITH 4LEAF, INC.
FOR PROFESSIONAL SERVICES**

This Contract Amendment No. 2 (hereinafter "AMENDMENT") to the agreement between 4Leaf, Inc. and the City of Lathrop dated September 21, 2015, (hereinafter "MASTER AGREEMENT") dated for convenience this May 13, 2019, is by and between ("CONSULTANT") and the CITY OF LATHROP, a California municipal corporation ("CITY");

RECITALS:

WHEREAS, CONSULTANT is specially trained, experienced, and competent to perform building and code enforcement division professional services, which are required by this agreement; and

WHEREAS, CITY selected the CONSULTANT pursuant to said qualifications; and

WHEREAS, CONSULTANT is willing to render such Building Division Professional Services, as hereinafter defined, on the following terms and conditions; and

WHEREAS, additional professional services are needed for building and code enforcement divisions; and

WHEREAS, Amendment No. 1 was approved by City Council on July 18, 2016 extending the Master Agreement expiration date to June 30, 2019;

NOW, THEREFORE, CONSULTANT and CITY agree as follows;

AMENDMENT NO. 2 to MASTER AGREEMENT

(1) **Section (3) of the MASTER AGREEMENT for Consulting is hereby amended as follows:**

"(3) Effective Date and Term,

The effective date of this Agreement is September 21, 2015, and it shall terminate no later than ~~June 30, 2019~~ June 30, 2021"

(2) **Effective Date and Term**

The effective date of AMENDMENT is May 31, 2019. All other unmodified terms of the original AGREEMENT shall remain in full force and effect.

(3) **Applicability To Original Master Agreement**

All terms and conditions set forth in the MASTER AGREEMENT dated September 21, 2015 are still in effect and are incorporated by reference herein and said MASTER AGREEMENT is incorporated by reference herein.

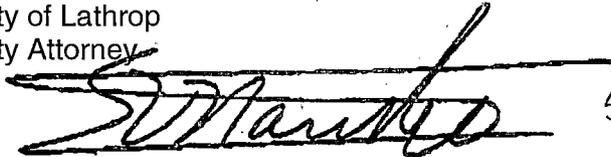
CITY OF LATHROP-CONSULTING SERVICES AMENDMENT NO. 2 TO MASTER AGREEMENT WITH 4LEAF, INC.

(4) Signatures

The individuals executing this AMENDMENT represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this AMENDMENT on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

Approved as to Form:

City of Lathrop
City Attorney



5-8-19

Salvador Navarrete

Date

Recommended for Approval:

Assistant Director of Public Works

Michael King

Date

Approved By
Resolution No. 19- _____

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore
City Manager

Date

CONSULTANT:

4 Leaf Inc.
2110 Rheem Drive, Suite A
Pleasanton, CA 94588
Fed ID # 94-3393574
Business License # 20088

Signature

Date

Craig Tole, Director
(Print Name and title)

CITY OF LATHROP

TASK ORDER NO. 12

**PURSUANT TO MASTER CONSULTING AGREEMENT DATED
SEPTEMBER 21, 2015 WITH 4LEAF, INC. TO PROVIDE
BUILDING INSPECTOR SERVICES**

THIS TASK ORDER NO. 12 dated for convenience this **13th day of May 2019** is by and made and entered into by and between **4LEAF, Inc.** (“CONSULTANT”) and the CITY OF LATHROP, a California municipal corporation (“CITY”);

RECITALS:

WHEREAS, on September 21, 2015, CONSULTANT entered into a Master Agreement with the CITY, and parties approved an extension of the term to June 30, 2019 pursuant to an amendment dated July 18, 2016 (“AGREEMENT”) by which the CONSULTANT has agreed to provide Building Division Professional Services; and

WHEREAS, CONSULTANT is specially trained, experienced, and competent to perform Building Inspector Services, which are required by this agreement; and

WHEREAS, CITY selected the CONSULTANT pursuant to said qualifications; and

WHEREAS, CONSULTANT is willing to render such Building Inspector Services, as hereinafter defined, on the following terms and conditions;

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) **Incorporation Of Master Agreement**

This Task Order hereby incorporates by reference all terms and conditions set forth in the Master Agreement for Consulting Services for this project, unless specifically modified by this Task Order.

(2) **Scope of Service**

CONSULTANT agrees to perform Building Inspector Services in accordance with the scope of work and fee proposal provided in Exhibit “A” to this Task Order. CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and to the CITY’S satisfaction

CITY OF LATHROP – TASK ORDER NO. 12 WITH 4LEAF INC. FOR BUILDING INSPECTOR SERVICES IN THE BUILDING DIVISION

(3) **Effective Date and Term.**

The effective date of this Task Order No. 12 is May, 13, 2019, and it shall terminate no later than June 30, 2020.

(4) **Compensation**

CITY hereby agrees to pay CONSULTANT hourly rates and other charges not to exceed **\$225,000** for the Building Inspector Services. CONSULTANT shall be paid any uncontested sum due and payable within thirty (30) days of receipt of billings containing all information pursuant to Paragraph 5 below. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in Exhibit "A", unless a written change order or authorization describing the extra work and payment terms has been executed by CITY's authorized representative prior to the commencement of the work.

(5) **Notice to Proceed**

Prior to commencing work under this agreement, CONSULTANT shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary bonds and insurance have been received. City shall not be obligated to pay CONSULTANT for any services prior to issuance of the Notice to Proceed.

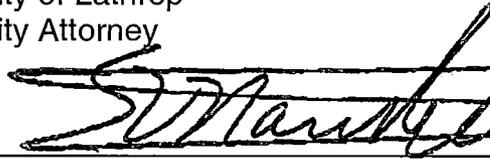
(6) **Signatures**

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – TASK ORDER NO. 12 WITH 4LEAF INC. FOR BUILDING INSPECTOR SERVICES IN THE BUILDING DIVISION

Approved as to Form:

City of Lathrop
City Attorney



5-8-19

Salvador Navarrete

Date

Recommended for Approval:

City of Lathrop
Assistant Public Works Director

Michael King

Date

Accepted By:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore
City Manager

Date

CONSULTANT:

4 Leaf Inc.
2110 Rheem Drive, Suite A
Pleasanton, CA 94588
Fed ID # 94-3393574
Bus License # 20088

Signature

Date

Craig Tole, Director
(Print Name and title)



2018-20 FEE SCHEDULE & BASIS OF CHARGES

For the City of Lathrop

All Rates are Subject to Basis of Charges

Plan Check Service	Fee for 1 st Review and two (2) subsequent rechecks	Hourly rate for onsite and/or greater than 3 reviews offsite (with authorization from Director):
Life Health Safety, Structural, ADA Requirements and Title 24 Energy Requirements Plan Checks	70% of City fee	\$125/hour structural \$90/hour non-structural
Plumbing/Mechanical/Electrical Only Plan Checks	40% of City fee	\$90/hour non-structural
Structural Only Plan Checks	40% of City fee	\$125/hour structural

Additional Building Department Services

Senior Combination Building Inspector	\$95/hour
Commercial Building Inspector	\$90/hour
Residential Building Inspector	\$80/hour
Training Building Inspector	\$60/hour
Code Enforcement	\$85/hour
Senior Permit Technician	\$65/hour
Permit Technician	\$60/hour
On-Site Plan Review Engineer.....	\$120/hour
On-Site Non-Structural Plans Examiner	\$90/hour
Fire Review	\$155/hour
Inspector of Record (including DSA or OSHPD)	\$135/hour
Public Works Inspector	\$145/hour
Interim Chief Building Official.....	\$130/hour
CASp Inspection	\$155/hour
Off-Site Project Manager	\$160/hour
Principal-in-Charge	\$185/hour
Hourly overtime charge per inspector	1.5 x hourly rate
Mileage (for inspections performed within the City)	IRS Rate + 20%

BASIS OF CHARGES

- All invoicing will be submitted monthly.



4LEAF, INC.

ENGINEERING • CONSTRUCTION MANAGEMENT
BUILDING INSPECTION • PLAN CHECK

- Work is subject to 4-hour minimum charges unless stated otherwise. Services billed in 4-hour increments.
- 4LEAF assumes that these rates reflect the 2018-2020 contract period. 3% escalation for 2020 and 2021 is negotiable per market conditions.
- Overtime and Premium time will be charged as follows:
 - Regular time (work begun after 5AM or before 4PM) 1 x hourly rate
 - Night Time (work begun after 4PM or before 5AM) 1.125 x hourly rate
 - Overtime (over 8 hour M-F or Saturdays) 1.5 x hourly rate
 - Overtime (over 8 hours Sat or 1st 8 hour Sun) 2 x hourly rate
 - Overtime (over 8 hours Sun or Holidays) 3 x hourly rate
- Overtime will only be billed with prior authorization of the Chief Building Official, Public Works Director, or other responsible designated City personnel.
- All work with less than 8 hours rest between shifts will be charged the appropriate overtime rate.
- Mileage, driven during the course of Lathrop Inspections will be charged at cost plus 20%.
- Payment due on receipt. All payments over 30 days will be assessed a 1.5% interest charge.
- Client shall pay attorneys' fees, or other costs incurred in collecting delinquent amounts.
- Client agrees that 4LEAF's liability will be limited to the value of services provided.

CITY OF LATHROP

TASK ORDER NO. 13

**PURSUANT TO MASTER CONSULTING AGREEMENT DATED
SEPTEMBER 21, 2015 WITH 4LEAF, INC. TO PROVIDE
STAFF AUGMENTATION SERVICES**

THIS TASK ORDER NO. 13 dated for convenience this **13th day of May 2019** is by and made and entered into by and between **4LEAF, Inc.** ("CONSULTANT") and the CITY OF LATHROP, a California municipal corporation ("CITY");

RECITALS:

WHEREAS, on September 21, 2015, CONSULTANT entered into a Master Agreement with the CITY, and parties approved an extension of the term to June 30, 2019 pursuant to an amendment dated July 18, 2016 ("AGREEMENT") by which the CONSULTANT has agreed to provide Building Division Professional Services; and

WHEREAS, CONSULTANT is specially trained, experienced, and competent to perform Staff Augmentation Services, which are required by this agreement; and

WHEREAS, CITY selected the CONSULTANT pursuant to said qualifications; and

WHEREAS, CONSULTANT is willing to render such Staff Augmentation Services, as hereinafter defined, on the following terms and conditions;

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) **Incorporation of Master Agreement**

This Task Order hereby incorporates by reference all terms and conditions set forth in the Master Agreement for Consulting Services for this project, unless specifically modified by this Task Order.

(2) **Scope of Service**

CONSULTANT agrees to perform Staff Augmentation Services in accordance with the scope of work and fee proposal provided in Exhibit "A" to this Task Order. CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and to the CITY'S satisfaction.

CITY OF LATHROP – Task Order No. 13 with 4Leaf Inc. for Staff Augmentation in the Building Division

(3) **Effective Date and Term.**

The effective date of this Task Order No. 12 is May, 13, 2019, and it shall terminate no later than June 30, 2020.

(4) **Compensation**

CITY hereby agrees to pay CONSULTANT hourly rates and other charges not to exceed **\$150,000** for the Staff Augmentation Services. CONSULTANT shall be paid any uncontested sum due and payable within thirty (30) days of receipt of billings containing all information pursuant to Paragraph 5 below. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in Exhibit "A", unless a written change order or authorization describing the extra work and payment terms has been executed by CITY's authorized representative prior to the commencement of the work.

(5) **Notice to Proceed**

Prior to commencing work under this agreement, CONSULTANT shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary bonds and insurance have been received. City shall not be obligated to pay CONSULTANT for any services prior to issuance of the Notice to Proceed.

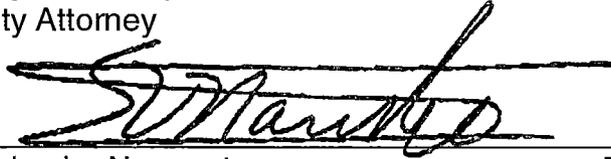
(6) **Signatures**

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – Task Order No. 13 with 4Leaf Inc. for Staff Augmentation in the Building Division

Approved as to Form:

City of Lathrop
City Attorney



Salvador Navarrete

Date

5-8-19

Recommended for Approval:

City of Lathrop
Assistant Public Works Director

Michael King

Date

Accepted By:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore
City Manager

Date

CONSULTANT:

4 Leaf Inc.
2110 Rheem Drive, Suite A
Pleasanton, CA 94588
Fed ID # 94-3393574
Bus License # 20088

Signature

Date

Craig Tole, Director
(Print Name and title)



2018-20 FEE SCHEDULE & BASIS OF CHARGES

For the City of Lathrop

All Rates are Subject to Basis of Charges

Plan Check Service	Fee for 1 st Review and two (2) subsequent rechecks	Hourly rate for onsite and/or greater than 3 reviews offsite (with authorization from Director):
Life Health Safety, Structural, ADA Requirements and Title 24 Energy Requirements Plan Checks	70% of City fee	\$125/hour structural \$90/hour non-structural
Plumbing/Mechanical/Electrical Only Plan Checks	40% of City fee	\$90/hour non-structural
Structural Only Plan Checks	40% of City fee	\$125/hour structural

Additional Building Department Services

Senior Combination Building Inspector	\$95/hour
Commercial Building Inspector	\$90/hour
Residential Building Inspector	\$80/hour
Training Building Inspector	\$60/hour
Code Enforcement	\$85/hour
Senior Permit Technician	\$65/hour
Permit Technician	\$60/hour
On-Site Plan Review Engineer.....	\$120/hour
On-Site Non-Structural Plans Examiner	\$90/hour
Fire Review	\$155/hour
Inspector of Record (including DSA or OSHPD)	\$135/hour
Public Works Inspector	\$145/hour
Interim Chief Building Official.....	\$130/hour
CASp Inspection	\$155/hour
Off-Site Project Manager	\$160/hour
Principal-in-Charge	\$185/hour
Hourly overtime charge per inspector	1.5 x hourly rate
Mileage (for inspections performed within the City)	IRS Rate + 20%

BASIS OF CHARGES

- All invoicing will be submitted monthly.



4LEAF, INC.

ENGINEERING • CONSTRUCTION MANAGEMENT
BUILDING INSPECTION • PLAN CHECK

- Work is subject to 4-hour minimum charges unless stated otherwise. Services billed in 4-hour increments.
- 4LEAF assumes that these rates reflect the 2018-2020 contract period. 3% escalation for 2020 and 2021 is negotiable per market conditions.
- Overtime and Premium time will be charged as follows:
 - Regular time (work begun after 5AM or before 4PM) 1 x hourly rate
 - Night Time (work begun after 4PM or before 5AM) 1.125 x hourly rate
 - Overtime (over 8 hour M-F or Saturdays) 1.5 x hourly rate
 - Overtime (over 8 hours Sat or 1st 8 hour Sun) 2 x hourly rate
 - Overtime (over 8 hours Sun or Holidays) 3 x hourly rate
- Overtime will only be billed with prior authorization of the Chief Building Official, Public Works Director, or other responsible designated City personnel.
- All work with less than 8 hours rest between shifts will be charged the appropriate overtime rate.
- Mileage, driven during the course of Lathrop Inspections will be charged at cost plus 20%.
- Payment due on receipt. All payments over 30 days will be assessed a 1.5% interest charge.
- Client shall pay attorneys' fees, or other costs incurred in collecting delinquent amounts.
- Client agrees that 4LEAF's liability will be limited to the value of services provided.

**CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING**

ITEM: **RATIFY EMERGENCY CONSTRUCTION CONTRACT WITH DSS COMPANY, DBA KNIFE RIVER CONSTRUCTION FOR PAVEMENT REPAIRS TO E. LOUISE AVENUE AND MANTHEY ROAD**

RECOMMENDATION: **Adopt Resolution to Ratify City Manager's Approval of an Emergency Construction Contract with DSS Company, DBA Knife River Construction for Pavement Repairs to E. Louise Avenue and Manthey Road and Related Budget Amendment**

SUMMARY:

Over the past several months, the City of Lathrop received several inches of rain that contributed to the rapid degradation of pavement conditions on E. Louise Avenue and Manthey Road. In order to address an eminent risk to public safety, the City Manager approved an emergency contract with DSS Company, DBA Knife River Construction (Knife River) to repair the damaged asphalt concrete (AC) on a time and material basis with a not to exceed amount of \$177,743.

Staff requests City Council ratify the City Manager's approval of the emergency construction contract with Knife River and approve a budget amendment transferring \$177,743 plus a 10% contingency fee totaling, \$195,517.30 from the Street Repair Reserve Fund (1010) to cover the emergency construction services.

BACKGROUND:

The City received approximately 15 inches of rain from October 1, 2018, to March 16, 2019, which exceeded the amount of rain the City received during the same period in previous year, California's third wettest rainiest year. The rainwater seeped into existing pavement cracks caused by heavy traffic load and expanded during cold weather conditions, rapidly deteriorating the pavement. Additionally, rainwater seeped into the subsurface saturating the underlying aggregate base (AB) and soil. The added moisture caused the subsurface to sink; thereby, creating potholes in the AC.

The City Manager, aware of the risk of health and safety caused by the potholes, directed City staff to address the public safety issue before road conditions worsened. Shortly after, staff met with Knife River to delineate the worse areas on E. Louise Avenue; approximately 10,000-square feet of AC needed repair. Similar conditions and repairs were noted on Manthey Road with approximately 20,000-square feet of needed AC repair.

CITY MANAGER’S REPORT **PAGE 2**
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
RATIFY EMERGENCY CONSTRUCTION CONTRACT WITH KNIFE RIVER
CONSTRUCTION FOR PAVEMENT REPAIRS, RELATED BUDGET AMENDMENT

On May 6, 2019, Knife River started construction removing and replacing approximately 360-tons of AC on E. Louise Avenue and approximately 460-tons of AC on Manthey Road. The emergency construction contract with Knife River enabled the City to act in an efficient and timely manner; thereby, maintaining the safety of the City’s public roadways.

REASON FOR RECOMMENDATION:

Emergency pavement repairs were needed to address public safety concerns on Louise Avenue and Manthey Road.

FISCAL IMPACT:

Staff requests City Council approve a budget amendment transferring \$177,743 plus a 10% contingency fee totaling, \$195,517.30 from the Street Repair Reserve Fund (1010) to the Streets Operating Fund (2080) as follows:

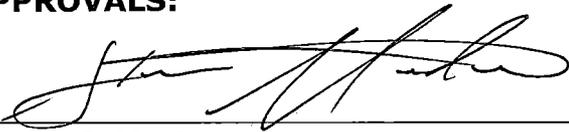
Increase Transfer Out 1010-9900-990-9010	\$195,517.30
Increase Transfer In 2080-9900-393-0000	\$195,517.30
Increase Appropriation 2080-5000-420-7500	\$195,517.30

ATTACHMENTS:

- A. Resolution to Ratify City Manager’s Approval of an Emergency Construction Contract with DSS Company, DBA Knife River Construction for Pavement Repairs to E. Louise Avenue and Manthey Road
- B. Construction Contract Between the City of Lathrop and Knife River Construction for Emergency Repairs to E. Louise Avenue Between Manthey Road and S. Harlan Road and a Section of Manthey Road

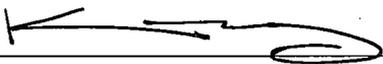
**CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
RATIFY EMERGENCY CONSTRUCTION CONTRACT WITH KNIFE RIVER
CONSTRUCTION FOR PAVEMENT REPAIRS**

APPROVALS:



Steven J. Medina
Assistant Engineer

5/1/19
Date



Michael King
Assistant Public Works Director

5-3-19
Date



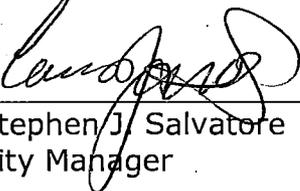
Cari James
Finance & Administrative
Services Director

5-6-19
Date



Salvador Navarrete
City Attorney

5-2-19
Date



for Stephen J. Salvatore
City Manager

5-8-19
Date

RESOLUTION 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO RATIFY CITY MANAGER'S APPROVAL OF AN EMERGENCY CONSTRUCTION CONTRACT WITH DSS COMPANY, DBA KNIFE RIVER CONSTRUCTION FOR PAVEMENT REPAIRS TO E. LOUISE AVENUE AND MANTHEY ROAD

WHEREAS, over the past several months, the City of Lathrop received several inches of rain that contributed to the rapid degradation of pavement conditions on E. Louise Avenue and Manthey Road; and

WHEREAS, if left unrepaired, subsurface failure of the degraded pavement would risk the safety of motorists and increase the cost of pavement rehabilitation; and

WHEREAS, DSS Company, DBA Knife River Construction (Knife River) and City staff determined that emergency repairs were necessitated for approximately 10,000-square feet of damaged asphalt concrete (AC) on E. Louise Avenue and approximately 20,000-square feet of AC repair on Manthey Road; and

WHEREAS, Knife River is specially trained, experienced, and competent to perform emergency AC rehabilitation services in a timely manner; and

WHEREAS, in accordance with Lathrop Municipal Code Section 2.36.080, titled "Emergency Procedures," the City Manager approved an emergency construction contract with Knife River to maintain the safety of public roadways in an efficient and timely manner; and

WHEREAS, the emergency construction contract is on a time and materials basis with a total estimated not to exceed \$177,743; and

WHEREAS, to allow for changes in field conditions, staff is asking for a 10% contingency fee in the amount of \$17,774.30 for a total budget amendment of \$195,517.30; and

WHEREAS, staff requests City Council ratify the City Manager's approval of an emergency construction contract with Knife River and related budget amendment,

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop hereby ratifies the City Manager's approval of the Emergency Construction Contract with Knife River; and

BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop hereby approves a budget amendment transferring \$195,517.30 from the Street Repair Reserve Fund (1010) as follows:

Increase Transfer Out 1010-9900-990-9010	\$195,517.30
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Increase Transfer In 2080-9900-393-0000	\$195,517.30
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Increase Appropriation 2080-5000-420-7500	\$195,517.30
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The foregoing resolution was passed and adopted this 13th day of May 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

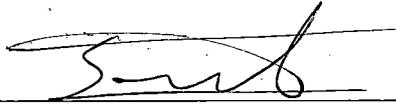
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney



Public Works Department

390 Towne Centre Drive– Lathrop, CA 95330
Phone (209) 941-7430 – fax (209) 941-7449
www.ci.lathrop.ca.us

NOTICE TO PROCEED

Knife River Construction
Glenn Dorflinger, Estimator/Project Manager
655 West Clay Street
Stockton, CA 95206

Sent via email & mailed: glenn.dorflinger@kniferiver.com

Dear Mr. Dorflinger:

Enclosed please find a copy of the executed Construction Contract for Emergency Repair to E. Louise Avenue Between Manthey Road and S. Harlan Road and Section of Manthey Road. This is your Notice to Proceed to the attached Construction Contract.

Should you have any questions regarding this project, please contact Ken Reed at (209) 941-7363, the staff member directly involved with this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen J. Salvatore".

Stephen J. Salvatore
City Manager

Copy: Teresa Vargas, City Clerk
Project File

COPY

CITY OF LATHROP

**CONSTRUCTION CONTRACT BETWEEN THE CITY OF LATHROP AND
KNIFE RIVER CONSTRUCTION**

**FOR EMERGENCY REPAIR TO E. LOUISE AVENUE BETWEEN
MANTHEY ROAD AND S. HARLAN ROAD AND SECTION OF
MANTHEY ROAD**

THIS CONSTRUCTION CONTRACT, dated for convenience this 30 day of April 2019, is by and between Knife River Construction ("CONTRACTOR") and the CITY OF LATHROP, a California municipal corporation ("CITY");

RECITALS:

WHEREAS, Emergency Repair Services are needed on E. Louise Avenue between Manthey Road and S. Harlan Road and Section of Manthey Road; and

WHEREAS, this project requires a highly-skilled Emergency Repair Contractor; and

WHEREAS, CONTRACTOR is experienced and competent to perform highly-skilled Emergency Repair Services, which are required by this agreement; and

WHEREAS, CITY selected the CONTRACTOR pursuant to said qualifications and submitted proposal; and

WHEREAS, CONTRACTOR is willing to render such Emergency Repair Services, as hereinafter defined, on the following terms and conditions;

NOW, THEREFORE, CONTRACTOR and the CITY agree as follows:

AGREEMENT

(1) Scope of Service.

CONTRACTOR agrees to perform Emergency Repair Services in accordance with the scope of work and fee proposal provided by the CONTRACTOR, attached hereto as Exhibit "A" and incorporated herein by reference. CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and to CITY'S satisfaction.

CITY OF LATHROP – KNIFE RIVER CONSTRUCTION CONTRACT
EMERGENCY REPAIR SERVICES FOR E. LOUISE AVENUE AND MANTHEY ROAD

(2) Compensation.

CITY hereby agrees to pay CONTRACTOR a sum of \$177,743 for Emergency Repair Services set forth in Exhibit "A". CONTRACTOR shall be paid any uncontested sum due and payable within thirty (30) days of receipt of billings containing all information pursuant to Paragraph 5 below. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONTRACTOR be entitled to compensation for work not included in Exhibit "A", unless a written change order or authorization describing the extra work and payment terms has been executed by CITY's authorized representative prior to the commencement of the work. Payment is made based on a unit price basis.

(3) Effective Date and Term.

The effective date of this Agreement is April 30, 2019, and it shall terminate no later than June 30, 2019.

(4) Independent Contractor Status

It is expressly understood and agreed by both parties that CONTRACTOR, while engaged in carrying out and complying with any of the terms and conditions of this Agreement, is an independent contractor and not an employee of the CITY. As an independent contractor, CONTRACTOR is responsible for controlling the means and methods to complete the scope of work described in Exhibit "A" to City's satisfaction. CONTRACTOR expressly warrants not to represent, at any time or in any manner, that CONTRACTOR is an employee of the CITY.

(5) Billings

CONTRACTOR'S bills shall include a list of all tasks, a total amount due, the amounts previously billed, and the net amount due on the invoice. In no event shall CONTRACTOR submit any billing for an amount in excess of the maximum amount of compensation provided in section (2) for tasks, unless modified by a properly executed change order.

(6) Advice and Status Reporting

CONTRACTOR shall provide the CITY with timely reports, orally or in writing, of all significant developments arising during performance of its services hereunder, and shall furnish to CITY such information as is necessary to enable CITY to monitor the performance of this Agreement.

CITY OF LATHROP – KNIFE RIVER CONSTRUCTION CONTRACT
EMERGENCY REPAIR SERVICES FOR E. LOUISE AVENUE AND MANTHEY ROAD

(7) Assignment of Personnel

CONTRACTOR shall assign only competent personnel to perform services pursuant to this Agreement. If CITY asks CONTRACTOR to remove a person assigned to the work called for under this Agreement, CONTRACTOR agrees to do so immediately, without requiring the City to process a reason or explanation for its request.

(8) Assignment and Subcontracting

It is recognized by the parties hereto that a substantial inducement to CITY for entering into this Agreement was, and is, the professional reputation and competence of CONTRACTOR. Neither this Agreement nor any interest therein may be assigned by CONTRACTOR without the prior written approval of CITY'S authorized representative. CONTRACTOR shall not subcontract any portion of the performance contemplated and provided for herein, other than the subcontractors noted in the proposal, without prior written approval of the CITY'S authorized representative.

(9) Insurance

On or before beginning any of the services or work called for by any term of this Agreement, CONTRACTOR, at its own cost and expense, shall carry, maintain for the duration of the Agreement, and provide proof thereof that is acceptable to the CITY the insurance specified in subsections (a) through (c) below with insurers and under forms of insurance satisfactory in all respects to the CITY. CONTRACTOR shall not allow any subcontractor to commence work on any subcontract until all insurance required of the CONTRACTOR has also been obtained for the subcontractor. Verification of this insurance shall be submitted and made part of this Agreement prior to execution.

- (a) Workers' Compensation. CONTRACTOR shall, at CONTRACTOR'S sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by CONTRACTOR. Said Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than one million dollars. In the alternative, CONTRACTOR may rely on a self-insurance program to meet these requirements provided that the program of self-insurance complies fully with the provisions of the California Labor Code. The insurer, if insurance is provided, or the CONTRACTOR, if a program of self-insurance is provided, shall waive all rights of subrogation against the CITY for loss arising from work performed under this Agreement.

CITY OF LATHROP – KNIFE RIVER CONSTRUCTION CONTRACT
EMERGENCY REPAIR SERVICES FOR E. LOUISE AVENUE AND MANTHEY ROAD

- (b) Commercial General and Automobile Liability Insurance. CONTRACTOR, at CONTRACTOR'S own cost and expense, shall maintain commercial general and automobile liability insurance for the period covered by this Agreement in an amount not less than one million dollars per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

Coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (ed. 11/88) and Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 1 (any auto).

Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

- (i) CITY, its officers, employees, and volunteers are to be covered as insured with respect to each of the following: liability arising out of activities performed by or on behalf of CONTRACTOR, products and completed operations of CONTRACTOR; premises owned, occupied or used by CONTRACTOR. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents, or volunteers.
- (ii) The insurance shall cover on an occurrence or an accident basis, and not on a claim made basis.
- (iii) An endorsement must state that coverage is primary insurance and that no other insurance affected by the CITY will be called upon to contribute to a loss under the coverage.
- (iv) Any failure of CONTRACTOR to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.
- (v) Insurance is to be placed with California-admitted insurers with a Best's rating of no less than A: VII.

CITY OF LATHROP – KNIFE RIVER CONSTRUCTION CONTRACT
EMERGENCY REPAIR SERVICES FOR E. LOUISE AVENUE AND MANTHEY ROAD

- (vi) Notice of cancellation or non-renewal must be received by CITY at least thirty days prior to such change.

- (c) Professional Liability. CONTRACTOR, at CONTRACTOR'S own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than One Million Dollars (\$1,000,000) per claim made and per policy aggregate covering the licensed professionals' errors and omissions, as follows:
 - (i) Any deductible or self-insured retention shall not exceed \$150,000 per claim.

 - (ii) Notice of cancellation, material change, or non-renewal must be received by the CITY at least thirty days prior to such change shall be included in the coverage or added as an endorsement to the policy.

 - (iii) The policy must contain a cross liability or severability of interest clause.

 - (iv) The following provisions shall apply if the professional liability coverages are written on a claims made form:
 - 1. The retroactive date of the policy must be shown and must be before the date of the Agreement.

 - 2. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.

 - 3. If coverage is canceled or not renewed and it is not replaced with another claims made policy form with a retroactive date that precedes the date of this Agreement, CONTRACTOR must provide extended reporting coverage for a minimum of five years after completion of the Agreement or the work. The CITY shall have the right to exercise at the CONTRACTOR'S cost, any extended reporting provisions of the policy should the CONTRACTOR cancel or not renew the coverage.

CITY OF LATHROP – KNIFE RIVER CONSTRUCTION CONTRACT
EMERGENCY REPAIR SERVICES FOR E. LOUISE AVENUE AND MANTHEY ROAD

4. A copy of the claim reporting requirements must be submitted to the CITY prior to the commencement of any work under this Agreement.
- (d) Deductibles and Self-Insured Retentions. CONTRACTOR shall disclose the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. During the period covered by this Agreement, upon express written authorization of CITY Manager, CONTRACTOR may increase such deductibles or self-insured retentions with respect to CITY, its officers, employees, agents, and volunteers. The CITY Manager may condition approval of an increase in deductible or self-insured retention levels upon a requirement that CONTRACTOR procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.
 - (e) Notice of Reduction in Coverage. In the event that any coverage required under subsections (a), (b), or (c) of this section of the Agreement is reduced, limited, or materially affected in any other manner, CONTRACTOR shall provide written notice to CITY at CONTRACTOR'S earliest possible opportunity and in no case later than five days after CONTRACTOR is notified of the change in coverage.
 - (f) In addition to any other remedies CITY may have if CONTRACTOR fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, CITY may, at its sole option:
 - (i) Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
 - (ii) Order CONTRACTOR to stop work under this Agreement or withhold any payment which becomes due to CONTRACTOR hereunder, or both stop work and withhold any payment, until CONTRACTOR demonstrates compliance with the requirements hereof;
 - (iii) Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies CITY may have and is not the exclusive remedy for CONTRACTOR'S breach.

CITY OF LATHROP – KNIFE RIVER CONSTRUCTION CONTRACT
EMERGENCY REPAIR SERVICES FOR E. LOUISE AVENUE AND MANTHEY ROAD

(10) Indemnification - CONTRACTOR'S Responsibility

CONTRACTOR shall indemnify, defend, and hold CITY, its officers, employees, agents, and volunteers harmless from and against any and all liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused by the willful misconduct or negligent acts or omissions of CONTRACTOR, its employees, subcontractors, or agents, or on account of the performance or character of this work, except for any such claim arising out of the negligence or willful misconduct of the CITY, its officers, employees, agents, or volunteers. It is understood that the duty of CONTRACTOR to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance of insurance certificates and endorsements required under this Agreement does not relieve CONTRACTOR from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

(11) Licenses

If a license of any kind, which term is intended to include evidence of registration, is required of CONTRACTOR, its employees, agents, or subcontractors by federal or state law, CONTRACTOR warrants that such license has been obtained, is valid and in good standing, and CONTRACTOR shall keep it in effect at all times during the term of this Agreement, and that any applicable bond has been posted in accordance with all applicable laws and regulations.

(12) Business Licenses

CONTRACTOR shall obtain and maintain a CITY of Lathrop Business License until all Agreement services are rendered and accepted by the CITY.

(13) Termination

Either CITY or CONTRACTOR may cancel this Agreement upon 30 days written notification to the other party. In the event of termination, the CONTRACTOR shall be entitled to compensation for services performed to the effective date of termination; provided, however, that the CITY may condition payment of such compensation upon CONTRACTOR'S delivery to the CITY of any or all documents, photographs, computer software, video and audio tapes, and other materials provided to CONTRACTOR or prepared by or for CONTRACTOR or the CITY in connection with this Agreement.

CITY OF LATHROP – KNIFE RIVER CONSTRUCTION CONTRACT
EMERGENCY REPAIR SERVICES FOR E. LOUISE AVENUE AND MANTHEY ROAD

(14) Funding

CONTRACTOR agrees and understands that renewal of this agreement in subsequent years is contingent upon action by the City Council consistent with the appropriations limits of Article XIII (B) of the California Constitution and that the Council may determine not to fund this agreement in subsequent years.

(15) Notices

All contracts, appointments, approvals, authorizations, claims, demands, Change Orders, consents, designations, notices, offers, requests and statements given by either party to the other shall be in writing and shall be sufficiently given and served upon the other party if (1) personally served, (2) sent by the United States mail, postage prepaid, (3) sent by private express delivery service, or (4) in the case of a facsimile transmission, if sent to the telephone FAX number set forth below during regular business hours of the receiving party and followed with two (2) Days by delivery of a hard copy of the material sent by facsimile transmission. Personal service shall include, without limitation, service by delivery and service by facsimile transmission.

To City: City of Lathrop
City Clerk
390 Towne Centre
Lathrop, CA 95330

Copy to: City of Lathrop
Department of Public Works
390 Towne Centre
Lathrop, CA 95330

MAIN: (209) 941-7430
FAX: (209) 941-7449

To CONTRACTOR:
Knife River Construction
655 West Clay Street
Stockton, CA 95206

Phone: (209) 983-2300
Fax: (209) 983-2375

ATTN: Glenn Dorflinger

CITY OF LATHROP – KNIFE RIVER CONSTRUCTION CONTRACT
EMERGENCY REPAIR SERVICES FOR E. LOUISE AVENUE AND MANTHEY ROAD

(16) Miscellaneous

- (a) Consent. Whenever in this Agreement the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.
- (b) Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the Laws of the State of California.
- (c) Definitions. The definitions and terms are as defined in these specifications.
- (d) Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.
- (e) Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.
- (f) Incorporation of Documents. All documents constituting the Agreement documents described in Section 1 hereof and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated in the Agreement and shall be deemed to be part of this Agreement.
- (g) Integration. This Agreement and any amendments hereto between the parties constitute the entire Agreement between the parties concerning the Project and Work, and there are no other prior oral or written agreements between the parties that are not incorporated in this Agreement.
- (h) Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.
- (i) Provision. Any agreement, covenant, condition, clause, qualification, restriction, reservation, term or other stipulation in the Agreement shall define or otherwise control, establish or limit the performance required or permitted or to be required of or permitted by either party. All provisions, whether covenants or conditions, shall be deemed to be both covenants and conditions.

CITY OF LATHROP – KNIFE RIVER CONSTRUCTION CONTRACT
EMERGENCY REPAIR SERVICES FOR E. LOUISE AVENUE AND MANTHEY ROAD

- (j) Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.
- (k) Status of CONTRACTOR. In the exercise of rights and obligations under this Agreement, CONTRACTOR acts as an independent contractor and not as an agent or employee of CITY. CONTRACTOR shall not be entitled to any rights and benefits accorded or accruing to the City Council members, officers or employees of CITY, and CONTRACTOR expressly waives any and all claims to such right and benefits.
- (l) Successors and Assigns. The provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.
- (m) Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.
- (n) Venue. In the event that suit is brought by either party hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin or in the United States District Court for the Eastern District of California.
- (o) Recovery of Costs. The prevailing party in any action brought to enforce the terms of this Agreement or arising out of this Agreement may recover its reasonable costs, including reasonable attorney's fees, incurred or expended in connection with such action against the non-prevailing party.

(17) Notice to Proceed

Prior to commencing work under this agreement, CONTRACTOR shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary bonds and insurances have been received. City shall not be obligated to pay CONTRACTOR for any services prior to issuance of the Notice to Proceed.

CITY OF LATHROP – KNIFE RIVER CONSTRUCTION CONTRACT
EMERGENCY REPAIR SERVICES FOR E. LOUISE AVENUE AND MANTHEY ROAD

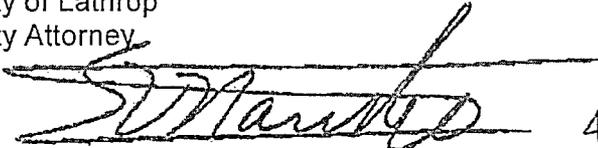
(18) Signatures

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONTRACTOR and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – KNIFE RIVER CONSTRUCTION CONTRACT
EMERGENCY REPAIR SERVICES FOR E. LOUISE AVENUE AND MANTHEY ROAD

Approved as to Form:

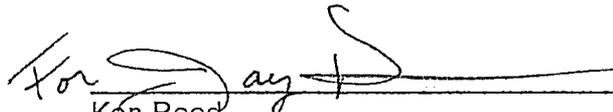
City of Lathrop
City Attorney



Salvador Navarrete Date 4/25/19

Recommended for Approval:

City of Lathrop
Senior Construction Manager



Ken Reed Date 4-25-19

Accepted By:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

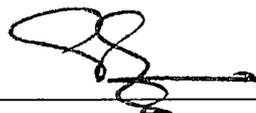


Stephen Salvatore Date 4-30-19
City Manager

CONTRACTOR:

Knife River Construction
655 West Clay Street
Stockton, CA 95206

Fed ID # 94-2409660
Bus Licenses # 40153



Signature Date 4-25-19

Steve Essoyan, President
(Print Name and Title)



AKA KRC

www.kniferiver.com

Northern California Division – Stockton

Contr. Lic. No. 334653

155 West Clay Street

Stockton, CA 95206

Ph: (209) 948-0302

Fax: (209) 948-6652

**LOUISE AVENUE PAVEMENT
REPLACEMENT**

Lathrop, CA

City of Lathrop

March 26, 2019

ITEM	QTY	UM	UNIT PRICE	TOTAL
Items of Work				
Base Bid - Louise Ave - Night time work				
Pavement Replacement - 0.5' Deep				
1. approx - 9,508 SF - Louise Ave	360	TON	\$252.00	\$90,720.00
Flagging is included in this price for KRC work only.				
Ramp closure, and detour are included in price above				
Add/Alternates - Louise Ave				
2. Electrical - Mobilization and Traffic Control	1	LS	\$3,025.00	\$3,025.00
3. Electrical - Loop Replacement	8	EA	\$990.00	\$7,920.00
4. Temporary Striping Paint - Louise	1	LS	\$4,919.00	\$4,919.00
			SUBTOTAL	\$106,584.00
Add - Manthey Rd - Day time work				
Pavement Replacement - 0.3' Deep				
1. approx - 20,000 SF - Manthey Rd	460	TON	\$144.00	\$66,240.00
Flagging is included in this price for KRC work only.				
2. Temporary Striping Paint - Manthey	1	LS	\$4,919.00	\$4,919.00
TOTAL BID				\$177,743.00

Clarifications: See attached

Northern California Division -- Stockton
655 West Clay Street
Stockton, CA 95206-1722
Ph: (209) 948-0302
Fax: (209) 948-6652

Cont. Lic. 334663

DATE 3/26/2019

REVISED

Page 1/2

CITY OF LATHROP
ATTN: STEVEN MEDINA, ROBERT MCGINNIS, KEN REED

Re: LOUISE AVENUE AND MANTHEY ROAD PAVEMENT REPLACEMENT
LATHROP, CA

STEVEN, ROBERT, KEN,

Knife River Construction is pleased to offer for your review and consideration the following proposal for work at the above referenced project. Our bid is based on site visit on 3/13/2019 and sketch provided.

The following information is offered to clarify the scope of work.

CONDITIONS TO THIS BID:

1. Knife River Construction requires 48 hours notice prior to starting any digging/excavating work in order to notify Underground Service Alert (USA) utility locating service. Any privately owned utilities would need to be located by the owner of the property prior to commencement of work.
2. One move-in per phase and one continuous operation each move-in. NIGHT PAVING WORK for Louise and DAYTIME for Manthey.
3. Our proposal is based on having clear, unobstructed continuous access to all areas of work for each stage of work (i.e. grading, underground, concrete and paving).
4. Any phasing of work will result in additional costs due to reduction in production and added move-ins.
5. Any work requested by the Owner/Client to be performed in inclement weather or over optimum moisture conditions, will result in additional costs that will be negotiated with the Owner/Client.
6. Any overtime requested by the Owner/Client to expedite completion of this project must be approved prior to the work being done and any additional costs will be negotiated.
7. There will be no repairs of damage to work by others at our expense without prior notification to Knife River Construction.
8. If portions of the work are going to be deducted from our scope, we will need to revise our proposal accordingly. See bid schedule.
9. Our proposal for the aggregate base and AC paving is based on finish grade and thickness tolerances as detailed in the Cal Trans Standard Specifications and the Flexible Pavement Structural Section Design Guide for California Cities and Counties. Therefore, the pavement section dimensions shown on the plans are meant to be interpreted as average depths and not minimum depths. Our proposal is based on using Type A 3/4" asphalt concrete.
10. This proposal is based on using conventional construction equipment. We are not responsible for structure damage due to vibrations from our equipment or any other reason other than negligence.
11. This proposal remains in effect for thirty (30) days from the date of the proposal. After this time we reserve the right to revise our proposal due to any cost escalations.
12. The exclusions and conditions in this letter shall be made a part of any subsequent contract.
13. If this proposal is accepted we will participate in constructing a mutually agreeable schedule.
14. This bid is based on availability of an on-site water source; no provision for rationing is included.
15. Any material to be exported will require a letter from Owner certifying material is non-toxic or non-hazardous.

16. Extra work will be done at cost plus 15%.

EXCLUSIONS

1. PAVEMENT FABRIC, HYDRANT METER (USE ONSITE AT NO COST), CALTRANS PERMITS, TEMPERATURE RESTRICTIONS
2. All bonds, fees, permits, engineering, staking, and testing.
3. Site clearing, demolition or removal of surface or buried debris.
4. Removal or relocation of existing utilities. Any relocation or removal of utilities will be completed prior to the start of construction on the impacted phase of work.
5. Dust control when our crews are not physically working on the site, such as after normal working hours and weekends. Preparation of or payment for a Dust Control Plan.
6. Testing, excavation, removal, handling or other related costs caused by the discovery of contaminated, hazardous, corrosive and/or buried materials on the project site.
7. Permanent signs, pavement markings, striping, monuments, and speed bumps.
8. Adjusting or patching of existing utility iron.
9. Repairs to existing roadways due to construction traffic.
10. Concrete, electrical, underground, fence, irrigation, or landscape work.
11. Erosion control (installation, maintenance and removal) (with the exception of the stabilized entrance).
12. Traffic control and barricades for work by others.
13. Subgrade stabilization
14. Removal and/or re-compaction of "soft" or unstable areas.
15. Taping of loads.
16. Lowering or raising of any utilities.
17. Sweeping for other operations not included in our scope.
18. Any work that is not specifically stated as included is excluded.
19. Portable Changeable Message Signs
20. Ramp closures and traffic signage per Statewide safety on Louise Ave.
21. Any work that encroaches into a Railroad right of way requiring permits and/or Railroad flagging.
22. Grinding concrete below existing asphalt, if applicable.

We appreciate the opportunity to bid your project and look forward to the possibility of working together. Please call me if you have any questions.

Sincerely,



Glenn Dorflinger
Knife River Construction



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/14/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh USA Inc. 333 South 7th Street, Suite 1400 Minneapolis, MN 55402-2400	CONTACT NAME: PHONE (A/C, No, Ext): _____ FAX (A/C, No): _____ E-MAIL ADDRESS: _____																			
	INSURER(S) AFFORDING COVERAGE <table border="1" style="width: 100%;"> <tr> <th>INSURER A</th> <th>NAIC #</th> </tr> <tr> <td>Liberty Mutual Fire Ins Co</td> <td>23035</td> </tr> <tr> <th>INSURER B</th> <td>Associated Electric & Gas Ins Services Ltd</td> <td>3190004</td> </tr> <tr> <th>INSURER C</th> <td>Liberty Insurance Corporation</td> <td>42404</td> </tr> <tr> <th>INSURER D:</th> <td> </td> <td> </td> </tr> <tr> <th>INSURER E:</th> <td> </td> <td> </td> </tr> <tr> <th>INSURER F:</th> <td> </td> <td> </td> </tr> </table>		INSURER A	NAIC #	Liberty Mutual Fire Ins Co	23035	INSURER B	Associated Electric & Gas Ins Services Ltd	3190004	INSURER C	Liberty Insurance Corporation	42404	INSURER D:			INSURER E:			INSURER F:	
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INSURER D:																				
INSURER E:																				
INSURER F:																				
INSURED DSS Company dba Knife River Construction 655 West Clay Street Stockton, CA 95206-1722	CERTIFICATE NUMBER: CHI-008605312-05 REVISION NUMBER:																			

COVERAGES **CERTIFICATE NUMBER:** CHI-008605312-05 **REVISION NUMBER:** _____

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: _____			TB2-641-005097-049	01/01/2019	01/01/2020	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			A12-641-005097-059	01/01/2019	01/01/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	UMBRELLA LIAB <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			XL5063408P	01/01/2019	01/01/2020	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below.	Y/N N	N/A	WA7-64D-005097-029 (Regulated) WA7-64D-005097-019 (AOS) "INCLUDES "STOP-GAP"	01/01/2019 01/01/2019	01/01/2020 01/01/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Re: Work In City of Lathrop Right of Way.

The City of Lathrop, its Officers, Officials, Employees and Volunteers is/are included as additional insured under general liability per the attached CG 2010 and CG 2037 endorsements and does not include professional liability coverage. Blanket Additional Insured for Automobile Liability is included per attached designated Insured Endorsement CA 20 48. Primary and Non-Contributory applies for General Liability per CG 20 01 attached. Excess liability applies to general liability, products and completed operations, automobile liability, and employers liability.

CERTIFICATE HOLDER. City of Lathrop 390 Towne Centre Drive Lathrop, CA 95330	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE of Marsh USA Inc. Manashi Mukherjee <i>Manashi Mukherjee</i>
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ADDITIONAL REMARKS SCHEDULE

AGENCY Marsh USA Inc.		NAMED INSURED DSS Company dba Knife River Construction 655 West Clay Street Stockton, CA 95206-1722	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
 FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Blanket Waiver of Subrogation, where allowed by law, applies for Automobile Liability per Endorsement CA 04 44 attached.

Blanket Waiver of Subrogation, where allowed by law, applies for General Liability per endorsement CG 24 04 attached.

Blanket Waiver of Subrogation, where allowed by law, applies for Workers' Compensation per the attached endorsement.

RECEIVED

DEC 28 2018

CITY OF LATHROP
PUBLIC WORKS

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED FOR COVERED AUTOS LIABILITY COVERAGE

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM.

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement identifies person(s) or organization(s) who are "Insureds" for Covered Autos Liability Coverage under the Who Is An Insured provision of the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.

SCHEDULE

Name Of Person(s) Or Organization(s):
<p>Any person or organization whom you have agreed in writing to add as an additional insured, but only to coverage and minimum limits of insurance required by the written agreement, and in no event to exceed either the scope of coverage or the limits of insurance provided in this policy.</p> <p>This policy will be primary and non-contributory to any like insurance available to the person or organization noted above.</p>
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Each person or organization shown in the Schedule is an "Insured" for Covered Autos Liability Coverage, but only to the extent that person or organization qualifies as an "Insured" under the Who Is An Insured provision contained in Paragraph A.1. of Section II - Covered Autos Liability Coverage in the Business Auto and Motor Carrier Coverage Forms and Paragraph D.2. of Section I - Covered Autos Coverages of the Auto Dealers Coverage Form.

Policy Number: AI2-641-005097-059

Issued By: Liberty Mutual Fire Insurance Co.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NOTICE OF CANCELLATION TO THIRD PARTIES

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE PART
MOTOR CARRIER COVERAGE PART
GARAGE COVERAGE PART
TRUCKERS COVERAGE PART
EXCESS AUTOMOBILE LIABILITY INDEMNITY COVERAGE PART
SELF-INSURED TRUCKER EXCESS LIABILITY COVERAGE PART
COMMERCIAL GENERAL LIABILITY COVERAGE PART
EXCESS COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART

Schedule		
Name of Other Person(s)/ Organization(s):	Email Address or mailing address:	Number Days Notice:
Per schedule of certificate holders on file with the Company	Per schedule of certificate holders on file with the Company	90

- A. If we cancel this policy for any reason other than nonpayment of premium, we will notify the persons or organizations shown in the Schedule above. We will send notice to the email or mailing address listed above at least 10 days, or the number of days listed above, if any, before the cancellation becomes effective. In no event does the notice to the third party exceed the notice to the first named insured.
- B. This advance notification of a pending cancellation of coverage is intended as a courtesy only. Our failure to provide such advance notification will not extend the policy cancellation date nor negate cancellation of the policy.

All other terms and conditions of this policy remain unchanged.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

SCHEDULE

<p>Name(s) Of Person(s) Or Organization(s): Any person or organization for whom you perform work under a written contract if the contract requires you to obtain this agreement from us, but only if the contract is executed prior to the injury or damage occurring.</p> <p>Premium: \$ INCL</p>
<p>Information required to complete this Schedule, if not shown above, will be shown in the Declarations.</p>

The **Transfer Of Rights Of Recovery Against Others To Us** condition does not apply to the person(s) or organization(s) shown in the Schedule, but only to the extent that subrogation is waived prior to the "accident" or the "loss" under a contract with that person or organization.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

SCHEDULE

SCHEDULE (continued)

**Name Of Additional Insured Person(s)
Or Organization(s):**

Location(s) Of Covered Operations

1. Any person or organization with whom you have agreed in writing in a contract or agreement, prior to an "occurrence" or "offense", that such person or organization be added as an additional insured on your policy; and
2. Any other person or organization you are required to add as an additional insured under the contract or agreement described in item (1) above

All locations as required by a written contract or agreement entered into prior to an "occurrence" or offense.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
 2. Available under the applicable Limits of Insurance shown in the Declarations;
- whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

SCHEDULE

Name Of Additional Insured Person(s)
Or Organization(s):

Any person or organization with whom you have agreed in writing in a contract or agreement, prior to an "occurrence" or "offense", that such person or organization be added as an additional insured on your policy; and
2. Any other person or organization you are required to add as an additional insured under the contract or agreement described in item (1) above.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Location And Description Of Completed Operations

All locations as required by a written contract or agreement entered into prior to an "occurrence" or offense.

Policy Number **TB2-641-005097-049**

Issued by **LIBERTY MUTUAL FIRE INSURANCE COMPANY**

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NOTICE OF CANCELLATION TO THIRD PARTIES

This endorsement modifies insurance provided under the following:

- BUSINESS AUTO COVERAGE PART
- MOTOR CARRIER COVERAGE PART
- GARAGE COVERAGE PART
- TRUCKERS COVERAGE PART
- EXCESS AUTOMOBILE LIABILITY INDEMNITY COVERAGE PART
- SELF-INSURED TRUCKER EXCESS LIABILITY COVERAGE PART
- COMMERCIAL GENERAL LIABILITY COVERAGE PART
- EXCESS COMMERCIAL GENERAL LIABILITY COVERAGE PART
- PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
- LIQUOR LIABILITY COVERAGE PART
- COMMERCIAL LIABILITY – UMBRELLA COVERAGE FORM

Schedule		
Name of Other Person(s) / Organization(s):	Email Address or mailing address:	Number Days Notice:
Per Schedule of certificate holders on file with the Company		90

- A. If we cancel this policy for any reason other than nonpayment of premium, we will notify the persons or organizations shown in the Schedule above. We will send notice to the email or mailing address listed above at least 10 days, or the number of days listed above, if any, before the cancellation becomes effective. In no event does the notice to the third party exceed the notice to the first named insured.
- B. This advance notification of a pending cancellation of coverage is intended as a courtesy only. Our failure to provide such advance notification will not extend the policy cancellation date nor negate cancellation of the policy.

All other terms and conditions of this policy remain unchanged.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the Other Insurance Condition and supersedes any provision to the contrary.

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to Paragraph 8. Transfer Of Rights Of Recovery Against Others To Us of Section IV – Conditions:

We waive any right of recovery we may have against the person or organization shown in the Schedule below because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule below.

SCHEDULE

Name Of Person Or Organization:

As required by written contract or agreement entered into prior to loss.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

NOTICE OF CANCELLATION TO THIRD PARTIES

- A. If we cancel this policy for any reason other than nonpayment of premium, we will notify the persons or organizations shown in the Schedule below. We will send notice to the email or mailing address listed below at least 10 days, or the number of days listed below, if any, before cancellation becomes effective. In no event does the notice to the third party exceed the notice to the first named insured.
- B. This advance notification of a pending cancellation of coverage is intended as a courtesy only. Our failure to provide such advance notification will not extend the policy cancellation date nor negate cancellation of the policy.

Schedule

Name of Other Person(s) / Organization(s):	Email Address or mailing address:	Number Days Notice:
Per schedule of certificate holders on file with the company	Per schedule of certificate holders on file with the company	90

All other terms and conditions of this policy remain unchanged.

Issued by Liberty Insurance Corporation 21814

For attachment to Policy No. WA7-64D-05097-019 Effective Date Premium \$

Issued to Centennial Energy Holdings, Inc.

NOTICE OF CANCELLATION TO THIRD PARTIES

- A. If we cancel this policy for any reason other than nonpayment of premium, we will notify the persons or organizations shown in the Schedule below. We will send notice to the email or mailing address listed below at least 10 days, or the number of days listed below, if any, before cancellation becomes effective. In no event does the notice to the third party exceed the notice to the first named insured.
- B. This advance notification of a pending cancellation of coverage is intended as a courtesy only. Our failure to provide such advance notification will not extend the policy cancellation date nor negate cancellation of the policy.

Schedule

Name of Other Person(s) / Organization(s):	Email Address or mailing address:	Number Days Notice:
Per schedule of certificate holders on file with the company	Per schedule of certificate holders on file with the company	90

All other terms and conditions of this policy remain unchanged.

Issued by Liberty Mutual Fire Insurance Company 16586

For attachment to Policy No. WA7-64D-005097-029 Effective Date Premium \$

Issued to MDU Resources Group, Inc.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Not applicable in Alaska, Kentucky and New Jersey

Schedule

Where required by contract or written agreement prior to loss and allowed by law

In the states of Alabama, Arizona, Arkansas, Colorado, Georgia, Idaho, Illinois, Indiana, Kansas, Michigan, Mississippi, Missouri, Montana, Nevada, New Mexico, North Carolina, Oklahoma, Pennsylvania, South Carolina, South Dakota, West Virginia the premium charge is 2% of the total manual premium, subject to a minimum premium of \$100 per policy.

In the states of Florida, Iowa, Nebraska, Oregon the premium charge is 1% of the total manual premium, subject to a minimum premium of \$250 per policy.

In the state of Hawaii the premium charge is \$10,919 and determined as follows: The premium charge for this endorsement is 1% of the total manual premium subject to a minimum premium of \$250 per policy.

In the state of Louisiana the premium charge is 2% of the total standard premium subject to a minimum premium of \$250 per policy.

In the state of Massachusetts the premium charge is 1% of the total manual premium.

In the states of New York, Tennessee the premium charge is 2% of the total manual premium, subject to a minimum premium of \$250 per policy.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

Issued by: Liberty Insurance Corporation 21814

For attachment to Policy No WA7-64D-005097-019

Effective Date

Premium \$

Issued to: Centennial Energy Holdings, Inc.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

This waiver does not apply to any right to recover payments which the Minnesota Workers Compensation Reinsurance Association may have or pursue under m.S. 79.36.

Schedule

Where required by contract or written agreement prior to loss and allowed by law

In the states of Arizona, Idaho, Minnesota, Montana, Nevada, South Dakota the premium charge is 2% of the total manual premium, subject to a minimum premium of \$100 per policy.

In the state of Oregon the premium charge is 1% of the total manual premium, subject to a minimum premium of \$250 per policy.

Issued by: Liberty Mutual Fire Insurance Company 16586

For attachment to Policy No WA7-64D-005097-029

Effective Date

Premium \$

Issued to: MDU Resources Group, Inc.

0000110 SP 0751 -C02-P00110-I
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330



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**CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING**

ITEM: **RATIFY AN AGREEMENT BETWEEN THE CITY OF LATHROP AND JELUSHKI, LLC TO ENSURE PAYMENT OF CAPITAL FACILITY FEES FOR 1970 VIERRA ROAD**

RECOMMENDATION: **Adopt Resolution Ratifying a Capital Facility Fees Agreement Between the City of Lathrop and Jelushki, LLC to Ensure Payment of Capital Facility Fees for 1970 Vierra Road**

SUMMARY:

City of Lathrop Planning Commission approved Site Plan Review 18-15 (SPR 18-15) and associated Conditions of Approval for MCE Lathrop Shop & Yard owned by Jelushki, LLC on May 16, 2018. The Capital Facility Fees for Lathrop Gateway Business Park Specific Plan (LGBPSP) area have not been created at this time and the Jelushki, LLC project is within the LGBPSP boundary. The Conditions of Approval require that the City prepare the Development Impact Fees for Limited Industrial land use based on the South Lathrop Capital Facility Fees as the developer did not want to delay development until the LGBPSP fees are created.

Once the Development Impact Fees for LGBPSP are created and adopted by City Council, the actual fees for the Jelushki, LLC project will be calculated based on the land use of Service Commercial for LGBPSP. Jelushki, LLC will be required to pay the difference in fees to the City within 60 days of notice in the event that the new calculated fees for LGBPSP exceed what was initially paid. The City is required to refund the difference in fees to Jelushki, LLC within 60 days if the new LGBPSP fees are lower than what was initially paid.

The Conditions of Approval required Jelushki, LLC to enter into a Capital Facility Fees Agreement (Agreement) with the City that runs with the land and provide a bond in the amount of \$98,761.61, to guarantee payment of any remaining Capital Facility Fees (CFFs) prior to Building Permit issuance. The bond amount represents the difference between the limited industrial and retail commercial uses for the South Lathrop CFFs plus a 10% contingency. Jelushki, LLC has signed the Agreement and provided a bond for the specified value.

In order to not delay the project, the agreement was signed by the City Manager prior to ratification by City Council. Jelushki, LLC has paid the calculated CFFs for Limited Industrial land use based on the South Lathrop area and all associated permit fees. Staff requests that City Council ratify the Agreement prior to recordation with the County of San Joaquin.

MAY 13, 2019, CITY COUNCIL REGULAR MEETING

RATIFY AGREEMENT BETWEEN THE CITY OF LATHROP AND JELUSHKI, LLC TO ENSURE PAYMENT OF CAPITAL FACILITY FEES FOR 1970 VIERRA ROAD

BACKGROUND:

Jelushki, LLC will develop and construct the site for MCE Corporation, which provides contracting services including aspects of small and medium sized pavement restoration projects, asphalt paving and grading, public works maintenance services such as landscaping, streets, signs, and building and drainage maintenance services.

The MCE Lathrop Shop and Yard will serve as the maintenance and storage yard for MCE Corporation and includes the development of a contractor's office, shop and storage yard on a 0.91-acre parcel located at 1970 Vierra Road. The project provides development of a new 5,950 sq. ft. building including a 2,130 sq. ft. office and a 3,820 sq. ft. shop to repair and maintain construction equipment. Developer will construct off-street parking including nineteen (19) automobile spaces, six (6) truck spaces and eleven (11) spaces for construction vehicles. Developer will construct other other site improvements include paving, landscaping, screening and a retention basin for storm water.

REASON FOR RECOMMENDATION:

An agreement between the City of Lathrop and Jelushki, LLC is needed to ensure the owner's payment of the undetermined Capital Facility Fees for 1970 Vierra Road. Jelushki, LLC, legal landowner, and the Lathrop City Manager signed the Agreement. Staff requests that City Council ratify the Agreement prior to recordation.

FISCAL IMPACT:

None.

ATTACHMENTS:

- A. Resolution of the City Council of the City of Lathrop Ratifying an Agreement Between the City of Lathrop and Jelushki, LLC to Ensure Payment of Capital Facility Fees for 1970 Vierra Road
- B. Capital Facility Fees Agreement by and Between the City of Lathrop and Current and Successor Owner(s) of 1970 Vierra Road (APN: 241-390-08)
- C. Development Impact Fees Guarantee Bond

CITY MANAGER'S REPORT **PAGE 3**
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
RATIFY AGREEMENT BETWEEN THE CITY OF LATHROP AND JELUSHKI, LLC
TO ENSURE PAYMENT OF CAPITAL FACILITY FEES FOR 1970 VIERRA ROAD

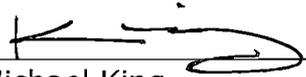
APPROVALS:



Brad Taylor
Associate Engineer

5/2/19

Date



Michael King
Assistant Public Works Director

5-2-19

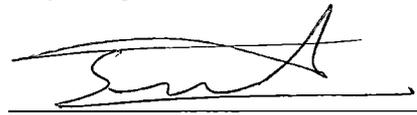
Date

for Vanessa R. Porin

Cari James
Finance & Administrative
Services Director

5.2.19

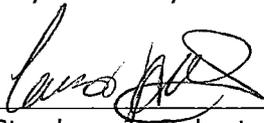
Date



Salvador Navarrete
City Attorney

5-2-19

Date

for 

Stephen J. Salvatore
City Manager

5-7-19

Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP RATIFYING A CAPITAL FACILITY FEES AGREEMENT BETWEEN THE CITY OF LATHROP AND JELUSHKI, LLC TO ENSURE PAYMENT OF CAPITAL FACILITY FEES FOR 1970 VIERRA ROAD

WHEREAS, Site Plan Review 18-15 and Conditions of Approval for MCE Corporation Lathrop Shop and Yard, owned and to be developed by Jelushki, LLC, were approved by the Lathrop Planning Commission on May 16, 2018; and

WHEREAS, the Capital Facility Fees for Lathrop Gateway Business Park Specific Plan (LGBPSP) have not been created at this time and the Jelushki, LLC project is within the LGBPSP boundary; and

WHEREAS, Conditions of Approval require that the City prepare the Development Impact Fees for Limited Industrial land use based on the South Lathrop Capital Facility Fees; and

WHEREAS, once the Development Impact Fees for LGBPSP are created and adopted by City Council, the actual fees will be calculated based on the land use of Service Commercial for LGBPSP; and

WHEREAS, Jelushki, LLC wishes to proceed with construction prior to the creation of the LGBPSP Capital Facility Fees; and

WHEREAS, pursuant to the agreement, Jelushki, LLC is required to pay the difference in fees to the City within 60 days of notice in the event that the fees for LGBPSP exceed what was initially paid; and

WHEREAS, the City is required to refund the difference in fees to Jelushki, LLC within 60 days if the LGBPSP fees are determined to be lower than what was initially paid; and

WHEREAS, Conditions of Approval require Jelushki, LLC to enter into a Capital Facility Fees Agreement (Agreement) with the City that runs with the land and provide a bond, or other mechanism acceptable to the City, to guarantee payment of any remaining balance prior to Building Permit issuance; and

WHEREAS, the amount of the guarantee is the difference between the Capital Facility Fee estimates of Office Commercial and Limited Industrial for South Lathrop plus 10%, totaling \$98,761.61; and

WHEREAS, Jelushki, LLC has provided the City a Development Impact Fees Guarantee Bond for \$98,761.61 and signed the Agreement.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop hereby ratifies the Agreement between the City of Lathrop and Jelushki, dated April 18, 2019.

The foregoing resolution was passed and adopted this 13th day of May 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

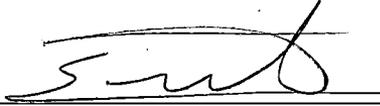
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

RECORDING REQUESTED BY:
City of Lathrop, CA

WHEN RECORDED, PLEASE MAIL TO:
City of Lathrop
City Clerk
390 Towne Centre Drive
Lathrop, California 95330

Doc #: 2019-039731
04/22/2019 09:43:23 AM
Page: 1 of 7 Fee: \$0
Steve J. Bestolarides
San Joaquin County Recorders
Paid By: CITY OF LATHROP



APN: 241-390-08

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

CAPITAL FACILITY FEES AGREEMENT

BY AND BETWEEN

THE CITY OF LATHROP

AND

CURRENT AND SUCCESSOR OWNER(S) OF 1970 VIERRA ROAD (APN: 241-390-08)

THIS CAPITAL FACILITY FEES AGREEMENT, dated this 18 day of April, 2019, by and between the CITY OF LATHROP, a municipal corporation of the State of California, hereinafter referred to as "CITY", and the current owner(s), Jelushki, LLC, and successor owner(s) of 1970 Vierra Road (APN: 241-390-08), hereinafter collectively referred to as "OWNER".

RECITALS

WHEREAS, application for Site Plan Review 18-15 and Conditions of Approval for MCE Lathrop Shop & Yard were approved by the Lathrop Planning Commission on May 16, 2018; and

WHEREAS, the Capital Facility Fees for Lathrop Gateway Business Park Specific Plan (LGBPSP) have not been created at this time and the OWNER's project is within the LGBPSP boundary; and

WHEREAS, said Conditions of Approval require that the CITY prepare the Development Impact Fees for Limited Industrial land used based on the South Lathrop Capital Facility Fees; and

WHEREAS, once the Development Impact Fees for LGBPSP are created and adopted by City Council, the OWNER's actual fees will be calculated based on the land use of Service Commercial for LGBPSP; and

WHEREAS, the OWNER is required to pay the difference in fees to the City within 60 days of notice in the event that the new calculated fees for LGBPSP exceed what the OWNER initially paid; and

WHEREAS, the CITY is required to refund the OWNER within 60 days if the new LGBPSP fees are lower than what the Applicant initially paid; and

WHEREAS, said Conditions of Approval require the OWNER to enter into an agreement with the City that runs with the land and provide a bond, or other mechanism acceptable to the City, to guarantee payment of any remaining balance prior to Building Permit issuance; and

WHEREAS, the amount of the guarantee shall be for the difference between the Capital Facility Fee estimates of Office Commercial and Limited Industrial for South Lathrop plus 10%, totaling \$98,761.61.

NOW, THEREFORE, it is agreed by and between the parties hereto as follows:

1. Recitals above are accurate and incorporated herein as agreed upon terms of this agreement and consideration.
2. OWNER agrees to pay the difference in fees to the City within 60 days of notice in the event that the new calculated fees for Lathrop Gateway Business Park Specific Plan (LGBPSP) exceed what the OWNER initially paid. Should OWNER fail to pay difference by the 61st day, CITY is authorized to draw on security listed in Section 4 below and lien property for any remaining unpaid sum.
3. CITY agrees to reimburse the difference in fees to the OWNER within 60 days in the event that the new calculated fees for LGBPSP are less than what the OWNER initially paid.
4. OWNER agrees to provide a bond with a value of \$98,761.61 to the CITY to guarantee payment of any remaining balance of Capital Facility Fees prior to Building Permit issuance. OWNER consents to draw by CITY on the bond any day after the 60th day after notice is provided pursuant to Section 2 above.
5. This agreement is intended to run with the land (APN: 241-390-08) and is binding on the heirs, successors and assignees of OWNER and the benefit is to run to the successors and assignees of CITY.
6. Miscellaneous Provisions:
 - a. Consent. Whenever in this Agreement the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.
 - b. Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the Laws of the State of California and City of Lathrop Municipal Code.
 - c. Definitions. The definitions and terms are as defined in this Agreement.
 - d. Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement that directly results from an Act of God or an act of a superior governmental authority.
 - e. Incorporation of Documents. All documents constituting the Agreement documents as described herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated in the Agreement and shall be deemed to be part of this Agreement.
 - f. Integration. This Agreement and any amendments hereto between the parties constitute the entire agreement between the parties concerning the deferral of the frontage improvements. There are no other prior oral or written agreements between the parties that are not incorporated in this Agreement regarding the timing of such frontage improvements.

- g. Modification of Agreement.** This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by CITY and OWNER or their successors in interest.
 - h. Provision.** Any agreement, covenant, condition, clause, qualification, restriction, reservation, term or other stipulation in the Agreement shall define or otherwise control, establish or limit the performance required or permitted or to be required of or permitted by either party. All provisions, whether covenants or conditions, shall be deemed to be both covenants and conditions.
 - i. Time is of the Essence.** Time is of the essence of this Agreement and each of its provisions, in the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.
 - j. Venue.** In the event that suit is brought by either party hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin or in the United States District Court for the Eastern District of California.
- 7. In the event that there are any changes to the law that make any part of this Agreement invalid, that portion of the Agreement shall be severed from the Agreement and the remaining portions of the Agreement shall remain in full force and effect.**
- 8. In the event of any controversy, claim or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees and costs.**

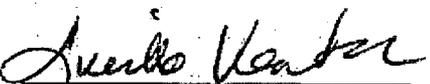
IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date written below.

CITY OF LATHROP, a Municipal Corporation of the State of California

BY: 
Stephen J. Salvatore
City Manager

Dated: APRIL 18, 2019

OWNER, Jelushki, LLC

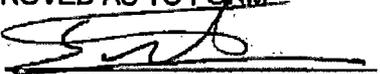
By 

Dated: 4/10, 2019

ATTEST:

BY: 
Teresa Vargas
City Clerk

APPROVED AS TO FORM:

BY: 
Salvador Navarrete
City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Contra Costa }

On April 19, 2019 before me, Karen Briones Notary Public
Date Here Insert Name and Title of the Officer

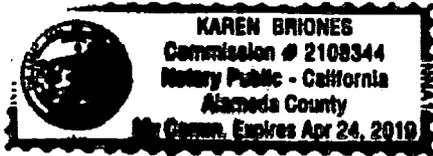
personally appeared Lucille Ventch
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Karen Briones
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

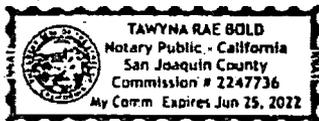
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Joaquin }
On 04/15/2019 before me, Tawyna Rae Bold, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Salvador Navarrete
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: CFF Agreement between COV & current & successor owners of 1070 Vienna Rd.
Document Date:
Number of Pages:
Signer(s) Other Than Named Above:
Capacity(ies) Claimed by Signer(s)
Signer's Name: SALVADOR NAVARRETE
[] Corporate Officer - Title(s): CITY ATTORNEY
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian of Conservator
[] Other:
Signer is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

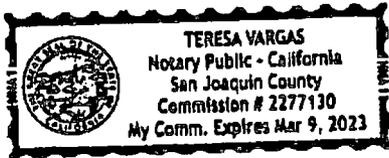
State of California

County of San Joaquin

On April 18, 2019 before me, Teresa Vargas, Notary Public

personally appeared Stephen J. Salvatore Name(s) of Signer(s)

who 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.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public (handwritten signature)

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document, Title or Type of Document: CFF Agreement between Latwood and Jeluski, LLC for 1970 Vienna Rd, MPN 241-390-08

Document Date: April 18, 2019 Number of Pages: 7

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

- Signer's Name: Corporate Officer - Title(s): Partner - Limited General Individual Attorney in Fact Trustee Guardian of Conservator Other: Signer Is Representing:

COPY

INTERNATIONAL FIDELITY INSURANCE COMPANY

DEVELOPMENT IMPACT FEES GUARANTEE BOND

Bond No. 0741041

Premium: \$1,783.00

KNOW ALL MEN BY THESE PRESENTS: That we,

Jelushki, LLC

as Principal, and International Fidelity Insurance Company, a corporation duly authorized under the laws of the State of New Jersey to become surety on bonds and undertakings, as Surety, are held and firmly bound unto the

City of Lathrop

as Obligee, in the full and just sum of Ninety Eight Thousand Seven Hundred Sixty One & 61/100 Dollars, (\$98,761.61), lawful money of the United States of America, for which payment, well and truly to be made, the said Principal and Surety bind themselves, their heirs, executors, successors, administrators and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal has been granted conditional approval for the development of MCE Lathrop Shop & Yard, per Site Plan Review No. SPR-18-15 at the following location:

1970 Vierra Road (APN: 241-390-08)

NOW, THEREFORE, THE CONDITION OF THE OBLIGATION IS SUCH, That if the said Principal shall pay all Development Impact Fees as required by the Capital Facility Fees Agreement dated April 9, 2019, then this above obligation shall be null and void; otherwise it shall remain in full force and effect.

No right of action shall accrue under this bond to or for the use of any person other than the Obligee named herein.

Sealed with our seals and dated this 9th day of April 2019.

Jelushki, LLC

Principal

By: *Aucille Veazal*

International Fidelity Insurance Company

By: *John J. Daley*
John J. Daley / Attorney -in-Fact

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

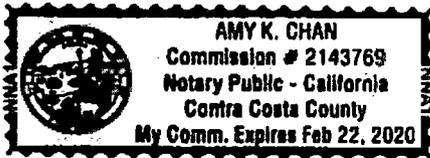
State of California

County of Contra Costa

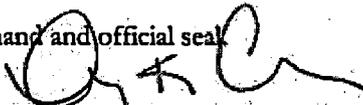
On April 9, 2019 before me, Amy K. Chan, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared John J. Daley
Name(s) or Signer(s)

who 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.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal
 Signature 
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

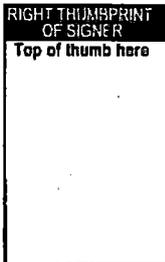
Title or Type of Document Bond Number: 0741041

Document Date: April 9, 2019 Number of Pages: One (01)

Signer(s) Other Than Named Above! N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: John J. Daley
 Individual
 Corporate Officer -- Title(s): _____
 Partner Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____



Signer Is Representing: _____
International Fidelity
Insurance Company

Signer's Name: _____
 Individual
 Corporate Officer -- Title(s): _____
 Partner Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____



Signer Is Representing: _____

POWER OF ATTORNEY
INTERNATIONAL FIDELITY INSURANCE COMPANY
ALLEGHENY CASUALTY COMPANY

Bond # 0741041

One Newark Center, 20th Floor, Newark, New Jersey 07102-5207 PHONE: (973) 624-7200

KNOW ALL MEN BY THESE PRESENTS: That INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Jersey, and ALLEGHENY CASUALTY COMPANY a corporation organized and existing under the laws of the State of New Jersey, having their principal office in the City of Newark, New Jersey, do hereby constitute and appoint

AMY CHAN, JOHN J. DALEY, KENNETH J. GOODWIN

Walnut Creek, CA

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY and is granted under and by authority of the following resolution adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting duly held on the 20th day of July, 2010 and by the Board of Directors of ALLEGHENY CASUALTY COMPANY at a meeting duly held on the 10th day of July, 2015:

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, INTERNATIONAL FIDELITY INSURANCE COMPANY and
ALLEGHENY CASUALTY COMPANY have each executed and attested these presents
on this 31st day of December, 2018



STATE OF NEW JERSEY
County of Essex

Kenneth Chapman

Executive Vice President, International Fidelity Insurance Company and
Allegheny Casualty Company



On this 31st day of December, 2018, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of INTERNATIONAL FIDELITY INSURANCE COMPANY and of ALLEGHENY CASUALTY COMPANY; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark,
New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

CERTIFICATION

I, the undersigned officer of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, April 9, 2019

Irene Martins, Assistant Secretary

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ITEM: **CREATE CIP GG 19-17 FOR THE CAPITAL FACILITIES FEES UPDATE AND AUTHORIZE A MASTER CONSULTANT AGREEMENT AND TASK ORDER NO.'S 1-4 WITH GOODWIN CONSULTING GROUP TO PREPARE CAPITAL FACILITIES FEES FOR VARIOUS DEVELOPMENT PROJECTS**

RECOMMENDATION: **Adopt Resolution to Create CIP GG 19-17 to Update the Capital Facilities Fees, Approve Related Budget Amendment, Master Consultant Agreement and Task Order No.'s 1-4 with Goodwin Consulting Group to prepare the Capital Facilities Fees for various development projects**

SUMMARY:

Periodically, the City's Capital Facility Fee (CFF) program requires the adoption of new development impact fees and updates to existing fees pursuant to Assembly Bill 1600. Capital Facilities Fees are necessary to provide a source of revenue by which new development within the City will contribute a fair and proportionate share of the cost of infrastructure and community facilities. As new development occurs throughout the City, it is critical that fees in the CFF program be regularly updated to ensure that CFF rates keep up with the rising costs of infrastructure, facilities, and land.

Therefore, staff requests Council approves the following:

1. Create Capital Improvement Project (CIP) GG 19-17 to prepare Capital Facilities Fees updates for various development projects
2. Budget amendment of \$102,264 for Task Orders 1-4
3. Master Agreement with Goodwin Consulting Group (GCG) to prepare Capital Facilities Fees for Various Development Projects
4. Task Order No.'s 1-4 to prepare a development impact fee study that establishes reimbursement to DPIF CA 1 Lathrop (DPIF), LIT Industrial Limited Partnership (LIT), Pilot Travel Centers LLC (Pilot) and South Lathrop Land LLC (SLL) for reimbursable portions of certain public facilities and/or infrastructure that will benefit the contributing properties.

MAY 13, 2019 CITY COUNCIL REGULAR MEETING

CREATE CIP GG 19-17 CAPITAL FACILITIES FEES UPDATE AND APPROVE MASTER AGREEMENT INCLUDING TASK ORDER NO.'S 1-4 WITH GOODWIN CONSULTING GROUP TO PREPARE CFF'S FOR VARIOUS DEVELOPMENT PROJECTS

BACKGROUND:

Goodwin Consulting Group has recently assisted the City in establishing CFF's for the South Lathrop Specific Plan and Central Lathrop Specific Plan area and updates to the citywide CFF program and the Central Lathrop Specific Plan area CFF's. GCG is also under contract to develop new CFF's for the Lathrop Gateway Business Park Specific Plan Area.

Developers, under various entitlements, are often required to construct certain public facilities and infrastructure that will benefit other properties/developments in the City. Pursuant to the Lathrop Municipal Code, the developers are sometimes entitled to reimbursement for oversizing of public facilities and infrastructure from benefitting property owners as benefitting properties are developed.

On March 11, 2019, the City Council approved reimbursement agreements with DPIF, LIT, and SLL to document the improvements and related costs that are eligible for credit and/or reimbursement. The reimbursement agreement with Pilot is currently being prepared by staff for City Council consideration at a later date.

GCG provided a proposal to prepare a development impact fee study that establishes reimbursement fees to reimburse DPIF, LIT, Pilot, and SLL for the reimbursable portion of constructing public facilities and/or infrastructure that will benefit other properties in the City.

Summary of GCG's scope of work is outlined in the table below.

Agreement	Project	Not to Exceed
Master Agreement	Establishes Contractual Relationship with Goodwin Consulting Group to provide updates to City CFF Program	Council approval with this item
Task Order No. 1	Sewer Main Reimbursement Fee for DPIF CA 1 Lathrop	\$ 4,167
Task Order No. 2	Sewer Main Reimbursement Fee for LIT Industrial Limited Partnership	\$ 4,167
Task Order No. 3	Sewer Gravity Main and Sewer Pump Station Reimbursement Fee for Pilot Travel Centers, LLC	\$ 4,167
Task Order No. 4	Reimbursement Fees for South Lathrop Land, LLC	\$ 21,500

MAY 13, 2019 CITY COUNCIL REGULAR MEETING

CREATE CIP GG 19-17 CAPITAL FACILITIES FEES UPDATE AND APPROVE MASTER AGREEMENT INCLUDING TASK ORDER NO.'S 1-4 WITH GOODWIN CONSULTING GROUP TO PREPARE CFF'S FOR VARIOUS DEVELOPMENT PROJECTS

REASON FOR RECOMMENDATION:

Staff recommends City Council approve the Creation of CIP 19-17, related budget amendment and Agreements with GCG including to allow the City to establish a mechanism to reimburse DPIF, LIT, Pilot, and SLL from fees collected from benefitting property owners as the benefitting properties are developed.

FISCAL IMPACT:

The cost for GCG to prepare a development impact fee study that establishes reimbursement fees to compensate DPIF, LIT, Pilot, and SLL will be fully funded by the developers. The proposed budget for Task Order No.'s 1-4 is an amount not to exceed \$34,001, and a notice to proceed will not be issued until staff has received developer funding. Staff also requests that GG 13-06 be closed and the remaining funds of \$68,263 are transferred to GG 19-17 for the Lathrop Gateway Business Park Specific Plan nexus study and CFF updates.

Staff Requests the following budget amendment:

Increase Revenue		
2710-8000-372-0100		\$34,001
Increase Transfer Out		
2710-9900-990-9010	GG 19-17	\$34,001
Decrease Transfer In		
3010-9900-393-0000	GG 13-06	<\$68,263>
Increase Transfer In		
3010-9900-393-0000	GG 19-17	\$34,001
3010-9900-393-0000	GG 19-17	\$68,263
Increase Expenditures		
3010-8000-420-0100	GG 19-17	\$34,001
3010-8000-420-0100	GG 19-17	\$68,263

MAY 13, 2019 CITY COUNCIL REGULAR MEETING

CREATE CIP GG 19-17 CAPITAL FACILITIES FEES UPDATE AND APPROVE MASTER AGREEMENT INCLUDING TASK ORDER NO.'S 1-4 WITH GOODWIN CONSULTING GROUP TO PREPARE CFF'S FOR VARIOUS DEVELOPMENT PROJECTS

ATTACHMENTS:

- A. Resolution to Create CIP GG 19-17 to Update the Capital Facilities Fees, Approve Related Budget Amendment, Master Consultant Agreement and Task Order No.'s 1-4 with Goodwin Consulting Group to prepare the Capital Facilities Fees for various development projects
- B. Master Consultant Agreement with Goodwin Consulting Group to prepare Capital Facilities Fees for Various Development Projects dated May 13, 2019
- C. Task Order No. 1 Pursuant to Master Agreement dated May 13, 2019 with Goodwin Consulting Group to prepare a Sewer Main Reimbursement Fee for DPIF CA 1 Lathrop
- D. Task Order No. 2 Pursuant to Master Agreement dated May 13, 2019 with Goodwin Consulting Group to prepare a Sewer Main Reimbursement Fee for LIT Industrial Limited Partnership
- E. Task Order No. 3 Pursuant to Master Agreement dated May 13, 2019 with Goodwin Consulting Group to prepare a Sewer Gravity Main and Sewer Pump Station Reimbursement Fee for Pilot Travel Centers, LLC
- F. Task Order No. 4 Pursuant to Master Agreement dated May 13, 2019 with Goodwin Consulting Group to Reimbursement Fees for South Lathrop Land, LLC

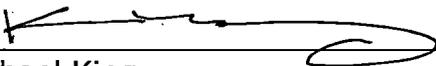
CITY MANAGER'S REPORT **PAGE 5**
MAY 13, 2019 CITY COUNCIL REGULAR MEETING
CREATE CIP GG 19-17 CAPITAL FACILITIES FEES UPDATE AND APPROVE
MASTER AGREEMENT INCLUDING TASK ORDER NO.'S 1-4 WITH GOODWIN
CONSULTING GROUP TO PREPARE CFF'S FOR VARIOUS DEVELOPMENT
PROJECTS

APPROVALS:



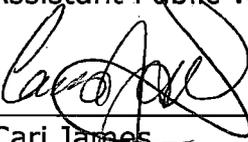
Jay Davidson
Principal Engineer

5-6-19
Date



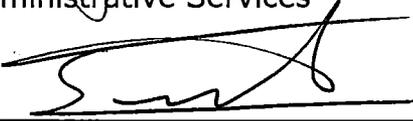
Michael King
Assistant Public Works Director

5-6-19
Date



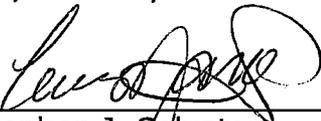
Cari James
Director of Finance &
Administrative Services

5-7-19
Date



Salvador Navarrete
City Attorney

5-6-19
Date



for Stephen J. Salvatore
City Manager

5-8-19
Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A BUDGET AMENDMENT, CREATE CIP GG 19-17 FOR THE CAPITAL FACILITIES FEES UPDATE, MASTER CONSULTANT AGREEMENT AND TASK ORDER NO.'S 1-4 WITH GOODWIN CONSULTING GROUP TO PREPARE THE CAPITAL FACILITIES FEES FOR VARIOUS DEVELOPMENT PROJECTS

WHEREAS, periodically, the City's Capital Facility Fee (CFF) program requires the establishment of new development impact fees and updates to existing fees pursuant to Assembly Bill 1600; and

WHEREAS, as new development occurs throughout the City, it is critical that fees in the CFF program be regularly updated to ensure that CFF rates keep up with the rising costs of infrastructure, facilities, and land; and

WHEREAS, staff requests City Council approve the creation of Capital Improvement Project (CIP) GG 19-17 to prepare Capital Facilities Fees updates; and

WHEREAS, staff requests that CIP GG 13-06 Capital Facility Fee Study Update be closed and \$68,263 in funds be transferred to GG 19-17 for the Lathrop Gateway Business Park Specific Plan nexus study and CFF updates; and

WHEREAS, staff recommends that the City Council approve a Master Agreement with Goodwin Consulting Group (GCG) to provide the necessary services to update the City's CFF program; and

WHEREAS, GCG has submitted a proposal with four task orders to prepare a development impact fee study that establishes reimbursement fees to reimburse DPIF, LIT, Pilot, and SLL for costs of public facilities and/or infrastructure that will benefit to other properties/developments in the City, amount not to exceed \$34,001; and

WHEREAS, the cost for GCG to prepare a development impact fee study that establishes reimbursement fees to compensate DPIF, LIT, Pilot, and SLL will be fully funded by the developers; and

WHEREAS, staff recommends that the City Council approve Task Order No.'s 1-4 pursuant to the Master Agreement dated May 13, 2019, with GCG to prepare a development impact fee study that establishes reimbursement fees to reimburse DPIF, LIT, Pilot, and SLL.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby the creation of CIP GG 19-17 for Capital Facilities Fees Update, a Master Consultant Agreement and Task Order No.'s 1-4 with Goodwin Consulting Group to prepare Capital Facilities Fees for various development projects; and

BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop does hereby approve the following budget amendment of \$102,264 by transferring the remaining balance of \$68,263 from CIP GG 13-06 and \$34,001 from the Developer Fund, once received from the developers, to prepare CFF's for the Lathrop Gateway Business Park Specific Plan area and CFF updates:

Increase Revenue		
2710-8000-372-0100		\$34,001
Increase Transfer Out		
2710-9900-990-9010	GG 19-17	\$34,001
Decrease Transfer In		
3010-9900-393-0000	GG 13-06	\$68,263
Increase Transfer In		
3010-9900-393-0000	GG 19-17	\$34,001
3010-9900-393-0000	GG 19-17	\$68,263
Increase Expenditures		
3010-8000-420-0100	GG 19-17	\$34,001
3010-8000-420-0100	GG 19-17	\$68,263

The foregoing resolution was passed and adopted this 13th day of May, 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

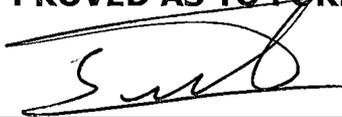
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

**CITY OF LATHROP
 MASTER AGREEMENT WITH GOODWIN CONSULTING GROUP
 TO PREPARE CAPITAL FACILITIES FEES FOR VARIOUS
 DEVELOPMENT PROJECTS**

THIS AGREEMENT, dated for convenience this 13th day of May 2019, is by and between **Goodwin Consulting Group** ("CONSULTANT") and the CITY OF LATHROP, a California municipal corporation ("CITY");

RECITALS:

WHEREAS, CONSULTANT is specially trained, experienced, and competent to prepare Capital Facilities Fees for Various Development Projects, which are required by this agreement;

WHEREAS, CITY selected the CONSULTANT pursuant to said qualifications; and

WHEREAS, CONSULTANT is willing to render such De Capital Facilities Fees for Various Development Projects, as hereinafter defined, on the following terms and conditions; and

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) Scope of Service

CONSULTANT agrees to perform Capital Facilities Fees for Various Development Projects in conformance with an approved Scope of Work submitted with each Task Order as provided by the CONSULTANT. CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and CITY'S satisfaction.

(2) Compensation

CITY hereby agrees to pay CONSULTANT the amount indicated in each approved Task Order, for the Plan Review Consulting Services. City agrees to pay CONSULTANT within thirty (30) days of receipt of billings containing all information required per Paragraph 5 below. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in an approved Task Order Scope of Work unless CITY's authorized representative executes a written change order or authorization describing the extra work and payment terms prior to the commencement of the work.

(3) Effective Date and Term

The effective date of this Agreement is **May 13, 2019**, and it shall terminate no later than **June 30, 2023** provided that the City may renew this agreement under the same terms and conditions for additional twelve (12) month periods, commencing on July 1 of each year and terminating on June 30 of each subsequent year. Each such renewal shall be automatic unless CONSULTANT is given thirty (30) days' written notice of City's intention not to renew this agreement.

(4) Independent Contractor Status

It is expressly understood and agreed by both parties that CONSULTANT, while engaged in carrying out and complying with any of the terms and conditions of this Agreement, is an independent contractor and not an employee of the CITY. As an independent contractor, CONSULTANT is responsible for controlling the means and methods to complete the scope of work describe in each approved Task Order to the City's satisfaction. CONSULTANT expressly warrants not to represent, at any time or in any manner, that CONSULTANT is an employee of the CITY.

(5) Billings

CONSULTANT'S bills shall include a list of all tasks, a total amount due, the amounts previously billed, and the net amount due on the invoice. Except as specifically authorized by CITY, CONSULTANT shall not bill CITY for duplicate services performed by more than one person. In no event shall CONSULTANT submit any billing for an amount in excess of the rates or the maximum amount of compensation provided in section (2) for either task or for the entire Agreement, unless modified by a properly executed change order.

(6) Advice and Status Reporting

CONSULTANT shall provide the CITY with timely reports, orally or in writing, of all significant developments arising during performance of its services hereunder, and shall furnish to CITY such information as is necessary to enable CITY to monitor the performance of this Agreement.

(7) Assignment of Personnel

CONSULTANT shall assign only competent personnel to perform services pursuant to this Agreement. If CITY asks CONSULTANT to remove a person assigned to the work called for under this Agreement, CONSULTANT agrees to do so immediately, without requiring the City to process a reason or explanation for its request.

The services shall be performed by, or under the direct supervision, of CONSULTANT's Authorized Representative **Victor Irzyk, Senior Principal.**, CONSULTANT shall not replace its Authorized Representative without the prior written approval by the CITY.

(8) Assignment and Subcontracting

It is recognized by the parties hereto that a substantial inducement to CITY for entering into this Agreement was, and is, the professional reputation and competence of CONSULTANT. Neither this Agreement nor any interest therein may be assigned by CONSULTANT without the prior written approval of CITY'S authorized representative. CONSULTANT shall not subcontract any portion of the performance contemplated and provided for herein, other than the subcontractors noted in the proposal, without prior written approval of the CITY'S authorized representative.

(9) Insurance

On or before beginning any of the services or work called for by any term of this Agreement, CONSULTANT, at its own cost and expense, shall carry, maintain for the duration of the Agreement, and provide proof thereof that is acceptable to the CITY the insurance specified in subsections (a) through (c) below with insurers and under forms of insurance satisfactory in all respects to the CITY. CONSULTANT shall not allow any subcontractor to commence work on any subcontract until all insurance required of the CONSULTANT has also been obtained for the subcontractor. Verification of this insurance shall be submitted and made part of this Agreement prior to execution.

- (a) Workers' Compensation. CONSULTANT shall, at CONSULTANT'S sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by CONSULTANT. Said Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than one million dollars. In the alternative, CONSULTANT may rely on a self-insurance program to meet these requirements provided that the program of self-insurance complies fully with the provisions of the California Labor Code. The insurer, if insurance is provided, or the CONSULTANT, if a program of self-insurance is provided, shall waive all rights of subrogation against the CITY for loss arising from work performed under this Agreement.

CITY OF LATHROP – CSG MASTER AGREEMENT
DEVELOPMENT IMPACT FEE STUDIES FOR VARIOUS DEVELOPMENT PROJECTS

- (b) Commercial General and Automobile Liability Insurance. CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain commercial general and automobile liability insurance for the period covered by this Agreement in an amount not less than one million dollars per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

Coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (ed. 11/88) and Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 1 (any auto).

Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

- (i) CITY, its officers, employees, agents, and volunteers are to be covered as insured with respect to each of the following: liability arising out of activities performed by or on behalf of CONSULTANT, including the insider's general supervision of CONSULTANT; products and completed operations of CONSULTANT; premises owned, occupied or used by CONSULTANT. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents, or volunteers.
- (ii) The insurance shall cover on an occurrence or an accident basis, and not on a claim made basis.
- (iii) An endorsement must state that coverage is primary insurance and that no other insurance affected by the CITY will be called upon to contribute to a loss under the coverage.
- (iv) Any failure of CONSULTANT to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.

CITY OF LATHROP – CSG MASTER AGREEMENT
DEVELOPMENT IMPACT FEE STUDIES FOR VARIOUS DEVELOPMENT PROJECTS

- (v) Insurance is to be placed with California-admitted insurers with a Best's rating of no less than A: VII.
- (vi) Notice of cancellation or non-renewal must be received by CITY at least thirty days prior to such change.
- (c) Professional Liability. CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than One Million Dollars (\$1,000,000) per claim made and per policy aggregate covering the licensed professionals' errors and omissions, as follows:
 - (i) Any deductible or self-insured retention shall not exceed \$150,000 per claim.
 - (ii) Notice of cancellation, material change, or non-renewal must be received by the CITY at least thirty days prior to such change shall be included in the coverage or added as an endorsement to the policy.
 - (iii) The policy must contain a cross liability or severability of interest clause.
 - (iv) The following provisions shall apply if the professional liability coverages are written on a claims made form:
 1. The retroactive date of the policy must be shown and must be before the date of the Agreement.
 2. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.
 3. If coverage is canceled or not renewed and it is not replaced with another claims made policy form with a retroactive date that precedes the date of this Agreement, CONSULTANT must provide extended reporting coverage for a minimum of five years after completion of the Agreement or the work. The CITY shall have the right to exercise at the CONSULTANT'S cost, any extended reporting provisions of the policy should the CONSULTANT cancel or not renew the coverage.
 4. A copy of the claim reporting requirements must be submitted to the CITY prior to the commencement of any work under this Agreement.

CITY OF LATHROP – CSG MASTER AGREEMENT
DEVELOPMENT IMPACT FEE STUDIES FOR VARIOUS DEVELOPMENT PROJECTS

- (d) Deductibles and Self-Insured Retentions. CONSULTANT shall disclose the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. During the period covered by this Agreement, upon express written authorization of the CITY's authorized representative, CONSULTANT may increase such deductibles or self-insured retentions with respect to CITY, its officers, employees, agents, and volunteers. The CITY's authorized representative may condition approval of an increase in deductible or self-insured retention levels upon a requirement that CONSULTANT procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.
- (e) Notice of Reduction in Coverage. In the event that any coverage required under subsections (a), (b), or (c) of this section of the Agreement is reduced, limited, or materially affected in any other manner, CONSULTANT shall provide written notice to CITY at CONSULTANT'S earliest possible opportunity and in no case later than five days after CONSULTANT is notified of the change in coverage.
- (f) In addition to any other remedies CITY may have if CONSULTANT fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, CITY may, at its sole option:
- (i) Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
 - (ii) Order CONSULTANT to stop work under this Agreement or withhold any payment which becomes due to CONSULTANT hereunder, or both stop work and withhold any payment, until CONSULTANT demonstrates compliance with the requirements hereof;
 - (iii) Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies CITY may have and is not the exclusive remedy for CONSULTANT'S breach.

(10) Indemnification - CONSULTANT'S Responsibility

As to the CONSULTANT'S work hereunder, it is understood and agreed that (a) CONSULTANT has the professional skills necessary to perform the work, (b) CITY relies upon the professional skills of CONSULTANT to perform the work in a skillful and professional manner, and (c) CONSULTANT thus agrees to so perform.

CITY OF LATHROP – CSG MASTER AGREEMENT
DEVELOPMENT IMPACT FEE STUDIES FOR VARIOUS DEVELOPMENT PROJECTS

Acceptance by CITY of the work performed under this Agreement does not operate as a release of said CONSULTANT from such professional responsibility for the work performed. It is further understood and agreed that CONSULTANT is apprised of the scope of the work to be performed under this Agreement and CONSULTANT agrees that said work can and shall be performed in a fully competent manner in accordance with the standard of care applicable to CONSULTANT'S profession.

CONSULTANT shall indemnify, defend, and hold CITY, its officers, employees, agents, and volunteers harmless from and against any and all liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused by the willful misconduct or negligent acts or omissions of CONSULTANT, its employees, subcontractors, or agents, or on account of the performance or character of this work, except for any such claim arising out of the negligence or willful misconduct of the CITY, its officers, employees, agents, or volunteers. It is understood that the duty of CONSULTANT to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance of insurance certificates and endorsements required under this Agreement does not relieve CONSULTANT from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

(11) Licenses

If a license of any kind, which term is intended to include evidence of registration, is required of CONSULTANT, its employees, agents, or subcontractors by federal or state law, CONSULTANT warrants that such license has been obtained, is valid and in good standing, and CONSULTANT shall keep it in effect at all times during the term of this Agreement, and that any applicable bond has been posted in accordance with all applicable laws and regulations.

(12) Business Licenses

CONSULTANT shall obtain and maintain a CITY of Lathrop Business License until all Agreement services are rendered and accepted by the CITY.

(13) Termination

Either CITY or CONSULTANT may cancel this Agreement upon 30 days written notification to the other party. In the event of termination, the CONSULTANT shall be entitled to compensation for services performed to the effective date of termination; provided, however, that the CITY may condition payment of such compensation upon CONSULTANT'S delivery to the CITY of any or all documents, photographs, computer software, video and audio tapes, and other materials

CITY OF LATHROP – CSG MASTER AGREEMENT
DEVELOPMENT IMPACT FEE STUDIES FOR VARIOUS DEVELOPMENT PROJECTS

provided to CONSULTANT or prepared by or for CONSULTANT or the CITY in connection with this Agreement.

(14) Funding

CONSULTANT agrees and understands that renewal of this agreement in subsequent years is contingent upon action by the City Council consistent with the appropriations limits of Article XIII (B) of the California Constitution and that the Council may determine not to fund this agreement in subsequent years.

(15) Notices

All contracts, appointments, approvals, authorizations, claims, demands, Change Orders, consents, designations, notices, offers, requests and statements given by either party to the other shall be in writing and shall be sufficiently given and served upon the other party if (1) personally served, (2) sent by the United States mail, postage prepaid, (3) sent by private express delivery service, or (4) in the case of a facsimile transmission, if sent to the telephone FAX number set forth below during regular business hours of the receiving party and followed with two (2) Days by delivery of a hard copy of the material sent by facsimile transmission. Personal service shall include, without limitation, service by delivery and service by facsimile transmission.

To City: City of Lathrop
City Clerk
390 Towne Centre
Lathrop, CA 95330

Copy to: City of Lathrop
Public Works Department
390 Towne Centre
Lathrop, CA 95330

MAIN: (209) 941-7430

To Consultant: Goodwin Consulting Group
333 University Avenue, Suite 160
Sacramento, CA 95825
Phone: (916) 561-0890
Email: Victor@GoodwinConsultingGroup.net

(16) Miscellaneous

- (a) Consent. Whenever in this Agreement the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.
- (b) Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the Laws of the State of California.
- (c) Definitions. The definitions and terms are as defined in these specifications.
- (d) Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.
- (e) Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.
- (f) Incorporation of Documents. All documents constituting the Agreement documents described in Section 1 hereof and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated in the Agreement and shall be deemed to be part of this Agreement.
- (g) Integration. This Agreement and any amendments hereto between the parties constitute the entire Agreement between the parties concerning the Project and Work, and there are no other prior oral or written agreements between the parties that are not incorporated in this Agreement.
- (h) Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.
- (i) Provision. Any agreement, covenant, condition, clause, qualification, restriction, reservation, term or other stipulation in the Agreement shall define or otherwise control, establish or limit the performance required or permitted or to be required of or permitted by either party. All provisions, whether covenants or conditions, shall be deemed to be both covenants and conditions.

CITY OF LATHROP – CSG MASTER AGREEMENT
DEVELOPMENT IMPACT FEE STUDIES FOR VARIOUS DEVELOPMENT PROJECTS

- (j) Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.
- (k) Status of CONSULTANT. In the exercise of rights and obligations under this Agreement, CONSULTANT acts as an independent contractor and not as an agent or employee of CITY. CONSULTANT shall not be entitled to any rights and benefits accorded or accruing to the City Council members, officers or employees of CITY, and CONSULTANT expressly waives any and all claims to such right and benefits.
- (l) Successors and Assigns. The provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.
- (m) Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.
- (n) Venue. In the event that suit is brought by either party hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin or in the United States District Court for the Eastern District of California.
- (o) Recovery of Costs. The prevailing party in any action brought to enforce the terms of this Agreement or arising out of this Agreement may recover its reasonable costs, including reasonable attorney's fees, incurred or expended in connection with such action against the non-prevailing party.

(17) Notice to Proceed

Prior to commencing work under this agreement, CONSULTANT shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary insurances have been received. City shall not be obligated to pay CONSULTANT for any services prior to issuance of the Notice to Proceed.

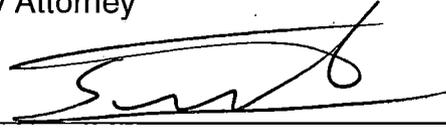
CITY OF LATHROP – CSG MASTER AGREEMENT
DEVELOPMENT IMPACT FEE STUDIES FOR VARIOUS DEVELOPMENT PROJECTS

(18) Signatures

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

Approved as to Form:

City of Lathrop
City Attorney



5-6-79

Salvador Navarrete

Date

Recommended for Approval:

City of Lathrop
Principal Engineer

Jay Davidson

Date

Approved By:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore
City Manager

Date

CONSULTANT:

Goodwin Consulting Group
333 University Avenue, Suite 160
Sacramento, CA 95825

Fed ID # _____
Lathrop Bus License # _____

By: Print Name, Title

Date

CITY OF LATHROP

TASK ORDER NO. 1 PURSUANT TO MASTER CONSULTING
AGREEMENT DATED MAY 13, 2019GOODWIN CONSULTANT GROUP TO PREPARE SEWER MAIN
REIMBURSEMENT FEE FOR DPIF CA 1 LATHROP

THIS TASK ORDER NO. 1, dated for convenience this 13th day of May 2019 is by and made and entered into by and between GOODWIN CONSULTANT GROUP. ("CONSULTANT") and the CITY OF LATHROP, a California municipal corporation ("CITY");

RECITALS:

WHEREAS, on May 13, 2019, CONSULTANT entered into a Master Agreement ("AGREEMENT") with the CITY, by which the CONSULTANT has agreed to provide to prepare Capital Facilities Fees for Various Development Projects and;

WHEREAS, at the request of the City, CONSULTANT submitted the scope of work and fee estimate for additional services which are attached hereto as Exhibit "A" and incorporated herein by reference;

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) Incorporation of Master Agreement

This Task Order No. 1 hereby incorporates by reference all terms and conditions set forth in the Master Agreement for Consulting Services dated May 13, 2019, unless specifically modified by this Task Order.

(2) Scope of Service

CONSULTANT agrees to perform services in accordance with the scope of work and fee proposal attached hereto as Exhibit "A" to this Task Order.

CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and to the CITY'S satisfaction.

(3) Effective Date and Term.

The effective date of this Task Order No. 1 is **May 13, 2019**, and it shall terminate no later than **June 30, 2020**.

CITY OF LATHROP – TASK ORDER NO. 1 WITH GOODWIN CONSULTING GROUP
TO PROVIDE LATHROP TO PREPARE SEWER MAIN REIMBURSEMENT FEE FOR
DPIF CA 1 LATHROP

(4) Compensation

CITY hereby agrees to pay CONSULTANT hourly rates and other charges not to exceed **\$4,167** for the Engineering and Program Management Consulting Services. CONSULTANT shall be paid any uncontested sum due and payable within thirty (30) days of receipt of billings containing all information pursuant to Paragraph 5 below. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in Exhibit "A", unless a written change order or authorization describing the extra work and payment terms has been executed by CITY's authorized representative prior to the commencement of the work.

(5) Notice to Proceed

Prior to commencing work under this agreement, CONSULTANT shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary insurance have been received. City shall not be obligated to pay CONSULTANT for any services prior to issuance of the Notice to Proceed.

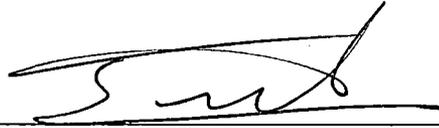
(6) Signatures

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – TASK ORDER NO. 1 WITH GOODWIN CONSULTING GROUP
TO PROVIDE LATHROP TO PREPARE SEWER MAIN REIMBURSEMENT FEE FOR
DPIF CA 1 LATHROP

Approved as to Form:

City of Lathrop
City Attorney



Salvador Navarrete

5-6-19

Date

Recommended for Approval:

City of Lathrop
Assistant Public Works Director

Michael King

Date

Approved by:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore
City Manager

Date

CONSULTANT:

Goodwin Consulting Group
333 University Avenue, Suite 160
Sacramento, CA 95825

Fed ID # _____

Bus License # _____

Signature

Date

(Print Name and title)



I. LATHROP REIMBURSEMENT AND SLSP IMPACT FEES - SCOPE OF WORK

Goodwin Consulting Group, Inc. (GCG) will prepare a development impact fee study (the "Study") that will be in compliance with the nexus requirements of Assembly Bill 1600 (Government Code Section 66000 et. seq.). The following tasks are included in this scope of work:

Task 1. Sewer Main Reimbursement Fee for DPIF CA 1 Lathrop

GCG will develop a reimbursement fee for the construction of a sewer main. The fee calculation will comply with AB 1600 and will be consistent with the data and language in the Reimbursement Agreement between the City of Lathrop and DPIF CA 1 Lathrop ("Agreement 1"). GCG will rely on the facility cost estimates and the benefitting properties identified in Agreement 1 to calculate the reimbursement fee.

Task 1 Fee = \$4,167

Task 2. Sewer Main Reimbursement Fee for LIT Industrial Limited Partnership

GCG will develop a reimbursement fee for a 6" sewer force main in Harlan Road and Stonebridge Lane. The fee calculation will comply with AB 1600 and will be consistent with the data and language in the Reimbursement Agreement between the City of Lathrop and LIT Industrial Limited Partnership ("Agreement 2"). GCG will rely on the facility cost estimates and the benefitting properties identified in Agreement 2 to calculate the reimbursement fee.

Task 2 Fee = \$4,167

Task 3. Sewer Gravity Main and Sewer Pump Station Reimbursement Fee for Pilot

GCG will develop a reimbursement fee for a gravity sewer main and sanitary sewer pump station. The fee calculation will comply with AB 1600 and will be consistent with the data and language in the Reimbursement Agreement between the City of Lathrop and Pilot Travel Centers, LLC ("Agreement 3"). GCG will rely on the facility cost estimates and the benefitting properties identified in Agreement 3 to calculate the reimbursement fee.

Task 3 Fee = \$4,167

Task 4. Reimbursement Fees for South Lathrop Land, LLC

a. South Lathrop Specific Plan (SLSP) Area Regional Outfall Structure Fee

GCG will calculate the Updated South Lathrop Regional Outfall Structure Fee, as defined in the Reimbursement Agreement for South Lathrop Regional Outfall Structure and Related Facilities

("Agreement 4"). Agreement 4 is between the City of Lathrop and South Lathrop Land, LLC. Pursuant to Agreement 4, the outfall structure benefits the SLSP area and outside areas. Once the Updated South Lathrop Regional Outfall Structure Fee is adopted by the City Council, it will replace the City's current SLSP Drainage Fee. GCG will rely on the facility cost estimates and the benefitting properties identified in Agreement 4 to calculate this fee. **(Fee = \$4,500)**

b. Public Infrastructure Fees For Properties that are Outside the SLSP Area

GCG will calculate two separate water system fees pursuant to the Reimbursement Agreement Relating to South Lathrop Commerce Center For Public Infrastructure Benefitting Properties Outside South Lathrop Specific Plan Area between the City of Lathrop and South Lathrop Land, LLC, ("Agreement 5"). GCG will review the two cost allocation methodologies in Agreement 5 used to determine the pro rata share of costs applied to each of the properties in the fee boundary and determine whether the methodologies are consistent with the requirements of AB 1600. GCG will review the properties included in the fee boundaries to determine whether any properties need to be added or subtracted from the list of properties. GCG will calculate the two water system fees and provide documentation in the fee report that supports the fee rates. GCG will rely on the facilities cost estimates identified in Agreement 5 to calculate these fees. **(Fee = \$6,500)**

c. Public Infrastructure Fees For Properties that are Within the SLSP Area

GCG will calculate three separate fees, water system, sewer system, and drainage system, for the SLSP area pursuant to the Reimbursement Agreement Relating to South Lathrop Commerce Center For Public Infrastructure Benefitting Properties Within South Lathrop Specific Plan Area between the City of Lathrop and South Lathrop Land, LLC, ("Agreement 6"). GCG will review the cost allocation methodology identified in Agreement 6 used to determine the pro rata share of costs applied to each of the properties in the fee boundary and determine whether the methodology is consistent with the requirements of AB 1600. GCG will calculate the three fees and provide documentation in the fee report that supports the fee rates. GCG will rely on the facilities cost estimates identified in Agreement 6 to calculate these fees. **(Fee = \$9,750)**

d. Update the Transportation CFF for the SLSP Area

GCG will update the SLSP transportation CFF to include the portion of the transportation costs that was previously to be funded through a future CFD. Since these costs will no longer be funded through a CFD, they will now be included in the calculation of the updated SLSP transportation fee. **(Fee = \$750)**

Task 4 Total Fee = \$21,500

Fee Report

GCG will summarize all data and assumptions used to determine the impact fees in a fee study report. The report will identify all facilities to be funded, outline the nexus argument for the impact fee amounts and provide a clear discussion of how fees were calculated. The report will also identify the cost allocation methodologies used to determine the fees.

Meeting

GCG will attend the City Council meeting at which the fee report will be presented for adoption.

II. FEE PROPOSAL

In association with the scope of work set forth above, GCG proposes the following budgets:

Tasks 1	\$ 4,167
Tasks 2	\$ 4,167
Tasks 3	\$ 4,167
Tasks 4	\$21,500

These budgets represent a maximum amount not to be exceeded subject to the limitations set forth below. Services will be billed on a time and materials basis using the hourly rates set forth in the table below.

Expenses

GCG shall be reimbursed for all costs such as travel mileage, overnight delivery, and data purchases.

Billing Structure

GCG shall submit monthly invoices to the City providing details of services rendered and expenses incurred. Out of scope services that are requested by the City will be billed at the hourly rates listed in Table 1. Out of scope services include:

- Meetings for which GCG is requested to attend that would be in excess of the one meeting included in this scope of work will be billed at the hourly rates listed in Table 1
- An extensive update to the fee analysis or the supporting data after the initial fee analysis has been completed.

TABLE 1
GCG HOURLY SERVICE RATES

Managing Principal	\$285/Hour
Senior Principal	275/Hour
Principal	250/Hour
Vice President	245/Hour
Senior Associate	235/Hour
Associate	215/Hour
Analyst	200/Hour
Research Assistant	90/Hour

** The rates reflected above are valid through December 31, 2019 and may be adjusted thereafter.*

CITY OF LATHROP

TASK ORDER NO. 2 PURSUANT TO MASTER CONSULTING
AGREEMENT DATED MAY 13, 2019TO PREPARE SEWER MAIN REIMBURSEMENT FEE FOR
LIT INDUSTRIAL LIMITED PARTNERSHIP

THIS TASK ORDER NO. 2, dated for convenience this 13th day of May 2019 is by and made and entered into by and between **GOODWIN CONSULTING GROUP** ("CONSULTANT") and the CITY OF LATHROP, a California municipal corporation ("CITY");

RECITALS:

WHEREAS, on May 13, 2019, CONSULTANT entered into a Master Agreement ("AGREEMENT") with the CITY, by which the CONSULTANT has agreed to provide to prepare Capital Facilities Fees for Various Development Projects and;

WHEREAS, at the request of the City, CONSULTANT submitted the scope of work and fee estimate for additional services which are attached hereto as Exhibit "A" and incorporated herein by reference;

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) Incorporation of Master Agreement

This Task Order No. 2 hereby incorporates by reference all terms and conditions set forth in the Master Agreement for Consulting Services dated May 13, 2019, unless specifically modified by this Task Order.

(2) Scope of Service

CONSULTANT agrees to perform services in accordance with the scope of work and fee proposal attached hereto as Exhibit "A" to this Task Order.

CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and to the CITY'S satisfaction.

(3) Effective Date and Term.

The effective date of this Task Order No. 2 is **May 13, 2019**, and it shall terminate no later than **June 30, 2023**.

CITY OF LATHROP – TASK ORDER NO. 2 WITH GOODWIN CONSULTING GROUP
TO PREPARE SEWER MAIN REIMBURSEMENT FEE FOR INDUSTRIAL LIMITED
PARTNERSHIP

(4) **Compensation**

CITY hereby agrees to pay CONSULTANT hourly rates and other charges not to exceed \$4,167 for the Engineering and Program Management Consulting Services. CONSULTANT shall be paid any uncontested sum due and payable within thirty (30) days of receipt of billings containing all information pursuant to Paragraph 5 below. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in Exhibit "A", unless a written change order or authorization describing the extra work and payment terms has been executed by CITY's authorized representative prior to the commencement of the work.

(5) **Notice to Proceed**

Prior to commencing work under this agreement, CONSULTANT shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary insurance have been received. City shall not be obligated to pay CONSULTANT for any services prior to issuance of the Notice to Proceed.

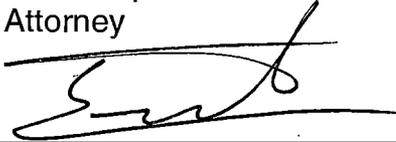
(6) **Signatures**

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – TASK ORDER NO. 2 WITH GOODWIN CONSULTING GROUP
TO PREPARE SEWER MAIN REIMBURSEMENT FEE FOR INDUSTRIAL LIMITED
PARTNERSHIP

Approved as to Form:

City of Lathrop
City Attorney



5-6-19

Salvador Navarrete

Date

Recommended for Approval:

City of Lathrop
Principal Engineer

Jay Davidson

Date

Approved By:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore
City Manager

Date

CONSULTANT:

Goodwin Consulting Group
333 University Avenue, Suite 160
Sacramento, CA 95825

Fed ID # _____
Lathrop Bus License # _____

By: Print Name, Title

Date



I. LATHROP REIMBURSEMENT AND SLSP IMPACT FEES - SCOPE OF WORK

Goodwin Consulting Group, Inc. (GCG) will prepare a development impact fee study (the "Study") that will be in compliance with the nexus requirements of Assembly Bill 1600 (Government Code Section 66000 et. seq.). The following tasks are included in this scope of work:

Task 1. Sewer Main Reimbursement Fee for DPIF CA 1 Lathrop

GCG will develop a reimbursement fee for the construction of a sewer main. The fee calculation will comply with AB 1600 and will be consistent with the data and language in the Reimbursement Agreement between the City of Lathrop and DPIF CA 1 Lathrop ("Agreement 1"). GCG will rely on the facility cost estimates and the benefitting properties identified in Agreement 1 to calculate the reimbursement fee.

Task 1 Fee = \$4,167

Task 2. Sewer Main Reimbursement Fee for LIT Industrial Limited Partnership

GCG will develop a reimbursement fee for a 6" sewer force main in Harlan Road and Stonebridge Lane. The fee calculation will comply with AB 1600 and will be consistent with the data and language in the Reimbursement Agreement between the City of Lathrop and LIT Industrial Limited Partnership ("Agreement 2"). GCG will rely on the facility cost estimates and the benefitting properties identified in Agreement 2 to calculate the reimbursement fee.

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Task 3 Fee = \$4,167

Task 4. Reimbursement Fees for South Lathrop Land, LLC

a. South Lathrop Specific Plan (SLSP) Area Regional Outfall Structure Fee

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("Agreement 4"). Agreement 4 is between the City of Lathrop and South Lathrop Land, LLC. Pursuant to Agreement 4, the outfall structure benefits the SLSP area and outside areas. Once the Updated South Lathrop Regional Outfall Structure Fee is adopted by the City Council, it will replace the City's current SLSP Drainage Fee. GCG will rely on the facility cost estimates and the benefitting properties identified in Agreement 4 to calculate this fee. **(Fee = \$4,500)**

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Task 4 Total Fee = \$21,500

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II. FEE PROPOSAL

In association with the scope of work set forth above, GCG proposes the following budgets:

Tasks 1	\$ 4,167
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Tasks 3	\$ 4,167
Tasks 4	\$21,500

These budgets represent a maximum amount not to be exceeded subject to the limitations set forth below. Services will be billed on a time and materials basis using the hourly rates set forth in the table below.

Expenses

GCG shall be reimbursed for all costs such as travel mileage, overnight delivery, and data purchases.

Billing Structure

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- Meetings for which GCG is requested to attend that would be in excess of the one meeting included in this scope of work will be billed at the hourly rates listed in Table 1
- An extensive update to the fee analysis or the supporting data after the initial fee analysis has been completed.

TABLE 1
GCG HOURLY SERVICE RATES

Managing Principal	\$285/Hour
Senior Principal	275/Hour
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Vice President	245/Hour
Senior Associate	235/Hour
Associate	215/Hour
Analyst	200/Hour
Research Assistant	90/Hour

** The rates reflected above are valid through December 31, 2019 and may be adjusted thereafter.*

CITY OF LATHROP

**TASK ORDER NO. 3 PURSUANT TO MASTER CONSULTING
AGREEMENT DATED MAY 13, 2019**

**TO PREPARE SEWER MAIN AND SEWER PUMP STATION
REIMBURSEMENT FEE FOR PILOT TRAVEL CENTERS LLC**

THIS TASK ORDER NO. 3, dated for convenience this **13th day of May 2019** is by and made and entered into by and between **GOODWIN CONSULTING GROUP** ("CONSULTANT") and the CITY OF LATHROP, a California municipal corporation ("CITY");

RECITALS:

WHEREAS, on May 13, 2019, CONSULTANT entered into a Master Agreement ("AGREEMENT") with the CITY, by which the CONSULTANT has agreed to provide to prepare Capital Facilities Fees for Various Development Projects and;

WHEREAS, at the request of the City, CONSULTANT submitted the scope of work and fee estimate for additional services which are attached hereto as Exhibit "A" and incorporated herein by reference;

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) Incorporation of Master Agreement

This Task Order No. 3 hereby incorporates by reference all terms and conditions set forth in the Master Agreement for Consulting Services dated May 13, 2019, unless specifically modified by this Task Order.

(2) Scope of Service

CONSULTANT agrees to perform services in accordance with the scope of work and fee proposal attached hereto as Exhibit "A" to this Task Order.

CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and to the CITY'S satisfaction.

(3) Effective Date and Term.

The effective date of this Task Order No. 3 is **May 13, 2019**, and it shall terminate no later than **June 30, 2023**.

CITY OF LATHROP – TASK ORDER NO. 3 WITH GOODWIN CONSULTING GROUP
TO PREPARE SEWER MAIN AND SEWER PUMP STATION REIMBURSEMENT FEE
FOR PILOT

(4) **Compensation**

CITY hereby agrees to pay CONSULTANT hourly rates and other charges not to exceed \$4,167 for the Engineering and Program Management Consulting Services. CONSULTANT shall be paid any uncontested sum due and payable within thirty (30) days of receipt of billings containing all information pursuant to Paragraph 5 below. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in Exhibit "A", unless a written change order or authorization describing the extra work and payment terms has been executed by CITY's authorized representative prior to the commencement of the work.

(5) **Notice to Proceed**

Prior to commencing work under this agreement, CONSULTANT shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary insurance have been received. City shall not be obligated to pay CONSULTANT for any services prior to issuance of the Notice to Proceed.

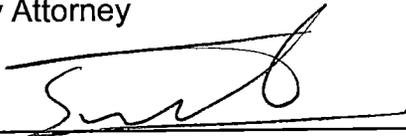
(6) **Signatures**

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – TASK ORDER NO. 3 WITH GOODWIN CONSULTING GROUP
TO PREPARE SEWER MAIN AND SEWER PUMP STATION REIMBURSEMENT FEE
FOR PILOT

Approved as to Form:

City of Lathrop
City Attorney



Salvador Navarrete

5-7-19

Date

Recommended for Approval:

City of Lathrop
Principal Engineer

Jay Davidson

Date

Approved By:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore
City Manager

Date

CONSULTANT:

Goodwin Consulting Group
333 University Avenue, Suite 160
Sacramento, CA 95825

Fed ID # _____
Lathrop Bus License # _____

By: Print Name, Title

Date



I. LATHROP REIMBURSEMENT AND SLSP IMPACT FEES - SCOPE OF WORK

Goodwin Consulting Group, Inc. (GCG) will prepare a development impact fee study (the "Study") that will be in compliance with the nexus requirements of Assembly Bill 1600 (Government Code Section 66000 et. seq.). The following tasks are included in this scope of work:

Task 1. Sewer Main Reimbursement Fee for DPIF CA 1 Lathrop

GCG will develop a reimbursement fee for the construction of a sewer main. The fee calculation will comply with AB 1600 and will be consistent with the data and language in the Reimbursement Agreement between the City of Lathrop and DPIF CA 1 Lathrop ("Agreement 1"). GCG will rely on the facility cost estimates and the benefitting properties identified in Agreement 1 to calculate the reimbursement fee.

Task 1 Fee = \$4,167

Task 2. Sewer Main Reimbursement Fee for LIT Industrial Limited Partnership

GCG will develop a reimbursement fee for a 6" sewer force main in Harlan Road and Stonebridge Lane. The fee calculation will comply with AB 1600 and will be consistent with the data and language in the Reimbursement Agreement between the City of Lathrop and LIT Industrial Limited Partnership ("Agreement 2"). GCG will rely on the facility cost estimates and the benefitting properties identified in Agreement 2 to calculate the reimbursement fee.

Task 2 Fee = \$4,167

Task 3. Sewer Gravity Main and Sewer Pump Station Reimbursement Fee for Pilot

GCG will develop a reimbursement fee for a gravity sewer main and sanitary sewer pump station. The fee calculation will comply with AB 1600 and will be consistent with the data and language in the Reimbursement Agreement between the City of Lathrop and Pilot Travel Centers, LLC ("Agreement 3"). GCG will rely on the facility cost estimates and the benefitting properties identified in Agreement 3 to calculate the reimbursement fee.

Task 3 Fee = \$4,167

Task 4. Reimbursement Fees for South Lathrop Land, LLC

a. South Lathrop Specific Plan (SLSP) Area Regional Outfall Structure Fee

GCG will calculate the Updated South Lathrop Regional Outfall Structure Fee, as defined in the Reimbursement Agreement for South Lathrop Regional Outfall Structure and Related Facilities

("Agreement 4"). Agreement 4 is between the City of Lathrop and South Lathrop Land, LLC. Pursuant to Agreement 4, the outfall structure benefits the SLSP area and outside areas. Once the Updated South Lathrop Regional Outfall Structure Fee is adopted by the City Council, it will replace the City's current SLSP Drainage Fee. GCG will rely on the facility cost estimates and the benefitting properties identified in Agreement 4 to calculate this fee. **(Fee = \$4,500)**

b. Public Infrastructure Fees For Properties that are Outside the SLSP Area

GCG will calculate two separate water system fees pursuant to the Reimbursement Agreement Relating to South Lathrop Commerce Center For Public Infrastructure Benefitting Properties Outside South Lathrop Specific Plan Area between the City of Lathrop and South Lathrop Land, LLC, ("Agreement 5"). GCG will review the two cost allocation methodologies in Agreement 5 used to determine the pro rata share of costs applied to each of the properties in the fee boundary and determine whether the methodologies are consistent with the requirements of AB 1600. GCG will review the properties included in the fee boundaries to determine whether any properties need to be added or subtracted from the list of properties. GCG will calculate the two water system fees and provide documentation in the fee report that supports the fee rates. GCG will rely on the facilities cost estimates identified in Agreement 5 to calculate these fees. **(Fee = \$6,500)**

c. Public Infrastructure Fees For Properties that are Within the SLSP Area

GCG will calculate three separate fees, water system, sewer system, and drainage system, for the SLSP area pursuant to the Reimbursement Agreement Relating to South Lathrop Commerce Center For Public Infrastructure Benefitting Properties Within South Lathrop Specific Plan Area between the City of Lathrop and South Lathrop Land, LLC, ("Agreement 6"). GCG will review the cost allocation methodology identified in Agreement 6 used to determine the pro rata share of costs applied to each of the properties in the fee boundary and determine whether the methodology is consistent with the requirements of AB 1600. GCG will calculate the three fees and provide documentation in the fee report that supports the fee rates. GCG will rely on the facilities cost estimates identified in Agreement 6 to calculate these fees. **(Fee = \$9,750)**

d. Update the Transportation CFF for the SLSP Area

GCG will update the SLSP transportation CFF to include the portion of the transportation costs that was previously to be funded through a future CFD. Since these costs will no longer be funded through a CFD, they will now be included in the calculation of the updated SLSP transportation fee. **(Fee = \$750)**

Task 4 Total Fee = \$21,500

Fee Report

GCG will summarize all data and assumptions used to determine the impact fees in a fee study report. The report will identify all facilities to be funded, outline the nexus argument for the impact fee amounts and provide a clear discussion of how fees were calculated. The report will also identify the cost allocation methodologies used to determine the fees.

Meeting

GCG will attend the City Council meeting at which the fee report will be presented for adoption.

II. FEE PROPOSAL

In association with the scope of work set forth above, GCG proposes the following budgets:

Tasks 1	\$ 4,167
Tasks 2	\$ 4,167
Tasks 3	\$ 4,167
Tasks 4	\$21,500

These budgets represent a maximum amount not to be exceeded subject to the limitations set forth below. Services will be billed on a time and materials basis using the hourly rates set forth in the table below.

Expenses

GCG shall be reimbursed for all costs such as travel mileage, overnight delivery, and data purchases.

Billing Structure

GCG shall submit monthly invoices to the City providing details of services rendered and expenses incurred. Out of scope services that are requested by the City will be billed at the hourly rates listed in Table 1. Out of scope services include:

- Meetings for which GCG is requested to attend that would be in excess of the one meeting included in this scope of work will be billed at the hourly rates listed in Table 1
- An extensive update to the fee analysis or the supporting data after the initial fee analysis has been completed.

TABLE 1
GCG HOURLY SERVICE RATES

Managing Principal	\$285/Hour
Senior Principal	275/Hour
Principal	250/Hour
Vice President	245/Hour
Senior Associate	235/Hour
Associate	215/Hour
Analyst	200/Hour
Research Assistant	90/Hour

** The rates reflected above are valid through December 31, 2019 and may be adjusted thereafter.*

CITY OF LATHROP

TASK ORDER NO. 4 PURSUANT TO MASTER CONSULTING
AGREEMENT DATED MAY 13, 2019TO PREPARE THE REIMBURSEMENT FEE ANALYSIS AND
PROPOSED FEE FOR THE REIMBURSEMENT OF COSTS TO
SOUTH LATHROP LAND, LLC

THIS TASK ORDER NO. 4, dated for convenience this 13th day of May 2019 is by and made and entered into by and between **GOODWIN CONSULTING GROUP** ("CONSULTANT") and the CITY OF LATHROP, a California municipal corporation ("CITY");

RECITALS:

WHEREAS, on May 13, 2019, CONSULTANT entered into a Master Agreement ("AGREEMENT") with the CITY, by which the CONSULTANT has agreed to provide to prepare Capital Facilities Fees for Various Development Projects and;

WHEREAS, at the request of the City, CONSULTANT submitted the scope of work and fee estimate for additional services which are attached hereto as Exhibit "A" and incorporated herein by reference;

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) Incorporation of Master Agreement

This Task Order No. 4 hereby incorporates by reference all terms and conditions set forth in the Master Agreement for Consulting Services dated May 13, 2019, unless specifically modified by this Task Order.

(2) Scope of Service

CONSULTANT agrees to perform services in accordance with the scope of work and fee proposal attached hereto as Exhibit "A" to this Task Order.

CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and to the CITY'S satisfaction.

(3) Effective Date and Term.

The effective date of this Task Order No. 4 is **May 13, 2019**, and it shall terminate no later than **June 30, 2023**.

CITY OF LATHROP – TASK ORDER NO. 4 WITH GOODWIN CONSULTING GROUP
TO PREPARE THE REIMBURSEMENT FEE ANALYSIS AND PROPOSED FEE FOR
THE REIMBURSEMENT OF COSTS TO SOUTH LATHROP LAND, LLC

(4) Compensation

CITY hereby agrees to pay CONSULTANT hourly rates and other charges not to exceed **\$21,500** for the Engineering and Program Management Consulting Services. CONSULTANT shall be paid any uncontested sum due and payable within thirty (30) days of receipt of billings containing all information pursuant to Paragraph 5 below. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in Exhibit "A", unless a written change order or authorization describing the extra work and payment terms has been executed by CITY's authorized representative prior to the commencement of the work.

(5) Notice to Proceed

Prior to commencing work under this agreement, CONSULTANT shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary insurance have been received. City shall not be obligated to pay CONSULTANT for any services prior to issuance of the Notice to Proceed.

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The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – TASK ORDER NO. 4 WITH GOODWIN CONSULTING GROUP
TO PREPARE THE REIMBURSEMENT FEE ANALYSIS AND PROPOSED FEE FOR
THE REIMBURSEMENT OF COSTS TO SOUTH LATHROP LAND, LLC

Approved as to Form:

City of Lathrop
City Attorney



5-6-19

Salvador Navarrete

Date

Recommended for Approval:

City of Lathrop
Principal Engineer

Jay Davidson

Date

Approved By:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore
City Manager

Date

CONSULTANT:

Goodwin Consulting Group
333 University Avenue, Suite 160
Sacramento, CA 95825

Fed ID # _____

Lathrop Bus License # _____

By: Print Name, Title

Date



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Task 1 Fee = \$4,167

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TABLE 1
GCG HOURLY SERVICE RATES

Managing Principal	\$285/Hour
Senior Principal	275/Hour
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Vice President	245/Hour
Senior Associate	235/Hour
Associate	215/Hour
Analyst	200/Hour
Research Assistant	90/Hour

** The rates reflected above are valid through December 31, 2019 and may be adjusted thereafter.*

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**CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING**

ITEM: **ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR CLSP
SANITARY SEWER AND STORM DRAINAGE PUMP
STATION FROM SAYBROOK CLSP, LLC**

RECOMMENDATION: **Adopt Resolution Accepting Public Improvements
for the CLSP Sanitary Sewer and Storm Drainage
Pump Station from Saybrook CLSP, LLC**

SUMMARY:

Saybrook CLSP, LLC (Saybrook), the developer for the Central Lathrop Specific Plan (CLSP) has completed construction of the CLSP sanitary sewer and storm drain pump station in accordance with approved improvement plans. The pump station improvements have been inspected by City staff and have been deemed complete and ready for acceptance. The cost to maintain these facilities will be covered through user fees collected and CLSP CFD 2019-2.

BACKGROUND:

In 2006, construction of the CLSP sanitary sewer and storm drain pump station was initiated by Richland Planned Communities for the CLSP Tract 3533 development project, but not completed nor accepted by the City. Also in 2006, some of the Pump Station equipment was installed and out of warranty. All existing equipment was inspected by City staff and experts in the field of the appropriate pump and electronic equipment. Pump or electronic components that showed wear or deterioration were replaced or rebuilt, and a two-year warranty was provided by Arthur J. Gallagher & Co. (Attachment E). In 2013, Saybrook acquired land within the CLSP area and completed improvements for the CLSP low flow sewer and storm drain improvements that were accepted by the City Council on July 20, 2015. In May 2018, the City agreed to a design standard change which allowed the pump station to be modified slightly so that the pump configuration could be altered to the satisfaction of the City Engineer.

Saybrook has now completed construction of the CLSP Sewer and Storm Drainage Pump Station in accordance with the approved improvement plans and the current design standards. Staff has inspected and confirmed the CLSP Tract 3533 Stormwater Stations 1, 2, 4, and Sewer Pump Station, as built by approved plans dated, February 7, 2007 and revised as-built dated, December 6, 2018, are constructed to City specifications. The approximate value of the pump station improvements is \$19,493,000 as shown in Attachment B for this project, GASB 34 Report for Tract 3533 CLSP Richland Communities, Storm Water 1, 2, 4, and Sewer Pump Station.

CITY MANAGER'S REPORT **PAGE 2**
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR CLSP SANITARY SEWER AND
STORM DRAINAGE PUMP STATION FROM SAYBROOK CLSP, LLC

REASON FOR RECOMMENDATION:

The CLSP Sanitary Sewer and Storm Drain Pump Station improvements have been inspected by City staff and have been deemed complete and ready for acceptance. Staff has received the record drawings, which reflect how the project was built, and lien releases for the improvements constructed by Saybrook. Staff recommends accepting the CLSP Sanitary Sewer and Storm Drain Pump Station improvements from Saybrook.

FISCAL IMPACT:

The City's maintenance costs will increase due to the additional improvements that will have to be maintained. The cost to maintain these facilities will be paid through user fees collected and CLSP CFD 2019-2.

ATTACHMENTS:

- A. Resolution Accepting Public Improvements for the CLSP Sanitary Sewer and Storm Drainage Pump Station from Saybrook CLSP, LLC
- B. Location Map of CLSP Sanitary Sewer Storm Drainage Pump Station
- C. Project GASB 34 Report Reflecting Approximate Value of the Pump Station Improvements
- D. Unconditional Lien Release from Auburn Constructors. LLC dated, December 6, 2018
- E. Insurance Proposal by Arthur J. Gallagher & Co. for Requirement Breakdown Coverage

CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR CLSP SANITARY SEWER AND
STORM DRAINAGE PUMP STATION FROM SAYBROOK CLSP, LLC

APPROVALS:



Ken Reed
Senior Construction Manager

5-6-2019
Date



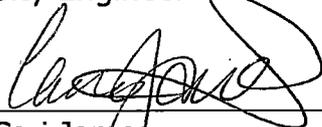
Michael King
Assistant Public Works Director

5-6-19
Date



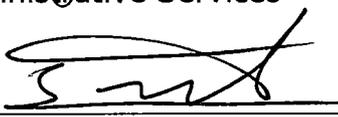
Glenn Gebhardt
City Engineer

5/7/19
Date



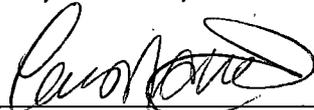
Cari James
Director of Finance &
Administrative Services

5-7-19
Date



Salvador Navarrete
City Attorney

5-7-19
Date



Stephen J. Salvatore
City Manager

5-8-19
Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING PUBLIC IMPROVEMENTS FOR THE CLSP SANITARY SEWER AND STORM DRAINAGE PUMP STATION FROM SAYBROOK CLSP, LLC

WHEREAS, in 2006, construction of the CLSP sanitary sewer and storm drain pump station were initiated by Richland Planned Communities for the CLSP Tract 3533 development project, but were not completed nor accepted by the City; and

WHEREAS, in 2013, Saybrook CLSP, LLC (Saybrook) acquired land within the CLSP area and completed improvements for the CLSP low flow sewer and storm drain improvements that were partially accepted by the City Council on July 20, 2015; and

WHEREAS, Saybrook has now completed construction of the CLSP Sewer and Storm Drainage Pump Station in accordance with the approved improvement plans; and

WHEREAS, Staff has inspected and confirmed the CLSP Tract 3533 Stormwater Stations 1, 2, 4, and Sewer Pump Station, as built by approved plans dated, February 7, 2007 and revised as-built dated, December 6, 2018, are constructed to City specifications; and

WHEREAS, the approximate value of the pump station improvements is \$19,493,000 as shown in the GASB 34 report for this project; and

WHEREAS, Pump and electronic components showing wear or deterioration were replaced or rebuilt, and an extended two-year warranty was provided for all components within the pump station; and

WHEREAS, the cost to maintain these facilities will be paid through user fees collected and CLSP CFD 2019-2.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop that the completed CLSP Sanitary Sewer and Storm Drainage Pump Station Improvements are hereby accepted from Saybrook CLSP, LLC.

The foregoing resolution was passed and adopted this 13th day of May 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

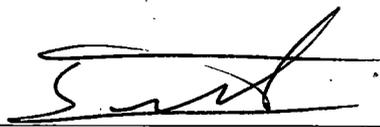
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

LOCATION MAP



**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Date: 4/26/2019

Tract 3533 CLSP Richland Communities Tract 3533 Storm Water 1,2,4, and Sewer Pump Station

Item	Units	Total Tract 3533 Quantities	For Acceptance	Unit Price	Amount for Acceptance
Storm Drain and Sewer Pump Station	EA	1		\$ 19,493,700.00	
				Total	\$19,493,700.00



730 W Stadium Lane, Sacramento CA 95834
916.924.0344 | 916.924.1800

**UNCONDITIONAL WAIVER AND RELEASE ON
FINAL PAYMENT**
(CA CIVIL CODE §8138)

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information:

Name of Claimant: Auburn Constructors, Inc.
Name of Customer: Saybrook CLSP LLC
Job Location: 783 Spartan Way, Lathrop- CLSP Storm Drain & Sewer Lift Station Project. Job# 1605
Owner: City of Lathrop

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for all labor and service provided, and equipment and material delivered, to the customer on this job. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has been paid in full.

Exceptions

This document does not affect the following:
Disputed claims for extras in the amount of: \$ 0.00

SIGNATURE

Claimant's Signature: *Dhannon M. Masell*
Claimant's Title: Accountant
Date of Signature: 12/12/18

Business Insurance Proposal

Presented to:

CITY OF LATHROP
C/O DAVE RODRIGUEZ

390 Towne Centre Drive
Lathrop, CA 95330

BOILER & MACHINERY EQUIPMENT BREAKDOWN COVERAGE

Prepared date: February 22, 2019

Presented by:
Hannah Reneau
For Bruce Newsom

The information in this summary is for your reference only.
This summary should not be used as a substitute for the actual policy.
Please refer to your policy for a full description of all terms, conditions, and exclusions which may apply.

**This is a proposal, not a contract of insurance.
No coverage is in force until all underwriting requirements have been satisfied.**



Arthur J. Gallagher & Co.
BUSINESS WITHOUT BARRIERS™

THIS PROPOSAL OF COVERAGE IS INTENDED TO FACILITATE YOUR UNDERSTANDING OF THE INSURANCE PROGRAM WE HAVE ARRANGED ON YOUR BEHALF. IT IS NOT INTENDED TO REPLACE OR SUPERSEDE YOUR INSURANCE POLICIES.

© ARTHUR J. GALLAGHER & CO.

ARTHUR J. GALLAGHER & CO INSURANCE BROKERS OF CALIFORNIA, INC.



February 22, 2019

City of Lathrop

Attn: Dave Rodriguez
390 Towne Centre Drive
Lathrop, CA 95330

Re: Boiler & Machinery Equipment Breakdown Coverage Proposal

Dear Dave,

Thank you for the opportunity to provide coverage terms for this important protection.

Attached you will find the terms of coverage and subjectivities required to bind coverage on your behalf. Also attached are a sample policy form and collateral providing greater definition of mechanical breakdown coverage and options available to be included within such a protection program.

We are available at your convenience to discuss any further questions you may have.

Thank you.

Sincerely,

Hannah Reneau

Hannah Reneau, CISR
for Bruce Newsom, AAI

Your Dedicated Service Team:

Please feel free to contact our office for assistance.
Your dedicated service team is able to assist you during
our normal business hours of Monday through Friday 8:30 AM to 5:00 PM.

Account Executive: Bruce Newsom, AAI

(818)638-4832

bruce_newsom@ajg.com

Account Service Representative: Hannah Reneau, CISR

(818)638-4839

hannah_reneau@ajg.com

**Risk management strategies outlined herein are the best practices intellectual property of
Arthur J. Gallagher & Co. and shall not be reproduced or distributed in any form
without the written consent of Arthur J. Gallagher & Co.**

Insurance Carrier Information:

Insurance Company: Travelers Property Casualty Co. of America
Proposed Policy Period: TBD (24 Month Term)
AM Best Rating: A++, XV

Named Insured Schedule:

City of Lathrop

Location Schedule:

Loc. #	Building #	Address:
1	1	783 Spartan Way, Lathrop, CA 95330 (Pumping Station Occupancy)

Property Coverage

<u>Property Limits:</u>	
\$4,530,972	Building + Contents Value
N/A	Business Income
N/A	Inventory/Stock Value
\$25,000	Deductible

Repair and Replacement Included.

This insurance applies to "Covered Property" as defined in the policy form attached. Causes of loss is a "Breakdown" to "Covered Equipment." A list of such Covered Equipment is attached hereto.

"Covered Property" means any property that:

- (1) You own; or
- (2) Is in your care, custody or control and for which you are legally liable;

While located at the covered premises shown in the declarations or elsewhere in the coverage part of the policy form.

"Covered Equipment" includes, but is not limited to:

- (1) Equipment designed and built to operate under internal pressure or vacuum, other than weight of contents;
- (2) Communication equipment and Computer Equipment
- (3) Fiber Optic Cable; or
- (4) Any other electrical or mechanical equipment that is used in the generation, transmission or utilization of energy

"Breakdown" means the following direct physical loss that causes physical damage to "Covered Equipment" and necessitates repair or replacement:

- (1) Electrical Failure including arcing;
- (2) Failure of pressure or vacuum equipment; or
- (3) Mechanical failure including rupture or bursting caused by centrifugal force;

Unless such loss or damage is otherwise excluded within the policy form coverage part or an endorsement thereto forming a part of that coverage part within the policy form.

***Important note:** Definitions and causes of loss included within this proposal are provided for convenience only and do not modify or define any policy terms which are the subject of this proposal, nor should they be relied upon for coverage determinations now or following any claim. Please refer to the attached policy form for applicable coverage provisions and policy definitions.

Endorsements, Limitations, Noteworthy Exclusions:

- Nuclear Energy Liability Exclusion
- Production Machines – Covered
- Specified Perils Elimination Endorsement
- New Generation Valuation
- Joint Loss Agreement
- Green Coverage Enhancements
- Diagnostic Equipment Covered
- Business Income Coinsurance Not Applicable
- Coverage Extensions and Limitations Endorsement
- Federal Terrorism Risk Insurance Act Disclosure

Terms and Conditions:

- Cancellation Terms: 60 Days except 10 days for non-payment
- If you have entered into any contractual agreements, please refer to your contract to ensure that this policy will be in compliance with those agreements.
- Billing Options:
 - ❖ Annual
 - ❖ Semi-Annual (50% down and 1 installment)
 - ❖ Quarterly (25% down and 3 installments)
 - ❖ 10 pay (25% down and 9 installments)
 - ❖ 10 equal pay
 - ❖ 6 pay (25% down and 5 installments)

**Endorsements, limitations, and exclusions are not limited to the list above.
Please refer to your policy for all terms, conditions, and exclusions.**

Premium Summary:

\$13,122.00	Boiler & Machinery Equipment Breakdown Coverage
\$13,122.00	TOTAL COST (24 Month Term)

Travelers Boiler & Machinery Equipment Breakdown Insurance Proposal

Date of Proposal: February 22, 2019 - (Quote valid for 60 days)

Applicant: City of Lathrop

Policy Period: 03/04/2019 to 03/04/2021

PROPOSAL DISCLOSURE:

THE FOLLOWING OUTLINES THE COVERAGE FORMS, LIMITS OF INSURANCE, POLICY ENDORSEMENTS AND OTHER TERMS AND CONDITIONS PROVIDED IN THIS PROPOSAL/QUOTE. ANY POLICY COVERAGES, LIMITS OF INSURANCE, POLICY ENDORSEMENTS, COVERAGE SPECIFICATIONS, OR OTHER TERMS AND CONDITIONS THAT YOU HAVE REQUESTED THAT ARE NOT INCLUDED IN THIS PROPOSAL/QUOTE HAVE NOT BEEN AGREED TO BY TRAVELERS. PLEASE REVIEW THIS PROPOSAL/QUOTE CAREFULLY AND IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT YOUR TRAVELERS REPRESENTATIVE.

Basis of Proposal:

Building + Contents Value:	\$4,530,972
Business Income Value:	\$N/A
Inventory/Stock Value:	\$N/A
Occupancy:	Pumping Station
Loss History in past 3 years:	No Equipment Breakdown Losses

COVERAGES

COVERAGE	LIMIT OF INSURANCE
Total Limit per Breakdown:	\$4,530,972
1 Property Damage (PD): (Includes micro-circuitry electronics)	Included in Total Limit per Breakdown
2 Coverage Extensions and Limitations	
a Business Income Coverage Extension (BI): Business Income "Period of Restoration" extension:	Not Covered Not Applicable Days
b Extra Expense Coverage Extension (EE): Extra Expense "Period of Restoration" extension:	Not Covered Not Applicable Days
c Spoilage Damage Coverage Extension – including Utility Interruption- Spoilage (SD): Utility Interruption-Spoilage coverage applies only if the interruption lasts at least (waiting period):	\$100,000 24 Hours
d Utility Interruption-Time Element Coverage Extension (UI-TE): Utility Interruption-Time Element coverage applies only if the interruption lasts at least (waiting period): (Includes interruption of Cloud Services and Data Restoration)	Not Covered Not Applicable Hours
e Civil Authority Coverage Extension:	100 Miles 3 Weeks
f "Dependent Property" Coverage Extension: "Dependent Property" Locations:	Not Covered Not Applicable
g "Electronic Data" or "Media" Coverage Extension:	\$100,000
h Error in Description Coverage Extension:	Included in Total Limit per Breakdown
i Expediting Expense Coverage Extension:	\$100,000
j "Fungus", Wet Rot and Dry Rot Coverage Extension (1) Property Damage: (2) Business Income or Extra Expense:	\$15,000 N/A Days
k Hazardous Substance Limitation:	\$100,000
l Newly Acquired Locations Coverage Extension: Number of Days of Coverage:	\$1,000,000 90 Days
m Ordinance or Law (Including Demolition and Increased Cost of Construction) Coverage Extension:	\$100,000
n Refrigerant Contamination Limitation:	\$100,000
o Water Damage Limitation:	\$250,000
Other:	

Applicant: City of Lathrop

DEDUCTIBLES

COVERAGE	DEDUCTIBLE
Combined Deductible:	Not Applicable
Property Damage (PD):	\$25,000
Business Income (BI):	Not Covered
Extra Expense (EE):	Not Covered
Spoilage Damage (SD):	Included in Property Damage Deductible
Utility Interruption-Time Element (UI-TE):	Not Covered
Dependent Properties:	Not Covered
Refrigerant Contamination:	Included in Property Damage Deductible
Other:	

ADDITIONAL COVERAGE EXTENSIONS / RESTRICTIONS / CONDITIONS:

Number of Days for Notice of Cancellation:	60 Days, except 10 days for non-payment of premium, subject to state regulations
Business Income Coinsurance:	<input type="checkbox"/> Suspended <input type="checkbox"/> Not Suspended <input checked="" type="checkbox"/> Not Applicable
Diagnostic Equipment	Covered
Green Coverage Enhancements EB T3 76	Included
• Property Damage - Percentage Factor:	5 %
• Property Damage - Additional Costs Limit of Insurance:	\$25,000
• Business Income/Extra Expense – Additional Number of Days:	N/A days
Joint Loss Agreement	Included
New Generation Valuation	Included
Ordinary Payroll	<input type="checkbox"/> Covered <input checked="" type="checkbox"/> Excluded - EB T3 77 <input type="checkbox"/> Limited to Days – EB T3 78 <input type="checkbox"/> Not Applicable
Production Machines	Covered
Specified Perils Elimination Endorsement EB T3 18	Included
Valuation	<input checked="" type="checkbox"/> Repair/Replacement Included <input type="checkbox"/> Repair/Replacement Included except ACV for the following: <input type="checkbox"/> ACV all Covered Equipment

PREMIUM

Quote

Alternate Quote (if applicable):

Base Policy Period Premium:	\$13,122	\$
Commission: (applied against base policy period premium only)	15%	%
State Jurisdictional Certificate Fees:	Included	
Taxes:	Included	
Surcharges:	Included	
Comment:		

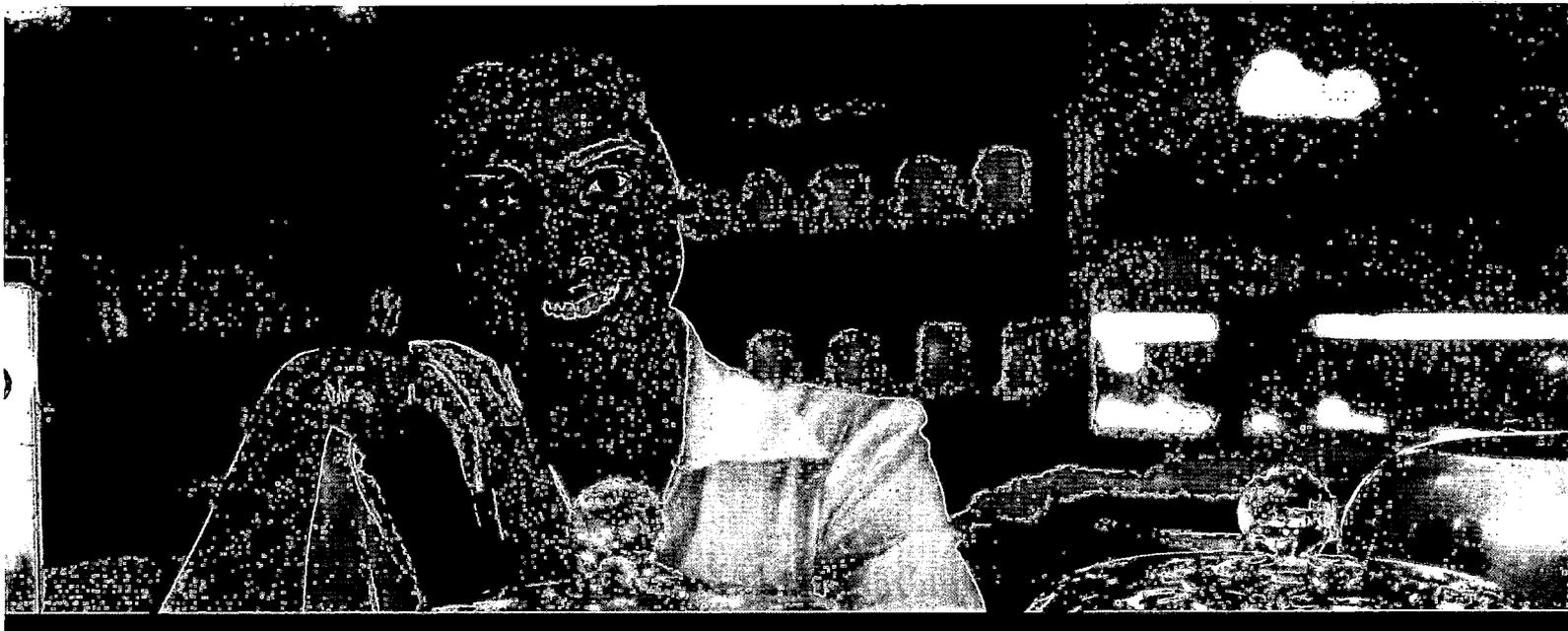


TRAVELERS 

Boiler & Machinery
INDUSTRYEdge® | EnergyMax 21SM

EnergyMax 21

EQUIPMENT BREAKDOWN INSURANCE FOR THE 21ST CENTURY



EnergyMax 21SM

Your clients have everything they need to keep their businesses moving forward. They possess the know-how, the human resources and the infrastructure necessary to remain out in front in today's hyper-competitive world. But how well prepared are they for the inevitable – and sometimes literal – monkey wrench, which is breakdown of their equipment?

Travelers *EnergyMax 21* is a broad package of specific coverages for a wide variety of equipment loss scenarios, driven by a singular goal: maintaining the momentum needed to succeed in the 21st century.

Think of it this way: your client's business is an automobile racing team. Management is the driver, infrastructure the car and *EnergyMax 21* the pit crew. No matter how much talent is behind the wheel, no matter how much horsepower the engine makes, it's impossible to take the checkered flag with a couple of flat tires and a broken fuel line. Make Travelers *EnergyMax 21* part of your client's winning team.

Many potential challenges – one effective solution

From air conditioning and refrigeration equipment to computers, production machinery, telecommunications and other business equipment, for every industry from pharmaceutical manufacturers to hotels, Travelers *EnergyMax 21* is the answer to some of the most difficult equipment breakdown questions for businesses of all shapes and sizes, including those that have yet to be asked.

IndustryEdge® – a competitive advantage

Your clients need the kind of great coverage, responsive claim services, risk management, boiler inspection and engineering services that Travelers delivers. They also need the tools to establish and then maintain a competitive advantage.

Under the banner of Travelers **IndustryEdge** – a suite of specialized insurance products and services customized to the particular needs of a broad spectrum of industries – *EnergyMax 21* provides finely tuned coverage for the complexities of doing business in a rapidly changing world.

EnergyMax 21 scalability

Travelers *EnergyMax 21* is completely self-contained. That is to say, your clients won't need to choose from a long, confusing laundry list of coverage options. Customized plans for very specific and high-challenge risks are rarely a problem because just a few tweaks to *EnergyMax 21* can provide your clients the needed coverage.

The key equipment breakdown coverages chart on the far right details a broad range of coverages. Elsewhere in this brochure there is an overview of the value added by *EnergyMax 21*. Still, the only way to completely understand just how well prepared we are to provide security and peace of mind for your specific business is to speak to a Travelers Boiler & Machinery account executive. To find one near you, call 800.253.1304 or visit travelers.com/boiler.

Coverage for tomorrow... today

EnergyMax 21 is to traditional boiler and machinery coverage what an MP3 player is to a phonograph. In this fast-paced, digital age, solutions that worked yesterday were obsolete this morning and almost completely useless this afternoon.

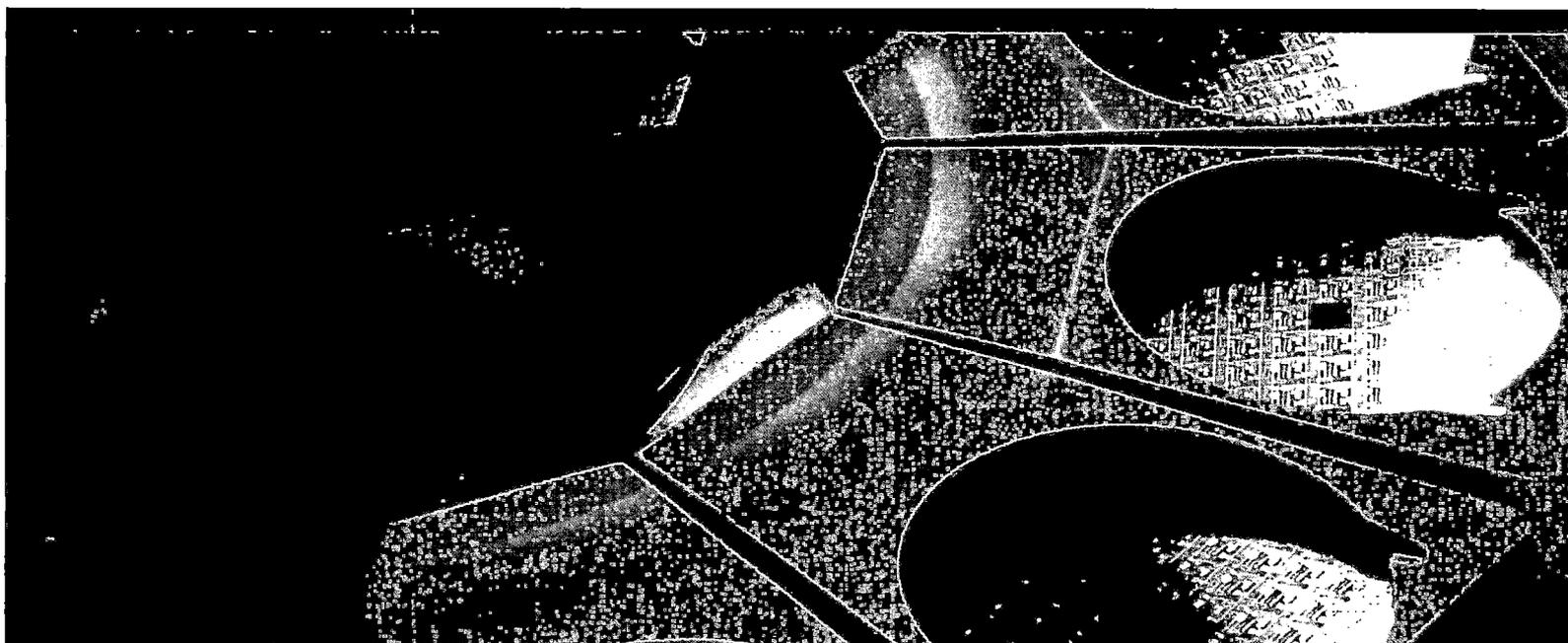
We have the expertise to understand the true scope of your clients' exposures. And – with the combination of **IndustryEdge** and *EnergyMax 21* – the right answers to help you put together a business-specific coverage package loaded with truly innovative features that will protect them today and tomorrow, including:

- **New Generation Coverage –**
Up to 125% of replacement value of unrepairable equipment for upgrades to state-of-the-art technologies.
- **Green Coverage Upgrade –**
An extra 5% – up to \$25,000 – above the covered amount of loss to help make the switch to proven environmentally friendly alternatives. Your account executive can help you with requests for increased limits.
- **Property Damage Coverage for Fungus –**
Automatic coverage of \$15,000 per covered location with increased limits available.
- **Selling Price Valuation –**
Expanded to include all property held for sale.

EnergyMax 21 is one of the most progressive and wide-ranging equipment breakdown protection packages available.

Protecting against risks that didn't exist or were not even recognized just a few years ago, *EnergyMax 21* moves equipment breakdown coverage solidly into the 21st century. Our strategy is to do more than help businesses to avoid interruptions; we focus on helping them become better prepared for the future.

And while *EnergyMax 21* covers some very sophisticated equipment and systems, your clients will have no problem understanding the many benefits. To learn more, call 800.253.1304 or visit travelers.com/boiler.





Risks	Losses	Solutions
<p>Boilers and pressure vessels</p> <p>Nearly all business enterprises, including manufacturing, retail and service, as well as occupancies such as apartments, churches and fraternal organizations, depend on boilers or other fired pressure vessels to provide hot water or steam for comfort heating, domestic hot water or manufacturing operations.</p> <p>Pressure valves are integral to all compressed air systems. Other pressure vessel applications include sterilization equipment in hospitals and cooking apparatus used by food service operations.</p>	<ul style="list-style-type: none"> Boiler damage due to scale buildup inside the tubes Cast iron boiler “burnout” due to malfunction of the low water fuel cutout Air tank damage from cracking due to external vibration Hot water heater overheating and rupture due to control error <p>Example: A water heater at a popular restaurant ruptured due to a control breakdown and malfunctioning relief valve. The building also suffered water damage.</p> <p>Repair cost: \$72,000 Lost business income: \$42,100</p>	<p><i>EnergyMax 21</i> delivers coverage for boilers and pressure vessels as broad as the range of potentially debilitating problems just waiting to grind these key pieces of equipment – and your clients’ ability to conduct business – to a halt.</p>
<p>Air conditioning and refrigeration equipment</p> <p>Air conditioning is essential to businesses for the comfort and health of employees, clients and customers, and in many cases, for the trouble-free operation of information technology equipment.</p> <p>For most businesses requiring refrigeration for anything more than keeping the coffee creamer cold, any interruption of service is a big problem.</p>	<ul style="list-style-type: none"> Damage to electric motor due to single phasing Damage to compressor due to liquid slugging or lack of lubrication Heat exchanger tube rupture Damage to system controls caused by voltage surges <p>Example: A 200-ton A/C system servicing an office building froze due to a control breakdown. A rental unit was brought in until the main unit was back in service.</p> <p>Repair cost: \$31,000 Rental expenses: \$11,500</p>	<p><i>EnergyMax 21</i> insures against the breakdown of air conditioning and refrigeration systems components, including:</p> <ul style="list-style-type: none"> Motors Compressors Coils Pressure valves and controls
<p>Business and computer equipment</p> <p>Today’s sophisticated business equipment – from computer-controlled communications systems to building management apparatus – allows enterprises of all types to be extraordinarily productive.</p>	<ul style="list-style-type: none"> Circuit board damage caused by voltage spike Damage of control systems due to ground fault Computer system damage due to poor contacts or lack of maintenance <p>Example: At a hydroponics farming operation, an entire crop of cucumbers was lost due to a breakdown of an environmental control computer.</p> <p>Replacement cost: \$1,463 Spoilage damage and lost business income: \$180,000</p>	<p>Simple truth: sooner or later, most business and computer equipment will break down. <i>EnergyMax 21</i> provides a broad spectrum of coverage to make sure those nearly inevitable collisions are nothing more than the equivalent of a minor fender bender.</p>
<p>Electrical equipment</p> <p>With near universal use, it’s no surprise that electrical system breakdowns are among the most common and costly types of equipment breakdown losses.</p> <p>And because electricity is the lifeblood of most every other type of equipment, problems often drive other losses and expenses covered by <i>EnergyMax 21</i>.</p>	<ul style="list-style-type: none"> Motor damage due to single-phase operation or loss of lubrication Cable or bus duct damage due to loose connections or insulation deterioration Generator damage due to winding burnout or prolonged overload <p>Example: An emergency generator at a hospital failed during a test. The unit needed to be completely rewound. A rental unit was required until repairs were completed.</p> <p>Repair cost: \$31,000 Rental expenses: \$8,900</p>	<p><i>EnergyMax 21</i> protects against the breakdown of nearly all of the components of modern electrical systems including: motors, generators, transformers, switchgear and other related equipment.</p>
<p>Mechanical equipment</p> <p>Most commercial and manufacturing operations rely heavily upon mechanical equipment, and the range of apparatus and systems that fall into this category is truly astonishing.</p> <p>While other coverage forms may struggle to keep up with the pace and complexity of covering the ever-growing range of modern machinery, <i>EnergyMax 21</i> was built for customization to stay one step ahead.</p>	<ul style="list-style-type: none"> Coupling damage due to overload Gear tooth damage due to misalignment or inadequate lubrication Mechanical press frame damage caused by double blanking or overload <p>Example: The tail stock on a large lathe at a mid-size machine shop failed due to fatigue, dropping a turbine rotor while it was being machined.</p> <p>Replacement cost: \$138,900 Extra operating expenses: \$25,000</p>	<p><i>EnergyMax 21</i> sets the industry standard for the scope of equipment protected against breakdown and loss of income.</p> <p>What’s more, <i>EnergyMax 21</i> was designed with the flexibility to make sure that, when needed, a little fine-tuning doesn’t become a major hassle or big expense.</p>



Key equipment breakdown coverages

Property damage	For damage to covered property caused by a “breakdown”
Business income	For a decrease in net income as a result of a “breakdown” to covered equipment
Extra expense	For additional operating costs incurred as a direct result of a “breakdown” to covered equipment
Spoilage damage, including utility interruption	For spoilage of covered property resulting from a change in controlled conditions as a direct result of a “breakdown” of the insured’s covered equipment or covered equipment owned by a utility supplier
Utility interruption – time element	Loss of business income or additional extra expenses incurred as a direct result of a “breakdown” to covered equipment owned by a utility supplier, subject to specific requirements
Civil authority	Loss of business income or additional extra expenses incurred because of the inability to access the insured’s covered premises due to a civil authority response as a result of a “breakdown” to covered equipment not located at covered premises
Dependent property	Loss of business income or additional extra expenses incurred as a direct result of a “breakdown” to covered equipment at a non-owned business that supplies, purchases or manufactures products for – or which attracts customers to – the insured’s business
Electronic data or media	Costs incurred because media is damaged or electronic data is lost or corrupted as a direct result of a “breakdown” to covered equipment, provided such media or electronic data is located at a covered premises
Error in description	Unintentional errors in the description of a location
Expediting expense	Costs incurred to expedite the permanent repairs or replacement of covered property directly damaged as the result of a “breakdown” to covered equipment
Fungus, wet rot or dry rot	Physical damage, loss of business income or additional extra expenses due to fungus, wet rot or dry rot, which is the direct result of a “breakdown” to covered equipment
Hazardous substance	Physical damage to covered property, loss of business income or additional extra expenses due to a hazardous substance, which is the direct result of a “breakdown” to covered equipment
Newly acquired locations	Automatically provides coverage for a specified period for new locations purchased or leased by the insured, subject to specific requirements and limitations
Ordinance or law	Protection for increased costs necessitated by enforcement of local ordinances or laws, including certain demolition costs and increased costs of construction, subject to specific limitations
Refrigerant contamination	For physical damage to covered property caused by refrigerant contamination as a direct result of a “breakdown” to covered equipment
Water damage	For physical damage to covered property caused by water as a direct result of a “breakdown” to covered equipment
Green coverage	Additional costs to repair or replace damaged or destroyed portions of covered property utilizing green materials and procedures, including expenses to achieve pre-loss green certifications in accordance with existing standards incurred as a result of a “breakdown” to covered equipment
Brands and labels	Allows for and pays the cost of re-labeling branded or labeled covered property damaged by a “breakdown” to covered equipment
Extended warranty or service contract	Reimbursement for prorated amount of unused portion of an extended warranty or service contract if warranty or contract becomes void or unusable due to a “breakdown” to covered equipment
New generation coverage	If covered equipment is valued at replacement costs and cannot be repaired, pays up to an additional 25% of covered property damage amount to replace unrepairable covered equipment with state-of-the-art technology
Selling price valuation	Values certain covered property held by the insured for sale at selling price, less any discounts offered and expenses that would have otherwise been incurred, subject to specific requirements

The strength of Travelers.

Travelers is known for service, stability and innovation. With more than 150 years of experience and strong financial ratings, Travelers is one of the nation's premier insurance companies.



travelers.com

The Travelers Indemnity Company and its property casualty affiliates. One Tower Square, Hartford, CT 06183

This material does not amend, or otherwise affect, the provisions or coverages of any insurance policy or bond issued by Travelers. It is not a representation that coverage does or does not exist for any particular claim or loss under any such policy or bond. Coverage depends on the facts and circumstances involved in the claim or loss, all applicable policy or bond provisions, and any applicable law. Availability of coverage referenced in this document can depend on underwriting qualifications and state regulations.

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Gallagher

Insurance | Risk Management | Consulting

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United States

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Compensation Disclosure Schedule

Coverage(s)	Carrier Name(s)	Wholesaler, MGA, or Intermediary Name 1	Estimated Premium 2	Comm % or Fee 3	Gallagher U.S. owned Wholesaler, MGA or Intermediary %
Boiler & Machinery Equipment Breakdown	Travelers Property Casualty Company of America	N/A	\$13,122.00	15%	N/A

1. We were able to obtain more advantageous terms and conditions for you through an intermediary/wholesaler.
2. If the premium is shown as an indication: The premium indicated is an estimate provided by the market. The actual premium and acceptance of the coverage requested will be determined by the market after a thorough review of the completed application.
* A verbal quotation was received from this carrier. We are awaiting a quotation in writing.
3. The commission rate is a percentage of annual premium excluding taxes & fees.
* Gallagher is receiving ___% commission on this policy. The fee due Gallagher will be reduced by the amount of the commissions received.



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Important Disclosures

IMPORTANT: The proposal and/or any executive summaries outline certain terms and conditions of the insurance proposed by the insurers, based on the information provided by your company. The insurance policies themselves must be read to fully understand the terms, coverages, exclusions, limitations and/or conditions of the actual policy contract of insurance. Policy forms will be made available upon request. We make no warranties with respect to policy limits or coverage considerations of the carrier.

TRIA/TRIPRA Disclaimer – If this proposal contains options to purchase TRIA/TRIPRA coverage, the proposed TRIA/TRIPRA program may not cover all terrorism losses. While the amendments to TRIA eliminated the distinction between foreign and domestic acts of terrorism, a number of lines of coverage excluded under the amendments passed in 2005 remain excluded including commercial automobile, burglary and theft insurance; surety insurance, farm owners multiple perils and professional liability (although directors and officers liability is specifically included). If such excluded coverages are required, we recommend that you consider purchasing a separate terrorism policy. Please note that a separate terrorism policy for these excluded coverages may be necessary to satisfy loan covenants or other contractual obligations. TRIPRA includes a \$100 billion cap on insurers' aggregate liability.

The TRIPRA program increases the amount needed in total losses by \$20 million each calendar year before the TRIPRA program responds from the 2015 trigger of \$100 million to \$200 million by the year 2020.

TRIPRA is set to expire on December 31, 2020. There is no certainty of extension, thus the coverage provided by your insurers may or may not extend beyond December 31, 2020. In the event you have loan covenants or other contractual obligations requiring that TRIA/TRIPRA be maintained throughout the duration of your policy period, we recommend that a separate "Stand Alone" terrorism policy be purchased to satisfy those obligations.



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Compensation Disclosure

1. Gallagher Companies are primarily compensated from the usual and customary commissions, fees or, where permitted, a combination of both, for brokerage and servicing of insurance policies, annuity contracts, guarantee contracts and surety bonds (collectively “insurance coverages”) handled for a client’s account, which may vary based on market conditions and the insurance product placed for the client.
2. In placing, renewing, consulting on or servicing your insurance coverages, Gallagher companies may participate in contingent and supplemental commission arrangements with intermediaries and insurance companies that provide for additional compensation if certain underwriting, profitability, volume or retention goals are achieved. Such goals are typically based on the total amount of certain insurance coverages placed by Gallagher with the insurance company, not on an individual policy basis. As a result, Gallagher may be considered to have an incentive to place your insurance coverages with a particular insurance company. If you do not wish to have your commercial insurance placement included in consideration for additional compensation, contact your producer or service team for an Opt-out form.
3. Gallagher Companies may receive investment income on fiduciary funds temporarily held by them, or from obtaining or generating premium finance quotes, unless prohibited by law.
4. Gallagher Companies may also access or have an ownership interest in other facilities, including wholesalers, reinsurance intermediaries, captive managers, underwriting managers and others that act as intermediaries for both Gallagher and other brokers in the insurance marketplace some of which may earn and retain customary brokerage commission and fees for their work.

If you have specific questions about any compensation received by Gallagher and its affiliates in relation to your insurance placements, please contact your Gallagher representative for more details.

In the event you wish to register a formal complaint regarding compensation Gallagher receives from insurers or third-parties, please contact Gallagher via e-mail at Compensation_Complaints@ajg.com or by regular mail at:

Chief Compliance Officer
Gallagher Global Brokerage
Arthur J. Gallagher & Co.
2850 Golf Rd.
Rolling Meadows, IL 60008



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CARRIER RATINGS AND ADMITTED STATUS

Proposed Insurance Companies	A.M. Best's Rating & Financial Size Category *	Admitted/Non-Admitted **
Travelers Property Casualty Company of America	A++ XV	Admitted

*Gallagher companies use A.M. Best rated insurers and the rating listed above was verified on the date the proposal document was created.

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**If coverage placed with a non-admitted carrier, it is doing business in the state as a surplus lines or non-admitted carrier, and is neither subject to the same regulations as an admitted carrier nor do they participate in any state insurance guarantee fund.

Gallagher companies make no representations and warranties concerning the solvency of any carrier, nor does it make any representation or warranty concerning the rating of the carrier which may change.



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CITY OF LATHROP

CLIENT AUTHORIZATION TO BIND COVERAGE

After careful consideration of Gallagher's proposal dated **February 22, 2019**, we accept the following coverage(s). Please check the desired coverage(s) and note any coverage amendments below:

POLICY OPTIONS:

YES	NO	OPTION DESCRIPTION
		Bind Policy As Shown Herein Except As Listed Below:
		Provide Quotations or Additional Information on the following Coverage Considerations

The above coverage may not necessarily represent the entirety of available insurance products. If you are interested in pursuing additional coverages other than those addressed in the coverage considerations included in this proposal, please list below:

EXPOSURES AND VALUES

We confirm the payroll, values, schedules, and other data contained in the proposal, and submitted to the underwriters, are compiled from our records and we acknowledge it is our responsibility to see that they are maintained accurately. If no updates were provided to Gallagher, the values, exposures and operations used were based on the expiring policies.

We agree that your liability to us arising from your negligent acts or omissions, whether related to the insurance or surety placed pursuant to these binding instructions or not, shall not exceed \$20 million, in the aggregate. Further, without limiting the foregoing, we agree that in the event you breach your obligations, you shall only be liable for actual damages we incur and that you shall not be liable for any indirect, consequential or punitive damages.

Gallagher has established security controls to protect Client confidential information from unauthorized use or disclosure. For additional information, please review Gallagher's Privacy Policy located at <https://www.ajg.com/privacy-policy/>.

I have read, understand and agree that the above-information is correct and has been disclosed to us prior to authorizing Gallagher to bind coverage and/or provide services to us.

 Client Signature

 Dated

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**CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING**

ITEM: ACCEPT IMPROVEMENTS FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY PHASE 2 EXPANSION (WW 14-14) AND RELATED CROSSROADS DECOMMISSIONING (WW 15-20) AND SEWER PLANT UPGRADES (WW 12-07) FROM GSE CONSTRUCTION COMPANY, INC.

RECOMMENDATION: Adopt a Resolution Accepting Improvements from GSE Construction, Inc. for the Lathrop Consolidated Treatment Facility (LCTF) Phase 2 Expansion (WW 14-14) and Related Crossroads Decommissioning (WW 15-20) and Sewer Plant Upgrades (WW 12-07), Authorizing the Filing of a Notice of Completion and Release of Contract Retention

SUMMARY:

GSE Construction Company Inc. (GSE) has completed construction of Capital Improvement Project (CIP) WW 14-14 Lathrop Consolidated Treatment Facility (LCTF) Phase II Expansion. Staff is requesting Council adopt the attached resolution accepting the improvements in the amount of \$19,450,980 from GSE and authorizing a Notice of Completion (NOC) to be filed with the San Joaquin County Clerk. Also, due to the size, timing and nature of the project, staff is requesting that City Council authorize the partial release of the contract retention in the amount of \$485,410.56 immediately and release the remaining \$485,410.56 within forty-five (45) days of recording the NOC.

Sufficient funds were allocated in the adopted FY 18/19 Budget to close out the projects.

BACKGROUND:

The LCTF Phase 2 Expansion Project was created to accommodate growth in the River Islands, Mossdale, Central Lathrop and South Lathrop development areas in addition to replacing 216,000 gallons per day (gpd) of sewer treatment capacity transferred from the Crossroads Waste Water Treatment Plant (WWTP). The LCTF Phase 2 Expansion Project will provide 1.5 MGD of sewer treatment capacity in addition to the existing 1.0 MGD capacity, for a total treatment capacity of 2.5 MGD.

On November 21, 2016 City Council awarded a construction contract to GSE for the construction of LCTF Phase 2 Expansion WW 14-14 in the amount of \$17,696,700 and a 10% construction contingency of \$1,769,670 for a total construction authorization of \$19,466,370.

MAY 13, 2019, CITY COUNCIL REGULAR MEETING**ACCEPT IMPROVEMENTS FOR THE LCTF PHASE 2 EXPANSION (WW 14-14) AND RELATED CROSSROADS DECOMMISSIONING (WW 15-20) AND SEWER PLANT UPGRADES (WW 12-07) FROM GSE CONSTRUCTION**

The GSE construction contract included components that were paid through the Crossroads WWTP Decommissioning Project WW 15-20, and the Sewer Plant Upgrades and Maintenance Project WW 12-07.

GSE has completed construction of the improvements, they were inspected for conformance with the contract plans and specifications and they meet the satisfaction of the City Engineer.

REASON FOR RECOMMENDATION:

GSE Construction Company Inc. has completed the work for the LCTF Phase II Expansion (WW 14-14) project to the satisfaction of Staff and the City Engineer. City staff has received lien releases from the contractor, and any subcontractors who have submitted pre-liens, for the material supplied and completed work.

The acceptance of these improvements and City Council's authorization to file a Notice of Completion for acceptance of the work is required per the project specifications and the City's Municipal Code.

FISCAL IMPACT:

Sufficient funds were allocated in the adopted FY 18/19 Budget to close out the projects.

Staff is requesting that City Council authorize the partial release of contract retention in the amount of \$485,410.56 immediately and release the remaining \$485,410.56 within forty-five (45) days of recording the NOC. This request is primarily due to the long duration and size of the project. Many subcontractors finished their scopes of work approximately 2 years ago and have not yet received full payment. In addition, the LCTF expansion project has been in operation since substantial completion and the remaining retention in the amount of \$485,410.56 is sufficient to address remaining concerns.

ATTACHMENTS:

- A. Resolution Accepting Improvements for the Lathrop Consolidated Treatment Facility - Phase II Expansion (WW 14-14) and related Crossroads Decommissioning (WW 15-20) and Sewer Plant Upgrades (WW 12-07) from GSE Construction Company Inc., Authorizing Filing of a Notice of Completion and Release of Contract Retention
- B. Notice of Completion for the Lathrop Consolidated Treatment Facility Project CIP WW 14-14, by GSE Construction Company, Inc.
- C. GASB 34 for the Lathrop Consolidated Treatment Facility dated, 4/26/2019

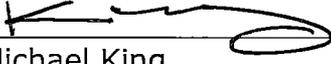
CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
ACCEPT IMPROVEMENTS FOR THE LCTF PHASE 2 EXPANSION (WW 14-14)
AND RELATED CROSSROADS DECOMMISSIONING (WW 15-20) AND SEWER
PLANT UPGRADES (WW 12-07) FROM GSE CONSTRUCTION

APPROVALS:



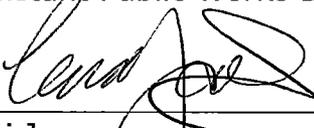
Ken Reed
Senior Construction Manager

5-7-2019
Date



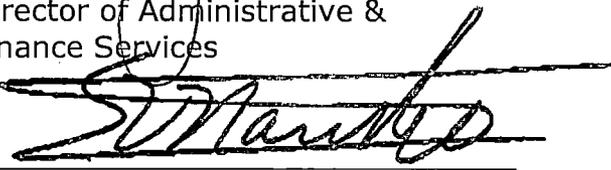
Michael King
Assistant Public Works Director

5-8-19
Date



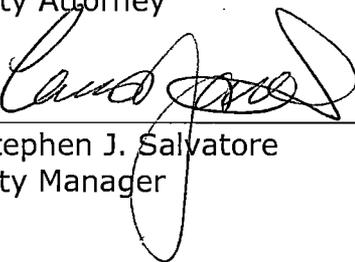
Cari James
Director of Administrative &
Finance Services

5-8-19
Date



Salvador Navarrete
City Attorney

5-8-19
Date

for 

Stephen J. Salvatore
City Manager

5-9-19
Date

RESOLUTION NO. 19 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING IMPROVEMENTS FROM GSE CONSTRUCTION, INC. FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY (LCTF) PHASE 2 EXPANSION (WW 14-14) AND RELATED CROSSROADS DECOMMISSIONING (WW 15-20) AND SEWER PLANT UPGRADES (WW 12-07), AUTHORIZING THE FILING OF A NOTICE OF COMPLETION AND RELEASE OF CONTRACT RETENTION

WHEREAS, the LCTF Phase 2 Expansion Project (WW 14-14) will provide an additional 1.5 million gallons per day (MGD) of sewer treatment capacity to the existing 1.0 MGD capacity for a total treatment capacity of 2.5 MGD; and

WHEREAS, the WW 14-14 project was created to provide additional sewer treatment capacity to accommodate growth in the River Islands, Mossdale, Central Lathrop Specific Plan and South Lathrop Specific Plan development areas; and

WHEREAS, on November 21, 2016 City Council awarded a construction contract to GSE Construction Company, Inc. (GSE) for the construction of LCTF Phase 2 Expansion WW 14-14 in the amount of \$17,696,700 and a 10% construction contingency of \$1,769,670 for a total construction authorization of \$19,466,370 and

WHEREAS, City Council authorized staff to spend the 10% contingency as necessary to achieve the goals of the project; and

WHEREAS, the GSE construction contract included components that were paid through the Crossroads WWTP Decommissioning Project WW 15-20, and the Sewer Plant Upgrades and Maintenance Project WW 12-07; and

WHEREAS, GSE has completed construction of the improvements, they were inspected for conformance with the contract plans and specifications and they meet the satisfaction of the City Engineer; and

WHEREAS, due to the size, timing and nature of the project staff is requesting that City Council authorize the partial release of contract retention in the amount of \$485,410.56 now and release the remaining \$485,410.56 within forty-five (45) days of recording the Notice of Completion; and

WHEREAS, sufficient funds were allocated in the adopted FY 18/19 Budget to close out the projects.

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop does hereby accept the improvements of WW 14-14 by GSE Construction Company Inc.; and

BE IT FURTHER RESOLVED, the City Council of the City of Lathrop does hereby authorize the partial release of contract retention in the amount of \$485,410.56 now and release the remaining \$485,410.56 within forty five (45) days of recording the Notice of Completion with the San Joaquin County Clerk accepting the improvements in the amount of \$19,493,733 for construction of the Lathrop Consolidated Treatment Facility Phase 2 Expansion Project WW 14-14.

The foregoing resolution was passed and adopted this 13th day of May 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

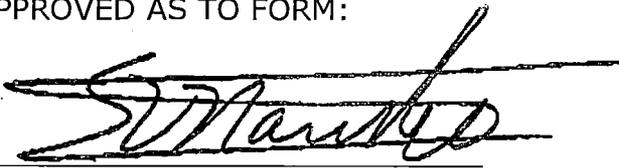
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

RECORDING REQUESTED BY

CITY OF LATHROP

AND WHEN RECORDED MAIL TO

NAME City of Lathrop
City Clerk
STREET 390 Towne Centre Drive
ADDRESS Lathrop, CA 95330
CITY &
STATE
ZIP

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN:

- 1. That the interest or estate stated in paragraph 3 herein in the real property herein described is owned by:
NAME STREET AND NO. CITY STATE
City of Lathrop 390 Towne Centre Drive Lathrop California
(If more than one owner of the interest stated, the name and address of each must be stated)
2. That the full name and address of the owner of said interest or estate, if there is only one owner, and that the full names and addresses of all the co-owners who own said interest or estate as tenants in common, as joint tenants, or otherwise, if there is more than one owner, are set forth in the preceding paragraph.
3. That the nature of title or the stated owner, or if more than one owner, then of the stated owner and co-owners is: Lathrop Consolidated Treatment Facility Project CIP WW 14-14, by GSE Construction Company Inc..
4. That on the 13 day of May, 2019 a work of improvement on the real property herein described was completed.
5. That the name of the original contractor, if any, for said work of improvement was: Sinclair General Engineering Construction, Inc.
6. That the name and address of the transferor is:
NAME STREET AND NO. CITY STATE
GSE Construction Company, Inc. 6950 Preston Ave Livermore California
7. That the real property herein referred to is situated in the City of Lathrop County of San Joaquin, State of California, and is described as follows:
The Lathrop Consolidated Treatment Facility Project No. CIP WW 14-14

By: _____
City Manager

That the undersigned has knowledge of the contents herein and states under penalty of perjury that the foregoing is true and correct.

By: _____
City Clerk

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the NOTICE OF COMPLETION dated **May 13, 2019** from **GSE Construction Comapny, Inc** to the **City of Lathrop**, a political corporation and/or governmental agency, is hereby accepted by the undersigned officer or agent on behalf of the City Council pursuant to authority conferred by minute action of the City Council adopted on **May 13, 2019**, and the grantee consents to recordation thereof by its duly authorized officer.

Dated _____

By _____
City Manager

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Date: 4/26/2019

WW 14-14 Lathrop Consolidated Treatment Facility

Item	Units	Total Tract 3533 Quantities	For Acceptance	Unit Price	Amount for Acceptance
WW 14-14 Lathrop CTF Plant	EA	1		\$19,493,733	
				Total	\$19,493,733.00

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**CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING**

ITEM: ACCEPTANCE OF PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT DEDICATIONS ASSOCIATED WITH THE A&A INTERMODAL PROJECT LOCATED AT 1850 EAST LOUISE AVENUE

RECOMMENDATION: Adopt Resolution Accepting Dedication of Public Right-of-Way and a Public Utility Easement for East Louise Avenue and McKinley Avenue Associated with the A&A Intermodal Project Located at 1850 East Louise Avenue

SUMMARY:

The City of Lathrop Planning Commission approved Site Plan Review 17-134 (SPR 17-134) by Resolution 18-17 on May 30, 2018 for a truck parking facility located at 1850 East Louise Avenue. Site Plan Condition of Approval No. 14 requires the applicant to dedicate all public right-of-way (ROW) necessary for the ultimate ROW width of East Louise Avenue and McKinley Avenue and a 10-foot Public Utility Easement (PUE) along all ROW frontages pursuant to Subdivision Map Act Article 3, Section 66475 and City of Lathrop Municipal Code Section 12.12.120.

The widening and signal improvements for the intersection of East Louise Avenue and McKinley Avenue are currently in the design phase. The dedications from A&A Intermodal provide adequate ROW and PUE for the ultimate design of this intersection.

Staff is requesting that City Council formally accept the dedication of public right-of-way and a public utility easement for East Louise Avenue and McKinley Avenue from Sukhchain Gill, legal landowner, associated with the A&A Intermodal project.

BACKGROUND:

A&A Intermodal will be one of the first truck parking facilities that complies with the City Standards and will serve as a model to surrounding businesses interested in a similar land use. City of Lathrop Planning Commission approved Site Plan Review 17-134 on May 30, 2018 to allow the development of A&A Intermodal at 1850 East Louise Avenue.

CITY MANAGER'S REPORT **PAGE 2**
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
ACCEPTANCE OF PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT
DEDICATIONS ASSOCIATED WITH THE A&A INTERMODAL PROJECT
LOCATED AT 1850 EAST LOUISE AVENUE

The A&A Intermodal truck parking facility development will consist of a 400 sq. ft. guard shack on a 10.04 acre site and will provide 185 truck parking spaces and 50 off-street automobile parking spaces. The development will include other onsite improvements including security fencing, lighting, paving, and a storm water retention basin. Offsite improvements include sidewalk, curb, gutter, storm water drainage, street lights, fire hydrants and paving along both East Louise Avenue and McKinley Avenue.

REASON FOR RECOMMENDATION:

The dedications of public right-of-way and a public utility easement were included in the project's Conditions of Approval and must occur prior to acceptance of the improvements. The City has approved the offsite improvement plans and the developer is currently proceeding with construction of the facility.

FISCAL IMPACT:

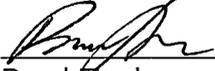
None.

ATTACHMENTS:

- A. Adopt a Resolution Accepting Dedication of Public Right-of-Way and a Public Utility Easement for East Louise Avenue and McKinley Avenue Road Associated with the A&A Intermodal Project Located at 1850 East Louise Avenue
- B. Location Exhibit for Louise Ave Public Utility Easement Dedication and McKinley Ave Right-of-Way and Public Utility Easement Dedication
- C. Irrevocable Offer of Dedication of Grant Deed

CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
ACCEPTANCE OF PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT
DEDICATIONS ASSOCIATED WITH THE A&A INTERMODAL PROJECT
LOCATED AT 1850 EAST LOUISE AVENUE

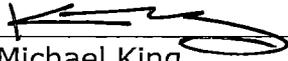
APPROVALS:



Brad Taylor
Associate Engineer

5/1/19

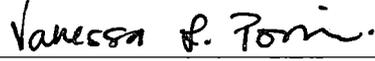
Date



Michael King
Assistant Public Works Director

5-1-19

Date

for 

Cari James
Finance & Administrative
Services Director

5-2-19

Date



Glenn Gebhardt
City Engineer

5-2-19

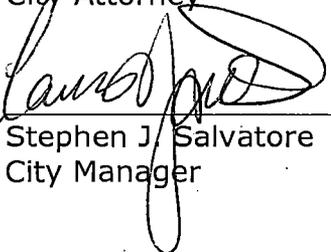
Date



Salvador Navarrete
City Attorney

5-2-19

Date

for 

Stephen J. Salvatore
City Manager

5-7-19

Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING DEDICATION OF PUBLIC RIGHT-OF-WAY AND A PUBLIC UTILITY EASEMENT FOR EAST LOUISE AVENUE AND MCKINLEY AVENUE ASSOCIATED WITH THE A&A INTERMODAL PROJECT LOCATED AT 1850 EAST LOUISE AVENUE

WHEREAS, City of Lathrop Planning Commission approved Site Plan Review 17-134 by Resolution 18-17 on May 30, 2018 for the A&A Intermodal truck parking facility project; and

WHEREAS, Site Plan Condition of Approval No. 14 requires the applicant to dedicate all public right-of-way necessary for the ultimate width of East Louise Avenue and McKinley Avenue and a 10-foot public utility easement along all right-of-way frontages pursuant to Subdivision Map Act Article 3, Section 66475 and City of Lathrop Municipal Code Section 12.12.120; and

WHEREAS, Sukhchain Gill, legal landowner, provided the City a signed Irrevocable Offer of Dedication of Grant Deed for the public right-of-way and public utility easement; and

WHEREAS, staff has reviewed and approved the provided plat and legal descriptions for the dedications; and

WHEREAS, staff is requesting that City Council formally accept the offered dedication of public right-of-way for East Louise Avenue and McKinley Avenue and a public utility easement for all right-of-way frontage from Sukhchain Gill, legal landowner associated with the A&A Intermodal project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop that the Irrevocable Offer of Dedication of Grant Deed of public right-of-way for East Louise Avenue and McKinley Avenue and a public utility easement for all right-of-way frontage from Sukhchain Gill, legal landowner, are hereby accepted.

The foregoing resolution was passed and adopted this 13th day of May 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

Attachment B

Location Exhibit



RECORDING REQUESTED BY:
City of Lathrop, CA

COPY

WHEN RECORDED, PLEASE MAIL TO:
City of Lathrop
City Clerk
390 Towne Centre Drive
Lathrop, California 95330

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

**Irrevocable Offer of Dedication of Grant Deed
(Louise Avenue and McKinley Avenue)**

THIS INSTRUMENT BENEFITS THE CITY ONLY. NO FEE REQUIRED.

THE UNDERSIGNED GRANTOR(S) DECLARE(S): DOCUMENTARY TRANSFER TAX IS \$ 0.00 R&TC Transfer to Government Agency
() computed on full value of property conveyed, or
() computed on full value less liens and encumbrances remaining at time of sale.
() Unincorporated area (X) City of Lathrop

For a valuable consideration, receipt of which is hereby acknowledged,
Sukhchain Gill, legal landowner,

hereby grants to

CITY OF LATHROP, a California municipal corporation,

that property in City of Lathrop, San Joaquin County, State of California, described as:

See attached Exhibit "A" and Exhibit "B" attached hereto and made a part hereof

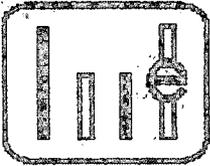
SIGNATURES:

Signed this _____ day of _____, 2019

Grantor(s): SUKHCHAIN GILL, legal landowner

By: _____

Sukhchain Gill



Wong Engineers, Inc.
4578 Feather River Drive, Suite A
Stockton, California 95219
Phone (209) 476-0011

Zachary C. Wong P.E., P.L.S.

APRIL 8, 2019

EXHIBIT "A"
**LEGAL DESCRIPTION FOR RIGHT-OF-WAY DEDICATION
& 10-FOOT-WIDE PUBLIC UTILITY EASEMENT**

RIGHT-OF-WAY DEDICATION:
**THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT
FOR PUBLIC PURPOSES:**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1
SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF
LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE
ALONG THE WESTERLY LINE OF SAID SECTION 36, SOUTH 2°06'38" EAST,
1312.35 FEET; THENCE SOUTH 89°51'25" EAST, 42.03 FEET TO THE TRUE POINT
OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 0°29'43"
WEST, 461.18 FEET; THENCE NORTH 2°06'38" WEST, 153.00 FEET; THENCE
NORTH 1°19'23" EAST, 250.45 FEET; THENCE NORTH 1°37'10" WEST, 350.01
FEET; THENCE NORTH 2°06'38" WEST, 28.00 FEET; THENCE NORTH 45°19'22"
EAST, 34.15 FEET TO THE SOUTHERLY LINE OF LOUISE AVENUE; THENCE
ALONG THE SOUTHERLY LINE OF LOUISE AVENUE, NORTH 89°51'25" WEST,
26.60 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 40.00
FEET, THROUGH A CENTRAL ANGLE OF 92° 15' 13" (THE LONG CHORD OF
WHICH BEARS SOUTH 44° 00' 59" WEST, 57.67 FEET), AN ARC DISTANCE OF
64.41 FEET; THENCE SOUTH 2°06'38" EAST, 126.92 FEET; THENCE SOUTH
87°48'55" WEST, 10.00 FEET; THENCE SOUTH 2°06'38" EAST, 1098.38 FEET;
THENCE SOUTH 89°51'25" EAST, 22.02 FEET TO THE TRUE POINT OF
BEGINNING OF THERE HEREIN DESCRIBED PARCEL.

CONTAINING 1.11 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST QUARTER
OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE

AND MERIDIAN, BEARS SOUTH 89°51'25" EAST PER RECORD OF SURVEY, FILED IN BOOK 33 OF SURVEYS, AT PAGE 133, SAN JOAQUIN COUNTY RECORDS.

10-FOOT-WIDE PUBLIC UTILITY EASEMENT:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE ALONG THE WESTERLY LINE OF SAID SECTION 36, SOUTH 2°06'38" EAST, 1312.35 FEET; THENCE SOUTH 89°51'25" EAST, 42.03 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 0°29'43" WEST, 461.18 FEET; THENCE NORTH 2°06'38" WEST, 153.00 FEET; THENCE NORTH 1°19'23" EAST, 250.45 FEET; THENCE NORTH 1°37'10" WEST, 350.01 FEET; THENCE NORTH 2°06'38" WEST, 28.00 FEET; THENCE NORTH 45°19'22" EAST, 34.15 FEET TO THE SOUTHERLY LINE OF LOUISE AVENUE; THENCE ALONG THE SOUTHERLY LINE OF LOUISE AVENUE THE FOLLOWING THREE COURSES: (1) SOUTH 89°51'25" EAST, 136.37 FEET, (2) NORTH 88°59'47" EAST, 150.03 FEET AND (3) SOUTH 89°51'25" EAST, 107.20 FEET TO THE NORTHEAST CORNER OF PARCEL TWO, DESCRIBED IN DEED TO SUKHCHAIN SINGH GILL AND KULDEEP GILL, RECORDED JANUARY 26, 2018 IN DOCUMENT NUMBER 2018-009125, SAN JOAQUIN COUNTY RECORDS; THENCE ALONG THE EASTERLY LINE OF PARCEL TWO OF SAID DEED, SOUTH 2°06'38" EAST, 10.01 FEET; THENCE THE FOLLOWING NINE COURSES: (1) NORTH 89°51'25" WEST, 107.49 FEET, (2) SOUTH 88°59'47" WEST, 150.03 FEET, (3) NORTH 89°51'25" WEST, 132.35 FEET, (4) SOUTH 45°19'22" WEST, 25.64 FEET, (5) SOUTH 2°06'38" EAST, 23.65 FEET, (6) SOUTH 1°37'10" EAST, 350.31 FEET, (7) SOUTH 1°19'23" WEST, 250.41 FEET, (8) SOUTH 2°06'38" EAST, 152.84 FEET AND (9) SOUTH 0°29'43" EAST, 461.43 FEET TO THE SOUTHERLY LINE OF PARCEL FOUR OF SAID DEED; THENCE ALONG THE SOUTHERLY LINE OF PARCEL FOUR OF SAID DEED, NORTH 89°51'25" WEST, 10.00 FEET TO THE TRUE POINT OF BEGINNING OF THERE HEREIN DESCRIBED PARCEL.

CONTAINING 0.38 ACRES, MORE OR LESS.

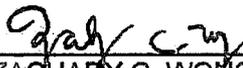
THE SIDELINES OF SAID PUBLIC UTILITY EASEMENT TO BE LENGTHENED OR SHORTENED TO TERMINATE AT THE EASTERLY LINE OF PARCEL TWO OF SAID DEED, AND THE SOUTHERLY LINE OF PARCEL FOUR OF SAID DEED.

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEARS SOUTH 89°51'25" EAST PER RECORD OF SURVEY, FILED IN BOOK 33 OF SURVEYS, AT PAGE 133, SAN JOAQUIN COUNTY RECORDS.

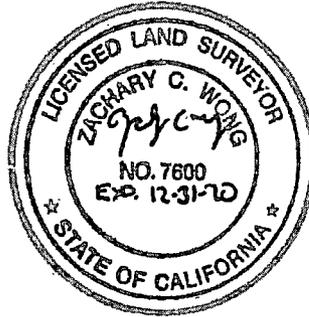
END OF DESCRIPTION

ATTACHED HERETO IS A PLAT ENTITLED EXHIBIT "B" WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

PREPARED BY:



ZACHARY C. WONG, L.S. 7600
DATE: APRIL 8, 2019



LEGEND

AC ACRES
 DOC. DOCUMENT
 P.O.C. POINT OF COMMENCEMENT
 P.U.E. PUBLIC UTILITY EASEMENT
 R.O.W. RIGHT OF WAY
 R.S. RECORD OF SURVEY, BOOK-PAGE
 T.P.O.B. TRUE POINT OF BEGINNING

--Z-- MERGED LINE

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEARS SOUTH 89°51'25" EAST PER RECORD OF SURVEY, FILED IN BOOK 33 OF SURVEYS, AT PAGE 133, SAN JOAQUIN COUNTY RECORDS.

REFERENCE:

(A) DOC. #2018-009125

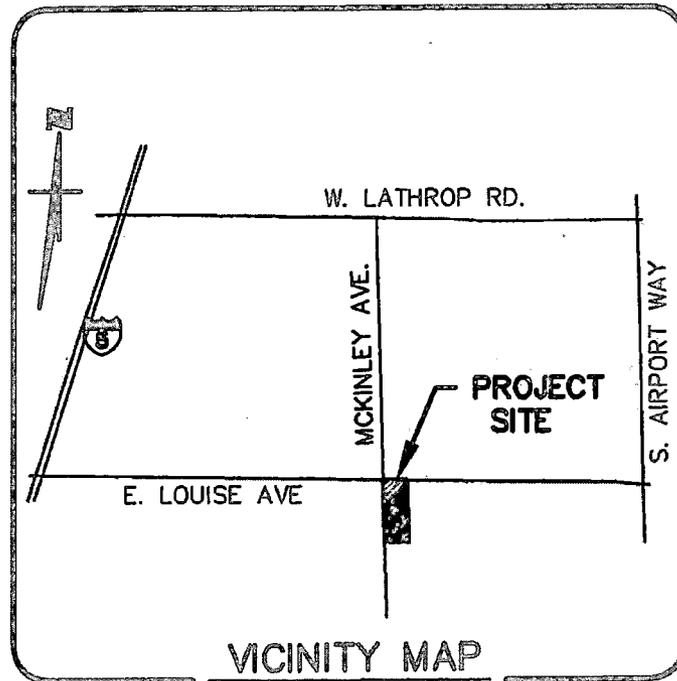
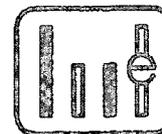


EXHIBIT "B"
RIGHT-OF-WAY DEDICATION
& 10'-WIDE PUBLIC UTILITY EASEMENT



WONG ENGINEERS, INC.
 PLANNING ENGINEERING SURVEYING
 4578 FEATHER RIVER DRIVE, SUITE A
 STOCKTON, CALIFORNIA (209) 476-0011
 APRIL 8, 2019 1 OF 7

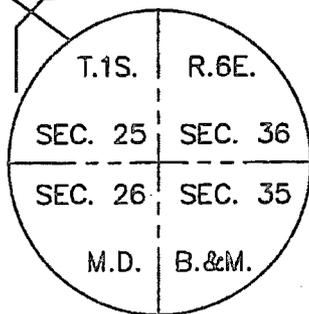
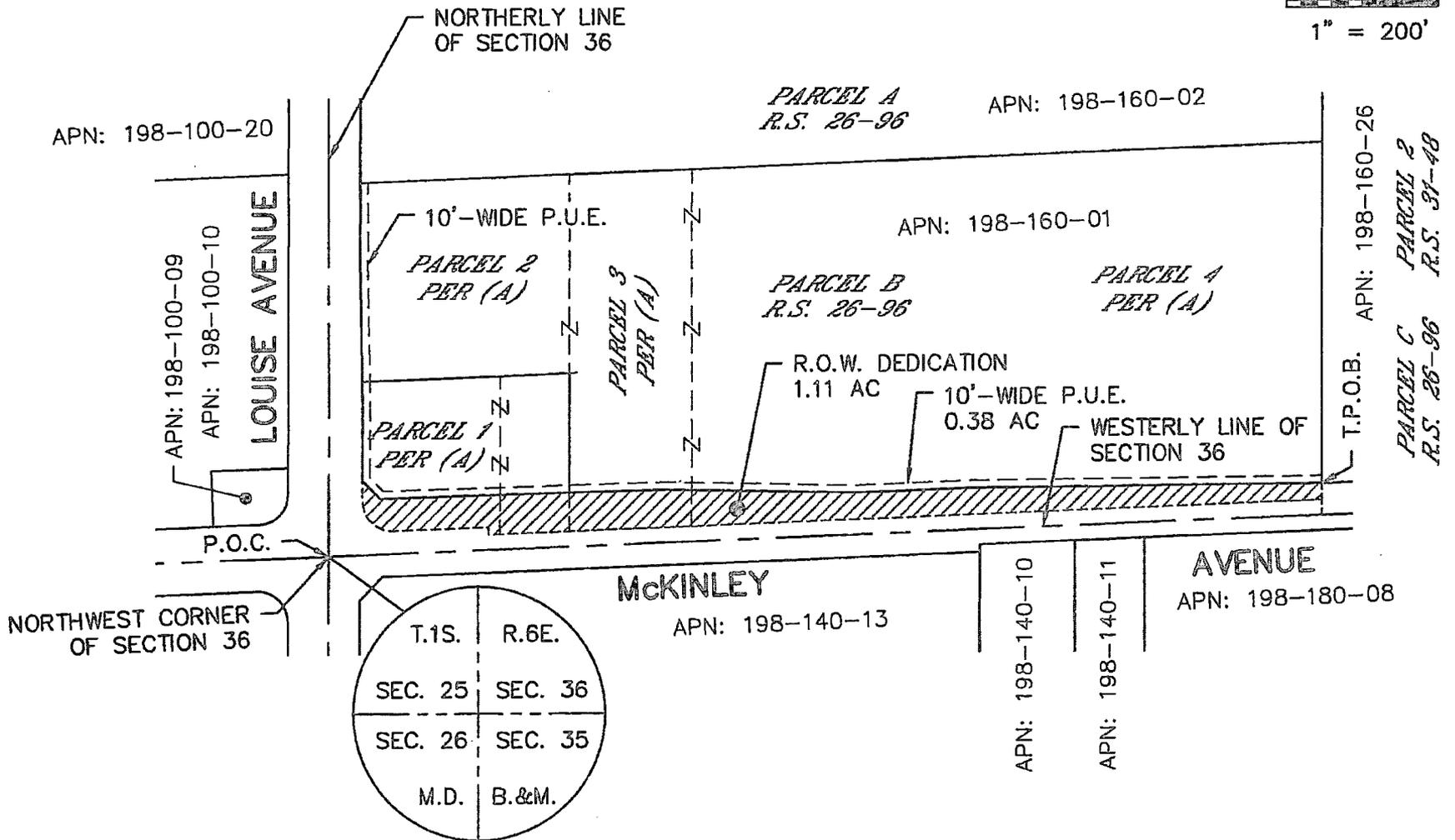
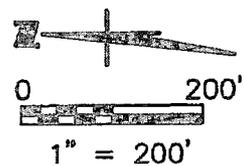
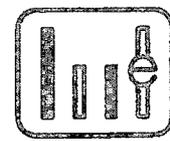


EXHIBIT "B"
RIGHT-OF-WAY DEDICATION
& 10'-WIDE PUBLIC UTILITY EASEMENT



WONG ENGINEERS, INC.
 PLANNING ENGINEERING SURVEYING
 4578 FEATHER RIVER DRIVE, SUITE A
 STOCKTON, CALIFORNIA (209) 476-0011
 APRIL 8, 2019 2 OF 7

APN: 198-100-10

APN: 198-100-20

54'

54'

NORTHERLY LINE OF SECTION 36

LOUISE

AVENUE

SEE PAGE 4

45'

42'

10'-WIDE P.U.E.

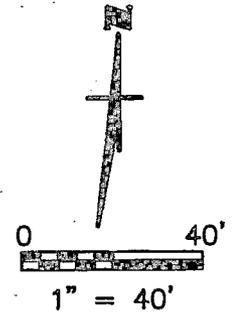
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S89°51'25"E 107.20'

S2°06'38"E 10.01'

S88°59'47"W 150.03'

N89°51'25"W 107.49'

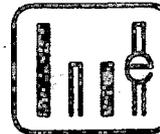


PARCEL 1
PER (A)

PARCEL 2
PER (A)

APN: 198-160-01

EXHIBIT "B"
RIGHT-OF-WAY DEDICATION
& 10'-WIDE PUBLIC UTILITY EASEMENT



WONG ENGINEERS, INC.
 PLANNING ENGINEERING SURVEYING
 4578 FEATHER RIVER DRIVE, SUITE A
 STOCKTON, CALIFORNIA (209) 476-0011
 APRIL 8, 2019 3 OF 7

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH-BEARING	CH-LENGTH
C1	64.41'	40.00'	92°15'13"	S44°00'59"W	57.67'

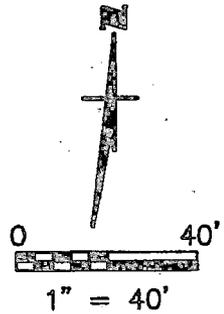
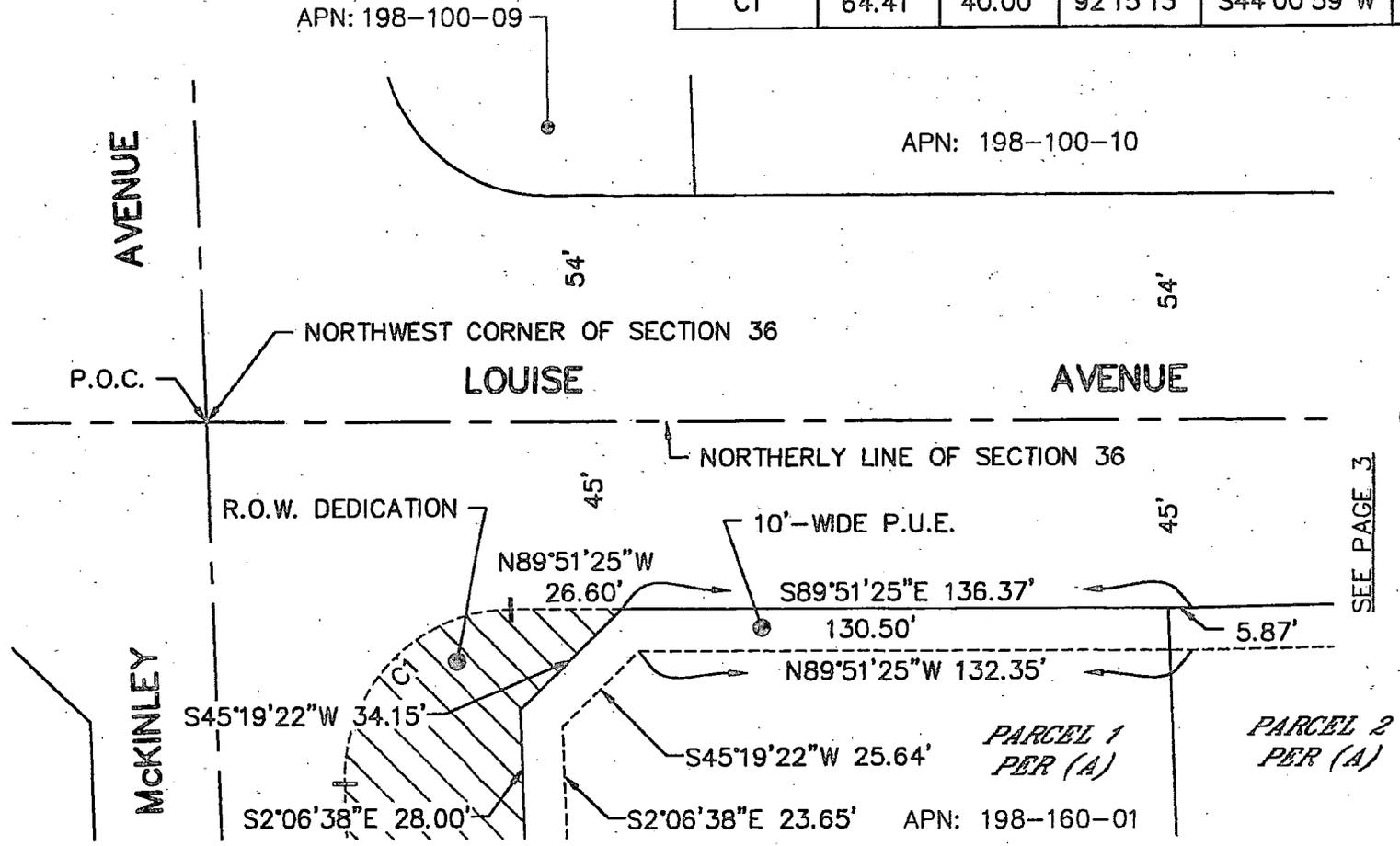


EXHIBIT "B"
RIGHT-OF-WAY DEDICATION
& 10'-WIDE PUBLIC UTILITY EASEMENT



WONG ENGINEERS, INC.
 PLANNING ENGINEERING SURVEYING
 4578 FEATHER RIVER DRIVE, SUITE A
 STOCKTON, CALIFORNIA (209) 476-0011
 APRIL 8, 2019 4 OF 7

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH-BEARING	CH-LENGTH
C1	64.41'	40.00'	92°15'13"	S44°00'59"W	57.67'

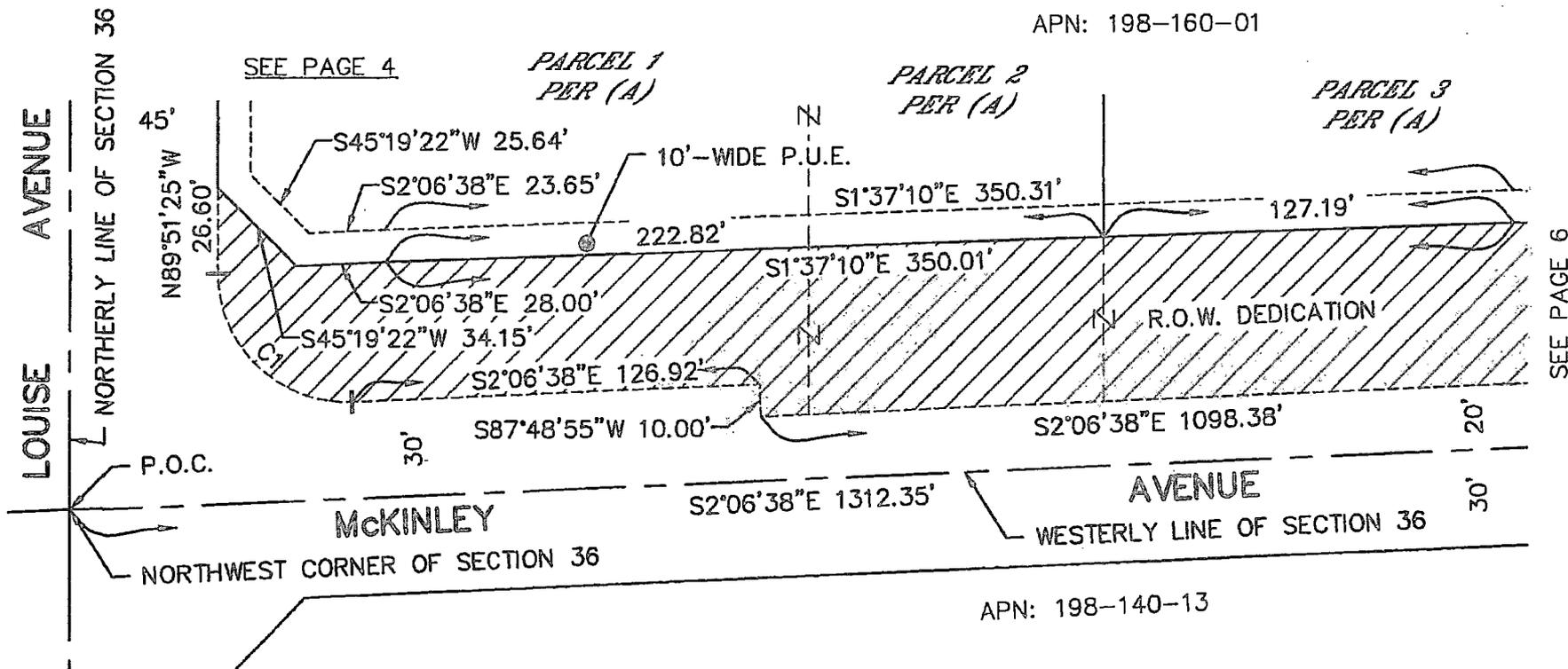
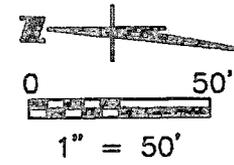
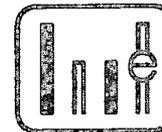


EXHIBIT "B"
RIGHT-OF-WAY DEDICATION
& 10'-WIDE PUBLIC UTILITY EASEMENT



WONG ENGINEERS, INC.
 PLANNING ENGINEERING SURVEYING
 4578 FEATHER RIVER DRIVE, SUITE A
 STOCKTON, CALIFORNIA (209) 476-0011
 APRIL 8, 2019 5 OF 7

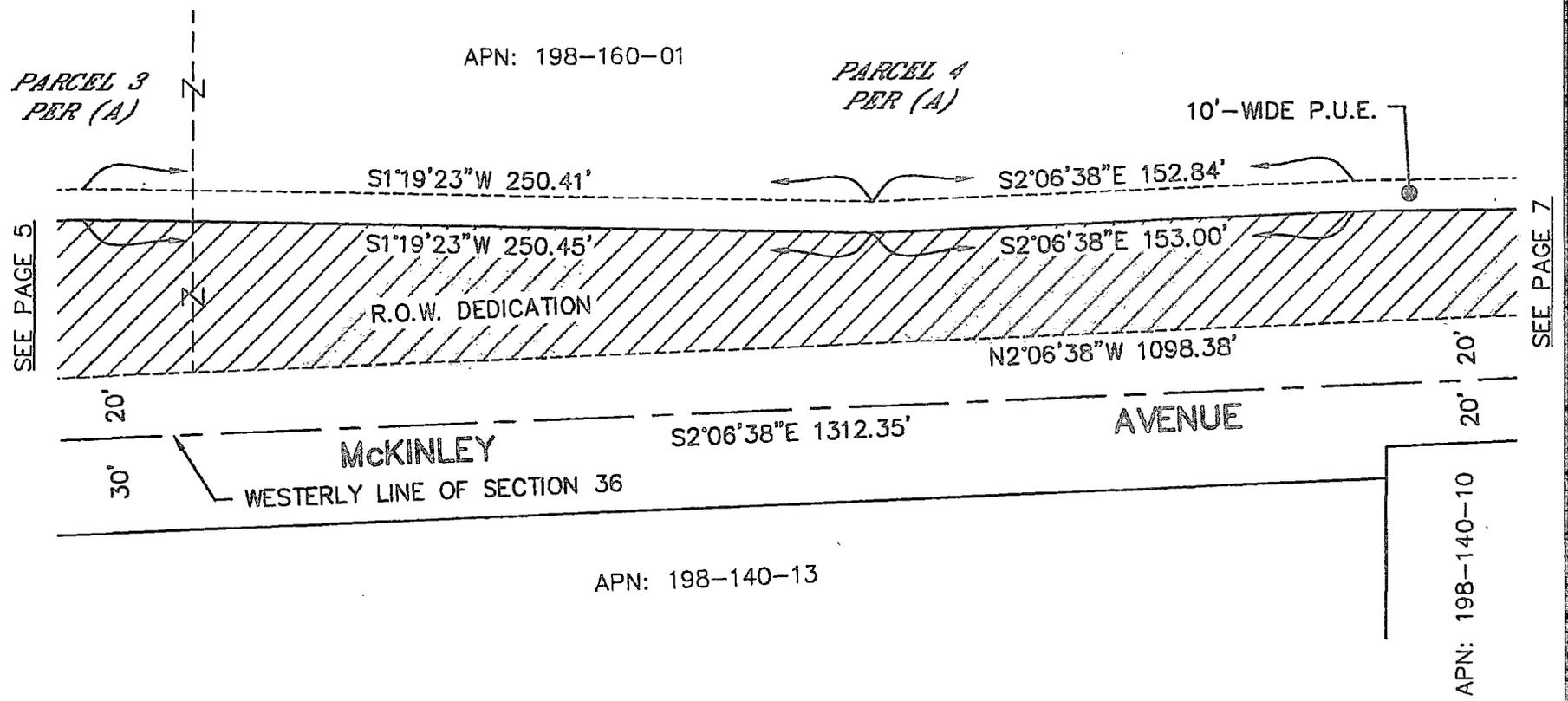
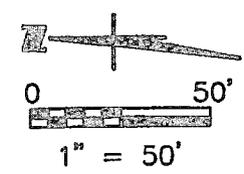
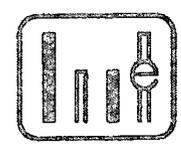
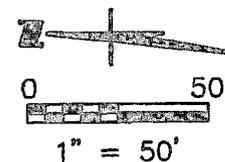


EXHIBIT "B"
RIGHT-OF-WAY DEDICATION
& 10'-WIDE PUBLIC UTILITY EASEMENT



WONG ENGINEERS, INC.
 PLANNING ENGINEERING SURVEYING
 4578 FEATHER RIVER DRIVE, SUITE A
 STOCKTON, CALIFORNIA (209) 476-0011
 APRIL 8, 2019 6 OF 7



PARCEL 4
PER (A)

APN: 198-160-01

10'-WIDE P.U.E.

S0°29'43"E 461.43'

N89°51'25"W 10.00'

S0°29'43"E 461.18'

22.02'

R.O.W. DEDICATION

S2°06'38"E 1098.38'

WESTERLY LINE OF SECTION 36

T.P.O.B.

S89°51'25"E 42.03'

S2°06'38"E 1312.35'

AVENUE

20'

McKINLEY

20'

20'

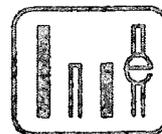
SEE PAGE 6

APN: 198-140-10

APN: 198-140-11

APN: 198-180-08

EXHIBIT "B"
RIGHT-OF-WAY DEDICATION
& 10'-WIDE PUBLIC UTILITY EASEMENT



WONG ENGINEERS, INC.
PLANNING ENGINEERING SURVEYING
4578 FEATHER RIVER DRIVE, SUITE A
STOCKTON, CALIFORNIA (209) 476-0011
APRIL 8, 2019 7 OF 7

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ITEM 4.18

CITY MANAGER'S REPORT MAY 13, 2019, CITY COUNCIL REGULAR MEETING

ITEM: ACCEPTANCE OF PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT DEDICATIONS ASSOCIATED WITH THE PANDA EXPRESS PROJECT LOCATED AT 15099 SOUTH HARLAN ROAD

RECOMMENDATION: Adopt Resolution Accepting Dedication of Public Right-of-Way and a Public Utility Easement for Lathrop Road and South Harlan Road Associated with the Panda Express Project Located at 15099 South Harlan Road

SUMMARY:

The City of Lathrop Planning Commission approved Site Plan Review 18-92 (SPR 18-92) by Resolution 19-01 on January 16, 2019 for a 2,200 square foot Panda Express Restaurant located at 15099 S. Harlan Road. Site Plan Condition of Approval No. 17 requires the applicant to dedicate all public right-of-way (ROW) necessary for the ultimate ROW width of Lathrop Road and a 10-foot Public Utility Easement (PUE) along all ROW frontages pursuant to Subdivision Map Act Article 3, Section 66475 and City of Lathrop Municipal Code Section 12.12.120.

Panda Express entered into Deferred Frontage Improvement Agreement 19-01 (DFIA 19-01) with the City of Lathrop to ensure their contribution to the ultimate design and construction of Lathrop Road. The ultimate design and construction of Lathrop Road will be deferred until the I-5 and Lathrop Road interchange upgrades are needed. The ROW dedication from Panda Express provides adequate ROW for the ultimate design of Lathrop Road.

Staff is requesting that City Council formally accept the dedication of public right-of-way and a public utility easement for Lathrop Road and South Harlan Road from CFT NV Developments, LLC, legal landowner, associated with the Panda Express project.

BACKGROUND:

Panda Express is a Chinese-cuisine-inspired restaurant with over 2,000 locations and is the largest Asian segment restaurant chain in the United States. The City of Lathrop Planning Commission approved Site Plan Review 18-92 on January 16, 2019 to allow development of a Panda Express located at 15099 South Harlan Road. The Panda Express restaurant development will consist of a 2,200 sq. ft. building on a 0.97-acre site with a drive-in and drive-through facilities and related site work including landscaping, lighting, storm water detention basins and paving.

CITY MANAGER'S REPORT **PAGE 2**
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
ACCEPTANCE OF PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT
DEDICATIONS ASSOCIATED WITH THE PANDA EXPRESS PROJECT LOCATED
AT 15099 SOUTH HARLAN ROAD

REASON FOR RECOMMENDATION:

The dedications of right-of-way and a public utility easement were included in the project's Conditions of Approval and must occur prior to acceptance of the improvements. The City has approved the offsite improvement plans and the developer will be proceeding with construction soon.

FISCAL IMPACT:

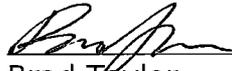
None.

ATTACHMENTS:

- A. Adopt a Resolution Accepting Dedication of Public Right-of-Way and Public Utility Easement for Lathrop Road and South Harlan Road Associated with the Panda Express Project Located at 15099 South Harlan Road
- B. Location Exhibit for Lathrop Road Right-of-Way and Public Utility Easement Dedication and South Harlan Road Public Utility Easement Dedication
- C. Offer of Dedication for Public Right-of-Way (West Lathrop Road & South Harlan Road) dated, April 29, 2019
- D. Offer of Dedication for Public Utility Easement (West Lathrop Road & South Harlan Road) dated, April 25, 2019

CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
ACCEPTANCE OF PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT
DEDICATIONS ASSOCIATED WITH THE PANDA EXPRESS PROJECT LOCATED
AT 15099 SOUTH HARLAN ROAD

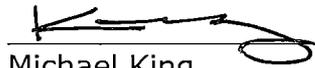
APPROVALS:



Brad Taylor
Associate Engineer

5/1/19

Date



Michael King
Assistant Public Works Director

5-1-19

Date



Glenn Gebhardt
City Engineer

5-5-19

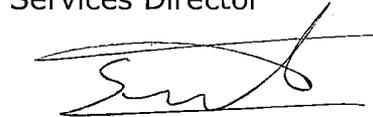
Date

for 

Cari James
Finance & Administrative
Services Director

5-2-19

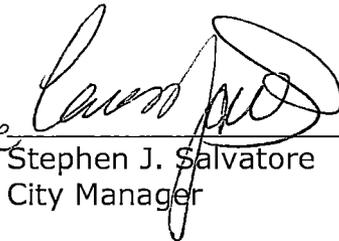
Date



Salvador Navarrete
City Attorney

5-9-19

Date

for 

Stephen J. Salvatore
City Manager

5-7-19

Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING DEDICATION OF PUBLIC RIGHT-OF-WAY AND A PUBLIC UTILITY EASEMENT FOR LATHROP ROAD AND SOUTH HARLAN ROAD ASSOCIATED WITH THE PANDA EXPRESS PROJECT LOCATED AT 15099 SOUTH HARLAN ROAD

WHEREAS, City of Lathrop Planning Commission approved Site Plan Review 18-92 by Resolution 19-01 on January 16, 2019 for the Panda Express project; and

WHEREAS, Site Plan Condition of Approval No. 17 requires the applicant to dedicate all public right-of-way necessary for the ultimate width of Lathrop Road and 10-foot public utility easement along all right-of-way frontages pursuant to Subdivision Map Act Article 3, Section 66475 and City of Lathrop Municipal Code Section 12.12.120; and

WHEREAS, CFT NV Developments, LLC, legal landowner, provided the City a signed Irrevocable Offer of Dedication of Grant Deed for the public right-of-way and public utility easement; and

WHEREAS, staff has reviewed and approved the provided plat and legal descriptions for the dedications; and

WHEREAS, staff is requesting that City Council formally accept the offered dedication of public right-of-way for Lathrop Road and public utility easement for all right-of-way frontage from CFT NV Developments, LLC, legal landowner, associated with the Panda Express project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop that the Irrevocable Offer of Dedication of Grant Deed for public right-of-way for Lathrop Road and public utility easement for all right-of-way frontage from CFT NV Developments, LLC, legal landowner, are hereby accepted.

The foregoing resolution was passed and adopted this 13th day of May 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

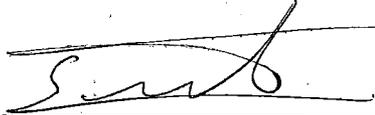
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

Attachment B

Location Exhibit



COPY

RECORDING REQUESTED BY:
City of Lathrop, CA

WHEN RECORDED, PLEASE MAIL TO:
City of Lathrop
City Clerk
390 Towne Centre Drive
Lathrop, California 95330

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

**Offer of Dedication
for Public Right-of-Way
(West Lathrop Road & South Harlan Road)**

THIS INSTRUMENT BENEFITS THE CITY ONLY. NO FEE REQUIRED.

THE UNDERSIGNED GRANTOR(S) DECLARE(S): DOCUMENTARY TRANSFER TAX IS \$ _____
() computed on full value of property conveyed, or
() computed on full value less liens and encumbrances remaining at time of sale.
() Unincorporated area (X) City of Lathrop

For a valuable consideration, receipt of which is hereby acknowledged,
CFT NV DEVELOPMENTS, LLC "Grantor(s)",

hereby grants to CITY OF LATHROP, a California municipal corporation "Grantee",

real property for public street right-of-way purposes (the "Public Right of Way") situated in the State of California,
County of San Joaquin, City of Lathrop and more particularly described as follows:

See attached Exhibit "A" and Exhibit "B" attached hereto and made a part of

In witness whereof the undersigned have executed this instrument on this 21st day of April, 2019.

Grantor(s): CFT NV DEVELOPMENTS, LLC
By: [Signature]
Mecky Wong
Manager

Approved as to form
by [Signature]

The remainder of this page intentionally left blank.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On April 29, 2019 before me, Cindy P. Phu, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Mecky Wong, manager
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Offer of Dedication for Public Right-of-Way
Document Date: April 29, 2019 Number of Pages: 4 (incl. notary page)
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Mecky Wong
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: Manager
Signer Is Representing: CFT MV Developments, LLC

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT A
DESCRIPTON OF
ROADWAY EASEMENT DEDICATION (STREET RIGHT OF WAY)
LANDS OF CFT NV DEVELOPMENTS, LLC
RESULTANT PARCEL 1 (PORTION) LLA-18-120
LATHROP, CALIFORNIA

The real property described below is dedicated as an easement for Street Right of Way.

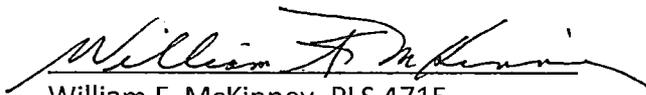
All that real property situated in the City of Lathrop, County of San Joaquin, State of California, described as follows:

Being a portion Resultant Parcel 1, as described in that certain Certificate of Compliance/Notice of Lot Line Adjustment LLA 18-120, recorded March 18, 2019, as Instrument No. 2019-026775, in the Office of the Recorder of San Joaquin County, more particularly described as follows:

Beginning at the intersection of a line parallel with and distant 64.00 feet Southerly of as measured at right angles from the centerline of West Lathrop Road with the Northerly line of said Resultant Parcel 1; said point being distant North $34^{\circ}26'06''$ West 38.36 feet from the most Easterly Northeast corner of said Resultant Parcel 1; thence from said Point of Beginning and along said parallel line, North $89^{\circ}57'02''$ West 123.55 feet to a point on the Northerly line of said Resultant Parcel 1; thence, along the Northerly line of said Resultant Parcel 1, the following three (3) courses: (1) North $72^{\circ}33'54''$ East 63.45 feet; (2) South $89^{\circ}50'49''$ East 50.00 feet; and (3) South $34^{\circ}26'06''$ East 23.02 feet to the Point of Beginning. Containing 1,651 square feet (0.038 acres), more or less.

End of Description

Attached hereto is a plat entitled Exhibit "B" which by this reference is made a part hereof.


William F. McKinney, PLS 4715

APRIL 24, 2019
Date

EXHIBIT "B"

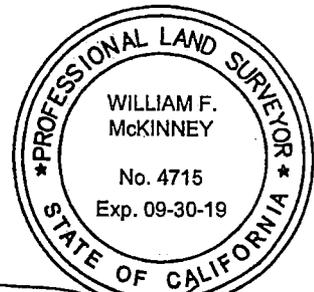
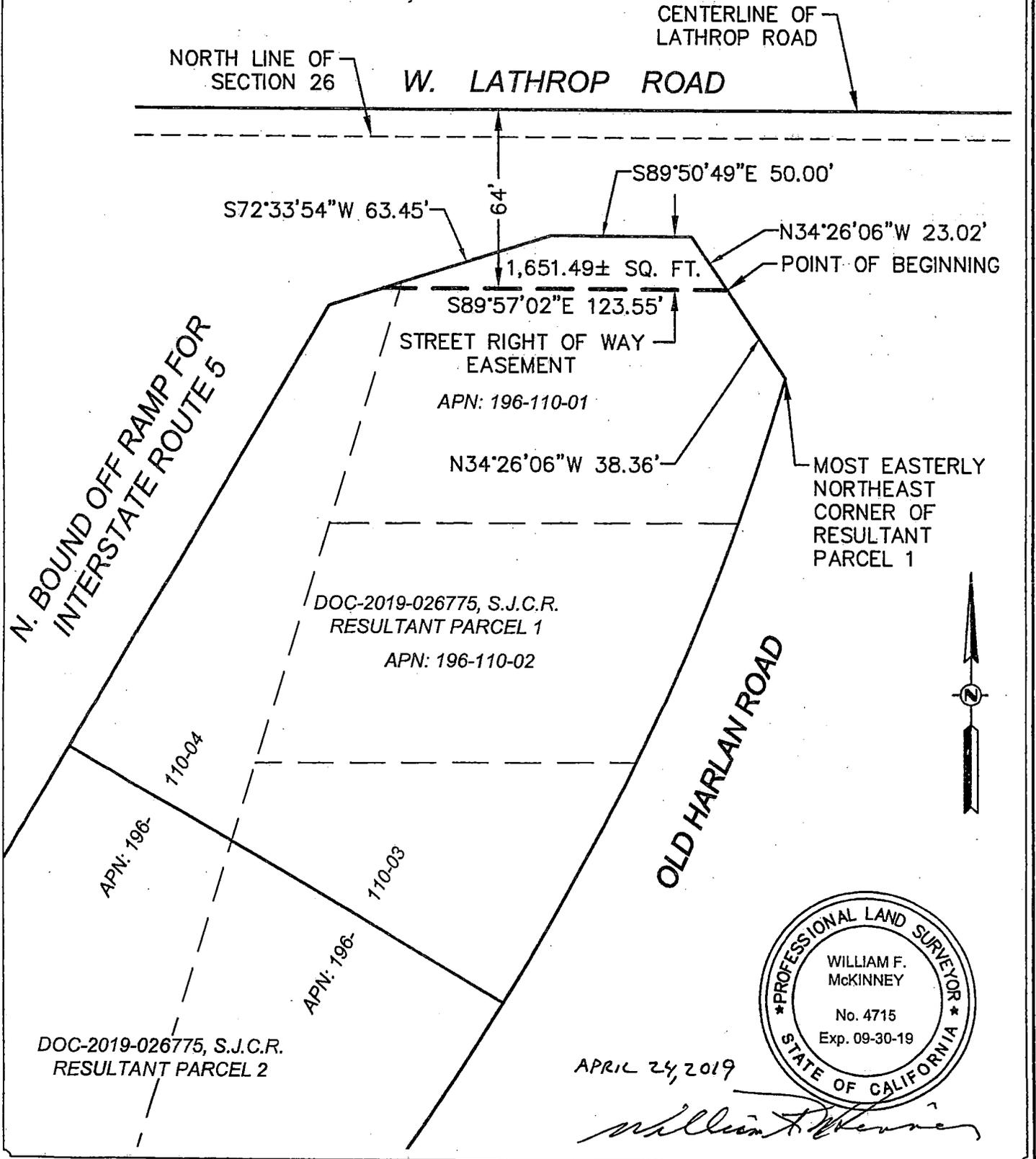
ROADWAY EASEMENT DEDICATION

PORTION OF NW 1/4 SEC. 26, T. 1S, R. 6E, M.D.B.&M.
CITY OF LATHROP, COUNTY OF SAN JOAQUIN, CALIFORNIA

MARCH, 2019 SCALE: 1"=50'

SHEET 1 OF 1

RFE ENGINEERING, INC.



APRIL 24, 2019

William F. McKinney

COPY

RECORDING REQUESTED BY:
City of Lathrop, CA

WHEN RECORDED, PLEASE MAIL TO:
City of Lathrop
City Clerk
390 Towne Centre Drive
Lathrop, California 95330

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

**Offer of Dedication
for Public Utility Easement
(West Lathrop Road & South Harlan Road)**

THIS INSTRUMENT BENEFITS THE CITY ONLY. NO FEE REQUIRED.

THE UNDERSIGNED GRANTOR(S) DECLARE(S): DOCUMENTARY TRANSFER TAX IS \$ _____
() computed on full value of property conveyed, or
() computed on full value less liens and encumbrances remaining at time of sale.
() Unincorporated area (X) City of Lathrop

For a valuable consideration, receipt of which is hereby acknowledged,
CFT NV DEVELOPMENTS, LLC "Grantor(s)",

hereby grants to CITY OF LATHROP, a California municipal corporation "Grantee",

a public utility easement (the "Public Utility Easement") over all that real property situated in the State of California, County of San Joaquin, City of Lathrop and more particularly described as follows:

See attached Exhibit "A" and Exhibit "B" attached hereto and made a part of

In witness whereof the undersigned have executed this instrument on this 25th day of April, 2019.

Grantor(s): CFT NV DEVELOPMENTS, LLC .

By : [Signature]
Mecky Wong
Manager

Approved as to form
[Signature]

The remainder of this page intentionally left blank.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

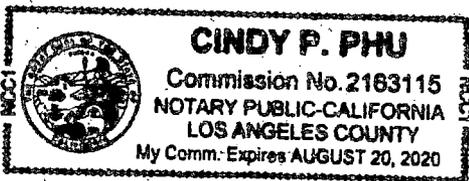
On April 25, 2019 before me, Cindy P. Phu, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Meeky Wong
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Offer of Dedication for Public Utility Easement

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Meeky Wong

- Corporate Officer — Title(s): Manager
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

EXHIBIT A
DESCRIPTON OF
PUBLIC UTILITY EASEMENT DEDICATION
LANDS OF CFT NV DEVELOPMENTS, LLC
RESULTANT PARCEL 1 (PORTION) LLA-18-120
LATHROP, CALIFORNIA

The real property described below is dedicated as an easement for Public Utilities.

All that real property situated in the City of Lathrop, County of San Joaquin, State of California, described as follows:

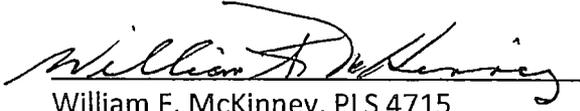
Being a portion Resultant Parcel 1, as described in that certain Certificate of Compliance/Notice of Lot Line Adjustment LLA 18-120, recorded March 18, 2019, as Instrument No. 2019-026775, in the Office of the Recorder of San Joaquin County, more particularly described as follows:

Beginning at the Southwest corner of said Resultant Parcel 1; thence from said Point of Beginning and along the Westerly line of said Resultant Parcel 1, North 30° 21' 44" East 184.66 feet to the Northwest corner thereof; thence, along the Northerly line of said Resultant Parcel 1, North 72° 33' 54" East 20.77 feet to a point on a line parallel with and distant 64.00 feet Southerly of as measured at right angles from the centerline of West Lathrop Road; thence, along said parallel line, South 89° 57' 02" East 123.55 feet to a point on the Northerly line of said Resultant Parcel 1; thence, along said Northerly line South 34° 26' 06" East 38.36 feet to the Northeast corner thereof, said point being the beginning of a curve concave Westerly with a radius of 970.00 feet; thence, Southerly along the Easterly line of said Resultant Parcel 1, through a central angle of 14°39'22", an arc distance of 248.12 feet and being subtended by a chord bearing South 24°18'46" West 247.45 feet to the Southeast corner thereof; thence, along the Southerly line of said Resultant Parcel 1, North 59° 38' 16" West 10.00 feet to a point on a line parallel with and distant 10.00 feet Westerly of as measured at right angles from the Easterly line of said Resultant Parcel 1; said point being the beginning of a curve concave Westerly with a radius of 960.00 feet; thence, Northerly along said parallel line, through a central angle of 14°22'58", an arc distance of 240.98 feet and being subtended by a chord bearing North 24°27'46" East 240.35 feet to a point on a line parallel with and distant 10.00 feet Southerly of as measured at right angles from the Northerly line of said Resultant Parcel 1; thence, along said parallel line, North 34° 26' 06" West 28.27 feet to a point on a line parallel with and distant 74.00 feet Southerly of as measured at right angles from the centerline of West Lathrop Road; thence, along said parallel line, North 89° 57' 02" West 116.75 feet to a point on a line parallel with and distant 10.00 feet Southerly of as measured at right angles from the Northerly line of said Resultant Parcel 1; thence, along said parallel line, South 72° 33' 54" West 15.37 feet to a point on a line parallel with and distant 10.00 feet Easterly of as measured at right angles from the Westerly line of said Resultant Parcel 1; thence, along said

parallel line, South 30° 21' 44" West 180.80 feet to a point on the Southerly line of said Resultant Parcel 1; thence, along said Southerly line, North 59° 38' 16" West 10.00 feet to said Point of Beginning. Containing 5,988 square feet (0.137 acres), more or less.

End of Description

Attached hereto is a plat entitled Exhibit "B" which by this reference is made a part hereof.


William F. McKinney, PLS 4715

APRIL 24, 2019
Date



EXHIBIT "B"

PUBLIC UTILITY EASEMENT DEDICATION

PORTION OF NW 1/4 SEC. 26, T. 1S, R. 6E, M.D.B.&M.
CITY OF LATHROP, COUNTY OF SAN JOAQUIN, CALIFORNIA

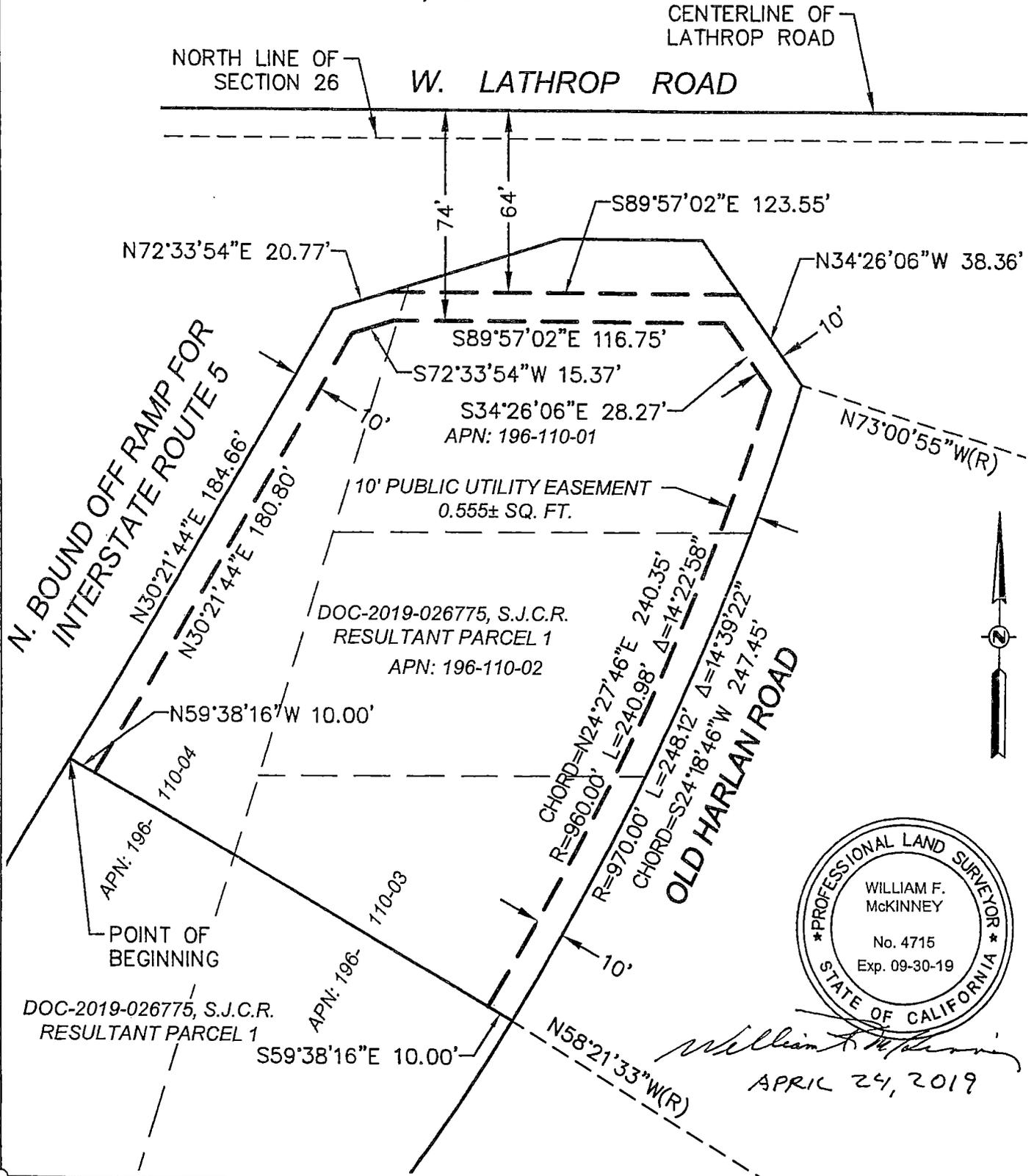
MARCH, 2019 SCALE: 1"=50'

SHEET 1 OF 1

RFE ENGINEERING, INC.

LEGEND

(R) = RADIAL BEARING



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**CITY MANAGER'S REPORT
May 13, 2019, CITY COUNCIL REGULAR MEETING**

ITEM: AUTHORIZE A MASTER CONSULTANT AGREEMENT WITH ENGEO, INCORPORATED, TO PROVIDE GEOTECHNICAL INVESTIGATIONS AND ENGINEERING SERVICES FOR CAPITAL IMPROVEMENT PROJECTS SCHEDULED IN FISCAL YEARS 19/20 THROUGH 20/21

RECOMMENDATION: Adopt Resolution Approving a Master Consultant Agreement with ENGEO, Incorporated, to Provide Geotechnical Investigations and Engineering Services for Capital Improvement Projects Fiscal Years 19/20 & 20/21

SUMMARY:

The City of Lathrop has several Capital Improvement Projects (CIPs) that will be in design and construction phase over the next couple of years. In order to ensure the integrity and quality of work, staff requested proposals, through the RFP process, from local geological and engineering firms. ENGEO, Incorporated ("Consultant") was selected by staff as the best qualified firm. Consultant's geotechnical engineering expertise will aid in the design, construction and inspection of the City's CIPs.

Most of the CIPs will require professional geotechnical investigations and engineering services, such as, but not limited to: subsurface investigations and compaction testing for pavement rehabilitation projects, major sidewalk repair and special inspections. In order to keep up with CIPs during this busy construction season, it is imperative that the City acquire an as needed agreement with a local geotechnical engineering firm. Currently, the City does not have a certified geotechnical engineer readily available.

Any geotechnical investigation or engineering services below the City Manager's signing authority will be reviewed by the City Manager. Geotechnical investigation or engineering services above the City Manager's authority will be taken to City Council for consideration. Staff requests City Council approve a Master Consultant Agreement with ENGEO for Geotechnical Investigations and Engineering Services.

BACKGROUND:

Geotechnical Investigations and Engineering Services are needed for various CIPs through fiscal year 20/21. The services will be provided through a task order process. The task order process will consist of the City contacting the Consultant whenever necessary and requesting services related to an individual project. Then, the Consultant will prepare a detailed scope and budget for each individual task order that will be agreed upon by the City Representative and Consultant.

The Request for Proposals (RFP) for geotechnical investigations and engineering services was issued on April 10, 2019. On May 8, 2019, the RFP was reviewed, ranked, and selected based on the following selection criteria:

- Understanding public works projects work scope requirements and consultants approach;
- Professional Standing: professional excellence, demonstrated competence in the service requested, and specialized experience of the Consultant;
- Education and experience of the Project Manager and staff assigned to the project(s);
- Consultant's quality assurance/quality control methodology;
- Consultant's resources and capability to respond to short lead time schedules and staff to support the project sufficiently;
- Consultant's unit prices;
- Location of Consultant's office and project staff's knowledge of City project areas;
- Responsiveness of the proposal to City needs; and
- References.

REASON FOR RECOMMENDATION:

Geotechnical investigations and engineering services are needed for various upcoming CIPs through Fiscal Years 2020-21. Consultant was selected by staff as the best qualified firm based on the evaluation and ranking of proposals received.

Staff requests City Council approve a Master Consultant Agreement with ENGEO for said services in order to ensure the integrity and quality of work for CIPs for Fiscal Years 19/20 through 20/21.

CITY MANAGER'S REPORT **PAGE 3**
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
AUTHORIZE MASTER CONSULTANT AGREEMENT WITH ENGEO TO PROVIDE
GEOTECHNICAL INVESTIGATIONS AND ENGINEERING SERVICES

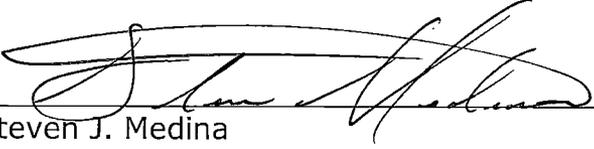
FISCAL IMPACT:

Geotechnical investigations and Engineering Services will be provided through a task order process. Task orders will be funded through the associated CIP respective to the service requested.

ATTACHMENTS:

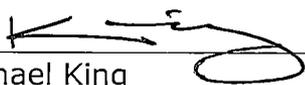
- A. Resolution Approving Master Consultant Agreement with ENGEO, Incorporated to provide Geotechnical Investigations and Engineering Services for Capital Improvement Projects Fiscal Years 19/20 & 20/21
- B. Master Consultant Agreement with ENGEO dated, May 13, 2019

CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
AUTHORIZE MASTER CONSULTANT AGREEMENT WITH ENGO TO PROVIDE
GEOTECHNICAL INVESTIGATIONS AND ENGINEERING SERVICES
APPROVALS:



Steven J. Medina
Assistant Engineer

5/8/19
Date



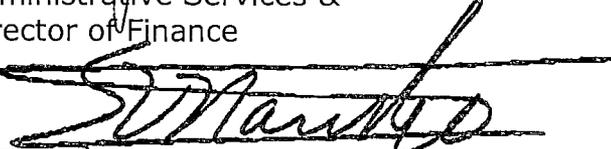
Michael King
Assistant Public Works Director

5-8-19
Date



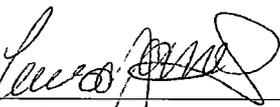
Cari James
Administrative Services &
Director of Finance

5-9-19
Date



Salvador Navarrete
City Attorney

5-9-19
Date



Stephen J. Salvatore
City Manager

5-9-19
Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING MASTER CONSULTANT AGREEMENT WITH EN GEO, INCORPORATED TO PROVIDE GEOTECHNICAL INVESTIGATIONS AND ENGINEERING SERVICES FOR CAPITAL IMPROVEMENT PROJECTS FISCAL YEARS 19/20 & 20/21

WHEREAS, Geotechnical Investigations and Engineering Services are needed for various upcoming Capital Improvement Projects included in the City of Lathrop's Fiscal Years 19/20 & 20/21; and

WHEREAS, the services will be provided through a task order process under a Master Consultant Agreement; and

WHEREAS, the task order process will consist of the City contacting EN GEO, Incorporated and requesting services related to an individual project; and

WHEREAS, EN GEO, Incorporated will prepare a detailed scope and budget for each individual task order; and

WHEREAS, the work within each task order will be agreed upon by the City Representative and EN GEO, Incorporated; and

WHEREAS, a Request for Proposals (RFP) was issued and EN GEO, Incorporated was selected by staff as the best qualified firm using standard qualifications based on consultant selection procedures.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop does hereby approve a Master Consultant Agreement with EN GEO, Incorporated for Geotechnical Investigations and Engineering Services.

The foregoing resolution was passed and adopted this 13th day of May 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

CITY OF LATHROP
MASTER AGREEMENT FOR GEOTECHNICAL INVESTIGATION AND
ENGINEERING SERVICES WITH ENGEO, INCORPORATED

THIS AGREEMENT, dated for convenience this ____ day of **May, 2019**, is by and between **ENGEO, Incorporated** (“CONSULTANT”) and the **CITY OF LATHROP**, a California municipal corporation (“CITY”);

RECITALS:

WHEREAS, CONSULTANT is specially trained, experienced, and competent to perform Geotechnical Investigation and Engineering Services, which are required by this agreement; and

WHEREAS, CITY selected the CONSULTANT pursuant to said qualifications; and

WHEREAS, CONSULTANT is willing to render such Geotechnical Investigation and Engineering Services, as hereinafter defined, on the following terms and conditions;

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AGREEMENT

(1) Scope of Service.

CONSULTANT agrees to perform Geotechnical Investigation and Engineering Services in conformance with each approved Task Order submitted by the CONSULTANT, attached hereto as incorporated herein by this reference. CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and CITY’S satisfaction.

(2) Compensation.

CONSULTANT agrees to perform Geotechnical Investigation and Engineering Services per the fee schedule included in their proposal dated **May 8, 2019** City hereby agrees to pay CONSULTANT the amount indicated in each approved Task Order, for the Geotechnical Investigation and Engineering Services. City agrees to pay CONSULTANT within thirty (30) days of receipt of billings containing all information required per Paragraph 5 below. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in approved Task Order Scope of Work unless a written change order or authorization describing the extra work and payment terms has been executed by CITY’s authorized representative prior to the commencement of the work and payment terms prior to the commencement of work.

(3) **Effective Date and Term.**

The effective date of this Agreement is **(DATE)** and it shall terminate no later than **(DATE)** provided, that the City may renew this agreement under the same terms and conditions, unless otherwise provided in the Special Conditions, for two additional (2) year periods, commencing on _____, and on the July 1st of each second following year and terminating on June 30 of each second subsequent year. CONSULTANT shall be given thirty (30) days written of City's intention to renew or not to renew this agreement.

(4) **Independent Contractor Status**

It is expressly understood and agreed by both parties that CONSULTANT, while engaged in carrying out and complying with any of the terms and conditions of this Agreement, is an independent contractor and not an employee of the CITY. As an independent contractor, CONSULTANT is responsible for controlling the means and methods to complete the scope of work described in Exhibit "A" to City's satisfaction. CONSULTANT expressly warrants not to represent, at any time or in any manner, that CONSULTANT is an employee of the CITY.

(5) **Billings**

CONSULTANT'S bills shall include a list of all tasks, a total amount due, the amounts previously billed, and the net amount due on the invoice. Except as specifically authorized by CITY, CONSULTANT shall not bill CITY for duplicate services performed by more than one person. In no event shall CONSULTANT submit any billing for an amount in excess of the rates or the maximum amount of compensation provided in section (2) for either task or for the entire Agreement, unless modified by a properly executed change order.

(6) **Advice and Status Reporting**

CONSULTANT shall provide the CITY with timely reports, orally or in writing, of all significant developments arising during performance of its services hereunder, and shall furnish to CITY such information as is necessary to enable CITY to monitor the performance of this Agreement.

(7) **Assignment of Personnel**

CONSULTANT shall assign only competent personnel to perform services pursuant to this Agreement. If CITY asks CONSULTANT to remove a person assigned to the work called for under this Agreement, CONSULTANT agrees to do so immediately, without requiring the City to process a reason or explanation for its request.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT
ENGEIO, INCORPORATED

The services shall be performed by, or under the direct supervision, of CONSULTANT's Authorized Representative: **Steve Harris**, CONSULTANT shall not replace its Authorized Representative without the prior written approval by the CITY.

(8) Assignment and Subcontracting

It is recognized by the parties hereto that a substantial inducement to CITY for entering into this Agreement was, and is, the professional reputation and competence of CONSULTANT. Neither this Agreement nor any interest therein may be assigned by CONSULTANT without the prior written approval of CITY'S authorized representative. CONSULTANT shall not subcontract any portion of the performance contemplated and provided for herein, other than the subcontractors noted in the proposal, without prior written approval of the CITY'S authorized representative.

(9) Insurance

On or before beginning any of the services or work called for by any term of this Agreement, CONSULTANT, at its own cost and expense, shall carry, maintain for the duration of the Agreement, and provide proof thereof that is acceptable to the CITY the insurance specified in subsections (a) through (c) below with insurers and under forms of insurance satisfactory in all respects to the CITY. CONSULTANT shall not allow any subcontractor to commence work on any subcontract until all insurance required of the CONSULTANT has also been obtained for the subcontractor. Verification of this insurance shall be submitted and made part of this Agreement prior to execution.

- (a) Workers' Compensation. CONSULTANT shall, at CONSULTANT'S sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by CONSULTANT. Said Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than one million dollars. In the alternative, CONSULTANT may rely on a self-insurance program to meet these requirements provided that the program of self-insurance complies fully with the provisions of the California Labor Code. The insurer, if insurance is provided, or the CONSULTANT, if a program of self-insurance is provided, shall waive all rights of subrogation against the CITY for loss arising from work performed under this Agreement.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT
ENGEIO, INCORPORATED

- (b) Commercial General and Automobile Liability Insurance. CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain commercial general and automobile liability insurance for the period covered by this Agreement in an amount not less than one million dollars per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

Coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (ed. 11/88) and Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 1 (any auto).

Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

- (i) CITY, its officers, employees, agents, and volunteers are to be covered as insured with respect to each of the following: liability arising out of activities performed by or on behalf of CONSULTANT, including the insider's general supervision of CONSULTANT; products and completed operations of CONSULTANT; premises owned, occupied or used by CONSULTANT. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents, or volunteers.
- (ii) The insurance shall cover on an occurrence or an accident basis, and not on a claim made basis.
- (iii) An endorsement must state that coverage is primary insurance and that no other insurance affected by the CITY will be called upon to contribute to a loss under the coverage.
- (iv) Any failure of CONSULTANT to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT
ENGEIO, INCORPORATED

- (v) Insurance is to be placed with California-admitted insurers with a Best's rating of no less than A: VII.
 - (vi) Notice of cancellation or non-renewal must be received by CITY at least thirty days prior to such change.
- (c) Professional Liability. CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than One Million Dollars (\$1,000,000) per claim made and per policy aggregate covering the licensed professionals' errors and omissions, as follows:
- (i) Any deductible or self-insured retention shall not exceed \$150,000 per claim.
 - (ii) Notice of cancellation, material change, or non-renewal must be received by the CITY at least thirty days prior to such change shall be included in the coverage or added as an endorsement to the policy.
 - (iii) The policy must contain a cross liability or severability of interest clause.
 - (iv) The following provisions shall apply if the professional liability coverages are written on a claims made form:
 1. The retroactive date of the policy must be shown and must be before the date of the Agreement.
 2. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.
 3. If coverage is canceled or not renewed and it is not replaced with another claims made policy form with a retroactive date that precedes the date of this Agreement, CONSULTANT must provide extended reporting coverage for a minimum of five years after completion of the Agreement or the work. The CITY shall have the right to exercise at the CONSULTANT'S cost, any extended reporting provisions of the policy should the CONSULTANT cancel or not renew the coverage.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT
ENGEIO, INCORPORATED

4. A copy of the claim reporting requirements must be submitted to the CITY prior to the commencement of any work under this Agreement.
- (d) Deductibles and Self-Insured Retentions. CONSULTANT shall disclose the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. During the period covered by this Agreement, upon express written authorization of the CITY's authorized representative, CONSULTANT may increase such deductibles or self-insured retentions with respect to CITY, its officers, employees, agents, and volunteers. The CITY's authorized representative may condition approval of an increase in deductible or self-insured retention levels upon a requirement that CONSULTANT procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.
- (e) Notice of Reduction in Coverage. In the event that any coverage required under subsections (a), (b), or (c) of this section of the Agreement is reduced, limited, or materially affected in any other manner, CONSULTANT shall provide written notice to CITY at CONSULTANT'S earliest possible opportunity and in no case later than five days after CONSULTANT is notified of the change in coverage.
- (f) In addition to any other remedies CITY may have if CONSULTANT fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, CITY may, at its sole option:
- (i) Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- (ii) Order CONSULTANT to stop work under this Agreement or withhold any payment which becomes due to CONSULTANT hereunder, or both stop work and withhold any payment, until CONSULTANT demonstrates compliance with the requirements hereof;
- (iii) Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies CITY may have and is not the exclusive remedy for CONSULTANT'S breach.

(10) **Indemnification - CONSULTANT'S Responsibility**

As to the CONSULTANT'S work hereunder, it is understood and agreed that (a) CONSULTANT has the professional skills necessary to perform the work, (b) CITY relies upon the professional skills of CONSULTANT to perform the work in a skillful and professional manner, and (c) CONSULTANT thus agrees to so perform.

Acceptance by CITY of the work performed under this Agreement does not operate as a release of said CONSULTANT from such professional responsibility for the work performed. It is further understood and agreed that CONSULTANT is apprised of the scope of the work to be performed under this Agreement and CONSULTANT agrees that said work can and shall be performed in a fully competent manner in accordance with the standard of care applicable to CONSULTANT'S profession.

CONSULTANT shall indemnify, defend, and hold CITY, its officers, employees, agents, and volunteers harmless from and against any and all liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused by the willful misconduct or negligent acts or omissions of CONSULTANT, its employees, subcontractors, or agents, or on account of the performance or character of this work, except for any such claim arising out of the negligence or willful misconduct of the CITY, its officers, employees, agents, or volunteers. It is understood that the duty of CONSULTANT to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance of insurance certificates and endorsements required under this Agreement does not relieve CONSULTANT from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

(11) **Licenses**

If a license of any kind, which term is intended to include evidence of registration, is required of CONSULTANT, its employees, agents, or subcontractors by federal or state law, CONSULTANT warrants that such license has been obtained, is valid and in good standing, and CONSULTANT shall keep it in effect at all times during the term of this Agreement, and that any applicable bond has been posted in accordance with all applicable laws and regulations.

(12) **Business Licenses**

CONSULTANT shall obtain and maintain a CITY of Lathrop Business License until all Agreement services are rendered and accepted by the CITY.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT
ENGEО, INCORPORATED

(13) **Termination**

Either CITY or CONSULTANT may cancel this Agreement upon 30 days written notification to the other party. In the event of termination, the CONSULTANT shall be entitled to compensation for services performed to the effective date of termination; provided, however, that the CITY may condition payment of such compensation upon CONSULTANT’S delivery to the CITY of any or all documents, photographs, computer software, video and audio tapes, and other materials provided to CONSULTANT or prepared by or for CONSULTANT or the CITY in connection with this Agreement.

(14) **Funding**

CONSULTANT agrees and understands that renewal of this agreement in subsequent years is contingent upon action by the City Council consistent with the appropriations limits of Article XIII (B) of the California Constitution and that the Council may determine not to fund this agreement in subsequent years.

(15) **Notices**

All contracts, appointments, approvals, authorizations, claims, demands, Change Orders, consents, designations, notices, offers, requests and statements given by either party to the other shall be in writing and shall be sufficiently given and served upon the other party if (1) personally served, (2) sent by the United States mail, postage prepaid, (3) sent by private express delivery service, or (4) in the case of a facsimile transmission, if sent to the telephone FAX number set forth below during regular business hours of the receiving party and followed with two (2) Days by delivery of a hard copy of the material sent by facsimile transmission. Personal service shall include, without limitation, service by delivery and service by facsimile transmission.

To City:	City of Lathrop City Clerk 390 Towne Centre Lathrop, CA 95330
Copy to:	City of Lathrop Department of Public Works 390 Towne Centre Lathrop, CA 95330 MAIN: (209) 941-7430 FAX: (209) 941-7449
To Consultant:	ENGEО 17278 Golden Valley Parkway Lathrop, CA 95330
Phone:	(209) 835-0610
Fax:	(888) 279-2698

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT
ENGE0, INCORPORATED

(16) **Miscellaneous**

- (a) Consent. Whenever in this Agreement the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.
- (b) Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the Laws of the State of California.
- (c) Definitions. The definitions and terms are as defined in these specifications.
- (d) Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.
- (e) Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.
- (f) Incorporation of Documents. All documents constituting the Agreement documents described in Section 1 hereof and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated in the Agreement and shall be deemed to be part of this Agreement.
- (g) Integration. This Agreement and any amendments hereto between the parties constitute the entire Agreement between the parties concerning the Project and Work, and there are no other prior oral or written agreements between the parties that are not incorporated in this Agreement.
- (h) Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.
- (i) Provision. Any agreement, covenant, condition, clause, qualification, restriction, reservation, term or other stipulation in the Agreement shall define or otherwise control, establish or limit the performance required or permitted or to be required of or permitted by either party. All provisions, whether covenants or conditions, shall be deemed to be both covenants and conditions.
- (j) Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT
ENGEQ, INCORPORATED

- (k) Status of CONSULTANT. In the exercise of rights and obligations under this Agreement, CONSULTANT acts as an independent contractor and not as an agent or employee of CITY. CONSULTANT shall not be entitled to any rights and benefits accorded or accruing to the City Council members, officers or employees of CITY, and CONSULTANT expressly waives any and all claims to such right and benefits.
- (l) Successors and Assigns. The provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.
- (m) Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.
- (n) Venue. In the event that suit is brought by either party hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin or in the United States District Court for the Eastern District of California.
- (o) Recovery of Costs. The prevailing party in any action brought to enforce the terms of this Agreement or arising out of this Agreement may recover its reasonable costs, including reasonable attorney's fees, incurred or expended in connection with such action against the non-prevailing party.

(17) Notice to Proceed

Prior to commencing work under this agreement, CONSULTANT shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary bonds and insurances have been received. City shall not be obligated to pay CONSULTANT for any services prior to issuance of the Notice to Proceed.

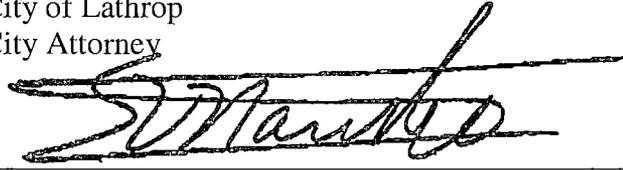
(18) Signatures

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT
ENGEО, INCORPORATED

Approved as to Form:

City of Lathrop
City Attorney



Salvador Navarrete

5-9-19
Date

Recommended for Approval:

City of Lathrop
Assistant Public Works Director

Michael King

Date

Accepted By:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen Salvatore
City Manager

Date

CONSULTANT:

ENGEО
17278 Golden Valley Parkway
Lathrop, CA 95330

Fed ID # 94-1748418
Business License # 20170

Signature

Date

(Print Name and Title)

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**CITY OF LATHROP
 CITY COUNCIL REGULAR MEETING
 MONDAY, APRIL 8, 2019,
 7:00 P.M.
 COUNCIL CHAMBER, CITY HALL
 390 Towne Centre Drive
 Lathrop, CA 95330**

MINUTES

PLEASE NOTE: There was no Closed Session. The Regular Meeting commenced at 7:02 p.m.

1. PRELIMINARY

1.1 CALL TO ORDER – Vice Mayor Salcedo called the meeting to order at 7:02 p.m.

1.2 ROLL CALL Present: Vice Mayor Salcedo; Councilmembers: Akinjo, Lazard, and Torres-O’Callaghan.

 Absent: Mayor Dhaliwal.

1.3 INVOCATION – Pastor Mike Strong, Grace Community Church, provided the invocation.

1.4 PLEDGE OF ALLEGIANCE – Pastor Mike Strong led the pledge of allegiance.

1.5 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

City Manager Stephen Salvatore stated that staff was working on a potential study session tentatively scheduled for April 29, 2019, at 5 p.m., to discuss current Lathrop Police Services agreement, if formalized it would be announced through the formal agenda process.

Lt. and Acting Police Chief Ryan Biedermann announced April as National Distracted Driving Awareness Month, and provided details and statistics related to public awareness as part of the California Office of Traffic Safety (OTS) Grant initiatives; and announced removal of Item 2.3, related to new employee introductions, from the agenda.

1.6 INFORMATIONAL ITEM(S) - None

1.7 DECLARATION OF CONFLICT(S) OF INTEREST

Councilmember Lazard declared a conflict of interest with Items 4.12, 4.13, and 4.14, due to her employment with Dell’Osso Family Farms.

2. PRESENTATIONS

2.1 PROCLAMATION PRESENTED TO THE WOMEN'S CENTER-YOUTH & FAMILY SERVICES DECLARING APRIL SEXUAL ASSAULT AWARENESS MONTH

Councilmember Torres-O'Callaghan provided the proclamation to Karina Garcia-Aguilar, Women's Center-Youth & Family Services, declaring April 2019 as Sexual Assault Awareness Month. Ms. Garcia-Aguilar provided additional program information.

2.2 PRESENTATION PROVIDED BY THE SAN JOAQUIN REGIONAL TRANSIT DISTRICT (RTD)

Victoria Gonzalez, Marketing Analyst with RTD, provided information regarding RTD's new on-demand "Van Go" rideshare services throughout San Joaquin County Service Areas.

2.3 INTRODUCTION OF NEW EMPLOYEE(S):

- Kahekili "Kili" Seto, Sergeant
- Mario Hoy, Deputy Sheriff
- Christopher Ollis, Deputy Sheriff

Item 2.3 was not provided; this item was removed from the agenda as noted in Item 1.5

2.4 ECONOMIC DEVELOPMENT UPDATE

Economic Development Administrator Shelley Burcham provided a presentation related to economic development activity in the first quarter of 2019.

2.5 MAYOR'S COMMITTEE REPORT(S)

- Parks & Recreation Update on Committee Events and Programs

Parks and Recreation Director Zach Jones reported the following past and upcoming events and programs:

- *Art Committee featured Artist*
Announced art display in Council Chamber by Gary Wilson, paintings to be displayed through April 2019; and an Artist-in-Residence exhibition from April 16th through 18th, 10 a.m. to 1 p.m., located at the Lathrop City Hall lobby.
- *2019 California Parks & Recreation Conference*
Reported event held March 19th and 20th at the Golden 1 Center, in Sacramento.
- *2019 Senior Center Pool Tournament*
Reported event held on April 4, 2019, at the Senior Center. Winner's tournament scheduled for April 11th.

- *Teen Center Family Feud*
Reported event held March 29, 2019, at the Lathrop Generations Center, approximately 100 participants.
- *Breakfast with the Bunny*
Announced event scheduled for April 13, 2019, at 2:30 p.m., at the Lathrop Community Center.
- *Community Garage Sale*
Announced event scheduled for May 18, 2019, 8 a.m. to 12 p.m., at Valverde Park.
- *Earth Day*
Announced event scheduled for April 27, 2019, at 9 a.m. to 12 pm, at Mossdale Park.
- *Memorial Day*
Announced event scheduled for May 27, 2019, at 11:00 a.m., at the Valverde Veteran's Memorial.

3. CITIZEN'S FORUM

Nellie Zavala (Commission on Aging) reported attendance to the San Joaquin County Commission on Aging meeting held April 1, 2019.

4. CONSENT CALENDAR

On a motion by Councilmember Akinjo, seconded by Councilmember Torres-O'Callaghan, the City Council approved the Consent Calendar, except **Items, 4.12, 4.13, and 4.14, by the following roll call vote, unless otherwise indicated:

Ayes:	Akinjo, Lazard, Torres-O'Callaghan, and Salcedo
Noes:	Torres-O'Callaghan (Item 4.10 only)
Absent:	Dhaliwal
Abstain:	Lazard (Item 4.3 only; due to absence)

** Prior to the reading of the consent calendar, City Clerk Teresa Vargas announced that a public comment letter was received addressing Items 4.5, 4.6, 4.7, 4.8, 4.10, 4.11, 4.12, 4.13, and 4.14 of the Consent Calendar; Item 5.1, 5.2, 5.3, and 5.4 of Scheduled Items; and Item 6.3 of Council Communications, submitted by Martin Harris with Terra Land Group, LLC; the letter was distributed to the City Council and copies were made available for the public.*

*** Items 4.12, 4.13, and 4.14 – The City Council voted on the items separately, following the vote of the Consent Calendar.*

**** Items 4.12 – Item pulled from the agenda, as noted below, City Clerk Teresa Vargas announced the item being pulled by the Developer due to a change in construction schedules. No other action taken on this item.*

4.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS

Waived the Reading of Ordinances and Resolutions on Agenda Unless Otherwise Requested by the Mayor or a Councilmember.

4.2 APPROVAL OF MINUTES

Approved Minutes for the Regular Council Meeting of February 11, 2019.

4.3 APPROVAL OF MINUTES

Approved Minutes for the Regular Council Meeting of March 11, 2019.

4.4 TEMPORARILY FUND AN ADDITIONAL UTILITY AND STREET MAINTENANCE SUPERINTENDENT POSITION, CREATION OF A JOB DESCRIPTION AND FUNDING FOR A UTILITY PLANT SUPERVISOR POSITION, AND RELATED BUDGET AMENDMENTS

Adopted **Resolution 19-4530** temporarily funding an additional Utility and Street Maintenance Superintendent position, approved creation of a job description and funding for a Utility Plant Supervisor Position, and approved related budget amendments for succession planning purposes.

4.5 *ACCEPTANCE OF STORM DRAIN EASEMENT AGREEMENT ASSOCIATED WITH SOUTH LATHROP COMMERCE CENTER

Adopted **Resolution 19-4531** accepting dedication of Storm Drain Easement Agreement associated with South Lathrop Commerce Center, between South Lathrop, L.L.C., and City of Lathrop.

4.6 *ACCEPTANCE OF COMPLETED PORTIONS OF TRACT 3533 FOR POTABLE WATER, RECYCLED WATER, STORM DRAIN AND SANITARY SEWER BACKBONE IMPROVEMENTS FROM SAYBROOK CLSP, LLC

Adopted **Resolution 19-4532** accepting completed portions of Tract 3533 potable water, recycled water, storm drain and sanitary sewer backbone improvements from Saybrook CLSP, LLC.

4.7 *CREATE CIP PS 19-12 2019 CITYWIDE ENGINEERING & TRAFFIC SURVEY

Adopted **Resolution 19-4533** approving a budget amendment and creating CIP PS 19-12 to complete a Citywide Engineering and Traffic Survey.

4.8 *APPROVE TASK ORDER NO. 6 WITH INTERWEST CONSULTING GROUP FOR PROFESSIONAL BUILDING DIVISION SERVICES AND RELATED BUDGET AMENDMENT

Adopted **Resolution 19-4534** approving Task Order No. 6 with Interwest Consulting Group to provide professional Building Division plan check services and related budget amendment.

4.9 GRANT APPLICATION TO PURCHASE AN ALTERNATIVE FUEL VEHICLE AND RELATED BUDGET AMENDMENTS

Adopted **Resolution 19-4535** authorizing the submittal of a grant application to SJVAPCD, and approved a budget amendment to purchase a new alternative fuel vehicle.

4.10 *APPROVAL OF THE PRELIMINARY ENGINEER'S REPORT AND DECLARATION OF INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2019/20 FOR INDUSTRIAL LIGHTING MAINTENANCE DISTRICT; RESIDENTIAL LIGHTING MAINTENANCE DISTRICT; MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT; STONEBRIDGE LANDSCAPE MAINTENANCE DISTRICT; STONEBRIDGE DRAINAGE AND LIGHTING DISTRICT; STORM DRAIN DISTRICT ZONE 1; AND STORM DRAIN DISTRICT ZONE 1A

Pulled by Councilmember Akinjo. A question and answer period ensued. Finance Director Cari James and City Manager Stephen Salvatore provided additional information. Councilmember Torres-O'Callaghan commented on the matter; expressed interest in a more detailed budget to explain assessment increases.

The City Council considered the following and:

1. Adopted **Resolution 19-4536** approving the Preliminary Engineer's Report for the Industrial Lighting Maintenance District and declaring intention to levy annual assessments for Fiscal Year 2019/20;
2. Adopted **Resolution 19-4537** approving the Preliminary Engineer's Report for the Residential Lighting Maintenance District and declaring intention to levy annual assessments for Fiscal Year 2019/20;
3. Adopted **Resolution 19-4538** approving the Preliminary Engineer's Report for the Mossdale Landscape and Lighting Maintenance District and declaring intention to levy annual assessments for Fiscal Year 2019/20;
4. Adopted **Resolution 19-4539** approving the Preliminary Engineer's Report for the Stonebridge Landscape Maintenance District and the Stonebridge Drainage & Lighting District and declaring intention to levy annual assessments for Fiscal Year 2019/20; and
5. Adopted **Resolution 19-4540** approving the Preliminary Engineer's Report for the Storm Drain Districts Zones 1 and 1A and Declaring Intention to Levy Annual Assessments for Fiscal Year 2019/20.

4.11 *APPROVAL OF THE PRELIMINARY ENGINEER'S REPORT AND DECLARATION OF INTENTION TO LEVY ANNUAL ASSESSMENTS FOR

FISCAL YEAR 2019/20 FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 93-1 (WOODFIELD PARK)

Adopted **Resolution 19-4541** approving the Preliminary Engineer's Report for Landscape and Lighting Maintenance District No. 93-1 (Woodfield Park) and declaring intention to levy annual assessments for Fiscal Year 2019/20.

Councilmember Lazard recused herself, following the vote of the consent calendar (Items 4.1 to 4.11), and left the chamber at 7:51 p.m., prior to the vote of Items 4.12 through 4.14, due to declared conflict of interest as noted in Item 1.8. City Attorney Salvador Navarrete cited FPPC Regulation 18700.1 "Source of Income, Commission Income and Incentive Income", to explain Councilmember Lazard's conflict of interest.

4.12 ***/**/** APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 36 LOTS IN TRACT 3997 VILLAGE "Y" WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS**

Adopt Resolution Approving Final Map for Tract 3997 Village "Y" within the Lakeside East District, Totaling 36 Single-Family Lots, Irrevocable Offer of Dedication for portion of Norbeck Street, Garden Farms Avenue, Bosch Avenue and a Subdivision Improvement Agreement with River Islands Development, LLC

City Clerk Teresa Vargas announced that Item 4.12 was being pulled by the Developer due to a change in construction schedules. No other action taken on this item.

On a motion by Councilmember Torres-O'Callaghan, seconded by Councilmember Akinjo, the City Council approved Item 4.13 and 4.14, by the following roll call vote, unless otherwise indicated:

Ayes: Akinjo, Torres-O'Callaghan, and Salcedo
Noes: None
Absent: Dhaliwal
Abstain: Lazard (as noted in Item 1.8)

4.13 ***/** APPROVE TASK ORDER NO. 2 TO THE MASTER CONSULTANT AGREEMENT WITH VALI COOPER AND ASSOCIATES, INC. TO PROVIDE CONSTRUCTION INSPECTION SERVICES FOR RIVER ISLANDS DEVELOPMENT**

Adopted **Resolution 19-4542** approving Task Order No. 2 to the Master Consultant Agreement with Vali Cooper & Associates, Inc. to provide construction inspection services for River Islands Development Stage 2A and 2B improvements, and approved associated budget amendment.

4.14 ***/** ACCEPTANCE OF RIVER ISLANDS PUBLIC IMPROVEMENTS FOR TRACTS 3836, 3837, 3838, 3912, 3913, 3914 AND 3938**

Adopted **Resolution 19-4543** accepting River Islands public improvements for Tracts 3836, 3837, 3838, 3912, 3913, 3914 and 3938.

5. SCHEDULED ITEMS

Councilmember Lazard returned to the dais at 7:53 p.m., for the remainder of the meeting.

- 5.1 *PUBLIC HEARING (PUBLISHED NOTICE) TO ESTABLISH "CITY OF LATHROP COMMUNITY FACILITIES DISTRICT NO. 2019-1 (SOUTH LATHROP CITY SERVICES)" (THE "CFD") UNDER THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982, CONSTITUTING CHAPTER 2.5 OF PART 1 OF DIVISION 2 OF TITLE 5, COMMENCING AT SECTION 53311, OF THE CALIFORNIA GOVERNMENT CODE (THE "ACT")

Finance and Administrative Services Director Cari James provided the presentation. A questions and answer period followed.

City Clerk Teresa Vargas opened the ballots and announced the results of the election: For CFD 2019-1 (South Lathrop City Services): 100% of the votes were "yes", which included a total of 226 votes.

Vice Mayor Salcedo opened the public hearing. There were no speakers on the matter. A public comment letter submitted by Martin Harris with Terra Land Group, LLC., was received concerning this item; the letter was distributed to the City Council and copies were made available for the public. Vice Mayor Salcedo closed the public hearing.

On a motion by Councilmember Lazard, seconded by Councilmember Torres-O'Callaghan, the City Council considered the following:

1. Held a public hearing; and
2. Adopted **Resolution 19-4544** of formation of Community Facilities District 2019-1 (South Lathrop City Services);
3. Adopted **Resolution 19-4545** calling for a Special Landowner Election of Community Facilities District No. 2019-1 (South Lathrop City Services);
4. Adopted **Resolution 19-4546** declaring results of Special Landowner Election and direct recording of Notice of Special Tax Lien for Community Facilities District No. 2019-1 (South Lathrop City Services); and
5. Held first reading and introduced an ordinance levying special taxes within Community Facilities District No. 2019-1 (South Lathrop City Services)

Ayes: Akinjo, Lazard, Torres-O'Callaghan, and Salcedo
Noes: None
Absent: Dhaliwal
Abstain: None

5.2 *PUBLIC HEARING (PUBLISHED NOTICE) TO ESTABLISH "CITY OF LATHROP COMMUNITY FACILITIES DISTRICT NO. 2019-2 (CENTRAL LATHROP SPECIFIC PLAN SERVICES)" (THE "CFD") UNDER THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982, CONSTITUTING CHAPTER 2.5 OF PART 1 OF DIVISION 2 OF TITLE 5, COMMENCING AT SECTION 53311, OF THE CALIFORNIA GOVERNMENT CODE (THE "ACT")

Finance and Administrative Services Director Cari James provided the presentation. A questions and answer period followed.

City Clerk Teresa Vargas opened the ballots and announced the results of the election: For CFD 2019-2 (Central Lathrop City Services): 100% of the votes were "yes", which included a total of 473 votes.

Vice Mayor Salcedo opened the public hearing. There were no speakers on the matter. A public comment letter submitted by Martin Harris with Terra Land Group, LLC., was received concerning this item; the letter was distributed to the City Council and copies were made available for the public. Vice Mayor Salcedo closed the public hearing.

On a motion by Councilmember Lazard, seconded by Councilmember Torres-O'Callaghan, the City Council considered the following:

1. Held a public hearing; and
2. Adopted **Resolution 19-4547** of formation of Community Facilities District 2019-2 (Central Lathrop City Services);
3. Adopt **Resolution 19-4548** calling for a Special Election of Community Facilities District No. 2019-2 (Central Lathrop City Services);
4. Adopt **Resolution 19-4549** declaring results of Special Election and direct recording of Notice of Special Tax Lien for Community Facilities District No. 2019-2 (Central Lathrop City Services);
5. Adopt **Resolution 19-4550** to dissolve Community Facilities District No. 2006-2 (Central Lathrop Specific Plan Services); and
6. Held first reading and introduced an ordinance levying special taxes within Community Facilities District No. 2019-2 (Central Lathrop City Services).

Ayes: Akinjo, Lazard, Torres-O'Callaghan, and Salcedo
Noes: None
Absent: Dhaliwal
Abstain: None

5.3 *PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER MUNICIPAL CODE AMENDMENT TO UPDATE VARIOUS SECTIONS OF THE LMC TO STREAMLINE PROCEDURES, MINOR CLARIFICATIONS, AND INCORPORATE UPDATED POLICIES

Community Development Director Mark Meissner provided the annual zoning omnibus presentation. A question and answer period ensued throughout the presentation. City Attorney Salvador Navarrete and City Manager Stephen Salvatore provided additional information.

Vice Mayor Salcedo opened the public hearing. There were no speakers on the matter. A public comment letter submitted by Martin Harris with Terra Land Group, LLC., was received concerning this item; the letter was distributed to the City Council and copies were made available for the public. Vice Mayor Salcedo closed the public hearing.

On a motion by Councilmember Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council considered the following:

1. Held a public hearing; and
2. Held first reading and introduced an ordinance adopting various amendments to the Lathrop Municipal Code to modernize, simplify, and streamline Sections of Title 17, the Zoning Code, and Section 10.25.040 of Title 10, Vehicles and Traffic. The update included integration of current City policies, State and Federal Law, and best practices within the planning profession. The amendments to the Municipal Code included the following:
 - o Chapter 17.80 (Accessory Dwelling Units)
 - o Chapter 17.32 (R One Family Residential District)
 - o Chapter 17.49 (Crossroads Overlay District)
 - o Chapter 17.92 (Landscaping and Screening Standards)
 - o Chapter 17.16 (General Requirements and Exceptions)
 - o Chapter 17.68 (Manufactured Housing)
 - o Chapter 17.76 (Off-Street Parking and Loading)
 - o Chapter 17.59 (South Lathrop Zoning Districts)
 - o New Chapter 17.125 (Appeals)
 - o Chapter 17.108 (Administrative Approval of Certain Uses)
 - o Chapter 17.112 (Conditional Uses)
 - o Chapter 17.101 (Minor Site Plan Review)
 - o Chapter 17.100 (Site Plan Review)
 - o Chapter 17.120 (Variances)
 - o Chapter 10.25 (Vehicles and Traffic)

Ayes: Akinjo, Lazard, Torres-O'Callaghan, and Salcedo
Noes: None
Absent: Dhaliwal
Abstain: None

5.4 *DESIGN REVIEW AND BUDGET AMENDMENT APPROVAL FOR CIP PK 19-03 MOSSDALE SOUTH NEIGHBORHOOD PARK

Parks and Recreation Director Zach Jones provided the presentation. A question and answer period ensued throughout the presentation.

On a motion by Councilmember Lazard, seconded by Councilmember Akinjo, the City Council discussed the project proposal and adopted **Resolution 19-4551** approving a budget amendment for the Mosssdale South Neighborhood Park improvements, CIP PK 19-03, directing staff to staff to bid the project, and return for approval of the construction contracts.

Ayes: Akinjo, Lazard, Torres-O'Callaghan, and Salcedo
Noes: None
Absent: Dhaliwal
Abstain: None

5.5 CREATE CIP GG 19-07 FOR CITYWIDE SURVEILLANCE SYSTEM

Finance and Administrative Services Director Cari James provided the presentation. A question and answer period ensued throughout the presentation. City Attorney Salvador Navarrete and City Manager Stephen Salvatore provided additional information.

On a motion by Councilmember Lazard, seconded by Councilmember Torres-O'Callaghan, the City Council discussed the project proposal and adopted **Resolution 19-4552** approving creation of CIP GG 19-07 Citywide Surveillance System, approved the related budget amendment.

Ayes: Lazard, Torres-O'Callaghan, and Salcedo
Noes: Akinjo
Absent: Dhaliwal
Abstain: None

6. COUNCIL COMMUNICATIONS

- 6.1 MAYOR DHALIWAL REFERRAL: Appointment of One (1) Member to the Parks & Recreation Commission with Term Expiring June 30, 2021; due to Unexpired Term Vacancy
- Four (4) Applications Received

City Clerk Teresa Vargas provided an overview. On behalf of Mayor Dhaliwal, Vice Mayor Salcedo made the following appointment:

<u>Parks & Recreation Commission</u>	<u>Term Expires</u>
Minnie Diallo	June 30, 2021

On a motion by Councilmember Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council approved the appointment made by Vice Mayor Salcedo, on behalf of Mayor Dhaliwal, as noted above.

Ayes: Akinjo, Lazard, Torres-O'Callaghan, and Salcedo
Noes: None
Absent: Dhaliwal
Abstain: None

- 6.2 MAYOR DHALIWAL REFERRAL: Set Application Deadline for Appointment of One (1) Member to the Parks & Recreation Commission with Term Expiring June 30, 2022; This Appointment Completes an Unexpired Term Vacancy Ending June 30, 2019, and a Regular Three (3) Year Term

City Clerk Teresa Vargas provided an overview of the unscheduled vacancy left by Commissioner Sala. Ms. Vargas explained that due to the short term left in the unexpired vacancy, ending June 30, 2019, the request was to advertise the vacancy as a regular three (3) year term. Council consensus agreed to the proposed term, and set application deadline of April 30, 2019, with appointment at the next regular meeting.

6.3 *MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)

Councilmember Akinjo reported his attendance and provided details of the Valley Link Public Workshop held on Saturday, April 6, 2019, at the River Islands Business Park Fire Station, in Lathrop. Councilmember Lazard reported an upcoming San Joaquin Area Flood Control Agency meeting, in which financing options for the Mossdale Tract Region and regional strategic plans are scheduled to be discussed. City Manager Stephen Salvatore provided additional information. Councilmember Torres-O'Callaghan reported her attendance to the State Flood Board meeting in Sacramento, held on March 20, 2019.

6.4 MAYOR & COUNCILMEMBER COMMENT(S)

Councilmember Akinjo commented on advancements in technology and expressed privacy concerns. Councilmember Torres-O'Callaghan wished a fun and safe Senior Prom weekend. Councilmembers thanked those in attendance and wished everyone a good evening.

7. **ADJOURNMENT** -There being no further business, Vice Mayor Salcedo adjourned the meeting at 9:32 pm


Teresa Vargas, CMC
City Clerk

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**CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING**

**ITEM: APPROVE SUMMARY VACATION (ABANDONMENT)
FOR A PORTION OF STEWART ROAD**

**RECOMMENDATION: Adopt Resolution Approving Summary Vacation for a
Portion of Stewart Road from Paradise Road West to
Old River**

SUMMARY:

In December 2018, Califia, LLC submitted a grading permit application for Phase 2 levees associated with the River Islands at Lathrop project. The levee improvements require grading actives to remove portions of Stewart Road from Paradise Road to the terminus of the roadway at Old River (Attachment B, Vicinity Map).

Several parcels currently rely upon Stewart Road for public access, and so alternate access is required before the street can be vacated. Califia has applied for a lot line adjustment for the properties that front on the portion of Stewart Road being vacated. The lot line adjustment is necessary to aggregate the properties so that they will have frontage on a public street (Paradise Road) after the abandonment of Stewart Road takes place. Upon completion of the grading actives, the levee will cover portions of Stewart Road. This portion of Stewart Road (Attachment C) will be of no use to the City and staff recommends Council approve the City's vacation of the road to Califia, LLC.

BACKGROUND:

On April 9, 2018, the City Council approved Vesting Tentative Map No. VTM-17-116 (Tract 3765), along with the Sixth Addendum to the River Islands Subsequent Environmental Impact Report. Tract 3765 is a large lot map associated with Phase 2 of the River Islands project, and the approvals provided the basis for the developer to move forward with grading activities associated with Phase 2.

In December 2018 Califia, LLC applied for an administrative grading permit for the Phase 2 levee project, which is being reviewed by several City departments and will be approved by the City Engineer. The proposed grading requires the removal of Stewart Road, which provides access to several parcels including Assessor Parcel Numbers 213-110-01, 213-110-02, 213-120-01, 213-120-03 and 213-120-04. Before Stewart Road can be vacated, these parcels need to be aggregated to provide public frontage and access onto an alternative public roadway: Paradise Road.

Califia, LLC submitted applications for Lot Line Adjustment (LLA 19-38 and 19-43) to aggregate the parcels and provide them with the desired frontage on Paradise Road. Once these parcels have access on Paradise Road, Stewart Road will no longer be necessary for public access, and it can be vacated.

**CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
SUMMARY VACATION OF STEWART ROAD FROM PARADISE ROAD
TO OLD RIVER (STEWART TRACT)**

PAGE 2

These actions are concurrent, and the approval of this summary vacation of Stewart Road is conditioned on the approval of Lot Line Adjustment 19-38 and the recordation of the various deeds and Notice of Lot Line Adjustment issued by the Community Development Director.

State law allows the City to vacate all or part of a street, highway, or public service easement pursuant to the Public Streets, Highways, and Service Easements Vacation Law, which is codified in the California Streets & Highways Code Section 8300, and following sections. Specifically, Sections 8330 – 8336 allow for an expedited vacation of a roadway easement (known as a "summary vacation,") when the public street is no longer needed for public access, and all parcels affected by the summary vacation and abandonment are all in one common ownership. The affected parcels are all owned by Califia, LLC., and the abandonment is consented to by Califia since they requested for vacation of the roadway.

Summary vacation of a public street includes the requirement that no public utilities exist on that street. The only utility improvements installed in this section of Stewart Road were overhead poles by PG&E for electrical services. All PG&E service connections have been removed at the request of the adjacent property owner, and PG&E has agreed to remove all their facilities within this section of Stewart Road.

The attached resolution directs the City Clerk to record a notice of summary vacation and to reconvey the property associated with Stewart Road back to the adjacent property owner, Califia LLC.

It should be noted that the summary vacation of the roadway in question is consistent with Vesting Tentative Map No. VTM-17-116 (Tract 3765). Future development approvals necessary for River Islands Phase 2 will create additional roadways and circulation patterns associated with the development of that area.

REASON FOR RECOMMENDATION:

Califia, LLC has provided all required plans, specifications, and information required by City staff for the issuance of a grading permit for its Phase 2 levee grading activities. However, the summary vacation of Stewart Road from Paradise Road to Old River is required before grading activities can remove this section of Stewart Road.

Approval of the attached resolution by the City Council would vacate this portion of Stewart Road pending recordation of the associated lot line adjustments, and allow Phase 2 grading to remove this section of Stewart Road that will no longer be needed by the City.

BUDGET IMPACT:

There is no budget impact to the City. All City staff time required to process this request is funded by the developer. Vacation of Stewart Road will also eliminate the City's obligation to maintain that roadway, since it will no longer serve a City purpose.

**CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
SUMMARY VACATION OF STEWART ROAD FROM PARADISE ROAD
TO OLD RIVER (STEWART TRACT)**

PAGE 3

ATTACHMENTS:

- A. Adopt Resolution Approving Summary Vacation for a Portion of Stewart Road from Paradise Road West to Old River
- B. Stewart Road Summary Vacation Vicinity Map
- C. Legal Description of Portion of Stewart Road Being Vacated

**CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
SUMMARY VACATION OF STEWART ROAD FROM PARADISE ROAD
TO OLD RIVER (STEWART TRACT)**

APPROVALS



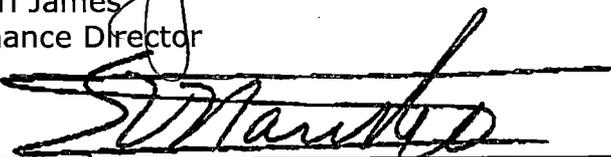
Glenn Gebhardt
City Engineer

5/6/19
Date



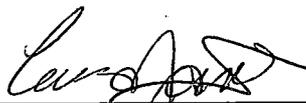
Cari James
Finance Director

5-8-19
Date



Salvador Navarrete
City Attorney

5-8-19
Date

for 

Stephen J. Salvatore
City Manager

5-8-19
Date

RESOLUTION NO. 19-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING SUMMARY VACATION OF A PORTION OF STEWART ROAD FROM PARADISE ROAD WEST TO OLD RIVER

WHEREAS, Califia, LLC, owner of five (5) parcels of land on the Stewart Tract that are near or adjacent to Stewart Road identified as Assessor parcel numbers 213-110-01, 213-110-02, 213-120-01, 213-120-03 and 213-120-04, has requested the summary vacation of a portion of Stewart Road; and

WHEREAS, the parcel identified as Assessor Parcel Number 213-120-04 currently has access to, and frontage on, Paradise Road; and

WHEREAS, the parcels identified as Assessor Parcel Number 213-110-01, 213-110-02, 213-120-01, and 213-120-03, currently have access to, and frontage on, the portion of Stewart Road intended to be vacated; and

WHEREAS, Califia, LLC, owner of the five (5) parcels of land on the Stewart Tract that are near or adjacent to Stewart Road, has submitted an application for two separate Lot Line Adjustments (LLA 19-38 and 19-43) that will combine the five subject parcels into two parcels, both with frontage and access on Paradise Road, resulting in Stewart Road no longer being needed as a public roadway to serve these parcel; and

WHEREAS, there no parcels served by this section of Stewart Road west of Old River so there are no property owners impacted, other than the applicant Califia LLC, and once the Lot Line Adjustments are recorded, the City of Lathrop has no further need for this portion of Stewart Road proposed for summary vacation; and

WHEREAS, the summary vacation of Stewart Road is subject to, and will be recorded concurrently with, LLA 19-38 and 19-43; and

WHEREAS, the portion of Stewart Road (Stewart Road) proposed for summary vacation and abandonment is depicted by Attachment B (vicinity map) and Attachment C (legal description) to the City Council staff report dated May 13, 2019, incorporated herein by reference; and

WHEREAS, the City may vacate all or part of a street, highway, or public service easement that no longer serves a public need pursuant to the Public Streets, Highways, and Service Easements Vacation Law (State of California Streets & Highways Code, §8300 et seq.); and

WHEREAS, no active public utilities exist on the portion of Stewart Road proposed to be vacated; all PG&E service connections have been removed and PG&E has agreed to remove all their facilities within this section of Stewart Road; and

WHEREAS, the summary vacation requirement for a public street has been met, pursuant to §8334 of the California Streets & Highways Code, since Stewart Road is no longer needed for public access, there are no active public utilities within Stewart Road and all parcels affected by the summary vacation and abandonment are all in common ownership to Califia; and

WHEREAS, Stewart Road was dedicated for a public purpose as street right of way (roadway easement), and the City has determined this street serves no parcels west of the Applicant's parcels, and once Lot Line Adjustment LLA 19-38 and 19-43 are recorded, Stewart Road is no longer needed for public purposes, and that there are no current or planned public improvements for this right of way, therefore the City Council is directing the City Manager to vacate the street right of way and allow the property to return to the current owner under California Government Code §66477.5(c); and

WHEREAS, the vacation and abandonment of the subject section of Stewart Road shall become effective from the date of recordation of a Notice of Lot Line Adjustment to be issued by the Community Development Department associated with combining the five subject parcels owned by Califia, LLC affected by this summary vacation into two parcels, both having frontage on Paradise Road, and the Notice of Vacation will be recorded concurrently with the Notice of Lot Line Adjustment.

WHEREAS, removal of Stewart Road as a public roadway is consistent with Vesting Tentative Map No. VTM-17-116 (Tract 3765) which anticipates subdivision of this area accompanied by new streets for access to the new lots, and the requested vacation is therefore consistent with the Lathrop General Plan; and

WHEREAS, Old Republic Title has requested that the City clarify title to the vacated Stewart Road by recording quitclaim deed deeds to re-convey the vacated Stewart Road right-of-way to the current, adjacent property owner, Califia, LLC.

WHEREAS, a public hearing is not required, and the use of a summary proceeding is allowed for the vacation of this public street by having met the following case specified in California Streets and Highways Code §8334:

"The legislative body of a local agency may summarily vacate any of the following:

a. An excess right-of-way of a street or highway not required for street or highway purposes.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City Council of the City of Lathrop hereby approves summary vacation and abandonment Stewart Road from Paradise Road west to Old River, as described in Attachment C to the City Council staff report dated May 13, 2019 which is incorporated herein.

2. The City Council of the City of Lathrop hereby authorizes the City Clerk to record a notice of Summary Vacation for this portion of Stewart Road, and to record quitclaim deeds to re-convey the vacated Stewart Road right-of-way to the current adjacent property owner, Califia, LLC.

The foregoing resolution was passed and adopted this 13th day of May, 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

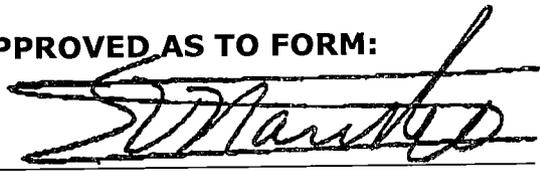
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney



STEWART ROAD SEGMENT TO BE ABANDONED: ■ ■ ■ ■ ■

LOT LINES: —————

AFFECTED PROPERTY BOUNDARY: ————

APN: XXX-XXX-XX



STEWART ROAD SUMMARY VACATION Vicinity Map



NO SCALE

JN 25503

APRIL 5, 2019

**EXHIBIT A
LEGAL DESCRIPTION
STEWART ROAD ABANDONMENT
RIVER ISLANDS
LATHROP, CALIFORNIA**

CERTAIN REAL PROPERTY SITUATE IN THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING ALL OF THAT CERTAIN STRIP OF LAND CONVEYED FOR HIGHWAY PURPOSES AS DESCRIBED IN THAT CERTAIN INDENTURE BETWEEN CALIFORNIA IRRIGATED FARMS AND THE COUNTY OF SAN JOAQUIN, RECORDED JUNE 11, 1931, IN BOOK 199, PAGE 335, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERN CORNER OF PARCEL 22, AS SAID PARCEL IS DESCRIBED IN THE GRANT DEED TO CALIFIA, LLC, RECORDED MARCH 30, 2001, AS DOCUMENT NUMBER 2001-046177, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, AS SAID PARCEL IS ALSO SHOWN AND DESIGNATED AS TRACT 12 ON THE RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, AT PAGE 142, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY;

THENCE, ALONG THE SOUTHERN LINE OF PARCEL 11, AS SAID PARCEL IS DESCRIBED IN THE GRANT DEED TO CALIFIA, LLC, RECORDED MARCH 30, 2001, AS DOCUMENT NUMBER 2001-046177, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, AS SAID PARCEL IS ALSO SHOWN AND DESIGNATED AS TRACT 7 ON THE RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, AT PAGE 142, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, NORTH 55°24'56" WEST 30.39 FEET TO THE NORTHWESTERN LINE OF PARADISE AVENUE (60 FEET WIDE), AS SAID PARADISE AVENUE IS DESCRIBED IN THAT CERTAIN INDENTURE BETWEEN CALIFORNIA IRRIGATED FARMS AND THE COUNTY OF SAN JOAQUIN, RECORDED SEPTEMBER 8, 1932, IN BOOK 199, PAGE 422, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, TO SAID POINT OF BEGINNING;

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID SOUTHERN LINE OF PARCEL 11, AND ALONG THE SOUTHERN LINE OF PARCEL 12, AS SAID PARCEL 12 IS DESCRIBED IN THE GRANT DEED TO CALIFIA, LLC, RECORDED MARCH 30, 2001, AS DOCUMENT NUMBER 2001-046177, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, AS SAID PARCEL IS ALSO SHOWN AND DESIGNATED AS TRACT 5 ON THE RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, AT PAGE 142, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, NORTH 77°53'29" WEST 6,536.26 FEET TO THE SOUTHWESTERN CORNER OF SAID PARCEL 12, AS SAID PARCEL 12 IS SHOWN ON SAID RECORD OF SURVEY, AND THERE TERMINATING.

THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED TO TERMINATE: (1) WESTERLY ON THE WESTERN LINE OF SAID TRACT 5, AS SAID TRACT 5 IS SHOWN ON SAID RECORD OF SURVEY (35 SURVEYS 142), AND THE WESTERN LINE OF TRACT 2, AS SAID TRACT 2 IS SHOWN ON SAID RECORD OF SURVEY (35 SURVEYS 142); (2) EASTERLY ON SAID NORTHWESTERN LINE OF PARADISE AVENUE (199 O.R. 422), AND THE NORTHWESTERN LINE OF PARADISE AVENUE, AS SAID PARADISE AVENUE IS DESCRIBED IN THE THAT CERTAIN INDENTURE BETWEEN RECLAIMED ISLAND LANDS COMPANY AND THE COUNTY OF SAN JOAQUIN, RECORDED OCTOBER 18, 1934, IN BOOK 408, PAGE 952, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

EXHIBIT A
LEGAL DESCRIPTION
STEWART ROAD ABANDONMENT
RIVER ISLANDS

APRIL 5, 2019

BEARINGS ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 3, CCS83, PER THE RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, PAGE 142, SAN JOAQUIN COUNTY RECORDS. THIS LEGAL DESCRIPTION IS BASED ON RECORD DATA. DISTANCES SHOWN ARE GROUND DISTANCES.

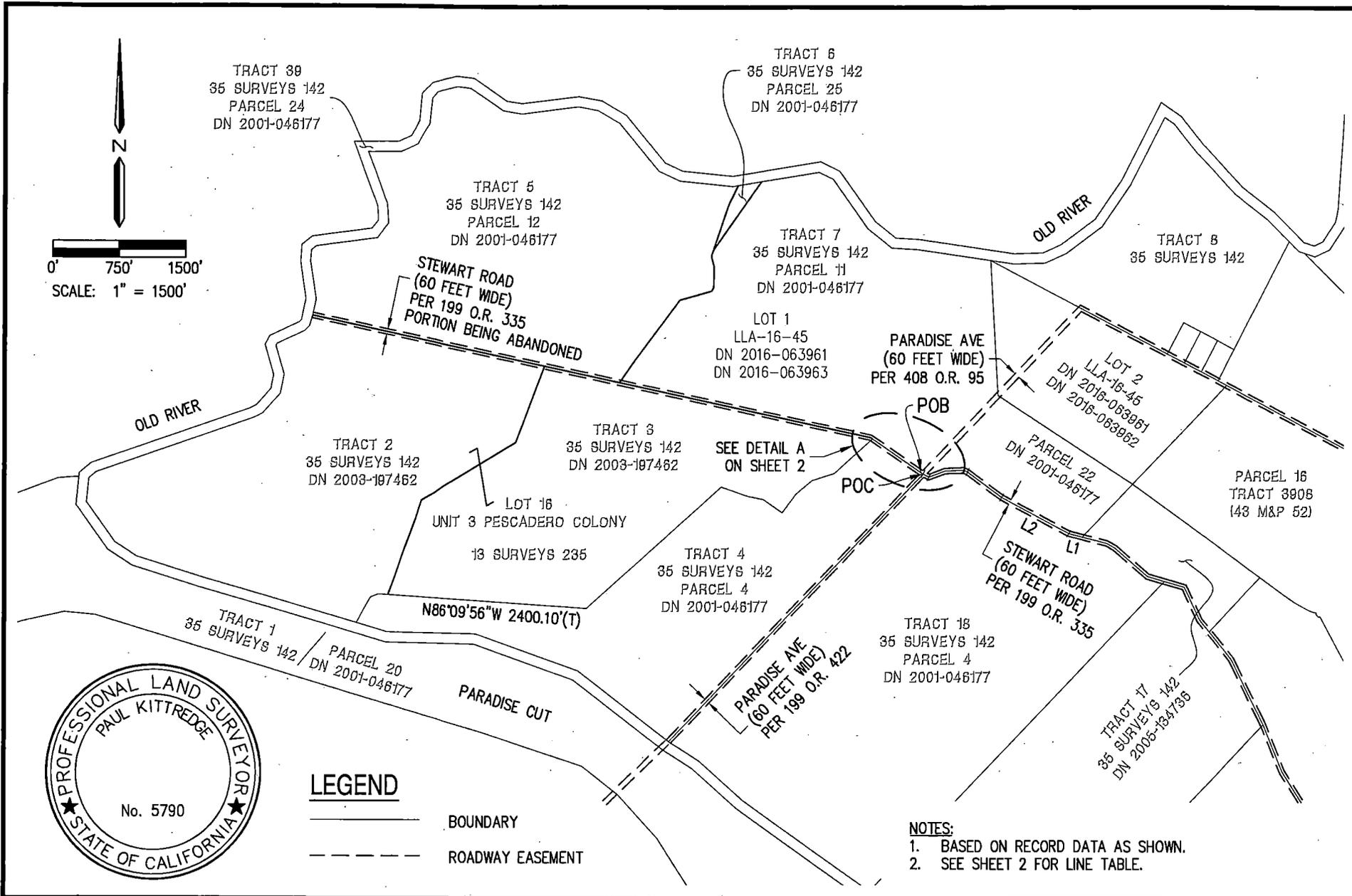
ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

PAUL KITTREDGE
PROFESSIONAL LAND SURVEYOR
CALIFORNIA NO. 5790

DATE

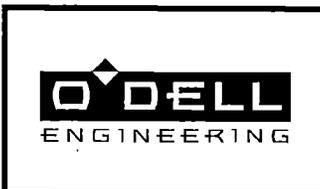


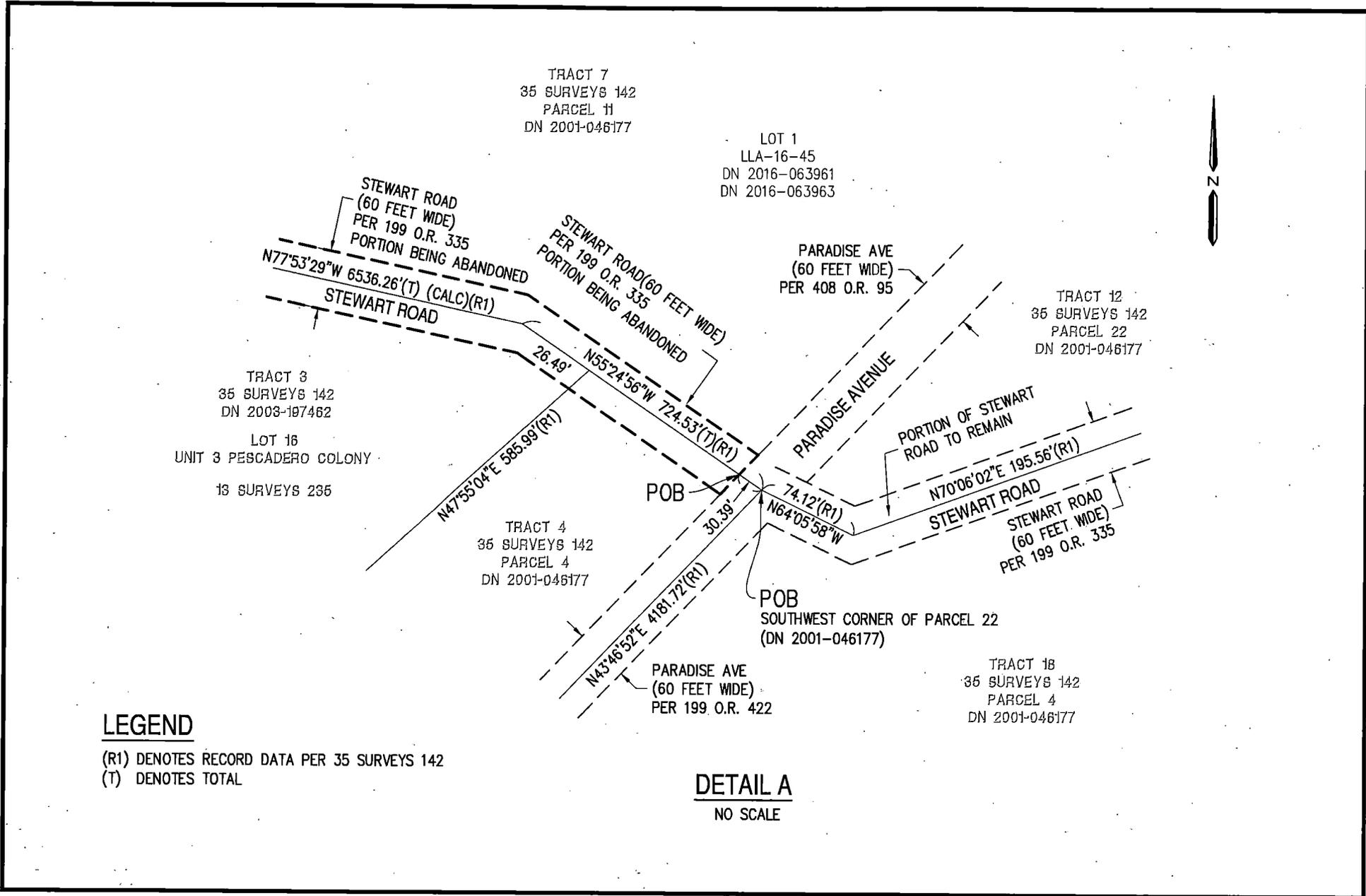


SCALE: 1" = 1500'	
DRAWN BY: JJ	
FILE: 25503 PLAT- PHASE 2 STEWART_RD.DWG	
DATE: 04/05/2019	SHEET: 1 OF 2

PLAT TO ACCOMPANY LEGAL DESCRIPTION
 RIVER ISLANDS
 STEWART ROAD ABANDONMENT

CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA





LEGEND

(R1) DENOTES RECORD DATA PER 35 SURVEYS 142
(T) DENOTES TOTAL

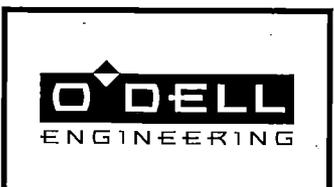
DETAIL A

NO SCALE

SCALE: NO SCALE	
DRAWN BY: JJ	
FILE: 25503 PLAT- PHASE 2 STEWART_RD.DWG	
DATE: 04/05/2019	SHEET: 2 OF 2

PLAT TO ACCOMPANY LEGAL DESCRIPTION
RIVER ISLANDS
STEWART ROAD ABANDONMENT

CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA



ITEM 4.21

CITY MANAGER'S REPORT MAY 13, 2019, CITY COUNCIL REGULAR MEETING

ITEM: ACCEPTANCE OF RIVER ISLANDS PUBLIC IMPROVEMENTS AND STREET DEDICATIONS FOR TRACTS 3791, 3792, 3793, 3796, 3859 AND 3861

RECOMMENDATION: Adopt Resolution Accepting Public Improvements and Street Dedications for Tracts 3791, 3792, 3793, 3796, 3859 and 3861 in the River Islands Development Area

SUMMARY:

River Island Development, LLC (RID), has completed construction of the public improvements listed in the GASB 34 reports (Attachment "C") for Tracts 3791, 3792, 3793, 3796, 3859 and 3861 ("Tracts") in accordance with their Subdivision Improvement Agreements (SIA). These improvements have been inspected by the City Engineer and have been deemed complete. Staff recommends City Council accept the public improvements and street dedications in accordance with City specifications. The cost to maintain these public improvements will be covered through a combination of the existing City of Lathrop (City) and River Islands Public Financing Authority (RIPFA) Community Facilities Districts (CFDs).

The developer has provided one-year maintenance bonds based on 10% of the construction costs per tract and a lien release for the improvements being accepted.

BACKGROUND:

Vesting Tentative Map (VTM) 3694 was approved by City Council on March 27, 2007, and amended on June 1, 2015, with updated conditions of approval. The Tracts, as proposed by RID, the Subdivider, complies with the amended conditions of approval of VTM 3694.

The land for the Tracts are within the geographic boundaries of Vesting Tentative Map (VTM) 3694 (Phase 1A), which included a Neighborhood Design Plan, Architectural Guidelines, Design Standards (AG/DS) and Parks Master Plan for the East Village neighborhood located west of the Community at South River Bend (CSRB) neighborhood within RID.

The following public facilities will be maintained by the City:

1. Streets (asphalt, sidewalks, striping, and signage)
2. Utilities (water, sewer, and storm)

As required by the City's subdivision ordinance, all final maps included a SIA to guarantee certain public improvements associated with the final map. The public improvements listed in Attachment C for the Tracts are complete.

CITY MANAGER'S REPORT **PAGE 2**
MAY 13, 2019, CITY COUNCIL REGULAR MEETING ACCEPTANCE OF RIVER ISLANDS PUBLIC IMPROVEMENTS AND STREET DEDICATIONS FOR TRACTS 3791, 3792, 3793, 3796, 3859, AND 3861

In addition, final maps within Phase 1A of the River Islands Development at Lathrop rejected the offer of dedication for streets, pending construction of street improvements. Staff now recommends Council accept the offered dedication of streets because improvements are completed.

Table 1 summarizes pertinent information pertaining to each tract. This information will aid in future inquiries and provide transparency of the acceptances for the Tracts.

Table 1: Summary of Tracts being accepted

Village/Final Map Tract Number	Council Final Map Approval	Resolution Number	Number of Lots	Maintenance Bond Number & Amount
B2/3791	May 4, 2015	15-3910	55	0757328 / \$112,900.00
C4/3792	Jan. 12, 2015	15-3835	60	0757330 / \$88,740.00
C5/3793	March 2, 2015	15-3881	34	
I-2/3796	Feb. 2, 2015	15-3874	46	
C-1/3861	April 6, 2015	15-3897	24	
C-1A/3859	Sep. 21, 2015	15-3975	24	0757329 / \$7,296.00

REASON FOR RECOMMENDATION:

The City Engineer has inspected the Tracts and confirmed that the improvements listed in Attachment C have been completed in accordance with City specifications. Developer has submitted a lien release, one-year maintenance bonds and AutoCAD as-builts for the improvements being accepted. Staff recommends Council accept the improvements identified in Attachment C and accept the offer of dedication of streets to allow for the City to maintenance.

FISCAL IMPACT:

The City will maintain the following public facilities. The one-year maintenance bonds cover any repairs or replacements that become necessary during the one-year period due to defective materials or workmanship. The City's Service Maintenance CFD 2013-1 has been established to further fund City maintenance and operating costs. The estimated revenues and appropriation will be included in the Fiscal Year 19-20 budget. Maintenance costs that are the responsibility of RIPFA or RD 2062 will be funded by the RIPFA CFD 2013-1 and by direct assessments by RD 2062.

MAY 13, 2019, CITY COUNCIL REGULAR MEETING ACCEPTANCE OF RIVER ISLANDS PUBLIC IMPROVEMENTS AND STREET DEDICATIONS FOR TRACTS 3791, 3792, 3793, 3796, 3859, AND 3861

ATTACHMENTS:

- A. Resolution Accepting Public Improvements and Street Dedications for Tracts 3791, 3792, 3793, 3796, 3859 and 3861 in the River Islands Development area
- B. Location Map
- C. GASB 34 Reports for Tracts 3791, 3792, 3793, 3796, 3859 and 3861
- D. One-year Maintenance Bonds for Tracts 3791, 3792, 3793, 3796, 3859 and 3861

CITY MANAGER'S REPORT **PAGE 4**
MAY 13, 2019, CITY COUNCIL REGULAR MEETING ACCEPTANCE OF RIVER ISLANDS PUBLIC IMPROVEMENTS AND STREET DEDICATIONS FOR TRACTS 3791, 3792, 3793, 3796, 3859, AND 3861

APPROVALS:



Steven J. Medina
Assistant Engineer

5/1/19
Date



Michael King
Assistant Director of Public Works

5-1-19
Date



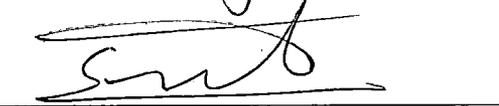
Glenn Gebhardt
City Engineer

5-5-19
Date



Cari James
Finance & Administrative Services Director

5-6-19
Date



Salvador Navarrete
City Attorney

5-2-19
Date

for 

Stephen J. Salvatore
City Manager

5-8-19
Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING PUBLIC IMPROVEMENTS AND STREET DEDICATIONS FOR TRACTS 3791, 3792, 3793, 3796, 3859 AND 3861 IN THE RIVER ISLANDS DEVELOPMENT AREA

WHEREAS, on March 27, 2007, the City Council approved Vesting Tentative Map No. 3694 (VTM 3694) with Conditions of Approval for a residential and commercial development that is consistent with the West Lathrop Specific Plan (WLSPP) and the River Islands Urban Design Concept (UDC); and

WHEREAS, the land for Tracts 3791, 3792, 3793, 3796, 3859 and 3861 ("Tracts") is within the geographic boundaries of Vesting Tentative Map (VTM) 3694 (Phase 1A), which included a Neighborhood Design Plan, Architectural Guidelines, Design Standards (AG/DS) and Parks Master Plan for the East Village neighborhood located west of the Community at South River Bend (CSR) neighborhood with River Islands Development, LLC (RID); and

WHEREAS, as required by the Subdivision Ordinance, all final maps included a Subdivision Improvement Agreements (SIA) to guarantee certain public improvements associated with the Final Map; and

WHEREAS, the public improvements for the Tracts listed on Attachment C to the staff report dated May 13, 2019, have been inspected by the City Engineer and deemed complete according to City specifications; and

WHEREAS, the cost to maintain these public improvements will be covered through a combination of the existing City, River Islands Public Financing Authority (RIPFA), Community Facilities Districts (CFDs), and direct assessments by RD 2062; and

WHEREAS, a lien release and one-year maintenance bonds have been received to secure RID's obligation to maintain all improvements and repair or correct any defective work; and

WHEREAS, at the time the Final Maps for these tracks were approved by City Council, that action rejected the dedication of streets, subject to the street improvements being completed; and

WHEREAS, the dedication of streets that was previously rejected is now being recommended to City Council by staff for acceptance; and

WHEREAS, staff is recommending the acceptance of public improvements in Attachment C, to the staff report dated May 13, 2019, for maintenance as part of the acceptance of the public improvements for the Tracts.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop accepts the Public Improvements for Tracts 3791, 3792, 3793, 3796, 3859 and 3861 in the River Islands Development at Lathrop; and

BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop rescinds the prior rejection and accepts the street dedications that were previously rejected for Tracts 3791, 3792, 3793, 3796, 3859 and 3861, and authorizes the City Clerk to record a copy of this resolution with the County Recorder's Office to provide public notice of the street acceptances.

The foregoing resolution was passed and adopted this 13th day of May, 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

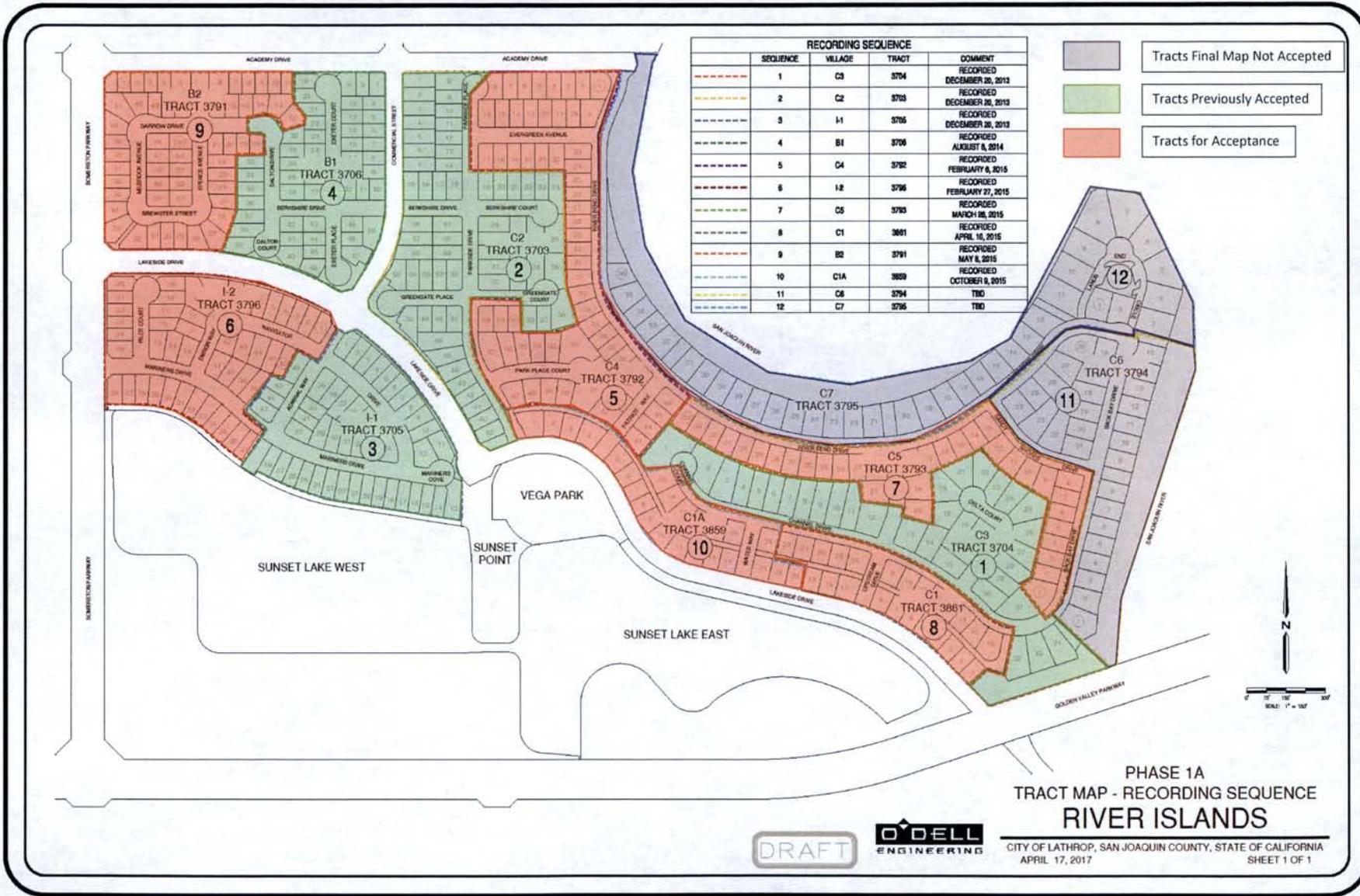
ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney



Attachment B



**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 1/26/2015Tract No.: 3791 (55 LOTS)

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving ('B2' Street, 'B3' Street cul-de-sac)	SF	-	\$ 1.20	\$ -
4.5" AC Paving ('B1,B3, B4, B7' Streets)	SF	55,339	\$ 1.60	\$ 88,542.40
Roll Curb and Gutter (With AB Cushion)	LF	2,120	\$ 15.00	\$ 31,800.00
Type F 9" Vertical Curb (With AB Cushion)	LF	358	\$ 15.00	\$ 5,370.00
Concrete Sidewalk (With AB Cushion)	SF	13,553	\$ 4.25	\$ 57,600.25
Handicap Ramps	EA	4	\$2,500.00	\$ 10,000.00
Street and Traffic Signs	EA	11	\$ 250.00	\$ 2,750.00
Survey Monuments	EA	7	\$ 300.00	\$ 2,100.00
Catch Basins (Type A Inlet)	EA	1	\$1,500.00	\$ 1,500.00
Catch Basins (Type A Inlet over Type I Manhole Base)	EA	6	\$2,500.00	\$ 15,000.00
Catch Basins (Type C Inlet)	EA	1	\$1,500.00	\$ 1,500.00
15" Storm Drain Pipe	LF	1,091	\$ 30.00	\$ 32,730.00
18" Storm Drain Pipe	LF	-	\$ 40.00	\$ -
24" Storm Drain Pipe	LF	170	\$ 60.00	\$ 10,200.00
SD Manholes (Type I)	EA	2	\$3,000.00	\$ 6,000.00
8" Sanitary Sewer Pipe	LF	1,098	\$ 28.00	\$ 30,744.00
SS Manholes	EA	6	\$4,000.00	\$ 24,000.00
8" Water Line (Including all appurtenances)	LF	1,183	\$ 32.00	\$ 37,856.00
1" Water Services (-6 Comm. Street)	EA	55	\$ 500.00	\$ 27,500.00
Fire Hydrants	EA	3	\$3,000.00	\$ 9,000.00
Blow Off Valve	EA	1	\$1,500.00	\$ 1,500.00
Water Sampling Stations	EA	1	\$5,000.00	\$ 5,000.00
Air Release Valve	EA	2	\$1,500.00	\$ 3,000.00
Total				\$ 403,692.65

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 9/12/2014

Tract No.: 3792 (60 Lots)

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving (60' Right of Way and Alleys)	SF	-	\$ 1.20	\$ -
4" AC Paving (60' Right of Way and Alleys)	SF	75,800	\$ 1.60	\$ 121,280.00
Vertical Curb and Gutter (With AB Cushion)	LF	2,964	\$ 15.00	\$ 44,460.00
Roll Curb and Gutter (With AB Cushion)	LF	3,546	\$ 12.00	\$ 42,552.00
Fluŝ Curb (With AB Cushion)	LF	-	\$ 15.00	\$ -
6" Vertical Curb (With AB Cushion)	LF	-	\$ 15.00	\$ -
Type F Curb and Apron (With AB Cushion)	LF	-	\$ 15.00	\$ -
Roundabout Curb and Apron (With AB-Cushion)	LF	-	\$ 25.00	\$ -
Traffic Circle Reinforced Concrete	SF	-	\$ 10.00	\$ -
Concrete Sidewalk (With AB Cushion)	SF	20,250	\$ 8.00	\$ 162,000.00
Driveway Approaches (Including Alleyways and Parks)	EA	6	\$ 600.00	\$ 3,600.00
Handicap Ramps	EA	12	\$ 2,500.00	\$ 30,000.00
Street and Traffic Signs	EA	12	\$ 250.00	\$ 3,000.00
Survey Monuments	EA	10	\$ 300.00	\$ 3,000.00
Catch Basins (Type A Inlet)	EA	3	\$ 1,500.00	\$ 4,500.00
Catch Basins (Type A Inlet over Type I Manhole Base)	EA	15	\$ 2,500.00	\$ 37,500.00
Catch Basins (Type A Inlet over Type II Manhole Base)	EA	-	\$ 2,500.00	\$ -
Field Inlet (Type C Inlet)	EA	-	\$ 1,500.00	\$ -
Field Inlet "A"	EA	-	\$ 1,200.00	\$ -
8" DIP	LF	-	\$ 25.00	\$ -
10" DIP	LF	-	\$ 30.00	\$ -
12" Storm Drain Pipe	LF	80	\$ 25.00	\$ 2,000.00
15" Storm Drain Pipe	LF	1,036	\$ 30.00	\$ 31,080.00
18" Storm Drain Pipe	LF	282	\$ 35.00	\$ 9,870.00
18" Storm Drain Force Main	LF	1,388	\$ 80.00	\$ 111,040.00
24" Storm Drain Pipe	LF	171	\$ 50.00	\$ 8,550.00
36" Storm Drain Pipe	LF	-	\$ 80.00	\$ -
42" Storm Drain Pipe	LF	-	\$ 95.00	\$ -
SD Manholes (Type I)	EA	2	\$ 3,000.00	\$ 6,000.00
SD Manholes (Type II)	EA	-	\$ 4,000.00	\$ -
8" Sanitary Sewer Pipe	LF	1,685	\$ 32.00	\$ 53,920.00
10" Sanitary Sewer Pipe	LF	207	\$ 35.00	\$ 7,245.00
SS Manholes	EA	14	\$ 4,000.00	\$ 56,000.00
8" Water Line (Including all appurtenances)	LF	2,172	\$ 32.00	\$ 69,504.00
10" Water Line (Including all appurtenances)	LF	-	\$ 40.00	\$ -
1" Water Services (-10 Comm. Street and -28 To Entry Road)	EA	60	\$ 500.00	\$ 30,000.00
2" Water Service	EA	-	\$ 800.00	\$ -
Fire Hydrants	EA	5	\$ 3,000.00	\$ 15,000.00
Blow Off Valve	EA	2	\$ 1,500.00	\$ 3,000.00
Water Sampling Stations	EA	-	\$ 5,000.00	\$ -
Air Release Valve	EA	1	\$ 1,500.00	\$ 1,500.00
12" Recycled Water Line (Including all appurtenances)	LF	880	\$ 35.00	\$ 30,800.00
Levee Access Path (12' Wide / 6" Gravel)	SF	-	\$ 0.90	\$ -
Removable Bollards	EA	-	\$ 300.00	\$ -
Total				\$ 887,401.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 9/12/2014

Tract No.: 3793 (34 Lots)

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving (60' Right of Way and Alleys)	SF	-	\$ 1.20	\$ -
4" AC Paving (60' Right of Way and Alleys)	SF	88,214	\$ 1.60	\$ 141,142.40
Vertical Curb and Gutter (With AB Cushion)	LF	279	\$ 15.00	\$ 4,185.00
Roll Curb and Gutter (With AB Cushion)	LF	4,709	\$ 12.00	\$ 56,508.00
Flush Curb (With AB Cushion)	LF	-	\$ 15.00	\$ -
6" Vertical Curb (With AB Cushion)	LF	-	\$ 15.00	\$ -
Type F Curb and Apron (With AB Cushion)	LF	-	\$ 15.00	\$ -
Roundabout Curb and Apron (With AB Cushion)	LF	-	\$ 25.00	\$ -
Traffic Circle Reinforced Concrete	SF	-	\$ 10.00	\$ -
Concrete Sidewalk (With AB Cushion)	SF	24,324	\$ 8.00	\$ 194,592.00
Driveway Approaches (Including Alleyways and Parks)	EA	-	\$ 600.00	\$ -
Handicap Ramps	EA	6	\$ 2,500.00	\$ 15,000.00
Street and Traffic Signs	EA	11	\$ 250.00	\$ 2,750.00
Survey Monuments	EA	9	\$ 300.00	\$ 2,700.00
Catch Basins (Type A Inlet)	EA	4	\$ 1,500.00	\$ 6,000.00
Catch Basins (Type A Inlet over Type I Manhole Base)	EA	14	\$ 2,500.00	\$ 35,000.00
Catch Basins (Type A Inlet over Type II Manhole Base)	EA	-	\$ 2,500.00	\$ -
Field Inlet (Type C Inlet)	EA	-	\$ 1,500.00	\$ -
Field Inlet "A"	EA	-	\$ 1,200.00	\$ -
8" DIP	LF	-	\$ 25.00	\$ -
10" DIP	LF	-	\$ 30.00	\$ -
12" Storm Drain Pipe	LF	50	\$ 25.00	\$ 1,250.00
15" Storm Drain Pipe	LF	890	\$ 30.00	\$ 26,700.00
18" Storm Drain Pipe	LF	90	\$ 35.00	\$ 3,150.00
18" Storm Drain Force Main	LF	-	\$ 80.00	\$ -
24" Storm Drain Pipe	LF	1,315	\$ 50.00	\$ 65,750.00
36" Storm Drain Pipe	LF	-	\$ 80.00	\$ -
42" Storm Drain Pipe	LF	-	\$ 95.00	\$ -
SD Manholes (Type I)	EA	2	\$ 3,000.00	\$ 6,000.00
SD Manholes (Type II)	EA	-	\$ 4,000.00	\$ -
8" Sanitary Sewer Pipe	LF	2,373	\$ 32.00	\$ 75,936.00
10" Sanitary Sewer Pipe	LF	-	\$ 35.00	\$ -
SS Manholes	EA	12	\$ 4,000.00	\$ 48,000.00
8" Water Line (Including all appurtenances)	LF	2,341	\$ 32.00	\$ 74,912.00
10" Water Line (Including all appurtenances)	LF	243	\$ 40.00	\$ 9,720.00
1" Water Services (-10 Comm. Street and -28 To Entry Road)	EA	34	\$ 500.00	\$ 17,000.00
2" Water Service	EA	1	\$ 800.00	\$ 800.00
Fire Hydrants	EA	5	\$ 3,000.00	\$ 15,000.00
Blow Off Valve	EA	1	\$ 1,500.00	\$ 1,500.00
Water Sampling Stations	EA	-	\$ 5,000.00	\$ -
Air Release Valve	EA	-	\$ 1,500.00	\$ -
12" Recycled Water Line (Including all appurtenances)	LF	-	\$ 35.00	\$ -
Levee Access Path (12' Wide / 6" Gravel)	SF	-	\$ 0.90	\$ -
Removable Bollards	EA	-	\$ 300.00	\$ -
Total				\$ 803,595.40

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 1/29/2015

Tract No.: 3796 (46 Lots)

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving (60' Right of Way and Alleys)	SF	52,200	\$ 1.20	\$ 62,640.00
9" Aggregate Base (60' Right of Way and Alleys)	SF	52,200	\$ 1.35	\$ 70,470.00
Vertical Curb and Gutter (With AB Cushion)	LF	97	\$ 15.00	\$ 1,455.00
Roll Curb and Gutter (With AB Cushion)	LF	2,568	\$ 15.00	\$ 38,520.00
5' Concrete Sidewalk (With AB Cushion)	SF	17,770	\$ 4.25	\$ 75,522.50
Handicap Ramps	EA	4	\$ 2,500.00	\$ 10,000.00
Survey Monuments	EA	9	\$ 300.00	\$ 2,700.00
Catch Basins (Type A Inlet)	EA	1	\$ 1,500.00	\$ 1,500.00
Catch Basins (Type A Inlet over Type I Manhole Base)	EA	10	\$ 2,500.00	\$ 25,000.00
15" Storm Drain Pipe	LF	115	\$ 30.00	\$ 3,450.00
18" Storm Drain Pipe	LF	568	\$ 40.00	\$ 22,720.00
24" Storm Drain Pipe	LF	66	\$ 60.00	\$ 3,960.00
4" Laterals	EA	46	\$ 600.00	\$ 27,600.00
8" Sanitary Sewer Pipe	LF	1,436	\$ 28.00	\$ 40,208.00
SS Manholes	EA	7	\$ 4,000.00	\$ 28,000.00
8" Water Line (Including all appurtenances)	LF	1,591	\$ 32.00	\$ 50,912.00
1" Water Services	EA	46	\$ 500.00	\$ 23,000.00
Fire Hydrants	EA	5	\$ 3,000.00	\$ 15,000.00
Blow Off Valve	EA	1	\$ 1,000.00	\$ 1,000.00
			Total	\$503,657.50

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 4/8/2015

Tract No.: 3859 (24 Lots)

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving (60' Right of Way and Alleys)	SF	19,200	\$ 1.20	\$ 23,040.00
4" AC Paving (60' Right of Way and Alleys)	SF	-	\$ 1.60	\$ -
Vertical Curb and Gutter (With AB Cushion)	LF	-	\$ 15.00	\$ -
Roll Curb and Gutter (With AB Cushion)	LF	1,030	\$ 12.00	\$ 12,360.00
Flush Curb (With AB Cushion)	LF	1,044	\$ 15.00	\$ 15,660.00
6" Vertical Curb (With AB Cushion)	LF	-	\$ 15.00	\$ -
Type F Curb and Apron (With AB Cushion)	LF	-	\$ 15.00	\$ -
Roundabout Curb and Apron (With AB Cushion)	LF	-	\$ 25.00	\$ -
Traffic Circle Reinforced Concrete	SF	-	\$ 10.00	\$ -
Concrete Sidewalk (With AB Cushion)	SF	-	\$ 8.00	\$ -
Driveway Approaches (Including Alleyways and Parks)	EA	-	\$ 600.00	\$ -
Handicap Ramps	EA	-	\$ 2,500.00	\$ -
Street and Traffic Signs	EA	12	\$ 250.00	\$ 3,000.00
Survey Monuments	EA	-	\$ 300.00	\$ -
Catch Basins (Type A Inlet)	EA	3	\$ 1,500.00	\$ 4,500.00
Catch Basins (Type A Inlet over Type I Manhole Base)	EA	1	\$ 2,500.00	\$ 2,500.00
Catch Basins (Type A Inlet over Type II Manhole Base)	EA	-	\$ 2,500.00	\$ -
Field Inlet (Type C Inlet)	EA	-	\$ 1,500.00	\$ -
Field Inlet "A"	EA	-	\$ 1,200.00	\$ -
8" DIP	LF	-	\$ 25.00	\$ -
10" DIP	LF	-	\$ 30.00	\$ -
12" Storm Drain Pipe	LF	-	\$ 25.00	\$ -
15" Storm Drain Pipe	LF	265	\$ 30.00	\$ 7,950.00
18" Storm Drain Pipe	LF	35	\$ 35.00	\$ 1,225.00
18" Storm Drain Force Main	LF	-	\$ 80.00	\$ -
24" Storm Drain Pipe	LF	55	\$ 50.00	\$ 2,750.00
36" Storm Drain Pipe	LF	-	\$ 80.00	\$ -
42" Storm Drain Pipe	LF	-	\$ 95.00	\$ -
SD Manholes (Type I)	EA	-	\$ 3,000.00	\$ -
SD Manholes (Type II)	EA	-	\$ 4,000.00	\$ -
8" Sanitary Sewer Pipe	LF	-	\$ 32.00	\$ -
10" Sanitary Sewer Pipe	LF	-	\$ 35.00	\$ -
SS Manholes	EA	-	\$ 4,000.00	\$ -
8" Water Line (Including all appurtenances)	LF	-	\$ 32.00	\$ -
10" Water Line (Including all appurtenances)	LF	-	\$ 40.00	\$ -
1" Water Services (-10 Comm. Street and -28 To Entry Road)	EA	-	\$ 500.00	\$ -
2" Water Service	EA	-	\$ 800.00	\$ -
Fire Hydrants	EA	-	\$ 3,000.00	\$ -
Blow Off Valve	EA	-	\$ 1,500.00	\$ -
Water Sampling Stations	EA	-	\$ 5,000.00	\$ -
Air Release Valve	EA	-	\$ 1,500.00	\$ -
12" Recycled Water Line (Including all appurtenances)	LF	-	\$ 35.00	\$ -
Levee Access Path (12' Wide / 6" Gravel)	SF	-	\$ 0.90	\$ -
Removable Bollards	EA	-	\$ 300.00	\$ -
Total				\$ 72,985.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 4/8/2015

Tract No.: 3861 (24 Lots)

Item	Unit	Qty	Unit Price	Amount
3" AC Paving (60' Right of Way and Alleys)	SF	20,830	\$ 1.20	\$ 24,996.00
4" AC Paving (60' Right of Way and Alleys)	SF	-	\$ 1.60	\$ -
Vertical Curb and Gutter (With AB Cushion)	LF	150	\$ 15.00	\$ 2,250.00
Roll Curb and Gutter (With AB Cushion)	LF	945	\$ 12.00	\$ 11,340.00
Flush Curb (With AB Cushion)	LF	1,076	\$ 15.00	\$ 16,140.00
6" Vertical Curb (With AB Cushion)	LF	-	\$ 15.00	\$ -
Type F Curb and Apron (With AB Cushion)	LF	-	\$ 15.00	\$ -
Roundabout Curb and Apron (With AB Cushion)	LF	-	\$ 25.00	\$ -
Traffic Circle Reinforced Concrete	SF	-	\$ 10.00	\$ -
Concrete Sidewalk (With AB Cushion)	SF	-	\$ 8.00	\$ -
Driveway Approaches (Including Alleyways and Parks)	EA	-	\$ 600.00	\$ -
Handicap Ramps	EA	-	\$ 2,500.00	\$ -
Street and Traffic Signs	EA	15	\$ 250.00	\$ 3,750.00
Survey Monuments	EA	-	\$ 300.00	\$ -
Catch Basins (Type A Inlet)	EA	4	\$ 1,500.00	\$ 6,000.00
Catch Basins (Type A Inlet over Type I Manhole Base)	EA	1	\$ 2,500.00	\$ 2,500.00
Catch Basins (Type A Inlet over Type II Manhole Base)	EA	-	\$ 2,500.00	\$ -
Field Inlet (Type C Inlet)	EA	1	\$ 1,500.00	\$ 1,500.00
Field Inlet "A"	EA	1	\$ 1,200.00	\$ 1,200.00
8" DIP	LF	-	\$ 25.00	\$ -
10" DIP	LF	-	\$ 30.00	\$ -
12" Storm Drain Pipe	LF	-	\$ 25.00	\$ -
15" Storm Drain Pipe	LF	365	\$ 30.00	\$ 10,950.00
18" Storm Drain Pipe	LF	-	\$ 35.00	\$ -
18" Storm Drain Force Main	LF	-	\$ 80.00	\$ -
24" Storm Drain Pipe	LF	150	\$ 50.00	\$ 7,500.00
36" Storm Drain Pipe	LF	-	\$ 80.00	\$ -
42" Storm Drain Pipe	LF	-	\$ 95.00	\$ -
SD Manholes (Type I)	EA	-	\$ 3,000.00	\$ -
SD Manholes (Type II)	EA	-	\$ 4,000.00	\$ -
8" Sanitary Sewer Pipe	LF	-	\$ 32.00	\$ -
10" Sanitary Sewer Pipe	LF	-	\$ 35.00	\$ -
SS Manholes	EA	-	\$ 4,000.00	\$ -
8" Water Line (Including all appurtenances)	LF	-	\$ 32.00	\$ -
10" Water Line (Including all appurtenances)	LF	-	\$ 40.00	\$ -
1" Water Services (-10 Comm. Street and -28 To Entry Road)	EA	-	\$ 500.00	\$ -
2" Water Service	EA	-	\$ 800.00	\$ -
Fire Hydrants	EA	-	\$ 3,000.00	\$ -
Blow Off Valve	EA	-	\$ 1,500.00	\$ -
Water Sampling Stations	EA	-	\$ 5,000.00	\$ -
Air Release Valve	EA	-	\$ 1,500.00	\$ -
12" Recycled Water Line (Including all appurtenances)	LF	-	\$ 35.00	\$ -
Levee Access Path (12' Wide / 6" Gravel)	SF	-	\$ 0.90	\$ -
Removable Bollards	EA	-	\$ 300.00	\$ -
Total				\$ 88,126.00



International Fidelity
INSURANCE COMPANY

One Newark Center, 20th flr. Newark, New Jersey 07102-5207 1-800-333-4167 / (973) 624-7200 / WWW.IFIC.COM

MAINTENANCE BOND

Premium: \$974

BOND NO. 0757328

KNOW ALL MEN BY THESE PRESENTS: THAT WE, River Islands Development, LLC

_____ as Principal, and
INTERNATIONAL FIDELITY INSURANCE COMPANY, a New Jersey Corporation of One Newark Center, 20th
Floor, Newark, New Jersey, licensed to do business in the State of New Jersey and
as Surety, are held and firmly bound unto City of Lathrop, CA
as Obligee, in the full and just sum of One Hundred Twelve Thousand Nine Hundred Dollars and Zero Cents
_____ (\$ 112,900.00)

Dollars lawful money of the United States of America to the payment of which sum, well and truly to be made,
the Principal and the Surety bind themselves, their successors and assigns, jointly and severally, firmly by these
presents.

SIGNED, SEALED AND DATED THIS 6th day of May, 20 19

THE CONDITION OF THIS OBLIGATION IS THAT, WHEREAS the Principal entered into a contract with the
Obligee for Tract 3791

AND WHEREAS, the Obligee requires a guarantee from the Principal against defective materials and workmanship
in connection with said Contract.

NOW, THEREFORE, if the Principal shall make any repairs or replacements which may become necessary during
the period of 5/13/2019 thru 5/13/2020 because of defective materials or workmanship in connection with
said contract of which defectiveness the Obligee shall give the Principal and Surety written notice within (30)
thirty days after discovery thereof, then this obligation shall be void; otherwise it shall be in full force and effect.

All suits at law or proceedings in equity to recover on this bond must be instituted within twelve (12) months after the
expiration of the maintenance period provided for herein.

River Islands Development, LLC

Witness _____

INTERNATIONAL FIDELITY INSURANCE COMPANY

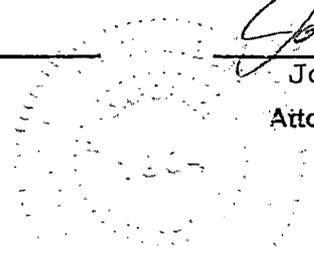
Witness _____

Trisha Chang

Jon Richard Sullivan

Jon Richard Sullivan

Attorney-in-Fact



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin)

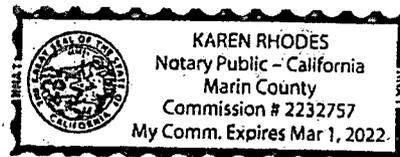
On May 6, 2019 before me, Karen Rhodes, Notary Public
(insert name and title of the officer)

personally appeared Jon Richard Sullivan
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



POWER OF ATTORNEY
INTERNATIONAL FIDELITY INSURANCE COMPANY
ALLEGHENY CASUALTY COMPANY

Bond # 0757328

One Newark Center, 20th Floor, Newark, New Jersey 07102-5207 PHONE: (973) 624-7200

KNOW ALL MEN BY THESE PRESENTS: That **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and **ALLEGHENY CASUALTY COMPANY** a corporation organized and existing under the laws of the State of New Jersey, having their principal office in the City of Newark, New Jersey, do hereby constitute and appoint

JON RICHARD SULLIVAN, DEBBIE L. WELSH, KAREN RHODES, MICHAEL B. MCGOWAN, DONNA J. FROWD

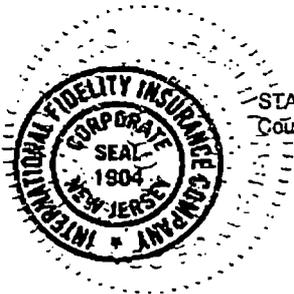
Novato, CA

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such Instrument(s) in pursuance of these presents, shall be as binding upon the said **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 20th day of July, 2010 and by the Board of Directors of **ALLEGHENY CASUALTY COMPANY** at a meeting duly held on the 10th day of July, 2015 :

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** have each executed and attested these presents on this 31st day of December, 2017



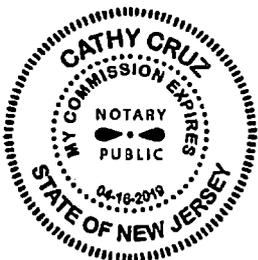
STATE OF NEW JERSEY
County of Essex

George R. James

Executive Vice President (International Fidelity Insurance Company) and
Vice President (Allegheny Casualty Company)



On this 31st day of December, 2017, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and of **ALLEGHENY CASUALTY COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2019

CERTIFICATION

I, the undersigned officer of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, May 06, 2019

Maria H. Branco, Assistant Secretary



**International Fidelity
INSURANCE COMPANY**

One Newark Center, 20th flr. Newark, New Jersey 07102-5207 1-800-333-4167 / (973) 624-7200 / WWW.IFIC.COM

MAINTENANCE BOND

Premium: \$766

BOND NO. 0757330

KNOW ALL MEN BY THESE PRESENTS: THAT WE, River Islands Development, LLC
_____ as Principal, and
INTERNATIONAL FIDELITY INSURANCE COMPANY, a New Jersey Corporation of One Newark Center, 20th
Floor, Newark, New Jersey, licensed to do business in the State of New Jersey and
as Surety, are held and firmly bound unto City of Lathrop, CA
as Oblige, in the full and just sum of Eighty Eight Thousand Seven Hundred Forty Dollars and Zero Cents
_____ (\$ 88,740.00)

Dollars lawful money of the United States of America to the payment of which sum, well and truly to be made,
the Principal and the Surety bind themselves, their successors and assigns, jointly and severally, firmly by these
presents.

SIGNED, SEALED AND DATED THIS 6th day of May, 20 19

THE CONDITION OF THIS OBLIGATION IS THAT, WHEREAS the Principal entered into a contract with the
Oblige for Tracts 3792, 3793, 3796, 3861

AND WHEREAS, the Oblige requires a guarantee from the Principal against defective materials and workmanship
in connection with said Contract.

NOW, THEREFORE, if the Principal shall make any repairs or replacements which may become necessary during
the period of 5/13/2019 thru 5/13/2020 because of defective materials or workmanship in connection with
said contract of which defectiveness the Oblige shall give the Principal and Surety written notice within (30)
thirty days after discovery thereof, then this obligation shall be void; otherwise it shall be in full force and effect.

All suits at law or proceedings in equity to recover on this bond must be instituted within twelve (12) months after the
expiration of the maintenance period provided for herein.

River Islands Development, LLC

Witness _____

INTERNATIONAL FIDELITY INSURANCE COMPANY

Witness

Trisha Chang
Trisha Chang



Jon Richard Sullivan
Jon Richard Sullivan
Attorney-in-Fact

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

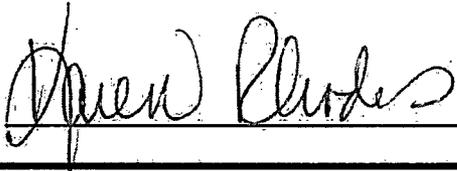
State of California
County of Marin)

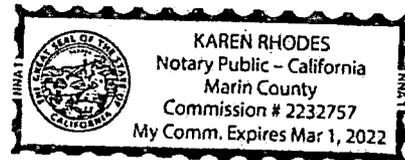
On May 6, 2019 before me, Karen Rhodes, Notary Public
(insert name and title of the officer)

personally appeared Jon Richard Sullivan
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



POWER OF ATTORNEY
INTERNATIONAL FIDELITY INSURANCE COMPANY
ALLEGHENY CASUALTY COMPANY

Bond # 0757330

One Newark Center, 20th Floor, Newark, New Jersey 07102-5207 PHONE: (973) 624-7200

KNOW ALL MEN BY THESE PRESENTS: That **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and **ALLEGHENY CASUALTY COMPANY** a corporation organized and existing under the laws of the State of New Jersey, having their principal office in the City of Newark, New Jersey, do hereby constitute and appoint

JON RICHARD SULLIVAN, DEBBIE L. WELSH, KAREN RHODES, MICHAEL B. MCGOWAN, DONNA J. FROWD

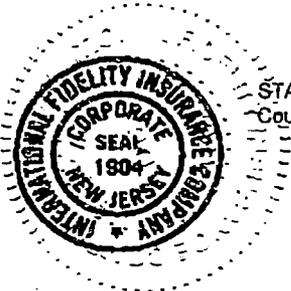
Novato, CA

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 20th day of July, 2010 and by the Board of Directors of **ALLEGHENY CASUALTY COMPANY** at a meeting duly held on the 10th day of July, 2015 :

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** have each executed and attested these presents on this 31st day of December, 2017



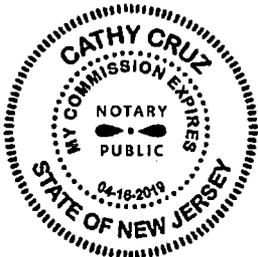
STATE OF NEW JERSEY
County of Essex

George R. James

Executive Vice President (International Fidelity Insurance Company) and
Vice President (Allegheny Casualty Company)



On this 31st day of December, 2017, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and of **ALLEGHENY CASUALTY COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2019

CERTIFICATION

I, the undersigned officer of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, May 06, 2019

Maria H. Branco, Assistant Secretary



**International Fidelity
INSURANCE COMPANY**

One Newark Center, 20th flr. Newark, New Jersey 07102-5207 1-800-333-4167 / (973) 624-7200 / WWW.IFIC.COM

MAINTENANCE BOND

Premium: \$63

BOND NO. 0757329

KNOW ALL MEN BY THESE PRESENTS: THAT WE, River Islands Development, LLC
_____ as Principal, and
INTERNATIONAL FIDELITY INSURANCE COMPANY, a New Jersey Corporation of One Newark Center, 20th
Floor, Newark, New Jersey, licensed to do business in the State of New Jersey and _____,
as Surety, are held and firmly bound unto City of Lathrop, CA
as Oblige, in the full and just sum of Seven Thousand Two Hundred Ninety Six Dollars and Zero Cents
_____ (\$ 7,296.00)

Dollars lawful money of the United States of America to the payment of which sum, well and truly to be made,
the Principal and the Surety bind themselves, their successors and assigns, jointly and severally, firmly by these
presents.

SIGNED, SEALED AND DATED THIS 6th day of May, 20 19

THE CONDITION OF THIS OBLIGATION IS THAT, WHEREAS the Principal entered into a contract with the
Obligee for Tract 3859

AND WHEREAS, the Oblige requires a guarantee from the Principal against defective materials and workmanship
in connection with said Contract.

NOW, THEREFORE, if the Principal shall make any repairs or replacements which may become necessary during
the period of 5/13/2019 thru 5/13/2020 because of defective materials or workmanship in connection with
said contract of which defectiveness the Oblige shall give the Principal and Surety written notice within (30)
thirty days after discovery thereof, then this obligation shall be void; otherwise it shall be in full force and effect.

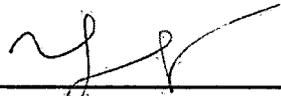
All suits at law or proceedings in equity to recover on this bond must be instituted within twelve (12) months after the
expiration of the maintenance period provided for herein.

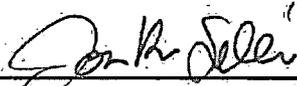
River Islands Development, LLC

Witness _____

INTERNATIONAL FIDELITY INSURANCE COMPANY

Witness _____


Trisha Chang


Jon Richard Sullivan
Attorney-in-Fact

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin)

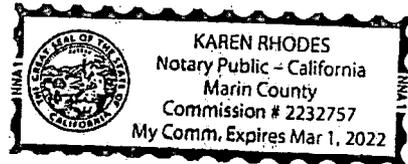
On May 6, 2019 before me, Karen Rhodes, Notary Public
(insert name and title of the officer)

personally appeared Jon Richard Sullivan
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



POWER OF ATTORNEY
INTERNATIONAL FIDELITY INSURANCE COMPANY
ALLEGHENY CASUALTY COMPANY

Bond # 0757329

One Newark Center, 20th Floor, Newark, New Jersey 07102-5207 PHONE: (973) 624-7200

KNOW ALL MEN BY THESE PRESENTS: That **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and **ALLEGHENY CASUALTY COMPANY** a corporation organized and existing under the laws of the State of New Jersey, having their principal office in the City of Newark, New Jersey, do hereby constitute and appoint

JON RICHARD SULLIVAN, DEBBIE L. WELSH, KAREN RHODES, MICHAEL B. MCGOWAN, DONNA J. FROWD

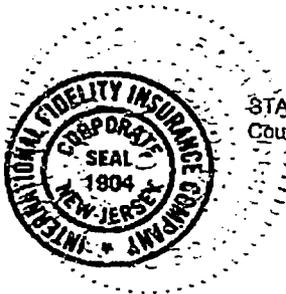
Novato, CA

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 20th day of July, 2010 and by the Board of Directors of **ALLEGHENY CASUALTY COMPANY** at a meeting duly held on the 10th day of July, 2015 :

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** have each executed and attested these presents on this 31st day of December, 2017



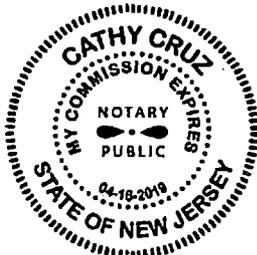
STATE OF NEW JERSEY
County of Essex

George R. James

Executive Vice President (International Fidelity Insurance Company) and
Vice President (Allegheny Casualty Company)



On this 31st day of December, 2017, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and of **ALLEGHENY CASUALTY COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2019

CERTIFICATION

I, the undersigned officer of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, May 06, 2019

A02260

Maria H. Branco, Assistant Secretary

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ITEM 4.22

CITY MANAGER'S REPORT MAY 13, 2019, CITY COUNCIL REGULAR MEETING

ITEM: APPROVAL OF DEFERRED FRONTAGE IMPROVEMENT AGREEMENT (DFIA) 19-02 AND AUTHORIZE RECORDATION OF IRREVOCABLE OFFER OF DEDICATION FOR RIVER ISLANDS PARKWAY AND ISLANDERS WAY WITHIN THE TOWN CENTER DISTRICT OF RIVER ISLANDS

RECOMMENDATION: Adopt Resolution Approving Deferred Frontage Improvement Agreement with 19-02 Califia, LLC, Approving the Recording of an an Irrevocable Offer of Dedication for River Islands Parkway and Islanders Way, within the Town Center District of River Islands

SUMMARY:

On May 30, 2018, the Planning Commission approved Conditional Use Permit 18-58 for Islanders Field (Baseball Stadium) and Conditional Use Permit 18-61 (Interim Soccer Facility) within the Town Center District of River Islands. Conditions of Approval ("COA") for these permits required that Califia, LLC dedicate right of way and construct certain street improvements for Islanders Way, a new public street which will serve both the Baseball Stadium and Interim Soccer Facility as its primary access.

While certain improvements have been constructed for River Islands Parkway and are being constructed for Islanders Way currently, additional guarantees for future improvements are required and offers of dedication for right of way are necessary at this time. The Deferred Frontage Improvement Agreement 19-02 (DFIA 19-02), included as Attachment C, provides the improvement guarantees in the form of a lien against the subject property. Once the improvements are completed in the future, this lien will be released. The Irrevocable Offer of Dedication for River Islands Parkway and Islanders Way will be recorded immediately and will allow the City to accept these dedications at any time. Acceptance of these offers of dedication is anticipated when the completed street improvements are offered to the City for maintenance.

BACKGROUND:

On March 27, 2007, the City Council approved VTM 3694 and amended VTM 3694 on June 1, 2015, with updated conditions of approval for all of River Islands Phase 1, including the River Islands Town Center District.

CITY MANAGER'S REPORT **PAGE 2**
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
DFIA 19-02 AND IOD FOR RIVER ISLANDS PARKWAY AND ISLANDERS WAY
(RIVER ISLANDS TOWN CENTER)

In 2016, Califia granted the City a Public Access Easement and Public Utilities Easement for River Islands Parkway, and in 2017, the City Council accepted public improvements for River Islands Parkway from McKee Boulevard to Somerston Parkway.

However, these improvements only included the southern portion of the roadway (two through lanes), since the second structure of Bradshaw's Crossing Bridge has not yet been constructed. As a result, Califia must guarantee the northern portion of River Islands Parkway and offer for dedication for the entire right of way of the roadway from Bradshaw's Crossing to Somerston Parkway as a result of the approvals for the Baseball Stadium and Interim Soccer Facility.

Additionally, Califia has been constructing Islanders Way, a new public street that will eventually provide access to various uses within the River Islands Town Center but will only serve the Baseball Stadium and Interim Soccer Facility initially. As a result, Islanders Way will only include full frontage improvements on its eastern edge but only curb and gutter on the western edge, since the Interim Soccer Facility will be removed in the future and replaced with permanent Town Center uses that will have specific parking and ingress/egress requirements not yet known. Also, staff is recommending the City not accept the dedication of right of way for Islanders Way at this time due to the interim nature of its access to only two uses. By delaying acceptance of this dedicated street and delaying acceptance of street improvements for City maintenance, the property owner will remain responsible for maintenance of the partially improved roadway.

The Irrevocable Offer of Dedication provided by Califia will allow the City Engineer to accept the right of way of Islanders Way in the future on behalf of the City. City acceptance of these offers of dedication is anticipated when the completed street improvements are offered to the City for maintenance.

REASON FOR RECOMMENDATION:

Califia, LLC has been improving access to the River Islands project and the Town Center for several years. The improvements to River Islands Parkway and Islanders Way will continue and are consistent with all applicable conditions of approval.

BUDGET IMPACT:

There is no budget impact to the City. Development fees cover all City costs, and any shortfalls in City maintenance and operating costs are covered by the CFD's for maintenance. River Islands is also providing funds necessary to defray any staff time required to process their request.

CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
DFIA 19-02 AND IOD FOR RIVER ISLANDS PARKWAY AND ISLANDERS WAY
(RIVER ISLANDS TOWN CENTER)

ATTACHMENTS:

- A. A Resolution Approving a Deferred Frontage Improvement Agreement with Califia, LLC, and Authorizing Staff to record an Irrevocable Offer of Dedication for River Islands Parkway and Islanders Way within the Town Center District of the River Islands Development
- B. Town Center Vicinity Map
- C. Deferred Frontage Improvement Agreement 19-02 with Califia, LLC., for River Islands Parkway and Islanders Way (APN 213-310-33)
 - Exhibit A Legal Description of Subject Property (APN: 213-310-33).
 - Exhibit B Conditions of Approval for CUP-18-58 (Town Center Baseball Stadium) and 18-61 (Interim Town Center Soccer Facility), approved by the Lathrop Planning Commission on May 30, 2018.
 - Exhibit C Depiction of Frontage Improvements for River Islands Parkway and Islanders Way.
 - Exhibit D Engineer's Estimate for Frontage Improvements (River Islands Parkway and Islanders Way).
 - Exhibit E Irrevocable Offer of Dedication for Islanders Way
 - Exhibit F Irrevocable Offer of Dedication for River Islands Parkway

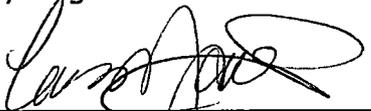
CITY MANAGER'S REPORT
MAY 13, 2019, CITY COUNCIL REGULAR MEETING
DFIA 19-02 AND IOD FOR RIVER ISLANDS PARKWAY AND ISLANDERS WAY
(RIVER ISLANDS TOWN CENTER)

APPROVALS



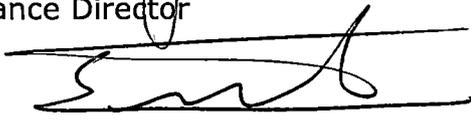
Glenn Gebhardt
City Engineer

5/4/19
Date



Cari James
Finance Director

5-7-19
Date



Salvador Navarrete
City Attorney

5-7-19
Date

for 

Stephen J. Salvatore
City Manager

5-8-19
Date

RESOLUTION NO. 19-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A DEFERRED FRONTAGE IMPROVEMENT AGREEMENT 19-02 WITH CALIFIA, LLC, AND APPROVING THE RECORDING OF AN IRREVOCABLE OFFER OF DEDICATION FOR RIVER ISLANDS PARKWAY AND ISLANDERS WAY WITHIN THE TOWN CENTER DISTRICT OF THE RIVER ISLANDS DEVELOPMENT

WHEREAS, on March 27, 2007, the City Council approved Vesting Tentative Map No. 3694 (VTM 3694) with Conditions of Approval for residential and commercial development that is consistent with the West Lathrop Specific Plan (WLSP) and the River Islands Urban Design Concept (UDC); and

WHEREAS, on June 1, 2015, the City Council approved amendments to the VTM, WLSP and UDC, with amended conditions of approval that included the River Islands Town Center; and

WHEREAS, in 2016, Califia, LLC ("Developer") provided a Public Access Easement and Public Utilities Easement for River Islands Parkway; and

WHEREAS, in 2017, the City Council accepted public improvements for River Islands Parkway from McKee Boulevard to Somerston Parkway, which only included the southern portion of the roadway (2 through lanes), since the second structure of Bradshaw's Crossing has not yet been constructed; and

WHEREAS, on May 30, 2018, the Lathrop Planning Commission approved a conditional use permit for a new baseball stadium in the Town Center District (CUP-18-58) and for an interim soccer facility (CUP-18-61), both permits requiring the developer to guarantee construction of street improvements and dedication of right of way for Somerston Way, River Islands Parkway and Islanders Way, a new street within the Town Center District; and

WHEREAS, the Somerston right of way has been dedicated and the Somerston street improvements have been constructed, and so no guarantee for Somerston is necessary; and

WHEREAS, because the soccer facility is interim in nature, full frontage improvements for River Islands Parkway and portions of Islanders Way adjacent to that facility are not needed at this time, and are best constructed when future permanent development occurs on the interim soccer facility site; and

WHEREAS, the Condition of Approval for the baseball stadium and interim soccer facility allowed a Deferred Frontage Improvement Agreement (DFIA) to guarantee these improvements; and

WHEREAS, the guarantee for future dedication of River Islands Parkway and Islanders Way is provided with an Irrevocable Offer of Dedication (IOD) for both River Islands Parkway and Islanders Way, as described in Attachment C to the City Council staff report dated May 13, 2019 which is incorporated herein; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop hereby approves the following actions:

1. Approves a Deferred Improvement Frontage Agreement 19-02 for the north half of River Islands Parkway and the western side of Islanders Way (APN 213-310-33) with Califia, LLC, and
2. Authorizes City Clerk to execute and record an Irrevocable Offer of Dedication for River Islands Parkway and Islanders Way.

The foregoing resolution was passed and adopted this 13th day of May, 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

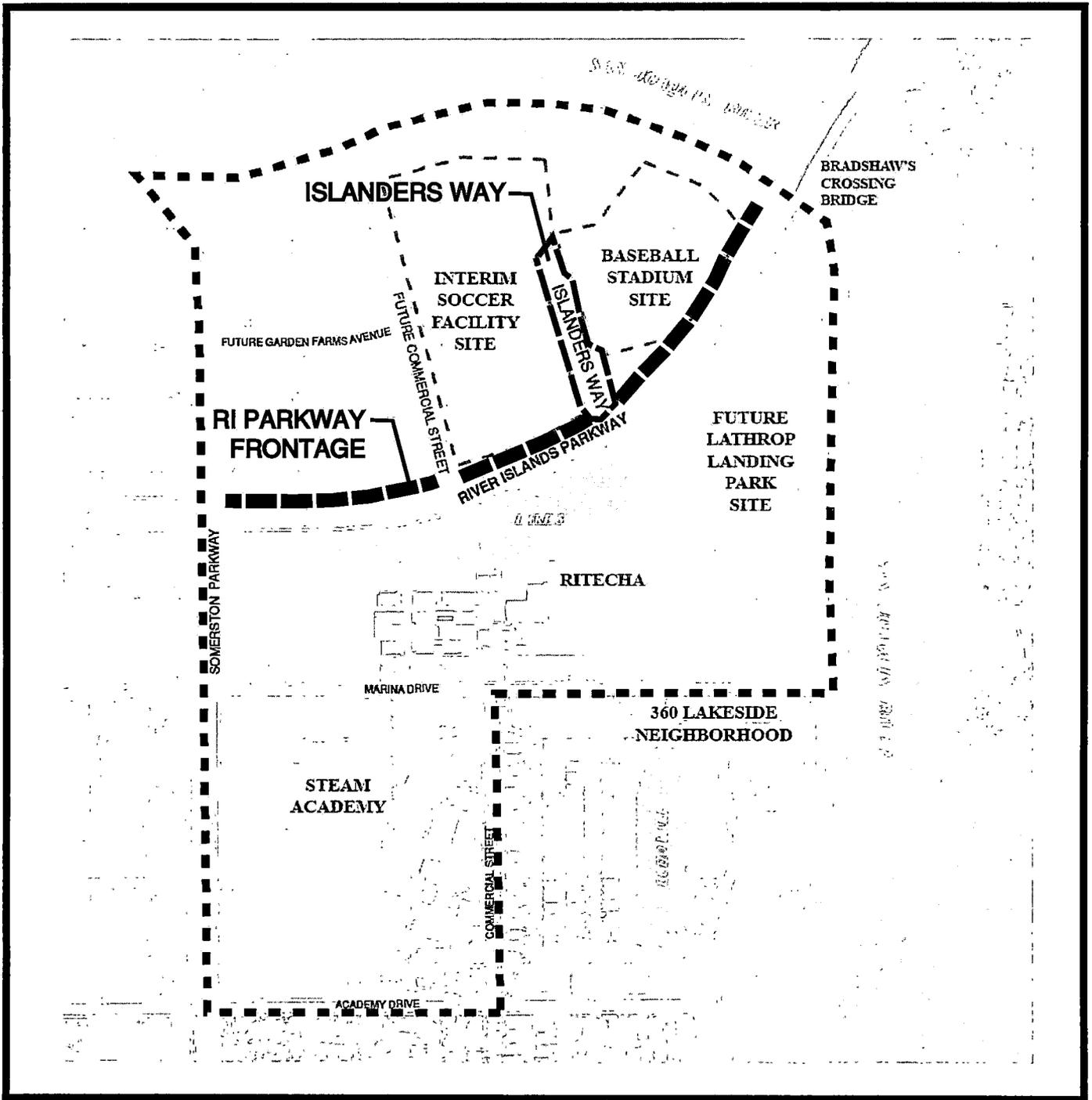
ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney



Vicinity Map



**River Islands Town Center District
River Islands Parkway/Islanders Way**



NO SCALE

*Recording Requested by and
Please Return to:*

City Clerk
City of Lathrop
390 Towne Centre Drive
Lathrop, California 95330

Exempt from payment of recording fees (GC 27383)

This Space Above for Recorder's Use Only

**IRREVOCABLE OFFER OF DEDICATION OF EASEMENT
FOR PUBLIC ROADWAY PURPOSES AND PUBLIC UTILITY EASEMENT
(ISLANDERS WAY – RIVER ISLANDS TOWN CENTER)**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Califia, LLC, a California limited liability company, hereby grant(s) to the CITY OF LATHROP, a municipal corporation in the County of San Joaquin, State of California, an easement for ingress, egress and road purposes, and a public utility easement (PUE), over and across the hereinafter described real property situated in City of Lathrop and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California, and may be accepted at any time by the City Engineer of the City of Lathrop. This Offer of Dedication may be terminated, and right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 9, or Chapter 2 of Division 2 of the Streets and Highways Code of the State of California, whichever is applicable.

The above described easement is to be kept open, clear and free from buildings and structures of any kind. This Offer of Dedication shall be irrevocable and shall be binding on the Grantor's heirs, executors, administrators, successors and assigns.

SIGNATURES:

Signed this _____ day of _____, 2019

CALIFIA, LLC
a California limited liability company

By: _____
Name: Susan Dell'Osso
Its: President

(Notary Acknowledgment Required for Each Signatory)

WHEREAS, River Islands Parkway, that provides frontage for both the Baseball Stadium and the Interim Soccer Facility, is not yet fully improved, with only two-way traffic provided on its southern frontage because the second Bradshaw’s Crossing Bridge structure does not yet exist; and

WHEREAS, OWNER provided a Public Access Easement (“PAE”) and Public Utilities Easement (“PUE”) to CITY for River Islands Parkway in 2016, from Bradshaw’s Crossing Bridge to Somerston Parkway and CITY accepted all River Islands Parkway improvements from McKee Boulevard to Somerston Parkway on June 19, 2017; and

WHEREAS, OWNER wishes to offer right of way for dedication to CITY of River Islands Parkway from Bradshaw’s Crossing Bridge to Somerston Parkway via an Irrevocable Offer of Dedication, which is included herein as Exhibit “F”.

WHEREAS, OWNER intends to fully develop the northern frontage of River Islands Parkway from Bradshaw’s Crossing Bridge to Somerston Parkway (“River Islands Widening”) when additional permanent development is proposed in the future and such development is required to construct frontage improvements by condition of CITY; and

WHEREAS, APPLICANT has also been required by the conditions of approval of the PERMITS to construct Islanders Way, a new public street that will eventually provide access to various uses within the River Islands Town Center and which will be constructed with full frontage improvements on its eastern edge, but only curb and gutter on the western edge, since the Interim Soccer Facility will be removed in the future and replaced with permanent Town Center uses that will have specific parking and ingress/egress requirements not yet known; and

WHEREAS, the COA does not require full frontage improvements along River Islands Parkway at this time and the CITY will not require such improvements until additional permanent uses within the River Islands Town Center are proposed and approved and additional frontage improvements are required for access to these permanent uses; and

WHEREAS, CITY prefers to delay acceptance of Islanders Way and the public improvements in that roadway, leaving the property owner to maintain that road at this time and is asking that OWNER provide an Irrevocable Offer of Dedication (“IOD”), substantially in the form of document included herein as Exhibit “E”, which will allow the City to accept the future right of way of Islanders Way in the future when the improvements are accepted; and

WHEREAS, APPLICANT shall obtain an encroachment permit from CITY for all interim improvements which may be required by conditions of approval of the PERMITS; and

WHEREAS, the PARTIES wish to defer the frontage improvements along the northern frontage of River Islands Parkway and the western frontage of Islanders Way, until such time as permanent uses in the Town Center are established at the Interim Soccer Facility site with future CITY permits.

NOW THEREFORE, it is agreed by and between the PARTIES hereto as follows:

1. OWNER represents and warrants that they are the fee title owners of the real property described in Attachment "A" attached hereto and herein incorporated by this reference. OWNER acknowledges that the development and operation of the PERMITS are subject to the requirement to construct frontage improvements along both River Islands Parkway and Islanders Way and are subject to an encroachment permit issued by CITY. Conditions of approval of the PERMITS are expressly incorporated by reference and made a part of this Agreement together with their Conditions of Approval (Exhibit "B"). The parties hereto agree that the actual construction of the required improvements may be delayed as provided herein. Failure to provide for the construction of these improvements when required by CITY shall constitute not only a failure of condition as to the PERMITS, but also a breach of this Agreement for which additional legal remedies may be pursued.

2. OWNER agrees to provide for the construction of certain frontage improvements for River Islands Parkway and Islanders Way as depicted on Exhibit "C" at the sole cost and expense of OWNER. Said frontage improvements shall be consistent with adopted City standards and include the items shown on the Engineer's Estimates, provided herein as Exhibit "D".

3. Upon written notification by the CITY to proceed, OWNER shall engage a Civil Engineer, licensed in the State of California, to design and prepare construction drawings for the required improvements depicted in Exhibit "C". The design of said improvements shall be in accordance with the latest City of Lathrop Design and Construction Standards in effect at the time of approval of the improvement plans. The improvement plans shall be submitted to the City Engineer for approval within ninety (90) days of written notification from CITY and construction shall commence within ninety (90) days after approval of the construction drawings. Conditions as to when the CITY would generally call for the frontage improvements to be built are noted in Chapter 12.12.050 of the Lathrop Municipal Code.

4. The City Engineer may choose to have CITY perform the design engineering and construction of these improvements as an alternate to paragraph 3 above. If CITY performs the design and construction work, OWNER shall reimburse CITY within 30 days of written notification of the CITY's request for reimbursement for all costs of the design and construction of the improvements. The cost of these improvements shall be the actual design and construction costs. The construction costs estimated in Exhibit "D" (\$1,074,000) shall be adjusted by the Engineering Construction Cost Index, as published by the Engineering News Record on an annual basis.

5. In any event, if there is a default of Paragraph 2 or 3 above by OWNER, the CITY may proceed to cause said construction to be performed and charge the entire cost and expense to the OWNER, including interest thereon at the maximum legal rate from the date of written notice of said cost and expense, until paid.

6. This agreement is intended to run with the land described in Exhibit "A" and is binding on the heirs, successors and assignees of OWNER and the benefit is to run to the successors and assignees of CITY. OWNER hereby expressly agrees that any costs incurred by CITY in its performance under Paragraphs 2, 3, 4 or 5 of this agreement shall constitute a lien upon the property described in Exhibit "A". OWNER consents to said lien and agrees the such lien is collectable by the CITY in the same manner as unpaid secured taxes, together with cost of collection.

7. OWNER shall include in any sales agreement or transfer of any interest in any part or the whole of the property which is covered by this Deferred Frontage Improvement Agreement, the requirement that the Buyer/Transferee assume the responsibilities set forth in this Agreement, as to the property and agrees to be subject to the terms and conditions herein, as an heir, successor or assignee of OWNER. OWNER shall require the Buyer/Transferee to sign an acknowledged and notarized statement substantially in the following form:

"Buyer/Transferee hereby acknowledges and assumes all responsibility for the construction of frontage improvements related to the property for which Buyer/Transferee is acquiring an interest, in accordance with the terms and conditions of Agreement DFIA 19-02 between the City of Lathrop and OWNER recorded as part of the Official Records of San Joaquin County."

8. Miscellaneous Provisions:

a. Consent. Whenever in this Agreement the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.

b. Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the Laws of the State of California.

c. Definitions. The definitions and terms are as defined in this Agreement.

d. Force Majeure. Neither party shall be deemed to be in default because of any delay or failure to perform its obligations under this Agreement that directly results from an Act of God or an act of a superior governmental authority.

e. Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.

f. Incorporation of Documents. All documents constituting the Agreement documents as described herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated in the Agreement and shall be deemed to be part of this Agreement.

g. Integration. This Agreement and any amendments hereto between the parties constitute the entire agreement between the parties concerning the deferral of the frontage improvements. There are no other prior oral or written agreements between the parties that are not incorporated in this Agreement regarding the timing of such frontage improvements.

h. Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.

i. Provision. Any agreement, covenant, condition, clause, qualification, restriction, reservation, term or other stipulation in the Agreement shall define or otherwise control, establish or limit the performance required or permitted or to be required of or permitted by either party. All provisions, whether covenants or conditions, shall be deemed to be both covenants and conditions.

j. Time is of the Essence. Time is of the essence of this Agreement and each of its provisions, in the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.

k. Venue. In the event that suit is brought by either party hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin or in the United States District Court for the Eastern District of California.

9. In the event that there are any changes to the law that make any part of this Agreement invalid, that portion of the Agreement shall be severed from the Agreement and the remaining portions of the Agreement shall remain in full force and effect.

10. In the event of any controversy, claim or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees and costs:

EXHIBITS:

- A. Legal Description of Subject Property (APN: 213-310-33).
- B. Conditions of Approval for CUP-18-58 (Town Center Baseball Stadium) and 18-61 (Interim Town Center Soccer Facility), approved by the Lathrop Planning Commission on May 30, 2018.
- C. Depiction of Frontage Improvements for River Islands Parkway and Islanders Way.
- D. Engineer's Estimate for Frontage Improvements (River Islands Parkway and Islanders Way).
- E. Irrevocable Offer of Dedication for Islanders Way.
- F. Irrevocable Offer of Dedication for River Islands Parkway.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

CITY OF LATHROP, a
municipal corporation of the
State of California

BY: _____
Teresa Vargas
City Clerk

BY: _____
Stephen J. Salvatore
City Manager

APPROVED AS TO FORM

BY: _____
Salvador Navarrete
City Attorney

Califa, LLC
a California limited liability company

BY: _____
Susan Dell'Osso
President
"OWNER"

EXHIBIT "A"

LEGAL DESCRIPTION OF SUBJECT PROPERTY

APRIL 2, 2019

**EXHIBIT A
LEGAL DESCRIPTION
LOT 3- TOWN CENTER
RIVER ISLANDS
LATHROP, CALIFORNIA**

REAL PROPERTY SITUATE IN THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

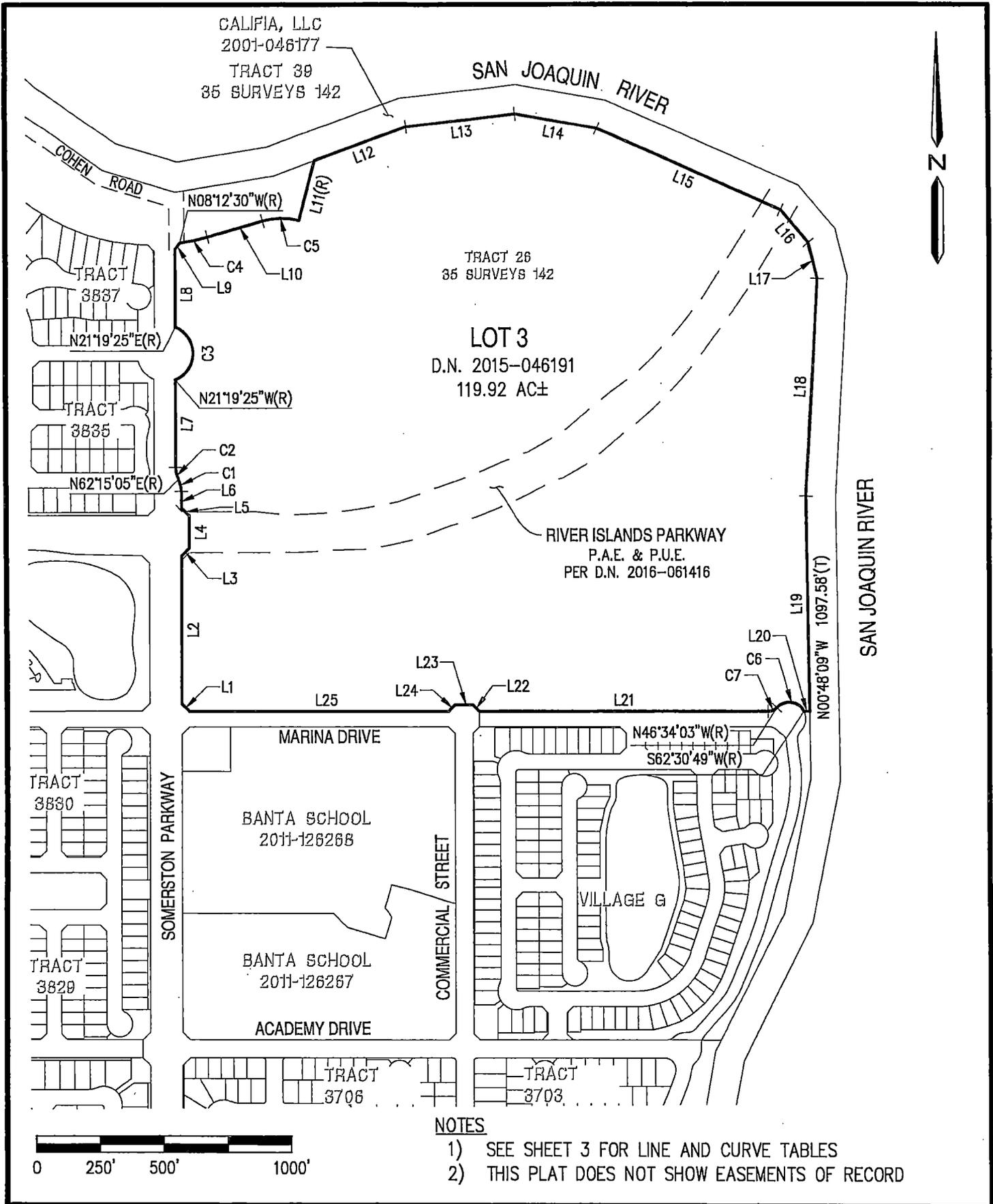
LOT 3, AS SAID LOT IS DESCRIBED IN THE GRANT DEED TO CALIFIA, LLC, RECORDED APRIL 24, 2015, AS DOCUMENT NUMBER 2015-046191, SAN JOAQUIN COUNTY RECORDS.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

Paul Kittredge
PAUL KITTREDGE
PROFESSIONAL LAND SURVEYOR
CALIFORNIA NO. 5790

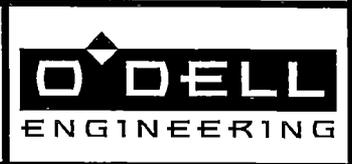
4/2/19
DATE





SCALE: 1" = 500'
 DRAWN BY: PK
 FILE: 25500 PLAT_LOT 3.DWG
 DATE: 4/2/2019 SHEET: 2 OF 3

EXHIBIT A
PLAT TO ACCOMPANY LEGAL DESCRIPTION
 TOWN CENTER
 CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N45°00'00"W	42.43'
L2	NORTH	576.00'
L3	N45°00'00"E	42.43'
L4	NORTH	126.00'
L5	N45°00'00"W	42.43'
L6	NORTH	63.72'
L7	NORTH	340.70'
L8	NORTH	302.11'
L9	N40°53'45"E	32.73'
L10	N74°01'50"E	225.49'
L11	N14°39'55"E	239.53'
L12	N69°38'51"E	380.29'
L13	N83°18'51"E	429.45'
L14	N79°51'09"W	326.41'
L15	N66°11'09"W	786.37'
L16	N40°31'09"W	166.56'
L17	N14°01'09"W	143.55'
L18	N3°11'51"E	846.90'
L19	N0°48'09"W	835.52'
L20	EAST	22.83'
L21	EAST	1133.15'
L22	N45°00'00"W	35.36'
L23	EAST	70.00'
L24	N45°00'00"E	35.36'
L25	EAST	1012.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	100.00	27°44'55"	48.43'
C2	100.00	27°44'55"	48.43'
C3	110.00	137°21'09"	263.70'
C4	810.00	7°45'40"	109.72'
C5	270.00	30°38'05"	144.36'
C6	65.00	109°04'52"	123.75'
C7	47.00	46°34'03"	38.20'

SCALE: N/A
DRAWN BY: PK
FILE: 25500 PLAT_LOT 3.DWG
DATE: 4/2/2019
SHEET: 3 OF 3

EXHIBIT A
PLAT TO ACCOMPANY LEGAL DESCRIPTION
 TOWN CENTER
 CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA



EXHIBIT "B"

CONDITIONS OF APPROVAL FOR CUP-18-58 AND 18-61



*Community Development Department
Planning Division*

390 Towne Centre Drive– Lathrop, CA 95330
Phone (209) 941-7290 – Fax (209) 941-7268
www.ci.lathrop.ca.us

June 4, 2018

River Islands Development, LLC
Attn: Susan Dell’Osso
73 W. Stewart Road
Lathrop, CA 95330

Re: Conditional Use Permit No. CUP-18-58; Islands Field at River Islands Baseball Stadium;
Town Center District, River Islands at Lathrop

Mrs. Dell’Osso:

At its special meeting on May 30, 2018, the City of Lathrop Planning Commission approved Conditional Use Permit No. 18-58 (Baseball Stadium) by adopting Resolution #18-18. A stamped approved copy of the plans and Consolidated Conditions of Approval dated May 30, 2018, are enclosed for your records.

If you have any questions, please do not hesitate to contact me directly at (209) 941-4266 or by email at mmeissner@ci.lathrop.ca.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Meissner", written over a horizontal line.

Mark Meissner,
Assistant Community Development Director

Encl: Planning Commission Resolution #18-18
Consolidated Conditions of Approval dated May 30, 2018
Stamped, approved site plan

Cc: File: CUP-18-58

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 18-18**

**A RESOLUTION OF THE CITY OF LATHROP PLANNING COMMISSION
APPROVING A CONDITIONAL USE PERMIT TO DEVELOP A BASEBALL
STADIUM AND RELATED USES FOR PRIVATE RECREATIONAL PURPOSES AS
PART OF THE RIVER ISLANDS AT LATHROP PROJECT
(CUP-18-58 RIVER ISLANDS DEVELOPMENT, LLC)**

WHEREAS, River Islands Development, LLC (“RID”) has made application to the City for a permanent baseball stadium, which includes lighted parking lots, a press box, concessions, restrooms, practice areas and other related uses within the Town Center District (“Baseball Stadium”) and to operate this facility on a permanent basis; and

WHEREAS, the Baseball Stadium site (“Project Site”) comprises approximately 12 acres located within a larger legal parcel (APN: 213-310-10), that has access directly from River Islands Parkway; and

WHEREAS, the Project Site is zoned and designated as MU-RI (Mixed Use – River Islands), which zoning allows private recreational uses, subject to City approval of a Conditional Use Permit; and

WHEREAS, in January 2003, the City Council approved the RI Project, certified the Final Subsequent Environmental Impact Report (SEIR) for the RI Project, adopted the 2003 West Lathrop Specific Plan (WLSP) and the Urban Design Concept, and approved a Phase I subdivision map and the 2003 Amended and Restated Development Agreement for the RI Project; and

WHEREAS, the above-referenced RI Project documents, including the SEIR, have been updated and amended several times thereafter, most recently in 2018 with the adoption of the Sixth Addendum to the SEIR; and

WHEREAS, the Baseball Stadium Site is designated for Mixed Use in the WLSP and for a variety of urban uses, including recreational uses of both public and private ownership and maintenance; and

WHEREAS, the Baseball Stadium Site is protected by accredited levees from a 100-year flood event as defined by FEMA; and

WHEREAS, the Planning Commission finds that the Baseball Stadium use is consistent with the Mixed-Use land use designations of the WLSP and City of Lathrop General Plan, and is also consistent with development standards for the Mixed-Use MU-RI zoning district, which allows for public or private recreational uses with the approval of a Conditional Use Permit; and

WHEREAS, the Planning Commission has reviewed and approved a Town Center Plan for the Town Center District, which includes and anticipates the Baseball Stadium as a permanent conditionally permitted use; and

WHEREAS, written notice was provided to the owners of property within 300 feet of the RI Project Site via U.S. Mail, and a notice of a public hearing before the Planning Commission was published in a newspaper of general circulation 10 days before the public hearing as required by Lathrop Municipal Code (LMC) 17.124.040; and

WHEREAS, the City of Lathrop Planning Commission held a duly-noticed public hearing on the Conditional Use Permit request pursuant to LMC 17.112.040 at a special meeting on May 30, 2018; and

WHEREAS, the Baseball Stadium has been reviewed by City staff, who have recommended that the Planning Commission approve CUP-18-58, along with certain conditions of approval that will ensure that the Baseball Stadium is consistent with the Lathrop General Plan, West Lathrop Specific Plan, Urban Design Concept, Lathrop zoning ordinance, Town Center Plan, and other applicable regulations and standards (conditions included and incorporated herein as Exhibit "A"); and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date;

NOW, THEREFORE, the Planning Commission of the City of Lathrop hereby approves Conditional Use Permit CUP-18-58 (River Islands Development, LLC) to construct and operate a baseball stadium and related uses for private recreational purposes on a permanent basis as part of the River Islands at Lathrop project with the conditions of approval listed as Attachment 2 of the staff report and incorporated by reference herein and as recommended by staff with the following findings:

1. The Planning Commission finds that the foregoing statements are true.
2. The Planning Commission finds that the Baseball Stadium as conditioned, is compatible and consistent with the character of the City, with the 2018 Town Center Plan, 2003 West Lathrop Specific Plan, the River Islands UDC, and the Lathrop General Plan, as amended, and with existing and planned land uses in the project vicinity.
3. The Planning Commission finds that the Baseball Stadium as conditioned is consistent with Chapter 17 Zoning of the LMC, with the provisions of the MU-RI zoning district, and other applicable land use standards and regulations.
4. The Planning Commission finds that the requirements and conditions of approval made a part of the Baseball Stadium by this resolution (Exhibit "A") are reasonable and will preserve, protect, provide for and foster the health, safety, and welfare of the citizenry in general, and of the persons who work in or visit the Baseball Stadium area in particular,

and will not be injurious to property or improvements in the vicinity.

5. The Planning Commission further finds, in accordance with LMC Section 17.112.060, that:
 - a) That there are circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right. The River Islands developer is creating new recreational opportunities for its residents and the Baseball Stadium will become essential component of the River Islands community;
 - b) That the proposed location of the conditional use is in accordance with the objectives of the zoning code and the purposes of the district in which the Project Site is located. The River Islands Town Center is envisioned as a central, intensively-used community center and gathering place, which includes both public and private recreational uses;
 - c) That the proposed use will comply with each of the applicable provisions of the LMC, as amended. Private and public recreational facilities are a conditional use in the MU-RI area, and the proposed Conditions of Approval require that all of the proposed facilities conform to development requirements and guidelines of the LMC.
6. The Planning Commission finds that environmental review for the Baseball Stadium has been adequately provided in the certified River Islands EIR as amended, and the project does not require further review under the California Environmental Quality Act (CEQA), for the following reasons:
 - a) The City Council certified the Final Subsequent Environmental Impact Report for the RI Project in February 2003 (State Clearinghouse No. 1993112027). The certified River Islands SEIR comprehensively addresses the potential environmental effects of urban development of the entire RI Project, including intensive urban development of the Town Center and its anticipated uses, like the Baseball Stadium and related uses.
 - b) The River Islands Project included approval of the Amended 2003 West Lathrop Specific Plan, which required development of recreational facilities as part of the Town Center District of the River Islands Project. The Baseball Stadium is similar in area, development intensity and type to land uses specified for the Project Site and vicinity in the WLSP and River Islands UDC, as well as the recently adopted Town Center Plan and has been found in conformity with these plans. The Baseball Stadium will not involve any more intensive development, or any type of development that would conflict with the WLSP and UDC.
 - c) Pursuant to CEQA Guidelines Section 15182, no EIR or negative declaration need be prepared for a residential project that conforms to an adopted specific plan. Recreational facilities are an integral part of the River Islands residential project, including residential development in the Town Center District, which will be of various densities and types. The conditions of approval for the Baseball Stadium attached to this resolution assure that the proposed use will adhere to the land use and development

obligations for the River Islands Project as described in the West Lathrop Specific Plan.

- d) Through the conditions of approval attached to this resolution, the Baseball Stadium shall be required to implement all of the applicable mitigation measures described in the certified River Islands SEIR. The potential environmental effects of the Baseball Stadium are addressed, and mitigation for potentially significant environmental effects is provided, by the River Islands SEIR.
- e) CEQA Guidelines Section 15183 provides that no additional environmental review is required for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific impacts. As noted, the Baseball Stadium is consistent with general plan designations and zoning and with the WLSP, for which an EIR was prepared and certified. No environmental effects were identified that were not already addressed in the EIR.
- f) CEQA Guidelines Section 15162 provides that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for the project unless the lead agency finds that there have been substantial changes in the project, the project circumstances or information available that would require major revisions to the EIR. The Baseball Stadium does not trigger any of the specified conditions.
 - 1) The Baseball Stadium does not involve any substantial changes to the WLSP or UDC that would result in new, significant environmental impacts or increase the severity of impacts previously identified and analyzed in the 2003 SEIR. The WLSP and UDC, addressed in the SEIR, require provision of educational facilities within the Specific Plan area, and specifically in the immediate vicinity of the Baseball Stadium Project Site. This resolution establishes conditions of approval that require all applicable SEIR mitigation measures be implemented as part of the Baseball Stadium project.
 - 2) There have been no substantial changes in the circumstances of the Baseball Stadium that would result in new, significant environmental impacts or increase the severity of impacts previously identified and analyzed. The present circumstances of the Baseball Stadium project have not changed significantly when compared to the environmental conditions evaluated in the SEIR, and as updated in the six addenda prepared since certification of the SEIR, other than that urban development has proceeded in accordance with the River Islands Project approvals. The Baseball Stadium would add new traffic to existing streets, but this traffic is well within the amount projected to occur with the River Islands Project in the SEIR.
 - 3) No new information of substantial importance has been uncovered disclosing that (i) the Baseball Stadium will have one or more significant effects not discussed in the certified SEIR; (ii) significant effects previously examined in the certified SEIR

will be substantially more severe than described in the certified SEIR; (iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the River Islands Project; or (iv) mitigation measures or alternatives which are considerably different from those analyzed in the certified SEIR would substantially reduce one or more significant effects on the environment. No such information has been disclosed in conjunction with the review of the Baseball Stadium. The proposed conditions of approval include requirements that will address localized traffic associated with the Baseball Stadium and nearby Baseball Stadium that there will be no significant traffic effect.

NOW, THEREFORE, BE IT RESOLVED THAT, based on the findings set forth in this resolution, evidence in the staff report, and evidence presented during the public hearing, the Planning Commission hereby approves the Baseball Stadium (CUP-18-58) with the conditions of approval as Attachment 2 of the staff report and incorporated by reference herein and directs the Director of Community Development or her designee to file a Notice of Determination with the San Joaquin County Clerk.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a special meeting on the 30th day of May 2018, by the following vote:

AYES: Ishihara, Freeman, Gatto

NOES: None

ABSTAIN: Lazard

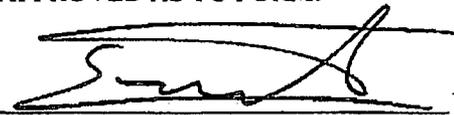
ABSENT: Torres-O'Callaghan


Jennifer Torres-O'Callaghan, Chair

ATTEST:


Rebecca Schmidt, Secretary

APPROVED AS TO FORM:


Salvador Navarrete, City Attorney

Community Development Department – Planning Division

Consolidated Conditions of Approval

May 30, 2018

Project Name: Islands Field at River Islands Baseball Stadium
File Number: Conditional Use Permit No. CUP-18-58
Project Address: Town Center District, River Islands at Lathrop

The following list of conditions shall be incorporated into the final construction plans and development phases of the project. The list of conditions are not intended to be all-inclusive or a comprehensive listing of all City or district regulations. Please note that additional comments and/or conditions may be added pending the response to the comments noted below and/or changes to the proposed project. The following comments and conditions of approval are based on the application and diagrams submitted on April 11, 2018.

CONDITIONS OF APPROVAL

These conditions shall apply to the **Conditional Use Permit 18-58** - Baseball Stadium (Town Center District) – River Islands at Lathrop (“Baseball Stadium CUP”). The property that is subject to this conditional use permit (the “Subject Property”) consists of a portion of the River Islands at Lathrop project known as “River Islands” and located in the West Lathrop Specific Plan area. These Conditions of Approval shall apply to the Subject Property and to River Islands Development, LLC, Califia, LLC and their successors in interest, hereinafter referred to as the “Applicant.” The River Islands project shall be developed in accordance with “Applicable Law” as defined in 2003 River Islands Project Amended and Restated Development Agreement (“Development Agreement”), including but not limited to the terms and conditions of 2003 Amended West Lathrop Specific Plan (“WLSP”) and Subsequent Approvals.

General Requirements

1. The applicant shall comply with all conditions of approval adopted by the Planning Commission in approving the Baseball Stadium CUP.
2. In the event clarification is required for these Conditions of Approval, the Community Development Director and Public Works Director shall have the authority either to administratively clarify the intent and wording of these Conditions of Approval without the requirement of a public hearing or to refer questions regarding the interpretation of these Conditions of Approval to the City Council. If applicant takes issue with the clarification provided administratively, applicant shall have the right to appeal the administrative clarification to the City Council. The Community Development Director and the Public Works Director also shall have the authority to make minor modifications to these conditions without a public hearing provided such administrative modifications are made at the request of applicant and are consistent with and in furtherance of the underlying intent of the condition being modified.

3. In accordance with Section 8.05.02 of the Development Agreement, "When conducting the environmental review for any application for an Approval, City shall review the Mitigation Monitoring Program adopted in connection with the 2003 Amended West Lathrop Specific Plan EIR (the "MMP") to determine if any mitigation measure contained in the MMP should be incorporated into the design of, or added as a condition of approval to, such Approval."
4. By accepting the benefits covered under this Baseball Stadium CUP, the applicant acknowledges the defense and indemnity obligations set forth in Section 15.05 of the Development Agreement which proposes as follows: "Section 15.05. Defense and Indemnity. Califia shall defend and indemnify City from and against any and all damages, claims, costs and liabilities arising out of the personal injury or death of any third party, or damage to the property of any third party, to the extent such damages, claims, costs or liabilities result from the construction of the Project by Califia or by Califia's contractors, subcontractors, agents or employees. Nothing in this Section 15.05 shall be construed to mean that Califia shall defend or indemnify City from or against any damages, claims, costs or liabilities arising from, or alleged to arise from, activities associated with the maintenance or repair by City or any other public agency of improvements that have been offered for dedication and accepted by City or such other public agency. City and Califia may from time to time enter into subdivision improvement agreements, as authorized by the Subdivision Map Act, which agreements may include defense and indemnity provisions different from those contained in this Section 15.05. In the event of any conflict between such provisions in any such subdivision improvement agreement and the provisions set forth above, the provisions of such subdivision improvement agreement shall prevail."
5. By accepting the benefits conferred under this Baseball Stadium CUP, the applicant acknowledges all the conditions imposed and accepts this CUP subject to those conditions and with full awareness of the provisions of "Applicable Law" as defined in Article 4 of the Development Agreement, including those "Uniform Codes and Standard Specifications" applicable to the Project in accordance with Section 4.03 of the Project Development Agreement.
6. By accepting the benefits conferred under this Baseball Stadium CUP, the applicant waives any challenge as to the validity of these Baseball Stadium CUP conditions.
7. Upon City determination of a violation or failure to comply with Lathrop Municipal Code and/or these Conditions of approval, this Conditional Use Permit may be revoked, suspended or modified, as provided for under Chapter 17.122 of the LMC.
8. If the City is required to enforce any of the conditions of approval, the affected applicant or property owner shall pay all of the City's reasonable costs of such enforcement.

Building Services

1. Final building elevations, floor plans, landscaping and irrigation, exterior lighting and site improvement plans and details, etc. (as applicable) shall be submitted with the Building Permit application and shall be reviewed and approved by the Planning Division.
2. Any proposed trash enclosures shall include a covered roof, sewer drain connection and grease interceptor. Details and/or alternative designs shall be subject to review and approval of the Planning

and Building Divisions and Public Works Department. The trash enclosure design and color shall match or compliment the proposed buildings.

3. The use shall not involve any activity, process, equipment, materials storage, or uses that are inconsistent with the standards and regulations of the Lathrop Municipal Code.
4. This project shall comply with the current California Building Codes and Standards.
5. Accessibility (ADA) shall comply with the applicable standards contained in Chapter 11 of the CBC and the city of Lathrop Municipal Ordinances. A complete ADA plan is required at time of building permit application.
6. Building permits for each component of the Baseball Stadium may be obtained individually, based upon occupancy and structure type. Temporary Occupancy of the Baseball Stadium may be provided at the Building Official's discretion as provided for in the 2016 CBC. Final completion and inspection of all components shall be necessary before issuance of the Final Certificate of Occupancy.
7. A City of Lathrop Building Permit from the Building Division is required prior to the commencement of any construction activity.
8. Identify and maintain accessible access and facilities that meet the current Building Codes in effect at the time of permit submittal. Currently, the 2016 CBC requirements are in effect, including all restroom facilities and prepare and maintain path of travel from accessible parking to all buildings on site.
9. All modular structures shall be HCD-433 compliant, if applicable.
10. All structures shall be designed under the current California Building Codes in effect at time of permit applications.
11. Plan review fees must be paid at time of submittal, no exception.
12. Identify on building permit plans the Occupancy type and Construction type of proposed building and spaces.

Planning Division

1. Signs shall require a Planning Division Sign Design application and a separate Building Permit application, subject to review and approval of the Planning and Building Divisions.
2. A final site lighting photometric plan and information with detailed specifications on fixtures, site poles and wall packs as well as a manufacturer's catalogue containing photometric data, shall be submitted with the Building plan check for City review and approval. A nighttime site lighting inspection shall occur prior to the Certificate of Occupancy.
3. The proposed use and facilities shall comply with all applicable site development, parking and landscaping provisions contained in Title 17 Zoning in the Lathrop Municipal Code.

4. Any permanent landscaping for the proposed project shall be constructed in accordance with the Section 17.92.70 Landscape and Screening Standards of the Lathrop Municipal Code. Compliance with this condition shall include a submittal of a final landscaping and irrigation plan, with location, variety, irrigation, and other information necessary to determine compliance with requirements, for review and approval by the Planning Division. All permanent landscaping and irrigation for this project shall be installed and completed prior to Certificate of Occupancy, unless other arrangements are approved by the Community Development Director. Water conservation measures as required by the Lathrop Municipal Code shall be employed if potable water is utilized for irrigation purposes. Use of non-potable water sources for irrigation are encouraged, will not be subject to applicable water conservation measures but will require additional City approval.

Public Works

1. Applicant shall retain the services of a California licensed civil engineer to design the final public street and utility plans for sewer, water and storm drain lines and joint trench facilities.
2. Applicant shall submit hydrology and hydraulic calculations and plans for any on-site storm water system to the City for review and approval. The detention basin must be sized per City Standards. Applicant shall pay the all costs associated with this review.
3. Applicant shall install as part of their onsite improvement all necessary Best Management Practices (BMP's) for post construction in accordance with City guidelines and standards. The BMP's must be in place prior to final occupancy.
4. Prior to Building Permit issuance, Applicant shall submit plans and information for the sanitary sewer system to the City for review and approval, and Applicant shall assign adequate existing sewer treatment and disposal allocation to this site.
5. Applicant shall provide documentation of expected sewer demands and the availability of sufficient sewer capacity for the intended uses.
6. Prior to Building Permit issuance, Applicant shall provide documentation of expected water demands and assign existing water allocation to this site as applicable.
7. Prior to Building Permit issuance, Applicant shall be required to dedicate Islanders Way as proposed by the Applicant and in accordance with the submitted improvement plans to the extent shown on the approved site plan:
 - 7a. Applicant shall submit the on-site and offsite plans for approval along with the applicable plan check and inspection fees. All improvements to Islanders Way shall be completed prior to occupancy of the Baseball Stadium.
 - 7b. Prior to Building Permit issuance, Applicant shall guarantee all on-site and off-site public improvements that have not yet been completed with a performance bond in the amount of 120% of the unfinished work as shown on improvement plans approved by the City Engineer. Upon Council acceptance of all public improvements, the performance bond

shall be released upon receipt of a maintenance bond in the amount of 10% of the full construction cost of the on-site and off-site public improvements.

- 7c. Prior to Building Permit issuance, Applicant shall enter into a Deferred Frontage Improvement Agreement to guarantee all frontage improvements for this site, including full half street improvements on River Islands Parkway, and half street improvements on Somerston Parkway, where these streets front the parcel upon which the Baseball Stadium is to be constructed.
8. An Encroachment Permit shall be required for all work in the City right-of-way.
9. Prior to Building Permit issuance, Applicant shall be required to pay Capital Facilities Fees.
10. Applicant shall dedicate 10' PUEs adjacent to the dedicated portions of Islanders Way.
11. Prior to Issuance of a Final Certificate of Occupancy, the applicant shall provide all easements as needed to insure access, and utility easements.
12. Applicant shall insure that all offsite and onsite improvements comply with City Standards and with the City's Storm Water Development Standards.
13. Should at any time the proposed use creates peak hour (AM/PM) traffic impacts to the surrounding area at the written determination of the City Engineer or at such time the first permanent retail, office, mixed-use or high density residential use is proposed for the Town Center, the applicant shall retain a qualified traffic engineer to provide a Traffic Study of the Town Center, including the Baseball Stadium, to determine any adverse impacts and propose relevant mitigations. Any mitigations proposed and deemed relevant by the City Engineer shall become conditions of approval to the first permanent, retail, office, mixed-use or high-density residential use established within the Town Center.

Lathrop Manteca Fire District

1. The project must conform to the appropriate edition of the California Fire Code (currently the 2016 edition) and all related standards.
2. Permits shall be obtained from the fire code official. Permit(s) and fees, shall be paid prior to issuance of any and/or all permits. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official.
3. Approved automatic sprinkler systems shall be provided as required in 2016 California Fire Code §903.2. Tenant/Occupant/Owner shall have the responsibility to ensure that the correct fire suppression system is added/modified/tested and accepted by the (AHJ) Fire District. Fire suppression system plans shall be modified under separate fire permit and shall be submitted by a licensed contractor, to the (AHJ) Fire District for review and approval prior to modification. Deferred submittal accepted.

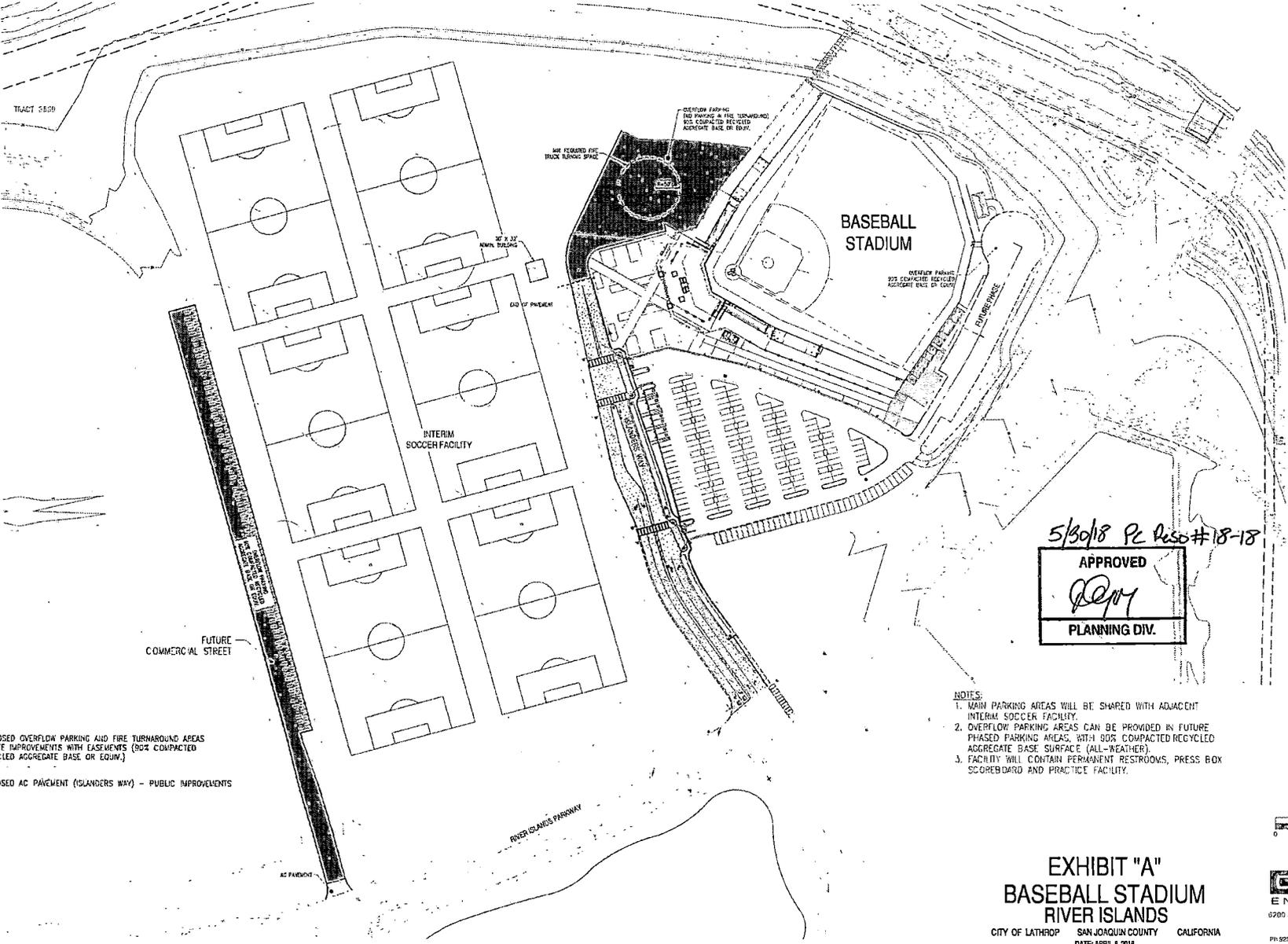
4. Approved fire alarm systems shall be installed in accordance with 2016 CFC §907.2 and 2016 NFPA 72.
5. Fire Department Development Fees for all new buildings must be paid in accordance with the City of Lathrop's Ordinance and Resolutions adopting the fee schedule.
6. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to commencing construction beyond the foundation stage, or as soon as combustible material arrives on the site.
7. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
8. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chief's Association.
9. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, a key box is required to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. In addition to key box(es), any automatic gates shall have Opticom access ability to provide necessary access for emergency apparatus.
10. Other fire & life safety requirements may be required at time of building plan review.
11. Final approval is subject to field inspections. Minimum 48 hour notice required prior to any life-safety fire inspections. Other conditions may apply at time of inspections and are subject to correction.

Lathrop Police Services

1. Prior to issuance of each site grading permit, a security plan shall be submitted and approved by the Lathrop Police Services. The security plan shall include the location of all security lighting and provide private security at all times when material is on the site or on-going construction activity is occurring.
2. A security lighting plan shall be submitted for review and approval of the Lathrop Police Services for all commercial areas. The plan shall include illumination of exterior doors with a minimum of 1-foot candle of light at ground level during darkness with vandal-proof fixtures.
3. For all non-residential permanent construction, roof top addresses shall comply with the following:
 - 3a. Only the numbers of the address need to be placed on the roof. The street name does not need to be placed on the roof. The numbers shall be placed on a portion of the roof that is unobscured from view from the air. The numbers shall be read from about 500 feet or

more, day and night. A bright color of paint shall be used, such as yellow or orange and the color shall be in contrast to the roof color.

- 3b. The numbers shall be at least 3 ft tall, 2 ft. wide and spaced 9 inches apart. The width of each brush stroke shall be a minimum of 6 inches.
 - 3c. The main address shall be placed on the roof facing the street, so it can be read from the air. If the building contains numerous individual suites or offices, paint the suite or office number on the roof over the front door to that business.
4. Prior to Certificate of Occupancy, all tenants or businesses in which money transactions will be made may be required to provide a recordable security system for the front door of such businesses, subject to review and approval of the Police Services.



5/30/18 PC Reso #18-18

APPROVED

[Signature]

PLANNING DIV.

- NOTES:
1. MAIN PARKING AREAS WILL BE SHARED WITH ADJACENT INTERIM SOCCER FACILITY.
 2. OVERFLOW PARKING AREAS CAN BE PROVIDED IN FUTURE PHASED PARKING AREAS, WITH 80% COMPACTED RECYCLED AGGREGATE BASE SURFACE (ALL-WEATHER).
 3. FACILITY WILL CONTAIN PERMANENT RESTROOMS, PRESS BOX SCOREBOARD AND PRACTICE FACILITY.

LEGEND

PROPOSED OVERFLOW PARKING AND FIRE TURNAROUND AREAS
PRIVATE IMPROVEMENTS WITH EASEMENTS (80% COMPACTED
RECYCLED AGGREGATE BASE OR EQUIV.)

PROPOSED AC PAVEMENT (ISLANDERS WAY) - PUBLIC IMPROVEMENTS

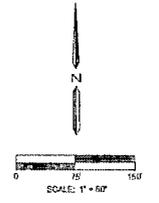


EXHIBIT "A"
BASEBALL STADIUM
RIVER ISLANDS

CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA
DATE: APRIL 8, 2018

ODELL
ENGINEERING

3200 Stoneridge Mill Road, Suite 330
Pleasanton, CA 94589
PH: 925.277.8343 odellengr.com



***Community Development Department
Planning Division***

390 Towne Centre Drive– Lathrop, CA 95330
Phone (209) 941-7290 – Fax (209) 941-7268
www.ci.lathrop.ca.us

June 4, 2018

River Islands Development, LLC
Attn: Susan Dell'Osso
73 W. Stewart Road
Lathrop, CA 95330

Re: Conditional Use Permit No. CUP-18-61; Interim Soccer Facility; Town Center District,
River Islands at Lathrop

Mrs. Dell'Osso:

At its special meeting on May 30, 2018, the City of Lathrop Planning Commission approved Conditional Use Permit No. 18-61 (Interim Soccer Facility) by adopting Resolution #18-19. A stamped approved copy of the plans and Consolidated Conditions of Approval dated May 30, 2018, are enclosed for your records.

If you have any questions, please do not hesitate to contact me directly at (209) 941-4266 or by email at mmeissner@ci.lathrop.ca.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Meissner", is written over the word "Sincerely,".

Mark Meissner,
Assistant Community Development Director

Encl: Planning Commission Resolution #18-19
Consolidated Conditions of Approval dated May 30, 2018
Stamped, approved site plan

Cc: File: CUP-18-61

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 18-19**

**A RESOLUTION OF THE CITY OF LATHROP PLANNING COMMISSION
APPROVING A CONDITIONAL USE PERMIT TO DEVELOP AN INTERIM SOCCER
FACILITY AND MODULAR ADMINISTRATIVE OFFICE AND RESTROOMS FOR
PRIVATE RECREATIONAL PURPOSES FOR A PERIOD OF FIVE (5) YEARS
AS PART OF THE RIVER ISLANDS AT LATHROP PROJECT
(CUP-18-61 RIVER ISLANDS DEVELOPMENT, LLC)**

WHEREAS, the City of Lathrop Planning Commission approved Conditional Use Permit CUP-15-08 for River Islands Technology Academy (“RITECHA”) on February 11, 2015 within the Town Center District of the River Islands at Lathrop project; and

WHEREAS, RITECHA was approved as an interim charter school use for educational purposes, after being first established at its prior location that now houses the Banta STEAM Academy; and

WHEREAS, the approval of RITECHA provided a precedent for the establishment of new interim uses within the Town Center District; and

WHEREAS, River Islands Development, LLC (“RID”) has made application to the City for another interim use, to establish a private soccer facility within the Town Center District (“Soccer Facility”) and to operate this facility for a period of five (5) years, with the option for extension to a maximum of ten (10) years; and

WHEREAS, the Soccer Facility site (“Project Site”) comprises approximately 16 acres located within a larger legal parcel (APN: 213-310-10), with access directly from River Islands Parkway; and

WHEREAS, the Project Site is zoned and designated as MU-RI (Mixed Use – River Islands), which zoning allows private recreational uses, subject to City approval of a Conditional Use Permit; and

WHEREAS, in January 2003, the City Council approved the RI Project, certified the Final Subsequent Environmental Impact Report (SEIR) for the RI Project, adopted the 2003 West Lathrop Specific Plan (WLSP) and the Urban Design Concept, and approved a Phase 1 subdivision map and the 2003 Amended and Restated Development Agreement for the RI Project; and

WHEREAS, the above-referenced RI Project documents, including the SEIR, have been updated and amended several times thereafter, most recently in 2018 with the adoption of the Sixth Addendum to the SEIR; and

WHEREAS, the Soccer Facility Project Site is designated for Mixed Use in the WLSP and for a variety of urban uses, including recreational uses of both public and private ownership and maintenance; and

WHEREAS, the Soccer Facility Project Site is protected by accredited levees from a 100-year flood event as defined by FEMA; and

WHEREAS, the Planning Commission finds that the Soccer Facility use is consistent with the Mixed-Use land use designations of the WLSP and City of Lathrop General Plan, and is also consistent with development standards for the Mixed-Use MU-RI zoning district, which allows for public or private recreational uses with the approval of a Conditional Use Permit; and

WHEREAS, the Planning Commission has reviewed and approved a Town Center Plan for the Town Center District, which includes and anticipates the Soccer Facility as a conditionally permitted use; and

WHEREAS, written notice was provided to the owners of property within 300 feet of the RI Project Site via U.S. Mail, and a notice of a public hearing before the Planning Commission was published in a newspaper of general circulation 10 days before the public hearing as required by Lathrop Municipal Code (LMC) 17.124.040; and

WHEREAS, the City of Lathrop Planning Commission held a duly-noticed public hearing on the Conditional Use Permit request pursuant to LMC 17.112.040 at its regular meeting of May 30, 2018; and

WHEREAS, the Soccer Facility has been reviewed by City staff, who have recommended that the Planning Commission approve CUP-18-61, along with certain conditions of approval that will ensure that the Soccer Facility is consistent with the Lathrop General Plan, West Lathrop Specific Plan, Urban Design Concept, Lathrop zoning ordinance, Town Center Plan, and other applicable regulations and standards (conditions included and incorporated herein as Exhibit "A"); and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date;

NOW, THEREFORE, the Planning Commission of the City of Lathrop hereby approves Conditional Use Permit No. CUP-18-61 (River Islands Development, LLC) to develop an interim soccer facility with modular administrative office and restrooms for a period of 5 to 10 years as part of the River Islands at Lathrop project with the conditions of approval listed as Attachment 2 of the staff report and incorporated by reference herein and as recommended by staff with the following findings:

1. The Planning Commission finds that the foregoing statements are true.
2. The Planning Commission finds that the Interim Soccer Facility as conditioned, is compatible and consistent with the character of the City, with the 2018 Town Center Plan, 2003 West Lathrop Specific Plan, the River Islands UDC, and the Lathrop General Plan, as amended, and with existing and planned land uses in the project vicinity.
3. The Planning Commission finds that the Interim Soccer Facility as conditioned is

consistent with Chapter 17 Zoning of the LMC, with the provisions of the MU-RI zoning district, and other applicable land use standards and regulations.

4. The Planning Commission finds that the requirements and conditions of approval made a part of the Interim Soccer Facility by this resolution (Exhibit "A") are reasonable and will preserve, protect, provide for and foster the health, safety, and welfare of the citizenry in general, and of the persons who work in or visit the Soccer Facility area in particular, and will not be injurious to property or improvements in the vicinity.
5. The Planning Commission further finds, in accordance with LMC Section 17.112.060, that:
 - 5a. That there are circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right. The River Islands developer is creating new recreational opportunities for its residents and the Interim Soccer Facility will become essential component of the River Islands community;
 - 5b. That the proposed location of the conditional use is in accordance with the objectives of the zoning code and the purposes of the district in which the Project Site is located. The River Islands Town Center is envisioned as a central, intensively-used community center and gathering place, which includes both public and private recreational uses;
 - 5c. That the proposed use will comply with each of the applicable provisions of the LMC, as amended. Private and public recreational facilities are a conditional use in the MU-RI area, and the proposed Conditions of Approval require that all of the proposed facilities conform to development requirements and guidelines of the LMC.
6. The Planning Commission finds that environmental review for the Interim Soccer Project has been adequately provided in the certified River Islands EIR as amended, and the project does not require further review under the California Environmental Quality Act (CEQA), for the following reasons:
 - 6a. The City Council certified the Final Subsequent Environmental Impact Report for the RI Project in February 2003 (State Clearinghouse No. 1993112027). The certified River Islands SEIR comprehensively addresses the potential environmental effects of urban development of the entire RI Project, including intensive urban development of the Town Center and its anticipated uses, like the Soccer Facility and related uses.
 - 6b. The River Islands Project included approval of the Amended 2003 West Lathrop Specific Plan, which required development of recreational facilities as part of the Town Center District of the River Islands Project. The Soccer Facility is similar in area, development intensity and type to land uses specified for the Project Site and vicinity in the WLSP and River Islands UDC, as well as the recently adopted Town Center Plan and has been found in conformity with these plans. The Soccer Facility will not involve any more intensive development, or any type of development that would conflict with the WLSP and UDC.

6c. Pursuant to CEQA Guidelines Section 15182, no EIR or negative declaration need be prepared for a residential project that conforms to an adopted specific plan. Recreational facilities are an integral part of the River Islands residential project, including residential development in the Town Center District, which will be of various densities and types. The conditions of approval for the Soccer Facility attached to this resolution assure that the proposed use will adhere to the land use and development obligations for the River Islands Project as described in the West Lathrop Specific Plan.

6d. Through the conditions of approval attached to this resolution, the Soccer Facility shall be required to implement all of the applicable mitigation measures described in the certified River Islands SEIR. The potential environmental effects of the Soccer Facility are addressed, and mitigation for potentially significant environmental effects is provided, by the River Islands SEIR.

6e. CEQA Guidelines Section 15183 provides that no additional environmental review is required for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific impacts. As noted, the Soccer Facility is consistent with general plan designations and zoning and with the WLSP, for which an EIR was prepared and certified. No environmental effects were identified that were not already addressed in the EIR. As discussed in the staff report, the project will not involve any significant local traffic effects.

6f. CEQA Guidelines Section 15162 provides that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for the project unless the lead agency finds that there have been substantial changes in the project, the project circumstances or information available that would require major revisions to the EIR. The Soccer Facility does not trigger any of the specified conditions.

1) The Soccer Facility does not involve any substantial changes to the WLSP or UDC that would result in new, significant environmental impacts or increase the severity of impacts previously identified and analyzed in the 2003 SEIR. The WLSP and UDC, addressed in the SEIR, require provision of educational facilities within the Specific Plan area, and specifically in the immediate vicinity of the Soccer Facility Project Site. This resolution establishes conditions of approval that require all applicable SEIR mitigation measures be implemented as part of the Soccer Facility project.

2) There have been no substantial changes in the circumstances of the Soccer Facility that would result in new, significant environmental impacts or increase the severity of impacts previously identified and analyzed. The present circumstances of the Soccer Facility project have not changed significantly when compared to the environmental conditions evaluated in the SEIR, and as updated in the six addenda prepared since certification of the SEIR, other than that urban development has proceeded in accordance with the River Islands Project approvals. The Soccer Facility would add new traffic to existing streets, but this traffic is well within the

amount projected to occur with the River Islands Project in the SEIR.

3) No new information of substantial importance has been uncovered disclosing that (i) the interim school project will have one or more significant effects not discussed in the certified SEIR; (ii) significant effects previously examined in the certified SEIR will be substantially more severe than described in the certified SEIR; (iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the River Islands Project; or (iv) mitigation measures or alternatives which are considerably different from those analyzed in the certified SEIR would substantially reduce one or more significant effects on the environment. No such information has been disclosed in conjunction with the review of the Soccer Facility. The proposed conditions of approval include requirements that will address localized traffic associated with the Soccer Facility and nearby Baseball Stadium that there will be no significant traffic effect.

NOW, THEREFORE, BE IT RESOLVED THAT, based on the findings set forth in this Resolution, evidence in the Staff Report, and evidence presented during the public hearing, the Planning Commission hereby approves the Interim Soccer Complex (CUP-18-61) with the attached conditions of approval and directs the Director of Community Development or her designee to file a Notice of Determination with the San Joaquin County Clerk.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a special meeting on the 30th day of May 2018, by the following vote:

AYES: *Fshihara, Freeman, Gatto*

NOES: *None*

ABSTAIN: *Lazard*

ABSENT: *Torres-O'Callaghan* *Benny Gatto*

Jennifer Torres-O'Callaghan, Chair

ATTEST:

[Signature]

Rebecca Schmidt, Secretary

APPROVED AS TO FORM:

[Signature]

Salvador Navarrete, City Attorney



Community Development Department – Planning Division

Consolidated Conditions of Approval

May 30, 2018

Project Name: Interim Soccer Facility
File Number: Conditional Use Permit No. CUP-18-61
Project Address: Town Center District, River Islands at Lathrop

The following list of conditions shall be incorporated into the final construction plans and development phases of the project. The list of conditions are not intended to be all-inclusive or a comprehensive listing of all City or district regulations. Please note that additional comments and/or conditions may be added pending the response to the comments noted below and/or changes to the proposed project. The following comments and conditions of approval are based on the application and diagrams submitted on April 11, 2018.

CONDITIONS OF APPROVAL

These conditions shall apply to the **Conditional Use Permit 18-61** - Interim Soccer Facility (Town Center District) – River Islands at Lathrop (“Interim Soccer Facility CUP”). The property that is subject to this conditional use permit (the “Subject Property”) consists of a portion of the River Islands at Lathrop project known as “River Islands” and located in the West Lathrop Specific Plan area. These Conditions of Approval shall apply to the Subject Property and to River Islands Development, LLC, Califia, LLC and their successors in interest, hereinafter referred to as the “Applicant.” The River Islands project shall be developed in accordance with “Applicable Law” as defined in 2003 River Islands Project Amended and Restated Development Agreement (“Development Agreement”), including but not limited to the terms and conditions of 2003 Amended West Lathrop Specific Plan (“WLSF”) and Subsequent Approvals.

General Requirements

1. The applicant shall comply with all conditions of approval adopted by the Planning Commission in approving City Council in approving the Interim Soccer Facility CUP.
2. In the event clarification is required for these Conditions of Approval, the Community Development Director and Public Works Director shall have the authority either to administratively clarify the intent and wording of these Conditions of Approval without the requirement of a public hearing or to refer questions regarding the interpretation of these Conditions of Approval to the City Council. If applicant takes issue with the clarification provided administratively, applicant shall have the right to appeal the administrative clarification to the City Council. The Community Development Director and the Public Works

Director also shall have the authority to make minor modifications to these conditions without a public hearing provided such administrative modifications are made at the request of applicant and are consistent with and in furtherance of the underlying intent of the condition being modified.

3. In accordance with Section 8.05.02 of the Development Agreement, "When conducting the environmental review for any application for an Approval, City shall review the Mitigation Monitoring Program adopted in connection with the 2003 Amended West Lathrop Specific Plan EIR (the "MMP") to determine if any mitigation measure contained in the MMP should be incorporated into the design of, or added as a condition of approval to, such Approval."
4. By accepting the benefits covered under this Interim Soccer Facility CUP, the applicant acknowledges the defense and indemnity obligations set forth in Section 15.05 of the Development Agreement which proposes as follows: "Section 15.05. Defense and Indemnity. Califia shall defend and indemnify City from and against any and all damages, claims, costs and liabilities arising out of the personal injury or death of any third party, or damage to the property of any third party, to the extent such damages, claims, costs or liabilities result from the construction of the Project by Califia or by Califia's contractors, subcontractors, agents or employees. Nothing in this Section 15.05 shall be construed to mean that Califia shall defend or indemnify City from or against any damages, claims, costs or liabilities arising from, or alleged to arise from, activities associated with the maintenance or repair by City or any other public agency of improvements that have been offered for dedication and accepted by City or such other public agency. City and Califia may from time to time enter into subdivision improvement agreements, as authorized by the Subdivision Map Act, which agreements may include defense and indemnity provisions different from those contained in this Section 15.05. In the event of any conflict between such provisions in any such subdivision improvement agreement and the provisions set forth above, the provisions of such subdivision improvement agreement shall prevail."
5. By accepting the benefits conferred under this Interim Soccer Facility CUP, the applicant acknowledges all the conditions imposed and accepts this CUP subject to those conditions and with full awareness of the provisions of "Applicable Law" as defined in Article 4 of the Development Agreement, including those "Uniform Codes and Standard Specifications" applicable to the Project in accordance with Section 4.03 of the Project Development Agreement.
6. By accepting the benefits conferred under this Interim Soccer Facility CUP, the applicant waives any challenge as to the validity of these Interim Soccer Facility CUP conditions.
7. This approval is for proposed Interim Soccer Facility and related uses as described in the Commission's adopted resolution; additional City approvals may be required prior to the establishment of any other uses on the project site. Should the approved interim soccer use cease during the period of this permit, the City Engineer at his discretion may require the owner to remove improvements.
8. This Permit is interim only and shall be effective for a period of five (5) years, commencing

on the day of issuance for the Certificate of Occupancy. The permit may be extended on a two-year basis thereafter by Planning Commission approval. In no event shall the use be permitted for longer than ten (10) years from the date of first occupancy unless extended by action of the Planning Commission.

9. Upon City determination of a violation or failure to comply with Lathrop Municipal Code and/or these Conditions of approval, this Conditional Use Permit may be revoked, suspended or modified, as provided for under Chapter 17.122 of the LMC and notification sent to the applicant by the City of Lathrop.
10. If the City is required to enforce any of the conditions of approval, the affected applicant or property owner shall pay all of the City's reasonable costs of such enforcement.

Building Services

1. Final building elevations, floor plans, landscaping and irrigation, exterior lighting and site improvement plans and details, etc. (as applicable) shall be submitted with the Building Permit application and shall be reviewed and approved by the Planning Division.
2. Any proposed trash enclosures shall include a covered roof, sewer drain connection and grease interceptor. Details and/or alternative designs shall be subject to review and approval of the Planning and Building Divisions and Public Works Department. The trash enclosure design and color shall match or compliment the proposed buildings.
3. The use shall not involve any activity, process, equipment, materials storage, or uses that are inconsistent with the standards and regulations of the Lathrop Municipal Code.
4. This project shall comply with the current California Building Codes and Standards.
5. Accessibility (ADA) shall comply with the applicable standards contained in Chapter 11 of the CBC and the city of Lathrop Municipal Ordinances. A complete ADA plan is required at time of building permit application.
6. Please provide all pertinent information for the temporary modular administrative office building including but not limited to seismic anchoring, ADA and egress.
7. A City of Lathrop Building Permit from the Building Division is required prior to the commencement of any construction activity.
8. Identify and maintain accessible access and facilities that meet the current Building Codes in effect at the time of permit submittal. Currently, the 2016 CBC requirements are in effect, including all restroom facilities and prepare and maintain path of travel from accessible parking to all buildings on site.
9. All modular structures shall be HCD-433 compliant, if applicable.

10. All structures shall be designed under the current California Building Codes in effect at time of permit applications.
11. Plan review fees must be paid at time of submittal, no exception.
12. Identify on building permit plans the Occupancy type and Construction type of proposed building and spaces.

Planning Division

1. All signs shall require a Planning Division Sign Design application and a separate Building Permit application, subject to review and approval of the Planning and Building Divisions.
2. A final site lighting photometric plan and information with detailed specifications on fixtures, site poles and wall packs as well as a manufacturer's catalogue containing photometric data, shall be submitted with the Building Permit for City review and approval. A nighttime site lighting inspection shall occur prior to the Certificate of Occupancy.
3. The proposed use and facilities shall comply with all applicable site development, parking and landscaping provisions contained in Title 17 Zoning in the Lathrop Municipal Code.
4. Any permanent landscaping for the proposed project shall be constructed in accordance with the Section 17.92.70 Landscape and Screening Standards of the Lathrop Municipal Code. Compliance with this condition shall include a submittal of a final landscaping and irrigation plan, with location, variety, irrigation, and other information necessary to determine compliance with requirements, for review and approval by the Planning Division. All permanent landscaping and irrigation for this project shall be installed and completed prior to Certificate of Occupancy, unless other arrangements are approved by the Community Development Director. Water conservation measures as required by the Lathrop Municipal Code shall be employed if potable water is utilized for irrigation purposes. Use of non-potable water sources for irrigation are encouraged, will not be subject to applicable water conservation measures but will require additional City approval. All interim plantings and irrigation systems associated with the Interim Soccer Facility shall be removed at the time the use is terminated with terms of these Conditions of Approval.

Public Works

1. Applicant shall retain the services of a California licensed civil engineer to design the final public street and utility plans for sewer, water and storm drain lines and systems and joint trench facilities.
2. Applicant shall submit hydrology and hydraulic calculations and plans for any on-site storm water system to the City for review and approval. The detention basin must be sized per City Standards. Applicant shall pay the all costs associated with this review.
3. Applicant shall install as part of their onsite improvement all necessary Best Management

Practices (BMP's) for post construction in accordance with City guidelines and standards. The BMP's must be in place prior to final occupancy.

4. Prior to Building Permit issuance, Applicant shall submit plans and information for the sanitary sewer system to the City for review and approval, and Applicant shall assign adequate existing sewer treatment and disposal allocation to this site.
5. Applicant shall provide documentation of expected sewer demands and the availability of sufficient sewer capacity for the intended uses.
6. Prior to Building Permit issuance, Applicant shall provide documentation of expected water demands and assign existing water allocation to this site as applicable.
7. Prior to Building Permit issuance, Applicant shall be required to dedicate Islanders Way as proposed by the Applicant and in accordance with the submitted improvement plans to the extent shown on the approved site plan.
 - a) Applicant shall submit the on-site and off-site plans for approval along with the applicable plan check and inspection fees. All improvements to Islanders Way shall be completed prior to occupancy of the Interim Soccer Facility.
 - b) Prior to Building or Grading Permit issuance, Applicant shall guarantee all on-site and off-site public improvements that have not yet been completed with a performance bond in the amount of 120% of the unfinished work as shown on improvement plans approved by the City Engineer. Upon Council acceptance of all public improvements, the performance bond shall be released upon receipt of a maintenance bond in the amount of 10% of the full construction cost of the on-site and off-site public improvements.
 - c) Prior to Building Permit issuance, Applicant shall enter into a Deferred Frontage Improvement Agreement to guarantee all frontage improvements for this site, including full half street improvements on River Islands Parkway, and half street improvements on Somerston Parkway, where these streets front the parcel upon which the Interim Soccer Facility is to be constructed.
8. An Encroachment Permit shall be required for all work in the City right-of-way.
9. Prior to Building Permit issuance for the administration/restrooms building, Applicant shall be required to pay Capital Facilities Fees. At the time when the Interim Soccer Facility use relocates from the Town Center location, the Capital Facility Fees collected may be credited toward the new, permanent facility.
10. Applicant shall dedicate 10' PUEs adjacent to the dedicated portions of Islanders Way.
11. Prior to Issuance of a Final Certificate of Occupancy, the applicant shall provide all easements as needed to insure access, and utility easements.

12. Applicant shall insure that all offsite and onsite improvements comply with City Standards and with the City's Storm Water Development Standards.
13. Applicant shall be required to provide traffic control at the Islanders Way/River Islands Parkway intersection and at the entrance off River Islands Parkway to the gravel parking area on the west side of the Interim Soccer Facility during all tournaments. As an alternative to providing traffic control, Applicant may choose to install a traffic signal at these intersections.
14. Applicant shall install a gate at the entrance off River Islands Parkway to the gravel parking area on the west side of the Interim Soccer Facility. This gate shall remain closed and parking shall not be allowed on this gravel area, except during tournaments.
15. Should at any time the proposed use creates peak hour (AM/PM) traffic impacts to the surrounding area at the written determination of the City Engineer or at such time the first permanent retail, office, mixed-use or high density residential use is proposed for the Town Center, the applicant shall retain a qualified traffic engineer to provide a Traffic Study of the Town Center, including the Interim Soccer Facility to determine any adverse impacts and propose relevant mitigations. Any mitigations proposed and deemed relevant by the City Engineer shall become conditions of approval to the first permanent, retail, office, mixed-use or high-density residential use established within the Town Center.

Lathrop Manteca Fire District

1. The project must conform to the appropriate edition of the California Fire Code (currently the 2016 edition) and all related standards.
2. Permits shall be obtained from the fire code official. Permit(s) and fees shall be paid prior to issuance of any and/or all permits. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official (Permits are to be renewed on an annual basis).
3. Approved automatic sprinkler systems shall be provided for any permanent structures as required in 2016 California Fire Code §903.2 should the Fire Chief find that such systems are required for the proposed use. Tenant/Occupant/Owner shall have the responsibility to ensure that the correct fire suppression system is added/modified/tested and accepted by the Lathrop Manteca Fire District. Fire suppression system plans shall be modified under separate fire permit and shall be submitted by a licensed fire contractor, to the Lathrop Manteca Fire District for review and approval prior to modification. Deferred submittal accepted.
4. An approved fire alarm system shall be installed in accordance with 2016 CFC §907.2.3 and 2013 NFPA 72 if the Fire Chief finds that such system is applicable to the proposed use.
5. Fire Department Development Fees for all new buildings must be paid in accordance with the City of Lathrop's Ordinance and Resolutions adopting the fee schedule.

6. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to commencing construction beyond the foundation stage, or as soon as combustible material arrives on the site.
7. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
8. Any proposed Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chiefs Association.
9. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, a key box is required to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.
10. Other fire & life safety requirements may be required at time of building plan review.
11. Final approval is subject to field inspections. Minimum 48-hour notice required prior to any life- safety fire inspections. Other conditions may apply at time of inspections and are subject to correction.

Lathrop Police Services

1. Prior to issuance of each site grading permit, a security plan shall be submitted and approved by the Lathrop Police Services. The security plan shall include the location of all security lighting and provide private security at all times when material is on the site or on-going construction activity is occurring.
2. A security lighting plan shall be submitted for review and approval of the Lathrop Police Services for all commercial areas. The plan shall include illumination of exterior doors with a minimum of 1-foot candle of light at ground level during darkness with vandal-proof fixtures.
3. Prior to Certificate of Occupancy, all tenants or businesses in which money transactions will be made may be required to provide a recordable security system for the front door of such businesses, subject to review and approval of the Police Services.

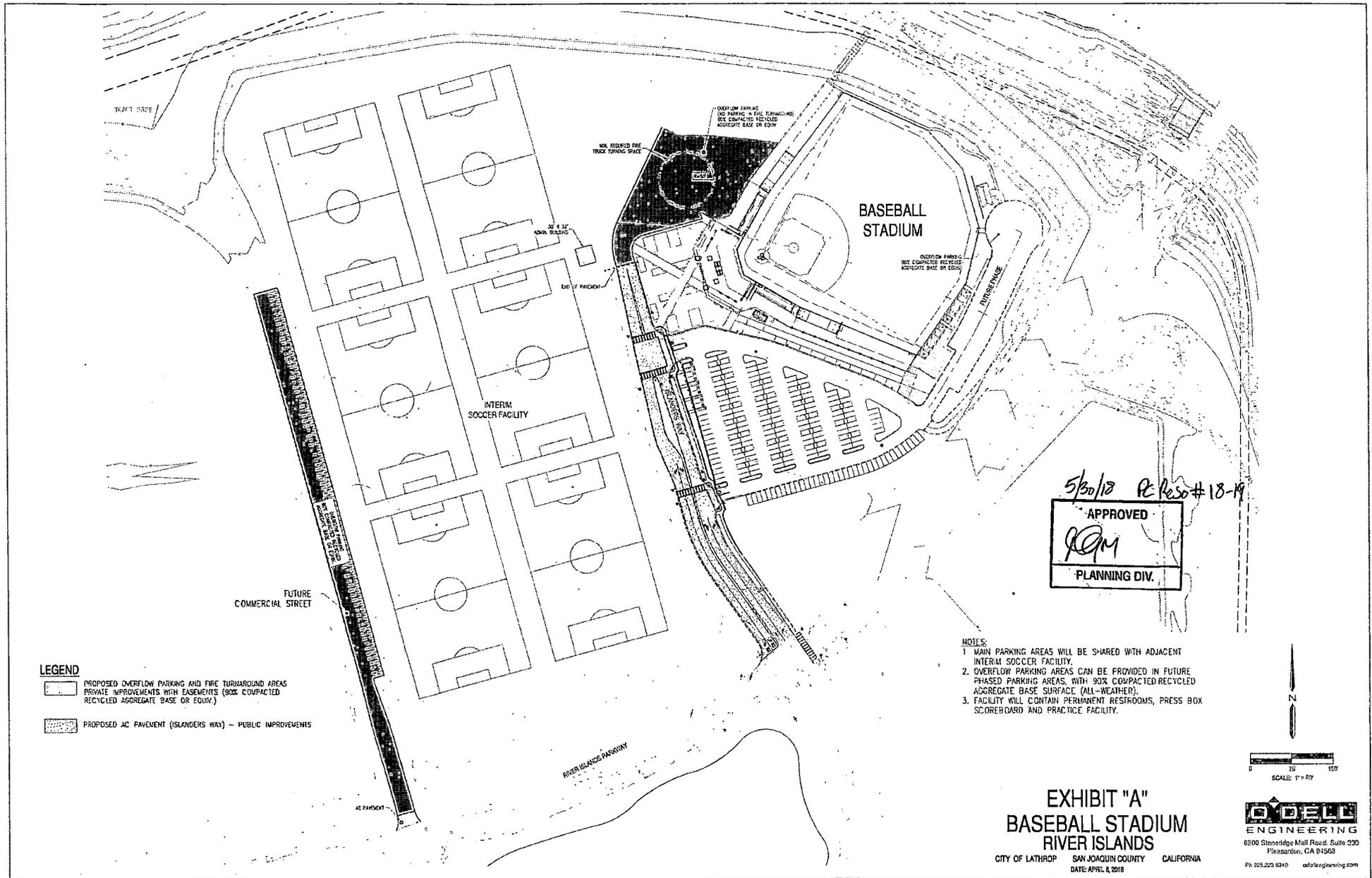
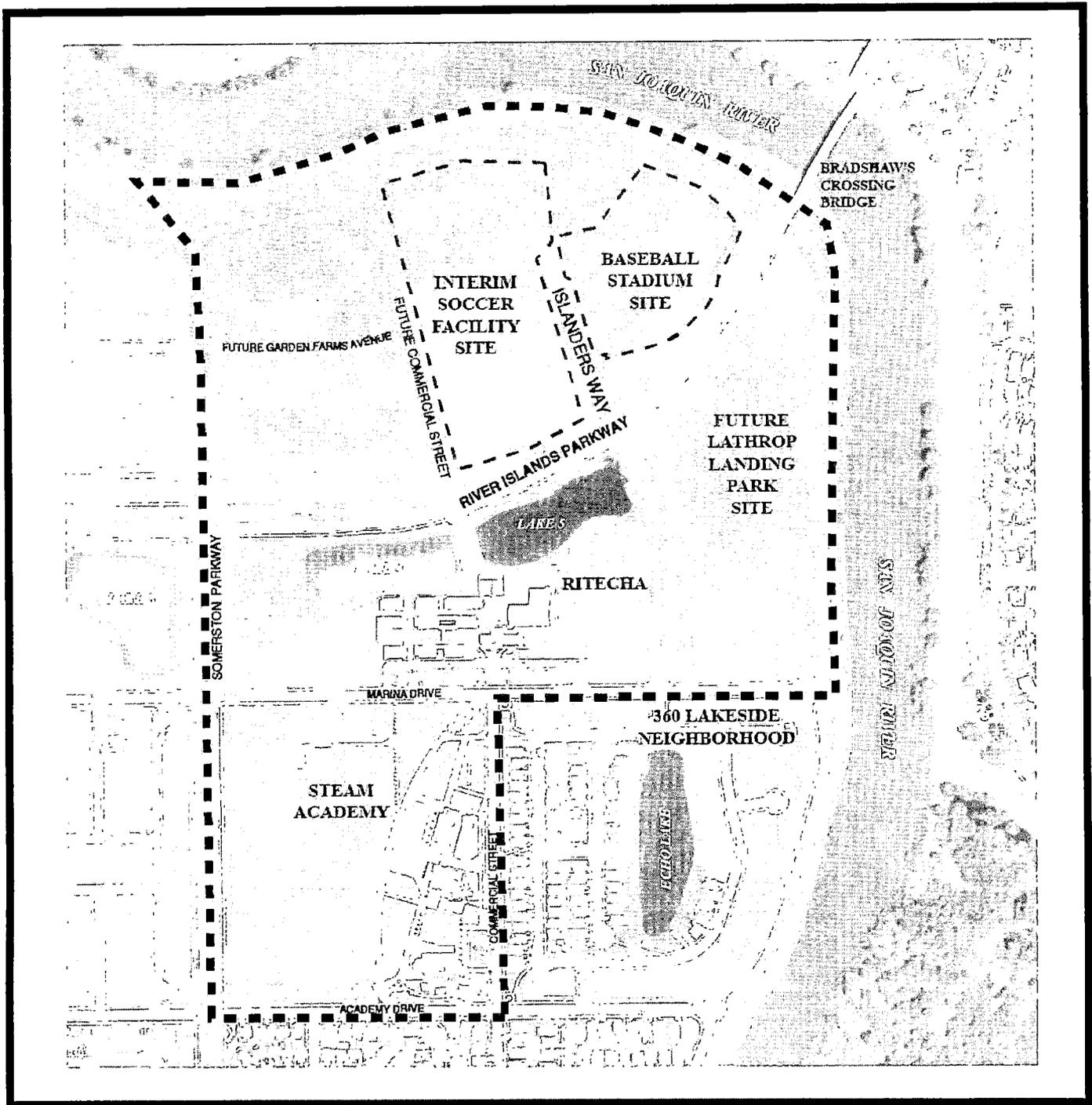


EXHIBIT "C"

**DEPICTION OF FRONTAGE IMPROVEMENTS FOR
RIVER ISLANDS PARKWAY AND ISLANDERS WAY**



Vicinity Map



**River Islands Town Center District
River Islands Parkway/Islanders Way**



NO SCALE

EXHIBIT "D"

**ENGINEER'S ESTIMATE FOR FRONTAGE IMPROVEMENTS FOR RIVER ISLANDS
PARKWAY AND ISLANDERS WAY**

DRAFT ENGINEER'S OPINION OF PROBABLE COST
RIVER ISLANDS - PHASE 1B
RIVER ISLANDS PARKWAY FRONTAGE IMPROVEMENT
(SOMERSTON PARKWAY TO BRIDGE) - 2900 LF
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

March 26, 2019
 Job No.: 25501-39

Item	Description	Quantity	Unit	Unit Price	Amount
<u>DEMOLITION WORK</u>					
1	Remove 6" AC DIKE	760	LF	\$ 4.00	\$ 3,040.00
2	Remove Guard Rail	100	LF	\$ 30.00	\$ 3,000.00
Subtotal Demolition Work					\$ 6,040.00
<u>STREET WORK</u>					
3	7" AC Paving	116,200	SF	\$ 3.50	\$ 406,700.00
4	13" Aggregate Base	116,200	SF	\$ 1.95	\$ 226,590.00
5	12" Lime Treat Subgrade	116,200	SF	\$ 1.10	\$ 127,820.00
6	Vertical Curb and Gutter <i>(with AB cushion)</i>	2,780	LF	\$ 15.00	\$ 41,700.00
7	Type F Median Curb <i>(with AB cushion)</i>	730	LF	\$ 18.00	\$ 13,140.00
8	Concrete Sidewalk	21,730	SF	\$ 5.00	\$ 108,650.00
9	Handicap Ramps	4	EA	\$ 2,500.00	\$ 10,000.00
10	Bus Stop <i>(budget)</i>	1	EA	\$ 10,000.00	\$ 10,000.00
11	Traffic Striping & Signage	2,900	LF	\$ 5.00	\$ 14,500.00
Subtotal Street Work					\$ 959,100.00
<u>STORM DRAIN</u>					
12	Catch Basins <i>(type A inlet)</i>	7	EA	\$ 2,400.00	\$ 16,800.00
Subtotal Storm Drain					\$ 16,800.00
<u>WATER SUPPLY</u>					
13	Fire Hydrants	5	EA	\$ 4,000.00	\$ 20,000.00
Subtotal Water Supply					\$ 20,000.00
SUBTOTAL CONSTRUCTION COST					\$ 1,001,940.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 1,002,000.00

Notes:

- 1) Unit prices are based on estimated current construction costs and no provision for inflation is included.
- 2) Estimate accounts for remaining improvement on the north side of River Islands Parkway from Somerston Parkway to Bradshaw's Crossing Bridge.
- 3) Estimate excludes Bradshaw's Crossing Bridge Improvements.

DRAFT ENGINEER'S OPINION OF PROBABLE COST
RIVER ISLANDS - PHASE 1B
ISLANDER'S WAY FRONTAGE IMPROVEMENT
RIVER ISLANDS
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

April 2, 2019
 Job No.: 25502-83

Item	Description	Quantity	Unit	Unit Price	Amount
<u>DEMOLITION WORK</u>					
1	Remove 6" AC DIKE	680	LF	\$ 4.00	\$ 2,720.00
2	Remove Interim Path of Travel (4" AC)	200	SF	\$ 1.00	\$ 200.00
Subtotal Demolition Work					\$ 2,920.00
<u>ROADWAY</u>					
1	4.5" AC	5,400	SF	\$ 2.25	\$ 12,150.00
2	10" AB	5,400	SF	\$ 1.50	\$ 8,100.00
3	Curb & Gutter (<i>Vertical</i>)	700	LF	\$ 15.00	\$ 10,500.00
4	Sidewalk (<i>PCC</i>)	3,200	SF	\$ 5.00	\$ 16,000.00
5	Handicap Ramps	4	EA	\$ 2,500.00	\$ 10,000.00
6	Traffic Striping & Signage	670	LF	\$ 5.00	\$ 3,350.00
Subtotal Roadway					\$ 60,100.00
<u>STORM DRAIN</u>					
7	Catch Basins (<i>Type A inlet</i>)	3	EA	\$ 2,800.00	\$ 8,400.00
Subtotal Storm Drain					\$ 8,400.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 72,000.00

Notes:

- 1) Unit prices are based on estimated current construction costs and no provision for inflation is included.
- 2) Estimate accounts for remaining improvement on the west side of Islander's Way.

EXHIBIT "E"

IRREVOCABLE OFFER OF DEDICATION FOR ISLANDERS WAY

Recording Requested by and
Please Return to:

City Clerk
City of Lathrop
390 Towne Centre Drive
Lathrop, California 95330

Exempt from payment of recording fees (GC 27383)

This Space Above for Recorder's Use Only

**IRREVOCABLE OFFER OF DEDICATION OF EASEMENT
FOR PUBLIC ROADWAY PURPOSES AND PUBLIC UTILITY EASEMENT
(ISLANDERS WAY – RIVER ISLANDS TOWN CENTER)**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Califia, LLC, a California limited liability company, hereby grant(s) to the CITY OF LATHROP, a municipal corporation in the County of San Joaquin, State of California, an easement for ingress, egress and road purposes, and a public utility easement (PUE), over and across the hereinafter described real property situated in City of Lathrop and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California, and may be accepted at any time by the City Engineer of the City of Lathrop. This Offer of Dedication may be terminated, and right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 9, or Chapter 2 of Division 2 of the Streets and Highways Code of the State of California, whichever is applicable.

The above described easement is to be kept open, clear and free from buildings and structures of any kind. This Offer of Dedication shall be irrevocable and shall be binding on the Grantor's heirs, executors, administrators, successors and assigns.

SIGNATURES:

Signed this _____ day of _____, 2019

CALIFIA, LLC
a California limited liability company

By: _____
Name: Susan Dell'Osso
Its: President

(Notary Acknowledgment Required for Each Signatory)

MAY 3, 2019

**EXHIBIT A
LEGAL DESCRIPTION
ISLANDER'S WAY
ROADWAY EASEMENT AND PUBLIC UTILITY EASEMENT
RIVER ISLANDS- TOWN CENTER
LATHROP, CALIFORNIA**

REAL PROPERTY SITUATE IN THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, BEING A PORTION OF LOT 3, AS SAID LOT IS DESCRIBED IN THE GRANT DEED TO CALIFIA, LLC, RECORDED APRIL 24, 2015, AS DOCUMENT NUMBER 2015-046191, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE (ROADWAY EASEMENT AND PUBLIC UTILITY EASEMENT):

COMMENCING AT A POINT BEING ON THE NORTHERN LINE OF THE LAND CONVEYED TO RIVER ISLANDS DEVELOPMENT, LLC, BY GRANT DEED RECORDED AUGUST 30, 2013, AS DOCUMENT NUMBER 2013-111587, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, SAID POINT BEING AT THE NORTHWESTERN CORNER OF SOMERSTON PARKWAY AND MARINA DRIVE AT THE WESTERLY TERMINUS OF THE COURSE DESCRIBED AS "EAST 126.00 FEET" IN SAID GRANT DEED;

THENCE, ALONG THE NORTHERN LINE OF SAID LAND CONVEYED TO RIVER ISLANDS DEVELOPMENT, LLC, (DOCUMENT NUMBER 2013-111587), EAST 126.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 (DOCUMENT NUMBER 2015-046191);

THENCE, LEAVING SAID NORTHERN LINE, ALONG THE WEST LINE OF SAID LOT 3, THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 576.00 FEET,
- 2) NORTH 45° 00' 00" EAST 42.43 FEET,
- 3) NORTH 126.00 FEET, AND
- 4) NORTH 45° 00' 00" WEST 21.21 FEET;

THENCE, LEAVING SAID WEST LINE, EAST 277.99 FEET;

THENCE, SOUTH 84° 19' 50" EAST 120.48 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 2,034.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 0° 33' 50" WEST, THROUGH A CENTRAL ANGLE OF 12°32'51", AN ARC DISTANCE OF 445.44 FEET;

THENCE, NORTH 70° 15' 46" EAST 154.63 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 2,022.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 17° 28' 04" WEST, THROUGH A CENTRAL ANGLE OF 7°26'52", AN ARC DISTANCE OF 262.84 FEET;

THENCE, NORTH 69° 09' 34" EAST 119.60 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,034.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 28°16'40" WEST, THROUGH A CENTRAL ANGLE OF 04°56'12", AN ARC DISTANCE OF 175.25 FEET TO THE POINT OF BEGINNING;

MAY 3, 2019

EXHIBIT A
LEGAL DESCRIPTION
ISLANDER'S WAY- ROADWAY EASEMENT AND PUBLIC UTILITY EASEMENT
RIVER ISLANDS- TOWN CENTER

THENCE, FROM SAID POINT OF BEGINNING, NORTH 10°41'55" EAST 43.22 FEET;
THENCE, NORTH 35°23'17" WEST 68.94 FEET;
THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 346.00 FEET,
THROUGH A CENTRAL ANGLE OF 20°06'19", AN ARC DISTANCE OF 121.41 FEET;
THENCE, NORTH 15°16'58" WEST 164.04 FEET;
THENCE, NORTH 12°48'05" WEST 139.55 FEET;
THENCE, NORTH 11°44'07" WEST 160.95 FEET;
THENCE, NORTH 15°16'58" WEST 19.98 FEET;
THENCE, NORTH 74°43'02" EAST 47.50 FEET TO A POINT HEREINAFTER REFERRED TO AS
POINT 'A';
THENCE, SOUTH 15°16'58" EAST 127.30 FEET;
THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 29.50 FEET,
THROUGH A CENTRAL ANGLE OF 19°13'43", AN ARC DISTANCE OF 9.90 FEET;
THENCE, NORTH 73°44'56" EAST 10.52 FEET;
THENCE, SOUTH 60°16'58" EAST 11.02 FEET;
THENCE, SOUTH 14°18'53" EAST 11.05 FEET;
THENCE, SOUTH 18°24'00" EAST 51.58 FEET;
THENCE, SOUTH 17°44'47" EAST 13.78 FEET;
THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 16.00 FEET,
FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 48°43'05" WEST, THROUGH A
CENTRAL ANGLE OF 59°33'20", AN ARC DISTANCE OF 16.63 FEET;
THENCE, SOUTH 18°16'25" EAST 143.55 FEET;
THENCE, SOUTH 15°16'58" EAST 36.95 FEET;
THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 16.00 FEET,
THROUGH A CENTRAL ANGLE OF 57°56'55", AN ARC DISTANCE OF 16.18 FEET;
THENCE, SOUTH 14°18'53" EAST 13.82 FEET;
THENCE, SOUTH 26°43'45" EAST 28.11 FEET;

PAGE 2 OF 10

25500-LEG-ISLANDERS WAY_IOD_EXH A

MAY 3, 2019

EXHIBIT A
LEGAL DESCRIPTION
ISLANDER'S WAY- ROADWAY EASEMENT AND PUBLIC UTILITY EASEMENT
RIVER ISLANDS- TOWN CENTER

THENCE, SOUTH 17°59'43" EAST 13.77 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 16.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 48°57'27" WEST, THROUGH A CENTRAL ANGLE OF 59°33'25", AN ARC DISTANCE OF 16.63 FEET;

THENCE, ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 253.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 71°29'08" WEST, THROUGH A CENTRAL ANGLE OF 16°52'25", AN ARC DISTANCE OF 74.51 FEET;

THENCE, SOUTH 35°23'17" EAST 56.89 FEET;

THENCE, SOUTH 81°29'44" EAST 43.24 FEET TO A POINT THAT BEARS NORTH 50°10'33" EAST 155.76 FEET FROM SAID POINT OF BEGINNING;

THENCE, SOUTH 50°10'33" WEST 155.76 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1.275 ACRES, MORE OR LESS.

PARCEL TWO (PUBLIC UTILITY EASEMENT):
BEGINNING AT THE AFOREMENTIONED POINT 'A';

THENCE, FROM SAID POINT OF BEGINNING,

THENCE, NORTH 74°43'02" EAST 15.50 FEET;

THENCE, SOUTH 15°16'58" EAST 140.17 FEET;

THENCE, NORTH 76°09'32" EAST 18.71 FEET;

THENCE, SOUTH 13°50'28" EAST 93.70 FEET;

THENCE, SOUTH 71°43'35" WEST 5.86 FEET;

THENCE, SOUTH 18°16'25" EAST 17.65 FEET;

THENCE, NORTH 71°43'35" EAST 2.28 FEET;

THENCE, SOUTH 18°16'25" EAST 22.63 FEET;

THENCE, SOUTH 71°43'35" WEST 2.28 FEET;

THENCE, SOUTH 18°16'25" EAST 103.52 FEET;

THENCE, SOUTH 15°16'58" EAST 37.21 FEET;

THENCE, NORTH 74°43'02" EAST 6.82 FEET;

MAY 3, 2019

EXHIBIT A
LEGAL DESCRIPTION
ISLANDER'S WAY- ROADWAY EASEMENT AND PUBLIC UTILITY EASEMENT
RIVER ISLANDS- TOWN CENTER

THENCE, SOUTH 15°16'58" EAST 88.64 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 243.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 69°59'42" WEST, THROUGH A CENTRAL ANGLE OF 15°22'59", AN ARC DISTANCE OF 65.24 FEET;

THENCE, SOUTH 35°23'17" EAST 66.51 FEET TO A POINT BEING ON THE EASTERN LINE OF AFORESAID PARCEL ONE;

THENCE, ALONG THE EASTERN LINE OF SAID PARCEL ONE, THE FOLLOWING XX COURSES:

- 1) NORTH 81°29'44" WEST 13.88 FEET,
- 2) NORTH 35°23'17" WEST 56.89 FEET,
- 3) ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 253.00 FEET, THROUGH A CENTRAL ANGLE OF 16°52'25", AN ARC DISTANCE OF 74.51 FEET,
- 4) ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 16.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 71°29'08" WEST, THROUGH A CENTRAL ANGLE OF 59°33'25", AN ARC DISTANCE OF 16.63 FEET,
- 5) NORTH 17°59'43" WEST 13.77 FEET,
- 6) NORTH 26°43'45" WEST 28.11 FEET,
- 7) NORTH 14°18'53" WEST 13.82 FEET,
- 8) ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 16.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 16°46'07" WEST, THROUGH A CENTRAL ANGLE OF 57°56'55", AN ARC DISTANCE OF 16.18 FEET,
- 9) NORTH 15°16'58" WEST 36.95 FEET,
- 10) NORTH 18°16'25" WEST 143.55 FEET,
- 11) ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 16.00 FEET, THROUGH A CENTRAL ANGLE OF 59°33'20", AN ARC DISTANCE OF 16.63 FEET,
- 12) NORTH 17°44'47" WEST 13.78 FEET,
- 13) NORTH 18°24'00" WEST 51.58 FEET,
- 14) NORTH 14°18'53" WEST 11.05 FEET,
- 15) NORTH 60°16'58" WEST 11.02 FEET,
- 16) SOUTH 73°44'56" WEST 10.52 FEET,
- 17) ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 29.50 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 55°29'19" WEST, THROUGH A CENTRAL ANGLE OF 19°13'43", AN ARC DISTANCE OF 9.90 FEET, AND
- 18) NORTH 15°16'58" WEST 127.30 FEET TO SAID POINT OF BEGINNING.

CONTAINING 7,178 SQUARE FEET, MORE OR LESS.

MAY 3, 2019

EXHIBIT A
LEGAL DESCRIPTION
ISLANDER'S WAY- ROADWAY EASEMENT AND PUBLIC UTILITY EASEMENT
RIVER ISLANDS- TOWN CENTER

BEARINGS ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 3, CCS83, PER THE RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, PAGE 142, SAN JOAQUIN COUNTY RECORDS. DISTANCES SHOWN ARE GROUND DISTANCES.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

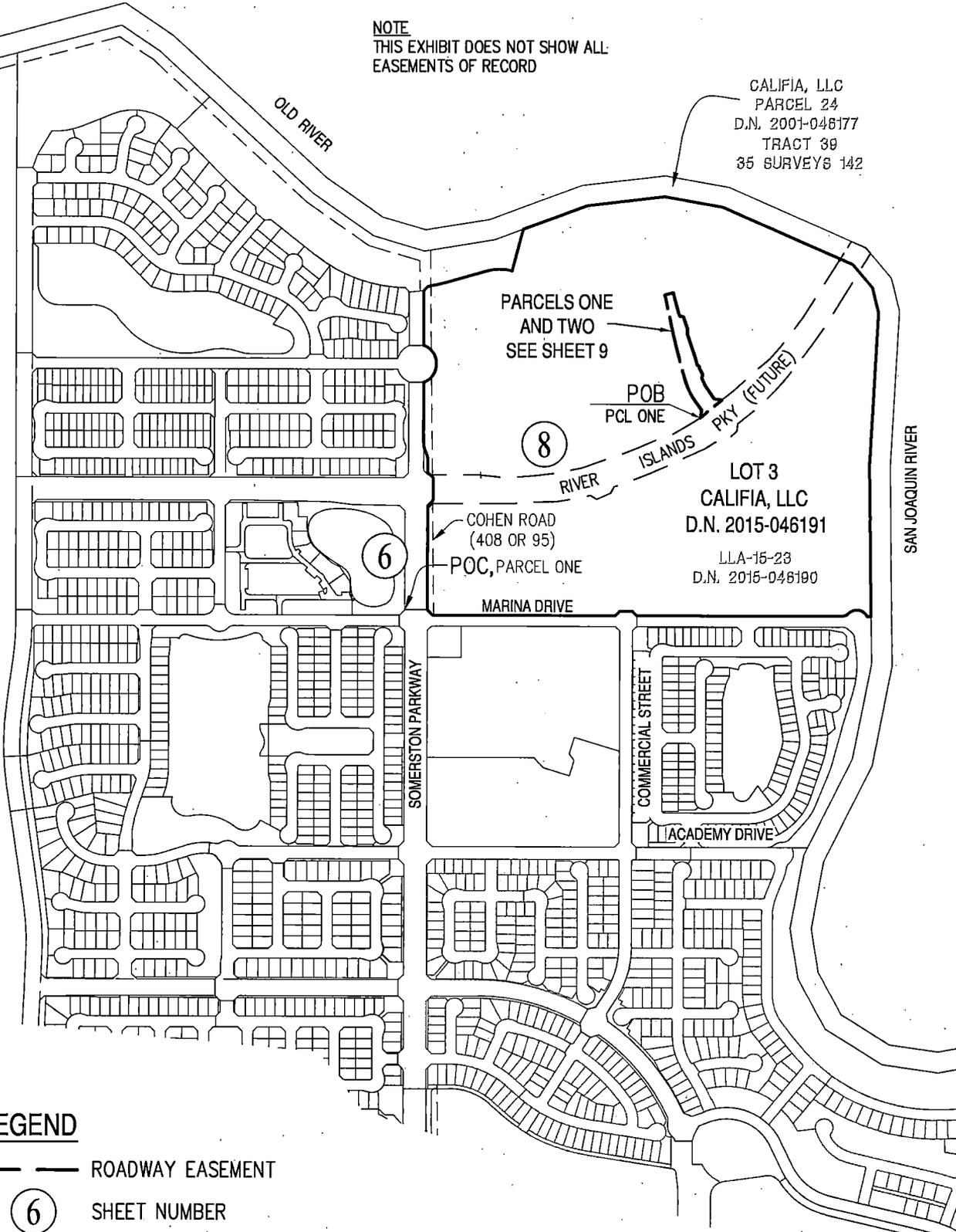
PAUL KITTREDGE
PROFESSIONAL LAND SURVEYOR
CALIFORNIA NO. 5790

DATE



NOTE
THIS EXHIBIT DOES NOT SHOW ALL
EASEMENTS OF RECORD

CALIFIA, LLC
PARCEL 24
D.N. 2001-046177
TRACT 39
35 SURVEYS 142



LEGEND

- ROADWAY EASEMENT
- SHEET NUMBER



OVERALL MAP

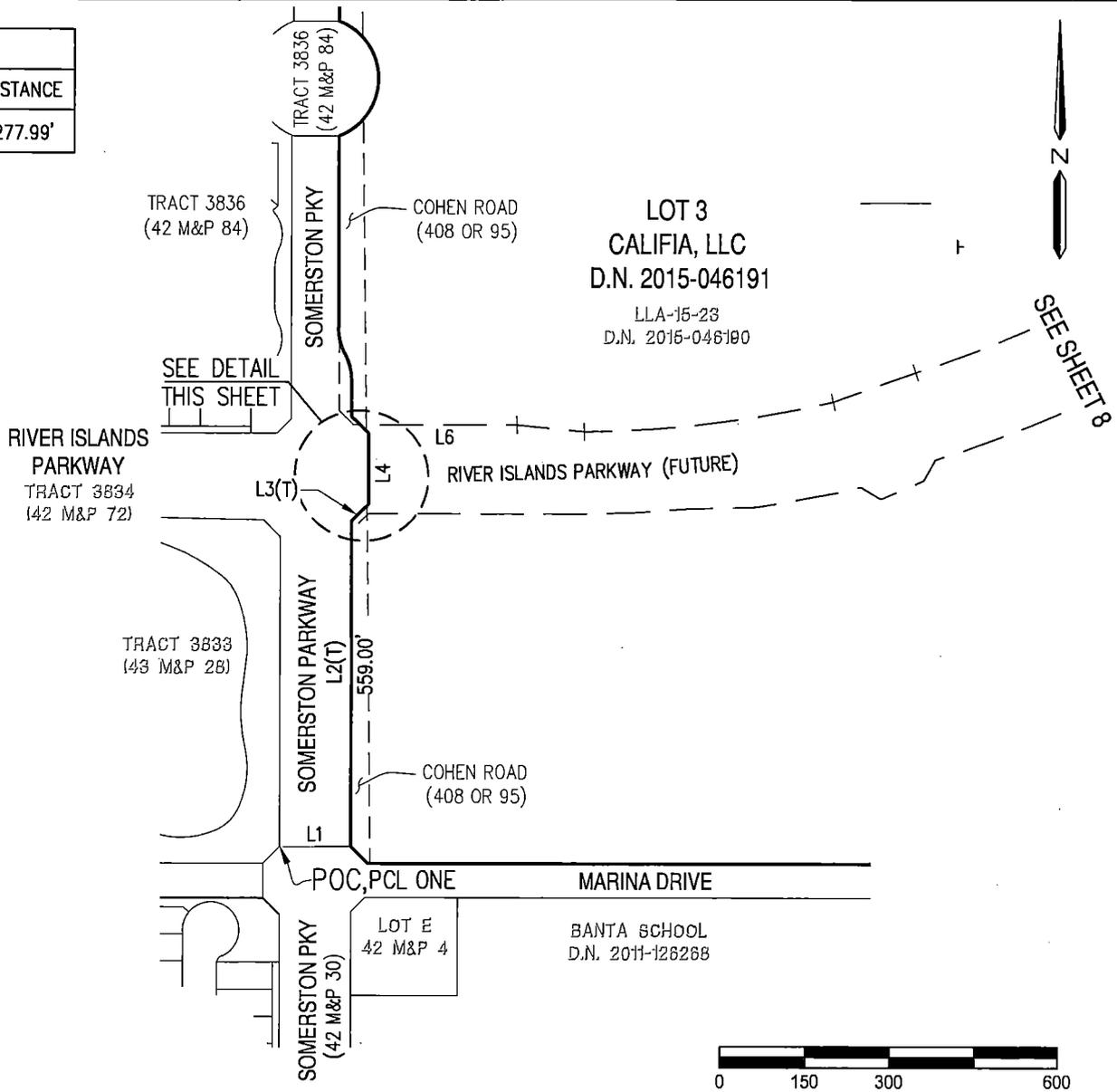
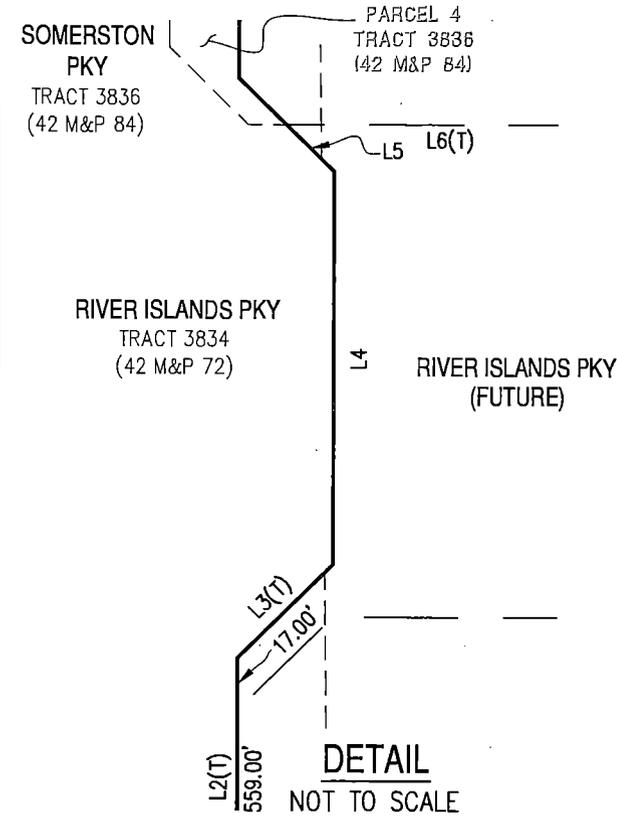
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DRAWN BY: PK	
FILE: 25500 PLAT_ISLANDERS WAY_EXH A.DWG	
DATE: 5/3/2019	SHEET: 6 OF 10

EXHIBIT A
ISLANDER'S WAY- ROADWAY EASEMENT
RIVER ISLANDS
CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA



LINE TABLE		
NO	BEARING	DISTANCE
L1	EAST	126.00'
L2	NORTH	576.00'
L3	N45°00'00"E	42.43'
L4	NORTH	126.00'
L5	N45°00'00"W	21.21'

LINE TABLE		
NO	BEARING	DISTANCE
L6	EAST	277.99'



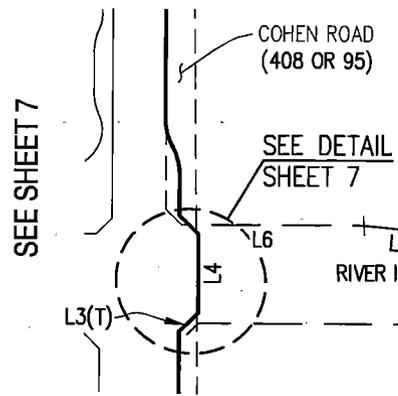
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 DATE: 5/3/2019 SHEET: 7 OF 10

EXHIBIT A
 ISLANDER'S WAY- ROADWAY EASEMENT
 RIVER ISLANDS
 CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA



LINE TABLE		
NO	BEARING	DISTANCE
L3	N45°00'00"E	42.43'
L4	NORTH	126.00'
L6	EAST	277.99'
L7	N84°19'50"W	120.48'
L8	N70°15'46"E	154.63'
L9	N69°09'34"E	119.60'
L10	N50°10'33"E	155.76'
L11	N49°55'25"E	119.53'
L12	N32°13'38"E	281.59'
L13	N31°37'00"E	123.94'
L14	N66°11'09"W	87.08'
L15	N40°31'09"W	41.74'

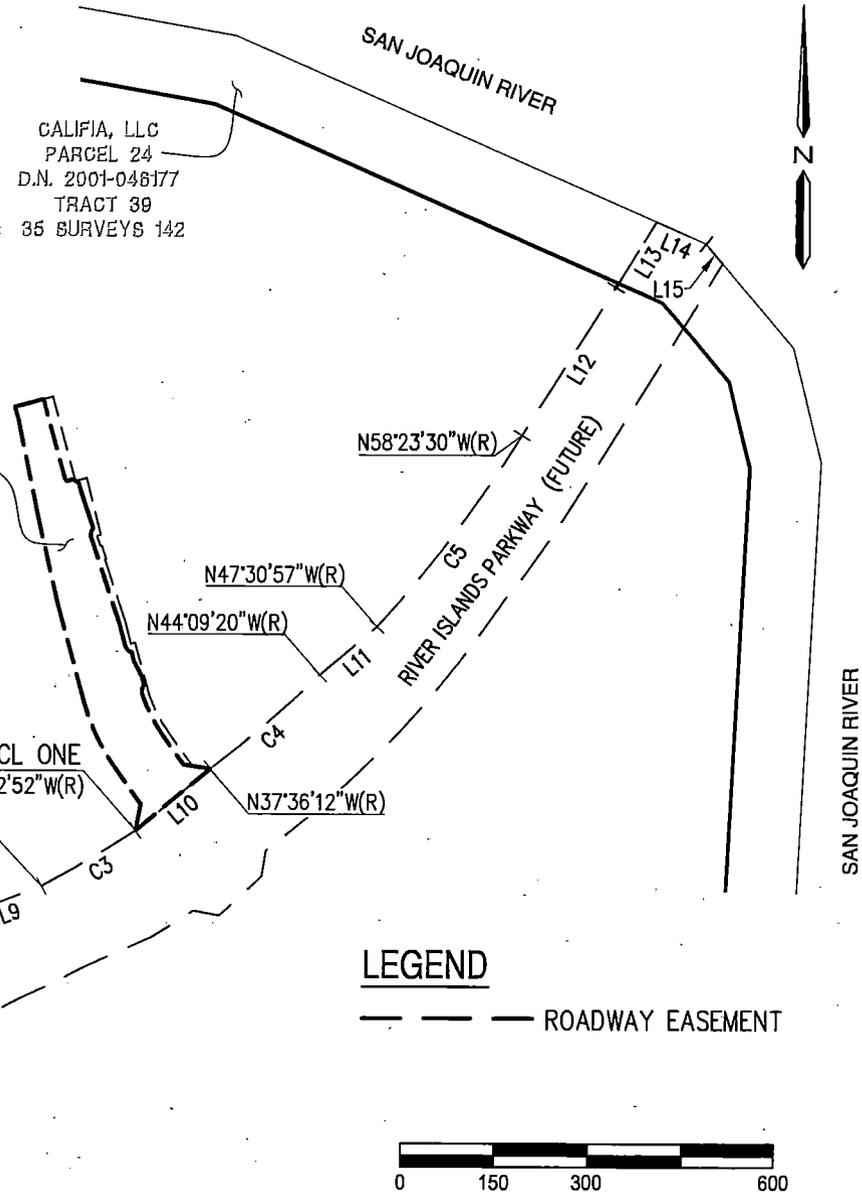
CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	2034.00'	12°32'51"	445.44'
C2	2022.00'	7°26'52"	262.84'
C3	2034.00'	4°56'12"	175.25'
C4	2022.00'	6°33'08"	231.23'
C5	2034.00'	10°52'32"	386.09'



PARCELS ONE AND TWO
SEE SHEET 9

LOT 3
CALIFIA, LLC
D.N. 2015-046191
LLA-16-23
D.N. 2015-046190

POB, PCL ONE
N33°12'52"W(R)



LEGEND
--- ROADWAY EASEMENT

SCALE: 1"=300'
DRAWN BY: PK
FILE: 25500 PLAT_ISLANDERS WAY_EXH A.DWG
DATE: 5/3/2019 SHEET: 8 OF 10

EXHIBIT A
ISLANDER'S WAY- ROADWAY EASEMENT
RIVER ISLANDS
CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA



POINT 'A'
POB, PCL TWO

LEGEND

- — — — ROADWAY EASEMENT
- - - - - PUBLIC UTILITY EASEMENT (P.U.E.)

NOTE
SEE SHEET 10 FOR THE LINE AND CURVE TABLES

LOT 3
CALIFIA, LLC
D.N. 2015-046191

LLA-15-23
D.N. 2015-046190

LOT 3
CALIFIA, LLC
D.N. 2015-046191

LLA-15-23
D.N. 2015-046190

PARCEL TWO
7178 SF±

PARCEL ONE
1.275 AC±

RIVER ISLANDS PARKWAY (FUTURE)



SEE SHEET 8

SCALE: 1"=100'	
DRAWN BY: PK	
FILE: 25500 PLAT_ISLANDERS WAY_EXH A.DWG	
DATE: 5/3/2019	SHEET: 9 OF 10

EXHIBIT A
ISLANDER'S WAY- ROADWAY EASEMENT
RIVER ISLANDS
CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA

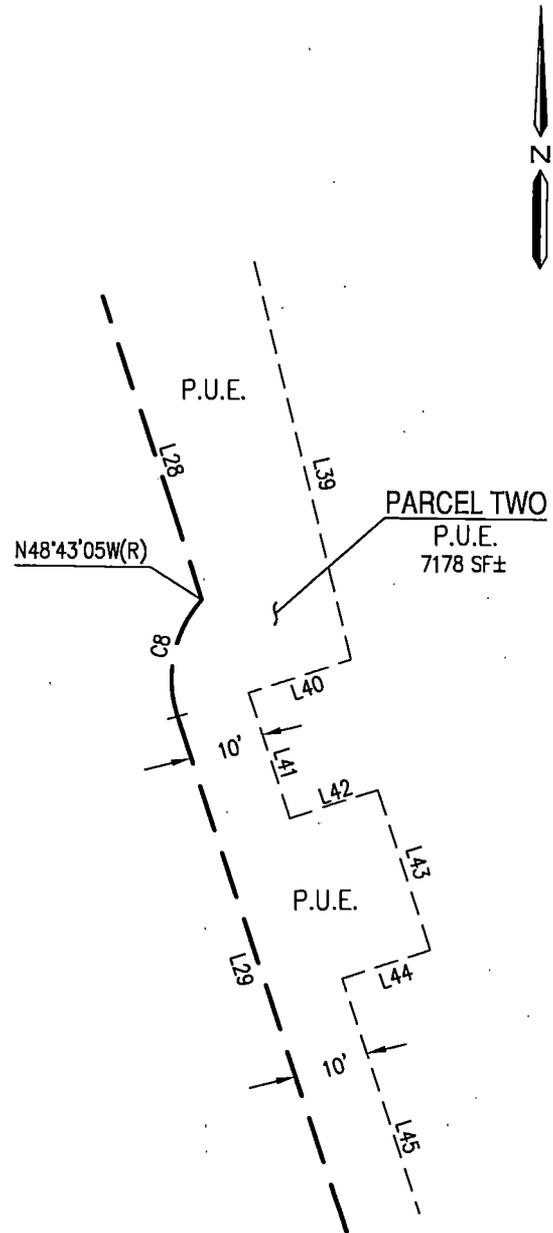


LINE AND CURVE TABLES FOR SHEET 9

LINE TABLE		
LINE	DIRECTION	LENGTH
L10	N50°10'33"E	155.76'
L16	N10°41'55"E	43.22'
L17	N35°23'17"W	68.94'
L18	N15°16'58"W	164.04'
L19	N12°48'05"W	139.55'
L20	N11°44'07"W	160.95'
L21	N15°16'58"W	19.98'
L22	N74°43'02"E	47.50'
L23	N15°16'58"W	127.30'
L24	N73°44'56"E	10.52'
L25	N60°16'58"W	11.02'
L26	N14°18'53"W	11.05'
L27	N18°24'00"W	51.58'
L28	N17°44'47"W	13.78'
L29	N18°16'25"W	143.55'
L30	N15°16'58"W	36.95'
L31	N14°18'53"W	13.82'
L32	N26°43'45"W	28.11'
L33	N17°59'43"W	13.77'
L34	N35°23'17"W	56.89'

LINE TABLE		
LINE	DIRECTION	LENGTH
L35	N81°29'44"W	43.24'
L36	N74°43'02"E	15.50'
L37	N15°16'58"W	140.17'
L38	N76°09'32"E	18.71'
L39	N13°50'28"W	93.70'
L40	N71°43'35"E	5.86'
L41	N18°16'25"W	17.65'
L42	N71°43'35"E	2.28'
L43	N18°16'25"W	22.63'
L44	N71°43'35"E	2.28'
L45	N18°16'25"W	103.52'
L46	N15°16'58"W	37.21'
L47	N74°43'02"E	6.82'
L48	N15°16'58"W	88.64'
L49	N35°23'17"W	66.51'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C3	2034.00'	4°56'12"	175.25'
C4	2022.00'	6°33'08"	231.23'
C6	346.00'	20°06'19"	121.41'
C7	29.50'	19°13'43"	9.90'
C8	16.00'	59°33'20"	16.63'
C9	16.00'	57°56'55"	16.18'
C10	16.00'	59°33'25"	16.63'
C11	253.00'	16°52'25"	74.51'
C12	243.00'	15°22'59"	65.24'



DETAIL 'A'
NOT TO SCALE

LEGEND

- ROADWAY EASEMENT
- - - - PUBLIC UTILITY EASEMENT (P.U.E.)

SCALE: NO SCALE
 DRAWN BY: PK
 FILE: 25500 PLAT_ISLANDERS WAY_EXH A.DWG
 DATE: 5/3/2019 SHEET: 10 OF 10

EXHIBIT A
 ISLANDER'S WAY- ROADWAY EASEMENT
 RIVER ISLANDS
 CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA



EXHIBIT "F"

**IRREVOCABLE OFFER OF DEDICATION FOR RIVER ISLANDS PARKWAY-
RIVER ISLANDS TOWN CENTER**

*Recording Requested by and
Please Return to:*

City Clerk
City of Lathrop
390 Towne Centre Drive
Lathrop, California 95330

Exempt from payment of recording fees (GC 27383)

This Space Above for Recorder's Use Only

**IRREVOCABLE OFFER OF DEDICATION OF EASEMENT
FOR PUBLIC ROADWAY PURPOSES AND PUBLIC UTILITY EASEMENT
(RIVER ISLANDS PARKWAY – RIVER ISLANDS TOWN CENTER)**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Califia, LLC, a California limited liability company, hereby grant(s) to the CITY OF LATHROP, a municipal corporation in the County of San Joaquin, State of California, an easement for ingress, egress and road purposes, and a public utility easement (PUE), over and across the hereinafter described real property situated in City of Lathrop and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California, and may be accepted at any time by the City Engineer of the City of Lathrop. This Offer of Dedication may be terminated, and right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 9, or Chapter 2 of Division 2 of the Streets and Highways Code of the State of California, whichever is applicable.

The above described easement is to be kept open, clear and free from buildings and structures of any kind. This Offer of Dedication shall be irrevocable and shall be binding on the Grantor's heirs, executors, administrators, successors and assigns.

SIGNATURES:

Signed this _____ day of _____, 2019

CALIFIA, LLC
a California limited liability company

By: _____
Name: Susan Dell'Osso
Its: President

(Notary Acknowledgment Required for Each Signatory)

EXHIBIT "A"
LEGAL DESCRIPTION
OFFSITE ROADWAY DEDICATION AND ADJACENT PUBLIC UTILITY EASEMENT
(RIVER ISLANDS PARKWAY – RIVER ISLANDS TOWN CENTER)

(See Attached)

APRIL 3, 2019

**EXHIBIT A
LEGAL DESCRIPTION
RIVER ISLANDS PARKWAY- ROADWAY EASEMENT
RIVER ISLANDS- PHASE 1B/TOWN CENTER
LATHROP, CALIFORNIA**

REAL PROPERTY SITUATE IN THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, BEING A PORTION OF LOT 3, AS SAID LOT IS DESCRIBED IN THE GRANT DEED TO CALIFIA, LLC, RECORDED APRIL 24, 2015, AS DOCUMENT NUMBER 2015-046191, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, AND ALSO BEING A PORTION OF PARCEL 24, AS SAID PARCEL IS DESCRIBED IN THE GRANT DEED TO CALIFIA, LLC, RECORDED MARCH 30, 2001, AS DOCUMENT NUMBER 2001-046177, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

COMMENCING AT A POINT BEING ON THE NORTHERN LINE OF THE LAND CONVEYED TO RIVER ISLANDS DEVELOPMENT, LLC, BY GRANT DEED RECORDED AUGUST 30, 2013, AS DOCUMENT NUMBER 2013-111587, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, SAID POINT BEING AT THE NORTHWESTERN CORNER OF SOMERSTON PARKWAY AND MARINA DRIVE AT THE WESTERLY TERMINUS OF THE COURSE DESCRIBED AS "EAST 126.00 FEET" IN SAID GRANT DEED;

THENCE, ALONG THE NORTHERN LINE OF SAID LAND CONVEYED TO RIVER ISLANDS DEVELOPMENT, LLC, (DOCUMENT NUMBER 2013-111587), EAST 126.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 (DOCUMENT NUMBER 2015-046191);

THENCE, LEAVING SAID NORTHERN LINE, ALONG THE WEST LINE OF SAID LOT 3, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 576.00 FEET, AND
- 2) NORTH 45° 00' 00" EAST 42.43 FEET TO THE POINT OF BEGINNING;

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 126.00 FEET, AND
- 2) NORTH 45° 00' 00" WEST 21.21 FEET;

THENCE, LEAVING SAID WEST LINE, EAST 277.99 FEET;

THENCE, SOUTH 84° 19' 50" EAST 120.48 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 2,034.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 0° 33' 50" WEST, THROUGH A CENTRAL ANGLE OF 12°32'51", AN ARC DISTANCE OF 445.44 FEET;

THENCE, NORTH 70° 15' 46" EAST 154.63 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 2,022.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 17° 28' 04" WEST, THROUGH A CENTRAL ANGLE OF 7°26'52", AN ARC DISTANCE OF 262.84 FEET;

THENCE, NORTH 69° 09' 34" EAST 119.60 FEET;

APRIL 3, 2019

EXHIBIT A
LEGAL DESCRIPTION
RIVER ISLANDS PARKWAY- ROADWAY EASEMENT
RIVER ISLANDS- PHASE 1B/TOWN CENTER

THENCE, ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,034.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 28°16'40" WEST, THROUGH A CENTRAL ANGLE OF 04°56'12", AN ARC DISTANCE OF 175.25 FEET;

THENCE, NORTH 50°10'33" EAST 155.76 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,022.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 37°36'12" WEST, THROUGH A CENTRAL ANGLE OF 06°33'08", AN ARC DISTANCE OF 231.23 FEET;

THENCE, NORTH 49° 55' 25" EAST 119.53 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 2,034.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 47° 30' 57" WEST, THROUGH A CENTRAL ANGLE OF 10°52'33", AN ARC DISTANCE OF 386.09 FEET;

THENCE, NORTH 32° 13' 38" EAST 281.59 FEET;

THENCE, NORTH 31° 37' 00" EAST 123.94 FEET TO A POINT BEING ON THE NORTHEASTERN LINE OF AFORESAID PARCEL 24 (DOCUMENT NUMBER 2001-046177), SAID POINT ALSO BEING ON THE NORTHEASTERN LINE OF TRACT 39, AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, AT PAGE 142, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY;

THENCE, ALONG SAID NORTHEASTERN LINE OF PARCEL 24 AS SHOWN ON SAID RECORD OF SURVEY, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 66° 11' 09" EAST 87.08 FEET, AND
- 2) SOUTH 40° 31' 09" EAST 41.74 FEET;

THENCE, LEAVING SAID NORTHEASTERN LINE, SOUTH 31° 37' 00" WEST 404.82 FEET;

THENCE, ALONG THE ARC OF A TANGENT 2,163.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 5°08'26", AN ARC DISTANCE OF 194.06 FEET;

THENCE, SOUTH 36° 45' 26" WEST 158.69 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 1,555.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 52° 43' 13" WEST, THROUGH A CENTRAL ANGLE OF 12°50'45", AN ARC DISTANCE OF 348.63 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 2,180.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 39° 52' 28" WEST, THROUGH A CENTRAL ANGLE OF 2°30'54", AN ARC DISTANCE OF 95.69 FEET;

THENCE, SOUTH 08°39'41" WEST 41.71 FEET;

THENCE, SOUTH 47°10'33" WEST 92.78 FEET;

APRIL 3, 2019

EXHIBIT A
LEGAL DESCRIPTION
RIVER ISLANDS PARKWAY- ROADWAY EASEMENT
RIVER ISLANDS- PHASE 1B/TOWN CENTER

THENCE, NORTH 79°26'08" WEST 41.71 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 2,192.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 33° 25' 38" WEST, THROUGH A CENTRAL ANGLE OF 2°05'15", AN ARC DISTANCE OF 79.86 FEET;

THENCE, SOUTH 65° 54' 21" WEST 121.64 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 2,180.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 28° 10' 00" WEST, THROUGH A CENTRAL ANGLE OF 11°02'34", AN ARC DISTANCE OF 420.16 FEET;

THENCE, SOUTH 28°47'52" WEST 41.73 FEET;

THENCE, SOUTH 66°23'04" WEST 82.87 FEET;

THENCE, NORTH 59°22'02" WEST 41.74 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 2,192.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 13° 27' 06" WEST, THROUGH A CENTRAL ANGLE OF 4°57'09", AN ARC DISTANCE OF 189.47 FEET;

THENCE, SOUTH 88° 44' 45" WEST 121.67 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 2,180.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 5° 19' 32" WEST, THROUGH A CENTRAL ANGLE OF 5°19'32", AN ARC DISTANCE OF 202.63 FEET;

THENCE, WEST 362.86 FEET;

THENCE, SOUTH 45°00'00" WEST 42.43 FEET TO THE WEST LINE OF AFORESAID LOT 3 (DOCUMENT NUMBER 2015-046191);

THENCE, ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 17.00 FEET, AND
- 2) NORTH 45°00'00" EAST 42.43 FEET TO SAID POINT OF BEGINNING.

CONTAINING 10.08 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 3, CCS83, PER THE RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, PAGE 142, SAN JOAQUIN COUNTY RECORDS. DISTANCES SHOWN ARE GROUND DISTANCES.

APRIL 3, 2019

EXHIBIT A
LEGAL DESCRIPTION
RIVER ISLANDS PARKWAY- ROADWAY EASEMENT
RIVER ISLANDS- PHASE 1B/TOWN CENTER

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS
REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

Paul Kittredge

PAUL KITTREDGE
PROFESSIONAL LAND SURVEYOR
CALIFORNIA NO. 5790

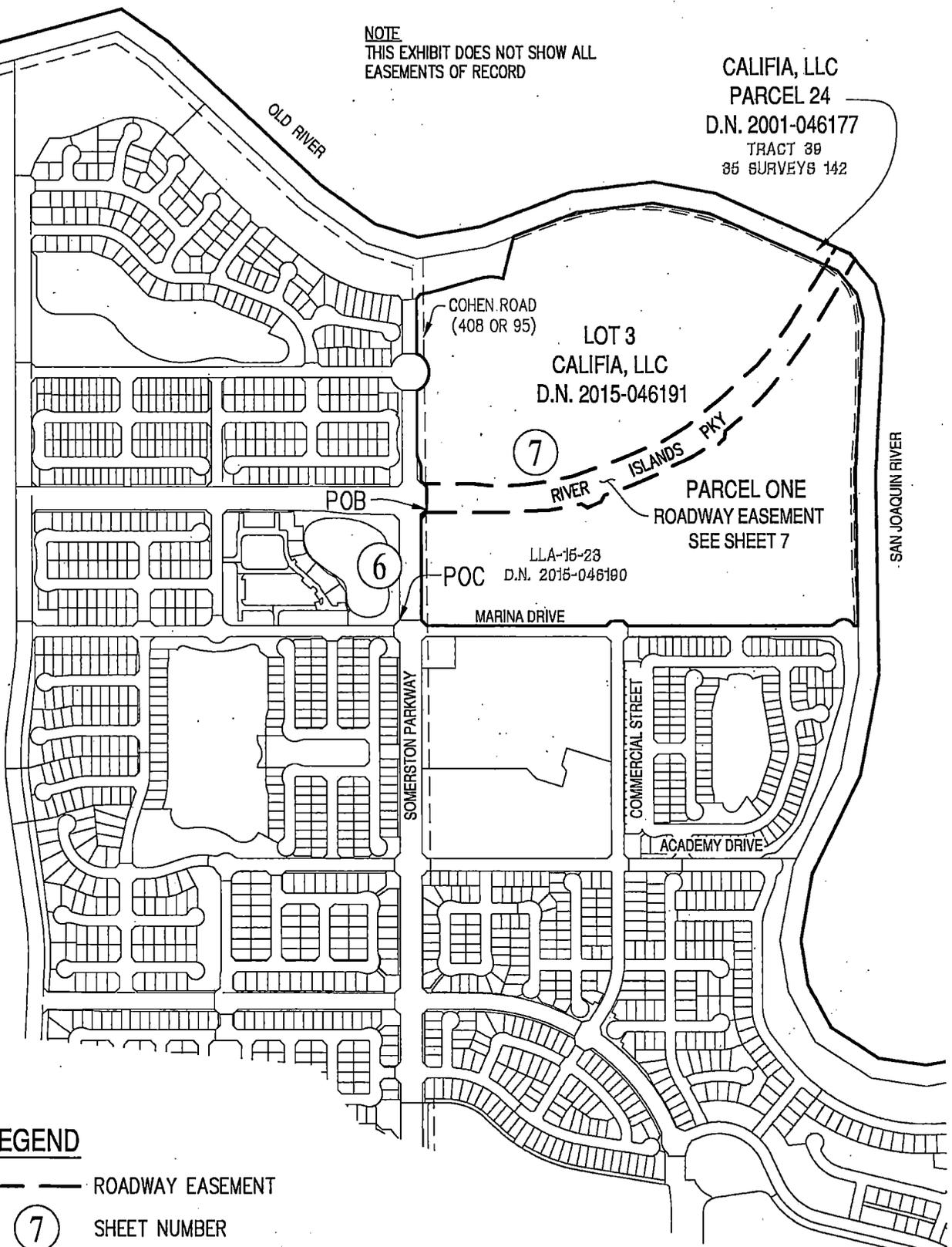
5/2/19

DATE



NOTE
THIS EXHIBIT DOES NOT SHOW ALL
EASEMENTS OF RECORD

CALIFIA, LLC
PARCEL 24
D.N. 2001-046177
TRACT 39
35 SURVEYS 142



LEGEND

- — ROADWAY EASEMENT
- ⑦ SHEET NUMBER

OVERALL MAP



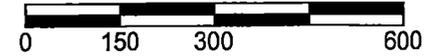
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DRAWN BY: PK	
FILE: 25500 PLAT RIP DED_CALIFIA_EXH A.DWG	
DATE: 4/3/2019	SHEET: 5 OF 7

EXHIBIT A
RIVER ISLANDS PARKWAY- ROADWAY EASEMENT
RIVER ISLANDS
CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA



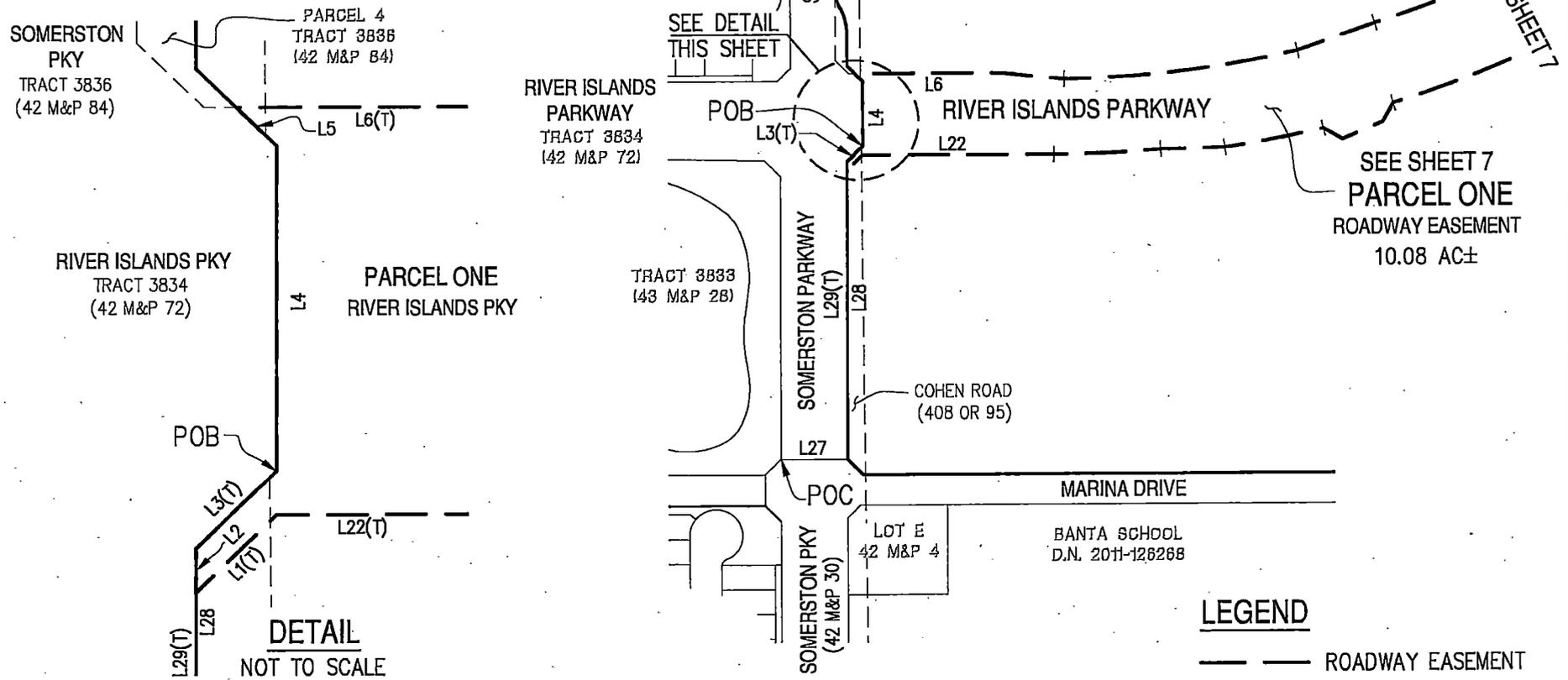
LINE TABLE		
NO	BEARING	DISTANCE
L1	N45°00'00"E	42.43'
L2	NORTH	17.00'
L3	N45°00'00"E	42.43'
L4	NORTH	126.00'
L5	N45°00'00"W	21.21'

LINE TABLE		
NO	BEARING	DISTANCE
L6	EAST	277.99'
L22	EAST	362.86'
L27	EAST	126.00'
L28	NORTH	559.00'
L29	NORTH	576.00'



LOT 3
CALIFIA, LLC
D.N. 2015-046191

LLA-15-23
D.N. 2015-046190



SEE SHEET 7
PARCEL ONE
ROADWAY EASEMENT
10.08 AC±

LEGEND

--- ROADWAY EASEMENT

SCALE: 1"=300'
DRAWN BY: PK
FILE: 25500 PLAT RIP DED_CALIFIA_EXH A.DWG
DATE: 4/3/2019 SHEET: 6 OF 7

EXHIBIT A
RIVER ISLANDS PARKWAY- ROADWAY EASEMENT
RIVER ISLANDS
CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	2034.00'	12°32'51"	445.44'
C2	2022.00'	7°26'52"	262.84'
C3	2034.00'	4°56'12"	175.25'
C4	2022.00'	6°33'08"	231.23'
C5	2034.00'	10°52'32"	386.09'
C6	2163.00'	5°08'26"	194.06'
C7	1555.00'	12°50'45"	348.63'
C8	2180.00'	2°30'54"	95.69'
C9	2192.00'	2°05'15"	79.86'
C10	2180.00'	11°02'34"	420.16'
C11	2192.00'	4°57'09"	189.47'
C12	2180.00'	5°19'32"	202.63'

LINE TABLE		
NO	BEARING	DISTANCE
L3	N45°00'00"E	42.43'
L4	NORTH	126.00'
L6	EAST	277.99'
L7	N84°19'50"W	120.48'
L8	N70°15'46"E	154.63'
L9	N69°09'34"E	119.60'
L10	N50°10'33"E	155.76'
L11	N49°55'25"E	119.53'
L12	N32°13'38"E	281.59'
L13	N31°37'00"E	123.94'
L14	N66°11'09"W	87.08'
L15	N40°31'09"W	41.74'
L16	N31°37'00"E	404.82'

LINE TABLE		
NO	BEARING	DISTANCE
L17	N36°45'26"E	158.69'
L18	N47°10'33"E	92.78'
L19	N65°54'21"E	121.64'
L20	N66°23'04"E	82.87'
L21	N88°44'45"E	121.67'
L22	EAST	362.86'
L23	N08°39'41"E	41.71'
L24	N79°26'08"W	41.71'
L25	N28°47'52"E	41.73'
L26	N59°22'02"W	41.74'

LEGEND

--- ROADWAY EASEMENT

CALIFIA, LLC
PARCEL 24
D.N. 2001-046177

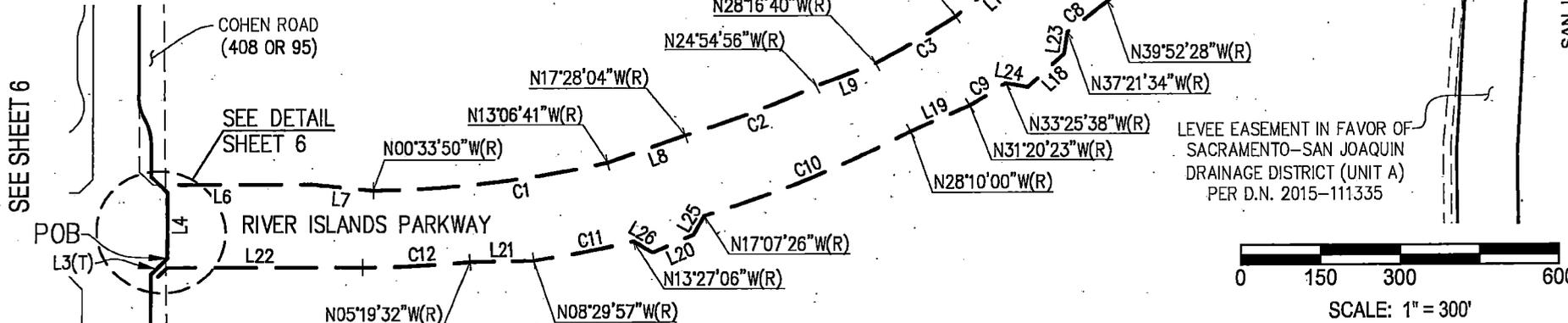
TRACT 39
35 SURVEYS 142

15' WIDE LEVEE EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT (UNIT B) PER D.N. 2015-111335

PARCEL ONE
ROADWAY EASEMENT
10.08 AC±

LOT 3
CALIFIA, LLC
D.N. 2015-046191

LLA-16-23
D.N. 2016-046180



SCALE: 1"=300'
DRAWN BY: PK
FILE: 25500 PLAT RIP DED_CALIFIA_EXH A.DWG
DATE: 4/3/2019 SHEET: 7 OF 7

EXHIBIT A
RIVER ISLANDS PARKWAY- ROADWAY EASEMENT
RIVER ISLANDS
CITY OF LATHROP SAN JOAQUIN COUNTY, CALIFORNIA



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ITEM: **DISCUSS A FIVE YEAR AGREEMENT EXTENSION TO THE SOLID WASTE COLLECTION AND DISPOSAL FRANCHISE AGREEMENT FOR RESIDENTIAL AND COMMERCIAL CUSTOMERS**

RECOMMENDATION: **City Council to Receive Information Regarding and Discuss the Five (5) Year Agreement Extension, Amendment No. 3, to the Franchise Agreement for Residential and Commercial Customers, Between City of Lathrop and Lathrop Sunrise Sanitation Corporation (Formerly Allied Waste Corporation, and dba Republic Services)**

SUMMARY:

The Lathrop Municipal Code Section 8.16.090 gives the City the exclusive right and duty to contract for the provisions to provide for the collection and transportation of garbage collection and disposal thereof within the City limits under such terms and conditions as it deems necessary for the public health, safety and well-being of the citizens and residents of the City of Lathrop.

The City of Lathrop has been doing business with our current Hauler, Republic Services since 1995, when the original company Lathrop Sunrise Sanitation Corporation, assumed the 60-day assignment of the 1990 Agreement between the City and Environmental Services Inc. Lathrop Sunrise Sanitation Corporation remains the legal entity, and acts as a corporation under Republic Services.

Since the original agreement was executed in 1995, Republic Services has provided the City with excellent low cost service and the orderly collection and transportation of solid waste removal, in compliance with the source reduction and recycling elements of the City's waste management plan. Furthermore, each time the agreement was renewed, the agreement language was updated to add or modify service levels depending on the current needs of the City.

Due to Republic Service's good standing with the City and positive involvement in our community, City staff recommends consideration of a new 5-year agreement (Amendment No. 3). The term of the existing agreement ends June 30, 2019.

Tonight, City and Republic Services staff will provide an overview of the proposed draft agreement terms for Amendment No. 3 (*Attachment A*). Additionally, follow-up to the September 10, 2018, City Council presentation regarding the impacts and changes in the recycling markets, also known as the "China Sword" effects, will be provided. Should Council choose to move forward with the proposed terms, Amendment No. 3 will be brought back for Council vote at the regular meeting of June 10, 2019.

CITY MANAGER'S REPORT **PAGE 2**
MAY 13, 2019 CITY COUNCIL REGULAR MEETING
DISCUSS A FIVE YEAR AGREEMENT EXTENSION TO THE SOLID WASTE
COLLECTION AND DISPOSAL FRANCHISE AGREEMENT FOR RESIDENTIAL
AND COMMERCIAL CUSTOMERS WITH REPUBLIC SERVICES

BACKGROUND:

The Lathrop Municipal Code Section 8.16.090 gives the City the exclusive right and duty to contract for the provisions to provide for the collection and transportation of garbage collection and disposal thereof within the City limits under such terms and conditions as it deems necessary for the public health, safety and well-being of the citizens and residents of the City of Lathrop.

Franchise Agreement History, since incorporation in July 1989:

<i>Council Action Date</i>	<i>Hauler/Company Name</i>	<i>Term of Agreement</i>
<i>May 25, 1990</i>	Lathrop Environmental Services, Inc. (prior County Franchise Hauler)	Entered into a 7 year long-term agreement, beginning June 1, 1990, with renewable language clause for an additional 3 years
<i>January 3, 1995</i>	Lathrop Sunrise Sanitation Corporation	Assumed 60 day assignment of the 1990 long-term Agreement between the City and Environmental Services Inc., as approved by probate court proceedings.
<i>March 21, 1995</i>	Lathrop Sunrise Sanitation Corporation	Entered into a 5 year agreement, beginning April 1, 1995, with renewable language clause
<i>June 15, 1999</i>	Lathrop Sunrise Sanitation Corporation	Entered into a 5 year agreement, beginning July 1, 1999, with renewable language clause
<i>October 21, 2003</i>	Lathrop Sunrise Sanitation Corporation	Entered into a 5 year agreement, beginning July 1, 2004 to June 30, 2009, with renewable language clause
<i>June 2, 2009</i>	Allied Waste Corporation (formerly Lathrop Sunrise Sanitation Corporation)	Entered into Amendment #1, a 5 year agreement, to the 2003 agreement, July 1, 2009 to June 30, 2014; with renewable language clause
<i>June 2, 2017</i>	Republic Services (formerly Allied Waste Corporation and Lathrop Sunrise Sanitation Corporation)	Entered into Amendment #2, a 5 year agreement, to the 2003 agreement, July 1, 2014 to June 30, 2019; with renewable language clause
<i>Tonight's Discussion Item (Proposed for Approval in June 2019)</i>	Republic Services (formerly Allied Waste Corporation and Lathrop Sunrise Sanitation Corporation)	Discuss Proposed Amendment #3, a 5 year agreement, to the 2003 agreement, July 1, 2019 to June 30, 2024; with renewable language clause

CITY MANAGER'S REPORT **PAGE 3**
MAY 13, 2019 CITY COUNCIL REGULAR MEETING
DISCUSS A FIVE YEAR AGREEMENT EXTENSION TO THE SOLID WASTE
COLLECTION AND DISPOSAL FRANCHISE AGREEMENT FOR RESIDENTIAL
AND COMMERCIAL CUSTOMERS WITH REPUBLIC SERVICES

As mentioned in the table above, the City of Lathrop has been doing business with Republic Services since 1995, when the original company Lathrop Sunrise Sanitation Corporation, assumed the 60-day assignment of the 1990 Agreement between the City and Environmental Services Inc. Lathrop Sunrise Sanitation Corporation remains the legal entity, and acts as a corporation under Republic Services.

Since the original agreement was executed in 1995, Republic Services has provided the City with excellent low cost service and the orderly collection and transportation of solid waste removal, in compliance with the source reduction and recycling elements of the City's waste management plan. Furthermore, each time the agreement was renewed, the agreement language was updated to add or modify service levels depending on the current needs of the City.

Due to Republic Service's good standing with the City and positive involvement in our community, City staff recommends consideration of a new 5-year agreement, according to the terms of the existing agreement. The term of the existing agreement ends June 30, 2019.

Tonight, City and Republic Services staff will provide an overview of the proposed agreement terms for Amendment No. 3. Additionally, follow-up to the September 10, 2018, City Council presentation regarding the impacts and changes in the recycling markets, also known as the "China Sword" developments, will be provided.

Current Levels of Service & Special Programs
Expiring June 30, 2019

- Weekly Residential and Commercial Solid Waste Collection
 - 3 Bin Collection: Solid Waste/ Recycling / Green Waste
 - Up to a maximum of 6 times per week for Commercial
 - Pays City a Franchise Fee of 7% and the 3% AB 939 Fee, set forth by the LMC Section 8.16.180 of the total commercial and residential revenues collected on a monthly basis.
- Special Services
 - Gratis Services for City Facilities
 - Illegal Hazardous Waste Collection (from City facilities)
 - At the request from the City; max 18 illegal waste piles per year
 - Disposal for Public Works
 - City allowed up to 200 tons of non-hazardous solid waste disposal at Forward Landfill
 - Close-out Service
 - Upon City referral for one-time garbage collection on vacant/abandoned residential property
 - Motor Oil & Filter Recycling
 - Weekly residential collection; max 10 quarts of used oil; 4 used motor oil filters (properly secured from leaking or contamination to the environment)

**MAY 13, 2019 CITY COUNCIL REGULAR MEETING
DISCUSS A FIVE YEAR AGREEMENT EXTENSION TO THE SOLID WASTE
COLLECTION AND DISPOSAL FRANCHISE AGREEMENT FOR RESIDENTIAL
AND COMMERCIAL CUSTOMERS WITH REPUBLIC SERVICES**

- Battery Recycling
 - Weekly residential collection; properly secured in zip lock bags in recycling container
- Senior Citizen Discount –
 - 20% discount to residents 65 years and older
- Waste Management and Recycling Education Outreach Programs
 - Attend at least 2 events per year
 - Last event held April 27, 2019, for Earth Day, provided: *Free mulch giveaway, tire and mattress disposal, and hazardous waste collection.*
- Education Outreach Programs for Schools
 - Offers \$750 scholarship to each school; 5 schools
- Annual Special Residential Collections
 - Spring Clean-up
 - Includes E-waste, tires, - 50 lbs. MAX
 - No Hazardous Waste
 - Winter Christmas Tree Recycling & Green Waste Pick-up
 - 50 lbs. max per household

Proposed 5 Year Term Extension Levels of Service & Special Programs
to be Effective July 1, 2019

The five (5) year term extension to the agreement provides the following additional and enhanced services to the existing solid waste collection and disposal agreement:

- **Annual Rate Increase** – as allowed by the terms of the original 2004 agreement, and in addition to a one-time \$3.95 recycling fee increase to address the revenue losses due to changes and restrictions in China's acceptance of recyclable materials (known as the "China Sword" effects).

Pursuant to the Lathrop Municipal Code Section 8.16.170 and Section 26 of the 2004 Agreement between the City of Lathrop and Republic Services (formerly Allied Waste Corporation) the collection rates shall be review annually, and adjusted effective July 1. The agreement allows for an adjustment based on the prior year change in the All Urban Consumers (CPI-U) for San Francisco-Oakland-San Jose, California area, as published by the United States Department of Labor, Bureau of Labor Statistics. Over the last twelve months, or the period from February 1, 2018 through February 1, 2019, the CPI-U increased to 3.5%. The April 2019 Consumer Price Index for the San Francisco-Oakland-Hayward area is scheduled to be released on May 10, 2019. However, due to the timing of this report the proposed rates are calculated based on the current CPI-U of 3.5%.

The proposed rates for FY 2019-20, under the new terms of the Amendment, are attached to this staff report as "*Attachment B*".

CITY MANAGER'S REPORT **PAGE 5**
MAY 13, 2019 CITY COUNCIL REGULAR MEETING
DISCUSS A FIVE YEAR AGREEMENT EXTENSION TO THE SOLID WASTE
COLLECTION AND DISPOSAL FRANCHISE AGREEMENT FOR RESIDENTIAL
AND COMMERCIAL CUSTOMERS WITH REPUBLIC SERVICES

- **Academic Scholarships** – increase the number of annual \$750 academic scholarships provided by Republic Services from five to six, to include the Next Generation STEAM Academy at River Islands.
- **Update Levels of Service** – update levels of service language to address State Mandated Commercial Organics Recycling (AB 1826 Chesbro)
 - This includes language to define enhanced levels of service currently being provided by Republic Services to Commercial Customers as required by State Law.

REASON FOR RECOMMENDATION:

Since the original agreement was executed in 2004, Republic Services has provided the City with excellent low cost service. The City of Lathrop has a unique franchise agreement in which the hauler has traditionally provided the community with services and perks beyond what a normal franchise agreement offers. Due to Republic Service's good and long standing with the City and positive involvement in our community, staff proposes to extend the agreement according to the provided terms. Staff believes the negotiated terms of the amendment will continue to provide services that greatly benefit the Lathrop community.

Additionally, and most importantly, Republic Services is one of the few haulers in this region that own and operate their own landfill, included with a state of the art organics processing facility. Having said infrastructure, allows our current hauler the ability to provide the most cost effective options for service and rates for our City.

FISCAL IMPACT:

The proposed Amendment No. 3 does not require expenditures on the City's behalf; however, the City will continue to receive revenue as set forth in the terms of the current agreement with Republic Services.

Republic Services pays the City a Franchise Fee of 7% and the 3% AB 939 Fee set forth by the LMC Section 8.16.180 of the total commercial and residential revenues collected. This revenue is used to offset operational costs related to recycling and solid waste for City streets and infrastructure.

To date (thru March 2019) the City has collected \$124,213.47 from the AB 939 Recycling Franchise Fee of 3%, and \$220,479.19 from the Agreement Franchise Fee of 7%.

ATTACHMENTS:

- A. Proposed Draft Amendment No. 3, with Lathrop Sunrise Sanitation (dba Republic Services) for a Five (5) Year Agreement Extension
- B. Proposed Rates for FY 2019-20, Effective July 1, 2019

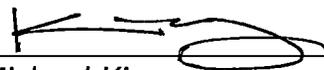
CITY MANAGER'S REPORT
MAY 13, 2019 CITY COUNCIL REGULAR MEETING
DISCUSS A FIVE YEAR AGREEMENT EXTENSION TO THE SOLID WASTE
COLLECTION AND DISPOSAL FRANCHISE AGREEMENT FOR RESIDENTIAL
AND COMMERCIAL CUSTOMERS WITH REPUBLIC SERVICES

APPROVALS:



Teresa Vargas
City Clerk

5/8/19
Date



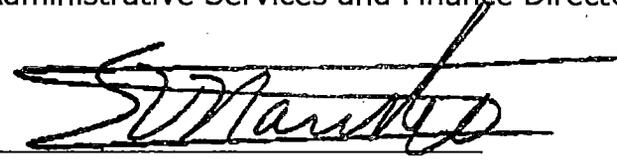
Michael King
Assistant Public Works Director

5-8-19
Date



Cari James
Administrative Services and Finance Director

5-8-19
Date



Salvador Navarrete
City Attorney

5-8-19
Date

Joe 

Stephen J. Salvatore
City Manager

5-8-19
Date

**Amendment No. 3
To
Agreement Between the City of Lathrop and
Lathrop Sunrise Sanitation Corporation (a division of Republic Services)**

This Third Amendment to Agreement between the City of Lathrop and Lathrop Sunrise Sanitation Corporation (a division of Republic Services) dated effective as of July 1, 2019 (“**Third Amendment**”) is entered into by and between the City of Lathrop, a California municipal corporation (“**CITY**”) and Lathrop Sunrise Sanitation Corporation (a division of Republic Services), a California corporation (“**CONTRACTOR**”). City and Contractor are sometimes collectively referred to herein as the “**Parties**”.

Recitals

A. CITY and CONTRACTOR did execute that certain Agreement between the City of Lathrop and Lathrop Sunrise Sanitation Corporation dated as of October 21, 2003 (“**Agreement**”) for the collection and transportation of solid waste within the City limits.

B. The term of the original Agreement, pursuant to Section (4) therein, was scheduled to terminate June 30, 2009.

C. Prior to June 30, 2009, CITY and CONTRACTOR executed Amendment 1 to extend the Agreement to June 30, 2014.

D. Prior to June 30, 2014, CITY and CONTRACTOR executed Amendment 2 to extend the Agreement to June 30, 2019.

E. The Parties wish to further amend the Agreement to (i) extend the term as provided herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties amend the Agreement as follows:

Agreement

1. **Revised Term:** The Parties agree to delete Section (4) of the Agreement in its entirety and replace it with the following:

“The effective date of this Agreement is July 1, 2004 and it shall terminate no later than June 30, 2024 provided, that the CITY and CONTRACTOR may renew this agreement under the same terms and conditions for five (5) year periods, by giving the CONTRACTOR written notice of renewal no later than six (6) months prior to expiration of the term then current.”

2. **Revised Definitions:** The Parties agree to delete Section (1), Items 1, 14 of the Agreement in their entirety and replace them with the following:

“1. Commercial Solid Waste-shall be defined as solid waste generated by or originating from stores; business offices; commercial warehouses; hospitals; educational, health care, military, and correctional institutions; multiple family dwelling units of four or more units; and

DRAFT AGREEMENT

government offices. Commercial solid waste does include construction solid waste, commercial organic waste, commercial recyclable material, and waste building materials (i.e., non-hazardous packaging and rubble resulting from construction, remodeling, repair and demolition operations on pavements, residential and commercial buildings, and other structures, which packaging and rubble may include, among other things, lumber, cement, and metal)."

"13. Green Waste / Yard Waste: shall be any vegetative waste matter generated from normal maintenance or alteration of public, residential, or commercial landscapes including, but not limited to: plant debris, grass, vine clipping, leaves, tree trimmings, pruning, brush, weeds, and limbs and branches that shall fit within the cart designated for yard waste-with the lid closed. Yard waste shall not include dirt, rocks, dead animals, or inorganic material.

"14. Organic Waste Material: food waste, such as: food scraps and food trimmings and other putrescible waste that results from food production, preparation, or consumption; and green waste/yard waste.

3. **Levels of Service:** The Parties agree to amend Sections (6)C of the Agreement as follows:

Section C – Commercial Solid Waste: Commercial solid waste shall be collected no less frequently than once each calendar week, up to a minimum of six times each week, as may be mutually agreed by CONTRACTOR and given commercial customer. The collection of commercial solid waste shall include but no limited to Mandatory Commercial Organics Recycling as mandated by State Law.

4. **Rate Increases for Calendar Years 2019-2024:** Parties agree rate changes for Calendar Years 2019-2024 shall be detailed in attached rate schedule effective July 1, 2019.

5. **Revised Community Outreach:** The Parties agree to amend Section (6)A. of the Agreement as follows:

"A. Community Outreach

2. Education Outreach Programs for Schools. CONTRACTOR shall annually provide six (6) \$750.00 scholarships for use at post-secondary educational institutions, one each to a student graduating from each of the four public schools in the City and to include the River Islands Technology Academy and the Next Generation STEAM Academy at River Islands; the means of selecting such scholarships recipients shall be determined by CONTRACTOR in concert with the principal of each school. In the alternative, or in a combination thereof, the Principals may elect to purchase supplies or equipment as otherwise appropriate."

6. **Effect of Amendment:** Except as expressly modified by this Third Amendment, the Agreement shall remain in full force and effect in accordance with its stated provisions. In the event of any conflict or inconsistency between the provisions of this Third Amendment and the provisions of the Agreement, the provisions of this Third Amendment shall be controlling and binding upon the Parties.

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DRAFT AGREEMENT

EXECUTED EFFECTIVE AS OF THE EFFECTIVE DATE DESCRIBED ABOVE.

CITY:

City of Lathrop,
a California municipal corporation

CONTRACTOR:

Lathrop Sunrise Sanitation Corporation (a division of
Republic Services) a California corporation

By:

Name: _____
Stephen J. Salvatore
Its: City Manager

By:

Name: _____
Kevin Basso
Its: General Manager

By:

Name: _____
Salvador Navarrete
Its: City Attorney



REPUBLIC
SERVICES

ATTACHMENT B DRAFT

Proposed

Republic Services Residential Rate Adjustment Effective July 1, 2019					
Service Category	Current Monthly Rate (2018)	3.5% CPI	Subtotal	Recycle Charge	New Rate Eff 7/1/19
Residential					
30 Gallon	\$29.22	\$1.02	\$30.24	\$3.95	\$34.19
60 Gallon	\$31.76	\$1.11	\$32.87	\$3.95	\$36.82
90 Gallon	\$36.58	\$1.28	\$37.86	\$3.95	\$41.81
Senior Citizens					
30 Gallon	\$21.16	\$0.74	\$21.90	\$3.95	\$25.85
60 Gallon	\$23.00	\$0.81	\$23.81	\$3.95	\$27.76
90 Gallon	\$26.45	\$0.93	\$27.38	\$3.95	\$31.33
MHP/Trailer					
30 Gallon	\$23.80	\$0.83	\$24.63	\$3.95	\$28.58
60 Gallon	\$24.34	\$0.85	\$25.19	\$3.95	\$29.14
90 Gallon	\$28.59	\$1.00	\$29.59	\$3.95	\$33.54
MHP Senior					
30 Gallon	\$17.24	\$0.60	\$17.84	\$3.95	\$21.79
60 Gallon	\$17.62	\$0.62	\$18.24	\$3.95	\$22.19
90 Gallon	\$20.71	\$0.72	\$21.43	\$3.95	\$25.38



Republic Services
Commercial Rate Adjustment
Effective July 1, 2019

Service Category	Current Monthly Rate (2018)	3.5% CPI	Subtotal	Recycle Charge 0.93%	New Rate Eff 7/1/19
1 yard					
1/Week	\$82.66	\$2.89	\$85.55	\$0.80	\$86.35
2/Week	\$125.97	\$4.41	\$130.38	\$1.21	\$131.59
3/Week	\$169.25	\$5.92	\$175.17	\$1.63	\$176.80
4/Week	\$212.49	\$7.44	\$219.93	\$2.05	\$221.97
5/Week	\$255.78	\$8.95	\$264.73	\$2.46	\$267.19
2 yard					
1/Week	\$106.27	\$3.72	\$109.99	\$1.02	\$111.01
2/Week	\$163.24	\$5.71	\$168.95	\$1.57	\$170.52
3/Week	\$224.21	\$7.85	\$232.06	\$2.16	\$234.22
4/Week	\$277.22	\$9.70	\$286.92	\$2.67	\$289.59
5/Week	\$334.20	\$11.70	\$345.90	\$3.22	\$349.11
3 yard					
1/Week	\$134.73	\$4.72	\$139.45	\$1.30	\$140.74
2/Week	\$215.30	\$7.54	\$222.84	\$2.07	\$224.91
3/Week	\$310.60	\$10.87	\$321.47	\$2.99	\$324.46
4/Week	\$423.96	\$14.84	\$438.80	\$4.08	\$442.88
5/Week	\$537.41	\$18.81	\$556.22	\$5.17	\$561.39
4 yard					
1/Week	\$168.16	\$5.89	\$174.05	\$1.62	\$175.66
2/Week	\$277.22	\$9.70	\$286.92	\$2.67	\$289.59
3/Week	\$428.10	\$14.98	\$443.08	\$4.12	\$447.20
4/Week	\$579.05	\$20.27	\$599.32	\$5.57	\$604.89
5/Week	\$727.24	\$25.45	\$752.69	\$7.00	\$759.69
5 yard					
1/Week	\$208.14	\$7.28	\$215.42	\$2.00	\$217.43
2/Week	\$399.89	\$14.00	\$413.89	\$3.85	\$417.74
3/Week	\$591.64	\$20.71	\$612.35	\$5.69	\$618.04
4/Week	\$783.39	\$27.42	\$810.81	\$7.54	\$818.35
5/Week	\$975.17	\$34.13	\$1,009.30	\$9.39	\$1,018.69
6 yard					
1/Week	\$246.79	\$8.64	\$255.43	\$2.38	\$257.80
2/Week	\$481.52	\$16.85	\$498.37	\$4.63	\$503.01
3/Week	\$716.57	\$25.08	\$741.65	\$6.90	\$748.55
4/Week	\$951.56	\$33.30	\$984.86	\$9.16	\$994.02
5/Week	\$1,186.60	\$41.53	\$1,228.13	\$11.42	\$1,239.55
90 Gallon					
1/Week	\$35.21	\$1.23	\$36.44	\$0.34	\$36.78

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ITEM: AUTOMATED LICENSE PLATE READER POLICY

RECOMMENDATION: RECEIVE INFORMATION

SUMMARY:

The City Council recently approved Project GG19-07 for a Citywide Surveillance System. Per state law, a formal policy is required to be in place for any person or entity that operates and maintains Automated License Plate Readers (ALPR).

The approved surveillance system will be operated and managed by the San Joaquin County Sheriff's Office (SJCSO) personnel and is covered under the SJCSO policies. Currently, SJCSO has a training bulletin in place governing the use of ALPR technology. Once the City has installed ALPR technology, the County will distribute the policy to Lathrop Police Services for implementation. All data and images gathered by ALPR is for the official use of the SJCSO and because such data may contain confidential information, it is not open to public review. ALPR information gathered and retained by the SJCSO, may be used and shared with prosecutors or others only as permitted by law. The City of Lathrop will not be the owner of any ALPR information, and therefore, does not need to adopt a policy.

BACKGROUND:

On April 8, 2019, the City Council adopted resolution 19-4552 approving Capital Improvement Project GG19-07, for Citywide Surveillance System, which includes ALPR's. The approved ALPR system will be used and managed by the San Joaquin County Sheriff's Office (SJCSO) personnel and will be covered under the SJCSO ALPR Policy.

Currently, the City's Information Technology Division supports and maintains the hardware and software for Lathrop Police Services. This includes, in car video systems, Dictaphone (Voice Recording) and RMS (Records Management System) software to name a few. City personnel does not have access to the data, as it is for law enforcement purposes only. Therefore, the City is not required to have its own ALPR policy.

A copy of the San Joaquin County Sheriff's Office ALPR policy (Attachment "A") is provided for reference.

REASON FOR RECOMMENDATION:

This item is for information only.

FISCAL IMPACT:

None

**CITY MANAGER'S REPORT
MAY 13, 2019 CITY COUNCIL REGULAR MEETING
AUTOMATED LICENSE PLATE READER POLICY**

APPROVALS:



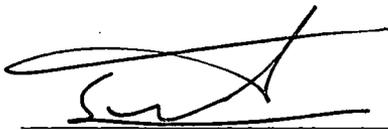
Tony Fernandes
Information Technology Manager

5-7-19
Date



Cari James
Director of Finance
& Administrative Services

5-7-19
Date



Salvador Navarrete
City Attorney

5-7-19
Date



Stephen J. Salvatore
City Manager

5-9-19
Date

Automated License Plate Readers (ALPRs)

462.1 PURPOSE AND SCOPE

Automated License Plate Reader (ALPR) technology, also known as License Plate Recognition, provides automated detection of license plates. ALPRs are used by the San Joaquin County Sheriff's Office (SJSO) to convert data associated with vehicle license plates and use it for official law enforcement purposes including identifying stolen or wanted vehicles, stolen license plates and missing persons. ALPRs may also be used to gather information related to active warrants, homeland security, electronic surveillance, suspect interdiction and stolen property recovery or other uses as approved and documented by an appropriate administrator.

The SJSO will utilize the ALPR technology to access digital license plate data and images while recognizing the established privacy rights of the public. All data and images accessed from the ALPR data system called the Law Enforcement Archival Reporting Network (LEARN), are for the official use of this office. Because such data may contain confidential information, it is not open to public view.

Definitions:

- (a) **Hot List:** License plate(s) associated with vehicles of interest from an associated database, including, but not limited to, NCIC, DMV, Local BOLOs, etc.
- (b) **Detection:** Data obtained by an ALPR of license plates within public view that were read by the device, including potential images of the plate and vehicle on which it was displayed, and information regarding the location of the police cruiser at the time of the ALPR read.
- (c) **Hit:** Alert from the ALPR system that a scanned license plate number may be in the National Crime Information Center (NCIC) or other law enforcement database for a specific reason including, but not limited to, being related to a stolen car, wanted person, missing person, domestic violence protective order or terrorist-related activity.
- (d) **Hot Plate:** Any license plate associated with a public offense in which the investigating deputy has probable cause to believe the offense(s) have occurred and entering the license plate information into the ALPR LEARN system will aid in identifying, locating and/or apprehending those persons believed to have committed said offense(s).

462.1

The ALPR program shall be overseen by the Patrol Administrative Lieutenant. The Patrol Administrative Lieutenant will at a minimum: ensure the system is maintained and operational, as well as, coordinate department related ALPR training. Additionally the Patrol Lieutenant shall conduct periodic audits of the user queries of the LEARN system as well as update access to the database to those only who show a continued right to know and need to know the accessible data.

All installation and maintenance of ALPR equipment, as well as ALPR data retention and access, shall be managed by the Patrol Administrative Lieutenant. The Patrol Administrative Lieutenant

San Joaquin County Sheriff's Office

POLICIES

Automated License Plate Readers (ALPRs)

will assign members under his/her command to administer the day-to-day operation of the ALPR equipment and data.

462.1.1 ALPR ADMINISTRATOR

The Patrol Administrative Lieutenant shall be responsible for developing guidelines and procedures to comply with the requirements of Civil Code § 1798.90.5 et seq. This includes, but is not limited to (Civil Code § 1798.90.51; Civil Code § 1798.90.53):

- (a) A description of the job title or other designation of the members and independent contractors who are authorized to use or access the ALPR system or to collect ALPR information.
- (b) Training requirements for authorized users.
- (c) A description of how the ALPR system will be monitored to ensure the security of the information and compliance with applicable privacy laws.
- (d) Procedures for system operators to maintain records of access in compliance with Civil Code § 1798.90.52.
- (e) The title and name of the current designee in overseeing the ALPR operation.
- (f) Ensures data retention purging is done in manner consistent with current law and department policy.
- (g) Ensuring this policy and related procedures are conspicuously posted on the department's website.
- (h) Shall coordinate training for all users of the Car Detector and LEARN Programs.
- (i) Shall conduct periodic audits of user queries of the LEARN system as well as update access to the database to those only show a continued need for it.

462.2 OPERATIONS

Use of an ALPR is restricted to the purposes outlined below. Department members shall not use, or allow others to use the equipment or database records for any unauthorized purpose (Civil Code § 1798.90.51; Civil Code § 1798.90.53).

- (a) An ALPR shall only be used for official law enforcement business.
- (b) An ALPR may be used in conjunction with any routine patrol operation or criminal investigation. Reasonable suspicion or probable cause is not required before using an ALPR.
- (c) While an ALPR may be used to canvass license plates around any crime scene, particular consideration should be given to using ALPR-equipped cars to canvass areas around homicides, shootings and other major incidents. Partial license plates reported during major crimes should be entered into the ALPR system in an attempt to identify suspect vehicles.
- (d) No member of this department shall operate ALPR equipment or access ALPR data without first completing department-approved training.

Automated License Plate Readers (ALPRs)

- (e) No ALPR operator may access department, state or federal data unless otherwise authorized to do so.
- (f) If practicable, the deputy should verify an ALPR response through the California Law Enforcement Telecommunications System (CLETS) before taking enforcement action that is based solely on an ALPR alert.

462.3 ALPR DATA COLLECTION AND RETENTION

All data and images gathered by ALPR are for the official use of the San Joaquin County Sheriff's Office and because such data may contain confidential CLETS information it is not open to public review. ALPR information gathered and retained by this department may be used and shared with prosecutors or others only as permitted by law.

Collection and retention of ALPR data is subject to the following guidelines:

- (a) Files will be transferred from field units to department or home servers in accordance with current San Joaquin County Sheriff's Office file storage procedures.
- (b) All ALPR data captured during a shift should be transferred to the department server before the end of each shift. Once transferred all ALPR data should be immediately purged from the mobile workstation.

All ALPR data downloaded to the server should be stored for a minimum of one year (Government Code § 34090.6), and thereafter should be purged unless it has become, or it is reasonable to believe it will become evidence in a criminal or civil action, or is subject to a lawful action to produce records. In those circumstances the applicable data should be downloaded from the server onto portable media and booked into evidence.

462.4 ACCOUNTABILITY

All data will be closely safeguarded and protected by both procedural and technological means. The San Joaquin County Sheriff's Office will observe the following safeguards regarding access to and use of stored data (Civil Code § 1798.90.51; Civil Code § 1798.90.53):

- (a) All ALPR data downloaded to the mobile workstation and in storage shall be accessible only through a login/password-protected system capable of documenting all access of information by name, date and time (Civil Code § 1798.90.52).
- (b) Members approved to access ALPR data under these guidelines are permitted to access the data for legitimate law enforcement purposes only, such as when the data relate to a specific criminal investigation or department-related civil or administrative action.
- (c) ALPR system audits should be conducted on a regular basis.

For security or data breaches, see the Records Release and Maintenance Policy.

Automated License Plate Readers (ALPRs)

462.4.1 RELEASING ALPR DATA

The ALPR data may be shared only with other law enforcement agencies for legitimate law enforcement purposes or as otherwise permitted by law and in accordance with this policy, provided the following criteria are met:

- (a) The law enforcement agency makes an official request for the ALPR data.
- (b) The identity of the agency and the person requesting the data and the intended purpose is documented and retained on file.
- (c) The request is approved by the Records Manager or designee.

462.5 POLICY

The policy of the San Joaquin County Sheriff's Office is to utilize ALPR technology to capture and store digital license plate data and images while recognizing the established privacy rights of the public.

All data and images gathered by the ALPR are for the official use of this department. Because such data may contain confidential information, it is not open to public review.

462.5 TRAINING

The Captain of the Professional Standards Division should ensure that members receive department-approved training for those authorized to use or access the ALPR system (Civil Code § 1798.90.51; Civil Code § 1798.90.53).

462.6 RELEASING ALPR DATA

The ALPR data may be shared only with other law enforcement or prosecutorial agencies for official law enforcement purposes or as otherwise permitted by law, using the following procedures:

- (a) The agency makes a written request for the ALPR data that includes:
 - 1. The name of the agency.
 - 2. The name of the person requesting.
 - 3. The intended purpose of obtaining the information.
- (b) The request is reviewed by the Administration Division Commander or the authorized designee and approved before the request is fulfilled.
- (c) The approved request is retained on file.

Requests for ALPR data by non-law enforcement or non-prosecutorial agencies will be processed as provided in the Records Maintenance and Release Policy (Civil Code § 1798.90.55).

**CITY MANAGER'S REPORT
MAY 13, 2019 CITY COUNCIL REGULAR MEETING**

ITEM: PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER FISCAL YEAR 2019/20 ASSESSMENTS FOR INDUSTRIAL LIGHTING MAINTENANCE DISTRICT; RESIDENTIAL LIGHTING MAINTENANCE DISTRICT; MOSSDALE LANDSCAPE AND LIGHTING DISTRICT; STONEBRIDGE LANDSCAPING MAINTENANCE DISTRICT; STONEBRIDGE DRAINAGE AND LIGHTING DISTRICT; STORM DRAIN DISTRICT ZONE 1; AND STORM DRAIN DISTRICT ZONE 1A

RECOMMENDATION: Council to Consider the Following:

- 1. Hold a Public Hearing; and**
- 2. Adopt Resolution Approving the Final Engineer's Report and Ordering the Levy and Collection of Assessments for the City of Lathrop Industrial Lighting Maintenance District for Fiscal Year 2019/20; Maximum Assessment for the District for Fiscal Year 2019/20 not to exceed Zone A \$7.75; Zone B \$39.50; Zone C \$7.75, and Proposed Annual Assessment for Fiscal Year 2019/20 Zone A \$7.75; Zone B \$39.50; Zone C \$7.75.**
- 3. Adopt Resolution Approving the Final Engineer's Report and Ordering the Levy and Collection of Assessments for the City of Lathrop Residential Lighting Maintenance District for Fiscal Year 2019/20; Maximum Assessment for the District for Fiscal Year 2019/20 not to exceed Zone A \$43.01; Zone B \$46.09; Zone C \$30.30; Zone D \$56.37; Zone E \$59.26; Zone F \$34.08; Zone G \$7.79, and Proposed Annual Assessment for Fiscal Year 2019/20 Zone A \$43.01; Zone B \$46.09; Zone C \$30.30; Zone D \$56.37; Zone E \$59.26; Zone F \$34.08; Zone G \$7.79.**
- 4. Adopt Resolution Approving the Final Engineer's Report and Ordering the Levy and Collection of Assessments for the Mossdale Landscape and Lighting Maintenance District for Fiscal Year 2019/20; Maximum Assessment for Fiscal Year 2019/20 not to exceed \$276.10, and Proposed Annual Assessment for Fiscal Year 2019/20 \$268.06.**

- 5. Adopt Resolution Approving the Final Engineer's Report and Ordering the Levy and Collection of Assessments for the Stonebridge Landscape Maintenance District and the Stonebridge Drainage & Lighting District for Fiscal Year 2019/20; Maximum Assessments for each District for Fiscal Year 2019/20 not to exceed \$417.89, and Proposed Annual Assessments for Fiscal year 2019/20 for Stonebridge Landscape Maintenance District is \$265.64 and for Stonebridge Drainage & Lighting District is \$236.32.**

- 6. Adopt Resolution Approving the Final Engineer's Report and Ordering the Levy and Collection of Assessments for the Storm Drain District Zone 1 and Storm Drain District Zone 1A for Fiscal Year 2019/20; Proposed Annual Assessment for Fiscal Year 2019/20 for Storm Drain Zone 1 not to exceed \$112.52, and Proposed Annual Assessment for Fiscal Year 2019/20 for Storm Drain Zone 1A not to exceed \$199.92.**

SUMMARY:

At the April 8, 2019 City Council Meeting, Staff presented the preliminary Engineer's Report and Intent to Levy for the Industrial Lighting Maintenance District, Residential Lighting Maintenance District, Mossdale Landscape and Lighting Maintenance District, Stonebridge Landscape Maintenance District, Stonebridge Drainage & Lighting District, Storm Drain District Zone 1, and Storm Drain District Zone 1A (the "Districts") to Council for approval and requested to set a public hearing date to initiate the final approval process.

The City Council approved the preliminary Engineer's Report and Intent to Levy for all Districts, and set the public hearing date for May 8, 2019. A notice of the public hearing was mailed to each property owner within each District. The public hearing was published in the Manteca Bulletin on April 27th & May 2nd.

Four (4) out of seven (7) Districts present a "general benefit," meaning, that the improvements benefit the public at large, including the City. General benefit is excluded from a District's assessment. The City covers the costs of the general benefit utilizing resources from the General Fund.

The general benefit cost for all districts for Fiscal Year 2019/20 is \$49,360.

CITY MANAGER’S REPORT **PAGE 3**
MAY 13, 2019 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2019/20 ASSESSMENTS FOR ALL MAINTENANCE ASSESSMENT
DISTRICTS EXCEPT WOODFIELD PARK

Storm Drain District Zone 1A does not generate sufficient revenue to cover its operating expenses. A general fund subsidy in the amount of \$19,723, coupled with the use of District’s reserves is required to cover the shortfall and maintain current service levels for the district. Staff estimates the beginning Fiscal Year 2019/20 District Reserves to be \$0.

The total amount needed from the General Fund to cover Storm Drain District Zone 1A shortfall and the General Benefit costs is \$19,723.

Table 1 below displays the current and proposed assessment rates.

Table 1

District	FY 18/19 Proposed Rates	FY 19/20 Proposed Rates	% Change	Notes
Mosssdale LLM	\$260.25	\$268.06	3.00%	Levy needed to minimize draw on reserve
Storm Drain Zone 1	\$112.52	\$112.52	0.00%	Rate unchanged since FY 1996/97
Storm Drain Zone 1A	\$199.92	\$199.92	0.00%	Rate unchanged since FY 1996/97
Stonebridge LMD	\$225.06	\$265.64	18.03%	Adequate reserve allows for unchanged assessment rate
Stonebridge BAD	\$225.06	\$236.32	5.00%	Adequate reserve allows for unchanged assessment rate
Industrial LMD	\$7.52 or \$38.35	\$7.75 or \$39.50	3.00%	Max Levy needed to minimize draw on reserve
Residential LMD	\$7.46 to \$56.71	\$7.79 to \$59.26	4.49%	Max Levy needed to minimize draw on reserve

Please note that the assessment and budget amounts shown in the Final Engineer’s Reports have not been modified from the approved Preliminary Engineer’s Reports on April 8th.

Tonight, the City Council is being asked to approve the Final Engineer’s Report for all Districts and order the levy and collection of annual assessments for Fiscal Year 2019/20.

City Council may order amendments to the Engineer’s Reports or confirm as submitted. If approved, the assessment information will be submitted to the County Auditor-Controller, and included on the property tax roll for each benefiting parcel for Fiscal Year 2019/20. The collected monies will fund each District’s operation and maintenance costs.

BACKGROUND:

Maintenance Districts are formed to fund services and improvements that provide special benefit to the properties within the District’s boundaries. Improvements may include landscaping, park sites, street lightning and storm drainage.

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The Districts levies are made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act"), applicable to the provisions of Proposition 218 (California Constitutional Articles XIII C and XIII D).

Each parcel within a District is assessed in accordance to assessment methodology adopted and approved by the City Council at the time of District formation. The assessments are paid by the property owner as a part of each parcel's secured property tax bill.

NBS Government Finance Group performs an annual assessment of the Districts, evaluating costs of the maintenance, operations, and servicing of the improvements to be maintained. The assessment process is generally initiated in March. Upon the completion of the assessment, NBS submits a preliminary Engineer's Report (the "Report") to City staff which includes a district overview, estimate of costs, method of apportionment, district diagrams, and parcel listing. City staff utilizes the Report findings to produce the District's annual budget.

Staff thoroughly evaluates cost increases and cost savings for each District when preparing the budget. Staff uses quantified costs such as: routine maintenance and mowing contracts; equipment repair; weed abatement; shrub and tree pruning; radios and computers; irrigation parts and controllers; water; electricity; fertilizer and other chemicals; vehicles and vehicle maintenance; street lighting repairs; storm drain system maintenance; and other administrative costs to operate the maintenance assessment districts. In addition to routine maintenance, Districts may encounter intermittent capital replacement to change out improvement items such as street lights, storm drain pump motors, irrigation components or dead landscaping.

The City of Lathrop has eight (8) Maintenance Assessment Districts (MAD); five (5) Landscaping and Lighting Districts (LLMD) (Woodfield Park is excluded from this report); three (3) Benefit Assessment Districts (BAD).

Most of the public landscaping and street lightning along Lathrop's streets and entrances to various residential communities ("medians") are maintained through LLMD's. Nine (9) of the City parks are maintained by LLMD's (eight of the nine are included in the districts that comprise this report). Most of the storm drain systems in Historical Lathrop are maintained through BAD's.

By law, assessments may only increase to the maximum approved amount set by property owners at the time of district formation or annexation. Any proposed increase which exceeds the approved amount requires the approval of the then current property owners via a Proposition 218 ballot process. Each of the City's Districts has a maximum assessment amount. The City Council may authorize any level of assessment up to the maximum amount.

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If it is determined that the maximum amount is not needed, City Council may lower the actual annual assessment without jeopardizing the ongoing maximum assessment.

The Final Engineer's Report for each District is available for review at the City Clerk's office and the Public Works Department. Copies will be available at the City Council meeting per request.

The following Background subsections summarize the district-specific information for each maintenance district:

(1) Industrial Lighting Maintenance District

The Lathrop Industrial Lighting Maintenance District was created to pay for the maintenance of the public lighting within commercial and industrial areas of the City. The maximum assessment rates for Fiscal Year 2019/20 have increased by 3.00% which is the applicable annual escalation factor approved by the property owners. The maximum assessment rates per Equivalent Dwelling Unit (EDU) are proposed for Fiscal Year 2019/20 \$7.75 for Zone A, \$39.50 for Zone B, and \$7.75 for Zone C.

District/Zone	FY 2018/19 Annual	Proposed	Variance	Maximum
	Assessment Rate	FY 2019/20 Annual		FY 2019/20
	per EDU*	Assessment Rate		Assessment Rate
		per EDU*		per EDU*
Industrial LMD - Zone A	\$7.52	\$7.75	\$0.23	\$7.75
Industrial LMD - Zone B	\$38.35	\$39.50	\$1.15	\$39.50
Industrial LMD - Zone C	\$7.52	\$7.75	\$0.23	\$7.75

*EDU = Equivalent Dwelling Unit

The District will receive \$56,693.42 in assessment revenue plus a General Benefit Contribution from the General Fund of \$12,158 for a total of \$68,851.42. The total estimated expenditures are anticipated to be \$61,156. Fund balance at the beginning of Fiscal Year 2019/20 is estimated to be \$100,788.05 which will increase by \$7,695.42 to \$108,483.47 at the end of Fiscal Year 2019/20.

(2) Residential Lighting Maintenance District

The Lathrop Residential Lighting Maintenance District was created on May 18, 1999 to pay for the operation and maintenance of street lighting to benefit residential areas in East Lathrop.

The Fiscal Year 2019/20 maximum assessment rates have increased by 4.499%, which is the applicable annual escalation factor approved by the property owners. The District is required to maintain a reserve fund of approximately 50% of its annual revenues and expenses; thus, it is proposed for the District to be assessed at its maximum assessment. The largest annual increase per EDU is in Zone E at \$2.55 annually or approximately \$0.21 per month.

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District/Zone	FY 2018/19 Annual	Proposed	Variance	Maximum
	Assessment Rate	FY 2019/20 Annual		FY 2019/20
	per EDU*	Assessment Rate		Assessment Rate
		per EDU*		per EDU*
Residential LMD - Zone A	\$41.16	\$43.01	\$1.85	\$43.01
Residential LMD - Zone B	\$44.10	\$46.09	\$1.99	\$46.09
Residential LMD - Zone C	\$29.00	\$30.30	\$1.30	\$30.30
Residential LMD - Zone D	\$53.94	\$56.37	\$2.43	\$56.37
Residential LMD - Zone E	\$56.71	\$59.26	\$2.55	\$59.26
Residential LMD - Zone F	\$32.62	\$34.08	\$1.46	\$34.08
Residential LMD - Zone G	\$7.46	\$7.79	\$0.33	\$7.79
*EDU = Equivalent Dwelling Unit				

The District will receive \$126,809.50 in assessment revenues plus a General Benefit contribution from the General Fund of \$8,565 for a total of \$135,374.50. The total estimated expenditures are anticipated to be \$122,484. The fund balance at the beginning of Fiscal Year 2019/20 is estimated to be \$162,144.15 which will increase by \$12,890.50 to \$175,034.65 at the end of Fiscal Year 2019/20.

(3) Mossdale Landscape and Lighting Maintenance District

On June 15, 2004, Mossdale property owners approved the creation of the Mossdale Landscape and Lighting Maintenance District to provide funding to maintain the landscaping, park sites, and street lighting for the District. The maximum assessment for Fiscal Year 2019/20 will increase by 3 percent; this is the applicable annual escalation factor approved by the property owners at the time of district formation. The Fiscal Year 2019/20 maximum assessment rate per single-family and multi-family unit is \$276.10. The Fiscal Year 2019/20 assessment rate is \$268.06 because a financial review of the District shows that this rate will continue the required level of service.

The District will receive \$578,580.68 in assessment revenues and expenditures are anticipated to be at \$705,894. The fund balance at the beginning of Fiscal Year 2019/20 is estimated to be \$364,631.57, which will be reduced by \$127,313.32 to \$237,318.25 by the end of Fiscal Year 2019/20.

District	FY 2018/19 Annual	Proposed	Variance	Maximum
	Assessment Rate	FY 2019/20 Annual		FY 2019/20
	per EDU*	Assessment Rate		Assessment Rate
		per EDU*		per EDU*
Mossdale LLMD	\$260.25	\$268.06	\$7.81	\$276.10

*EDU = Equivalent Dwelling Unit

(4) Stonebridge Landscaping District and Stonebridge Drainage and Lighting Maintenance District

Stonebridge Landscaping District

The Stonebridge Landscape District was created to pay for the service, operation and maintenance of the common area street landscaping, and Stonebridge Park. The Fiscal Year 2019/20 maximum assessment rate of \$417.89 represents an increase of 5% over that of Fiscal Year 2018/19, which is the applicable annual escalation factor approved by property owners. The annual assessment to be levied is proposed to be set at \$265.64. This is increased from the rate that was assessed in Fiscal Year 2018/19. This increased assessment is required to minimize the draw on the reserve fund.

The Landscape District will receive \$239,872.92 in assessment revenues plus a General Benefit Contribution from the General Fund of \$4,457, and rent and concession of \$1,000 for a total of \$245,330. The total estimated expenditures are anticipated to be \$287,874. The fund balance at the beginning of Fiscal Year 2019/20 is estimated to be \$93,404.58, which will decrease by \$42,544.08 to \$50,860.50 at the end of Fiscal Year 2019/20.

District	FY 2018/19 Annual Assessment Rate per EDU*	Proposed FY 2019/20 Annual Assessment Rate per EDU*	Variance	Maximum FY 2019/20 Assessment Rate per EDU*
Stonebridge Landscaping	\$225.06	\$265.64	\$40.58	\$417.89

*EDU = Equivalent Dwelling Unit

Stonebridge Drainage and Lighting District

The Stonebridge Drainage and Lighting District was created to pay for the service, operation and maintenance of the street lighting, and storm drain facilities within the Stonebridge development. The Fiscal Year 2019/20 maximum assessment rate of \$417.89 represents an increase of 5% over that of Fiscal Year 2018/19, which is the applicable annual escalation factor approved by property owners. The annual assessment to be levied is proposed to be set at \$236.32. This is increased from the rate that was assessed in Fiscal Year 2018/19. This increased assessment is required to minimize the draw on the reserve fund.

The Drainage and Lighting District will receive \$213,160.64 in revenue plus a General Benefit contribution from the General Fund of \$4,457 for a total of \$ 217,617.64. The total estimated expenditures are anticipated to be \$312,815. The fund balance at the beginning of Fiscal Year 2019/20 is estimated to be \$356,130.87 which will decrease by \$95,197.36 to a balance of \$260,933.51 at the end of Fiscal Year 2019/20. Reserve funds are intended to be used for annual operating shortfall coverage, cash flow timing financing, and/or extraordinary maintenance/repair funding.

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District	FY 2018/19 Annual	Proposed	Variance	Maximum
	Assessment Rate	FY 2019/20 Annual		FY 2019/20
	per EDU*	Assessment Rate		Assessment Rate
		per EDU*		per EDU*
Stonebridge Drainage & Lighting	\$225.06	\$236.32	\$11.26	\$417.89

*EDU = Equivalent Dwelling Unit

(5) Storm Drain Districts Zones 1 and 1A

On June 6, 1989, property owners approved a ballot measure for storm drainage maintenance fees for the Lathrop Storm Drain District, City Zone 1. In 1993, the City annexed an additional Storm Drain Maintenance District incorporating the area known as City Zone 1A (Crossroads Development). Both districts were created without an annual escalation factor for the maximum assessment. Both districts have been levied at their static maximum assessments for many years.

The assessment for City Zone 1 is \$112.52 per unit. The City may continue to levy the assessment for City Zone 1 as long as the rate does not exceed \$112.52 per unit.

The assessment for City Zone 1A is \$84.72 per Maintenance Unit and \$115.20 Per Available Unit, a compiled total of \$199.92. The City may continue to levy the assessment for Zone 1A as long as rates do not exceed \$84.72 per Maintenance Unit and \$115.20 per Availability Unit.

Over the last few fiscal years, inflationary effects have occurred on ordinary expenditures, asset replacements have been necessary, and assessment revenue remains static; thus, District deficits have occurred. Sizeable deficits may occur in future fiscal years due to the lack of the escalation factor. In order to remedy this imbalance, a Proposition 218 balloting of the Districts' property owners would have to be initiated and successfully completed.

For Fiscal Year 2019/20, Zone 1 is projected to have sufficient assessment revenue, along with a contribution from the reserves, to keep operations at the current required levels of service. Contrarily, Zone 1A will need a \$19,723 General Fund subsidy to continue to operate at the current required levels of service.

Storm Drain Zone 1 will receive \$239,141.44 in assessment revenues and expenditures are expected to be \$292,510. The fund balance at the beginning of Fiscal Year 2019/20 is estimated at \$152,988.54 which will decrease by \$53,368.56 to \$99,619.98 at the end of Fiscal Year 2019/20.

Storm Drain Zone 1A will receive \$113,364 in assessment revenues and expenditures are expected to be \$133,299. There are no reserve funds expected to be remaining at the beginning of Fiscal Year 2019/20. Zone 1A will need to draw funds from the capital reserves of \$212. A General Fund subsidy of \$19,723 is needed to maintain the current required levels of service.

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District	FY 2017/18 Annual	Proposed	Variance	Maximum
	Assessment Rate	FY 2018/19 Annual		FY 2018/19
	per EDU*	Assessment Rate		Assessment Rate
		per EDU*		per EDU*
Storm Drain - Zone 1	\$112.52	\$112.52	\$0.00	\$112.52
Storm Drain - Zone 1A	\$199.92	\$199.92	\$0.00	\$199.92

REASON FOR RECOMMENDATION:

Maintain quality maintenance and service of Districts by means of allocated assessments.

COUNCIL GOALS ADVANCED BY THIS AGENDA ITEM:

Promoting Community Values by maintaining Parks, Recreation, and Community Services to its required service levels.

FISCAL IMPACT:

The proposed Fiscal Year 2019/20 assessments for the Residential Lighting Maintenance District and Industrial Lighting Maintenance District fully fund the budgeted expenditures to maintain required service levels within each district.

In Mossdale Landscape and Lighting District, Stonebridge Landscaping District, Stonebridge Drainage & Lighting District, and Storm Drain District Zone 1, expenditures exceed revenue; however these districts have sufficient funding within their Fund Balance reserves to cover the shortfalls.

Storm Drain District Zone 1A has expenditures which exceed revenues. City Staff proposes in order to maintain the current required service levels in the District, a General Fund subsidy to cover the remaining \$19,723 deficit.

In four (4) of the districts, there are "General Benefit" costs that require funding from sources other than the assessments collected by the districts, as quantified by the formation assessment engineer. General Benefit is defined as the benefit of the improvements on the public at large. Therefore, the General Fund funds these costs because the city benefits overall from these improvements. The Fiscal Year 2019/20 General Benefit costs for each of the four (4) districts are:

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District	General Benefit Amount
Industrial Lighting Maintenance District	\$12,158
Residential Lighting Maintenance District	\$8,565
Stonebridge Drainage and Lighting District	\$4,457
Stonebridge Landscape District	\$4,457
Total General Benefit Cost	\$29,637

The total amount needed from the General Fund to cover the General Benefit costs and the Storm Drain Zone 1A subsidy is \$49,360.

ATTACHMENTS:

- A. Resolution Amending and/or Approving the Final Engineer's Report and Ordering the Levy and Collection of Assessments for the Industrial Lighting Maintenance District for Fiscal Year 2019/20
- B. Resolution Amending and/or Approving the Final Engineer's Report and Ordering the Levy and Collection of Assessments for the Residential Lighting Maintenance District for Fiscal Year 2019/20
- C. Resolution Amending and/or Approving the Final Engineer's Report and Ordering the Levy and Collection of Assessments for the Mossdale Landscape and Lighting Maintenance District for Fiscal Year 2019/20
- D. Resolution Amending and/or Approving the Final Engineer's Reports and Ordering the Levy and Collection of Assessments for the Stonebridge Landscaping Maintenance District and the Stonebridge Drainage and Lighting District for Fiscal Year 2019/20
- E. Resolution Amending and/or Approving the Final Engineer's Reports and Ordering the Levy and Collection of Assessments for the Storm Drain Districts Zones 1 and 1A for Fiscal Year 2019/20
- F. District Diagrams for All Districts

*** Note - Final Engineer Reports are available for review upon request in the City Clerk's Office.**

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APPROVALS:

for Vanessa R. Porin
Sandra Frias
Budget Manager

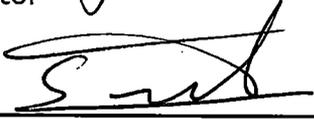
5-7-19
Date

Vanessa R. Porin
Vanessa Portillo
Deputy Finance Director

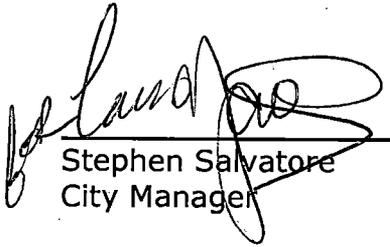
5-7-2019
Date


Cari James
Finance & Administrative Services
Director

5-7-19
Date


Salvador Navarrete
City Attorney

5-7-19
Date


Stephen Salvatore
City Manager

5-7-19
Date

RESOLUTION NO. 19-_____**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP,
CALIFORNIA, AMENDING AND/OR APPROVING THE FINAL
ENGINEER'S REPORT AND ORDERING THE LEVY AND COLLECTION OF
ASSESSMENTS FOR THE INDUSTRIAL LIGHTING MAINTENANCE
DISTRICT FOR FISCAL YEAR 2019/20**

WHEREAS, on April 8, 2019 the City Council initiated proceedings and declared its intention to levy and collect annual assessments in a special maintenance district created pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Division 15, Part 2 of the Streets and Highways Code of the State of California* (the "Act") said special maintenance district known and designated as the City of Lathrop, Industrial Lighting Maintenance District (hereinafter referred to as the "District"), Zones included in the District are Zone A, Zone B and Zone C; and

WHEREAS, on May 13, 2019, the City Council held a public hearing for the approval of the final Engineer's report and ordering of the levy and collection of assessments; and

WHEREAS, a notice of the public hearing was mailed to each property owner within the District, and the public hearing was published in the Manteca Bulletin on April 27th & May 2nd of 2019; and

WHEREAS, at this time all notice and public hearing requirements as required by the Act have been met relating to the levy of the annual assessments; and

WHEREAS, the City Council has received a final Engineer's Report (the "Report") from the Assessment Engineer (NBS Government Finance Group) for consideration and final approval which details the method of assessment including the proposed annual assessment of \$7.75 per EDU for Zone A, \$39.50 per EDU for Zone B, and \$7.75 per Edu for Zone C. The Report is available for the publics review; and

WHEREAS, the assessments are in compliance with all laws pertaining to the levy of the landscape maintenance district assessments, and the assessments are levied without regard to property valuation, and the assessments are in compliance with the provisions of Proposition 218;

WHEREAS, the City Council is satisfied with the assessment, diagram and all other matters as contained in the Report; and

WHEREAS, the City Council approves the Report and ordering of the levy and collection of assessments in the amount of \$7.75 per EDU for Zone A, \$39.50 per EDU for Zone B, and \$7.75 per Edu for Zone C;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LATHROP AS FOLLOWS:

RECITALS

Section 1. The above recitals are all true and correct.

Section 2. This City Council hereby finds and determines that the procedures for the consideration of the levy of the annual assessments have been undertaken in accordance with the Act inasmuch as, the proposed assessments for Fiscal Year 2019/20 are not proposed to be increased over the assessments previously authorized to be levied.

DETERMINATION AND CONFIRMATION

Section 3. The final assessments and diagram for the proceedings, as contained in the Engineer's Report, is hereby approved and confirmed.

Based upon the Engineer's Report and the testimony and other evidence presented at the Public Hearing, the City Council hereby makes the following determinations regarding the assessments proposed to be imposed:

- a. The proportionate special benefit derived by each individual parcel assessed has been determined in relationship to the entity of the cost of the operations and maintenance expenses.
- b. The assessments do not exceed the reasonable cost of the proportional special benefit conferred on each parcel.
- c. Only the special benefits have been assessed.

The assessments for the District contained in the Engineer's Report for Fiscal Year 2019/20 are hereby confirmed and levied upon the respective lots or parcels within the District in the amounts set forth in the Engineer's Report.

ORDERING OF MAINTENANCE

Section 4. The public interest and convenience requires, and this legislative body does hereby order the maintenance work to be made and performed as said maintenance work is set forth in the Engineer's Report and as previously declared and set forth in the Resolution of Intention.

FILING WITH CITY CLERK

Section 5. The above-referenced Engineer's Report shall be filed in the Office of the City Clerk and shall remain open for public inspection.

ENTRY UPON THE ASSESSMENT ROLL

Section 6. The County Auditor shall enter onto the County Assessment roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the Engineer's Report.

COLLECTION AND PAYMENT

Section 7. The assessments shall be collected at the same time and in the same manner as County taxes are collected, and all laws providing for the collection and enforcement of County taxes shall apply to the collection and enforcement of the assessments.

FISCAL YEAR

Section 8. The assessments as above authorized and levied for these proceedings will provide revenue and relate to the fiscal year commencing July 1, 2019 and ending June 30, 2020.

The foregoing resolution was passed and adopted this 13th day of May 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

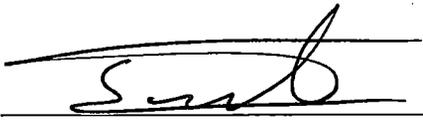
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

CITY OF LATHROP

Industrial Lighting Maintenance District Annual Engineer's Report

Fiscal Year 2019/20

OFFICE LOCATIONS:

Temecula – Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592

San Francisco – Regional Office
870 Market Street, Suite 1223
San Francisco, CA 94102

California Satellite Offices
Atascadero, Davis
Huntington Beach,
Joshua Tree, Riverside
Sacramento, San Jose

www.nbsgov.com

Prepared by:



NBS helping communities fund tomorrow

**CITY OF LATHROP
INDUSTRIAL LIGHTING MAINTENANCE DISTRICT**

**390 Towne Centre Drive
Lathrop, California 95330
Phone - (209) 941-7320
Fax - (209) 941-7339**

CITY COUNCIL

Sonny Dhaliwal, Mayor

Martha Salcedo, Vice Mayor

Paul Akinjo, Councilmember

Diane Lazard, Councilmember

Jennifer Torres-O'Callaghan, Councilmember

CITY STAFF

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Cari James, Finance Director

Glenn Gebhardt, City Engineer

NBS

Tim Seufert, Client Services Director

Kristin Harvey, Senior Consultant

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Section 1. ENGINEER’S LETTER

WHEREAS, the City Council of the City of Lathrop (the “City”), State of California, directed NBS Government Finance Group, DBA NBS (“NBS”) to prepare and file a report presenting plans and specifications describing the general nature, location, and extent of the improvements to be maintained, and an estimate of the costs of the maintenance, operations and servicing of the improvements for the City of Lathrop Industrial Lighting Maintenance District (the “District”) for Fiscal Year 2019/20. The report includes a diagram for the District showing the area and properties proposed to be assessed, an assessment of the estimated costs of the maintenance, operations and servicing of the improvements, and the net amount to be assessed upon all assessable lots and/or parcels within the District in proportion to the special benefit received;

WHEREAS, the assessment rates and the annual rate escalation factor of the annual San Francisco Bay Area Consumer Price Index (“CPI-U”) (not to exceed 3%) were approved by property owners through the assessment balloting procedures set forth in Section 4 of Article XIII D of the California Constitution at a public hearing held on July 3, 2001;

NOW THEREFORE, only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received. The following assessment is made to fund the portion of the estimated costs of maintenance, operation, and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF ASSESSMENT

Description	Zone A	Zone B	Zone C
Balance to Levy (1)	\$1,740.00	\$52,257.36	\$2,696.06
Total Equivalent Dwelling Units (“EDU”)	224.520	1322.972	347.880
Total Assessment Per EDU*	\$7.75	\$39.50	\$7.75
Maximum Assessment Per EDU	\$7.75	\$39.50	\$7.75
Total Parcels to be Assessed	9	152	10

(1) Where applicable, the actual levy will be rounded down to an even cent for San Joaquin County tax roll purposes.

I, the undersigned, respectfully submit the enclosed Engineer’s Report and, to the best of my knowledge, information, and belief, the Engineer’s Report, Assessments, and the District Diagram herein have been prepared and computed in accordance with the order and historical practices of the City Council of the City.

NBS Government Finance Group, DBA NBS



City of Lathrop
Industrial Lighting Maintenance District

Section 2. **OVERVIEW**

Introduction

The District was formed and is levied pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”).

This Annual Engineer’s Report (the “Report”) describes the District and the charge per EDU for Fiscal Year 2019/20 based on the historical and estimated cost to maintain the improvements and provide the services that benefit parcels within the District. Special benefit arising from the maintenance and operation of the facilities includes improvement to traffic circulation, reduction in nighttime accidents, deterrence of crime, and reduction in vandalism. The parcels contained within the District receive such special benefit from the improvements and will pay only their fair share of the costs of the operations, servicing, and maintenance of the improvements within the District.

The City provides a contribution of 50% of all lighting maintenance costs for the City General Plan arterial streets (including: Lathrop Road, Louise Avenue, Harlan Road, McKinley Avenue, Roth Road, and Yosemite Avenue) to pay the portion of costs of maintenance and operation of the facilities that provides a general benefit to the real property within the District and to the public at large and to pay the portion of costs that provides a special benefit to non-assessed real property within the District. The District is divided into three zones to allow the assessments to properly match the special benefits provided by the improvements to the assessed parcels within the District.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number by the San Joaquin County (the “County”) Assessor’s Office. The County Auditor-Controller uses Assessor’s Parcel Numbers and specific fund numbers to identify, on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments at a noticed public hearing, and review of the Report, the City Council may confirm the submittal of the Report and order the levy and collection of assessments for Fiscal Year 2019/20. If approved, the assessment information will be submitted to the County Auditor-Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2019/20.

Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 by a vote of 56.5% to 43.5%. The provisions of the Proposition, now California Constitutional Articles XIII C and XIII D, added substantive and procedural requirements for assessments, which affect the City’s lighting maintenance assessments.

The assessment for the District for Fiscal Year 2019/20 is \$7.75 per EDU for Zone A, \$39.50 per EDU for Zone B, and \$7.75 per EDU for Zone C. The proposed assessment rates are not greater than 103% of the prior year maximum assessment rates, as approved by the land owners.

The annual rate escalation factor approved by property owners through the assessment balloting procedures set forth in Section 4 of Article XIII D at a public hearing held on July 3, 2001, is the annual CPI-U (which increased 4.49% for Fiscal Year 2019/20), not to exceed 3%.

Plans and Specifications for the Improvements

The City operates, services, and maintains the street lighting within the District. Zone A consists of 9 parcels located near the intersection of Louise Avenue and McKinley Avenue. Zone B consists of 152 parcels generally located in the southwestern half of the area bounded by Harlan Road, Howland Road, and Louise Avenue. Zone C consists of 10 parcels, generally located east of Interstate 5, west of the Southern Pacific Railroad, north of Squires Road, and south of Roth Road.

The services provided by the District include the maintenance of the street lighting facilities and other appurtenances particular to the District improvements.

Section 3. ESTIMATE OF COSTS

Description of Budget Items

Maintenance & Operations - Includes the following:

Advertising/Legal Notices - Includes the cost of publishing the required legal notices necessary to complete the required procedures for levying the assessments.

Contract Services - Includes professional services necessary for District maintenance including computer technical support and the preparation of the Report.

Light Costs - Includes the electricity costs of street lighting within the District.

Other Maintenance & Repair - Includes contracted maintenance and repair services such as emergency repairs.

Utilities - Gas & Electric - Includes electrical power for street lighting.

Fixed Charges - Includes the charges per parcel to collect the assessments on the County Secured Property Tax Roll.

Personnel Services - Includes employee salaries, salary related costs, and employee benefits including retirement, medical benefits, and workers compensation costs, etc.

Indirect Costs - Includes overhead costs of the City related to maintenance, operation, and administration of the District.

District Budget

The budget for Zone A for Fiscal Year 2019/20 is as follows.

Description	2019/20 Budget
Maintenance & Operations Total	\$1,609.36
Personnel Services Total	63.56
Machine & Equipment Total	0.00
Indirect Costs	<u>204.03</u>
Budget Total	\$1,876.95

The budget for Zone B for Fiscal Year 2019/20 is as follows.

Description	2019/20 Budget
Maintenance & Operations Total	\$48,334.00
Personnel Services Total	1,908.96
Machine & Equipment Total	0.00
Indirect Costs	<u>6,127.83</u>
Budget Total	\$56,370.79

The budget for Zone C for Fiscal Year 2019/20 is as follows.

Description	2019/20 Budget
Maintenance & Operations Total	\$2,493.64
Personnel Services Total	98.48
Machine & Equipment Total	0.00
Indirect Costs	<u>316.14</u>
Budget Total	\$2,908.26

Balance to Levy

Total Zone Costs - Includes the maintenance and operations, personnel services, machine, equipment, and indirect costs determined above.

Contribution to (from) Operational Reserves - The Operational Reserves item provides funds by the District to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy. Using reserve amounts in this way allows the levy per unit to remain at prior period rates, although District costs have increased.

Contribution to (from) Capital Reserves - The Capital Reserve Account item provides funds to maintain reserves for extraordinary maintenance items and unexpected capital expenditures that may occur as a result of natural occurrences or other unforeseen circumstances.

General Benefit - Includes the City contribution of 50% of all lighting maintenance costs for the City General Plan arterial streets (including: Lathrop Road, Louise Avenue, Harlan Road, and McKinley Avenue) to pay the portion of costs of maintenance and operation of the facilities that provides a general benefit to the real property within the District and to the public at large and to pay the portion of costs that provides a special benefit to non-assessed real property within the District.

Balance to Levy - This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of the total direct and administration costs, reserves, contributions, and other revenue sources.

The following table shows the balance to levy for Zone A for the Fiscal Year 2019/20 levy.

Description	Amount
Total Zone A Costs	\$1,876.95
Contribution to (from) Operational Reserves	236.19
Contribution to (from) Capital Reserves	0.00
Less General	<u>(373.14)</u>
Balance to Levy	\$1,740.00

The following table shows the balance to levy for Zone B for the Fiscal Year 2019/20 levy.

Description	Amount
Total Zone A Costs	\$56,370.79
Contribution to (from) Operational Reserves	7,093.26
Contribution to (from) Capital Reserves	0.00
Less General Benefit	<u>(11,206.69)</u>
Balance to Levy	\$52,257.36

The following table shows the balance to levy for Zone C for the Fiscal Year 2019/20 levy.

Description	Amount
Total Zone A Costs	\$2,908.26
Contribution to (from) Operational Reserves	365.97
Contribution to (from) Capital Reserves	0.00
Less General Benefit	<u>(578.17)</u>
Balance to Levy	\$2,696.06

Operational & Maintenance Reserve Information

The following table shows the estimated balance in the Operational and Maintenance Reserves for the Fiscal Year 2019/20 levy.

Description	Amount
Estimated Beginning Balance – June 30, 2019	\$100,788.05
Contribution to (from) Operational and Maintenance Reserves – Zone A	236.19
Contribution to (from) Operational and Maintenance Reserves – Zone B	7,093.26
Contribution to (from) Operational and Maintenance Reserves – Zone C	365.97
Estimated Ending Balance – June 30, 2020	\$108,483.47

The reserves are intended to be used and/or accumulated for repair and/or capital replacement, as needed for improvements within the District.

Section 4. METHOD OF APPORTIONMENT

Method of Apportionment

The costs of the District are apportioned by a formula or method which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefit to be received by each such parcel from the maintenance, servicing, and operation of the improvements. The assessment has been levied in accordance with the assessment methodology adopted and approved by the City Council at the time of District formation.

The basis of benefit for the District was determined to be equal for all EDU within each Zone. The method uses a Benefit Unit Factor ("BUF") as described below.

The method used to calculate the assessments within each Zone is as follows:

$$\text{Total Balance to Levy} / \text{Total EDU} = \text{Levy per EDU}$$

$$\text{Parcel BUF} \times \text{Acres or Units} \times \text{Levy per EDU} = \text{Parcel Levy Amount}$$

To determine the EDU for non-residential parcels and unimproved residential parcels, the BUF is multiplied by the acreage. For those non-residential parcels and unimproved residential parcels that are less than one acre, the BUF is multiplied by one. For non-residential parcels and unimproved residential parcels that are greater than ten acres, the BUF is multiplied by ten. To determine the EDU for residential parcels, the BUF is multiplied by the number of developed residential units on the parcel.

Benefit Unit Factors

The table below shows the BUF per acre or unit for each property type.

Property Type/Land Use	BUF
Single Family Residential	1.00
Multi Family Residential	0.70
Mobile Homes	0.70
Vacant Land	1.00
Commercial/Industrial	4.00
Churches	1.00
Government	1.00

Assessment Per EDU - Zone A

The following table shows the total assessment per EDU for Zone A for the Fiscal Year 2019/20 levy.

Description	Amount
Balance to Levy (1)	\$1,740.00
Total EDU - Zone A	224.520
Total Assessment Per EDU	\$7.75

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.



The following table provides sample calculations for the parcel levy amount in Zone A.

Property Type/ Land Use	BUF X Units or Acres = EDU	Parcel EDU X Levy Per EDU = Parcel Levy	Parcel Levy
Single Family Residential	1.00 X 1 Unit	1.00 X \$7.75	\$7.75
Multi Family Residential	0.70 X 100 Units	70.00 X \$7.75	542.50
Mobile Home Park	0.70 X 10 Units	7.00 X \$7.75	54.25
Vacant Land	1.00 X 5 Acres	5.00 X \$7.75	38.75
Commercial/Industrial	4.00 X 5 Acres	20.00 X \$7.75	155.00
Churches	1.00 X 0.5 Acres	0.50 X \$7.75	3.87
Government	1.00 X 0.5 Acres	0.50 X \$7.75	3.87

(1) For non-residential or unimproved parcels that are less than one acre, the BUF is multiplied by one. For non-residential or unimproved parcels that are more than ten acres, the BUF is multiplied by ten.

Assessment Per EDU - Zone B

The following table shows the total assessment per EDU for Zone B for the Fiscal Year 2019/20 levy.

Description	Amount
Balance to Levy (1)	\$52,257.36
Total EDU - Zone B	1,322.972
Total Assessment Per EDU	\$39.50

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

The following table provides sample calculations for the parcel levy amount in Zone B.

Property Type/ Land Use	BUF X Units or Acres = EDU	Parcel EDU X Levy Per EDU = Parcel Levy	Parcel Levy
Single Family Residential	1.00 X 1 Unit	1.00 X \$39.50	\$39.50
Multi Family Residential	0.70 X 100 Units	70.00 X \$39.50	2,765.00
Mobile Home Park	0.70 X 10 Units	7.00 X \$39.50	267.50
Vacant Land	1.00 X 5 Acres	5.00 X \$39.50	197.50
Commercial/Industrial	4.00 X 5 Acres	20.00 X \$39.50	790.00
Churches	1.00 X 0.5 Acres	0.50 X \$39.50	19.75
Government	1.00 X 0.5 Acres	0.50 X \$39.50	19.75

(1) For non-residential or unimproved parcels that are less than one acre, the BUF is multiplied by one. For non-residential or unimproved parcels that are more than ten acres, the BUF is multiplied by ten.



Assessment Per EDU - Zone C

The following table shows the total assessment per EDU for Zone C for the Fiscal Year 2019/20 levy.

Description	Amount
Balance to Levy (1)	\$2,696.06
Total EDU - Zone C	347.880
Total Assessment Per EDU	\$7.75

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

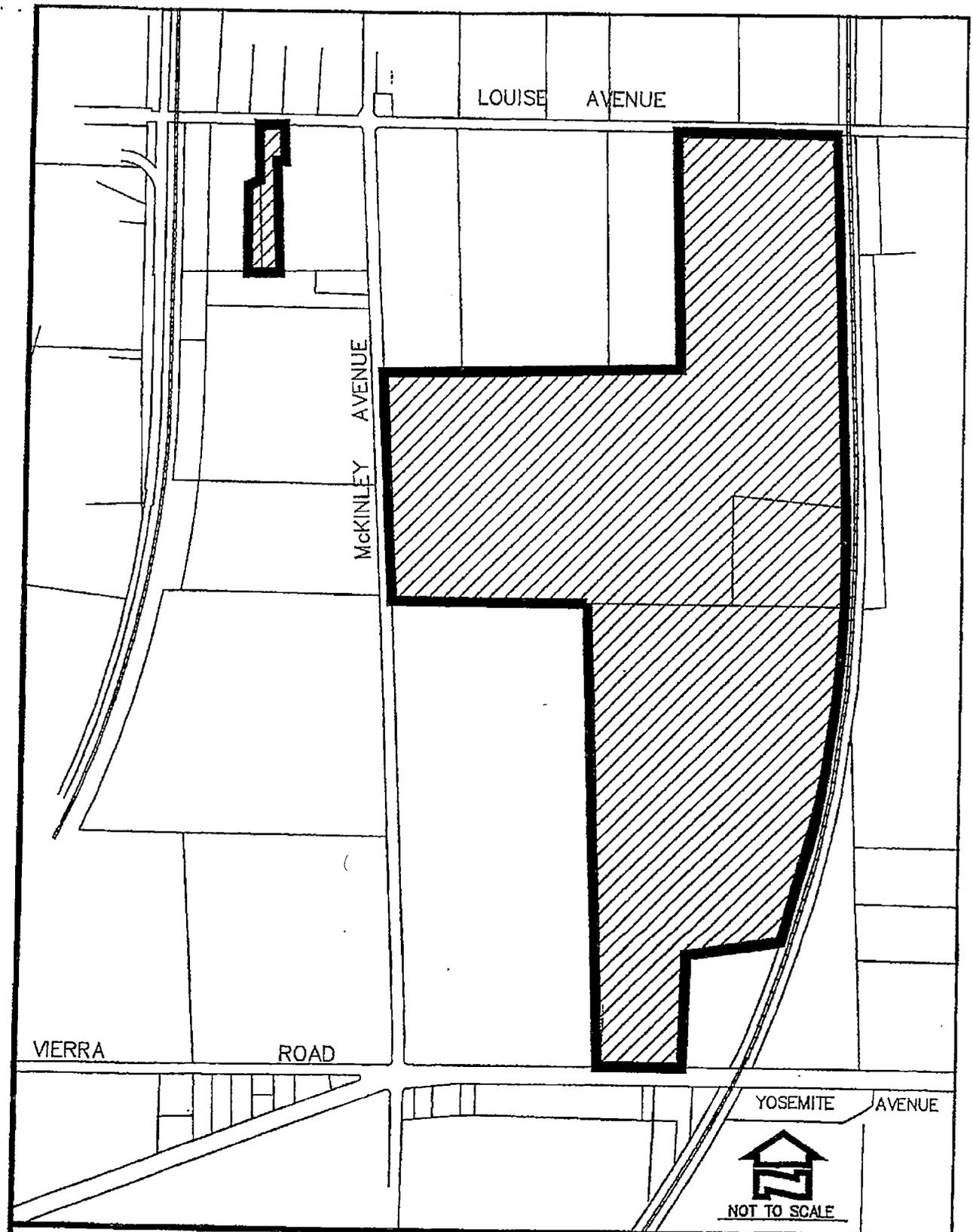
The following table provides sample calculations for the parcel levy amount in Zone C.

Property Type/ Land Use	BUF X Units or Acres = EDU	Parcel EDU X Levy Per EDU = Parcel Levy	Parcel Levy
Single Family Residential	1.00 X 1 Unit	1.00 X \$7.75	\$7.75
Multi Family Residential	0.70 X 100 Units	70.00 X \$7.75	542.50
Mobile Home Park	0.70 X 10 Units	7.00 X \$7.75	54.25
Vacant Land	1.00 X 5 Acres	5.00 X \$7.75	38.75
Commercial/Industrial	4.00 X 5 Acres	20.00 X \$7.75	155.00
Churches	1.00 X 0.5 Acres	0.50 X \$7.75	3.87
Government	1.00 X 0.5 Acres	0.50 X \$7.75	3.87

(1) For non-residential or unimproved parcels that are less than one acre, the BUF is multiplied by one. For non-residential or unimproved parcels that are more than ten acres, the BUF is multiplied by ten.

Section 5. DISTRICT DIAGRAMS

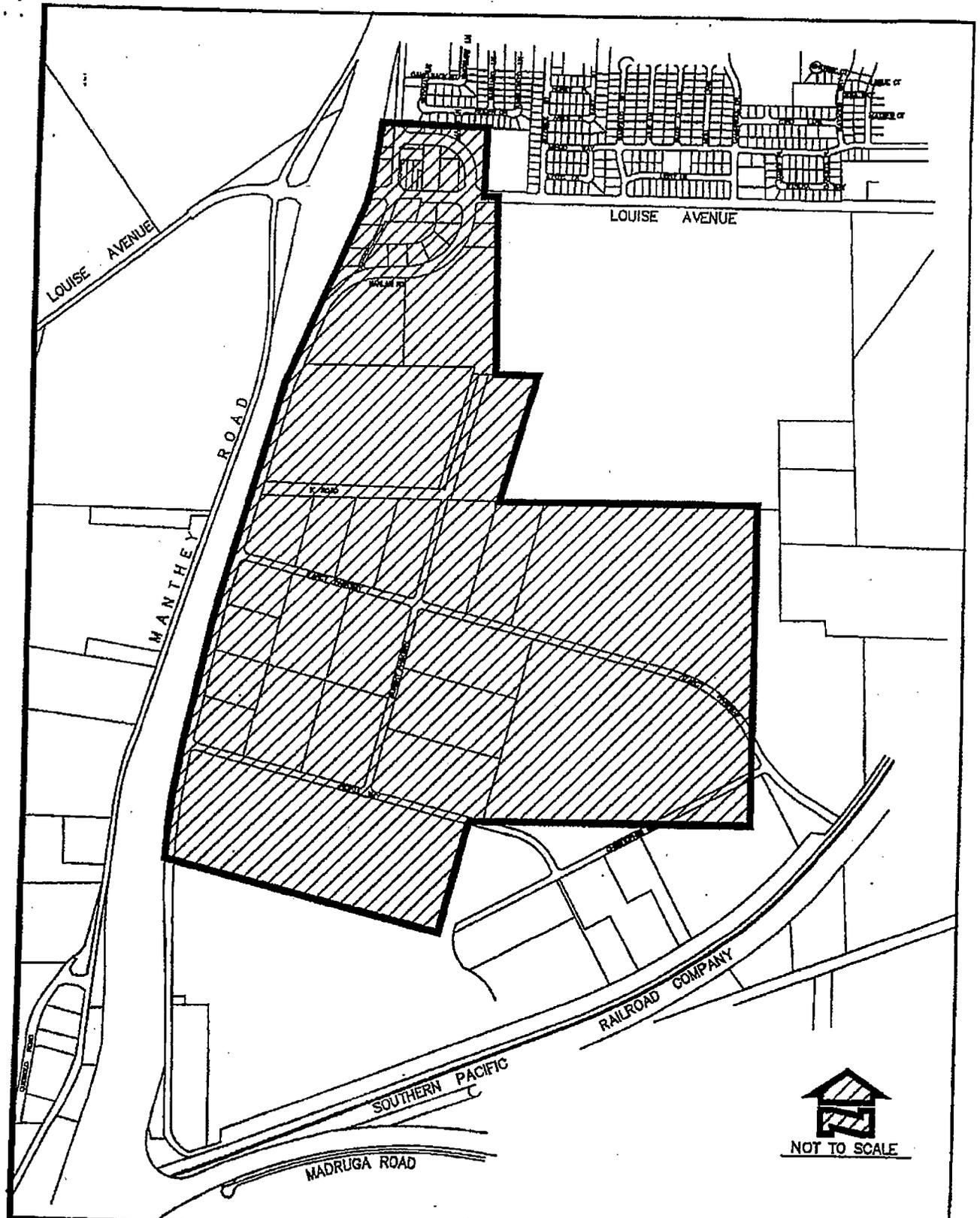
Reference is made to the District Diagrams on file with the City Clerk. The following pages provide the boundaries of the District. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference and made part of this Report.



City of Lathrop
Industrial Lighting - Zone A



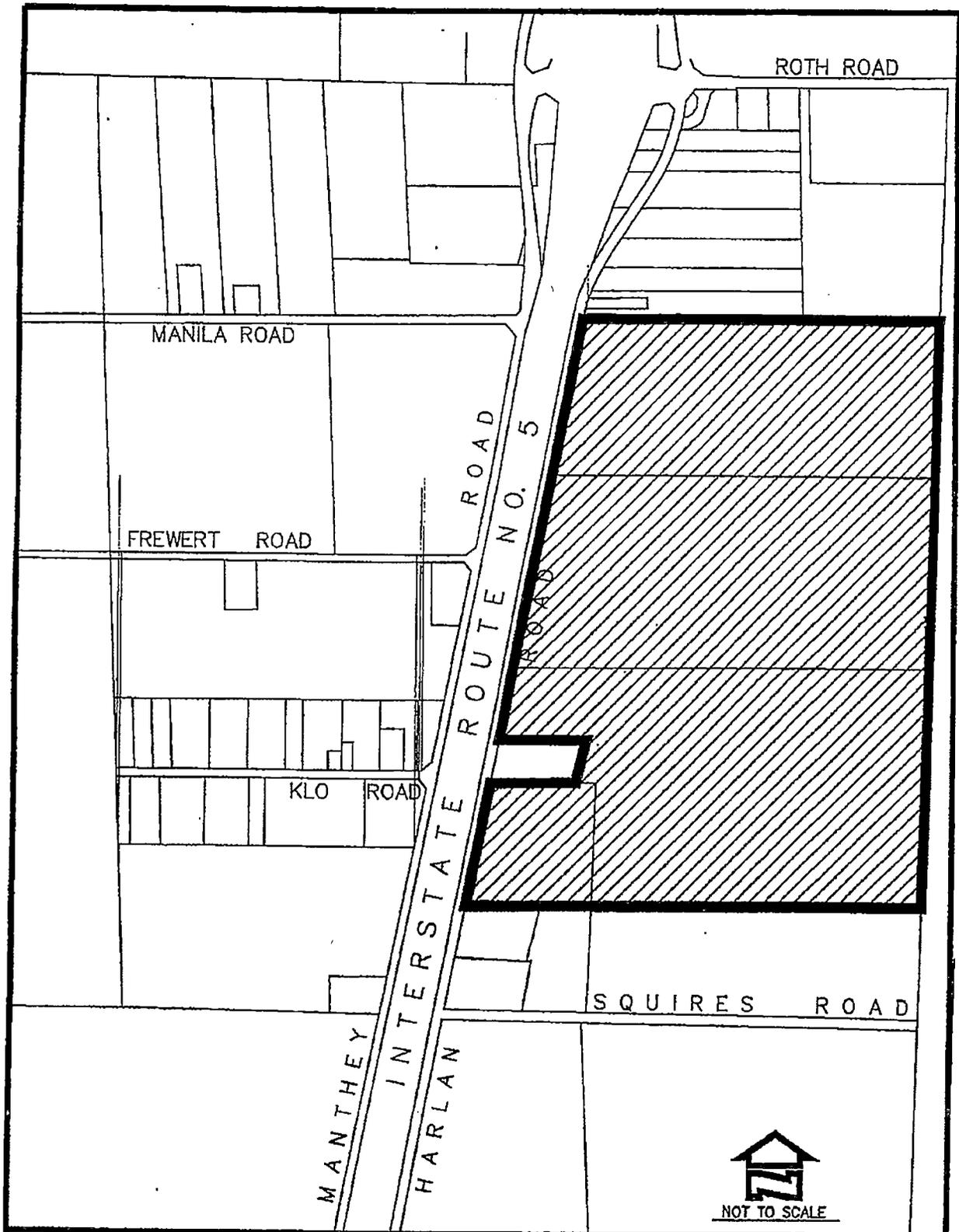
Date: February 1999



City of Lathrop
Industrial Lighting - Zone B



Date: February 1999



City of Lathrop
Industrial Lighting - Zone C

Date: February 1999

Section 6. **PARCEL LISTING**

The parcel listing of assessments is provided on the following pages. The description of each lot or parcel is a part of the records of the County Assessor and is incorporated by reference and made part of this Report.

CITY OF LATHROP
INDUSTRIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Max Rate	Levy Rate	Levy*
A	198-140-140-000	IND	3.130	3.130	4.00	12.520	\$7.75	\$7.75	\$97.02
A	198-160-030-000	GOVT	12.000	10.000	1.00	10.000	7.75	7.75	77.50
A	198-160-230-000	GOVT	0.128	1.000	1.00	1.000	7.75	7.75	7.74
A	198-160-250-000	VAC	0.035	1.000	1.00	1.000	7.75	7.75	7.74
A	198-160-260-000	IND	106.050	10.000	4.00	40.000	7.75	7.75	310.00
A	198-230-170-000	IND	15.180	10.000	4.00	40.000	7.75	7.75	310.00
A	198-230-180-000	IND	18.650	10.000	4.00	40.000	7.75	7.75	310.00
A	198-230-190-000	IND	12.850	10.000	4.00	40.000	7.75	7.75	310.00
A	198-230-150-000	IND	11.780	10.000	4.00	40.000	7.75	7.75	310.00
SUBTOTAL:		9 Assessable Parcels				224.520			\$1,740.00

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Max Rate	Levy Rate	Levy*
B	196-270-080-000	CMD	0.540	1.000	4.00	4.000	\$39.50	\$39.50	\$158.00
B	196-270-090-000	CMD	0.300	1.000	4.00	4.000	39.50	39.50	158.00
B	196-270-100-000	CMD	0.809	1.000	4.00	4.000	39.50	39.50	158.00
B	196-270-230-000	CMV	1.307	1.307	1.00	1.307	39.50	39.50	51.62
B	196-270-260-000	GOVT	1.657	1.657	1.00	1.657	39.50	39.50	65.44
B	196-270-280-000	CMD	1.725	1.725	4.00	6.900	39.50	39.50	272.54
B	196-270-300-000	CMD	1.437	1.437	4.00	5.748	39.50	39.50	227.04
B	198-120-040-000	IND	34.460	10.000	4.00	40.000	39.50	39.50	1,580.00
B	198-120-050-000	IND	10.010	10.000	4.00	40.000	39.50	39.50	1,580.00
B	198-130-390-000	IND	27.930	10.000	4.00	40.000	39.50	39.50	1,580.00
B	198-130-420-000	IND	47.160	10.000	4.00	40.000	39.50	39.50	1,580.00
B	198-130-640-000	IND	49.640	10.000	4.00	40.000	39.50	39.50	1,580.00
B	198-190-040-000	IND	6.310	6.310	4.00	25.240	39.50	39.50	996.98
B	198-190-060-000	CMD	8.990	8.990	4.00	35.960	39.50	39.50	1,420.42
B	198-190-190-000	IND	12.490	10.000	4.00	40.000	39.50	39.50	1,580.00
B	198-190-200-000	IND	12.500	10.000	4.00	40.000	39.50	39.50	1,580.00
B	198-190-210-000	IND	13.200	10.000	4.00	40.000	39.50	39.50	1,580.00
B	198-190-300-000	IND	11.000	10.000	4.00	40.000	39.50	39.50	1,580.00
B	198-190-310-000	IND	14.720	10.000	4.00	40.000	39.50	39.50	1,580.00
B	198-190-320-000	IND	29.110	10.000	4.00	40.000	39.50	39.50	1,580.00
B	198-190-330-000	IND	7.280	7.280	4.00	29.120	39.50	39.50	1,150.24
B	198-210-020-000	CMD	1.170	1.170	4.00	4.680	39.50	39.50	184.86
B	198-210-030-000	CMD	0.839	1.000	4.00	4.000	39.50	39.50	158.00
B	198-210-040-000	CMD	0.639	1.000	4.00	4.000	39.50	39.50	158.00
B	198-210-050-000	CMD	0.850	1.000	4.00	4.000	39.50	39.50	158.00
B	198-210-060-000	CMD	0.689	1.000	4.00	4.000	39.50	39.50	158.00
B	198-210-070-000	CMV	0.760	1.000	1.00	1.000	39.50	39.50	39.50
B	198-210-080-000	CMV	0.739	1.000	1.00	1.000	39.50	39.50	39.50
B	198-210-090-000	CMD	0.850	1.000	4.00	4.000	39.50	39.50	158.00
B	198-210-100-000	CMD	0.830	1.000	4.00	4.000	39.50	39.50	158.00
B	198-210-140-000	CMV	0.739	1.000	1.00	1.000	39.50	39.50	39.50
B	198-210-160-000	CMD	0.993	1.000	4.00	4.000	39.50	39.50	158.00
B	198-210-170-000	CMD	0.916	1.000	4.00	4.000	39.50	39.50	158.00

CITY OF LATHROP
INDUSTRIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Max Rate	Levy Rate	Levy*
B	198-210-180-000	CMD	14.280	10.000	4.00	40.000	39.50	39.50	1,580.00
B	198-210-190-000	CMV	18.700	10.000	1.00	10.000	39.50	39.50	395.00
B	198-210-200-000	CMD	0.774	1.000	4.00	4.000	39.50	39.50	158.00
B	198-210-210-000	CMV	0.385	1.000	1.00	1.000	39.50	39.50	39.50
B	198-210-220-000	CMD	1.340	1.340	4.00	5.360	39.50	39.50	211.72
B	198-210-230-000	CMD	1.070	1.070	4.00	4.280	39.50	39.50	169.06
B	198-220-020-000	IND	19.390	10.000	4.00	40.000	39.50	39.50	1,580.00
B	198-220-030-000	IND	10.010	10.000	4.00	40.000	39.50	39.50	1,580.00
B	198-220-090-000	IND	27.790	10.000	4.00	40.000	39.50	39.50	1,580.00
B	198-220-100-000	IND	11.490	10.000	4.00	40.000	39.50	39.50	1,580.00
B	198-220-120-000	IND	23.070	10.000	4.00	40.000	39.50	39.50	1,580.00
B	198-240-010-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-020-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-030-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-040-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-050-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-060-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-070-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-080-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-090-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-100-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-110-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-120-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-130-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-140-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-150-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-160-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-170-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-180-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-190-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-200-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-210-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-220-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-230-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-240-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-250-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-260-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-270-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-280-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-290-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-300-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-310-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-320-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-330-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-340-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-350-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00

CITY OF LATHROP
INDUSTRIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Max Rate	Levy Rate	Levy*
B	198-240-360-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-370-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-380-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-390-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-400-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-410-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-420-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-430-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-440-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-450-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-460-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-470-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-240-480-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-010-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-020-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-030-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-040-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-050-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-060-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-070-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-080-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-090-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-100-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-110-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-120-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-130-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-140-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-150-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-160-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-170-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-180-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-190-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-200-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-210-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-220-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-230-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-240-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-250-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-260-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-270-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-280-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-290-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-300-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-310-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-320-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-330-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00

CITY OF LATHROP
INDUSTRIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Max Rate	Levy Rate	Levy*
B	198-250-340-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-350-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-360-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-370-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-380-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-390-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-400-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-410-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-420-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-430-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-440-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-450-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-460-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-470-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-480-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-490-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-500-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-510-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-520-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-530-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-540-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-550-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-560-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-570-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-580-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-590-000	IND	0.130	1.000	4.00	4.000	39.50	39.50	158.00
B	198-250-600-000	IND	8.180	8.180	4.00	32.720	39.50	39.50	1,292.44
SUBTOTAL:		152 Assessable Parcels				1,322.972			\$52,257.36

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Max Rate	Levy Rate	Levy*
C	196-030-030-000	IND	41.730	10.000	4.00	40.000	\$7.75	\$7.75	\$310.00
C	196-030-190-000	CMD	5.730	5.730	4.00	22.920	7.75	7.75	177.62
C	196-030-220-000	IND	20.160	10.000	4.00	40.000	7.75	7.75	310.00
C	196-030-230-000	IND	11.730	10.000	4.00	40.000	7.75	7.75	310.00
C	196-030-250-000	IND	21.710	10.000	4.00	40.000	7.75	7.75	310.00
C	196-030-260-000	IND	8.620	8.620	4.00	34.480	7.75	7.75	267.22
C	196-030-270-000	IND	13.900	10.000	4.00	40.000	7.75	7.75	310.00
C	196-030-280-000	IND	32.640	10.000	4.00	40.000	7.75	7.75	310.00
C	196-030-290-000	IND	13.360	10.000	4.00	40.000	7.75	7.75	310.00
C	196-030-310-000	IND	2.620	2.620	4.00	10.480	7.75	7.75	81.22
SUBTOTAL:		10 Assessable Parcels				347.880			\$2,696.06

Grand Total: **1,895.372** **\$56,693.42**

* Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

RESOLUTION NO. 19-_____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP,
CALIFORNIA, AMENDING AND/OR APPROVING THE FINAL
ENGINEER'S REPORT AND ORDERING THE LEVY AND COLLECTION OF
ASSESSMENTS FOR THE RESIDENTIAL LIGHTING MAINTENANCE
DISTRICT FOR FISCAL YEAR 2019/20**

WHEREAS, on April 8, 2019 the City Council initiated proceedings and declared its intention to levy and collect annual assessments in a special maintenance district created pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Division 15, Part 2 of the Streets and Highways Code of the State of California* (the "Act") said special maintenance district known and designated as the City of Lathrop, Residential Lighting Maintenance District (hereinafter referred to as the "District"), Zones included in the District are Zone A, Zone B, Zone C, Zone D, Zone E, Zone F, and Zone G; and

WHEREAS, on May 13, 2019, the City Council held a public hearing for the approval of the final Engineer's report and ordering of the levy and collection of assessments; and

WHEREAS, a notice of the public hearing was mailed to each property owner within the District, and the public hearing was published in the Manteca Bulletin on April 27th & May 2nd of 2019; and

WHEREAS, at this time all notice and public hearing requirements as required by the Act have been met relating to the levy of the annual assessments; and

WHEREAS, the City Council has received a final Engineer's Report (the "Report") from the Assessment Engineer (NBS Government Finance Group) for consideration and final approval which details the method of assessment including the proposed annual assessment of \$43.01 per EDU for Zone A, \$46.09 per EDU for Zone B, \$30.30 per EDU for Zone C, \$56.37 per EDU for Zone D, \$59.26 per EDU for Zone E, \$34.08 per EDU for Zone F, and \$7.79 per EDU for Zone G. The Report is available for the public's review; and

WHEREAS, the assessments are in compliance with all laws pertaining to the levy of the landscape maintenance district assessments, and the assessments are levied without regard to property valuation, and the assessments are in compliance with the provisions of Proposition 218;

WHEREAS, the City Council is satisfied with the assessment, diagram and all other matters as contained in the Report; and

WHEREAS, the City Council approves the Report and ordering of the levy and collection of the assessments in the amount of \$43.01 per EDU for Zone A, \$46.09 per EDU for Zone B, \$30.30 per EDU for Zone C, \$56.37 per EDU for Zone D, \$59.26 per EDU for Zone E, \$34.08 per EDU for Zone F, and \$7.79 per EDU for Zone G;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LATHROP AS FOLLOWS:

RECITALS

- Section 1. The above recitals are all true and correct.
- Section 2. This City Council hereby finds and determines that the procedures for the consideration of the levy of the annual assessments have been undertaken in accordance with the Act inasmuch as, the proposed assessments for Fiscal Year 2019/20 are not proposed to be increased over the assessments previously authorized to be levied.

DETERMINATION AND CONFIRMATION

- Section 3. The final assessments and diagram for the proceedings, as contained in the Engineer's Report, is hereby approved and confirmed.

Based upon the Engineer's Report and the testimony and other evidence presented at the Public Hearing, the City Council hereby makes the following determinations regarding the assessments proposed to be imposed:

- a. The proportionate special benefit derived by each individual parcel assessed has been determined in relationship to the entity of the cost of the operations and maintenance expenses.
- b. The assessments do not exceed the reasonable cost of the proportional special benefit conferred on each parcel.
- c. Only the special benefits have been assessed.

The assessments for the District contained in the Engineer's Report for Fiscal Year 2019/20 are hereby confirmed and levied upon the respective lots or parcels within the District in the amounts set forth in the Engineer's Report.

ORDERING OF MAINTENANCE

Section 4. The public interest and convenience requires, and this legislative body does hereby order the maintenance work to be made and performed as said maintenance work is set forth in the Engineer's Report and as previously declared and set forth in the Resolution of Intention.

FILING WITH CITY CLERK

Section 5. The above-referenced Engineer's Report shall be filed in the Office of the City Clerk and shall remain open for public inspection.

ENTRY UPON THE ASSESSMENT ROLL

Section 6. The County Auditor shall enter onto the County Assessment roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the Engineer's Report.

COLLECTION AND PAYMENT

Section 7. The assessments shall be collected at the same time and in the same manner as County taxes are collected, and all laws providing for the collection and enforcement of County taxes shall apply to the collection and enforcement of the assessments.

FISCAL YEAR

Section 8. The assessments as above authorized and levied for these proceedings will provide revenue and relate to the fiscal year commencing July 1, 2019 and ending June 30, 2020.

The foregoing resolution was passed and adopted this 13th day of May 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

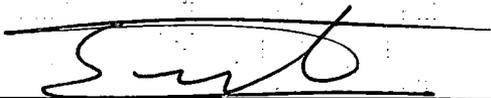
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

CITY OF LATHROP

Residential Lighting Maintenance District

Annual Engineer's Report

Fiscal Year 2019/20

OFFICE LOCATIONS:

Temecula – Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592

San Francisco – Regional Office
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Huntington Beach,
Joshua Tree, Riverside
Sacramento, San Jose

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Prepared by:



**CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT**

**390 Towne Centre Drive
Lathrop, California 95330
Phone - (209) 941-7320
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CITY COUNCIL

Sonny Dhaliwal, Mayor

Martha Salcedo, Vice Mayor

Paul Akinjo, Councilmember

Diane Lazard, Councilmember

Jennifer Torres-O'Callaghan, Councilmember

CITY STAFF

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Cari James, Finance Director

Glenn Gebhardt, City Engineer

NBS

Tim Seufert, Client Services Director

Kristin Harvey, Senior Consultant

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Section 1. ENGINEER'S LETTER

WHEREAS, the City Council of the City of Lathrop (the "City"), State of California, directed NBS Government Finance Group, DBA NBS ("NBS") to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations, and servicing of the improvements for the City of Lathrop Residential Lighting Maintenance District (the "District") for Fiscal Year 2019/20. The report includes a diagram for the District, showing the area and properties to be assessed, an assessment of the estimated costs of the maintenance, operations and servicing of the improvements, and the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received;

NOW THEREFORE, only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received. The following assessment is made to fund the portion of the estimated costs of maintenance, operation, and servicing of said improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF ASSESSMENT

Description	Amount
Balance to Levy (1)	\$126,809.50
Total Equivalent Dwelling Units	2,835.9835

(1) Where applicable, the actual parcel levy will be rounded to an even amount for San Joaquin County tax roll purposes.

The details concerning the Balance to Levy and amount to levy per Equivalent Dwelling Unit are contained within the enclosed Engineer's Report.

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information, and belief, the Engineer's Report, Assessments, and the District Diagram herein have been prepared and computed in accordance with the order and historical practices of the City Council of the City.

NBS Government Finance Group, DBA NBS



City of Lathrop
Residential Lighting Maintenance District

Section 2. OVERVIEW

Introduction

The City proposes to levy special benefit assessments for the District for Fiscal Year 2019/20. Prior to the City's incorporation in 1989, the County of San Joaquin (the "County") had established a maintenance district to fund the cost of operating and maintaining streetlights. After incorporation, the City continued and expanded the boundaries of the District to include lights and properties in newly developed areas of the City. In 1993, the City consolidated several maintenance districts including the lighting district into a single district: "Lathrop Residential Lighting Maintenance District". In response to the provisions of the California Constitution Article XIII C and XIII D (the "Proposition 218"), in 1998 a separate Engineer's Report was prepared for the District and property owner balloting for the assessments was conducted. At the conclusion of the public hearing it was determined that the proposed assessments received a majority protest and no assessment was levied for Fiscal Year 1998/99.

Although no assessment was levied in Fiscal Year 1998/99, the City was able to continue funding the improvements for one year through other revenue sources. However, it was determined that the revenue necessary to maintain the improvements at their existing level was not likely to be available in future years. Therefore, the City conducted another property owner balloting proceeding for the assessments in Fiscal Year 1999/00. After approval of the assessment by the property owners, the City began to levy and collect special assessments on the County tax rolls to provide continued funding for the costs and expenses required for maintenance of the lighting improvements within the District. The District is levied pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act"), and in compliance with the substantive and procedural requirements of Proposition 218.

This Annual Engineer's Report (the "Report") describes the District and assessments to be levied against properties within the District for Fiscal Year 2019/20. The assessments described herein are based on the estimated cost to maintain improvements that will provide a direct and special benefit to properties within the District. All improvements to be maintained and funded through annual assessments were constructed and installed in connection with the development or for the benefit of these properties. The annual costs and assessments described herein include all estimated direct expenditures, incidental expenses, deficits, surpluses, revenues, and reserves associated with the maintenance and servicing of the improvements.

The word "parcel", for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the County Assessor's Office. The County Auditor-Controller uses an APN and specific fund numbers to identify properties assessed on the tax roll for special district benefit assessments.

Following consideration of public comments at a noticed public hearing, and following review of the Report, the City Council may confirm the submittal of the Report and may order the levy and collection of assessments for Fiscal Year 2019/20. If approved, the assessment information will be submitted to

the County Auditor-Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2019/20.

Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 by a vote of 56.5% to 43.5%. The provisions of Proposition 218, now California Articles XIII C and XIII D, added substantive and procedural requirements for assessments, which affect the City's landscaping and lighting maintenance assessments.

The Fiscal Year 2019/20 assessment rates for the District are proposed to increase from the Fiscal Year 2018/19 assessment rates but do not exceed the maximum rates after applying the approved escalation factor. The annual rate escalation factor approved by property owners through the assessment balloting procedures set forth in Section 4 of Proposition 218 is the annual San Francisco Bay Area CPI (which increased 4.49% for Fiscal Year 2019/20), or 3%, whichever is greater.

Section 3. PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS

Description of the District and Services

The District is generally located in the northern part of the City and consists of lots and parcels north of Louise Avenue, west of the Southern Pacific Railroad, east of Interstate 5, and south of the Stonebridge development.

The District currently includes 2,487 parcels. The estimated annual cost to provide and maintain the street lighting improvements within the District has been apportioned to each property in proportion to the special benefits received. The method of apportionment described in this Report utilizes commonly accepted assessment engineering practices and has been established pursuant to the Act and the provisions of Proposition 218.

The improvements and services that provide a special benefit to each assessable property within the District include all public street lighting facilities within the District boundaries that are directly associated with the properties. All street lighting improvements were originally installed either as a part of the original development and subdivision of the properties or for the benefit of specific areas to enhance the lighting in those areas. That portion of the total street lighting costs that provides a general benefit has been identified and is not included in the assessments. These costs will be funded through the City's General Fund. The location of the improvements, zones, and associated benefits are discussed in the following sections.

Zones

To ensure a fair and equitable apportionment of street lighting costs, the District has been divided into seven benefit zones that reflect both the geographical location of properties within the District and the specific lighting improvements associated with the properties in that area. Refer to the District Diagram for details of the District boundary and the various benefit zones. The following is a brief description of the zones.

Zone A – This zone is located in the northwest region of the District, east of Interstate 5, north of Lathrop Road, west of the Woodfield development, and south of the Stonebridge development. This area of the District is commonly referred to as Lathrop Acres and includes mostly rural residential housing.

Zone B – This zone is located in the northeast region of the District, west of the Southern Pacific Railroad, north of Lathrop Road, east of Lathrop Acres, and south of the Stonebridge development. This area of the District is commonly referred to as the Woodfield Area and includes the residential development known as Valley Haven.

Zone C – This zone is located primarily in the eastern region of the District, west of the Southern Pacific Railroad, north of Louise Avenue, and south of Lathrop Road. This Zone includes the areas known as

Old Town, Douglas Acres, and properties located generally east and south of the residential developments of Zones D, E, and F.

Zone D – This zone includes primarily residential tract developments in the south central region of the District, south of Thomsen Road and north of Louise Avenue. This Zone includes the tract developments known as Lathrop Village Homes, Tumbleweed Park, and Halmar Heights #1.

Zone E – This zone includes primarily residential tract developments in the central region of the District, north of Thomsen Road and south of Lathrop Road. This Zone includes the tract developments know as Eagle Park, Rosegate Terrace, Brumley Place, Milestone Manor, Sunset Manor, Sunrise Place, and Wild Flower Estates.

Zone F – This zone is located in the southeast region of the District and includes all residential parcels identified in the Horizon Park development.

Zone G – This zone is located in the southwestern region of the District, south of Lathrop Road, north of Louise Avenue, east of Interstate 5, and west of the residential developments of Zone D and Zone E, excluding those parcels south and west of Harlan Road at Louise Avenue and Interstate 5.

Improvements and Services Provided

As generally defined by the Act and applicable to this District, improvements and the associated assessments may include one of any combination of the following:

- 1) The installation or construction of public lighting facilities, including, but not limited to, traffic signals.
- 2) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof.
- 3) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
 - a. Repair, removal, or replacement of all or any part of any improvements;
 - b. The acquisition of any existing improvement otherwise authorized pursuant to this section; and
 - c. Electric current, energy, or other agent for the lighting or operation of any of the improvements.
- 4) Incidental expenses associated with the improvements including, but not limited to:
 - a. The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
 - b. The costs of printing, advertising, and the publishing, posting and mailing of notices;
 - c. Compensation payable to the County for collection of assessments;

- d. Compensation of any engineer or attorney employed to render services;
- e. Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; and
- f. Costs associated with any elections held for the approval of a new or increased assessment.

“Public lighting facilities” means all works or improvements used or useful for the lighting of any public places, including ornamental standards, luminaries, poles, supports, tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms, braces, transformers, insulators, contacts, switches, capacitors, meters, communication circuits, appliances, attachments, and appurtenances.

“Public places” means one or any combination of the following:

- 1) Any public street, highway, road, alley, lane, boulevard, parkway, or other way dedicated to or used for public use.
- 2) Any public property, right-of-way, or leasehold interest which is in use in the performance of a public function and which adjoins any of the ways described in the preceding sections.

Location and Extent of Improvements

The purpose of the District is to ensure the ongoing maintenance, operation and servicing of local street lighting improvements installed as a result of property development. These improvements include all public street lighting within the District boundary including but not limited to the following streets:

AGUSTA DR	I ST	PRAIRIE DUNES DR
ARIES PL	J ST	QUAKER RIDGE CT
AVON AVE	JACK CT	REIGER DR
AVON ST	JANICE PL	REVERE LN
AZTEC LN	JASPER ST	RUBY CT
BELLA CT	JONQUIL DR	RYHINER LN
BELLA PL	JULIE LN	SAGUARO LN
BIZZIBE ST	K ST	SAINT ANDREW ST
CAMBRIDGE DR	KILARNEY CT	SCHILLING AVE
CAMELBACK ST	L ST	SEDONA LN
CAMISH PL	LARUE CT	SEVENTH ST
CANNELLA CT	LATHROP RD	SHAWN CT
CANNELLA DR	LIBBY LN	SHERRIE CT
CARLETA PL	LISA LN	SHNOOP CT
CASA PL	LONG BARN DR	SHOWLOW LN
CEDAR RIDGE CT	LOTTIE WAY	SILVER CREEK DR
CEDAR VALLEY DR	LOUISE AVE	SIXTH ST
CHANDRA WAY	MAHARAJA DR	SOMOA LN
CHANTILLY CT	MATADOR WAY	SOUTHPORT ST
CHARMAINE CT	MATTHEW CT	STEVEN PL
CHERRY HILLS CT	MAXWELL LN	STONERIDGE CT



Location and Extent of Improvements (cont.)

CLIFFORD DR
DERA WAY
DERBY LN
DIANE CT
EAGLE LN
EASY ST
ETON WAY
FIFTH ST
GAIL DR
GARDNER CT
GARDNER PL
H ST
HALMAR LN
HARBOR CT
HARLAN RD
HOLLYHOCK CT
HONEY PL

MERLSON CT
MILESTONE DR
MINGO WAY
N ST
NOEL LN
O ST
OAKHILLS ST
ORLANDO LN
OSAGE PL
PAMELA CT
PATRICIA PL
PINE VALLEY DR
PINECREST CT
PINECREST ST
PINWOOD DR
POPPY CT
POPPY DR

STRATFORD AVE
SUGAR PINE DR
SUNFLOWER DR
SUNRISE CT
SUNRISE PL
SUZIE Q LN
THOMSEN RD
TORO LN
TUMBLEWEED LN
VALVERDE CT
VILLA REAL CT
WARFIELD RD
WARREN AVE
WILLIAMSTOWNE DR
WOODFIELD DR
WYNONA WAY
ZALMAN LN



Section 4. ESTIMATE OF COSTS

Description of Budget Items

Maintenance & Operations - Includes the following:

Advertising/Legal Notices - Includes the cost of publishing the required legal notices necessary to complete the required procedures for levying the assessments.

Contract Services - Includes professional services necessary for District maintenance, including the computer technical support and the preparation of the Report.

Other Maintenance & Repairs - Includes all labor, material, and equipment costs required to properly maintain the street lighting facilities. This item includes the estimated costs associated with normal repair or replacement of the lighting facilities anticipated for the year.

Utility - Gas & Electric - All utility costs charged for electricity required for street lights.

Fixed Charges (County Administration) - Includes the charges per parcel to collect the assessments on the County Secured Property Tax Roll.

Personnel Services - Includes employee salaries, salary related costs, and employee benefits including retirement, medical benefits, and workers compensation costs, etc.

Indirect Costs - The cost to all pertinent departments and staff of the City for providing the coordination of District services, operations, and maintenance of the District, and response to public concerns and education.

District Budget

The budget for Zone A for Fiscal Year 2019/20 is as follows.

Description	2019/20 Budget
Maintenance & Operations Total	\$8,339.66
Personnel Services Total	160.24
Indirect Costs	<u>976.89</u>
Zone A Total Costs	\$9,476.79

The budget for Zone B for Fiscal Year 2019/20 is as follows.

Description	2019/20 Budget
Maintenance & Operations Total	\$17,909.61
Personnel Services Total	344.11
Indirect Costs	<u>2,097.90</u>
Zone B Total Costs	\$20,351.62

The budget for Zone C for Fiscal Year 2019/20 is as follows.

Description	2019/20 Budget
Maintenance & Operations Total	\$9,458.74
Personnel Services Total	181.73
Indirect Costs	<u>1,107.98</u>
Zone C Total Costs	\$10,748.45

The budget for Zone D for Fiscal Year 2019/20 is as follows.

Description	2019/20 Budget
Maintenance & Operations Total	\$35,108.67
Personnel Services Total	674.57
Indirect Costs	<u>4,112.58</u>
Zone D Total Costs	\$39,895.82

The budget for Zone E for Fiscal Year 2019/20 is as follows.

Description	2019/20 Budget
Maintenance & Operations Total	\$30,633.54
Personnel Services Total	588.59
Indirect Costs	<u>3,588.36</u>
Zone E Total Costs	\$34,810.49

The budget for Zone F for Fiscal Year 2019/20 is as follows.

Description	2019/20 Budget
Maintenance & Operations Total	\$4,419.34
Personnel Services Total	84.92
Indirect Costs	<u>517.68</u>
Zone F Total Costs	\$5,021.94

The budget for Zone G for Fiscal Year 2019/20 is as follows.

Description	2019/20 Budget
Maintenance & Operations Total	\$1,917.44
Personnel Services Total	36.84
Indirect Costs	<u>224.61</u>
Zone G Total Costs	\$2,178.89

Balance to Levy

Total Costs – This is a total of all maintenance and operations, capital costs, personnel service, and indirect costs for the District.

Contribution to (from) Operational Reserves – The Operational Reserves item provides funds by the District to operate the District from the time period of July 1 (beginning of the fiscal year) through



December when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy. Using reserve amounts in this way allows the levy per unit to remain at prior period rates, although District costs have increased.

Other Revenue Sources – Includes the amount of additional funds designated for use by the District that are not from District assessments. These funds are added to the District account to reduce assessments and may be from either non-District sources including City General Fund contributions or District sources including interest earnings.

General Benefit – Contribution from the City to the District to cover the cost of street lighting that has been determined to be a benefit to the general public; rather than a specific benefit to the District.

Balance to Levy – This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of total direct and indirect costs, reserves, minus any General Fund contributions.

The following table shows the balance to levy for Zone A for the Fiscal Year 2019/20 levy.

Description	Amount
Total Zone A Costs	\$9,476.79
Contribution to (from) Operational Reserves	997.36
Other Revenue Sources	0.00
Less General Benefit	<u>(662.69)</u>
Balance to Levy	\$9,811.46

The following table shows the balance to levy for Zone B for the Fiscal Year 2019/20 levy.

Description	Amount
Total Zone B Costs	\$20,351.62
Contribution to (from) Operational Reserves	2,141.86
Other Revenue Sources	0.00
Less General Benefit	<u>(1,423.14)</u>
Balance to Levy	\$21,070.34

The following table shows the balance to levy for Zone C for the Fiscal Year 2019/20 levy.

Description	Amount
Total Zone C Costs	\$10,748.45
Contribution to (from) Operational Reserves	1,131.19
Other Revenue Sources	0.00
Less General Benefit	<u>(751.60)</u>
Balance to Levy	\$11,128.04

The following table shows the balance to levy for Zone D for the Fiscal Year 2019/20 levy.

Description	Amount
Total Zone D Costs	\$39,895.82
Contribution to (from) Operational Reserves	4,198.73
Other Revenue Sources	0.00
Less General Benefit	<u>(2,789.83)</u>
Balance to Levy	\$41,304.72

The following table shows the balance to levy for Zone E for the Fiscal Year 2019/20 levy.

Description	Amount
Total Zone E Costs	\$34,810.49
Contribution to (from) Operational Reserves	3,663.53
Other Revenue Sources	0.00
Less General Benefit	<u>(2,434.20)</u>
Balance to Levy	\$36,039.82

The following table shows the balance to levy for Zone F for the Fiscal Year 2019/20 levy.

Description	Amount
Total Zone F Costs	\$5,021.94
Contribution to (from) Operational Reserves	528.52
Other Revenue Sources	0.00
Less General Benefit	<u>(351.18)</u>
Balance to Levy	\$5,199.28

The following table shows the balance to levy for Zone G for the Fiscal Year 2019/20 levy.

Description	Amount
Total Zone G Costs	\$2,178.89
Contribution to (from) Operational Reserves	229.31
Other Revenue Sources	0.00
Less General Benefit	<u>(152.36)</u>
Balance to Levy	\$2,255.84

Operational & Maintenance Reserve Information

The following table shows the estimated balance of the Operational and Maintenance Reserves.

Description	Amount
Estimated Beginning Balance - June 30, 2019	\$162,144.15
Contribution to (from) Operational and Maintenance	<u>12,890.50</u>
Estimated Ending Balance - June 30, 2020	\$175,034.65

The reserves are intended to be used and/or accumulated for repair and/or capital replacement, as needed for improvements within the District:



Section 5. **METHOD OF APPORTIONMENT**

Method of Apportionment

Pursuant to the Act, the costs of the District are apportioned by a formula or method that fairly distributes the net amount to be assessed among all parcels in proportion to benefits received from the improvements. The provisions of Proposition 218 require the City to separate the general benefit from special benefit, since only special benefits may be assessed.

Improvement Benefit Findings

The Budget section of this Report outlines the amount required to be assessed, taking into consideration Other Revenue Sources, to fund the estimated costs to provide all necessary service, operation, administration, maintenance, and level of service required each year to provide street lighting within the District. It has been determined that each assessable parcel within the District receives proportional special benefits from the improvements. All improvements to be maintained and funded through annual assessments were constructed and installed in connection with the development of properties within the District, and each parcel's close and relatively similar proximity to the improvements makes each parcel's special benefit from the improvements similar and proportionate. All of the lots and parcels that receive special benefit from the improvements are included within the District.

General Benefits

The location of each street light within the District has been carefully reviewed to identify the benefits it provides to properties within the District. Although it has been determined that a few street lights within the District provide primarily a general benefit to the public, most of the improvements are a direct result of property development within the District and would otherwise not be required or necessary. The costs associated with street lighting facilities identified primarily as general benefit lighting are not assessed against properties within the District. Local street lighting improvements are typically installed to enhance the safety, marketability and value of the surrounding properties. Although these improvements (by virtue of their location), may be visible to properties outside the District or provide illumination for the general public when they drive the streets, the continued operation of these facilities are clearly for the benefit of the properties and property owners within the District.

However, several street lights have been identified as providing both a general benefit to the public at large as well as a direct and special benefit to properties within the various Zones. These street lights are generally located on Louise Avenue, Lathrop Road, Harlan Road, and the Community Center and the costs associated with these street lights have been apportioned 50% special benefit to the respective Zones and 50% as general benefit.

Special Benefits

The method of apportionment is based on the premise that each of the assessed parcels within the District and Zones receives benefit from the improvements maintained and financed by District assessments. Specifically, the assessments associated with each Zone are for the maintenance of local street lighting improvements associated with the parcels within the Zones. The desirability and security of properties within each Zone is enhanced by the presence of street lighting in close proximity to those properties.

Street lighting improvements may include all energy costs and necessary maintenance to the facilities related thereto. The annual assessments outlined in this Report are proposed to cover the estimated costs to provide all necessary service, operation, administration, and maintenance required each year to keep these improvements in a satisfactory condition.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

1. Enhanced accessibility to properties aiding in fire and police protection.
2. Reduced criminal activity and property-related crimes especially vandalism and other damages to personal property and improvements.
3. Increased nighttime safety on roads and highways.
4. Improved visibility for pedestrians and motorists.
5. Improved ingress and egress to property.
6. Enhanced desirability of properties through association with the improvements.
7. Improved traffic circulation and reduced nighttime accidents and personal property loss.
8. Increased promotion of business during nighttime hours for non-residential properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District/Zone, and thereby provide a special enhancement of property values.

Description of the Method of Apportionment

The District provides maintenance and operation of specific local lighting improvements and associated appurtenances located within the public right-of-ways in each of the various Zones throughout the District. The annual assessments are based on the historical and estimated cost to maintain the improvements that provide a special benefit to properties within the District and Zones.

The assessments outlined in this section represent the proportionate special benefit to each property within the District and the basis of calculating each parcel's proportionate share of the annual costs associated with the District/Zone improvements. The costs associated with the maintenance and operation of special benefit improvements will be collected through annual assessments from each

parcel receiving such benefit. The funds collected will be dispersed and used only for the services and operation provided to the District.

The basis of determining each parcel’s special benefit utilizes a weighting formula commonly known as an Equivalent Dwelling Unit (“EDU”). A developed single family residential parcel is used as the base unit for calculation of assessments and is defined as one (1.00) EDU. All other property types are assigned an EDU that reflects their proportional special benefit from the improvements as compared to the single family residential parcel (weighted comparison).

To determine the EDU for non-residential parcels, unimproved residential parcels, and multiple-residential parcels a Benefit Unit Factor (“BUF”) is assigned to each property type. This BUF multiplied by either the parcel’s specific acreage or residential units determines the parcel’s specific EDU. For those non-residential parcels and unimproved parcels that are less than 0.25 acres, the corresponding BUF is multiplied by a minimum acreage of 0.25 acres. For those non-residential parcels and unimproved parcels that are greater than 10.00 acres the corresponding BUF is multiplied by a maximum of 10.00 acres.

The following table provides a listing of the various land use types and the corresponding BUF used to calculate a parcel’s EDU and proportionate benefit.

Property Type/ Land Use	Benefit Units Assigned
Single Family Residential	1.00 per Unit
Multi-family Residential	0.70 per Unit
Vacant Land	1.00 per Acre
Non-Residential Developed	4.00 per Acre
Non-Residential with Limited Development	2.00 per Acre
Vacant Land with Limited/Restricted Development	0.50 per Acre
Exempt	0.00

Non-Residential Developed – includes all land uses identified as commercial or industrial properties, but also includes churches and mobile home parks.

Non-Residential with Limited Development – includes land uses identified as commercial type use, but either has restricted development potential or a large portion of the parcel is considered vacant land (i.e. school site, recreational facilities, etc).

Vacant Land with Limited/Restricted Development – includes land uses identified as vacant type land, but either have very restricted development potential or limited use (i.e. school site, recreational facilities, etc).

Exempt – may include, but are not limited to, bifurcated residential lots, sliver parcels, dedicated easements that have no development potential, and properties not designated by an APN such as streets, utility easements, or rights-of-way. These types of properties receive no special benefit from street lighting improvements and are not assessed for District improvements. Properties that are identified as non-taxable by the County Assessor’s Office such as government owned or utility owned



properties are not exempt from District assessments. These properties are often identified as either Non-Residential with Limited Development or Vacant Land with Limited/Restricted Development and the BUF and corresponding EDU assigned to these types of properties reflect their reduced benefit from the improvements.

As noted previously, to establish a reasonable, fair, and consistent method of apportioning special benefit to each parcel within the District, the District has been divided into Zones. These zones encompass specific lighting improvements and only the properties that receive a direct and special benefit from those improvements are assessed. The basis of benefit and proportionate assessment for all properties within the District is established by each parcel's calculated EDU and their proportionate share of the improvement costs based on their proportionate EDU within the Zone. The method used to calculate the assessments for each Zone is as follows:

$$\text{Total Balance to Levy} / \text{Total EDU} = \text{Levy per EDU (Levy Rate)}$$

$$\text{Parcel's EDU} \times \text{Levy per EDU (Levy Rate)} = \text{Parcel Levy Amount}$$

Assessment Range Formula

In accordance with Proposition 218, any new or increased assessment requires certain noticing action and a public hearing. Prior to the passage of Proposition 218, legislative changes in the Brown Act 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 City 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. As part of the District's proposed assessment for Fiscal Year 1999/00, 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 will be applied to all future assessments within the District. If the proposed annual assessment (levy per unit or rate) 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 formula:

1. Beginning in the second Fiscal Year (Fiscal Year 2000/01) and each fiscal year thereafter, the Maximum Assessment will be recalculated annually.

2. The new Adjusted Maximum Assessment for the year equals the prior year's Maximum Assessment adjusted by the greater of:
 - a. Three percent (3.0%); or
 - b. The annual increase in the Consumer Price Index ("CPI").

Each year the City shall compute the annual increase in the CPI. The increase in CPI is the percentage difference between the CPI on January 1, of the current year and the CPI for the previous January 1 (or for a similar period of time) as provided and established by the Bureau of Labor Statistics. This percentage difference (annual difference) shall then establish the allowed increase based on CPI. The CPI used shall be based on the CPI established by the Bureau of Labor Statistics for all urban consumers for the San Francisco-Oakland-San Jose 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 City Council for determining fluctuations in the cost of living.

If CPI is less than three percent (3.0%), then the adjustment to the Maximum Assessment is three percent (3.0%). If CPI is greater than three percent (3.0%), then the 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 levy unit) 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 Maximum Assessment will be recalculated and adjusted annually. However, the City Council may reduce or freeze the Actual Assessment at any time by amending the annual Engineer's Report.

The annual increase in the CPI for 2019 is 4.49%; therefore, the escalation factor for the Maximum Assessment for Fiscal Year 2019/20 is 4.49%.

Assessment Per EDU

Total Equivalent Dwelling Unit – EDU is a numeric value calculated for each parcel based on the parcel's land use. The EDU shown in the District/Zone budget represents the total of all parcels that receive benefit from the improvements.

Assessment per EDU – This amount represents the rate being applied to each parcel's individual EDU. The Assessment per EDU is the result of dividing the total Balance to Levy by the sum of the Zone EDU for the fiscal year.

The assessment has been calculated in accordance with the assessment methodology adopted and approved by the City Council at the time of District formation.

The following table shows the total assessment per EDU for Zone A for the Fiscal Year 2019/20 levy.

Description	Amount
Balance to Levy (1)	\$9,811.46
Total EDU - Zone A	228.1610
Total Assessment Per EDU	\$43.01
Maximum Assessment Per EDU	\$43.01

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

The following table shows the total assessment per EDU for Zone B for the Fiscal Year 2019/20 levy.

Description	Amount
Balance to Levy (1)	\$21,070.34
Total EDU - Zone B	457.2535
Total Assessment Per EDU	\$46.09
Maximum Assessment Per EDU	\$46.09

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

The following table shows the total assessment per EDU for Zone C for the Fiscal Year 2019/20 levy.

Description	Amount
Balance to Levy (1)	\$11,128.04
Total EDU - Zone C	367.2680
Total Assessment Per EDU	\$30.30
Maximum Assessment Per EDU	\$30.30

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

The following table shows the total assessment per EDU for Zone D for the Fiscal Year 2019/20 levy.

Description	Amount
Balance to Levy (1)	\$41,304.72
Total EDU - Zone D	732.8600
Total Assessment Per EDU	\$56.37
Maximum Assessment Per EDU	\$56.37

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

The following table shows the total assessment per EDU for Zone E for the Fiscal Year 2019/20 levy.

Description	Amount
Balance to Levy (1)	\$36,039.82
Total EDU - Zone E	608.1670
Total Assessment Per EDU	\$59.26
Maximum Assessment Per EDU	\$59.26

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.



The following table shows the total assessment per EDU for Zone F for the Fiscal Year 2019/20 levy.

Description	Amount
Balance to Levy (1)	\$5,199.28
Total EDU - Zone F	152.5610
Total Assessment Per EDU	\$34.08
Maximum Assessment Per EDU	\$34.08

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

The following table shows the total assessment per EDU for Zone G for the Fiscal Year 2019/20 levy.

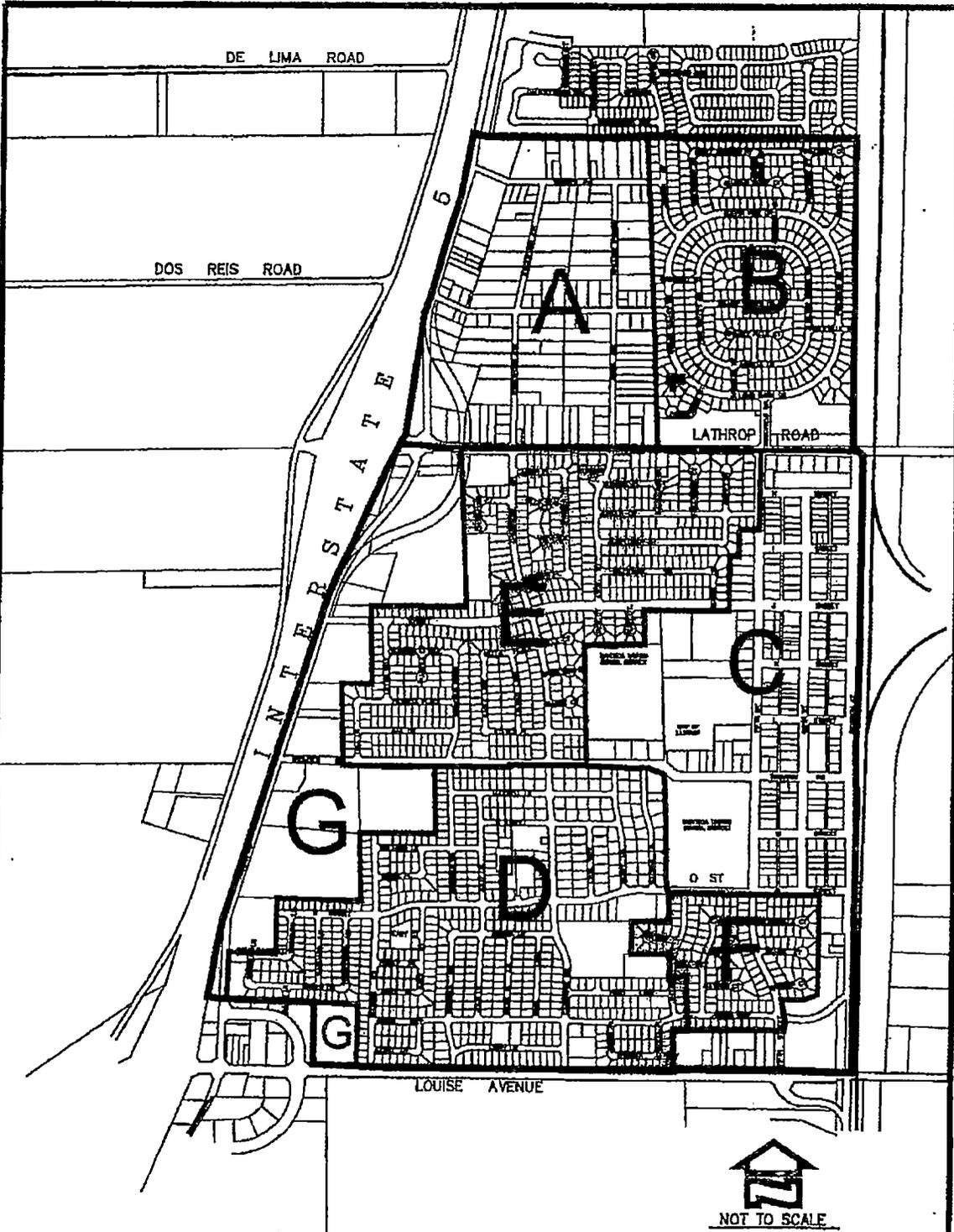
Description	Amount
Balance to Levy (1)	\$2,255.84
Total EDU - Zone G	289.7130
Total Assessment Per EDU	\$7.79
Maximum Assessment Per EDU	\$7.79

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

Section 6. DISTRICT DIAGRAM

Reference is made to the District Diagram on file with the City Clerk. The following pages provide the boundaries of the District. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference and made part of this Report.





City of Lathrop
Residential Lighting District



Date: March 1999

Section 7. **PARCEL LISTING**

The parcel listing of assessments is provided on the following pages. The description of each lot or parcel is a part of the records of the County Assessor and is incorporated by reference and made part of this Report.

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
A	196-050-020-000	SFR	0.384	1.000	1.0	1.0000	\$43.01	\$43.00
A	196-050-040-000	SFR	0.237	1.000	1.0	1.0000	43.01	43.00
A	196-050-050-000	SFR	1.002	1.000	1.0	1.0000	43.01	43.00
A	196-050-090-000	SFR	0.999	1.000	1.0	1.0000	43.01	43.00
A	196-050-100-000	SFR	0.999	1.000	1.0	1.0000	43.01	43.00
A	196-050-110-000	SFR	0.633	1.000	1.0	1.0000	43.01	43.00
A	196-050-120-000	SFR	0.633	1.000	1.0	1.0000	43.01	43.00
A	196-050-130-000	SFR	0.647	1.000	1.0	1.0000	43.01	43.00
A	196-050-140-000	SFR	0.172	1.000	1.0	1.0000	43.01	43.00
A	196-050-150-000	SFR	0.995	1.000	1.0	1.0000	43.01	43.00
A	196-050-160-000	SFR	1.045	1.000	1.0	1.0000	43.01	43.00
A	196-050-170-000	VAC	1.037	1.037	1.0	1.0370	43.01	44.60
A	196-050-180-000	SFR	0.996	1.000	1.0	1.0000	43.01	43.00
A	196-050-190-000	SFR	1.041	1.000	1.0	1.0000	43.01	43.00
A	196-050-200-000	VAC-RESTR DEV	1.000	1.000	0.5	0.5000	43.01	21.50
A	196-050-230-000	SFR	0.259	1.000	1.0	1.0000	43.01	43.00
A	196-050-240-000	SFR	0.383	1.000	1.0	1.0000	43.01	43.00
A	196-050-250-000	VAC	0.259	0.259	1.0	0.2590	43.01	11.14
A	196-050-260-000	SFR	0.279	1.000	1.0	1.0000	43.01	43.00
A	196-050-270-000	SFR	0.988	1.000	1.0	1.0000	43.01	43.00
A	196-050-280-000	SFR	0.968	1.000	1.0	1.0000	43.01	43.00
A	196-050-290-000	MFR	0.995	4.000	0.7	2.8000	43.01	120.42
A	196-050-300-000	SFR	0.974	1.000	1.0	1.0000	43.01	43.00
A	196-050-310-000	SFR	0.995	1.000	1.0	1.0000	43.01	43.00
A	196-050-320-000	VAC	0.972	0.972	1.0	0.9720	43.01	41.80
A	196-050-330-000	VAC	0.999	0.999	1.0	0.9990	43.01	42.96
A	196-050-340-000	SFR	0.990	1.000	1.0	1.0000	43.01	43.00
A	196-050-350-000	SFR	1.008	1.000	1.0	1.0000	43.01	43.00
A	196-050-360-000	SFR	1.013	1.000	1.0	1.0000	43.01	43.00
A	196-050-370-000	SFR	0.357	1.000	1.0	1.0000	43.01	43.00
A	196-050-380-000	SFR	0.199	1.000	1.0	1.0000	43.01	43.00
A	196-050-390-000	SFR	0.204	1.000	1.0	1.0000	43.01	43.00
A	196-050-400-000	SFR	0.528	1.000	1.0	1.0000	43.01	43.00
A	196-050-410-000	SFR	0.530	1.000	1.0	1.0000	43.01	43.00
A	196-050-420-000	MFR	0.530	2.000	0.7	1.4000	43.01	60.20
A	196-050-430-000	SFR	0.530	1.000	1.0	1.0000	43.01	43.00
A	196-050-440-000	SFR	0.530	1.000	1.0	1.0000	43.01	43.00
A	196-050-450-000	SFR	0.268	1.000	1.0	1.0000	43.01	43.00
A	196-050-460-000	SFR	0.259	1.000	1.0	1.0000	43.01	43.00
A	196-050-490-000	SFR	0.298	1.000	1.0	1.0000	43.01	43.00
A	196-050-500-000	NON-RES	1.030	1.030	4.0	4.1200	43.01	177.20
A	196-050-510-000	SFR	1.008	1.000	1.0	1.0000	43.01	43.00
A	196-050-520-000	SFR	1.029	1.000	1.0	1.0000	43.01	43.00
A	196-050-530-000	SFR	1.015	1.000	1.0	1.0000	43.01	43.00
A	196-050-540-000	MFR	0.999	2.000	0.7	1.4000	43.01	60.20
A	196-050-560-000	SFR	0.247	1.000	1.0	1.0000	43.01	43.00
A	196-050-570-000	SFR	0.247	1.000	1.0	1.0000	43.01	43.00
A	196-050-580-000	SFR	0.242	1.000	1.0	1.0000	43.01	43.00
A	196-050-590-000	SFR	0.179	1.000	1.0	1.0000	43.01	43.00
A	196-050-600-000	SFR	0.364	1.000	1.0	1.0000	43.01	43.00
A	196-050-610-000	SFR	0.170	1.000	1.0	1.0000	43.01	43.00
A	196-050-620-000	VAC	0.136	0.250	1.0	0.2500	43.01	10.74
A	196-050-630-000	SFR	0.128	1.000	1.0	1.0000	43.01	43.00
A	196-050-640-000	SFR	0.161	1.000	1.0	1.0000	43.01	43.00
A	196-050-660-000	SFR	0.148	1.000	1.0	1.0000	43.01	43.00
A	196-050-680-000	SFR	0.144	1.000	1.0	1.0000	43.01	43.00
A	196-050-690-000	VAC	1.548	1.548	1.0	1.5480	43.01	66.58

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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
A	196-050-700-000	SFR	0.185	1.000	1.0	1.0000	43.01	43.00
A	196-050-710-000	VAC	0.193	0.250	1.0	0.2500	43.01	10.74
A	196-060-010-000	MFR	0.217	2.000	0.7	1.4000	43.01	60.20
A	196-060-020-000	MFR	0.217	2.000	0.7	1.4000	43.01	60.20
A	196-060-030-000	MFR	0.217	2.000	0.7	1.4000	43.01	60.20
A	196-060-040-000	SFR	0.176	1.000	1.0	1.0000	43.01	43.00
A	196-060-050-000	MFR	0.165	2.000	0.7	1.4000	43.01	60.20
A	196-070-010-000	LTD DEV	1.790	1.790	2.0	3.5800	43.01	153.98
A	196-070-030-000	EXEMPT	0.141	0.000	0.0	0.0000	43.01	0.00
A	196-070-040-000	EXEMPT	0.458	0.000	0.0	0.0000	43.01	0.00
A	196-070-050-000	LTD DEV	0.672	0.672	2.0	1.3440	43.01	57.80
A	196-070-070-000	SFR	0.114	1.000	1.0	1.0000	43.01	43.00
A	196-070-080-000	SFR	0.114	1.000	1.0	1.0000	43.01	43.00
A	196-070-090-000	SFR	0.161	1.000	1.0	1.0000	43.01	43.00
A	196-070-100-000	SFR	0.166	1.000	1.0	1.0000	43.01	43.00
A	196-070-110-000	VAC	0.320	0.320	1.0	0.3200	43.01	13.76
A	196-070-120-000	SFR	0.240	1.000	1.0	1.0000	43.01	43.00
A	196-070-140-000	SFR	1.030	1.000	1.0	1.0000	43.01	43.00
A	196-070-150-000	SFR	0.350	1.000	1.0	1.0000	43.01	43.00
A	196-070-160-000	NON-RES	0.172	0.250	4.0	1.0000	43.01	43.00
A	196-070-170-000	VAC	0.149	0.250	1.0	0.2500	43.01	10.74
A	196-070-180-000	SFR	0.149	1.000	1.0	1.0000	43.01	43.00
A	196-070-190-000	SFR	0.172	1.000	1.0	1.0000	43.01	43.00
A	196-070-200-000	SFR	0.688	1.000	1.0	1.0000	43.01	43.00
A	196-070-210-000	NON-RES	0.819	0.819	4.0	3.2760	43.01	140.90
A	196-070-220-000	NON-RES	3.000	3.000	4.0	12.0000	43.01	516.12
A	196-070-240-000	NON-RES	0.980	0.980	4.0	3.9200	43.01	168.60
A	196-070-250-000	NON-RES	0.703	0.703	4.0	2.8120	43.01	120.94
A	196-070-270-000	EXEMPT	0.229	0.000	0.0	0.0000	43.01	0.00
A	196-070-280-000	SFR	0.114	1.000	1.0	1.0000	43.01	43.00
A	196-070-290-000	SFR	0.114	1.000	1.0	1.0000	43.01	43.00
A	196-070-300-000	NON-RES	1.628	1.628	4.0	6.5120	43.01	280.08
A	196-080-010-000	SFR	0.159	1.000	1.0	1.0000	43.01	43.00
A	196-080-020-000	SFR	0.265	1.000	1.0	1.0000	43.01	43.00
A	196-080-030-000	SFR	0.449	1.000	1.0	1.0000	43.01	43.00
A	196-080-040-000	SFR	1.120	1.000	1.0	1.0000	43.01	43.00
A	196-080-050-000	SFR	1.170	1.000	1.0	1.0000	43.01	43.00
A	196-080-070-000	SFR	0.694	1.000	1.0	1.0000	43.01	43.00
A	196-080-160-000	SFR	0.250	1.000	1.0	1.0000	43.01	43.00
A	196-080-170-000	SFR	0.250	1.000	1.0	1.0000	43.01	43.00
A	196-080-180-000	SFR	0.247	1.000	1.0	1.0000	43.01	43.00
A	196-080-190-000	SFR	0.252	1.000	1.0	1.0000	43.01	43.00
A	196-080-210-000	SFR	1.000	1.000	1.0	1.0000	43.01	43.00
A	196-080-220-000	SFR	0.500	1.000	1.0	1.0000	43.01	43.00
A	196-080-230-000	SFR	0.500	1.000	1.0	1.0000	43.01	43.00
A	196-080-240-000	SFR	1.000	1.000	1.0	1.0000	43.01	43.00
A	196-080-260-000	SFR	1.500	1.000	1.0	1.0000	43.01	43.00
A	196-080-270-000	SFR	0.500	1.000	1.0	1.0000	43.01	43.00
A	196-080-280-000	VAC	0.318	0.318	1.0	0.3180	43.01	13.68
A	196-080-290-000	NON-RES	0.120	0.250	4.0	1.0000	43.01	43.00
A	196-080-300-000	SFR	0.500	1.000	1.0	1.0000	43.01	43.00
A	196-080-310-000	MFR	1.000	3.000	0.7	2.1000	43.01	90.32
A	196-080-320-000	SFR	1.000	1.000	1.0	1.0000	43.01	43.00
A	196-080-330-000	SFR	0.247	1.000	1.0	1.0000	43.01	43.00
A	196-080-340-000	SFR	0.250	1.000	1.0	1.0000	43.01	43.00
A	196-080-350-000	SFR	0.500	1.000	1.0	1.0000	43.01	43.00
A	196-080-360-000	SFR	1.000	1.000	1.0	1.0000	43.01	43.00

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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
A	196-080-380-000	SFR	1.000	1.000	1.0	1.0000	43.01	43.00
A	196-080-390-000	SFR	1.080	1.000	1.0	1.0000	43.01	43.00
A	196-080-400-000	SFR	1.000	1.000	1.0	1.0000	43.01	43.00
A	196-080-410-000	SFR	1.000	1.000	1.0	1.0000	43.01	43.00
A	196-080-420-000	SFR	0.484	1.000	1.0	1.0000	43.01	43.00
A	196-080-430-000	MFR	0.515	2.000	0.7	1.4000	43.01	60.20
A	196-080-440-000	SFR	1.000	1.000	1.0	1.0000	43.01	43.00
A	196-080-450-000	SFR	0.248	1.000	1.0	1.0000	43.01	43.00
A	196-080-460-000	SFR	0.251	1.000	1.0	1.0000	43.01	43.00
A	196-080-470-000	SFR	0.234	1.000	1.0	1.0000	43.01	43.00
A	196-080-480-000	SFR	0.263	1.000	1.0	1.0000	43.01	43.00
A	196-080-490-000	SFR	0.286	1.000	1.0	1.0000	43.01	43.00
A	196-080-500-000	MFR	0.287	2.000	0.7	1.4000	43.01	60.20
A	196-080-510-000	MFR	0.298	2.000	0.7	1.4000	43.01	60.20
A	196-080-520-000	SFR	0.941	1.000	1.0	1.0000	43.01	43.00
A	196-080-530-000	VAC	0.500	0.500	1.0	0.5000	43.01	21.50
A	196-080-540-000	SFR	0.500	1.000	1.0	1.0000	43.01	43.00
A	196-080-550-000	MFR	0.500	2.000	0.7	1.4000	43.01	60.20
A	196-080-560-000	MFR	0.492	2.000	0.7	1.4000	43.01	60.20
A	196-080-570-000	MFR	0.473	2.000	0.7	1.4000	43.01	60.20
A	196-080-580-000	MFR	0.479	4.000	0.7	2.8000	43.01	120.42
A	196-080-590-000	SFR	0.479	1.000	1.0	1.0000	43.01	43.00
A	196-080-600-000	SFR	0.348	1.000	1.0	1.0000	43.01	43.00
A	196-080-610-000	MFR	0.500	2.000	0.7	1.4000	43.01	60.20
A	196-080-620-000	SFR	0.333	1.000	1.0	1.0000	43.01	43.00
A	196-080-630-000	SFR	0.151	1.000	1.0	1.0000	43.01	43.00
A	196-080-640-000	MFR	0.500	2.000	0.7	1.4000	43.01	60.20
A	196-080-650-000	SFR	0.458	1.000	1.0	1.0000	43.01	43.00
A	196-080-660-000	SFR	1.033	1.000	1.0	1.0000	43.01	43.00
A	196-080-670-000	VAC	0.151	0.250	1.0	0.2500	43.01	10.74
A	196-080-680-000	VAC	0.169	0.250	1.0	0.2500	43.01	10.74
A	196-080-690-000	SFR	0.179	1.000	1.0	1.0000	43.01	43.00
A	196-080-700-000	VAC	1.162	1.162	1.0	1.1620	43.01	49.98
A	196-080-710-000	NON-RES	0.860	0.860	4.0	3.4400	43.01	147.94
A	196-080-720-000	VAC	0.250	0.250	1.0	0.2500	43.01	10.74
A	196-080-730-000	SFR	0.750	1.000	1.0	1.0000	43.01	43.00
A	196-080-740-000	EXEMPT	0.000	0.000	0.0	0.0000	43.01	0.00
A	196-080-770-000	NON-RES	2.020	2.020	4.0	8.0800	43.01	347.52
A	196-080-780-000	VAC	0.559	0.559	1.0	0.5590	43.01	24.04
A	196-080-790-000	VAC	0.803	0.803	1.0	0.8030	43.01	34.54
A	196-080-800-000	SFR	0.696	1.000	1.0	1.0000	43.01	43.00
A	196-740-010-000	MFR	0.039	1.000	0.7	0.7000	43.01	30.10
A	196-740-020-000	MFR	0.039	1.000	0.7	0.7000	43.01	30.10
A	196-740-030-000	MFR	0.039	1.000	0.7	0.7000	43.01	30.10
A	196-740-040-000	MFR	0.039	1.000	0.7	0.7000	43.01	30.10
A	196-740-050-000	MFR	0.039	1.000	0.7	0.7000	43.01	30.10
A	196-740-060-000	MFR	0.039	1.000	0.7	0.7000	43.01	30.10
A	196-740-070-000	MFR	0.039	1.000	0.7	0.7000	43.01	30.10
A	196-740-080-000	MFR	0.039	1.000	0.7	0.7000	43.01	30.10
A	196-740-090-000	MFR	0.039	1.000	0.7	0.7000	43.01	30.10
A	196-740-100-000	EXEMPT	0.987	0.000	0.0	0.0000	43.01	0.00
A	196-760-010-000	SFR	0.119	1.000	1.0	1.0000	43.01	43.00
A	196-760-020-000	SFR	0.116	1.000	1.0	1.0000	43.01	43.00
A	196-760-030-000	SFR	0.116	1.000	1.0	1.0000	43.01	43.00
A	196-760-040-000	SFR	0.115	1.000	1.0	1.0000	43.01	43.00
A	196-760-050-000	SFR	0.116	1.000	1.0	1.0000	43.01	43.00
A	196-760-060-000	SFR	0.116	1.000	1.0	1.0000	43.01	43.00

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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
A	196-760-070-000	SFR	0.116	1.000	1.0	1.0000	43.01	43.00
A	196-760-080-000	SFR	0.152	1.000	1.0	1.0000	43.01	43.00
A	196-760-090-000	SFR	0.168	1.000	1.0	1.0000	43.01	43.00
A	196-760-100-000	SFR	0.118	1.000	1.0	1.0000	43.01	43.00
A	196-760-110-000	SFR	0.115	1.000	1.0	1.0000	43.01	43.00
A	196-760-120-000	SFR	0.120	1.000	1.0	1.0000	43.01	43.00
A	196-760-130-000	SFR	0.123	1.000	1.0	1.0000	43.01	43.00
A	196-760-140-000	SFR	0.140	1.000	1.0	1.0000	43.01	43.00
A	196-760-150-000	SFR	0.115	1.000	1.0	1.0000	43.01	43.00
A	196-760-160-000	SFR	0.114	1.000	1.0	1.0000	43.01	43.00
A	196-760-170-000	SFR	0.114	1.000	1.0	1.0000	43.01	43.00
A	196-760-180-000	SFR	0.114	1.000	1.0	1.0000	43.01	43.00
A	196-760-190-000	SFR	0.120	1.000	1.0	1.0000	43.01	43.00
A	196-760-200-000	SFR	0.132	1.000	1.0	1.0000	43.01	43.00
A	196-760-210-000	SFR	0.114	1.000	1.0	1.0000	43.01	43.00
A	196-760-220-000	SFR	0.114	1.000	1.0	1.0000	43.01	43.00
A	196-760-230-000	SFR	0.114	1.000	1.0	1.0000	43.01	43.00
A	196-760-240-000	SFR	0.114	1.000	1.0	1.0000	43.01	43.00
A	196-760-250-000	SFR	0.142	1.000	1.0	1.0000	43.01	43.00
A	196-760-260-000	SFR	0.148	1.000	1.0	1.0000	43.01	43.00
A	196-760-300-000	SFR	0.167	1.000	1.0	1.0000	43.01	43.00
A	196-760-310-000	SFR	0.147	1.000	1.0	1.0000	43.01	43.00
A	196-760-320-000	SFR	0.260	1.000	1.0	1.0000	43.01	43.00
A	196-070-130-000	EXEMPT	0.060	0.000	0.0	0.0000	43.01	0.00
A	196-070-230-000	EXEMPT	0.040	0.000	0.0	0.0000	43.01	0.00
SUBTOTAL:		196 PARCELS				228.1610		\$9,811.46

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Rate	Levy
B	196-040-070-000	VAC-RESTR DEV	1.054	1.054	0.5	0.5270	\$46.09	\$24.28
B	196-040-080-000	VAC-RESTR DEV	0.851	0.851	0.5	0.4255	46.09	19.60
B	196-040-090-000	VAC-RESTR DEV	2.380	2.380	0.5	1.1900	46.09	54.84
B	196-040-100-000	VAC-RESTR DEV	1.166	1.166	0.5	0.5830	46.09	26.86
B	196-040-110-000	LTD DEV	4.800	4.800	2.0	9.6000	46.09	442.46
B	196-040-120-000	VAC-RESTR DEV	0.137	0.250	0.5	0.1250	46.09	5.76
B	196-040-130-000	LTD DEV	1.339	1.339	2.0	2.6780	46.09	123.42
B	196-090-010-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-020-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-030-000	SFR	0.146	1.000	1.0	1.0000	46.09	46.08
B	196-090-040-000	SFR	0.152	1.000	1.0	1.0000	46.09	46.08
B	196-090-050-000	SFR	0.155	1.000	1.0	1.0000	46.09	46.08
B	196-090-060-000	SFR	0.155	1.000	1.0	1.0000	46.09	46.08
B	196-090-070-000	SFR	0.155	1.000	1.0	1.0000	46.09	46.08
B	196-090-080-000	SFR	0.158	1.000	1.0	1.0000	46.09	46.08
B	196-090-090-000	SFR	0.173	1.000	1.0	1.0000	46.09	46.08
B	196-090-100-000	SFR	0.146	1.000	1.0	1.0000	46.09	46.08
B	196-090-110-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-090-120-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-130-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-140-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-150-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-160-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-170-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-180-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-190-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-200-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-210-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08

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<u>Zone</u>	<u>APN</u>	<u>Land Use</u>	<u>Acreage</u>	<u>Units (1)</u>	<u>BUF</u>	<u>EDU</u>	<u>Rate</u>	<u>Levy</u>
B	196-090-220-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-230-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-240-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-090-250-000	SFR	0.148	1.000	1.0	1.0000	46.09	46.08
B	196-090-260-000	SFR	0.141	1.000	1.0	1.0000	46.09	46.08
B	196-090-270-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-280-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-290-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-090-300-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-090-310-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-320-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-330-000	SFR	0.145	1.000	1.0	1.0000	46.09	46.08
B	196-090-340-000	SFR	0.147	1.000	1.0	1.0000	46.09	46.08
B	196-090-350-000	SFR	0.148	1.000	1.0	1.0000	46.09	46.08
B	196-090-360-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-370-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-380-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-390-000	SFR	0.199	1.000	1.0	1.0000	46.09	46.08
B	196-090-400-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-090-410-000	SFR	0.141	1.000	1.0	1.0000	46.09	46.08
B	196-090-420-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-090-430-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-090-440-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-090-450-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-090-460-000	SFR	0.141	1.000	1.0	1.0000	46.09	46.08
B	196-090-470-000	SFR	0.139	1.000	1.0	1.0000	46.09	46.08
B	196-090-480-000	SFR	0.206	1.000	1.0	1.0000	46.09	46.08
B	196-090-490-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-090-500-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-090-510-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-520-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-090-530-000	SFR	0.152	1.000	1.0	1.0000	46.09	46.08
B	196-090-540-000	SFR	0.147	1.000	1.0	1.0000	46.09	46.08
B	196-090-550-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-560-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-090-570-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-090-580-000	SFR	0.143	1.000	1.0	1.0000	46.09	46.08
B	196-090-590-000	SFR	0.149	1.000	1.0	1.0000	46.09	46.08
B	196-090-600-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-090-610-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-090-620-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-090-630-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-090-640-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-090-650-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-090-660-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-090-670-000	SFR	0.142	1.000	1.0	1.0000	46.09	46.08
B	196-090-680-000	SFR	0.142	1.000	1.0	1.0000	46.09	46.08
B	196-090-690-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-700-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-710-000	SFR	0.139	1.000	1.0	1.0000	46.09	46.08
B	196-090-720-000	SFR	0.139	1.000	1.0	1.0000	46.09	46.08
B	196-090-730-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-740-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-750-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-760-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-770-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-780-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING

<u>Zone</u>	<u>APN</u>	<u>Land Use</u>	<u>Acreage</u>	<u>Units (1)</u>	<u>BUF</u>	<u>EDU</u>	<u>Rate</u>	<u>Levy</u>
B	196-090-790-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-800-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-810-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-820-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-830-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-840-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-850-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-860-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-090-870-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-090-880-000	SFR	0.159	1.000	1.0	1.0000	46.09	46.08
B	196-090-890-000	SFR	0.155	1.000	1.0	1.0000	46.09	46.08
B	196-100-010-000	SFR	0.158	1.000	1.0	1.0000	46.09	46.08
B	196-100-020-000	SFR	0.149	1.000	1.0	1.0000	46.09	46.08
B	196-100-030-000	SFR	0.149	1.000	1.0	1.0000	46.09	46.08
B	196-100-040-000	SFR	0.151	1.000	1.0	1.0000	46.09	46.08
B	196-100-050-000	SFR	0.164	1.000	1.0	1.0000	46.09	46.08
B	196-100-060-000	SFR	0.157	1.000	1.0	1.0000	46.09	46.08
B	196-100-070-000	SFR	0.148	1.000	1.0	1.0000	46.09	46.08
B	196-100-080-000	SFR	0.157	1.000	1.0	1.0000	46.09	46.08
B	196-100-090-000	SFR	0.166	1.000	1.0	1.0000	46.09	46.08
B	196-100-100-000	SFR	0.222	1.000	1.0	1.0000	46.09	46.08
B	196-100-110-000	SFR	0.185	1.000	1.0	1.0000	46.09	46.08
B	196-100-120-000	SFR	0.182	1.000	1.0	1.0000	46.09	46.08
B	196-100-130-000	SFR	0.149	1.000	1.0	1.0000	46.09	46.08
B	196-100-140-000	SFR	0.149	1.000	1.0	1.0000	46.09	46.08
B	196-100-150-000	SFR	0.149	1.000	1.0	1.0000	46.09	46.08
B	196-100-160-000	SFR	0.149	1.000	1.0	1.0000	46.09	46.08
B	196-100-170-000	SFR	0.149	1.000	1.0	1.0000	46.09	46.08
B	196-100-180-000	SFR	0.193	1.000	1.0	1.0000	46.09	46.08
B	196-100-190-000	SFR	0.150	1.000	1.0	1.0000	46.09	46.08
B	196-100-200-000	SFR	0.151	1.000	1.0	1.0000	46.09	46.08
B	196-100-210-000	SFR	0.149	1.000	1.0	1.0000	46.09	46.08
B	196-100-220-000	SFR	0.197	1.000	1.0	1.0000	46.09	46.08
B	196-100-230-000	SFR	0.177	1.000	1.0	1.0000	46.09	46.08
B	196-100-240-000	SFR	0.154	1.000	1.0	1.0000	46.09	46.08
B	196-100-250-000	SFR	0.143	1.000	1.0	1.0000	46.09	46.08
B	196-100-260-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-100-270-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-100-280-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-100-290-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-100-300-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-100-310-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-100-320-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-100-330-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-100-340-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-100-350-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-100-360-000	SFR	0.176	1.000	1.0	1.0000	46.09	46.08
B	196-100-370-000	SFR	0.160	1.000	1.0	1.0000	46.09	46.08
B	196-100-380-000	SFR	0.150	1.000	1.0	1.0000	46.09	46.08
B	196-100-390-000	SFR	0.150	1.000	1.0	1.0000	46.09	46.08
B	196-100-400-000	SFR	0.150	1.000	1.0	1.0000	46.09	46.08
B	196-100-410-000	SFR	0.150	1.000	1.0	1.0000	46.09	46.08
B	196-100-420-000	SFR	0.150	1.000	1.0	1.0000	46.09	46.08
B	196-100-430-000	SFR	0.150	1.000	1.0	1.0000	46.09	46.08
B	196-100-440-000	SFR	0.146	1.000	1.0	1.0000	46.09	46.08
B	196-100-450-000	SFR	0.147	1.000	1.0	1.0000	46.09	46.08
B	196-100-460-000	SFR	0.147	1.000	1.0	1.0000	46.09	46.08

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
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PARCEL LISTING

<u>Zone</u>	<u>APN</u>	<u>Land Use</u>	<u>Acreage</u>	<u>Units (1)</u>	<u>BUF</u>	<u>EDU</u>	<u>Rate</u>	<u>Levy</u>
B	196-100-470-000	SFR	0.147	1.000	1.0	1.0000	46.09	46.08
B	196-100-480-000	SFR	0.147	1.000	1.0	1.0000	46.09	46.08
B	196-100-490-000	SFR	0.141	1.000	1.0	1.0000	46.09	46.08
B	196-100-500-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-100-510-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-100-520-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-100-530-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-100-540-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-100-550-000	SFR	0.147	1.000	1.0	1.0000	46.09	46.08
B	196-100-560-000	SFR	0.151	1.000	1.0	1.0000	46.09	46.08
B	196-100-570-000	SFR	0.151	1.000	1.0	1.0000	46.09	46.08
B	196-100-580-000	SFR	0.155	1.000	1.0	1.0000	46.09	46.08
B	196-100-590-000	SFR	0.155	1.000	1.0	1.0000	46.09	46.08
B	196-100-600-000	SFR	0.155	1.000	1.0	1.0000	46.09	46.08
B	196-100-610-000	SFR	0.155	1.000	1.0	1.0000	46.09	46.08
B	196-100-620-000	SFR	0.143	1.000	1.0	1.0000	46.09	46.08
B	196-100-630-000	SFR	0.153	1.000	1.0	1.0000	46.09	46.08
B	196-100-640-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-100-650-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-100-660-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-100-670-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-100-680-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-100-690-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-100-700-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-100-710-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-100-720-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-100-730-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-100-740-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-100-750-000	SFR	0.139	1.000	1.0	1.0000	46.09	46.08
B	196-100-760-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-100-770-000	SFR	0.141	1.000	1.0	1.0000	46.09	46.08
B	196-100-780-000	SFR	0.141	1.000	1.0	1.0000	46.09	46.08
B	196-100-790-000	VAC-RESTR DEV	0.038	0.250	0.5	0.1250	46.09	5.76
B	196-520-010-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-520-020-000	SFR	0.145	1.000	1.0	1.0000	46.09	46.08
B	196-520-030-000	SFR	0.152	1.000	1.0	1.0000	46.09	46.08
B	196-520-040-000	SFR	0.152	1.000	1.0	1.0000	46.09	46.08
B	196-520-050-000	SFR	0.152	1.000	1.0	1.0000	46.09	46.08
B	196-520-060-000	SFR	0.164	1.000	1.0	1.0000	46.09	46.08
B	196-520-070-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-520-080-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-090-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-100-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-110-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-120-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-130-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-140-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-150-000	SFR	0.165	1.000	1.0	1.0000	46.09	46.08
B	196-520-160-000	SFR	0.160	1.000	1.0	1.0000	46.09	46.08
B	196-520-170-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-520-180-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-520-190-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-520-200-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-520-210-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-520-220-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-520-230-000	SFR	0.236	1.000	1.0	1.0000	46.09	46.08
B	196-520-240-000	SFR	0.186	1.000	1.0	1.0000	46.09	46.08

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
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PARCEL LISTING

Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
B	196-520-250-000	SFR	0.141	1.000	1.0	1.0000	46.09	46.08
B	196-520-260-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-270-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-280-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-290-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-300-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-310-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-320-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-330-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-520-340-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-350-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-360-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-370-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-380-000	SFR	0.142	1.000	1.0	1.0000	46.09	46.08
B	196-520-390-000	SFR	0.148	1.000	1.0	1.0000	46.09	46.08
B	196-520-400-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-410-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-420-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-430-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-520-440-000	SFR	0.141	1.000	1.0	1.0000	46.09	46.08
B	196-520-450-000	SFR	0.160	1.000	1.0	1.0000	46.09	46.08
B	196-520-460-000	SFR	0.147	1.000	1.0	1.0000	46.09	46.08
B	196-520-470-000	SFR	0.147	1.000	1.0	1.0000	46.09	46.08
B	196-520-480-000	SFR	0.147	1.000	1.0	1.0000	46.09	46.08
B	196-520-490-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-520-510-000	SFR	0.182	1.000	1.0	1.0000	46.09	46.08
B	196-520-520-000	SFR	0.247	1.000	1.0	1.0000	46.09	46.08
B	196-520-530-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-520-540-000	SFR	0.143	1.000	1.0	1.0000	46.09	46.08
B	196-520-550-000	SFR	0.146	1.000	1.0	1.0000	46.09	46.08
B	196-520-560-000	SFR	0.154	1.000	1.0	1.0000	46.09	46.08
B	196-520-570-000	SFR	0.218	1.000	1.0	1.0000	46.09	46.08
B	196-530-010-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-530-020-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-530-030-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-530-040-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-530-050-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-530-060-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-530-070-000	SFR	0.169	1.000	1.0	1.0000	46.09	46.08
B	196-530-080-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-530-090-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-530-100-000	SFR	0.139	1.000	1.0	1.0000	46.09	46.08
B	196-530-110-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-530-120-000	SFR	0.223	1.000	1.0	1.0000	46.09	46.08
B	196-530-130-000	SFR	0.180	1.000	1.0	1.0000	46.09	46.08
B	196-530-140-000	SFR	0.220	1.000	1.0	1.0000	46.09	46.08
B	196-530-150-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-530-160-000	SFR	0.139	1.000	1.0	1.0000	46.09	46.08
B	196-530-170-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-530-180-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-530-190-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-530-200-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-530-210-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-530-220-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-530-230-000	SFR	0.159	1.000	1.0	1.0000	46.09	46.08
B	196-530-240-000	SFR	0.161	1.000	1.0	1.0000	46.09	46.08
B	196-530-250-000	SFR	0.181	1.000	1.0	1.0000	46.09	46.08

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING

<u>Zone</u>	<u>APN</u>	<u>Land Use</u>	<u>Acreage</u>	<u>Units (1)</u>	<u>BUF</u>	<u>EDU</u>	<u>Rate</u>	<u>Levy</u>
B	196-530-260-000	SFR	0.141	1.000	1.0	1.0000	46.09	46.08
B	196-530-270-000	SFR	0.139	1.000	1.0	1.0000	46.09	46.08
B	196-530-280-000	SFR	0.143	1.000	1.0	1.0000	46.09	46.08
B	196-530-290-000	SFR	0.194	1.000	1.0	1.0000	46.09	46.08
B	196-530-300-000	SFR	0.181	1.000	1.0	1.0000	46.09	46.08
B	196-530-310-000	SFR	0.208	1.000	1.0	1.0000	46.09	46.08
B	196-530-320-000	SFR	0.160	1.000	1.0	1.0000	46.09	46.08
B	196-530-330-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-530-340-000	SFR	0.146	1.000	1.0	1.0000	46.09	46.08
B	196-530-350-000	SFR	0.145	1.000	1.0	1.0000	46.09	46.08
B	196-530-360-000	SFR	0.158	1.000	1.0	1.0000	46.09	46.08
B	196-530-370-000	SFR	0.182	1.000	1.0	1.0000	46.09	46.08
B	196-530-380-000	SFR	0.236	1.000	1.0	1.0000	46.09	46.08
B	196-530-390-000	SFR	0.205	1.000	1.0	1.0000	46.09	46.08
B	196-530-400-000	SFR	0.192	1.000	1.0	1.0000	46.09	46.08
B	196-530-410-000	SFR	0.143	1.000	1.0	1.0000	46.09	46.08
B	196-530-420-000	SFR	0.139	1.000	1.0	1.0000	46.09	46.08
B	196-530-430-000	SFR	0.139	1.000	1.0	1.0000	46.09	46.08
B	196-530-440-000	SFR	0.142	1.000	1.0	1.0000	46.09	46.08
B	196-530-450-000	SFR	0.153	1.000	1.0	1.0000	46.09	46.08
B	196-530-460-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-530-470-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-530-480-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-530-490-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-530-500-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-530-510-000	SFR	0.154	1.000	1.0	1.0000	46.09	46.08
B	196-530-520-000	SFR	0.146	1.000	1.0	1.0000	46.09	46.08
B	196-530-530-000	SFR	0.142	1.000	1.0	1.0000	46.09	46.08
B	196-530-540-000	SFR	0.210	1.000	1.0	1.0000	46.09	46.08
B	196-530-550-000	SFR	0.173	1.000	1.0	1.0000	46.09	46.08
B	196-530-560-000	SFR	0.239	1.000	1.0	1.0000	46.09	46.08
B	196-530-570-000	SFR	0.155	1.000	1.0	1.0000	46.09	46.08
B	196-530-580-000	SFR	0.145	1.000	1.0	1.0000	46.09	46.08
B	196-530-590-000	SFR	0.147	1.000	1.0	1.0000	46.09	46.08
B	196-530-600-000	SFR	0.147	1.000	1.0	1.0000	46.09	46.08
B	196-540-010-000	SFR	0.189	1.000	1.0	1.0000	46.09	46.08
B	196-540-020-000	SFR	0.232	1.000	1.0	1.0000	46.09	46.08
B	196-540-030-000	SFR	0.200	1.000	1.0	1.0000	46.09	46.08
B	196-540-040-000	SFR	0.232	1.000	1.0	1.0000	46.09	46.08
B	196-540-050-000	SFR	0.207	1.000	1.0	1.0000	46.09	46.08
B	196-540-060-000	SFR	0.157	1.000	1.0	1.0000	46.09	46.08
B	196-540-070-000	SFR	0.143	1.000	1.0	1.0000	46.09	46.08
B	196-540-080-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-540-090-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-540-100-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-540-110-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-540-120-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-540-130-000	SFR	0.142	1.000	1.0	1.0000	46.09	46.08
B	196-540-140-000	SFR	0.158	1.000	1.0	1.0000	46.09	46.08
B	196-540-150-000	SFR	0.159	1.000	1.0	1.0000	46.09	46.08
B	196-540-160-000	SFR	0.145	1.000	1.0	1.0000	46.09	46.08
B	196-540-180-000	SFR	0.148	1.000	1.0	1.0000	46.09	46.08
B	196-540-190-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-540-200-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-540-210-000	SFR	0.130	1.000	1.0	1.0000	46.09	46.08
B	196-540-220-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-540-230-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08

CITY OF LATHROP
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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
B	196-540-240-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-540-250-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-540-260-000	SFR	0.142	1.000	1.0	1.0000	46.09	46.08
B	196-540-270-000	SFR	0.146	1.000	1.0	1.0000	46.09	46.08
B	196-540-280-000	SFR	0.145	1.000	1.0	1.0000	46.09	46.08
B	196-540-290-000	SFR	0.170	1.000	1.0	1.0000	46.09	46.08
B	196-540-300-000	SFR	0.146	1.000	1.0	1.0000	46.09	46.08
B	196-540-310-000	SFR	0.158	1.000	1.0	1.0000	46.09	46.08
B	196-540-320-000	SFR	0.150	1.000	1.0	1.0000	46.09	46.08
B	196-540-330-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-540-340-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-540-350-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-540-360-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-540-370-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-540-380-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-540-390-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-540-400-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-540-410-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-540-420-000	SFR	0.139	1.000	1.0	1.0000	46.09	46.08
B	196-540-430-000	SFR	0.139	1.000	1.0	1.0000	46.09	46.08
B	196-540-440-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-540-450-000	SFR	0.139	1.000	1.0	1.0000	46.09	46.08
B	196-540-460-000	SFR	0.139	1.000	1.0	1.0000	46.09	46.08
B	196-540-470-000	SFR	0.140	1.000	1.0	1.0000	46.09	46.08
B	196-540-480-000	SFR	0.139	1.000	1.0	1.0000	46.09	46.08
B	196-540-490-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-540-500-000	SFR	0.159	1.000	1.0	1.0000	46.09	46.08
B	196-550-010-000	SFR	0.160	1.000	1.0	1.0000	46.09	46.08
B	196-550-020-000	SFR	0.263	1.000	1.0	1.0000	46.09	46.08
B	196-550-030-000	SFR	0.215	1.000	1.0	1.0000	46.09	46.08
B	196-550-040-000	SFR	0.178	1.000	1.0	1.0000	46.09	46.08
B	196-550-050-000	SFR	0.156	1.000	1.0	1.0000	46.09	46.08
B	196-550-060-000	SFR	0.145	1.000	1.0	1.0000	46.09	46.08
B	196-550-070-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-550-080-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-550-090-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-550-100-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-550-110-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-550-120-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-550-130-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-550-140-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-550-150-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-550-160-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-550-170-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-550-180-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-550-190-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-550-200-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-550-210-000	SFR	0.154	1.000	1.0	1.0000	46.09	46.08
B	196-550-220-000	SFR	0.143	1.000	1.0	1.0000	46.09	46.08
B	196-550-230-000	SFR	0.143	1.000	1.0	1.0000	46.09	46.08
B	196-550-240-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-550-250-000	SFR	0.142	1.000	1.0	1.0000	46.09	46.08
B	196-550-260-000	SFR	0.143	1.000	1.0	1.0000	46.09	46.08
B	196-550-270-000	SFR	0.143	1.000	1.0	1.0000	46.09	46.08
B	196-550-280-000	SFR	0.143	1.000	1.0	1.0000	46.09	46.08
B	196-550-290-000	SFR	0.143	1.000	1.0	1.0000	46.09	46.08
B	196-550-300-000	SFR	0.143	1.000	1.0	1.0000	46.09	46.08

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
B	196-550-310-000	SFR	0.167	1.000	1.0	1.0000	46.09	46.08
B	196-560-010-000	SFR	0.147	1.000	1.0	1.0000	46.09	46.08
B	196-560-020-000	SFR	0.154	1.000	1.0	1.0000	46.09	46.08
B	196-560-030-000	SFR	0.154	1.000	1.0	1.0000	46.09	46.08
B	196-560-040-000	SFR	0.154	1.000	1.0	1.0000	46.09	46.08
B	196-560-050-000	SFR	0.154	1.000	1.0	1.0000	46.09	46.08
B	196-560-060-000	SFR	0.154	1.000	1.0	1.0000	46.09	46.08
B	196-560-070-000	SFR	0.154	1.000	1.0	1.0000	46.09	46.08
B	196-560-080-000	SFR	0.163	1.000	1.0	1.0000	46.09	46.08
B	196-560-090-000	SFR	0.196	1.000	1.0	1.0000	46.09	46.08
B	196-560-100-000	SFR	0.228	1.000	1.0	1.0000	46.09	46.08
B	196-560-110-000	SFR	0.247	1.000	1.0	1.0000	46.09	46.08
B	196-560-120-000	SFR	0.246	1.000	1.0	1.0000	46.09	46.08
B	196-560-130-000	SFR	0.281	1.000	1.0	1.0000	46.09	46.08
B	196-560-140-000	SFR	0.163	1.000	1.0	1.0000	46.09	46.08
B	196-560-150-000	SFR	0.175	1.000	1.0	1.0000	46.09	46.08
B	196-560-160-000	SFR	0.200	1.000	1.0	1.0000	46.09	46.08
B	196-560-170-000	SFR	0.174	1.000	1.0	1.0000	46.09	46.08
B	196-560-180-000	SFR	0.154	1.000	1.0	1.0000	46.09	46.08
B	196-560-190-000	SFR	0.150	1.000	1.0	1.0000	46.09	46.08
B	196-570-010-000	SFR	0.171	1.000	1.0	1.0000	46.09	46.08
B	196-570-020-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-570-030-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-570-040-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-570-050-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-570-060-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-570-070-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-570-080-000	SFR	0.156	1.000	1.0	1.0000	46.09	46.08
B	196-570-090-000	SFR	0.162	1.000	1.0	1.0000	46.09	46.08
B	196-570-100-000	SFR	0.158	1.000	1.0	1.0000	46.09	46.08
B	196-570-110-000	SFR	0.160	1.000	1.0	1.0000	46.09	46.08
B	196-570-120-000	SFR	0.160	1.000	1.0	1.0000	46.09	46.08
B	196-570-130-000	SFR	0.160	1.000	1.0	1.0000	46.09	46.08
B	196-570-140-000	SFR	0.161	1.000	1.0	1.0000	46.09	46.08
B	196-570-150-000	SFR	0.149	1.000	1.0	1.0000	46.09	46.08
B	196-570-160-000	SFR	0.146	1.000	1.0	1.0000	46.09	46.08
B	196-570-170-000	SFR	0.143	1.000	1.0	1.0000	46.09	46.08
B	196-570-180-000	SFR	0.149	1.000	1.0	1.0000	46.09	46.08
B	196-570-190-000	SFR	0.145	1.000	1.0	1.0000	46.09	46.08
B	196-570-200-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-570-210-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-570-220-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-570-230-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-570-240-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-570-250-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-570-270-000	SFR	0.139	1.000	1.0	1.0000	46.09	46.08
B	196-570-280-000	SFR	0.153	1.000	1.0	1.0000	46.09	46.08
B	196-570-290-000	SFR	0.149	1.000	1.0	1.0000	46.09	46.08
B	196-570-300-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-570-310-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-570-320-000	SFR	0.139	1.000	1.0	1.0000	46.09	46.08
B	196-570-330-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-570-340-000	SFR	0.137	1.000	1.0	1.0000	46.09	46.08
B	196-570-350-000	SFR	0.147	1.000	1.0	1.0000	46.09	46.08
B	196-570-360-000	SFR	0.149	1.000	1.0	1.0000	46.09	46.08
B	196-570-370-000	SFR	0.149	1.000	1.0	1.0000	46.09	46.08
B	196-570-380-000	SFR	0.149	1.000	1.0	1.0000	46.09	46.08

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
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PARCEL LISTING

Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
B	196-570-390-000	SFR	0.149	1.000	1.0	1.0000	46.09	46.08
B	196-570-400-000	SFR	0.149	1.000	1.0	1.0000	46.09	46.08
B	196-570-410-000	SFR	0.149	1.000	1.0	1.0000	46.09	46.08
B	196-570-420-000	SFR	0.152	1.000	1.0	1.0000	46.09	46.08
B	196-570-430-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-570-440-000	SFR	0.147	1.000	1.0	1.0000	46.09	46.08
B	196-570-450-000	SFR	0.145	1.000	1.0	1.0000	46.09	46.08
B	196-570-460-000	SFR	0.167	1.000	1.0	1.0000	46.09	46.08
B	196-570-470-000	SFR	0.201	1.000	1.0	1.0000	46.09	46.08
B	196-570-480-000	SFR	0.170	1.000	1.0	1.0000	46.09	46.08
B	196-570-490-000	SFR	0.142	1.000	1.0	1.0000	46.09	46.08
B	196-570-500-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-570-510-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-570-520-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-570-530-000	SFR	0.144	1.000	1.0	1.0000	46.09	46.08
B	196-570-540-000	SFR	0.143	1.000	1.0	1.0000	46.09	46.08
B	196-570-550-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-570-560-000	SFR	0.215	1.000	1.0	1.0000	46.09	46.08
B	196-570-570-000	SFR	0.176	1.000	1.0	1.0000	46.09	46.08
B	196-570-580-000	SFR	0.160	1.000	1.0	1.0000	46.09	46.08
B	196-570-590-000	SFR	0.138	1.000	1.0	1.0000	46.09	46.08
B	196-570-600-000	SFR	0.143	1.000	1.0	1.0000	46.09	46.08
B	196-570-610-000	SFR	0.152	1.000	1.0	1.0000	46.09	46.08
SUBTOTAL:		450 PARCELS				457.2535		\$21,070.34

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Rate	Levy
C	196-150-810-000	SFR	0.301	1.000	1.0	1.0000	\$30.30	\$30.30
C	196-150-820-000	SFR	0.358	1.000	1.0	1.0000	30.30	30.30
C	196-170-010-000	NON-RES	0.305	0.305	4.0	1.2200	30.30	36.96
C	196-170-020-000	LTD DEV	0.320	0.320	2.0	0.6400	30.30	19.38
C	196-170-030-000	SFR	0.310	1.000	1.0	1.0000	30.30	30.30
C	196-170-040-000	SFR	0.316	1.000	1.0	1.0000	30.30	30.30
C	196-170-050-000	SFR	0.312	1.000	1.0	1.0000	30.30	30.30
C	196-170-060-000	SFR	0.307	1.000	1.0	1.0000	30.30	30.30
C	196-170-070-000	SFR	0.305	1.000	1.0	1.0000	30.30	30.30
C	196-170-080-000	NON-RES	0.258	0.258	4.0	1.0320	30.30	31.26
C	196-170-100-000	LTD DEV	0.139	0.250	2.0	0.5000	30.30	15.14
C	196-170-110-000	MFR	1.526	20.000	0.7	14.0000	30.30	424.20
C	196-170-120-000	MFR	0.256	4.000	0.7	2.8000	30.30	84.84
C	196-180-010-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-020-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-030-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-040-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-050-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-060-000	MFR	0.237	2.000	0.7	1.4000	30.30	42.42
C	196-180-070-000	SFR	0.139	1.000	1.0	1.0000	30.30	30.30
C	196-180-080-000	SFR	0.139	1.000	1.0	1.0000	30.30	30.30
C	196-180-090-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-180-100-000	SFR	0.344	1.000	1.0	1.0000	30.30	30.30
C	196-180-110-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-120-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-130-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-150-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-160-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-170-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30

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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
C	196-180-180-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-190-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-200-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-210-000	SFR	0.110	1.000	1.0	1.0000	30.30	30.30
C	196-180-220-000	SFR	0.114	1.000	1.0	1.0000	30.30	30.30
C	196-180-230-000	SFR	0.110	1.000	1.0	1.0000	30.30	30.30
C	196-180-240-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-250-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-260-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-270-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-280-000	MFR	0.172	2.000	0.7	1.4000	30.30	42.42
C	196-180-290-000	SFR	0.344	1.000	1.0	1.0000	30.30	30.30
C	196-180-300-000	MFR	0.172	2.000	0.7	1.4000	30.30	42.42
C	196-180-310-000	MFR	0.172	2.000	0.7	1.4000	30.30	42.42
C	196-180-320-000	MFR	0.172	2.000	0.7	1.4000	30.30	42.42
C	196-180-330-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-180-340-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-180-350-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-180-360-000	NON-RES	0.258	0.258	4.0	1.0320	30.30	31.26
C	196-180-370-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-380-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-180-390-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-180-400-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-180-410-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-420-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-180-430-000	MFR	0.172	2.000	0.7	1.4000	30.30	42.42
C	196-180-440-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-180-450-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-460-000	SFR	0.086	1.000	1.0	1.0000	30.30	30.30
C	196-180-480-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-490-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-500-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-180-510-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-180-520-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-180-530-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-180-540-000	SFR	0.086	1.000	1.0	1.0000	30.30	30.30
C	196-180-550-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-180-560-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-180-570-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-180-580-000	SFR	0.129	1.000	1.0	1.0000	30.30	30.30
C	196-180-590-000	SFR	0.129	1.000	1.0	1.0000	30.30	30.30
C	196-240-010-000	SFR	0.426	1.000	1.0	1.0000	30.30	30.30
C	196-240-020-000	SFR	0.379	1.000	1.0	1.0000	30.30	30.30
C	196-240-030-000	SFR	0.330	1.000	1.0	1.0000	30.30	30.30
C	196-240-040-000	SFR	0.330	1.000	1.0	1.0000	30.30	30.30
C	196-240-060-000	SFR	0.897	1.000	1.0	1.0000	30.30	30.30
C	196-240-070-000	LTD DEV	2.500	2.500	2.0	5.0000	30.30	151.50
C	196-240-080-000	NON-RES	3.680	3.680	4.0	14.7200	30.30	446.02
C	196-240-090-000	SFR	0.275	1.000	1.0	1.0000	30.30	30.30
C	196-240-100-000	SFR	0.344	1.000	1.0	1.0000	30.30	30.30
C	196-240-110-000	SFR	0.206	1.000	1.0	1.0000	30.30	30.30
C	196-240-120-000	SFR	0.275	1.000	1.0	1.0000	30.30	30.30
C	196-240-130-000	SFR	0.361	1.000	1.0	1.0000	30.30	30.30
C	196-240-140-000	SFR	0.254	1.000	1.0	1.0000	30.30	30.30
C	196-240-150-000	SFR	0.251	1.000	1.0	1.0000	30.30	30.30
C	196-240-170-000	LTD DEV	9.120	9.120	2.0	18.2400	30.30	552.66
C	196-240-180-000	LTD DEV	12.130	10.000	2.0	20.0000	30.30	606.00

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<u>Zone</u>	<u>APN</u>	<u>Land Use</u>	<u>Acreage</u>	<u>Units (1)</u>	<u>BUF</u>	<u>EDU</u>	<u>Rate</u>	<u>Levy</u>
C	196-240-190-000	LTD DEV	0.901	0.901	2.0	1.8020	30.30	54.60
C	196-240-200-000	SFR	0.523	1.000	1.0	1.0000	30.30	30.30
C	196-240-210-000	SFR	0.529	1.000	1.0	1.0000	30.30	30.30
C	196-240-220-000	SFR	0.529	1.000	1.0	1.0000	30.30	30.30
C	196-240-240-000	SFR	0.413	1.000	1.0	1.0000	30.30	30.30
C	196-240-250-000	SFR	0.247	1.000	1.0	1.0000	30.30	30.30
C	196-240-260-000	SFR	0.247	1.000	1.0	1.0000	30.30	30.30
C	196-240-290-000	LTD DEV	0.977	0.977	2.0	1.9540	30.30	59.20
C	196-240-300-000	LTD DEV	0.427	0.427	2.0	0.8540	30.30	25.88
C	196-240-310-000	MFR	0.258	2.000	0.7	1.4000	30.30	42.42
C	196-240-320-000	MFR	0.275	2.000	0.7	1.4000	30.30	42.42
C	196-240-330-000	VAC	0.144	0.250	1.0	0.2500	30.30	7.58
C	196-240-340-000	MFR	0.230	2.000	0.7	1.4000	30.30	42.42
C	196-240-370-000	MFR	0.340	2.000	0.7	1.4000	30.30	42.42
C	196-240-380-000	SFR	0.340	1.000	1.0	1.0000	30.30	30.30
C	196-250-010-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-250-020-000	SFR	0.086	1.000	1.0	1.0000	30.30	30.30
C	196-250-050-000	SFR	0.344	1.000	1.0	1.0000	30.30	30.30
C	196-250-060-000	SFR	0.062	1.000	1.0	1.0000	30.30	30.30
C	196-250-070-000	SFR	0.167	1.000	1.0	1.0000	30.30	30.30
C	196-250-080-000	SFR	0.200	1.000	1.0	1.0000	30.30	30.30
C	196-250-090-000	SFR	0.430	1.000	1.0	1.0000	30.30	30.30
C	196-250-100-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-250-110-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-250-120-000	SFR	0.086	1.000	1.0	1.0000	30.30	30.30
C	196-250-140-000	SFR	0.180	1.000	1.0	1.0000	30.30	30.30
C	196-250-150-000	SFR	0.114	1.000	1.0	1.0000	30.30	30.30
C	196-250-160-000	SFR	0.134	1.000	1.0	1.0000	30.30	30.30
C	196-250-170-000	SFR	0.129	1.000	1.0	1.0000	30.30	30.30
C	196-250-180-000	SFR	0.129	1.000	1.0	1.0000	30.30	30.30
C	196-250-190-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-250-200-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-250-210-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-250-220-000	MFR	0.258	2.000	0.7	1.4000	30.30	42.42
C	196-250-230-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-250-240-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-250-250-000	NON-RES	0.344	0.344	4.0	1.3760	30.30	41.68
C	196-250-260-000	VAC	0.430	0.430	1.0	0.4300	30.30	13.02
C	196-250-270-000	NON-RES	0.172	0.250	4.0	1.0000	30.30	30.30
C	196-250-280-000	NON-RES	0.172	0.250	4.0	1.0000	30.30	30.30
C	196-250-290-000	NON-RES	0.172	0.250	4.0	1.0000	30.30	30.30
C	196-250-300-000	NON-RES	0.086	0.250	4.0	1.0000	30.30	30.30
C	196-250-310-000	SFR	0.430	1.000	1.0	1.0000	30.30	30.30
C	196-250-320-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-250-330-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-250-340-000	SFR	0.250	1.000	1.0	1.0000	30.30	30.30
C	196-250-350-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-250-360-000	MFR	0.430	2.000	0.7	1.4000	30.30	42.42
C	196-250-370-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-250-380-000	SFR	0.129	1.000	1.0	1.0000	30.30	30.30
C	196-250-390-000	SFR	0.129	1.000	1.0	1.0000	30.30	30.30
C	196-250-400-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-250-410-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-250-420-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-250-430-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-250-440-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-250-450-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30

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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
C	196-250-460-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-250-480-000	MFR	0.258	2.000	0.7	1.4000	30.30	42.42
C	196-250-490-000	NON-RES	0.309	0.309	4.0	1.2360	30.30	37.44
C	196-250-500-000	NON-RES	0.482	0.482	4.0	1.9280	30.30	58.42
C	196-250-510-000	NON-RES	0.251	0.251	4.0	1.0040	30.30	30.42
C	196-250-520-000	VAC	0.344	0.344	1.0	0.3440	30.30	10.42
C	196-250-530-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-250-540-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-250-550-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-250-560-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-260-010-000	MFR	0.181	2.000	0.7	1.4000	30.30	42.42
C	196-260-020-000	SFR	0.196	1.000	1.0	1.0000	30.30	30.30
C	196-260-030-000	SFR	0.218	1.000	1.0	1.0000	30.30	30.30
C	196-260-040-000	SFR	0.350	1.000	1.0	1.0000	30.30	30.30
C	196-260-050-000	SFR	0.215	1.000	1.0	1.0000	30.30	30.30
C	196-260-060-000	SFR	0.215	1.000	1.0	1.0000	30.30	30.30
C	196-260-070-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-260-080-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-260-090-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-260-100-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-260-110-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-260-120-000	MFR	0.344	2.000	0.7	1.4000	30.30	42.42
C	196-260-130-000	LTD DEV	0.258	0.258	2.0	0.5160	30.30	15.62
C	196-260-140-000	VAC-RESTR DEV	1.120	1.120	0.5	0.5600	30.30	16.96
C	196-260-150-000	VAC-RESTR DEV	0.286	0.286	0.5	0.1430	30.30	4.32
C	196-260-160-000	LTD DEV	0.114	0.250	2.0	0.5000	30.30	15.14
C	196-260-170-000	LTD DEV	0.110	0.250	2.0	0.5000	30.30	15.14
C	196-260-180-000	LTD DEV	0.230	0.250	2.0	0.5000	30.30	15.14
C	196-260-190-000	VAC	0.172	0.250	1.0	0.2500	30.30	7.58
C	196-260-200-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-260-210-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-260-220-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-260-230-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-260-240-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-260-250-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-260-270-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-260-280-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-260-290-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-260-300-000	SFR	0.344	1.000	1.0	1.0000	30.30	30.30
C	196-260-310-000	MFR	0.206	5.000	0.7	3.5000	30.30	106.04
C	196-260-320-000	NON-RES	0.258	0.258	4.0	1.0320	30.30	31.26
C	196-260-330-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-260-340-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-260-350-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-260-360-000	LTD DEV	0.510	0.510	2.0	1.0200	30.30	30.90
C	196-260-370-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-260-380-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-260-390-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-260-400-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-260-410-000	SFR	0.229	1.000	1.0	1.0000	30.30	30.30
C	196-260-440-000	MFR	0.142	2.000	0.7	1.4000	30.30	42.42
C	196-260-450-000	SFR	0.115	1.000	1.0	1.0000	30.30	30.30
C	196-350-010-000	LTD DEV	14.240	10.000	2.0	20.0000	30.30	606.00
C	196-360-010-000	SFR	0.258	1.000	1.0	1.0000	30.30	30.30
C	196-360-020-000	SFR	0.195	1.000	1.0	1.0000	30.30	30.30
C	196-360-030-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-360-040-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30

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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
C	196-360-050-000	SFR	0.183	1.000	1.0	1.0000	30.30	30.30
C	196-360-060-000	SFR	0.183	1.000	1.0	1.0000	30.30	30.30
C	196-360-070-000	SFR	0.183	1.000	1.0	1.0000	30.30	30.30
C	196-360-080-000	VAC	0.201	0.250	1.0	0.2500	30.30	7.58
C	196-360-090-000	SFR	0.195	1.000	1.0	1.0000	30.30	30.30
C	196-360-100-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-360-110-000	SFR	0.183	1.000	1.0	1.0000	30.30	30.30
C	196-360-120-000	SFR	0.183	1.000	1.0	1.0000	30.30	30.30
C	196-360-130-000	SFR	0.183	1.000	1.0	1.0000	30.30	30.30
C	196-360-140-000	SFR	0.183	1.000	1.0	1.0000	30.30	30.30
C	196-360-150-000	SFR	0.195	1.000	1.0	1.0000	30.30	30.30
C	196-360-160-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-360-170-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-360-180-000	SFR	0.195	1.000	1.0	1.0000	30.30	30.30
C	196-360-190-000	SFR	0.183	1.000	1.0	1.0000	30.30	30.30
C	196-360-200-000	SFR	0.183	1.000	1.0	1.0000	30.30	30.30
C	196-360-210-000	SFR	0.183	1.000	1.0	1.0000	30.30	30.30
C	196-360-220-000	SFR	0.183	1.000	1.0	1.0000	30.30	30.30
C	196-360-230-000	SFR	0.172	1.000	1.0	1.0000	30.30	30.30
C	196-360-240-000	SFR	0.275	1.000	1.0	1.0000	30.30	30.30
C	196-360-250-000	SFR	0.183	1.000	1.0	1.0000	30.30	30.30
C	196-360-260-000	SFR	0.183	1.000	1.0	1.0000	30.30	30.30
C	196-360-270-000	MFR	0.183	2.000	0.7	1.4000	30.30	42.42
C	196-360-280-000	MFR	0.183	2.000	0.7	1.4000	30.30	42.42
C	196-360-290-000	SFR	0.183	1.000	1.0	1.0000	30.30	30.30
C	196-360-300-000	SFR	0.183	1.000	1.0	1.0000	30.30	30.30
C	196-360-310-000	SFR	0.183	1.000	1.0	1.0000	30.30	30.30
C	196-360-320-000	SFR	0.183	1.000	1.0	1.0000	30.30	30.30
C	196-500-010-000	MFR	2.430	3.000	0.7	2.1000	30.30	63.62
C	196-500-020-000	SFR	0.330	1.000	1.0	1.0000	30.30	30.30
C	196-500-030-000	MFR	0.550	2.000	0.7	1.4000	30.30	42.42
C	196-500-040-000	SFR	0.460	1.000	1.0	1.0000	30.30	30.30
C	196-500-050-000	SFR	1.310	1.000	1.0	1.0000	30.30	30.30
C	196-500-060-000	SFR	0.350	1.000	1.0	1.0000	30.30	30.30
C	196-500-070-000	SFR	0.350	1.000	1.0	1.0000	30.30	30.30
C	196-500-080-000	VAC	0.690	0.690	1.0	0.6900	30.30	20.90
C	196-500-090-000	SFR	0.598	1.000	1.0	1.0000	30.30	30.30
C	196-510-020-000	SFR	0.482	1.000	1.0	1.0000	30.30	30.30
C	196-510-080-000	VAC	3.130	3.130	1.0	3.1300	30.30	94.84
C	196-510-090-000	NON-RES	4.570	4.570	4.0	18.2800	30.30	553.88
C	196-510-100-000	VAC	0.482	0.482	1.0	0.4820	30.30	14.60
C	196-510-110-000	VAC	1.353	1.353	1.0	1.3530	30.30	41.00
C	196-510-120-000	SFR	0.251	1.000	1.0	1.0000	30.30	30.30
C	196-510-130-000	SFR	0.520	1.000	1.0	1.0000	30.30	30.30
C	196-510-140-000	SFR	0.569	1.000	1.0	1.0000	30.30	30.30
C	196-510-160-000	SFR	0.139	1.000	1.0	1.0000	30.30	30.30
C	196-510-180-000	SFR	0.090	1.000	1.0	1.0000	30.30	30.30
C	196-510-190-000	SFR	0.091	1.000	1.0	1.0000	30.30	30.30
C	196-510-200-000	VAC	0.110	0.250	1.0	0.2500	30.30	7.58
C	196-510-210-000	VAC	0.178	0.250	1.0	0.2500	30.30	7.58
C	196-770-010-000	SFR	0.083	1.000	1.0	1.0000	30.30	30.30
C	196-770-020-000	SFR	0.095	1.000	1.0	1.0000	30.30	30.30
C	196-770-030-000	SFR	0.110	1.000	1.0	1.0000	30.30	30.30
C	196-770-040-000	SFR	0.095	1.000	1.0	1.0000	30.30	30.30
C	196-770-050-000	SFR	0.235	1.000	1.0	1.0000	30.30	30.30
C	196-240-160-000	EXEMPT	1.993	0.000	0.0	0.0000	30.30	0.00
C	196-240-350-000	EXEMPT	0.159	0.000	0.0	0.0000	30.30	0.00

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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
C	196-240-360-000	EXEMPT	0.159	0.000	0.0	0.0000	30.30	0.00
C	196-250-130-000	EXEMPT	0.000	0.000	0.0	0.0000	30.30	0.00
SUBTOTAL:		259 PARCELS				367.2680		\$11,128.04

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Rate	Levy
D	196-280-010-000	SFR	0.149	1.000	1.0	1.0000	\$56.37	\$56.36
D	196-280-020-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-280-030-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-280-040-000	SFR	0.168	1.000	1.0	1.0000	56.37	56.36
D	196-280-050-000	SFR	0.145	1.000	1.0	1.0000	56.37	56.36
D	196-280-060-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-280-070-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-280-080-000	SFR	0.168	1.000	1.0	1.0000	56.37	56.36
D	196-280-090-000	SFR	0.202	1.000	1.0	1.0000	56.37	56.36
D	196-280-100-000	SFR	0.177	1.000	1.0	1.0000	56.37	56.36
D	196-280-110-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-280-120-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-280-130-000	SFR	0.145	1.000	1.0	1.0000	56.37	56.36
D	196-280-140-000	SFR	0.140	1.000	1.0	1.0000	56.37	56.36
D	196-280-150-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-280-160-000	SFR	0.140	1.000	1.0	1.0000	56.37	56.36
D	196-280-170-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-280-180-000	SFR	0.148	1.000	1.0	1.0000	56.37	56.36
D	196-280-190-000	SFR	0.153	1.000	1.0	1.0000	56.37	56.36
D	196-280-200-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-280-210-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-280-220-000	SFR	0.140	1.000	1.0	1.0000	56.37	56.36
D	196-280-230-000	SFR	0.141	1.000	1.0	1.0000	56.37	56.36
D	196-280-240-000	SFR	0.148	1.000	1.0	1.0000	56.37	56.36
D	196-280-250-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-280-260-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-280-270-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-280-280-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-280-290-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-280-300-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-280-310-000	SFR	0.146	1.000	1.0	1.0000	56.37	56.36
D	196-280-320-000	SFR	0.145	1.000	1.0	1.0000	56.37	56.36
D	196-280-330-000	SFR	0.140	1.000	1.0	1.0000	56.37	56.36
D	196-280-340-000	SFR	0.140	1.000	1.0	1.0000	56.37	56.36
D	196-280-350-000	SFR	0.140	1.000	1.0	1.0000	56.37	56.36
D	196-280-360-000	SFR	0.140	1.000	1.0	1.0000	56.37	56.36
D	196-280-370-000	SFR	0.140	1.000	1.0	1.0000	56.37	56.36
D	196-280-380-000	SFR	0.140	1.000	1.0	1.0000	56.37	56.36
D	196-280-390-000	SFR	0.140	1.000	1.0	1.0000	56.37	56.36
D	196-280-400-000	SFR	0.140	1.000	1.0	1.0000	56.37	56.36
D	196-280-410-000	SFR	0.140	1.000	1.0	1.0000	56.37	56.36
D	196-290-010-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-020-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-030-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-040-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-050-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-060-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-070-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-080-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-090-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36

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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
D	196-290-100-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-110-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-120-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-290-130-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-140-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-150-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-160-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-170-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-180-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-190-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-200-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-210-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-220-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-230-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-240-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-250-000	SFR	0.143	1.000	1.0	1.0000	56.37	56.36
D	196-290-260-000	SFR	0.143	1.000	1.0	1.0000	56.37	56.36
D	196-290-290-000	SFR	0.175	1.000	1.0	1.0000	56.37	56.36
D	196-290-300-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-310-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-290-320-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-290-330-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-290-340-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-350-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-290-360-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-290-370-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-290-380-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-290-390-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-290-400-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-290-410-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-420-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-290-430-000	SFR	0.147	1.000	1.0	1.0000	56.37	56.36
D	196-290-440-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-290-450-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-290-460-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-290-470-000	SFR	0.148	1.000	1.0	1.0000	56.37	56.36
D	196-290-480-000	SFR	0.148	1.000	1.0	1.0000	56.37	56.36
D	196-290-490-000	SFR	0.147	1.000	1.0	1.0000	56.37	56.36
D	196-290-500-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-510-000	SFR	0.148	1.000	1.0	1.0000	56.37	56.36
D	196-290-520-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-290-530-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-290-540-000	SFR	0.148	1.000	1.0	1.0000	56.37	56.36
D	196-290-550-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-290-560-000	SFR	0.147	1.000	1.0	1.0000	56.37	56.36
D	196-290-570-000	SFR	0.147	1.000	1.0	1.0000	56.37	56.36
D	196-290-580-000	SFR	0.147	1.000	1.0	1.0000	56.37	56.36
D	196-290-590-000	SFR	0.242	1.000	1.0	1.0000	56.37	56.36
D	196-290-600-000	VAC	0.172	0.250	1.0	0.2500	56.37	14.08
D	196-300-010-000	SFR	0.148	1.000	1.0	1.0000	56.37	56.36
D	196-300-020-000	SFR	0.148	1.000	1.0	1.0000	56.37	56.36
D	196-300-030-000	SFR	0.148	1.000	1.0	1.0000	56.37	56.36
D	196-300-040-000	SFR	0.148	1.000	1.0	1.0000	56.37	56.36
D	196-300-050-000	SFR	0.148	1.000	1.0	1.0000	56.37	56.36
D	196-300-060-000	SFR	0.148	1.000	1.0	1.0000	56.37	56.36
D	196-300-070-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-300-080-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36

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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
D	196-300-090-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-300-100-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-300-110-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-300-120-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-300-130-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-300-140-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-300-150-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-300-160-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-300-170-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-300-180-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-300-190-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-300-200-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-300-210-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-300-220-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-300-230-000	SFR	0.173	1.000	1.0	1.0000	56.37	56.36
D	196-300-240-000	SFR	0.173	1.000	1.0	1.0000	56.37	56.36
D	196-300-250-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-300-260-000	SFR	0.136	1.000	1.0	1.0000	56.37	56.36
D	196-300-270-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-300-280-000	SFR	0.146	1.000	1.0	1.0000	56.37	56.36
D	196-300-290-000	SFR	0.790	1.000	1.0	1.0000	56.37	56.36
D	196-300-300-000	SFR	0.514	1.000	1.0	1.0000	56.37	56.36
D	196-300-310-000	SFR	1.210	1.000	1.0	1.0000	56.37	56.36
D	196-300-320-000	SFR	0.340	1.000	1.0	1.0000	56.37	56.36
D	196-300-330-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-300-340-000	SFR	0.201	1.000	1.0	1.0000	56.37	56.36
D	196-300-350-000	SFR	0.187	1.000	1.0	1.0000	56.37	56.36
D	196-300-360-000	SFR	0.176	1.000	1.0	1.0000	56.37	56.36
D	196-300-370-000	SFR	0.160	1.000	1.0	1.0000	56.37	56.36
D	196-300-380-000	SFR	0.136	1.000	1.0	1.0000	56.37	56.36
D	196-300-390-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-300-400-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-300-410-000	SFR	0.154	1.000	1.0	1.0000	56.37	56.36
D	196-300-420-000	SFR	0.136	1.000	1.0	1.0000	56.37	56.36
D	196-300-430-000	SFR	0.136	1.000	1.0	1.0000	56.37	56.36
D	196-300-440-000	SFR	0.136	1.000	1.0	1.0000	56.37	56.36
D	196-300-450-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-300-460-000	SFR	0.136	1.000	1.0	1.0000	56.37	56.36
D	196-300-470-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-310-010-000	SFR	0.241	1.000	1.0	1.0000	56.37	56.36
D	196-310-020-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-310-030-000	SFR	0.238	1.000	1.0	1.0000	56.37	56.36
D	196-310-040-000	SFR	0.241	1.000	1.0	1.0000	56.37	56.36
D	196-310-050-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-310-060-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-310-070-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-310-080-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-310-090-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-310-100-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-310-110-000	SFR	0.241	1.000	1.0	1.0000	56.37	56.36
D	196-310-120-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-310-130-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-310-140-000	SFR	0.231	1.000	1.0	1.0000	56.37	56.36
D	196-310-150-000	SFR	0.241	1.000	1.0	1.0000	56.37	56.36
D	196-310-160-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-310-170-000	SFR	0.247	1.000	1.0	1.0000	56.37	56.36
D	196-310-180-000	SFR	0.215	1.000	1.0	1.0000	56.37	56.36

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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
D	196-310-190-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-310-200-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-310-210-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-310-220-000	SFR	0.206	1.000	1.0	1.0000	56.37	56.36
D	196-310-230-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-310-240-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-310-250-000	SFR	0.238	1.000	1.0	1.0000	56.37	56.36
D	196-310-260-000	SFR	0.238	1.000	1.0	1.0000	56.37	56.36
D	196-310-270-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-310-280-000	SFR	0.234	1.000	1.0	1.0000	56.37	56.36
D	196-310-290-000	VAC-RESTR DEV	1.470	1.470	0.5	0.7350	56.37	41.42
D	196-310-300-000	VAC-RESTR DEV	0.057	0.250	0.5	0.1250	56.37	7.04
D	196-310-310-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-310-320-000	SFR	0.228	1.000	1.0	1.0000	56.37	56.36
D	196-310-330-000	SFR	0.228	1.000	1.0	1.0000	56.37	56.36
D	196-310-340-000	SFR	0.228	1.000	1.0	1.0000	56.37	56.36
D	196-310-350-000	SFR	0.219	1.000	1.0	1.0000	56.37	56.36
D	196-310-360-000	SFR	0.235	1.000	1.0	1.0000	56.37	56.36
D	196-310-370-000	SFR	0.228	1.000	1.0	1.0000	56.37	56.36
D	196-310-380-000	SFR	0.228	1.000	1.0	1.0000	56.37	56.36
D	196-310-390-000	SFR	0.228	1.000	1.0	1.0000	56.37	56.36
D	196-310-400-000	SFR	0.236	1.000	1.0	1.0000	56.37	56.36
D	196-310-410-000	SFR	0.236	1.000	1.0	1.0000	56.37	56.36
D	196-310-420-000	SFR	0.240	1.000	1.0	1.0000	56.37	56.36
D	196-310-430-000	SFR	0.230	1.000	1.0	1.0000	56.37	56.36
D	196-320-010-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-320-020-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-320-030-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-320-040-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-320-050-000	SFR	0.228	1.000	1.0	1.0000	56.37	56.36
D	196-320-060-000	SFR	0.228	1.000	1.0	1.0000	56.37	56.36
D	196-320-070-000	SFR	0.228	1.000	1.0	1.0000	56.37	56.36
D	196-320-080-000	SFR	0.244	1.000	1.0	1.0000	56.37	56.36
D	196-320-090-000	SFR	0.228	1.000	1.0	1.0000	56.37	56.36
D	196-320-100-000	SFR	0.228	1.000	1.0	1.0000	56.37	56.36
D	196-320-110-000	SFR	0.228	1.000	1.0	1.0000	56.37	56.36
D	196-320-120-000	SFR	0.228	1.000	1.0	1.0000	56.37	56.36
D	196-320-130-000	SFR	0.236	1.000	1.0	1.0000	56.37	56.36
D	196-320-140-000	SFR	0.236	1.000	1.0	1.0000	56.37	56.36
D	196-320-150-000	SFR	0.228	1.000	1.0	1.0000	56.37	56.36
D	196-320-160-000	SFR	0.238	1.000	1.0	1.0000	56.37	56.36
D	196-320-170-000	SFR	0.218	1.000	1.0	1.0000	56.37	56.36
D	196-320-180-000	SFR	0.224	1.000	1.0	1.0000	56.37	56.36
D	196-320-190-000	SFR	0.227	1.000	1.0	1.0000	56.37	56.36
D	196-320-200-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-320-210-000	SFR	0.217	1.000	1.0	1.0000	56.37	56.36
D	196-320-220-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-330-010-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-330-020-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-330-030-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-330-040-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-330-050-000	SFR	0.231	1.000	1.0	1.0000	56.37	56.36
D	196-330-060-000	SFR	0.231	1.000	1.0	1.0000	56.37	56.36
D	196-330-070-000	SFR	0.231	1.000	1.0	1.0000	56.37	56.36
D	196-330-080-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-330-090-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-330-100-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
D	196-330-110-000	SFR	0.282	1.000	1.0	1.0000	56.37	56.36
D	196-330-120-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-330-130-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-330-140-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-330-150-000	SFR	0.282	1.000	1.0	1.0000	56.37	56.36
D	196-330-160-000	SFR	0.244	1.000	1.0	1.0000	56.37	56.36
D	196-330-170-000	SFR	0.254	1.000	1.0	1.0000	56.37	56.36
D	196-330-180-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-330-190-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-340-020-000	SFR	0.251	1.000	1.0	1.0000	56.37	56.36
D	196-340-030-000	SFR	0.206	1.000	1.0	1.0000	56.37	56.36
D	196-340-040-000	SFR	0.266	1.000	1.0	1.0000	56.37	56.36
D	196-340-050-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-340-060-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-340-070-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-340-080-000	SFR	0.241	1.000	1.0	1.0000	56.37	56.36
D	196-340-090-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-340-100-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-340-110-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-340-120-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-340-130-000	SFR	0.190	1.000	1.0	1.0000	56.37	56.36
D	196-340-140-000	SFR	0.236	1.000	1.0	1.0000	56.37	56.36
D	196-340-150-000	SFR	0.263	1.000	1.0	1.0000	56.37	56.36
D	196-340-160-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-340-170-000	SFR	0.229	1.000	1.0	1.0000	56.37	56.36
D	196-340-180-000	SFR	0.238	1.000	1.0	1.0000	56.37	56.36
D	196-340-190-000	SFR	0.644	1.000	1.0	1.0000	56.37	56.36
D	196-340-200-000	SFR	0.223	1.000	1.0	1.0000	56.37	56.36
D	196-370-010-000	SFR	0.126	1.000	1.0	1.0000	56.37	56.36
D	196-370-020-000	SFR	0.123	1.000	1.0	1.0000	56.37	56.36
D	196-370-030-000	SFR	0.123	1.000	1.0	1.0000	56.37	56.36
D	196-370-040-000	SFR	0.123	1.000	1.0	1.0000	56.37	56.36
D	196-370-050-000	SFR	0.123	1.000	1.0	1.0000	56.37	56.36
D	196-370-060-000	SFR	0.123	1.000	1.0	1.0000	56.37	56.36
D	196-370-070-000	SFR	0.123	1.000	1.0	1.0000	56.37	56.36
D	196-370-080-000	SFR	0.123	1.000	1.0	1.0000	56.37	56.36
D	196-370-090-000	SFR	0.123	1.000	1.0	1.0000	56.37	56.36
D	196-370-100-000	SFR	0.123	1.000	1.0	1.0000	56.37	56.36
D	196-370-110-000	SFR	0.123	1.000	1.0	1.0000	56.37	56.36
D	196-370-120-000	SFR	0.123	1.000	1.0	1.0000	56.37	56.36
D	196-370-130-000	SFR	0.123	1.000	1.0	1.0000	56.37	56.36
D	196-370-140-000	SFR	0.132	1.000	1.0	1.0000	56.37	56.36
D	196-370-150-000	SFR	0.124	1.000	1.0	1.0000	56.37	56.36
D	196-370-160-000	SFR	0.124	1.000	1.0	1.0000	56.37	56.36
D	196-370-170-000	SFR	0.124	1.000	1.0	1.0000	56.37	56.36
D	196-370-180-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-370-190-000	SFR	0.124	1.000	1.0	1.0000	56.37	56.36
D	196-370-200-000	SFR	0.115	1.000	1.0	1.0000	56.37	56.36
D	196-370-210-000	SFR	0.117	1.000	1.0	1.0000	56.37	56.36
D	196-370-220-000	SFR	0.119	1.000	1.0	1.0000	56.37	56.36
D	196-370-230-000	SFR	0.120	1.000	1.0	1.0000	56.37	56.36
D	196-370-240-000	SFR	0.129	1.000	1.0	1.0000	56.37	56.36
D	196-370-250-000	SFR	0.208	1.000	1.0	1.0000	56.37	56.36
D	196-370-260-000	SFR	0.206	1.000	1.0	1.0000	56.37	56.36
D	196-370-270-000	SFR	0.125	1.000	1.0	1.0000	56.37	56.36
D	196-370-280-000	SFR	0.173	1.000	1.0	1.0000	56.37	56.36
D	196-370-290-000	SFR	0.172	1.000	1.0	1.0000	56.37	56.36

CITY OF LATHROP
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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
D	196-370-300-000	SFR	0.173	1.000	1.0	1.0000	56.37	56.36
D	196-370-310-000	SFR	0.177	1.000	1.0	1.0000	56.37	56.36
D	196-370-320-000	SFR	0.172	1.000	1.0	1.0000	56.37	56.36
D	196-370-330-000	SFR	0.173	1.000	1.0	1.0000	56.37	56.36
D	196-370-340-000	SFR	0.119	1.000	1.0	1.0000	56.37	56.36
D	196-370-350-000	SFR	0.120	1.000	1.0	1.0000	56.37	56.36
D	196-370-360-000	SFR	0.120	1.000	1.0	1.0000	56.37	56.36
D	196-370-370-000	SFR	0.119	1.000	1.0	1.0000	56.37	56.36
D	196-370-380-000	SFR	0.123	1.000	1.0	1.0000	56.37	56.36
D	196-370-390-000	SFR	0.114	1.000	1.0	1.0000	56.37	56.36
D	196-370-400-000	SFR	0.114	1.000	1.0	1.0000	56.37	56.36
D	196-370-410-000	SFR	0.114	1.000	1.0	1.0000	56.37	56.36
D	196-370-420-000	SFR	0.114	1.000	1.0	1.0000	56.37	56.36
D	196-370-430-000	SFR	0.114	1.000	1.0	1.0000	56.37	56.36
D	196-370-440-000	SFR	0.114	1.000	1.0	1.0000	56.37	56.36
D	196-370-450-000	SFR	0.114	1.000	1.0	1.0000	56.37	56.36
D	196-370-460-000	SFR	0.114	1.000	1.0	1.0000	56.37	56.36
D	196-370-470-000	SFR	0.120	1.000	1.0	1.0000	56.37	56.36
D	196-370-480-000	SFR	0.125	1.000	1.0	1.0000	56.37	56.36
D	196-370-490-000	SFR	0.116	1.000	1.0	1.0000	56.37	56.36
D	196-370-500-000	SFR	0.116	1.000	1.0	1.0000	56.37	56.36
D	196-370-510-000	SFR	0.116	1.000	1.0	1.0000	56.37	56.36
D	196-370-520-000	SFR	0.116	1.000	1.0	1.0000	56.37	56.36
D	196-370-530-000	SFR	0.116	1.000	1.0	1.0000	56.37	56.36
D	196-370-540-000	SFR	0.116	1.000	1.0	1.0000	56.37	56.36
D	196-370-550-000	SFR	0.116	1.000	1.0	1.0000	56.37	56.36
D	196-370-560-000	SFR	0.116	1.000	1.0	1.0000	56.37	56.36
D	196-370-570-000	SFR	0.126	1.000	1.0	1.0000	56.37	56.36
D	196-370-580-000	SFR	0.129	1.000	1.0	1.0000	56.37	56.36
D	196-370-590-000	SFR	0.116	1.000	1.0	1.0000	56.37	56.36
D	196-370-600-000	SFR	0.116	1.000	1.0	1.0000	56.37	56.36
D	196-370-610-000	SFR	0.116	1.000	1.0	1.0000	56.37	56.36
D	196-370-620-000	SFR	0.116	1.000	1.0	1.0000	56.37	56.36
D	196-370-630-000	SFR	0.116	1.000	1.0	1.0000	56.37	56.36
D	196-370-640-000	SFR	0.116	1.000	1.0	1.0000	56.37	56.36
D	196-370-650-000	SFR	0.116	1.000	1.0	1.0000	56.37	56.36
D	196-370-660-000	SFR	0.116	1.000	1.0	1.0000	56.37	56.36
D	196-370-670-000	SFR	0.126	1.000	1.0	1.0000	56.37	56.36
D	196-370-680-000	SFR	0.123	1.000	1.0	1.0000	56.37	56.36
D	196-370-690-000	SFR	0.117	1.000	1.0	1.0000	56.37	56.36
D	196-370-700-000	SFR	0.117	1.000	1.0	1.0000	56.37	56.36
D	196-370-710-000	SFR	0.117	1.000	1.0	1.0000	56.37	56.36
D	196-370-720-000	SFR	0.117	1.000	1.0	1.0000	56.37	56.36
D	196-370-730-000	SFR	0.117	1.000	1.0	1.0000	56.37	56.36
D	196-370-740-000	SFR	0.117	1.000	1.0	1.0000	56.37	56.36
D	196-370-750-000	SFR	0.117	1.000	1.0	1.0000	56.37	56.36
D	196-370-760-000	SFR	0.119	1.000	1.0	1.0000	56.37	56.36
D	196-370-770-000	SFR	0.117	1.000	1.0	1.0000	56.37	56.36
D	196-370-780-000	SFR	0.135	1.000	1.0	1.0000	56.37	56.36
D	196-370-790-000	SFR	0.251	1.000	1.0	1.0000	56.37	56.36
D	196-370-800-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-370-810-000	SFR	0.116	1.000	1.0	1.0000	56.37	56.36
D	196-370-820-000	SFR	0.117	1.000	1.0	1.0000	56.37	56.36
D	196-370-830-000	SFR	0.117	1.000	1.0	1.0000	56.37	56.36
D	196-370-840-000	SFR	0.117	1.000	1.0	1.0000	56.37	56.36
D	196-370-850-000	SFR	0.117	1.000	1.0	1.0000	56.37	56.36
D	196-370-860-000	SFR	0.117	1.000	1.0	1.0000	56.37	56.36

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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
D	196-370-870-000	SFR	0.117	1.000	1.0	1.0000	56.37	56.36
D	196-370-880-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-370-890-000	SFR	0.172	1.000	1.0	1.0000	56.37	56.36
D	196-370-900-000	SFR	0.172	1.000	1.0	1.0000	56.37	56.36
D	196-370-910-000	SFR	0.172	1.000	1.0	1.0000	56.37	56.36
D	196-370-920-000	SFR	0.172	1.000	1.0	1.0000	56.37	56.36
D	196-370-930-000	SFR	0.172	1.000	1.0	1.0000	56.37	56.36
D	196-380-010-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-380-020-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-380-030-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-380-040-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-380-050-000	SFR	0.151	1.000	1.0	1.0000	56.37	56.36
D	196-380-060-000	SFR	0.197	1.000	1.0	1.0000	56.37	56.36
D	196-380-070-000	SFR	0.169	1.000	1.0	1.0000	56.37	56.36
D	196-380-080-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-380-090-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-380-100-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-380-110-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-380-120-000	SFR	0.140	1.000	1.0	1.0000	56.37	56.36
D	196-380-130-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-380-140-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-380-150-000	SFR	0.143	1.000	1.0	1.0000	56.37	56.36
D	196-380-160-000	SFR	0.143	1.000	1.0	1.0000	56.37	56.36
D	196-380-170-000	SFR	0.143	1.000	1.0	1.0000	56.37	56.36
D	196-380-180-000	SFR	0.145	1.000	1.0	1.0000	56.37	56.36
D	196-380-190-000	SFR	0.161	1.000	1.0	1.0000	56.37	56.36
D	196-380-200-000	SFR	0.143	1.000	1.0	1.0000	56.37	56.36
D	196-380-210-000	SFR	0.148	1.000	1.0	1.0000	56.37	56.36
D	196-380-220-000	SFR	0.160	1.000	1.0	1.0000	56.37	56.36
D	196-380-230-000	SFR	0.170	1.000	1.0	1.0000	56.37	56.36
D	196-380-240-000	SFR	0.180	1.000	1.0	1.0000	56.37	56.36
D	196-380-250-000	SFR	0.165	1.000	1.0	1.0000	56.37	56.36
D	196-380-260-000	SFR	0.158	1.000	1.0	1.0000	56.37	56.36
D	196-380-270-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-380-280-000	SFR	0.182	1.000	1.0	1.0000	56.37	56.36
D	196-380-290-000	SFR	0.146	1.000	1.0	1.0000	56.37	56.36
D	196-380-300-000	SFR	0.153	1.000	1.0	1.0000	56.37	56.36
D	196-380-310-000	SFR	0.151	1.000	1.0	1.0000	56.37	56.36
D	196-380-320-000	SFR	0.161	1.000	1.0	1.0000	56.37	56.36
D	196-380-330-000	SFR	0.161	1.000	1.0	1.0000	56.37	56.36
D	196-380-340-000	SFR	0.166	1.000	1.0	1.0000	56.37	56.36
D	196-380-350-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-380-360-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-380-370-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-380-380-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-380-390-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-380-400-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-380-410-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-380-420-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-380-430-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-380-440-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-380-450-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-380-460-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-380-470-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-380-480-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-380-490-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-380-500-000	VAC-RESTR DEV	0.980	0.980	0.5	0.4900	56.37	27.62

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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
D	196-390-010-000	SFR	0.255	1.000	1.0	1.0000	56.37	56.36
D	196-390-020-000	SFR	0.225	1.000	1.0	1.0000	56.37	56.36
D	196-390-030-000	SFR	0.213	1.000	1.0	1.0000	56.37	56.36
D	196-390-040-000	SFR	0.196	1.000	1.0	1.0000	56.37	56.36
D	196-390-050-000	MFR	0.183	2.000	0.7	1.4000	56.37	78.92
D	196-390-060-000	SFR	0.176	1.000	1.0	1.0000	56.37	56.36
D	196-390-070-000	SFR	0.172	1.000	1.0	1.0000	56.37	56.36
D	196-390-080-000	SFR	0.176	1.000	1.0	1.0000	56.37	56.36
D	196-390-090-000	SFR	0.252	1.000	1.0	1.0000	56.37	56.36
D	196-390-100-000	SFR	0.296	1.000	1.0	1.0000	56.37	56.36
D	196-390-110-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-390-120-000	SFR	0.153	1.000	1.0	1.0000	56.37	56.36
D	196-390-130-000	SFR	0.151	1.000	1.0	1.0000	56.37	56.36
D	196-390-140-000	SFR	0.153	1.000	1.0	1.0000	56.37	56.36
D	196-390-150-000	SFR	0.150	1.000	1.0	1.0000	56.37	56.36
D	196-390-160-000	SFR	0.145	1.000	1.0	1.0000	56.37	56.36
D	196-390-170-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-390-180-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-190-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-200-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-210-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-220-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-390-230-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-390-240-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-250-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-260-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-270-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-280-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-390-290-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-390-300-000	SFR	0.166	1.000	1.0	1.0000	56.37	56.36
D	196-390-310-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-390-320-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-390-330-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-390-340-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-350-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-360-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-390-370-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-390-380-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-390-390-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-390-400-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-390-410-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-390-420-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-390-430-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-390-440-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-450-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-460-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-470-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-480-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-490-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-500-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-510-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-520-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-530-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-540-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-550-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-560-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-570-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36

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<u>Zone</u>	<u>APN</u>	<u>Land Use</u>	<u>Acreage</u>	<u>Units (1)</u>	<u>BUF</u>	<u>EDU</u>	<u>Rate</u>	<u>Levy</u>
D	196-390-580-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-590-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-600-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-610-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-620-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-390-630-000	SFR	0.140	1.000	1.0	1.0000	56.37	56.36
D	196-400-010-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-400-020-000	SFR	0.172	1.000	1.0	1.0000	56.37	56.36
D	196-400-030-000	SFR	0.159	1.000	1.0	1.0000	56.37	56.36
D	196-400-040-000	SFR	0.134	1.000	1.0	1.0000	56.37	56.36
D	196-400-050-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-400-060-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-400-070-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-400-080-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-400-090-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-400-100-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-400-110-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-400-120-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-400-130-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-400-140-000	SFR	0.151	1.000	1.0	1.0000	56.37	56.36
D	196-400-150-000	MFR	0.183	2.000	0.7	1.4000	56.37	78.92
D	196-400-160-000	SFR	0.182	1.000	1.0	1.0000	56.37	56.36
D	196-400-170-000	MFR	0.151	2.000	0.7	1.4000	56.37	78.92
D	196-400-180-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-400-190-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-400-200-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-400-210-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-400-220-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-400-230-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-400-240-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-400-250-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-400-260-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-400-270-000	SFR	0.124	1.000	1.0	1.0000	56.37	56.36
D	196-400-280-000	SFR	0.105	1.000	1.0	1.0000	56.37	56.36
D	196-400-290-000	SFR	0.193	1.000	1.0	1.0000	56.37	56.36
D	196-400-300-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-400-310-000	SFR	0.130	1.000	1.0	1.0000	56.37	56.36
D	196-400-320-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-400-330-000	SFR	0.140	1.000	1.0	1.0000	56.37	56.36
D	196-410-010-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-410-020-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-410-030-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-410-040-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-410-050-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-410-060-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-410-070-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-410-080-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-410-090-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-410-100-000	SFR	0.151	1.000	1.0	1.0000	56.37	56.36
D	196-410-110-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-410-120-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-410-130-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-410-140-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-410-150-000	SFR	0.151	1.000	1.0	1.0000	56.37	56.36
D	196-410-160-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-410-170-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-410-180-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36

**CITY OF LATHROP
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Zone	APN	Land Use	Average	Units (1)	BUF	EDU	Rate	Levy
D	196-410-190-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-410-200-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-410-210-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-410-220-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-410-230-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-410-240-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-420-010-000	SFR	0.140	1.000	1.0	1.0000	56.37	56.36
D	196-420-030-000	SFR	0.140	1.000	1.0	1.0000	56.37	56.36
D	196-420-040-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-420-050-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-420-060-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-420-070-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-420-080-000	SFR	0.165	1.000	1.0	1.0000	56.37	56.36
D	196-420-090-000	SFR	0.163	1.000	1.0	1.0000	56.37	56.36
D	196-420-100-000	SFR	0.151	1.000	1.0	1.0000	56.37	56.36
D	196-420-110-000	SFR	0.151	1.000	1.0	1.0000	56.37	56.36
D	196-420-120-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-420-130-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-420-140-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-420-150-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-420-160-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-420-170-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-420-180-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-420-190-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-420-200-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-420-210-000	SFR	0.151	1.000	1.0	1.0000	56.37	56.36
D	196-420-220-000	SFR	0.151	1.000	1.0	1.0000	56.37	56.36
D	196-420-230-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-420-240-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-420-250-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-420-260-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-420-270-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-420-280-000	SFR	0.130	1.000	1.0	1.0000	56.37	56.36
D	196-420-290-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-420-300-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-420-310-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-420-320-000	SFR	0.153	1.000	1.0	1.0000	56.37	56.36
D	196-430-010-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-430-020-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-430-030-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-430-040-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-430-050-000	VAC-RESTR DEV	0.730	0.460	0.5	0.2300	56.37	20.28
D	196-430-060-000	VAC-RESTR DEV	0.460	0.460	0.5	0.2300	56.37	12.96
D	196-430-070-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-430-080-000	MFR	0.149	2.000	0.7	1.4000	56.37	78.92
D	196-430-090-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-430-100-000	SFR	0.160	1.000	1.0	1.0000	56.37	56.36
D	196-430-110-000	MFR	0.173	2.000	0.7	1.4000	56.37	78.92
D	196-430-120-000	SFR	0.168	1.000	1.0	1.0000	56.37	56.36
D	196-430-130-000	MFR	0.181	2.000	0.7	1.4000	56.37	78.92
D	196-430-140-000	MFR	0.200	2.000	0.7	1.4000	56.37	78.92
D	196-430-170-000	SFR	0.127	1.000	1.0	1.0000	56.37	56.36
D	196-430-180-000	SFR	0.204	1.000	1.0	1.0000	56.37	56.36
D	196-430-190-000	SFR	0.203	1.000	1.0	1.0000	56.37	56.36
D	196-430-200-000	SFR	0.203	1.000	1.0	1.0000	56.37	56.36
D	196-430-210-000	SFR	0.203	1.000	1.0	1.0000	56.37	56.36

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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
D	196-430-220-000	SFR	0.202	1.000	1.0	1.0000	56.37	56.36
D	196-430-230-000	SFR	0.202	1.000	1.0	1.0000	56.37	56.36
D	196-430-240-000	SFR	0.202	1.000	1.0	1.0000	56.37	56.36
D	196-430-250-000	SFR	0.201	1.000	1.0	1.0000	56.37	56.36
D	196-430-260-000	SFR	0.201	1.000	1.0	1.0000	56.37	56.36
D	196-430-270-000	SFR	0.200	1.000	1.0	1.0000	56.37	56.36
D	196-430-280-000	SFR	0.200	1.000	1.0	1.0000	56.37	56.36
D	196-430-290-000	SFR	0.200	1.000	1.0	1.0000	56.37	56.36
D	196-430-300-000	SFR	0.199	1.000	1.0	1.0000	56.37	56.36
D	196-430-310-000	MFR	0.185	2.000	0.7	1.4000	56.37	78.92
D	196-430-320-000	NON-RES	0.395	0.395	4.0	1.5800	56.37	89.06
D	196-430-330-000	NON-RES	0.745	0.745	4.0	2.9800	56.37	167.98
D	196-440-010-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-440-020-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-440-030-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-440-040-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-440-050-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-440-060-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-440-070-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-440-080-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-440-090-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-440-100-000	MFR	0.151	2.000	0.7	1.4000	56.37	78.92
D	196-440-110-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-440-120-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-440-130-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-440-140-000	MFR	0.160	2.000	0.7	1.4000	56.37	78.92
D	196-440-150-000	MFR	0.151	2.000	0.7	1.4000	56.37	78.92
D	196-440-160-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-440-170-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-440-180-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-440-190-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-440-200-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-440-210-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-440-220-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-440-230-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-440-240-000	SFR	0.142	1.000	1.0	1.0000	56.37	56.36
D	196-440-250-000	SFR	0.162	1.000	1.0	1.0000	56.37	56.36
D	196-440-260-000	SFR	0.134	1.000	1.0	1.0000	56.37	56.36
D	196-440-270-000	SFR	0.136	1.000	1.0	1.0000	56.37	56.36
D	196-440-280-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-440-290-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-440-300-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-440-310-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-440-320-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-440-330-000	MFR	0.151	2.000	0.7	1.4000	56.37	78.92
D	196-440-340-000	MFR	0.181	2.000	0.7	1.4000	56.37	78.92
D	196-440-350-000	MFR	0.199	2.000	0.7	1.4000	56.37	78.92
D	196-450-010-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-450-020-000	SFR	0.138	1.000	1.0	1.0000	56.37	56.36
D	196-450-030-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-040-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-050-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-060-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-070-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-080-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-090-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-100-000	SFR	0.238	1.000	1.0	1.0000	56.37	56.36

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
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PARCEL LISTING

Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
D	196-450-110-000	SFR	0.344	1.000	1.0	1.0000	56.37	56.36
D	196-450-120-000	SFR	0.149	1.000	1.0	1.0000	56.37	56.36
D	196-450-130-000	SFR	0.148	1.000	1.0	1.0000	56.37	56.36
D	196-450-140-000	SFR	0.141	1.000	1.0	1.0000	56.37	56.36
D	196-450-150-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-160-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-170-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-180-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-190-000	SFR	0.146	1.000	1.0	1.0000	56.37	56.36
D	196-450-200-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-210-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-220-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-230-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-240-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-250-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-260-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-270-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-280-000	SFR	0.156	1.000	1.0	1.0000	56.37	56.36
D	196-450-290-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-450-300-000	SFR	0.159	1.000	1.0	1.0000	56.37	56.36
D	196-460-010-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-460-020-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-460-030-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-460-040-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-460-050-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-460-060-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-460-070-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-460-080-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-460-090-000	SFR	0.145	1.000	1.0	1.0000	56.37	56.36
D	196-460-100-000	SFR	0.177	1.000	1.0	1.0000	56.37	56.36
D	196-460-110-000	SFR	0.151	1.000	1.0	1.0000	56.37	56.36
D	196-460-120-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-460-130-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-460-140-000	SFR	0.144	1.000	1.0	1.0000	56.37	56.36
D	196-460-150-000	SFR	0.165	1.000	1.0	1.0000	56.37	56.36
D	196-460-160-000	SFR	0.158	1.000	1.0	1.0000	56.37	56.36
D	196-460-170-000	SFR	0.158	1.000	1.0	1.0000	56.37	56.36
D	196-460-180-000	SFR	0.158	1.000	1.0	1.0000	56.37	56.36
D	196-460-190-000	SFR	0.158	1.000	1.0	1.0000	56.37	56.36
D	196-460-200-000	SFR	0.158	1.000	1.0	1.0000	56.37	56.36
D	196-460-210-000	SFR	0.158	1.000	1.0	1.0000	56.37	56.36
D	196-460-220-000	SFR	0.184	1.000	1.0	1.0000	56.37	56.36
D	196-460-230-000	SFR	0.193	1.000	1.0	1.0000	56.37	56.36
D	196-460-240-000	SFR	0.308	1.000	1.0	1.0000	56.37	56.36
D	196-460-250-000	SFR	0.178	1.000	1.0	1.0000	56.37	56.36
D	196-460-260-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-460-270-000	SFR	0.137	1.000	1.0	1.0000	56.37	56.36
D	196-460-280-000	SFR	0.161	1.000	1.0	1.0000	56.37	56.36
D	196-460-290-000	SFR	0.158	1.000	1.0	1.0000	56.37	56.36
D	196-460-300-000	SFR	0.161	1.000	1.0	1.0000	56.37	56.36
D	196-460-310-000	SFR	0.161	1.000	1.0	1.0000	56.37	56.36
D	196-460-320-000	SFR	0.161	1.000	1.0	1.0000	56.37	56.36
D	196-460-330-000	SFR	0.161	1.000	1.0	1.0000	56.37	56.36
D	196-460-340-000	SFR	0.139	1.000	1.0	1.0000	56.37	56.36
D	196-460-350-000	SFR	0.159	1.000	1.0	1.0000	56.37	56.36
D	196-460-360-000	SFR	0.161	1.000	1.0	1.0000	56.37	56.36
D	196-460-370-000	SFR	0.161	1.000	1.0	1.0000	56.37	56.36

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
D	196-460-380-000	SFR	0.161	1.000	1.0	1.0000	56.37	56.36
D	196-460-390-000	SFR	0.161	1.000	1.0	1.0000	56.37	56.36
D	196-460-400-000	SFR	0.156	1.000	1.0	1.0000	56.37	56.36
D	196-470-010-000	MFR	0.256	4.000	0.7	2.8000	56.37	157.84
D	196-470-040-000	VAC-RESTR DEV	0.037	0.250	0.5	0.1250	56.37	7.04
D	196-470-200-000	LTD DEV	1.904	1.904	2.0	3.8200	56.37	215.32
D	196-470-210-000	NON-RES	5.740	5.740	4.0	22.9600	56.37	1,294.26
D	196-470-230-000	SFR	0.199	1.000	1.0	1.0000	56.37	56.36
D	196-470-240-000	SFR	0.315	1.000	1.0	1.0000	56.37	56.36
D	196-470-250-000	MFR	0.283	4.000	0.7	2.8000	56.37	157.84
D	196-470-260-000	MFR	0.308	4.000	0.7	2.8000	56.37	157.84
D	196-470-270-000	MFR	0.323	4.000	0.7	2.8000	56.37	157.84
D	196-470-280-000	MFR	0.327	4.000	0.7	2.8000	56.37	157.84
D	196-470-290-000	MFR	0.327	4.000	0.7	2.8000	56.37	157.84
D	196-470-300-000	MFR	0.326	4.000	0.7	2.8000	56.37	157.84
D	196-370-940-000	EXEMPT	0.000	0.000	0.0	0.0000	56.37	0.00
D	196-370-950-000	EXEMPT	0.000	0.000	0.0	0.0000	56.37	0.00
D	196-470-220-000	EXEMPT	0.000	0.000	0.0	0.0000	56.37	0.00
SUBTOTAL:		695 PARCELS				732.8600		\$41,304.72

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Rate	Levy
E	196-120-010-000	SFR	0.137	1.000	1.0	1.0000	\$59.26	\$59.26
E	196-120-020-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-120-030-000	SFR	0.145	1.000	1.0	1.0000	59.26	59.26
E	196-120-040-000	SFR	0.153	1.000	1.0	1.0000	59.26	59.26
E	196-120-050-000	SFR	0.145	1.000	1.0	1.0000	59.26	59.26
E	196-120-060-000	SFR	0.191	1.000	1.0	1.0000	59.26	59.26
E	196-120-070-000	SFR	0.158	1.000	1.0	1.0000	59.26	59.26
E	196-120-080-000	SFR	0.143	1.000	1.0	1.0000	59.26	59.26
E	196-120-090-000	SFR	0.149	1.000	1.0	1.0000	59.26	59.26
E	196-120-100-000	SFR	0.140	1.000	1.0	1.0000	59.26	59.26
E	196-120-110-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-120-120-000	SFR	0.132	1.000	1.0	1.0000	59.26	59.26
E	196-120-130-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-120-140-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-120-150-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-120-160-000	SFR	0.158	1.000	1.0	1.0000	59.26	59.26
E	196-120-170-000	SFR	0.131	1.000	1.0	1.0000	59.26	59.26
E	196-120-180-000	SFR	0.130	1.000	1.0	1.0000	59.26	59.26
E	196-120-190-000	SFR	0.130	1.000	1.0	1.0000	59.26	59.26
E	196-120-200-000	SFR	0.130	1.000	1.0	1.0000	59.26	59.26
E	196-120-210-000	SFR	0.130	1.000	1.0	1.0000	59.26	59.26
E	196-120-220-000	SFR	0.132	1.000	1.0	1.0000	59.26	59.26
E	196-120-230-000	SFR	0.133	1.000	1.0	1.0000	59.26	59.26
E	196-120-240-000	SFR	0.132	1.000	1.0	1.0000	59.26	59.26
E	196-120-250-000	SFR	0.134	1.000	1.0	1.0000	59.26	59.26
E	196-120-260-000	SFR	0.135	1.000	1.0	1.0000	59.26	59.26
E	196-120-270-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-120-280-000	SFR	0.135	1.000	1.0	1.0000	59.26	59.26
E	196-120-290-000	SFR	0.201	1.000	1.0	1.0000	59.26	59.26
E	196-120-300-000	SFR	0.173	1.000	1.0	1.0000	59.26	59.26
E	196-120-310-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-120-320-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-120-330-000	SFR	0.141	1.000	1.0	1.0000	59.26	59.26
E	196-120-340-000	SFR	0.204	1.000	1.0	1.0000	59.26	59.26

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<u>Zone</u>	<u>APN</u>	<u>Land Use</u>	<u>Acreage</u>	<u>Units (1)</u>	<u>BUF</u>	<u>EDU</u>	<u>Rate</u>	<u>Levy</u>
E	196-120-350-000	SFR	0.173	1.000	1.0	1.0000	59.26	59.26
E	196-120-360-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-120-370-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-120-380-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-120-390-000	SFR	0.141	1.000	1.0	1.0000	59.26	59.26
E	196-120-400-000	EXEMPT	0.000	0.000	0.0	0.0000	59.26	0.00
E	196-120-410-000	SFR	0.178	1.000	1.0	1.0000	59.26	59.26
E	196-120-420-000	SFR	0.202	1.000	1.0	1.0000	59.26	59.26
E	196-120-430-000	SFR	0.161	1.000	1.0	1.0000	59.26	59.26
E	196-120-440-000	SFR	0.144	1.000	1.0	1.0000	59.26	59.26
E	196-120-450-000	SFR	0.156	1.000	1.0	1.0000	59.26	59.26
E	196-120-460-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-120-470-000	SFR	0.140	1.000	1.0	1.0000	59.26	59.26
E	196-120-480-000	SFR	0.143	1.000	1.0	1.0000	59.26	59.26
E	196-120-490-000	SFR	0.257	1.000	1.0	1.0000	59.26	59.26
E	196-120-500-000	SFR	0.252	1.000	1.0	1.0000	59.26	59.26
E	196-120-510-000	SFR	0.260	1.000	1.0	1.0000	59.26	59.26
E	196-120-520-000	SFR	0.271	1.000	1.0	1.0000	59.26	59.26
E	196-120-530-000	SFR	0.269	1.000	1.0	1.0000	59.26	59.26
E	196-120-540-000	SFR	0.149	1.000	1.0	1.0000	59.26	59.26
E	196-120-550-000	SFR	0.170	1.000	1.0	1.0000	59.26	59.26
E	196-120-560-000	SFR	0.166	1.000	1.0	1.0000	59.26	59.26
E	196-120-570-000	SFR	0.206	1.000	1.0	1.0000	59.26	59.26
E	196-120-580-000	SFR	0.245	1.000	1.0	1.0000	59.26	59.26
E	196-120-590-000	SFR	0.163	1.000	1.0	1.0000	59.26	59.26
E	196-120-600-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-120-610-000	SFR	0.164	1.000	1.0	1.0000	59.26	59.26
E	196-120-620-000	SFR	0.147	1.000	1.0	1.0000	59.26	59.26
E	196-120-630-000	SFR	0.141	1.000	1.0	1.0000	59.26	59.26
E	196-120-640-000	SFR	0.140	1.000	1.0	1.0000	59.26	59.26
E	196-120-650-000	SFR	0.250	1.000	1.0	1.0000	59.26	59.26
E	196-120-660-000	SFR	0.249	1.000	1.0	1.0000	59.26	59.26
E	196-120-670-000	SFR	0.219	1.000	1.0	1.0000	59.26	59.26
E	196-120-680-000	VAC-RESTR DEV	2.720	2.720	0.5	1.3600	59.26	80.58
E	196-130-010-000	NON-RES	0.723	0.723	4.0	2.8920	59.26	171.38
E	196-130-020-000	NON-RES	1.192	1.192	4.0	4.7680	59.26	282.54
E	196-130-030-000	SFR	0.278	1.000	1.0	1.0000	59.26	59.26
E	196-130-040-000	SFR	0.173	1.000	1.0	1.0000	59.26	59.26
E	196-130-050-000	SFR	0.173	1.000	1.0	1.0000	59.26	59.26
E	196-130-060-000	SFR	0.173	1.000	1.0	1.0000	59.26	59.26
E	196-130-070-000	SFR	0.173	1.000	1.0	1.0000	59.26	59.26
E	196-130-080-000	SFR	0.188	1.000	1.0	1.0000	59.26	59.26
E	196-130-090-000	SFR	0.188	1.000	1.0	1.0000	59.26	59.26
E	196-130-100-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-130-110-000	SFR	0.144	1.000	1.0	1.0000	59.26	59.26
E	196-130-120-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-130-130-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-130-140-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-130-150-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-130-160-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-130-170-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-130-180-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-130-190-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-130-200-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-130-210-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-130-220-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-130-230-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26

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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
E	196-130-240-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-130-250-000	SFR	0.189	1.000	1.0	1.0000	59.26	59.26
E	196-130-260-000	SFR	0.141	1.000	1.0	1.0000	59.26	59.26
E	196-130-270-000	SFR	0.147	1.000	1.0	1.0000	59.26	59.26
E	196-130-280-000	SFR	0.153	1.000	1.0	1.0000	59.26	59.26
E	196-130-290-000	SFR	0.146	1.000	1.0	1.0000	59.26	59.26
E	196-130-300-000	SFR	0.136	1.000	1.0	1.0000	59.26	59.26
E	196-130-310-000	SFR	0.171	1.000	1.0	1.0000	59.26	59.26
E	196-130-320-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-130-330-000	SFR	0.164	1.000	1.0	1.0000	59.26	59.26
E	196-130-340-000	SFR	0.142	1.000	1.0	1.0000	59.26	59.26
E	196-130-350-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-130-360-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-130-370-000	SFR	0.140	1.000	1.0	1.0000	59.26	59.26
E	196-130-380-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-130-390-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-130-400-000	VAC-RESTR DEV	0.137	0.250	0.5	0.1250	59.26	7.40
E	196-130-410-000	VAC-RESTR DEV	0.142	0.250	0.5	0.1250	59.26	7.40
E	196-130-420-000	VAC-RESTR DEV	0.135	0.250	0.5	0.1250	59.26	7.40
E	196-130-430-000	SFR	0.170	1.000	1.0	1.0000	59.26	59.26
E	196-130-440-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-130-450-000	SFR	0.174	1.000	1.0	1.0000	59.26	59.26
E	196-130-460-000	VAC-RESTR DEV	0.155	0.250	0.5	0.1250	59.26	7.40
E	196-130-470-000	VAC-RESTR DEV	0.294	0.294	0.5	0.1470	59.26	8.70
E	196-130-480-000	SFR	0.231	1.000	1.0	1.0000	59.26	59.26
E	196-130-490-000	SFR	0.309	1.000	1.0	1.0000	59.26	59.26
E	196-130-500-000	SFR	0.179	1.000	1.0	1.0000	59.26	59.26
E	196-130-510-000	SFR	0.169	1.000	1.0	1.0000	59.26	59.26
E	196-130-520-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-130-530-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-130-540-000	SFR	0.174	1.000	1.0	1.0000	59.26	59.26
E	196-130-550-000	SFR	0.182	1.000	1.0	1.0000	59.26	59.26
E	196-130-560-000	SFR	0.328	1.000	1.0	1.0000	59.26	59.26
E	196-130-570-000	SFR	0.252	1.000	1.0	1.0000	59.26	59.26
E	196-130-580-000	SFR	0.275	1.000	1.0	1.0000	59.26	59.26
E	196-130-590-000	SFR	0.174	1.000	1.0	1.0000	59.26	59.26
E	196-130-600-000	SFR	0.157	1.000	1.0	1.0000	59.26	59.26
E	196-130-610-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-130-620-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-130-630-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-130-640-000	SFR	0.148	1.000	1.0	1.0000	59.26	59.26
E	196-130-650-000	SFR	0.152	1.000	1.0	1.0000	59.26	59.26
E	196-130-660-000	SFR	0.160	1.000	1.0	1.0000	59.26	59.26
E	196-140-010-000	SFR	0.118	1.000	1.0	1.0000	59.26	59.26
E	196-140-040-000	SFR	0.146	1.000	1.0	1.0000	59.26	59.26
E	196-140-050-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-140-060-000	SFR	0.194	1.000	1.0	1.0000	59.26	59.26
E	196-140-070-000	SFR	0.184	1.000	1.0	1.0000	59.26	59.26
E	196-140-080-000	SFR	0.200	1.000	1.0	1.0000	59.26	59.26
E	196-140-090-000	SFR	0.148	1.000	1.0	1.0000	59.26	59.26
E	196-140-100-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-140-110-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-140-120-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-140-130-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-140-140-000	SFR	0.203	1.000	1.0	1.0000	59.26	59.26
E	196-140-150-000	SFR	0.212	1.000	1.0	1.0000	59.26	59.26
E	196-140-160-000	SFR	0.229	1.000	1.0	1.0000	59.26	59.26

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<u>Zone</u>	<u>APN</u>	<u>Land Use</u>	<u>Acreage</u>	<u>Units (1)</u>	<u>BUF</u>	<u>EDU</u>	<u>Rate</u>	<u>Levy</u>
E	196-140-170-000	SFR	0.232	1.000	1.0	1.0000	59.26	59.26
E	196-140-180-000	SFR	0.160	1.000	1.0	1.0000	59.26	59.26
E	196-140-200-000	SFR	0.249	1.000	1.0	1.0000	59.26	59.26
E	196-140-210-000	SFR	0.180	1.000	1.0	1.0000	59.26	59.26
E	196-140-220-000	SFR	0.144	1.000	1.0	1.0000	59.26	59.26
E	196-140-230-000	SFR	0.144	1.000	1.0	1.0000	59.26	59.26
E	196-140-240-000	SFR	0.145	1.000	1.0	1.0000	59.26	59.26
E	196-140-250-000	SFR	0.185	1.000	1.0	1.0000	59.26	59.26
E	196-140-260-000	SFR	0.185	1.000	1.0	1.0000	59.26	59.26
E	196-140-280-000	SFR	0.272	1.000	1.0	1.0000	59.26	59.26
E	196-140-290-000	SFR	0.192	1.000	1.0	1.0000	59.26	59.26
E	196-140-300-000	SFR	0.174	1.000	1.0	1.0000	59.26	59.26
E	196-140-310-000	SFR	0.201	1.000	1.0	1.0000	59.26	59.26
E	196-140-320-000	SFR	0.141	1.000	1.0	1.0000	59.26	59.26
E	196-140-330-000	SFR	0.143	1.000	1.0	1.0000	59.26	59.26
E	196-140-340-000	SFR	0.262	1.000	1.0	1.0000	59.26	59.26
E	196-140-350-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-140-360-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-140-370-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-140-380-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-140-390-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-140-400-000	SFR	0.146	1.000	1.0	1.0000	59.26	59.26
E	196-140-410-000	SFR	0.154	1.000	1.0	1.0000	59.26	59.26
E	196-140-420-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-140-430-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-140-440-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-140-450-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-140-460-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-140-470-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-140-480-000	SFR	0.143	1.000	1.0	1.0000	59.26	59.26
E	196-140-490-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-140-500-000	SFR	0.150	1.000	1.0	1.0000	59.26	59.26
E	196-140-510-000	SFR	0.143	1.000	1.0	1.0000	59.26	59.26
E	196-140-520-000	SFR	0.143	1.000	1.0	1.0000	59.26	59.26
E	196-140-530-000	SFR	0.143	1.000	1.0	1.0000	59.26	59.26
E	196-140-540-000	SFR	0.143	1.000	1.0	1.0000	59.26	59.26
E	196-140-550-000	SFR	0.143	1.000	1.0	1.0000	59.26	59.26
E	196-140-560-000	SFR	0.144	1.000	1.0	1.0000	59.26	59.26
E	196-140-570-000	SFR	0.158	1.000	1.0	1.0000	59.26	59.26
E	196-140-580-000	SFR	0.156	1.000	1.0	1.0000	59.26	59.26
E	196-140-590-000	SFR	0.154	1.000	1.0	1.0000	59.26	59.26
E	196-140-600-000	SFR	0.193	1.000	1.0	1.0000	59.26	59.26
E	196-140-610-000	SFR	0.184	1.000	1.0	1.0000	59.26	59.26
E	196-140-620-000	SFR	0.440	1.000	1.0	1.0000	59.26	59.26
E	196-150-010-000	SFR	0.182	1.000	1.0	1.0000	59.26	59.26
E	196-150-020-000	SFR	0.162	1.000	1.0	1.0000	59.26	59.26
E	196-150-030-000	SFR	0.162	1.000	1.0	1.0000	59.26	59.26
E	196-150-040-000	SFR	0.162	1.000	1.0	1.0000	59.26	59.26
E	196-150-050-000	SFR	0.162	1.000	1.0	1.0000	59.26	59.26
E	196-150-060-000	SFR	0.162	1.000	1.0	1.0000	59.26	59.26
E	196-150-070-000	SFR	0.183	1.000	1.0	1.0000	59.26	59.26
E	196-150-080-000	SFR	0.203	1.000	1.0	1.0000	59.26	59.26
E	196-150-090-000	SFR	0.170	1.000	1.0	1.0000	59.26	59.26
E	196-150-100-000	SFR	0.170	1.000	1.0	1.0000	59.26	59.26
E	196-150-110-000	SFR	0.170	1.000	1.0	1.0000	59.26	59.26
E	196-150-120-000	SFR	0.167	1.000	1.0	1.0000	59.26	59.26
E	196-150-130-000	SFR	0.199	1.000	1.0	1.0000	59.26	59.26

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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
E	196-150-140-000	SFR	0.236	1.000	1.0	1.0000	59.26	59.26
E	196-150-150-000	SFR	0.228	1.000	1.0	1.0000	59.26	59.26
E	196-150-160-000	SFR	0.168	1.000	1.0	1.0000	59.26	59.26
E	196-150-170-000	SFR	0.150	1.000	1.0	1.0000	59.26	59.26
E	196-150-180-000	SFR	0.153	1.000	1.0	1.0000	59.26	59.26
E	196-150-190-000	SFR	0.153	1.000	1.0	1.0000	59.26	59.26
E	196-150-200-000	SFR	0.153	1.000	1.0	1.0000	59.26	59.26
E	196-150-210-000	SFR	0.179	1.000	1.0	1.0000	59.26	59.26
E	196-150-220-000	SFR	0.182	1.000	1.0	1.0000	59.26	59.26
E	196-150-230-000	SFR	0.153	1.000	1.0	1.0000	59.26	59.26
E	196-150-240-000	SFR	0.153	1.000	1.0	1.0000	59.26	59.26
E	196-150-250-000	SFR	0.153	1.000	1.0	1.0000	59.26	59.26
E	196-150-260-000	SFR	0.149	1.000	1.0	1.0000	59.26	59.26
E	196-150-270-000	SFR	0.167	1.000	1.0	1.0000	59.26	59.26
E	196-150-280-000	SFR	0.227	1.000	1.0	1.0000	59.26	59.26
E	196-150-290-000	SFR	0.222	1.000	1.0	1.0000	59.26	59.26
E	196-150-300-000	SFR	0.173	1.000	1.0	1.0000	59.26	59.26
E	196-150-310-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-150-320-000	SFR	0.153	1.000	1.0	1.0000	59.26	59.26
E	196-150-330-000	SFR	0.153	1.000	1.0	1.0000	59.26	59.26
E	196-150-340-000	SFR	0.153	1.000	1.0	1.0000	59.26	59.26
E	196-150-350-000	SFR	0.179	1.000	1.0	1.0000	59.26	59.26
E	196-150-360-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-150-370-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-150-380-000	SFR	0.130	1.000	1.0	1.0000	59.26	59.26
E	196-150-390-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-150-400-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-150-410-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-420-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-150-430-000	SFR	0.140	1.000	1.0	1.0000	59.26	59.26
E	196-150-440-000	SFR	0.140	1.000	1.0	1.0000	59.26	59.26
E	196-150-450-000	SFR	0.140	1.000	1.0	1.0000	59.26	59.26
E	196-150-460-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-150-470-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-480-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-490-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-500-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-510-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-520-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-530-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-540-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-550-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-560-000	SFR	0.178	1.000	1.0	1.0000	59.26	59.26
E	196-150-570-000	SFR	0.172	1.000	1.0	1.0000	59.26	59.26
E	196-150-580-000	SFR	0.187	1.000	1.0	1.0000	59.26	59.26
E	196-150-590-000	SFR	0.197	1.000	1.0	1.0000	59.26	59.26
E	196-150-600-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-150-610-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-620-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-630-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-640-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-650-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-660-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-670-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-680-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-690-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-700-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26

CITY OF LATHROP
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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
E	196-150-710-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-720-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-150-730-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-150-740-000	SFR	0.172	1.000	1.0	1.0000	59.26	59.26
E	196-150-750-000	SFR	0.252	1.000	1.0	1.0000	59.26	59.26
E	196-150-760-000	SFR	0.172	1.000	1.0	1.0000	59.26	59.26
E	196-150-770-000	SFR	0.147	1.000	1.0	1.0000	59.26	59.26
E	196-150-780-000	SFR	0.156	1.000	1.0	1.0000	59.26	59.26
E	196-150-790-000	SFR	0.144	1.000	1.0	1.0000	59.26	59.26
E	196-150-800-000	SFR	0.163	1.000	1.0	1.0000	59.26	59.26
E	196-160-010-000	SFR	0.173	1.000	1.0	1.0000	59.26	59.26
E	196-160-020-000	SFR	0.155	1.000	1.0	1.0000	59.26	59.26
E	196-160-030-000	SFR	0.172	1.000	1.0	1.0000	59.26	59.26
E	196-160-040-000	SFR	0.182	1.000	1.0	1.0000	59.26	59.26
E	196-160-050-000	SFR	0.294	1.000	1.0	1.0000	59.26	59.26
E	196-160-060-000	SFR	0.178	1.000	1.0	1.0000	59.26	59.26
E	196-160-070-000	SFR	0.150	1.000	1.0	1.0000	59.26	59.26
E	196-160-080-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-160-090-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-160-100-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-160-110-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-160-120-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-160-130-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-160-140-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-160-150-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-160-160-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-160-170-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-160-180-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-160-190-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-160-200-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-160-210-000	SFR	0.174	1.000	1.0	1.0000	59.26	59.26
E	196-160-220-000	VAC-RESTR DEV	0.177	0.250	0.5	0.1250	59.26	7.40
E	196-160-230-000	VAC-RESTR DEV	0.154	0.250	0.5	0.1250	59.26	7.40
E	196-160-240-000	VAC-RESTR DEV	0.154	0.250	0.5	0.1250	59.26	7.40
E	196-160-250-000	SFR	0.154	1.000	1.0	1.0000	59.26	59.26
E	196-160-260-000	SFR	0.154	1.000	1.0	1.0000	59.26	59.26
E	196-160-270-000	SFR	0.154	1.000	1.0	1.0000	59.26	59.26
E	196-160-280-000	SFR	0.154	1.000	1.0	1.0000	59.26	59.26
E	196-160-290-000	SFR	0.154	1.000	1.0	1.0000	59.26	59.26
E	196-160-300-000	SFR	0.154	1.000	1.0	1.0000	59.26	59.26
E	196-160-310-000	SFR	0.154	1.000	1.0	1.0000	59.26	59.26
E	196-160-320-000	SFR	0.154	1.000	1.0	1.0000	59.26	59.26
E	196-160-330-000	SFR	0.154	1.000	1.0	1.0000	59.26	59.26
E	196-160-340-000	SFR	0.154	1.000	1.0	1.0000	59.26	59.26
E	196-160-350-000	SFR	0.154	1.000	1.0	1.0000	59.26	59.26
E	196-160-360-000	SFR	0.177	1.000	1.0	1.0000	59.26	59.26
E	196-160-370-000	SFR	0.179	1.000	1.0	1.0000	59.26	59.26
E	196-160-380-000	SFR	0.154	1.000	1.0	1.0000	59.26	59.26
E	196-160-390-000	SFR	0.153	1.000	1.0	1.0000	59.26	59.26
E	196-160-400-000	SFR	0.152	1.000	1.0	1.0000	59.26	59.26
E	196-160-410-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-160-420-000	SFR	0.150	1.000	1.0	1.0000	59.26	59.26
E	196-160-430-000	SFR	0.149	1.000	1.0	1.0000	59.26	59.26
E	196-160-440-000	SFR	0.149	1.000	1.0	1.0000	59.26	59.26
E	196-160-450-000	SFR	0.154	1.000	1.0	1.0000	59.26	59.26
E	196-160-460-000	SFR	0.161	1.000	1.0	1.0000	59.26	59.26
E	196-160-470-000	SFR	0.163	1.000	1.0	1.0000	59.26	59.26

CITY OF LATHROP
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PARCEL LISTING

<u>Zone</u>	<u>APN</u>	<u>Land Use</u>	<u>Acreage</u>	<u>Units (1)</u>	<u>BUF</u>	<u>EDU</u>	<u>Rate</u>	<u>Levy</u>
E	196-160-480-000	SFR	0.163	1.000	1.0	1.0000	59.26	59.26
E	196-160-490-000	VAC-RESTR DEV	0.163	0.250	0.5	0.1250	59.26	7.40
E	196-160-500-000	VAC-RESTR DEV	0.163	0.250	0.5	0.1250	59.26	7.40
E	196-160-510-000	VAC-RESTR DEV	0.188	0.250	0.5	0.1250	59.26	7.40
E	196-160-520-000	SFR	0.194	1.000	1.0	1.0000	59.26	59.26
E	196-160-530-000	SFR	0.150	1.000	1.0	1.0000	59.26	59.26
E	196-160-540-000	SFR	0.152	1.000	1.0	1.0000	59.26	59.26
E	196-160-550-000	SFR	0.155	1.000	1.0	1.0000	59.26	59.26
E	196-160-560-000	SFR	0.158	1.000	1.0	1.0000	59.26	59.26
E	196-160-570-000	SFR	0.162	1.000	1.0	1.0000	59.26	59.26
E	196-160-580-000	SFR	0.148	1.000	1.0	1.0000	59.26	59.26
E	196-160-590-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-160-600-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-160-610-000	SFR	0.200	1.000	1.0	1.0000	59.26	59.26
E	196-160-620-000	SFR	0.143	1.000	1.0	1.0000	59.26	59.26
E	196-160-630-000	SFR	0.209	1.000	1.0	1.0000	59.26	59.26
E	196-160-640-000	SFR	0.145	1.000	1.0	1.0000	59.26	59.26
E	196-160-650-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-160-660-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-160-670-000	SFR	0.156	1.000	1.0	1.0000	59.26	59.26
E	196-160-680-000	SFR	0.143	1.000	1.0	1.0000	59.26	59.26
E	196-160-690-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-160-700-000	SFR	0.198	1.000	1.0	1.0000	59.26	59.26
E	196-160-710-000	SFR	0.143	1.000	1.0	1.0000	59.26	59.26
E	196-160-720-000	SFR	0.211	1.000	1.0	1.0000	59.26	59.26
E	196-160-730-000	SFR	0.142	1.000	1.0	1.0000	59.26	59.26
E	196-160-740-000	SFR	0.145	1.000	1.0	1.0000	59.26	59.26
E	196-160-750-000	SFR	0.144	1.000	1.0	1.0000	59.26	59.26
E	196-190-010-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-020-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-030-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-040-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-050-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-060-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-070-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-080-000	SFR	0.152	1.000	1.0	1.0000	59.26	59.26
E	196-190-090-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-190-100-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-190-110-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-190-120-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-190-130-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-190-140-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-190-150-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-190-160-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-190-170-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-190-180-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-190-190-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-190-200-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-190-210-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-190-220-000	SFR	0.158	1.000	1.0	1.0000	59.26	59.26
E	196-190-230-000	SFR	0.146	1.000	1.0	1.0000	59.26	59.26
E	196-190-240-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-190-250-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-190-260-000	SFR	0.140	1.000	1.0	1.0000	59.26	59.26
E	196-190-270-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-190-280-000	SFR	0.139	1.000	1.0	1.0000	59.26	59.26
E	196-190-290-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26

CITY OF LATHROP
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<u>Zone</u>	<u>APN</u>	<u>Land Use</u>	<u>Acreage</u>	<u>Units (1)</u>	<u>BUF</u>	<u>EDU</u>	<u>Rate</u>	<u>Levy</u>
E	196-190-300-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-310-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-320-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-330-000	SFR	0.156	1.000	1.0	1.0000	59.26	59.26
E	196-190-340-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-350-000	SFR	0.156	1.000	1.0	1.0000	59.26	59.26
E	196-190-360-000	SFR	0.148	1.000	1.0	1.0000	59.26	59.26
E	196-190-370-000	SFR	0.144	1.000	1.0	1.0000	59.26	59.26
E	196-190-380-000	SFR	0.144	1.000	1.0	1.0000	59.26	59.26
E	196-190-390-000	SFR	0.144	1.000	1.0	1.0000	59.26	59.26
E	196-190-400-000	SFR	0.144	1.000	1.0	1.0000	59.26	59.26
E	196-190-410-000	SFR	0.147	1.000	1.0	1.0000	59.26	59.26
E	196-190-420-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-190-430-000	SFR	0.190	1.000	1.0	1.0000	59.26	59.26
E	196-190-440-000	SFR	0.213	1.000	1.0	1.0000	59.26	59.26
E	196-190-450-000	SFR	0.140	1.000	1.0	1.0000	59.26	59.26
E	196-190-460-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-470-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-480-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-490-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-500-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-510-000	SFR	0.156	1.000	1.0	1.0000	59.26	59.26
E	196-190-520-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-530-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-540-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-550-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-560-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-570-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-580-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-190-590-000	SFR	0.160	1.000	1.0	1.0000	59.26	59.26
E	196-190-600-000	SFR	0.176	1.000	1.0	1.0000	59.26	59.26
E	196-190-610-000	SFR	0.179	1.000	1.0	1.0000	59.26	59.26
E	196-190-620-000	SFR	0.182	1.000	1.0	1.0000	59.26	59.26
E	196-190-630-000	SFR	0.161	1.000	1.0	1.0000	59.26	59.26
E	196-190-640-000	SFR	0.140	1.000	1.0	1.0000	59.26	59.26
E	196-190-650-000	SFR	0.140	1.000	1.0	1.0000	59.26	59.26
E	196-190-660-000	SFR	0.158	1.000	1.0	1.0000	59.26	59.26
E	196-190-670-000	SFR	0.180	1.000	1.0	1.0000	59.26	59.26
E	196-190-680-000	SFR	0.154	1.000	1.0	1.0000	59.26	59.26
E	196-190-690-000	SFR	0.206	1.000	1.0	1.0000	59.26	59.26
E	196-190-700-000	SFR	0.213	1.000	1.0	1.0000	59.26	59.26
E	196-190-710-000	SFR	0.159	1.000	1.0	1.0000	59.26	59.26
E	196-190-720-000	SFR	0.182	1.000	1.0	1.0000	59.26	59.26
E	196-190-730-000	SFR	0.156	1.000	1.0	1.0000	59.26	59.26
E	196-190-740-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-190-750-000	SFR	0.191	1.000	1.0	1.0000	59.26	59.26
E	196-190-760-000	SFR	0.164	1.000	1.0	1.0000	59.26	59.26
E	196-190-770-000	SFR	0.164	1.000	1.0	1.0000	59.26	59.26
E	196-190-780-000	SFR	0.164	1.000	1.0	1.0000	59.26	59.26
E	196-200-010-000	SFR	0.159	1.000	1.0	1.0000	59.26	59.26
E	196-200-020-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-030-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-040-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-050-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-060-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-070-000	SFR	0.158	1.000	1.0	1.0000	59.26	59.26
E	196-200-080-000	SFR	0.174	1.000	1.0	1.0000	59.26	59.26

CITY OF LATHROP
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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
E	196-200-090-000	SFR	0.334	1.000	1.0	1.0000	59.26	59.26
E	196-200-100-000	SFR	0.228	1.000	1.0	1.0000	59.26	59.26
E	196-200-110-000	SFR	0.181	1.000	1.0	1.0000	59.26	59.26
E	196-200-120-000	SFR	0.168	1.000	1.0	1.0000	59.26	59.26
E	196-200-130-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-140-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-150-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-160-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-170-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-180-000	SFR	0.141	1.000	1.0	1.0000	59.26	59.26
E	196-200-190-000	SFR	0.155	1.000	1.0	1.0000	59.26	59.26
E	196-200-200-000	SFR	0.181	1.000	1.0	1.0000	59.26	59.26
E	196-200-210-000	SFR	0.154	1.000	1.0	1.0000	59.26	59.26
E	196-200-220-000	SFR	0.192	1.000	1.0	1.0000	59.26	59.26
E	196-200-230-000	SFR	0.153	1.000	1.0	1.0000	59.26	59.26
E	196-200-240-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-250-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-260-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-270-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-280-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-290-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-300-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-310-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-320-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-330-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-340-000	SFR	0.158	1.000	1.0	1.0000	59.26	59.26
E	196-200-350-000	SFR	0.142	1.000	1.0	1.0000	59.26	59.26
E	196-200-360-000	SFR	0.165	1.000	1.0	1.0000	59.26	59.26
E	196-200-370-000	SFR	0.141	1.000	1.0	1.0000	59.26	59.26
E	196-200-380-000	SFR	0.141	1.000	1.0	1.0000	59.26	59.26
E	196-200-390-000	SFR	0.141	1.000	1.0	1.0000	59.26	59.26
E	196-200-400-000	SFR	0.141	1.000	1.0	1.0000	59.26	59.26
E	196-200-410-000	SFR	0.141	1.000	1.0	1.0000	59.26	59.26
E	196-200-420-000	SFR	0.141	1.000	1.0	1.0000	59.26	59.26
E	196-200-430-000	SFR	0.141	1.000	1.0	1.0000	59.26	59.26
E	196-200-440-000	SFR	0.141	1.000	1.0	1.0000	59.26	59.26
E	196-200-450-000	SFR	0.141	1.000	1.0	1.0000	59.26	59.26
E	196-200-460-000	SFR	0.141	1.000	1.0	1.0000	59.26	59.26
E	196-200-470-000	SFR	0.185	1.000	1.0	1.0000	59.26	59.26
E	196-200-480-000	SFR	0.155	1.000	1.0	1.0000	59.26	59.26
E	196-200-490-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-500-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-510-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-520-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-530-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-540-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-550-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-560-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-570-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-580-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-590-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-600-000	SFR	0.152	1.000	1.0	1.0000	59.26	59.26
E	196-200-610-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-620-000	SFR	0.159	1.000	1.0	1.0000	59.26	59.26
E	196-200-630-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-640-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-650-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
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Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
E	196-200-660-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-670-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-680-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-690-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-700-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-710-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-720-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-730-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-200-740-000	SFR	0.148	1.000	1.0	1.0000	59.26	59.26
E	196-210-010-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-210-020-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-210-030-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-210-040-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-210-050-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-210-060-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-210-070-000	SFR	0.161	1.000	1.0	1.0000	59.26	59.26
E	196-210-080-000	SFR	0.181	1.000	1.0	1.0000	59.26	59.26
E	196-210-090-000	SFR	0.135	1.000	1.0	1.0000	59.26	59.26
E	196-210-100-000	SFR	0.144	1.000	1.0	1.0000	59.26	59.26
E	196-210-110-000	SFR	0.145	1.000	1.0	1.0000	59.26	59.26
E	196-210-120-000	SFR	0.148	1.000	1.0	1.0000	59.26	59.26
E	196-210-130-000	SFR	0.147	1.000	1.0	1.0000	59.26	59.26
E	196-210-140-000	SFR	0.177	1.000	1.0	1.0000	59.26	59.26
E	196-210-150-000	SFR	0.165	1.000	1.0	1.0000	59.26	59.26
E	196-210-160-000	SFR	0.150	1.000	1.0	1.0000	59.26	59.26
E	196-210-170-000	SFR	0.142	1.000	1.0	1.0000	59.26	59.26
E	196-210-180-000	SFR	0.144	1.000	1.0	1.0000	59.26	59.26
E	196-210-190-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-210-200-000	SFR	0.171	1.000	1.0	1.0000	59.26	59.26
E	196-210-210-000	SFR	0.161	1.000	1.0	1.0000	59.26	59.26
E	196-210-220-000	SFR	0.157	1.000	1.0	1.0000	59.26	59.26
E	196-210-230-000	SFR	0.152	1.000	1.0	1.0000	59.26	59.26
E	196-210-240-000	SFR	0.144	1.000	1.0	1.0000	59.26	59.26
E	196-210-250-000	SFR	0.146	1.000	1.0	1.0000	59.26	59.26
E	196-210-260-000	SFR	0.149	1.000	1.0	1.0000	59.26	59.26
E	196-210-270-000	SFR	0.142	1.000	1.0	1.0000	59.26	59.26
E	196-210-280-000	SFR	0.146	1.000	1.0	1.0000	59.26	59.26
E	196-210-290-000	SFR	0.151	1.000	1.0	1.0000	59.26	59.26
E	196-210-300-000	SFR	0.156	1.000	1.0	1.0000	59.26	59.26
E	196-210-310-000	SFR	0.159	1.000	1.0	1.0000	59.26	59.26
E	196-220-010-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-220-020-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-220-030-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-220-040-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-220-050-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-220-060-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-220-070-000	VAC-RESTR DEV	0.136	0.250	0.5	0.1250	59.26	7.40
E	196-220-080-000	VAC-RESTR DEV	0.133	0.250	0.5	0.1250	59.26	7.40
E	196-220-090-000	VAC-RESTR DEV	0.139	0.250	0.5	0.1250	59.26	7.40
E	196-220-100-000	VAC-RESTR DEV	0.135	0.250	0.5	0.1250	59.26	7.40
E	196-220-110-000	VAC-RESTR DEV	0.142	0.250	0.5	0.1250	59.26	7.40
E	196-220-120-000	VAC-RESTR DEV	0.138	0.250	0.5	0.1250	59.26	7.40
E	196-220-130-000	SFR	0.521	1.000	1.0	1.0000	59.26	59.26
E	196-220-140-000	SFR	0.214	1.000	1.0	1.0000	59.26	59.26
E	196-220-150-000	SFR	0.133	1.000	1.0	1.0000	59.26	59.26
E	196-220-160-000	SFR	0.141	1.000	1.0	1.0000	59.26	59.26
E	196-220-170-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
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PARCEL LISTING

<u>Zone</u>	<u>APN</u>	<u>Land Use</u>	<u>Acreage</u>	<u>Units (1)</u>	<u>BUF</u>	<u>EDU</u>	<u>Rate</u>	<u>Levy</u>
E	196-220-180-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-220-190-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-220-200-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-220-210-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-220-220-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-220-230-000	SFR	0.143	1.000	1.0	1.0000	59.26	59.26
E	196-220-240-000	SFR	0.183	1.000	1.0	1.0000	59.26	59.26
E	196-220-250-000	SFR	0.164	1.000	1.0	1.0000	59.26	59.26
E	196-220-260-000	SFR	0.164	1.000	1.0	1.0000	59.26	59.26
E	196-220-270-000	SFR	0.164	1.000	1.0	1.0000	59.26	59.26
E	196-220-280-000	SFR	0.166	1.000	1.0	1.0000	59.26	59.26
E	196-220-290-000	SFR	0.159	1.000	1.0	1.0000	59.26	59.26
E	196-220-300-000	SFR	0.159	1.000	1.0	1.0000	59.26	59.26
E	196-220-310-000	SFR	0.159	1.000	1.0	1.0000	59.26	59.26
E	196-230-010-000	SFR	0.149	1.000	1.0	1.0000	59.26	59.26
E	196-230-020-000	SFR	0.149	1.000	1.0	1.0000	59.26	59.26
E	196-230-030-000	SFR	0.149	1.000	1.0	1.0000	59.26	59.26
E	196-230-040-000	SFR	0.158	1.000	1.0	1.0000	59.26	59.26
E	196-230-050-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-230-060-000	SFR	0.158	1.000	1.0	1.0000	59.26	59.26
E	196-230-070-000	SFR	0.149	1.000	1.0	1.0000	59.26	59.26
E	196-230-080-000	SFR	0.149	1.000	1.0	1.0000	59.26	59.26
E	196-230-090-000	SFR	0.149	1.000	1.0	1.0000	59.26	59.26
E	196-230-100-000	SFR	0.149	1.000	1.0	1.0000	59.26	59.26
E	196-230-110-000	SFR	0.149	1.000	1.0	1.0000	59.26	59.26
E	196-230-120-000	SFR	0.149	1.000	1.0	1.0000	59.26	59.26
E	196-230-130-000	SFR	0.158	1.000	1.0	1.0000	59.26	59.26
E	196-230-140-000	SFR	0.156	1.000	1.0	1.0000	59.26	59.26
E	196-230-150-000	SFR	0.158	1.000	1.0	1.0000	59.26	59.26
E	196-230-160-000	SFR	0.177	1.000	1.0	1.0000	59.26	59.26
E	196-230-170-000	SFR	0.239	1.000	1.0	1.0000	59.26	59.26
E	196-230-180-000	SFR	0.181	1.000	1.0	1.0000	59.26	59.26
E	196-230-190-000	SFR	0.221	1.000	1.0	1.0000	59.26	59.26
E	196-230-200-000	SFR	0.186	1.000	1.0	1.0000	59.26	59.26
E	196-230-210-000	SFR	0.147	1.000	1.0	1.0000	59.26	59.26
E	196-230-220-000	SFR	0.146	1.000	1.0	1.0000	59.26	59.26
E	196-230-230-000	SFR	0.156	1.000	1.0	1.0000	59.26	59.26
E	196-230-240-000	SFR	0.158	1.000	1.0	1.0000	59.26	59.26
E	196-230-250-000	SFR	0.206	1.000	1.0	1.0000	59.26	59.26
E	196-230-260-000	SFR	0.173	1.000	1.0	1.0000	59.26	59.26
E	196-230-270-000	SFR	0.204	1.000	1.0	1.0000	59.26	59.26
E	196-230-280-000	SFR	0.159	1.000	1.0	1.0000	59.26	59.26
E	196-230-290-000	SFR	0.180	1.000	1.0	1.0000	59.26	59.26
E	196-230-300-000	SFR	0.157	1.000	1.0	1.0000	59.26	59.26
E	196-230-310-000	SFR	0.159	1.000	1.0	1.0000	59.26	59.26
E	196-230-320-000	SFR	0.164	1.000	1.0	1.0000	59.26	59.26
E	196-230-330-000	SFR	0.169	1.000	1.0	1.0000	59.26	59.26
E	196-230-340-000	SFR	0.148	1.000	1.0	1.0000	59.26	59.26
E	196-230-350-000	SFR	0.226	1.000	1.0	1.0000	59.26	59.26
E	196-230-360-000	SFR	0.193	1.000	1.0	1.0000	59.26	59.26
E	196-230-370-000	SFR	0.200	1.000	1.0	1.0000	59.26	59.26
E	196-230-380-000	SFR	0.162	1.000	1.0	1.0000	59.26	59.26
E	196-230-390-000	SFR	0.187	1.000	1.0	1.0000	59.26	59.26
E	196-230-400-000	SFR	0.161	1.000	1.0	1.0000	59.26	59.26
E	196-230-410-000	SFR	0.148	1.000	1.0	1.0000	59.26	59.26
E	196-230-420-000	SFR	0.169	1.000	1.0	1.0000	59.26	59.26
E	196-230-430-000	SFR	0.144	1.000	1.0	1.0000	59.26	59.26

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
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PARCEL LISTING

Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
E	196-230-440-000	SFR	0.143	1.000	1.0	1.0000	59.26	59.26
E	196-230-450-000	SFR	0.140	1.000	1.0	1.0000	59.26	59.26
E	196-230-460-000	SFR	0.140	1.000	1.0	1.0000	59.26	59.26
E	196-230-470-000	SFR	0.140	1.000	1.0	1.0000	59.26	59.26
E	196-230-480-000	SFR	0.140	1.000	1.0	1.0000	59.26	59.26
E	196-230-490-000	SFR	0.140	1.000	1.0	1.0000	59.26	59.26
E	196-230-500-000	SFR	0.140	1.000	1.0	1.0000	59.26	59.26
E	196-230-510-000	SFR	0.138	1.000	1.0	1.0000	59.26	59.26
E	196-230-520-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-230-530-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-230-540-000	SFR	0.137	1.000	1.0	1.0000	59.26	59.26
E	196-230-550-000	SFR	0.183	1.000	1.0	1.0000	59.26	59.26
E	196-230-560-000	SFR	0.159	1.000	1.0	1.0000	59.26	59.26
E	196-230-570-000	SFR	0.183	1.000	1.0	1.0000	59.26	59.26
SUBTOTAL:		618 PARCELS				608.1670		\$36,039.82

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Rate	Levy
F	196-470-050-000	SFR	0.186	1.000	1.0	1.0000	\$34.08	\$34.08
F	196-470-060-000	SFR	0.145	1.000	1.0	1.0000	34.08	34.08
F	196-470-070-000	SFR	0.141	1.000	1.0	1.0000	34.08	34.08
F	196-470-080-000	SFR	0.138	1.000	1.0	1.0000	34.08	34.08
F	196-470-090-000	SFR	0.162	1.000	1.0	1.0000	34.08	34.08
F	196-470-100-000	SFR	0.175	1.000	1.0	1.0000	34.08	34.08
F	196-470-110-000	SFR	0.172	1.000	1.0	1.0000	34.08	34.08
F	196-470-120-000	SFR	0.148	1.000	1.0	1.0000	34.08	34.08
F	196-470-130-000	SFR	0.191	1.000	1.0	1.0000	34.08	34.08
F	196-470-140-000	SFR	0.227	1.000	1.0	1.0000	34.08	34.08
F	196-470-150-000	SFR	0.230	1.000	1.0	1.0000	34.08	34.08
F	196-470-160-000	SFR	0.177	1.000	1.0	1.0000	34.08	34.08
F	196-470-170-000	SFR	0.144	1.000	1.0	1.0000	34.08	34.08
F	196-470-180-000	SFR	0.148	1.000	1.0	1.0000	34.08	34.08
F	196-470-190-000	SFR	0.161	1.000	1.0	1.0000	34.08	34.08
F	196-480-010-000	SFR	0.144	1.000	1.0	1.0000	34.08	34.08
F	196-480-020-000	SFR	0.140	1.000	1.0	1.0000	34.08	34.08
F	196-480-030-000	SFR	0.140	1.000	1.0	1.0000	34.08	34.08
F	196-480-040-000	SFR	0.144	1.000	1.0	1.0000	34.08	34.08
F	196-480-050-000	SFR	0.137	1.000	1.0	1.0000	34.08	34.08
F	196-480-060-000	SFR	0.137	1.000	1.0	1.0000	34.08	34.08
F	196-480-070-000	SFR	0.137	1.000	1.0	1.0000	34.08	34.08
F	196-480-080-000	SFR	0.156	1.000	1.0	1.0000	34.08	34.08
F	196-480-090-000	SFR	0.142	1.000	1.0	1.0000	34.08	34.08
F	196-480-100-000	SFR	0.156	1.000	1.0	1.0000	34.08	34.08
F	196-480-110-000	SFR	0.137	1.000	1.0	1.0000	34.08	34.08
F	196-480-120-000	SFR	0.137	1.000	1.0	1.0000	34.08	34.08
F	196-480-130-000	SFR	0.137	1.000	1.0	1.0000	34.08	34.08
F	196-480-140-000	SFR	0.143	1.000	1.0	1.0000	34.08	34.08
F	196-480-150-000	SFR	0.138	1.000	1.0	1.0000	34.08	34.08
F	196-480-160-000	SFR	0.186	1.000	1.0	1.0000	34.08	34.08
F	196-480-170-000	SFR	0.198	1.000	1.0	1.0000	34.08	34.08
F	196-480-180-000	SFR	0.236	1.000	1.0	1.0000	34.08	34.08
F	196-480-190-000	SFR	0.164	1.000	1.0	1.0000	34.08	34.08
F	196-480-200-000	SFR	0.138	1.000	1.0	1.0000	34.08	34.08
F	196-480-210-000	SFR	0.142	1.000	1.0	1.0000	34.08	34.08
F	196-480-220-000	SFR	0.142	1.000	1.0	1.0000	34.08	34.08
F	196-480-230-000	SFR	0.142	1.000	1.0	1.0000	34.08	34.08

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<u>Zone</u>	<u>APN</u>	<u>Land Use</u>	<u>Acreage</u>	<u>Units (1)</u>	<u>BUF</u>	<u>EDU</u>	<u>Rate</u>	<u>Levy</u>
F	196-480-240-000	SFR	0.142	1.000	1.0	1.0000	34.08	34.08
F	196-480-250-000	SFR	0.160	1.000	1.0	1.0000	34.08	34.08
F	196-480-260-000	SFR	0.158	1.000	1.0	1.0000	34.08	34.08
F	196-480-270-000	SFR	0.153	1.000	1.0	1.0000	34.08	34.08
F	196-480-280-000	SFR	0.142	1.000	1.0	1.0000	34.08	34.08
F	196-480-290-000	SFR	0.146	1.000	1.0	1.0000	34.08	34.08
F	196-480-300-000	SFR	0.151	1.000	1.0	1.0000	34.08	34.08
F	196-480-310-000	SFR	0.138	1.000	1.0	1.0000	34.08	34.08
F	196-480-320-000	SFR	0.169	1.000	1.0	1.0000	34.08	34.08
F	196-480-330-000	SFR	0.193	1.000	1.0	1.0000	34.08	34.08
F	196-480-340-000	SFR	0.232	1.000	1.0	1.0000	34.08	34.08
F	196-480-350-000	SFR	0.174	1.000	1.0	1.0000	34.08	34.08
F	196-480-360-000	SFR	0.149	1.000	1.0	1.0000	34.08	34.08
F	196-480-370-000	SFR	0.143	1.000	1.0	1.0000	34.08	34.08
F	196-480-380-000	SFR	0.174	1.000	1.0	1.0000	34.08	34.08
F	196-480-390-000	SFR	0.196	1.000	1.0	1.0000	34.08	34.08
F	196-480-400-000	SFR	0.140	1.000	1.0	1.0000	34.08	34.08
F	196-480-410-000	SFR	0.153	1.000	1.0	1.0000	34.08	34.08
F	196-480-420-000	SFR	0.148	1.000	1.0	1.0000	34.08	34.08
F	196-480-430-000	SFR	0.148	1.000	1.0	1.0000	34.08	34.08
F	196-480-440-000	SFR	0.147	1.000	1.0	1.0000	34.08	34.08
F	196-480-450-000	SFR	0.149	1.000	1.0	1.0000	34.08	34.08
F	196-480-460-000	SFR	0.151	1.000	1.0	1.0000	34.08	34.08
F	196-480-470-000	SFR	0.139	1.000	1.0	1.0000	34.08	34.08
F	196-480-480-000	SFR	0.139	1.000	1.0	1.0000	34.08	34.08
F	196-480-490-000	SFR	0.152	1.000	1.0	1.0000	34.08	34.08
F	196-480-500-000	SFR	0.178	1.000	1.0	1.0000	34.08	34.08
F	196-480-510-000	SFR	0.188	1.000	1.0	1.0000	34.08	34.08
F	196-480-520-000	SFR	0.207	1.000	1.0	1.0000	34.08	34.08
F	196-480-530-000	VAC	0.311	0.311	1.0	0.3110	34.08	10.60
F	196-480-540-000	SFR	0.177	1.000	1.0	1.0000	34.08	34.08
F	196-480-550-000	SFR	0.154	1.000	1.0	1.0000	34.08	34.08
F	196-480-560-000	SFR	0.190	1.000	1.0	1.0000	34.08	34.08
F	196-480-570-000	SFR	0.158	1.000	1.0	1.0000	34.08	34.08
F	196-480-580-000	SFR	0.147	1.000	1.0	1.0000	34.08	34.08
F	196-480-590-000	SFR	0.144	1.000	1.0	1.0000	34.08	34.08
F	196-480-600-000	SFR	0.146	1.000	1.0	1.0000	34.08	34.08
F	196-480-610-000	SFR	0.141	1.000	1.0	1.0000	34.08	34.08
F	196-480-620-000	SFR	0.196	1.000	1.0	1.0000	34.08	34.08
F	196-480-630-000	SFR	0.214	1.000	1.0	1.0000	34.08	34.08
F	196-480-640-000	SFR	0.137	1.000	1.0	1.0000	34.08	34.08
F	196-480-650-000	SFR	0.142	1.000	1.0	1.0000	34.08	34.08
F	196-480-660-000	SFR	0.138	1.000	1.0	1.0000	34.08	34.08
F	196-480-670-000	SFR	0.158	1.000	1.0	1.0000	34.08	34.08
F	196-480-680-000	SFR	0.137	1.000	1.0	1.0000	34.08	34.08
F	196-480-690-000	SFR	0.159	1.000	1.0	1.0000	34.08	34.08
F	196-480-700-000	SFR	0.138	1.000	1.0	1.0000	34.08	34.08
F	196-480-710-000	SFR	0.137	1.000	1.0	1.0000	34.08	34.08
F	196-480-720-000	SFR	0.137	1.000	1.0	1.0000	34.08	34.08
F	196-480-730-000	SFR	0.138	1.000	1.0	1.0000	34.08	34.08
F	196-480-740-000	SFR	0.138	1.000	1.0	1.0000	34.08	34.08
F	196-480-750-000	SFR	0.138	1.000	1.0	1.0000	34.08	34.08
F	196-480-760-000	SFR	0.150	1.000	1.0	1.0000	34.08	34.08
F	196-480-770-000	SFR	0.137	1.000	1.0	1.0000	34.08	34.08
F	196-480-780-000	SFR	0.139	1.000	1.0	1.0000	34.08	34.08
F	196-480-790-000	SFR	0.150	1.000	1.0	1.0000	34.08	34.08
F	196-480-800-000	SFR	0.160	1.000	1.0	1.0000	34.08	34.08

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
F	196-480-810-000	SFR	0.138	1.000	1.0	1.0000	34.08	34.08
F	196-480-820-000	SFR	0.173	1.000	1.0	1.0000	34.08	34.08
F	196-480-830-000	SFR	0.157	1.000	1.0	1.0000	34.08	34.08
F	196-480-840-000	SFR	0.137	1.000	1.0	1.0000	34.08	34.08
F	196-490-010-000	SFR	0.158	1.000	1.0	1.0000	34.08	34.08
F	196-490-020-000	SFR	0.168	1.000	1.0	1.0000	34.08	34.08
F	196-490-030-000	SFR	0.151	1.000	1.0	1.0000	34.08	34.08
F	196-490-040-000	SFR	0.151	1.000	1.0	1.0000	34.08	34.08
F	196-490-050-000	SFR	0.150	1.000	1.0	1.0000	34.08	34.08
F	196-490-060-000	SFR	0.142	1.000	1.0	1.0000	34.08	34.08
F	196-490-070-000	SFR	0.159	1.000	1.0	1.0000	34.08	34.08
F	196-490-080-000	SFR	0.140	1.000	1.0	1.0000	34.08	34.08
F	196-490-090-000	SFR	0.156	1.000	1.0	1.0000	34.08	34.08
F	196-490-100-000	SFR	0.172	1.000	1.0	1.0000	34.08	34.08
F	196-490-110-000	SFR	0.165	1.000	1.0	1.0000	34.08	34.08
F	196-490-120-000	SFR	0.178	1.000	1.0	1.0000	34.08	34.08
F	196-490-130-000	SFR	0.193	1.000	1.0	1.0000	34.08	34.08
F	196-490-140-000	SFR	0.253	1.000	1.0	1.0000	34.08	34.08
F	196-490-150-000	SFR	0.305	1.000	1.0	1.0000	34.08	34.08
F	196-490-160-000	SFR	0.132	1.000	1.0	1.0000	34.08	34.08
F	196-490-170-000	SFR	0.145	1.000	1.0	1.0000	34.08	34.08
F	196-490-180-000	SFR	0.148	1.000	1.0	1.0000	34.08	34.08
F	196-490-190-000	SFR	0.168	1.000	1.0	1.0000	34.08	34.08
F	196-490-200-000	SFR	0.137	1.000	1.0	1.0000	34.08	34.08
F	196-490-210-000	SFR	0.164	1.000	1.0	1.0000	34.08	34.08
F	196-490-220-000	SFR	0.140	1.000	1.0	1.0000	34.08	34.08
F	196-490-230-000	SFR	0.137	1.000	1.0	1.0000	34.08	34.08
F	196-490-240-000	SFR	0.137	1.000	1.0	1.0000	34.08	34.08
F	196-490-250-000	SFR	0.137	1.000	1.0	1.0000	34.08	34.08
F	196-490-260-000	SFR	0.137	1.000	1.0	1.0000	34.08	34.08
F	196-490-270-000	SFR	0.137	1.000	1.0	1.0000	34.08	34.08
F	196-490-280-000	SFR	0.138	1.000	1.0	1.0000	34.08	34.08
F	196-490-290-000	SFR	0.151	1.000	1.0	1.0000	34.08	34.08
F	196-490-320-000	SFR	0.150	1.000	1.0	1.0000	34.08	34.08
F	196-490-330-000	SFR	0.149	1.000	1.0	1.0000	34.08	34.08
F	196-490-340-000	SFR	0.149	1.000	1.0	1.0000	34.08	34.08
F	196-490-350-000	SFR	0.139	1.000	1.0	1.0000	34.08	34.08
F	196-490-360-000	SFR	0.154	1.000	1.0	1.0000	34.08	34.08
F	196-490-370-000	SFR	0.214	1.000	1.0	1.0000	34.08	34.08
F	196-490-380-000	SFR	0.164	1.000	1.0	1.0000	34.08	34.08
F	196-490-390-000	SFR	0.233	1.000	1.0	1.0000	34.08	34.08
F	196-490-400-000	SFR	0.209	1.000	1.0	1.0000	34.08	34.08
F	196-490-410-000	SFR	0.211	1.000	1.0	1.0000	34.08	34.08
F	196-490-420-000	SFR	0.146	1.000	1.0	1.0000	34.08	34.08
F	196-490-430-000	SFR	0.152	1.000	1.0	1.0000	34.08	34.08
F	196-490-440-000	SFR	0.151	1.000	1.0	1.0000	34.08	34.08
F	196-490-450-000	VAC	0.202	0.250	1.0	0.2500	34.08	8.52
F	196-490-460-000	SFR	0.151	1.000	1.0	1.0000	34.08	34.08
F	196-490-470-000	SFR	0.151	1.000	1.0	1.0000	34.08	34.08
F	196-490-480-000	SFR	0.151	1.000	1.0	1.0000	34.08	34.08
F	196-490-490-000	SFR	0.151	1.000	1.0	1.0000	34.08	34.08
F	196-490-500-000	SFR	0.151	1.000	1.0	1.0000	34.08	34.08
F	196-490-510-000	SFR	0.151	1.000	1.0	1.0000	34.08	34.08
F	196-490-520-000	SFR	0.151	1.000	1.0	1.0000	34.08	34.08
F	196-490-530-000	SFR	0.151	1.000	1.0	1.0000	34.08	34.08
F	196-490-540-000	SFR	0.152	1.000	1.0	1.0000	34.08	34.08
F	196-490-550-000	SFR	0.160	1.000	1.0	1.0000	34.08	34.08

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
F	196-490-560-000	SFR	0.151	1.000	1.0	1.0000	34.08	34.08
F	196-490-570-000	SFR	0.153	1.000	1.0	1.0000	34.08	34.08
SUBTOTAL:		154 PARCELS				152.5610		\$5,199.28

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Rate	Levy
G	196-110-010-000	VAC	0.312	0.312	1.0	0.3120	\$7.79	\$2.42
G	196-110-020-000	VAC	0.281	0.281	1.0	0.2810	7.79	2.18
G	196-110-030-000	VAC	0.650	0.650	1.0	0.6500	7.79	5.06
G	196-110-040-000	VAC	0.933	0.933	1.0	0.9330	7.79	7.26
G	196-110-050-000	NON-RES	0.356	0.356	4.0	1.4240	7.79	11.08
G	196-110-060-000	VAC	0.218	0.250	1.0	0.2500	7.79	1.94
G	196-110-070-000	NON-RES	0.557	0.557	4.0	2.2280	7.79	17.36
G	196-110-080-000	NON-RES	0.469	0.469	4.0	1.8760	7.79	14.60
G	196-110-090-000	VAC	0.151	0.250	1.0	0.2500	7.79	1.94
G	196-110-230-000	NON-RES	0.878	0.878	4.0	3.5120	7.79	27.36
G	196-110-240-000	NON-RES	0.920	0.920	4.0	3.6800	7.79	28.66
G	196-110-250-000	VAC-RESTR DEV	0.324	0.324	0.5	0.1620	7.79	1.26
G	196-110-260-000	VAC-RESTR DEV	1.408	1.408	0.5	0.7040	7.79	5.48
G	196-110-200-000	NON-RES	3.250	3.250	4.0	13.0000	7.79	101.26
G	196-110-210-000	NON-RES	5.970	5.970	4.0	23.8800	7.79	186.02
G	196-110-220-000	NON-RES	0.742	0.742	4.0	2.9680	7.79	23.12
G	196-110-180-000	NON-RES	2.480	2.480	4.0	9.9200	7.79	77.28
G	196-110-190-000	VAC	0.664	0.664	1.0	0.6640	7.79	5.16
G	196-190-810-000	NON-RES	3.770	3.770	4.0	15.0800	7.79	117.46
G	196-190-820-000	NON-RES	0.675	0.675	4.0	2.7000	7.79	21.02
G	196-190-830-000	NON-RES	0.732	0.732	4.0	2.9280	7.79	22.80
G	196-200-790-000	NON-RES	2.230	2.230	4.0	8.9200	7.79	69.48
G	196-200-800-000	NON-RES	0.780	0.780	4.0	3.1200	7.79	24.30
G	196-200-810-000	NON-RES	1.590	1.590	4.0	6.3600	7.79	49.54
G	196-270-010-000	NON-RES	1.244	1.244	4.0	4.9760	7.79	38.76
G	196-270-020-000	NON-RES	8.340	8.340	4.0	33.3600	7.79	259.86
G	196-270-040-000	NON-RES	12.000	10.000	4.0	40.0000	7.79	311.60
G	196-270-220-000	NON-RES	4.800	4.800	4.0	19.2000	7.79	149.56
G	196-270-310-000	NON-RES	0.920	0.920	4.0	3.6800	7.79	28.66
G	196-730-010-000	SFR	0.091	1.000	1.0	1.0000	7.79	7.78
G	196-730-020-000	SFR	0.090	1.000	1.0	1.0000	7.79	7.78
G	196-730-030-000	SFR	0.092	1.000	1.0	1.0000	7.79	7.78
G	196-730-040-000	SFR	0.092	1.000	1.0	1.0000	7.79	7.78
G	196-730-050-000	SFR	0.092	1.000	1.0	1.0000	7.79	7.78
G	196-730-060-000	SFR	0.092	1.000	1.0	1.0000	7.79	7.78
G	196-730-070-000	SFR	0.092	1.000	1.0	1.0000	7.79	7.78
G	196-730-080-000	SFR	0.092	1.000	1.0	1.0000	7.79	7.78
G	196-730-090-000	SFR	0.092	1.000	1.0	1.0000	7.79	7.78
G	196-730-100-000	SFR	0.089	1.000	1.0	1.0000	7.79	7.78
G	196-730-110-000	VAC	0.115	0.250	1.0	0.2500	7.79	1.94
G	196-730-120-000	VAC	0.088	0.250	1.0	0.2500	7.79	1.94
G	196-730-130-000	SFR	0.088	1.000	1.0	1.0000	7.79	7.78
G	196-730-140-000	SFR	0.088	1.000	1.0	1.0000	7.79	7.78
G	196-730-150-000	SFR	0.088	1.000	1.0	1.0000	7.79	7.78
G	196-730-160-000	SFR	0.088	1.000	1.0	1.0000	7.79	7.78
G	196-730-170-000	SFR	0.088	1.000	1.0	1.0000	7.79	7.78
G	196-730-180-000	SFR	0.088	1.000	1.0	1.0000	7.79	7.78
G	196-730-190-000	SFR	0.102	1.000	1.0	1.0000	7.79	7.78
G	196-730-200-000	SFR	0.142	1.000	1.0	1.0000	7.79	7.78
G	196-730-210-000	SFR	0.188	1.000	1.0	1.0000	7.79	7.78
G	196-730-220-000	SFR	0.105	1.000	1.0	1.0000	7.79	7.78

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING

<u>Zone</u>	<u>APN</u>	<u>Land Use</u>	<u>Acreage</u>	<u>Units (1)</u>	<u>BUF</u>	<u>EDU</u>	<u>Rate</u>	<u>Levy</u>
G	196-730-230-000	SFR	0.087	1.000	1.0	1.0000	7.79	7.78
G	196-730-240-000	SFR	0.088	1.000	1.0	1.0000	7.79	7.78
G	196-730-250-000	SFR	0.088	1.000	1.0	1.0000	7.79	7.78
G	196-730-260-000	SFR	0.088	1.000	1.0	1.0000	7.79	7.78
G	196-730-270-000	SFR	0.088	1.000	1.0	1.0000	7.79	7.78
G	196-730-280-000	SFR	0.088	1.000	1.0	1.0000	7.79	7.78
G	196-730-290-000	SFR	0.088	1.000	1.0	1.0000	7.79	7.78
G	196-730-300-000	SFR	0.088	1.000	1.0	1.0000	7.79	7.78
G	196-730-310-000	SFR	0.088	1.000	1.0	1.0000	7.79	7.78
G	196-730-320-000	SFR	0.111	1.000	1.0	1.0000	7.79	7.78
G	196-730-330-000	SFR	0.105	1.000	1.0	1.0000	7.79	7.78
G	196-730-340-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-350-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-360-000	SFR	0.094	1.000	1.0	1.0000	7.79	7.78
G	196-730-370-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-380-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-390-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-400-000	SFR	0.112	1.000	1.0	1.0000	7.79	7.78
G	196-730-410-000	SFR	0.108	1.000	1.0	1.0000	7.79	7.78
G	196-730-420-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-430-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-440-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-450-000	SFR	0.094	1.000	1.0	1.0000	7.79	7.78
G	196-730-460-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-470-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-480-000	SFR	0.112	1.000	1.0	1.0000	7.79	7.78
G	196-730-490-000	SFR	0.109	1.000	1.0	1.0000	7.79	7.78
G	196-730-500-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-510-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-520-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-530-000	SFR	0.094	1.000	1.0	1.0000	7.79	7.78
G	196-730-540-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-550-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-560-000	SFR	0.116	1.000	1.0	1.0000	7.79	7.78
G	196-730-570-000	SFR	0.109	1.000	1.0	1.0000	7.79	7.78
G	196-730-580-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-590-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-600-000	SFR	0.094	1.000	1.0	1.0000	7.79	7.78
G	196-730-610-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-620-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-630-000	SFR	0.093	1.000	1.0	1.0000	7.79	7.78
G	196-730-640-000	SFR	0.116	1.000	1.0	1.0000	7.79	7.78
G	196-730-650-000	EXEMPT	0.065	0.000	0.0	0.0000	7.79	0.00
G	196-730-660-000	VAC-RESTR DEV	0.390	0.390	0.5	0.1950	7.79	1.52
G	196-750-010-000	SFR	0.127	1.000	1.0	1.0000	7.79	7.78
G	196-750-020-000	SFR	0.118	1.000	1.0	1.0000	7.79	7.78
G	196-750-030-000	SFR	0.116	1.000	1.0	1.0000	7.79	7.78
G	196-750-040-000	SFR	0.114	1.000	1.0	1.0000	7.79	7.78
G	196-750-050-000	SFR	0.114	1.000	1.0	1.0000	7.79	7.78
G	196-750-060-000	SFR	0.114	1.000	1.0	1.0000	7.79	7.78
G	196-750-070-000	SFR	0.134	1.000	1.0	1.0000	7.79	7.78
G	196-750-080-000	SFR	0.125	1.000	1.0	1.0000	7.79	7.78
G	196-750-090-000	SFR	0.144	1.000	1.0	1.0000	7.79	7.78
G	196-750-100-000	SFR	0.173	1.000	1.0	1.0000	7.79	7.78
G	196-750-110-000	SFR	0.137	1.000	1.0	1.0000	7.79	7.78
G	196-750-120-000	SFR	0.114	1.000	1.0	1.0000	7.79	7.78
G	196-750-130-000	SFR	0.151	1.000	1.0	1.0000	7.79	7.78

**CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING**

Zone	APN	Land Use	Acreage	Units (1)	BUF	EDU	Rate	Levy
G	196-750-140-000	SFR	0.154	1.000	1.0	1.0000	7.79	7.78
G	196-750-150-000	SFR	0.139	1.000	1.0	1.0000	7.79	7.78
G	196-750-160-000	SFR	0.153	1.000	1.0	1.0000	7.79	7.78
G	196-750-170-000	SFR	0.178	1.000	1.0	1.0000	7.79	7.78
G	196-750-180-000	SFR	0.137	1.000	1.0	1.0000	7.79	7.78
G	196-750-190-000	SFR	0.114	1.000	1.0	1.0000	7.79	7.78
G	196-750-200-000	SFR	0.140	1.000	1.0	1.0000	7.79	7.78
SUBTOTAL:		115 PARCELS				289.7130		\$2,255.84
GRAND TOTAL:		2,487 PARCELS				2,835.9835		\$126,809.50

(1) Units represents number of assessable residential units or acreage (with applicable minimum and maximum restrictions) for non-residential parcels.

RESOLUTION NO. 19-_____**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP,
CALIFORNIA, AMENDING AND/OR APPROVING THE FINAL
ENGINEER'S REPORT AND ORDERING THE LEVY AND COLLECTION OF
ASSESSMENTS FOR THE MOSSDALE LANDSCAPE AND LIGHTING
MAINTENANCE DISTRICT FOR FISCAL YEAR 2019/20**

WHEREAS, on April 8, 2019 the City Council initiated proceedings and declared its intention to levy and collect annual assessments in a special maintenance district created pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Division 15, Part 2 of the Streets and Highways Code of the State of California* (the "Act") said special maintenance district known and designated as the City of Lathrop, Mossdale Landscape and Lighting Maintenance District (hereinafter referred to as the "District"); and

WHEREAS, on May 13, 2019, the City Council held a public hearing for the approval of the final Engineer's report and ordering of the levy and collection of assessments; and

WHEREAS, a notice of the public hearing was mailed to each property owner within the District, and the public hearing was published in the Manteca Bulletin on April 27th & May 2nd of 2019; and

WHEREAS, at this time all notice and public hearing requirements as required by the Act have been met relating to the levy of the annual assessments; and

WHEREAS, the City Council has received a final Engineer's Report (the "Report") from the Assessment Engineer (NBS Government Finance Group) for consideration and final approval which details the method of assessment including the proposed annual assessment of \$268.06. The Report is available for the public's review; and

WHEREAS, the assessments are in compliance with all laws pertaining to the levy of the landscape maintenance district assessments, and the assessments are levied without regard to property valuation, and the assessments are in compliance with the provisions of Proposition 218;

WHEREAS, the City Council is satisfied with the assessment, diagram and all other matters as contained in the Report; and

WHEREAS, the City Council approves the Report and ordering of the levy and collection of the assessment in the amount of \$268.06;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LATHROP AS FOLLOWS:

RECITALS

- Section 1. The above recitals are all true and correct.
- Section 2. This City Council hereby finds and determines that the procedures for the consideration of the levy of the annual assessments have been undertaken in accordance with the Act inasmuch as, the proposed assessments for Fiscal Year 2019/20 are not proposed to be increased over the assessments previously authorized to be levied.

DETERMINATION AND CONFIRMATION

- Section 3. The final assessments and diagram for the proceedings, as contained in the Engineer's Report, is hereby approved and confirmed.

Based upon the Engineer's Report and the testimony and other evidence presented at the Public Hearing, the City Council hereby makes the following determinations regarding the assessments proposed to be imposed:

- a. The proportionate special benefit derived by each individual parcel assessed has been determined in relationship to the entity of the cost of the operations and maintenance expenses.
- b. The assessments do not exceed the reasonable cost of the proportional special benefit conferred on each parcel.
- c. Only the special benefits have been assessed.

The assessments for the District contained in the Engineer's Report for Fiscal Year 2019/20 are hereby confirmed and levied upon the respective lots or parcels within the District in the amounts set forth in the Engineer's Report.

ORDERING OF MAINTENANCE

Section 4. The public interest and convenience requires, and this legislative body does hereby order the maintenance work to be made and performed as said maintenance work is set forth in the Engineer's Report and as previously declared and set forth in the Resolution of Intention.

FILING WITH CITY CLERK

Section 5. The above-referenced Engineer's Report shall be filed in the Office of the City Clerk and shall remain open for public inspection.

ENTRY UPON THE ASSESSMENT ROLL

Section 6. The County Auditor shall enter onto the County Assessment roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the Engineer's Report.

COLLECTION AND PAYMENT

Section 7. The assessments shall be collected at the same time and in the same manner as County taxes are collected, and all laws providing for the collection and enforcement of County taxes shall apply to the collection and enforcement of the assessments.

FISCAL YEAR

Section 8. The assessments as above authorized and levied for these proceedings will provide revenue and relate to the fiscal year commencing July 1, 2019 and ending June 30, 2020.

The foregoing resolution was passed and adopted this 13th day of May 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

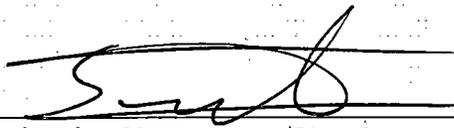
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

CITY OF LATHROP

Mossdale Landscape and Lighting Maintenance District Annual Engineer's Report

Fiscal Year 2019/20

OFFICE LOCATIONS

Temecula – Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592

San Francisco – Regional Office
870 Market Street, Suite 1223
San Francisco, CA 94102

California Satellite Offices
Atascadero, Davis
Huntington Beach
Joshua Tree, Riverside
Sacramento, San Jose

www.nbsgov.com

Prepared by:



NBS helping communities fund tomorrow

**CITY OF LATHROP
MOSSDALE LANDSCAPE AND
LIGHTING MAINTENANCE DISTRICT**

**390 Towne Centre Drive
Lathrop, California 95330
Phone - (209) 941-7320
Fax - (209) 941-7339**

CITY COUNCIL

Sonny Dhaliwal, Mayor

Martha Salcedo, Vice Mayor

Paul Akinjo, Councilmember

Diane Lazard, Councilmember

Jennifer Torres-O'Callaghan, Councilmember

CITY STAFF

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Cari James, Finance Director

Glenn Gebhardt, City Engineer

NBS

Tim Seufert, Client Services Director

Kristin Harvey, Senior Consultant

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Section 1. ENGINEER’S LETTER

WHEREAS, the City Council of the City of Lathrop (the “City”), State of California, directed NBS Government Finance Group, DBA NBS (“NBS”) to prepare and file a report presenting plans and specifications describing the general nature, location, and extent of the improvements to be maintained, and an estimate of the costs of the maintenance, operations, and servicing of the improvements for the City of Lathrop Mossdale Landscape and Lighting Maintenance District, including Annexation No. 1, Zone 2 (the “District”) for Fiscal Year 2019/20. The report includes a diagram for the District showing the area and properties proposed to be assessed, an assessment of the estimated costs of the maintenance, operations, and servicing of the improvements, and the net amount to be assessed upon all assessable parcels within the District in proportion to the special benefit received;

WHEREAS, the proposed assessment rate of \$268.06 per Equivalent Unit (“EU”) is not greater than 103% of the prior year maximum assessment rate, as approved by the land owners. The District is in compliance with the assessment balloting procedures set forth in Section 4 of Article XIII D of the California Constitution and the District was formed by consent of 100% of the land owners.

NOW THEREFORE, only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received. The following assessment is made to fund the portion of the estimated costs of maintenance, operation, and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF ASSESSMENT

Description	Amount
Balance to Levy	\$578,580.68
Total District Equivalent Units	2,158.40
Total Assessment per Equivalent Unit	\$268.06
Total Assessment (1)	\$578,580.68

(1) Accounts for the actual levy rounded down to an even cent for San Joaquin County tax roll purposes, where applicable.

I, the undersigned, respectfully submit the enclosed Engineer’s Report and, to the best of my knowledge, information, and belief, the Engineer’s Report, Assessments, and the District Diagram herein have been prepared and computed in accordance with the order and historical practices of the City Council of the City.

NBS Government Finance Group, DBA NBS



Section 2. OVERVIEW

Introduction

The District was formed in 2004 and is levied pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act"). In 2006, the City annexed territory to the District designated as Annexation No. 1, Zone 2.

This Annual Engineer's Report (the "Report") describes the District and the charge per SFR and MFR EU for Fiscal Year 2019/20 based upon the estimated costs to maintain the improvements and provide the services that benefit parcels within the District.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number by the San Joaquin County (the "County") Assessor's Office. The County Auditor-Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties on the tax roll that receive special district benefit assessments.

Following review of the Report, the City Council may confirm the submittal of the Report, and may order the levy and collection of assessments for Fiscal Year 2019/20. If approved, the assessment information will be submitted to the County Auditor-Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2019/20.

Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 by a vote of 56.5% to 43.5%. The provisions of the Proposition, now California Constitutional Articles XIII C and XIII D, added substantive and procedural requirements for assessments, which affect the City's landscaping and lighting maintenance assessments.

As approved by the land owners, the maximum assessment rate increases by 3% each year. The maximum assessment rate for Fiscal Year 2019/20 is \$276.10 per equivalent unit. The proposed assessment rate for Fiscal Year 2019/20 is \$268.06 per SFR EU and \$268.06 per MFR EU, which is below the maximum assessment rate.

The District is in compliance with the assessment balloting procedures set forth in Section 4 of Article XIII D and the District was formed by consent of 100% of the land owners.

The following table shows the levy assessment rate and the maximum assessment rate for the three most recent years.

Fiscal Year	Levy Assessment Rate	Maximum Assessment Rate
2019/20	\$268.06	\$276.10
2018/19	260.25	268.06
2017/18	252.67	260.25



Plans and Specifications for the Improvements

The District is located in the City; the boundaries of the District are described as that area generally bounded by Assessor's Parcel Number ("APN") 191-210-05 to the North, APN 241-020-009 to the South, generally Golden Valley Parkway to the East, and the San Joaquin River to the West. All APNs detailed above reference the County Assessor's Maps for Fiscal Year 2003/04. The District currently consists of 2,108 SFR EU and 50.4 MFR EU in multiple subdivisions on the western side of the City.

The boundaries of Annexation No. 1 are described as that area generally bounded by APN 241-020-052 and 241-020-053 to the North, the Pacific Union Railroad to the South, Interstate 5 to the East, and the San Joaquin River to the West. Annexation No. 1 is comprised of Tract 3438 (Valentyne – Autumnwood Villas III) and APN 241-020-33 and 241-020-34, which were anticipated to consist of 69 residential lots when developed.

The District provides for the continued administration, maintenance, operations, and servicing of various improvements located within the public right-of-way and dedicated easements within the boundaries of the District.

The improvements are the construction, operation, maintenance, and servicing of lighting, landscaping, and appurtenant facilities including, but not limited to, personnel, electrical energy for street lights, security lighting, and irrigation controllers, materials, contracting services, and other items necessary for the satisfactory operation of these services as described as follows:

"The landscape and lighting improvements within the District, may include, but are not limited to: landscaping, planting, shrubbery, trees, turf, irrigation systems, street lighting, and appurtenant facilities including, but not limited to, public right-of-way, easements, and park sites. Services provided include all necessary service, operations, administration, and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition."

Reference is made to the plans and specifications for the improvements, which are on file with the City.

Section 3. ESTIMATE OF COSTS

Description of Budget Items

Personnel Services - Includes employee salaries, salary related costs, and employee benefits including retirement, medical benefits, and workers compensation costs, etc.

Maintenance & Operations - Includes the following:

Advertising/Legal Notices - Includes the cost of publishing the required legal notices necessary to complete the required procedures for levying the assessments.

Auto & Heavy Equipment Maintenance Parts - Includes replacement parts for City vehicles used for maintenance.

Auto & Heavy Equipment Maintenance & Repair - Includes maintenance of City vehicles used for maintenance.

Chemicals - Includes insect repellent, weed killer, and rodent control.

Communication Equipment Repair - Includes repair of electronic components, power cords, mobile, and portable radios.

Contract Services - Includes Professional Services necessary for District maintenance including trees and landscaping, park maintenance, equipment rental, computer technical support, and the preparation of the Report.

Gas, Diesel, Oil & Lubricants - Includes fuel, oil, and lubricants for vehicles and miscellaneous small equipment.

Miscellaneous Supplies - Includes office equipment and supplies, custodial supplies, materials, and supplies, tools, reference materials, and additional administrative costs.

Other Maintenance & Repair - Includes contracted maintenance and repair services such as annual fire extinguisher service and emergency repairs.

Printing & Typesetting - Includes the cost of preparing the required legal notices necessary to complete the required procedures for levying the assessments.

Training, Membership, Travel & Dues - Includes continuing training for maintenance staff.

Uniforms/Protective Clothing - Includes employee uniforms including safety boots, jackets, gloves, etc.

Utilities - Gas & Electric - Includes electrical power for street lights, sprinklers, statuary fountains etc.

Water - Includes water for irrigation.

Fixed Charges & Special Fees - Includes the charges per parcel to place the assessments on the County Secured Property Tax Roll.

Capital - Includes depreciation charges for capital items used in Mossdale operations. Examples include: vehicles and buildings.

Indirect Costs - Includes overhead costs of the City related to maintenance, operation, and administration of the District.

Capital Replacement - includes funding for the timely replacement of vehicles and buildings used for Mossdale operations.

Equipment Replacement - Includes funding for the timely replacement of equipment used for Mossdale operations.

Maintenance Repairs & Contingency - An amount included to build a Reserve and Contingency Fund. The Fund will be considered fully funded when the account balance reaches an amount equal to 50% of the annual maintenance costs, unless an additional reserve amount is collected to provide for capital replacement in future fiscal years.

District Budget

The budget for Fiscal Year 2019/20 is as follows.

Description	2019/20 Budget
Personnel Services	\$54,257.00
Maintenance & Operations Total	565,700.00
Fixed Assets/Capital Total	6,100.00
Indirect Costs	74,837.00
Capital Replacement	5,000.00
Equipment Replacement	0.00
Maintenance Repair & Contingency	<u>0.00</u>
Total District Costs	\$705,894.00

Balance to Levy

Total District Costs - Includes the personnel services, maintenance, and operations, capital (including capital replacement costs), indirect costs and equipment, and capital replacement costs.

Other Revenue Sources - This is the amount of additional funds designated for use by the District that are not from District assessments. These funds are added to the District account to reduce assessments and may be from either non-District sources including City General Fund contributions or District sources including interest earnings.

Contribution to (from) Operational Reserves - The Operational Reserves item provides funds to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy. Using reserve amounts in this way allows the levy per unit to remain at prior period rates, although District costs may have increased.

Contribution to (from) Capital Reserves - The Capital Reserve Account item provides funds to maintain reserves for extraordinary maintenance items and unexpected capital expenditures that may occur as a result of natural occurrences or other unforeseen circumstances.

Balance to Levy - This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of the total direct and administration costs, reserves, contributions, and other revenue sources.

The following table shows the total costs, additional revenues and contributions, and the balance to the Fiscal Year 2019/20 levy.

Description	Amount
Total District Costs	\$705,894.00
Other Revenue Sources	0.00
Contribution to (from) Operational Reserves	(127,313.32)
Contribution to (from) Capital Reserves	<u>0.00</u>
Balance to Levy	\$578,580.68

Operational & Maintenance Reserve Information

The following table shows the estimated balance of the Operational and Maintenance Reserves.

Description	Amount
Estimated Beginning Balance - June 30, 2019	\$364,631.57
Contribution to (from) Operational and Maintenance	<u>(127,313.32)</u>
Estimated Ending Balance - June 30, 2020	\$237,318.25

The reserves are intended to be used and/or accumulated for repair and/or capital replacement, as needed for improvements within the District.

Section 4. METHOD OF APPORTIONMENT

Method of Apportionment

Pursuant to the Act and Article XIII D of the Constitution of the State of California, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvements will be identified and the proportional special benefit derived by each identified parcel will be determined in relation to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received. The assessment has been levied in accordance with the assessment methodology adopted and approved by the City Council at the time of District formation.

Mossdale is a mixed use development. There are 2,109 SFR units within the District. Each of these units is deemed to receive a proportional special benefit of one (1) EU from the maintenance and operation of the improvements. The total SFR EU count is 2,109.

There are 84 MFR units within the District. MFR units receive a proportional special benefit of six tenths (0.60) EU from the maintenance and operation of the improvements. The total MFR EU count is 50.4.

The Fiscal Year 2019/20 assessment rate is not proposed to increase by more than 3% from the prior year maximum assessment rate. Therefore, the District is in compliance with the assessment balloting procedures set forth in Section 4 of Article XIII D. For details, see section 2.2 of this Report.

Assessment - SFR EU

The following table shows the assessment per single family residential EU for the Fiscal Year 2019/20 levy.

Description	Amount
Balance to Levy	\$578,580.68
Total District SFR EU	2,108
Calculated Assessment Per SFR EU (1)	\$268.06
Total Assessment – SFR EU (2)	\$565,070.48

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

(2) Accounts for the actual levy rounded down to an even cent for San Joaquin County tax roll purposes, where applicable.

Assessment - MFR EU

The following table shows the assessment per multi-family residential EU for the Fiscal Year 2019/20 levy.

Description	Amount
Balance to Levy	\$578,580.68
Total Assessment – SFR EU	(565,070.48)
Remaining Balance to Levy	\$13,510.20
Total District MFR EU	50.40
Calculated Assessment Per MFR EU (1)	\$268.06
Total Assessment – MFR EU (2)	\$13,510.20

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

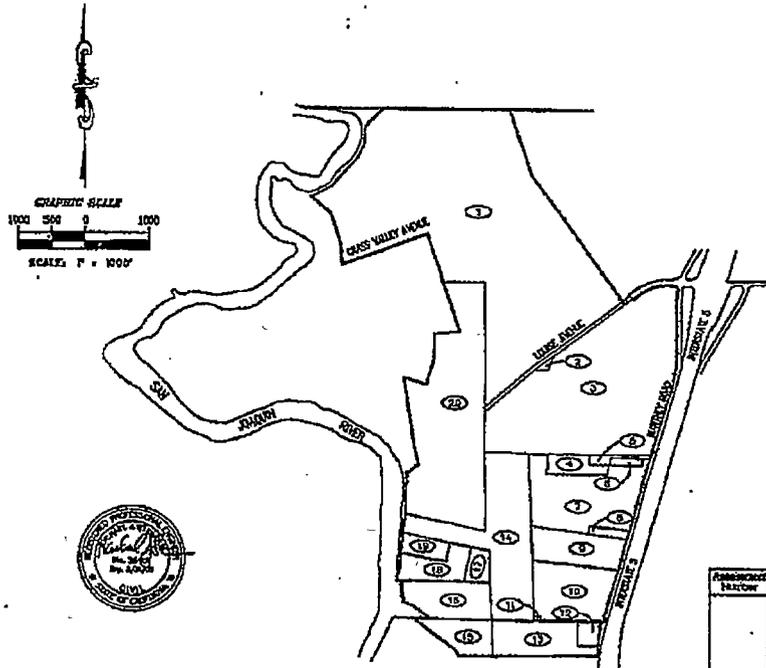
(2) Accounts for the actual levy rounded down to an even cent for San Joaquin County tax roll purposes, where applicable.

Section 5. **ASSESSMENT DIAGRAM**

The following pages provide a copy of the Assessment Diagram for the District and Annexation No. 1, Zone 2. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference and made part of this Report.

ASSESSMENT DIAGRAM MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT

CITY OF LATHROP
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA



APPEAR IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LATHROP THIS
17th DAY OF June 2004.
Christy Rodriguez
CITY CLERK
CITY OF LATHROP

WHEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED FORMATION OF MOSSDALE
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT WAS APPROVED BY THE CITY COUNCIL OF THE CITY
OF LATHROP AT A REGULAR MEETING HERETOFORE HELD ON THE 15th DAY OF June 2004,
BY ITS RESOLUTION NO. 2004-15
Christy Rodriguez
CITY CLERK
CITY OF LATHROP

FILED THIS 16th DAY OF June 2004, AT THE HOUR OF 9:00 O'CLOCK A.M. IN
BOOK 18 AT PAGE 146 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
MAINTAINED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA.
Christy Rodriguez
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, ASSESSORS MAPS.

Assessment District	APN	Assessor's Parcel ID
1	001000000	001000000
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6	001000000	001000000
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DOC # 2004-151748
MUTUAL PLAN FWD-08
Page 2 of 3
Approved in Official Records
County of San Joaquin
Clerk of the Superior Court
Notary Public in and for the State of California
My Comm. Expires 06/30/2006

LEGEND
 ASSESSMENT DISTRICT BOUNDARY
 PARCEL LINE
 ASSESSOR'S PARCEL IDENTIFICATION

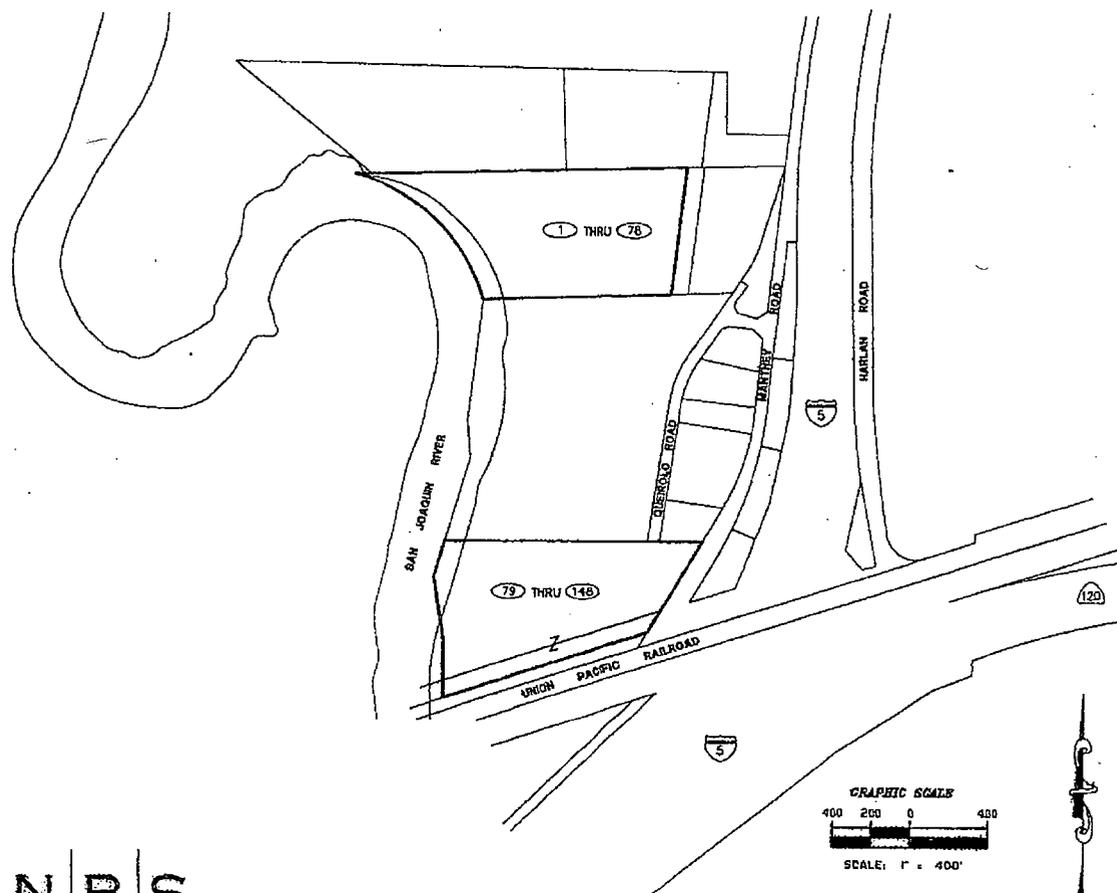
NBS
 4161 Elysian Drive North, Suite 222
 Yuba City, CA 95993
 Local Government Solutions

5-151

SHEET 1 OF 2

ANNEXATION DIAGRAM MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT ANNEXATION NO. 1, ZONE 2 (MOSSDALE LANDING SOUTH)

CITY OF LATHROP
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LATHROP
THIS 27th DAY OF December, 2006

CITY CLERK
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF THE ANNEXATION OF TERRITORY INTO MOSSDALE LANDSCAPE MAINTENANCE DISTRICT, CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LATHROP AT A REGULAR MEETING THEREOF, HELD ON THE 21st DAY OF December, 2006 BY ITS RESOLUTION NO. 06-2519.

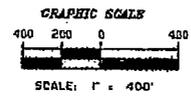
CITY CLERK
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

FILED THIS 9 DAY OF January, 2007 AT THE HOUR OF 9:20 O'CLOCK A.M.
IN BOOK 2 AT PAGE 151 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE
OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

GARY W. FREEDMAN by Christine Moore
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.

- LEGEND**
- ASSESSMENT DISTRICT BOUNDARY
 - PARCEL LINES
 - ASSESSMENT NUMBER



DOC # 2007-005577
01/09/2007 02:20P Fee:10.00
Page 1 of 2
Recorded in Official Records
County of San Joaquin
GARY W. FREEDMAN
Deputy County Recorder
Paid by 25027 on 01/09/07

NBS
2725 Highway 99 South, Ste. 100
Lincoln, CA 95925
Local Government Solutions

5-151

**ANNEXATION DIAGRAM
 MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT
 ANNEXATION NO. 1, ZONE 2 (MOSSDALE LANDING SOUTH)**

**CITY OF LATHROP
 COUNTY OF SAN JOAQUIN
 STATE OF CALIFORNIA**

Assessment ID	Assessor's Parcel Number
1	POR OF 241-020-56
2	POR OF 241-020-56
3	POR OF 241-020-56
4	POR OF 241-020-56
5	POR OF 241-020-56
6	POR OF 241-020-56
7	POR OF 241-020-56
8	POR OF 241-020-56
9	POR OF 241-020-56
10	POR OF 241-020-56
11	POR OF 241-020-56
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43	POR OF 241-020-56
44	POR OF 241-020-56
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48	POR OF 241-020-56
49	POR OF 241-020-56
50	POR OF 241-020-56

Assessment ID	Assessor's Parcel Number
51	POR OF 241-020-56
52	POR OF 241-020-56
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100	POR OF 241-020-56

Assessment ID	Assessor's Parcel Number
101	POR OF 241-020-56
102	POR OF 241-020-56
103	POR OF 241-020-56
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145	POR OF 241-020-56
146	POR OF 241-020-56
147	POR OF 241-020-56
148	POR OF 241-020-56
149	POR OF 241-020-56
150	POR OF 241-020-56



Section 6. **PARCEL LISTING**

The parcel listing of assessments is provided on the following pages. The description of each lot or parcel is a part of the records of the County Assessor and is incorporated by reference and made part of this Report.

CITY OF LATHROP
MOSSDALE LANDSCAPING AND LIGHTING DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING

Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-190-320-000	CITY	0	0.0	\$0.00	\$0.00
1	191-190-330-000	CITY	0	0.0	0.00	0.00
1	191-190-480-000	SCHOOL	0	0.0	0.00	0.00
1	191-190-490-000	CITY	0	0.0	0.00	0.00
1	191-190-560-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-190-570-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-190-580-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-190-590-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-190-610-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-190-620-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-190-630-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-190-640-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-190-650-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-190-660-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-190-670-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-190-680-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-190-690-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-190-700-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-190-710-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-330-090-000	CITY	0	0.0	0.00	0.00
1	191-330-100-000	CITY	0	0.0	0.00	0.00
1	191-330-110-000	PUBLIC	0	0.0	0.00	0.00
1	191-330-120-000	CITY	0	0.0	0.00	0.00
1	191-340-020-000	SCHOOL	0	0.0	0.00	0.00
1	191-340-030-000	COMMON AREA	0	0.0	0.00	0.00
1	191-340-090-000	CITY	0	0.0	0.00	0.00
1	191-340-100-000	CITY	0	0.0	0.00	0.00
1	191-340-160-000	PUBLIC	0	0.0	0.00	0.00
1	191-340-170-000	PUBLIC	0	0.0	0.00	0.00
1	191-340-180-000	PUBLIC	0	0.0	0.00	0.00
1	191-350-040-000	CITY	0	0.0	0.00	0.00
1	191-350-060-000	PUBLIC	0	0.0	0.00	0.00
1	191-360-010-000	SFR	1	1.0	276.10	268.06
1	191-360-020-000	SFR	1	1.0	276.10	268.06
1	191-360-030-000	SFR	1	1.0	276.10	268.06
1	191-360-040-000	SFR	1	1.0	276.10	268.06
1	191-360-050-000	SFR	1	1.0	276.10	268.06
1	191-360-060-000	SFR	1	1.0	276.10	268.06
1	191-360-070-000	SFR	1	1.0	276.10	268.06
1	191-360-080-000	SFR	1	1.0	276.10	268.06
1	191-360-090-000	SFR	1	1.0	276.10	268.06
1	191-360-100-000	SFR	1	1.0	276.10	268.06
1	191-360-110-000	SFR	1	1.0	276.10	268.06
1	191-360-120-000	SFR	1	1.0	276.10	268.06
1	191-360-130-000	SFR	1	1.0	276.10	268.06
1	191-360-140-000	SFR	1	1.0	276.10	268.06
1	191-360-150-000	SFR	1	1.0	276.10	268.06
1	191-360-160-000	SFR	1	1.0	276.10	268.06
1	191-360-170-000	SFR	1	1.0	276.10	268.06
1	191-360-180-000	SFR	1	1.0	276.10	268.06

CITY OF LATHROP
MOSSDALE LANDSCAPING AND LIGHTING DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING

Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-360-190-000	SFR	1	1.0	276.10	268.06
1	191-360-200-000	SFR	1	1.0	276.10	268.06
1	191-360-210-000	SFR	1	1.0	276.10	268.06
1	191-360-220-000	SFR	1	1.0	276.10	268.06
1	191-360-230-000	SFR	1	1.0	276.10	268.06
1	191-360-240-000	SFR	1	1.0	276.10	268.06
1	191-360-250-000	SFR	1	1.0	276.10	268.06
1	191-360-260-000	SFR	1	1.0	276.10	268.06
1	191-360-270-000	SFR	1	1.0	276.10	268.06
1	191-360-280-000	SFR	1	1.0	276.10	268.06
1	191-360-290-000	SFR	1	1.0	276.10	268.06
1	191-360-300-000	SFR	1	1.0	276.10	268.06
1	191-360-310-000	SFR	1	1.0	276.10	268.06
1	191-360-320-000	SFR	1	1.0	276.10	268.06
1	191-360-330-000	SFR	1	1.0	276.10	268.06
1	191-360-340-000	SFR	1	1.0	276.10	268.06
1	191-360-350-000	SFR	1	1.0	276.10	268.06
1	191-360-360-000	SFR	1	1.0	276.10	268.06
1	191-360-370-000	SFR	1	1.0	276.10	268.06
1	191-360-380-000	SFR	1	1.0	276.10	268.06
1	191-360-390-000	SFR	1	1.0	276.10	268.06
1	191-360-400-000	SFR	1	1.0	276.10	268.06
1	191-360-410-000	SFR	1	1.0	276.10	268.06
1	191-360-420-000	SFR	1	1.0	276.10	268.06
1	191-360-430-000	SFR	1	1.0	276.10	268.06
1	191-360-440-000	SFR	1	1.0	276.10	268.06
1	191-360-450-000	SFR	1	1.0	276.10	268.06
1	191-360-460-000	SFR	1	1.0	276.10	268.06
1	191-360-470-000	SFR	1	1.0	276.10	268.06
1	191-360-480-000	SFR	1	1.0	276.10	268.06
1	191-360-490-000	SFR	1	1.0	276.10	268.06
1	191-360-500-000	SFR	1	1.0	276.10	268.06
1	191-360-510-000	SFR	1	1.0	276.10	268.06
1	191-360-520-000	SFR	1	1.0	276.10	268.06
1	191-360-530-000	SFR	1	1.0	276.10	268.06
1	191-360-540-000	SFR	1	1.0	276.10	268.06
1	191-360-550-000	SFR	1	1.0	276.10	268.06
1	191-360-560-000	SFR	1	1.0	276.10	268.06
1	191-360-570-000	SFR	1	1.0	276.10	268.06
1	191-360-580-000	SFR	1	1.0	276.10	268.06
1	191-360-590-000	SFR	1	1.0	276.10	268.06
1	191-360-600-000	SFR	1	1.0	276.10	268.06
1	191-360-610-000	SFR	1	1.0	276.10	268.06
1	191-360-620-000	SFR	1	1.0	276.10	268.06
1	191-360-630-000	SFR	1	1.0	276.10	268.06
1	191-360-640-000	SFR	1	1.0	276.10	268.06
1	191-360-650-000	SFR	1	1.0	276.10	268.06
1	191-360-660-000	SFR	1	1.0	276.10	268.06
1	191-360-670-000	SFR	1	1.0	276.10	268.06

**CITY OF LATHROP
 MOSSDALE LANDSCAPING AND LIGHTING DISTRICT
 FISCAL YEAR 2019/20
 PARCEL LISTING**

Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-360-680-000	CITY	0	0.0	0.00	0.00
1	191-370-010-000	SFR	1	1.0	276.10	268.06
1	191-370-020-000	SFR	1	1.0	276.10	268.06
1	191-370-030-000	SFR	1	1.0	276.10	268.06
1	191-370-040-000	SFR	1	1.0	276.10	268.06
1	191-370-050-000	SFR	1	1.0	276.10	268.06
1	191-370-060-000	SFR	1	1.0	276.10	268.06
1	191-370-070-000	SFR	1	1.0	276.10	268.06
1	191-370-080-000	SFR	1	1.0	276.10	268.06
1	191-370-090-000	SFR	1	1.0	276.10	268.06
1	191-370-100-000	SFR	1	1.0	276.10	268.06
1	191-370-110-000	SFR	1	1.0	276.10	268.06
1	191-370-120-000	SFR	1	1.0	276.10	268.06
1	191-370-130-000	SFR	1	1.0	276.10	268.06
1	191-370-140-000	SFR	1	1.0	276.10	268.06
1	191-370-150-000	SFR	1	1.0	276.10	268.06
1	191-370-160-000	SFR	1	1.0	276.10	268.06
1	191-370-170-000	SFR	1	1.0	276.10	268.06
1	191-370-180-000	SFR	1	1.0	276.10	268.06
1	191-370-190-000	SFR	1	1.0	276.10	268.06
1	191-370-200-000	SFR	1	1.0	276.10	268.06
1	191-370-210-000	SFR	1	1.0	276.10	268.06
1	191-370-220-000	SFR	1	1.0	276.10	268.06
1	191-370-230-000	SFR	1	1.0	276.10	268.06
1	191-370-240-000	SFR	1	1.0	276.10	268.06
1	191-370-250-000	SFR	1	1.0	276.10	268.06
1	191-370-260-000	SFR	1	1.0	276.10	268.06
1	191-370-270-000	SFR	1	1.0	276.10	268.06
1	191-370-280-000	SFR	1	1.0	276.10	268.06
1	191-370-290-000	SFR	1	1.0	276.10	268.06
1	191-370-300-000	SFR	1	1.0	276.10	268.06
1	191-370-310-000	SFR	1	1.0	276.10	268.06
1	191-370-320-000	SFR	1	1.0	276.10	268.06
1	191-370-330-000	SFR	1	1.0	276.10	268.06
1	191-370-340-000	SFR	1	1.0	276.10	268.06
1	191-370-350-000	SFR	1	1.0	276.10	268.06
1	191-370-360-000	SFR	1	1.0	276.10	268.06
1	191-370-370-000	SFR	1	1.0	276.10	268.06
1	191-370-380-000	SFR	1	1.0	276.10	268.06
1	191-370-390-000	SFR	1	1.0	276.10	268.06
1	191-370-400-000	SFR	1	1.0	276.10	268.06
1	191-370-410-000	SFR	1	1.0	276.10	268.06
1	191-370-420-000	SFR	1	1.0	276.10	268.06
1	191-370-430-000	SFR	1	1.0	276.10	268.06
1	191-370-440-000	SFR	1	1.0	276.10	268.06
1	191-370-450-000	SFR	1	1.0	276.10	268.06
1	191-370-460-000	SFR	1	1.0	276.10	268.06
1	191-370-470-000	SFR	1	1.0	276.10	268.06
1	191-370-480-000	SFR	1	1.0	276.10	268.06

CITY OF LATHROP
MOSSDALE LANDSCAPING AND LIGHTING DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING

Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-370-490-000	SFR	1	1.0	276.10	268.06
1	191-370-500-000	SFR	1	1.0	276.10	268.06
1	191-370-510-000	SFR	1	1.0	276.10	268.06
1	191-370-520-000	SFR	1	1.0	276.10	268.06
1	191-370-530-000	SFR	1	1.0	276.10	268.06
1	191-370-540-000	SFR	1	1.0	276.10	268.06
1	191-370-550-000	SFR	1	1.0	276.10	268.06
1	191-370-560-000	SFR	1	1.0	276.10	268.06
1	191-370-570-000	SFR	1	1.0	276.10	268.06
1	191-370-580-000	SFR	1	1.0	276.10	268.06
1	191-370-590-000	SFR	1	1.0	276.10	268.06
1	191-370-600-000	SFR	1	1.0	276.10	268.06
1	191-370-610-000	SFR	1	1.0	276.10	268.06
1	191-370-620-000	SFR	1	1.0	276.10	268.06
1	191-370-630-000	SFR	1	1.0	276.10	268.06
1	191-370-640-000	SFR	1	1.0	276.10	268.06
1	191-370-650-000	SFR	1	1.0	276.10	268.06
1	191-370-660-000	SFR	1	1.0	276.10	268.06
1	191-370-670-000	SFR	1	1.0	276.10	268.06
1	191-370-680-000	SFR	1	1.0	276.10	268.06
1	191-370-690-000	SFR	1	1.0	276.10	268.06
1	191-370-700-000	SFR	1	1.0	276.10	268.06
1	191-380-010-000	SFR	1	1.0	276.10	268.06
1	191-380-020-000	SFR	1	1.0	276.10	268.06
1	191-380-030-000	SFR	1	1.0	276.10	268.06
1	191-380-040-000	SFR	1	1.0	276.10	268.06
1	191-380-050-000	SFR	1	1.0	276.10	268.06
1	191-380-060-000	SFR	1	1.0	276.10	268.06
1	191-380-070-000	SFR	1	1.0	276.10	268.06
1	191-380-080-000	SFR	1	1.0	276.10	268.06
1	191-380-090-000	SFR	1	1.0	276.10	268.06
1	191-380-100-000	SFR	1	1.0	276.10	268.06
1	191-380-110-000	SFR	1	1.0	276.10	268.06
1	191-380-120-000	SFR	1	1.0	276.10	268.06
1	191-380-130-000	SFR	1	1.0	276.10	268.06
1	191-380-140-000	SFR	1	1.0	276.10	268.06
1	191-380-150-000	SFR	1	1.0	276.10	268.06
1	191-380-160-000	SFR	1	1.0	276.10	268.06
1	191-380-170-000	SFR	1	1.0	276.10	268.06
1	191-380-180-000	SFR	1	1.0	276.10	268.06
1	191-380-190-000	SFR	1	1.0	276.10	268.06
1	191-380-200-000	SFR	1	1.0	276.10	268.06
1	191-380-210-000	SFR	1	1.0	276.10	268.06
1	191-380-220-000	SFR	1	1.0	276.10	268.06
1	191-380-230-000	SFR	1	1.0	276.10	268.06
1	191-380-240-000	SFR	1	1.0	276.10	268.06
1	191-380-250-000	SFR	1	1.0	276.10	268.06
1	191-380-260-000	SFR	1	1.0	276.10	268.06
1	191-380-270-000	SFR	1	1.0	276.10	268.06

CITY OF LATHROP
MOSSDALE LANDSCAPING AND LIGHTING DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING

Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-380-280-000	SFR	1	1.0	276.10	268.06
1	191-380-290-000	SFR	1	1.0	276.10	268.06
1	191-380-300-000	SFR	1	1.0	276.10	268.06
1	191-380-310-000	SFR	1	1.0	276.10	268.06
1	191-380-320-000	SFR	1	1.0	276.10	268.06
1	191-380-330-000	SFR	1	1.0	276.10	268.06
1	191-380-340-000	SFR	1	1.0	276.10	268.06
1	191-380-350-000	SFR	1	1.0	276.10	268.06
1	191-380-360-000	SFR	1	1.0	276.10	268.06
1	191-380-370-000	SFR	1	1.0	276.10	268.06
1	191-380-380-000	SFR	1	1.0	276.10	268.06
1	191-380-390-000	SFR	1	1.0	276.10	268.06
1	191-380-400-000	SFR	1	1.0	276.10	268.06
1	191-380-410-000	SFR	1	1.0	276.10	268.06
1	191-380-420-000	SFR	1	1.0	276.10	268.06
1	191-380-430-000	SFR	1	1.0	276.10	268.06
1	191-380-440-000	SFR	1	1.0	276.10	268.06
1	191-380-450-000	SFR	1	1.0	276.10	268.06
1	191-380-460-000	SFR	1	1.0	276.10	268.06
1	191-380-470-000	SFR	1	1.0	276.10	268.06
1	191-380-480-000	SFR	1	1.0	276.10	268.06
1	191-380-490-000	SFR	1	1.0	276.10	268.06
1	191-380-500-000	SFR	1	1.0	276.10	268.06
1	191-380-510-000	SFR	1	1.0	276.10	268.06
1	191-380-520-000	SFR	1	1.0	276.10	268.06
1	191-380-530-000	SFR	1	1.0	276.10	268.06
1	191-380-540-000	SFR	1	1.0	276.10	268.06
1	191-380-550-000	SFR	1	1.0	276.10	268.06
1	191-380-560-000	SFR	1	1.0	276.10	268.06
1	191-380-570-000	SFR	1	1.0	276.10	268.06
1	191-380-580-000	SFR	1	1.0	276.10	268.06
1	191-380-590-000	SFR	1	1.0	276.10	268.06
1	191-380-600-000	SFR	1	1.0	276.10	268.06
1	191-380-610-000	SFR	1	1.0	276.10	268.06
1	191-380-620-000	SFR	1	1.0	276.10	268.06
1	191-380-630-000	SFR	1	1.0	276.10	268.06
1	191-380-640-000	SFR	1	1.0	276.10	268.06
1	191-380-650-000	SFR	1	1.0	276.10	268.06
1	191-380-660-000	SFR	1	1.0	276.10	268.06
1	191-380-670-000	CITY	0	0.0	0.00	0.00
1	191-390-010-000	SFR	1	1.0	276.10	268.06
1	191-390-020-000	SFR	1	1.0	276.10	268.06
1	191-390-030-000	SFR	1	1.0	276.10	268.06
1	191-390-040-000	SFR	1	1.0	276.10	268.06
1	191-390-050-000	SFR	1	1.0	276.10	268.06
1	191-390-060-000	SFR	1	1.0	276.10	268.06
1	191-390-070-000	SFR	1	1.0	276.10	268.06
1	191-390-080-000	SFR	1	1.0	276.10	268.06
1	191-390-090-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-390-100-000	SFR	1	1.0	276.10	268.06
1	191-390-110-000	SFR	1	1.0	276.10	268.06
1	191-390-120-000	SFR	1	1.0	276.10	268.06
1	191-390-130-000	SFR	1	1.0	276.10	268.06
1	191-390-140-000	SFR	1	1.0	276.10	268.06
1	191-390-150-000	SFR	1	1.0	276.10	268.06
1	191-390-160-000	SFR	1	1.0	276.10	268.06
1	191-390-170-000	SFR	1	1.0	276.10	268.06
1	191-390-180-000	SFR	1	1.0	276.10	268.06
1	191-390-190-000	SFR	1	1.0	276.10	268.06
1	191-390-200-000	SFR	1	1.0	276.10	268.06
1	191-390-210-000	SFR	1	1.0	276.10	268.06
1	191-390-220-000	SFR	1	1.0	276.10	268.06
1	191-390-230-000	SFR	1	1.0	276.10	268.06
1	191-390-240-000	CITY	0	0.0	0.00	0.00
1	191-390-250-000	SFR	1	1.0	276.10	268.06
1	191-390-260-000	SFR	1	1.0	276.10	268.06
1	191-390-270-000	SFR	1	1.0	276.10	268.06
1	191-390-280-000	SFR	1	1.0	276.10	268.06
1	191-390-290-000	SFR	1	1.0	276.10	268.06
1	191-390-300-000	SFR	1	1.0	276.10	268.06
1	191-390-310-000	SFR	1	1.0	276.10	268.06
1	191-390-320-000	SFR	1	1.0	276.10	268.06
1	191-390-330-000	SFR	1	1.0	276.10	268.06
1	191-390-340-000	SFR	1	1.0	276.10	268.06
1	191-390-350-000	SFR	1	1.0	276.10	268.06
1	191-390-360-000	SFR	1	1.0	276.10	268.06
1	191-390-370-000	SFR	1	1.0	276.10	268.06
1	191-390-380-000	SFR	1	1.0	276.10	268.06
1	191-390-390-000	SFR	1	1.0	276.10	268.06
1	191-390-400-000	SFR	1	1.0	276.10	268.06
1	191-390-410-000	SFR	1	1.0	276.10	268.06
1	191-390-420-000	SFR	1	1.0	276.10	268.06
1	191-390-430-000	SFR	1	1.0	276.10	268.06
1	191-390-440-000	SFR	1	1.0	276.10	268.06
1	191-390-450-000	SFR	1	1.0	276.10	268.06
1	191-390-460-000	SFR	1	1.0	276.10	268.06
1	191-390-470-000	SFR	1	1.0	276.10	268.06
1	191-390-480-000	SFR	1	1.0	276.10	268.06
1	191-390-490-000	SFR	1	1.0	276.10	268.06
1	191-390-500-000	SFR	1	1.0	276.10	268.06
1	191-390-510-000	SFR	1	1.0	276.10	268.06
1	191-390-520-000	SFR	1	1.0	276.10	268.06
1	191-390-530-000	SFR	1	1.0	276.10	268.06
1	191-390-540-000	SFR	1	1.0	276.10	268.06
1	191-390-550-000	SFR	1	1.0	276.10	268.06
1	191-390-560-000	SFR	1	1.0	276.10	268.06
1	191-390-570-000	SFR	1	1.0	276.10	268.06
1	191-390-580-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-390-590-000	SFR	1	1.0	276.10	268.06
1	191-390-600-000	SFR	1	1.0	276.10	268.06
1	191-390-610-000	SFR	1	1.0	276.10	268.06
1	191-390-620-000	SFR	1	1.0	276.10	268.06
1	191-390-630-000	SFR	1	1.0	276.10	268.06
1	191-390-640-000	SFR	1	1.0	276.10	268.06
1	191-390-650-000	SFR	1	1.0	276.10	268.06
1	191-390-660-000	SFR	1	1.0	276.10	268.06
1	191-390-670-000	SFR	1	1.0	276.10	268.06
1	191-400-010-000	SFR	1	1.0	276.10	268.06
1	191-400-020-000	SFR	1	1.0	276.10	268.06
1	191-400-030-000	SFR	1	1.0	276.10	268.06
1	191-400-040-000	SFR	1	1.0	276.10	268.06
1	191-400-050-000	SFR	1	1.0	276.10	268.06
1	191-400-060-000	SFR	1	1.0	276.10	268.06
1	191-400-070-000	SFR	1	1.0	276.10	268.06
1	191-400-080-000	SFR	1	1.0	276.10	268.06
1	191-400-090-000	SFR	1	1.0	276.10	268.06
1	191-400-100-000	SFR	1	1.0	276.10	268.06
1	191-400-110-000	SFR	1	1.0	276.10	268.06
1	191-400-120-000	SFR	1	1.0	276.10	268.06
1	191-400-130-000	SFR	1	1.0	276.10	268.06
1	191-400-140-000	SFR	1	1.0	276.10	268.06
1	191-400-150-000	SFR	1	1.0	276.10	268.06
1	191-400-160-000	SFR	1	1.0	276.10	268.06
1	191-400-170-000	SFR	1	1.0	276.10	268.06
1	191-400-180-000	SFR	1	1.0	276.10	268.06
1	191-400-190-000	SFR	1	1.0	276.10	268.06
1	191-400-200-000	SFR	1	1.0	276.10	268.06
1	191-400-210-000	SFR	1	1.0	276.10	268.06
1	191-400-220-000	SFR	1	1.0	276.10	268.06
1	191-400-230-000	SFR	1	1.0	276.10	268.06
1	191-400-240-000	SFR	1	1.0	276.10	268.06
1	191-400-250-000	SFR	1	1.0	276.10	268.06
1	191-400-260-000	SFR	1	1.0	276.10	268.06
1	191-400-270-000	SFR	1	1.0	276.10	268.06
1	191-400-280-000	SFR	1	1.0	276.10	268.06
1	191-400-290-000	SFR	1	1.0	276.10	268.06
1	191-400-300-000	SFR	1	1.0	276.10	268.06
1	191-400-310-000	SFR	1	1.0	276.10	268.06
1	191-400-320-000	SFR	1	1.0	276.10	268.06
1	191-400-330-000	SFR	1	1.0	276.10	268.06
1	191-400-340-000	SFR	1	1.0	276.10	268.06
1	191-400-350-000	SFR	1	1.0	276.10	268.06
1	191-400-360-000	SFR	1	1.0	276.10	268.06
1	191-400-370-000	SFR	1	1.0	276.10	268.06
1	191-400-380-000	SFR	1	1.0	276.10	268.06
1	191-400-390-000	SFR	1	1.0	276.10	268.06
1	191-400-400-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-400-410-000	SFR	1	1.0	276.10	268.06
1	191-400-420-000	SFR	1	1.0	276.10	268.06
1	191-400-430-000	SFR	1	1.0	276.10	268.06
1	191-400-440-000	SFR	1	1.0	276.10	268.06
1	191-400-450-000	SFR	1	1.0	276.10	268.06
1	191-400-460-000	SFR	1	1.0	276.10	268.06
1	191-400-470-000	SFR	1	1.0	276.10	268.06
1	191-400-480-000	SFR	1	1.0	276.10	268.06
1	191-400-490-000	SFR	1	1.0	276.10	268.06
1	191-400-500-000	SFR	1	1.0	276.10	268.06
1	191-400-510-000	SFR	1	1.0	276.10	268.06
1	191-400-520-000	SFR	1	1.0	276.10	268.06
1	191-400-530-000	SFR	1	1.0	276.10	268.06
1	191-400-540-000	SFR	1	1.0	276.10	268.06
1	191-400-550-000	SFR	1	1.0	276.10	268.06
1	191-400-560-000	SFR	1	1.0	276.10	268.06
1	191-400-570-000	SFR	1	1.0	276.10	268.06
1	191-410-010-000	SFR	1	1.0	276.10	268.06
1	191-410-020-000	SFR	1	1.0	276.10	268.06
1	191-410-030-000	SFR	1	1.0	276.10	268.06
1	191-410-040-000	SFR	1	1.0	276.10	268.06
1	191-410-050-000	SFR	1	1.0	276.10	268.06
1	191-410-060-000	SFR	1	1.0	276.10	268.06
1	191-410-070-000	SFR	1	1.0	276.10	268.06
1	191-410-080-000	SFR	1	1.0	276.10	268.06
1	191-410-090-000	SFR	1	1.0	276.10	268.06
1	191-410-100-000	SFR	1	1.0	276.10	268.06
1	191-410-110-000	SFR	1	1.0	276.10	268.06
1	191-410-120-000	SFR	1	1.0	276.10	268.06
1	191-410-130-000	SFR	1	1.0	276.10	268.06
1	191-410-140-000	SFR	1	1.0	276.10	268.06
1	191-410-150-000	SFR	1	1.0	276.10	268.06
1	191-410-160-000	SFR	1	1.0	276.10	268.06
1	191-410-170-000	SFR	1	1.0	276.10	268.06
1	191-410-180-000	SFR	1	1.0	276.10	268.06
1	191-410-190-000	SFR	1	1.0	276.10	268.06
1	191-410-200-000	SFR	1	1.0	276.10	268.06
1	191-410-210-000	SFR	1	1.0	276.10	268.06
1	191-410-220-000	SFR	1	1.0	276.10	268.06
1	191-410-230-000	SFR	1	1.0	276.10	268.06
1	191-410-240-000	SFR	1	1.0	276.10	268.06
1	191-410-250-000	SFR	1	1.0	276.10	268.06
1	191-410-260-000	SFR	1	1.0	276.10	268.06
1	191-410-270-000	SFR	1	1.0	276.10	268.06
1	191-410-280-000	SFR	1	1.0	276.10	268.06
1	191-410-290-000	SFR	1	1.0	276.10	268.06
1	191-410-300-000	SFR	1	1.0	276.10	268.06
1	191-410-310-000	SFR	1	1.0	276.10	268.06
1	191-410-320-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-410-330-000	SFR	1	1.0	276.10	268.06
1	191-410-340-000	SFR	1	1.0	276.10	268.06
1	191-410-350-000	SFR	1	1.0	276.10	268.06
1	191-410-360-000	SFR	1	1.0	276.10	268.06
1	191-410-370-000	SFR	1	1.0	276.10	268.06
1	191-410-380-000	SFR	1	1.0	276.10	268.06
1	191-410-390-000	SFR	1	1.0	276.10	268.06
1	191-410-400-000	SFR	1	1.0	276.10	268.06
1	191-410-410-000	SFR	1	1.0	276.10	268.06
1	191-410-420-000	SFR	1	1.0	276.10	268.06
1	191-410-430-000	SFR	1	1.0	276.10	268.06
1	191-410-440-000	SFR	1	1.0	276.10	268.06
1	191-410-450-000	SFR	1	1.0	276.10	268.06
1	191-410-460-000	SFR	1	1.0	276.10	268.06
1	191-410-470-000	SFR	1	1.0	276.10	268.06
1	191-410-480-000	SFR	1	1.0	276.10	268.06
1	191-410-490-000	SFR	1	1.0	276.10	268.06
1	191-410-500-000	SFR	1	1.0	276.10	268.06
1	191-410-510-000	SFR	1	1.0	276.10	268.06
1	191-410-520-000	SFR	1	1.0	276.10	268.06
1	191-410-530-000	SFR	1	1.0	276.10	268.06
1	191-420-010-000	SFR	1	1.0	276.10	268.06
1	191-420-020-000	SFR	1	1.0	276.10	268.06
1	191-420-030-000	SFR	1	1.0	276.10	268.06
1	191-420-040-000	SFR	1	1.0	276.10	268.06
1	191-420-050-000	SFR	1	1.0	276.10	268.06
1	191-420-060-000	SFR	1	1.0	276.10	268.06
1	191-420-070-000	SFR	1	1.0	276.10	268.06
1	191-420-080-000	SFR	1	1.0	276.10	268.06
1	191-420-090-000	SFR	1	1.0	276.10	268.06
1	191-420-100-000	SFR	1	1.0	276.10	268.06
1	191-420-110-000	SFR	1	1.0	276.10	268.06
1	191-420-120-000	SFR	1	1.0	276.10	268.06
1	191-420-130-000	SFR	1	1.0	276.10	268.06
1	191-420-140-000	SFR	1	1.0	276.10	268.06
1	191-420-150-000	SFR	1	1.0	276.10	268.06
1	191-420-160-000	SFR	1	1.0	276.10	268.06
1	191-420-170-000	SFR	1	1.0	276.10	268.06
1	191-420-180-000	SFR	1	1.0	276.10	268.06
1	191-420-190-000	SFR	1	1.0	276.10	268.06
1	191-420-200-000	SFR	1	1.0	276.10	268.06
1	191-420-210-000	SFR	1	1.0	276.10	268.06
1	191-420-220-000	SFR	1	1.0	276.10	268.06
1	191-420-230-000	SFR	1	1.0	276.10	268.06
1	191-420-240-000	SFR	1	1.0	276.10	268.06
1	191-420-250-000	SFR	1	1.0	276.10	268.06
1	191-420-260-000	SFR	1	1.0	276.10	268.06
1	191-420-270-000	SFR	1	1.0	276.10	268.06
1	191-420-280-000	SFR	1	1.0	276.10	268.06

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1	191-420-290-000	SFR	1	1.0	276.10	268.06
1	191-420-300-000	SFR	1	1.0	276.10	268.06
1	191-420-310-000	SFR	1	1.0	276.10	268.06
1	191-420-320-000	SFR	1	1.0	276.10	268.06
1	191-420-330-000	SFR	1	1.0	276.10	268.06
1	191-420-340-000	SFR	1	1.0	276.10	268.06
1	191-420-350-000	SFR	1	1.0	276.10	268.06
1	191-420-360-000	SFR	1	1.0	276.10	268.06
1	191-420-370-000	SFR	1	1.0	276.10	268.06
1	191-420-380-000	SFR	1	1.0	276.10	268.06
1	191-420-390-000	SFR	1	1.0	276.10	268.06
1	191-420-400-000	SFR	1	1.0	276.10	268.06
1	191-420-410-000	SFR	1	1.0	276.10	268.06
1	191-420-420-000	SFR	1	1.0	276.10	268.06
1	191-420-430-000	SFR	1	1.0	276.10	268.06
1	191-420-440-000	SFR	1	1.0	276.10	268.06
1	191-420-450-000	SFR	1	1.0	276.10	268.06
1	191-420-460-000	SFR	1	1.0	276.10	268.06
1	191-420-470-000	SFR	1	1.0	276.10	268.06
1	191-420-480-000	SFR	1	1.0	276.10	268.06
1	191-420-490-000	SFR	1	1.0	276.10	268.06
1	191-420-500-000	SFR	1	1.0	276.10	268.06
1	191-420-510-000	SFR	1	1.0	276.10	268.06
1	191-420-520-000	SFR	1	1.0	276.10	268.06
1	191-420-530-000	SFR	1	1.0	276.10	268.06
1	191-420-540-000	SFR	1	1.0	276.10	268.06
1	191-420-550-000	SFR	1	1.0	276.10	268.06
1	191-420-560-000	SFR	1	1.0	276.10	268.06
1	191-420-570-000	SFR	1	1.0	276.10	268.06
1	191-420-580-000	SFR	1	1.0	276.10	268.06
1	191-420-590-000	SFR	1	1.0	276.10	268.06
1	191-420-600-000	SFR	1	1.0	276.10	268.06
1	191-420-610-000	SFR	1	1.0	276.10	268.06
1	191-420-620-000	SFR	1	1.0	276.10	268.06
1	191-420-630-000	SFR	1	1.0	276.10	268.06
1	191-420-640-000	SFR	1	1.0	276.10	268.06
1	191-420-650-000	SFR	1	1.0	276.10	268.06
1	191-420-660-000	SFR	1	1.0	276.10	268.06
1	191-430-010-000	SFR	1	1.0	276.10	268.06
1	191-430-020-000	SFR	1	1.0	276.10	268.06
1	191-430-030-000	SFR	1	1.0	276.10	268.06
1	191-430-040-000	SFR	1	1.0	276.10	268.06
1	191-430-050-000	SFR	1	1.0	276.10	268.06
1	191-430-060-000	SFR	1	1.0	276.10	268.06
1	191-430-070-000	SFR	1	1.0	276.10	268.06
1	191-430-080-000	SFR	1	1.0	276.10	268.06
1	191-430-090-000	SFR	1	1.0	276.10	268.06
1	191-430-100-000	SFR	1	1.0	276.10	268.06
1	191-430-110-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-430-120-000	SFR	1	1.0	276.10	268.06
1	191-430-130-000	SFR	1	1.0	276.10	268.06
1	191-430-140-000	SFR	1	1.0	276.10	268.06
1	191-430-150-000	SFR	1	1.0	276.10	268.06
1	191-430-160-000	SFR	1	1.0	276.10	268.06
1	191-430-170-000	SFR	1	1.0	276.10	268.06
1	191-430-180-000	SFR	1	1.0	276.10	268.06
1	191-430-190-000	SFR	1	1.0	276.10	268.06
1	191-430-200-000	SFR	1	1.0	276.10	268.06
1	191-430-210-000	SFR	1	1.0	276.10	268.06
1	191-430-220-000	SFR	1	1.0	276.10	268.06
1	191-430-230-000	SFR	1	1.0	276.10	268.06
1	191-430-240-000	SFR	1	1.0	276.10	268.06
1	191-430-250-000	SFR	1	1.0	276.10	268.06
1	191-430-260-000	SFR	1	1.0	276.10	268.06
1	191-430-270-000	SFR	1	1.0	276.10	268.06
1	191-430-280-000	SFR	1	1.0	276.10	268.06
1	191-430-290-000	SFR	1	1.0	276.10	268.06
1	191-430-300-000	SFR	1	1.0	276.10	268.06
1	191-430-310-000	SFR	1	1.0	276.10	268.06
1	191-430-320-000	SFR	1	1.0	276.10	268.06
1	191-430-330-000	SFR	1	1.0	276.10	268.06
1	191-430-340-000	SFR	1	1.0	276.10	268.06
1	191-430-350-000	SFR	1	1.0	276.10	268.06
1	191-430-360-000	SFR	1	1.0	276.10	268.06
1	191-430-370-000	SFR	1	1.0	276.10	268.06
1	191-430-380-000	SFR	1	1.0	276.10	268.06
1	191-430-390-000	SFR	1	1.0	276.10	268.06
1	191-430-400-000	SFR	1	1.0	276.10	268.06
1	191-430-410-000	SFR	1	1.0	276.10	268.06
1	191-430-420-000	SFR	1	1.0	276.10	268.06
1	191-430-430-000	SFR	1	1.0	276.10	268.06
1	191-430-440-000	SFR	1	1.0	276.10	268.06
1	191-430-450-000	SFR	1	1.0	276.10	268.06
1	191-430-460-000	SFR	1	1.0	276.10	268.06
1	191-430-470-000	SFR	1	1.0	276.10	268.06
1	191-430-480-000	SFR	1	1.0	276.10	268.06
1	191-430-490-000	SFR	1	1.0	276.10	268.06
1	191-430-500-000	SFR	1	1.0	276.10	268.06
1	191-430-510-000	SFR	1	1.0	276.10	268.06
1	191-430-520-000	SFR	1	1.0	276.10	268.06
1	191-430-530-000	SFR	1	1.0	276.10	268.06
1	191-430-540-000	SFR	1	1.0	276.10	268.06
1	191-430-550-000	SFR	1	1.0	276.10	268.06
1	191-430-560-000	SFR	1	1.0	276.10	268.06
1	191-430-570-000	SFR	1	1.0	276.10	268.06
1	191-430-580-000	SFR	1	1.0	276.10	268.06
1	191-430-590-000	SFR	1	1.0	276.10	268.06
1	191-430-600-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-430-610-000	SFR	1	1.0	276.10	268.06
1	191-430-620-000	SFR	1	1.0	276.10	268.06
1	191-430-630-000	SFR	1	1.0	276.10	268.06
1	191-430-640-000	SFR	1	1.0	276.10	268.06
1	191-430-650-000	SFR	1	1.0	276.10	268.06
1	191-430-660-000	SFR	1	1.0	276.10	268.06
1	191-430-670-000	SFR	1	1.0	276.10	268.06
1	191-430-680-000	SFR	1	1.0	276.10	268.06
1	191-430-690-000	SFR	1	1.0	276.10	268.06
1	191-430-700-000	SFR	1	1.0	276.10	268.06
1	191-430-710-000	SFR	1	1.0	276.10	268.06
1	191-430-720-000	SFR	1	1.0	276.10	268.06
1	191-430-730-000	SFR	1	1.0	276.10	268.06
1	191-440-010-000	SFR	1	1.0	276.10	268.06
1	191-440-020-000	SFR	1	1.0	276.10	268.06
1	191-440-030-000	SFR	1	1.0	276.10	268.06
1	191-440-040-000	SFR	1	1.0	276.10	268.06
1	191-440-050-000	SFR	1	1.0	276.10	268.06
1	191-440-060-000	SFR	1	1.0	276.10	268.06
1	191-440-070-000	SFR	1	1.0	276.10	268.06
1	191-440-110-000	SFR	1	1.0	276.10	268.06
1	191-440-120-000	SFR	1	1.0	276.10	268.06
1	191-440-130-000	SFR	1	1.0	276.10	268.06
1	191-440-140-000	SFR	1	1.0	276.10	268.06
1	191-440-150-000	SFR	1	1.0	276.10	268.06
1	191-440-160-000	SFR	1	1.0	276.10	268.06
1	191-440-170-000	SFR	1	1.0	276.10	268.06
1	191-440-180-000	SFR	1	1.0	276.10	268.06
1	191-440-190-000	SFR	1	1.0	276.10	268.06
1	191-440-200-000	SFR	1	1.0	276.10	268.06
1	191-440-210-000	SFR	1	1.0	276.10	268.06
1	191-440-220-000	SFR	1	1.0	276.10	268.06
1	191-440-230-000	SFR	1	1.0	276.10	268.06
1	191-440-240-000	SFR	1	1.0	276.10	268.06
1	191-440-250-000	SFR	1	1.0	276.10	268.06
1	191-440-260-000	SFR	1	1.0	276.10	268.06
1	191-440-270-000	SFR	1	1.0	276.10	268.06
1	191-440-280-000	SFR	1	1.0	276.10	268.06
1	191-440-290-000	SFR	1	1.0	276.10	268.06
1	191-440-300-000	SFR	1	1.0	276.10	268.06
1	191-440-310-000	SFR	1	1.0	276.10	268.06
1	191-440-320-000	SFR	1	1.0	276.10	268.06
1	191-440-330-000	SFR	1	1.0	276.10	268.06
1	191-440-340-000	SFR	1	1.0	276.10	268.06
1	191-440-350-000	SFR	1	1.0	276.10	268.06
1	191-440-360-000	SFR	1	1.0	276.10	268.06
1	191-440-370-000	SFR	1	1.0	276.10	268.06
1	191-440-380-000	SFR	1	1.0	276.10	268.06
1	191-440-390-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-440-400-000	SFR	1	1.0	276.10	268.06
1	191-440-410-000	SFR	1	1.0	276.10	268.06
1	191-440-420-000	SFR	1	1.0	276.10	268.06
1	191-440-430-000	SFR	1	1.0	276.10	268.06
1	191-440-440-000	SFR	1	1.0	276.10	268.06
1	191-440-450-000	SFR	1	1.0	276.10	268.06
1	191-440-460-000	SFR	1	1.0	276.10	268.06
1	191-440-470-000	SFR	1	1.0	276.10	268.06
1	191-440-480-000	SFR	1	1.0	276.10	268.06
1	191-440-490-000	SFR	1	1.0	276.10	268.06
1	191-440-500-000	SFR	1	1.0	276.10	268.06
1	191-440-510-000	SFR	1	1.0	276.10	268.06
1	191-440-520-000	SFR	1	1.0	276.10	268.06
1	191-440-530-000	SFR	1	1.0	276.10	268.06
1	191-440-540-000	SFR	1	1.0	276.10	268.06
1	191-440-550-000	SFR	1	1.0	276.10	268.06
1	191-440-560-000	SFR	1	1.0	276.10	268.06
1	191-440-570-000	SFR	1	1.0	276.10	268.06
1	191-440-580-000	SFR	1	1.0	276.10	268.06
1	191-440-590-000	SFR	1	1.0	276.10	268.06
1	191-440-600-000	SFR	1	1.0	276.10	268.06
1	191-440-610-000	SFR	1	1.0	276.10	268.06
1	191-440-620-000	SFR	1	1.0	276.10	268.06
1	191-440-630-000	SFR	1	1.0	276.10	268.06
1	191-440-640-000	SFR	1	1.0	276.10	268.06
1	191-440-650-000	SFR	1	1.0	276.10	268.06
1	191-440-660-000	SFR	1	1.0	276.10	268.06
1	191-440-670-000	SFR	1	1.0	276.10	268.06
1	191-440-680-000	SFR	1	1.0	276.10	268.06
1	191-440-690-000	SFR	1	1.0	276.10	268.06
1	191-440-700-000	SFR	1	1.0	276.10	268.06
1	191-440-710-000	SFR	1	1.0	276.10	268.06
1	191-440-720-000	SFR	1	1.0	276.10	268.06
1	191-440-730-000	SFR	1	1.0	276.10	268.06
1	191-440-740-000	SFR	1	1.0	276.10	268.06
1	191-440-750-000	SFR	1	1.0	276.10	268.06
1	191-440-760-000	SFR	1	1.0	276.10	268.06
1	191-440-770-000	SFR	1	1.0	276.10	268.06
1	191-440-780-000	SFR	1	1.0	276.10	268.06
1	191-450-010-000	SFR	1	1.0	276.10	268.06
1	191-450-020-000	SFR	1	1.0	276.10	268.06
1	191-450-030-000	SFR	1	1.0	276.10	268.06
1	191-450-040-000	SFR	1	1.0	276.10	268.06
1	191-450-050-000	SFR	1	1.0	276.10	268.06
1	191-450-060-000	SFR	1	1.0	276.10	268.06
1	191-450-070-000	SFR	1	1.0	276.10	268.06
1	191-450-080-000	SFR	1	1.0	276.10	268.06
1	191-450-090-000	SFR	1	1.0	276.10	268.06
1	191-450-100-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-450-110-000	SFR	1	1.0	276.10	268.06
1	191-450-120-000	SFR	1	1.0	276.10	268.06
1	191-450-130-000	SFR	1	1.0	276.10	268.06
1	191-450-140-000	SFR	1	1.0	276.10	268.06
1	191-450-150-000	SFR	1	1.0	276.10	268.06
1	191-450-160-000	SFR	1	1.0	276.10	268.06
1	191-450-170-000	SFR	1	1.0	276.10	268.06
1	191-450-180-000	SFR	1	1.0	276.10	268.06
1	191-450-190-000	SFR	1	1.0	276.10	268.06
1	191-450-200-000	SFR	1	1.0	276.10	268.06
1	191-450-210-000	SFR	1	1.0	276.10	268.06
1	191-450-220-000	SFR	1	1.0	276.10	268.06
1	191-450-230-000	SFR	1	1.0	276.10	268.06
1	191-450-240-000	SFR	1	1.0	276.10	268.06
1	191-450-250-000	SFR	1	1.0	276.10	268.06
1	191-450-260-000	SFR	1	1.0	276.10	268.06
1	191-450-270-000	SFR	1	1.0	276.10	268.06
1	191-450-280-000	SFR	1	1.0	276.10	268.06
1	191-450-290-000	SFR	1	1.0	276.10	268.06
1	191-450-300-000	SFR	1	1.0	276.10	268.06
1	191-450-310-000	SFR	1	1.0	276.10	268.06
1	191-450-320-000	SFR	1	1.0	276.10	268.06
1	191-450-330-000	SFR	1	1.0	276.10	268.06
1	191-450-340-000	SFR	1	1.0	276.10	268.06
1	191-450-350-000	SFR	1	1.0	276.10	268.06
1	191-450-360-000	SFR	1	1.0	276.10	268.06
1	191-450-370-000	SFR	1	1.0	276.10	268.06
1	191-450-380-000	SFR	1	1.0	276.10	268.06
1	191-450-390-000	SFR	1	1.0	276.10	268.06
1	191-450-400-000	SFR	1	1.0	276.10	268.06
1	191-450-410-000	SFR	1	1.0	276.10	268.06
1	191-450-420-000	SFR	1	1.0	276.10	268.06
1	191-450-430-000	SFR	1	1.0	276.10	268.06
1	191-460-010-000	SFR	1	1.0	276.10	268.06
1	191-460-020-000	SFR	1	1.0	276.10	268.06
1	191-460-030-000	SFR	1	1.0	276.10	268.06
1	191-460-040-000	SFR	1	1.0	276.10	268.06
1	191-460-050-000	SFR	1	1.0	276.10	268.06
1	191-460-060-000	SFR	1	1.0	276.10	268.06
1	191-460-070-000	SFR	1	1.0	276.10	268.06
1	191-460-080-000	SFR	1	1.0	276.10	268.06
1	191-460-090-000	SFR	1	1.0	276.10	268.06
1	191-460-100-000	SFR	1	1.0	276.10	268.06
1	191-460-110-000	SFR	1	1.0	276.10	268.06
1	191-460-120-000	SFR	1	1.0	276.10	268.06
1	191-460-130-000	SFR	1	1.0	276.10	268.06
1	191-460-140-000	SFR	1	1.0	276.10	268.06
1	191-460-150-000	SFR	1	1.0	276.10	268.06
1	191-460-160-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-460-170-000	SFR	1	1.0	276.10	268.06
1	191-460-180-000	SFR	1	1.0	276.10	268.06
1	191-460-190-000	SFR	1	1.0	276.10	268.06
1	191-460-200-000	SFR	1	1.0	276.10	268.06
1	191-460-210-000	SFR	1	1.0	276.10	268.06
1	191-460-220-000	SFR	1	1.0	276.10	268.06
1	191-460-230-000	SFR	1	1.0	276.10	268.06
1	191-460-240-000	SFR	1	1.0	276.10	268.06
1	191-460-250-000	SFR	1	1.0	276.10	268.06
1	191-460-260-000	SFR	1	1.0	276.10	268.06
1	191-460-270-000	SFR	1	1.0	276.10	268.06
1	191-460-280-000	SFR	1	1.0	276.10	268.06
1	191-460-290-000	SFR	1	1.0	276.10	268.06
1	191-460-300-000	SFR	1	1.0	276.10	268.06
1	191-460-310-000	SFR	1	1.0	276.10	268.06
1	191-460-320-000	SFR	1	1.0	276.10	268.06
1	191-460-330-000	SFR	1	1.0	276.10	268.06
1	191-460-340-000	SFR	1	1.0	276.10	268.06
1	191-460-350-000	SFR	1	1.0	276.10	268.06
1	191-460-360-000	SFR	1	1.0	276.10	268.06
1	191-470-010-000	SFR	1	1.0	276.10	268.06
1	191-470-020-000	SFR	1	1.0	276.10	268.06
1	191-470-030-000	SFR	1	1.0	276.10	268.06
1	191-470-040-000	SFR	1	1.0	276.10	268.06
1	191-470-050-000	SFR	1	1.0	276.10	268.06
1	191-470-060-000	SFR	1	1.0	276.10	268.06
1	191-470-070-000	SFR	1	1.0	276.10	268.06
1	191-470-080-000	SFR	1	1.0	276.10	268.06
1	191-470-090-000	SFR	1	1.0	276.10	268.06
1	191-470-100-000	SFR	1	1.0	276.10	268.06
1	191-470-110-000	SFR	1	1.0	276.10	268.06
1	191-470-120-000	SFR	1	1.0	276.10	268.06
1	191-470-130-000	SFR	1	1.0	276.10	268.06
1	191-470-140-000	SFR	1	1.0	276.10	268.06
1	191-470-150-000	SFR	1	1.0	276.10	268.06
1	191-470-160-000	SFR	1	1.0	276.10	268.06
1	191-470-170-000	SFR	1	1.0	276.10	268.06
1	191-470-180-000	SFR	1	1.0	276.10	268.06
1	191-470-190-000	SFR	1	1.0	276.10	268.06
1	191-470-200-000	SFR	1	1.0	276.10	268.06
1	191-470-210-000	SFR	1	1.0	276.10	268.06
1	191-470-220-000	SFR	1	1.0	276.10	268.06
1	191-470-230-000	SFR	1	1.0	276.10	268.06
1	191-470-240-000	SFR	1	1.0	276.10	268.06
1	191-470-250-000	SFR	1	1.0	276.10	268.06
1	191-470-260-000	SFR	1	1.0	276.10	268.06
1	191-470-270-000	SFR	1	1.0	276.10	268.06
1	191-470-280-000	SFR	1	1.0	276.10	268.06
1	191-470-290-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-470-300-000	SFR	1	1.0	276.10	268.06
1	191-470-310-000	SFR	1	1.0	276.10	268.06
1	191-470-320-000	SFR	1	1.0	276.10	268.06
1	191-470-330-000	SFR	1	1.0	276.10	268.06
1	191-470-340-000	SFR	1	1.0	276.10	268.06
1	191-470-350-000	SFR	1	1.0	276.10	268.06
1	191-470-360-000	SFR	1	1.0	276.10	268.06
1	191-470-370-000	SFR	1	1.0	276.10	268.06
1	191-470-380-000	SFR	1	1.0	276.10	268.06
1	191-470-390-000	SFR	1	1.0	276.10	268.06
1	191-480-010-000	SFR	1	1.0	276.10	268.06
1	191-480-020-000	SFR	1	1.0	276.10	268.06
1	191-480-030-000	SFR	1	1.0	276.10	268.06
1	191-480-040-000	SFR	1	1.0	276.10	268.06
1	191-480-050-000	SFR	1	1.0	276.10	268.06
1	191-480-060-000	SFR	1	1.0	276.10	268.06
1	191-480-070-000	SFR	1	1.0	276.10	268.06
1	191-480-080-000	SFR	1	1.0	276.10	268.06
1	191-480-090-000	SFR	1	1.0	276.10	268.06
1	191-480-100-000	SFR	1	1.0	276.10	268.06
1	191-480-110-000	SFR	1	1.0	276.10	268.06
1	191-480-120-000	SFR	1	1.0	276.10	268.06
1	191-480-130-000	SFR	1	1.0	276.10	268.06
1	191-480-140-000	SFR	1	1.0	276.10	268.06
1	191-480-150-000	SFR	1	1.0	276.10	268.06
1	191-480-160-000	SFR	1	1.0	276.10	268.06
1	191-480-170-000	SFR	1	1.0	276.10	268.06
1	191-480-180-000	SFR	1	1.0	276.10	268.06
1	191-480-190-000	SFR	1	1.0	276.10	268.06
1	191-480-200-000	SFR	1	1.0	276.10	268.06
1	191-480-210-000	SFR	1	1.0	276.10	268.06
1	191-480-220-000	SFR	1	1.0	276.10	268.06
1	191-480-230-000	SFR	1	1.0	276.10	268.06
1	191-480-240-000	SFR	1	1.0	276.10	268.06
1	191-480-250-000	SFR	1	1.0	276.10	268.06
1	191-480-260-000	SFR	1	1.0	276.10	268.06
1	191-480-270-000	SFR	1	1.0	276.10	268.06
1	191-480-280-000	SFR	1	1.0	276.10	268.06
1	191-480-290-000	SFR	1	1.0	276.10	268.06
1	191-480-300-000	SFR	1	1.0	276.10	268.06
1	191-480-310-000	SFR	1	1.0	276.10	268.06
1	191-480-320-000	SFR	1	1.0	276.10	268.06
1	191-480-330-000	SFR	1	1.0	276.10	268.06
1	191-480-340-000	SFR	1	1.0	276.10	268.06
1	191-480-350-000	SFR	1	1.0	276.10	268.06
1	191-480-360-000	SFR	1	1.0	276.10	268.06
1	191-480-370-000	SFR	1	1.0	276.10	268.06
1	191-480-380-000	SFR	1	1.0	276.10	268.06
1	191-480-390-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-480-400-000	SFR	1	1.0	276.10	268.06
1	191-480-410-000	SFR	1	1.0	276.10	268.06
1	191-480-420-000	SFR	1	1.0	276.10	268.06
1	191-490-010-000	SFR	1	1.0	276.10	268.06
1	191-490-020-000	SFR	1	1.0	276.10	268.06
1	191-490-030-000	SFR	1	1.0	276.10	268.06
1	191-490-040-000	SFR	1	1.0	276.10	268.06
1	191-490-050-000	SFR	1	1.0	276.10	268.06
1	191-490-060-000	SFR	1	1.0	276.10	268.06
1	191-490-070-000	SFR	1	1.0	276.10	268.06
1	191-490-080-000	SFR	1	1.0	276.10	268.06
1	191-490-090-000	SFR	1	1.0	276.10	268.06
1	191-490-100-000	SFR	1	1.0	276.10	268.06
1	191-490-110-000	SFR	1	1.0	276.10	268.06
1	191-490-120-000	SFR	1	1.0	276.10	268.06
1	191-490-130-000	SFR	1	1.0	276.10	268.06
1	191-490-140-000	SFR	1	1.0	276.10	268.06
1	191-490-150-000	SFR	1	1.0	276.10	268.06
1	191-490-160-000	SFR	1	1.0	276.10	268.06
1	191-490-170-000	SFR	1	1.0	276.10	268.06
1	191-490-180-000	SFR	1	1.0	276.10	268.06
1	191-490-190-000	SFR	1	1.0	276.10	268.06
1	191-490-200-000	SFR	1	1.0	276.10	268.06
1	191-490-210-000	SFR	1	1.0	276.10	268.06
1	191-490-220-000	SFR	1	1.0	276.10	268.06
1	191-490-230-000	SFR	1	1.0	276.10	268.06
1	191-490-240-000	SFR	1	1.0	276.10	268.06
1	191-490-250-000	SFR	1	1.0	276.10	268.06
1	191-490-260-000	SFR	1	1.0	276.10	268.06
1	191-490-270-000	SFR	1	1.0	276.10	268.06
1	191-490-280-000	SFR	1	1.0	276.10	268.06
1	191-490-290-000	SFR	1	1.0	276.10	268.06
1	191-490-300-000	SFR	1	1.0	276.10	268.06
1	191-490-310-000	SFR	1	1.0	276.10	268.06
1	191-490-320-000	SFR	1	1.0	276.10	268.06
1	191-490-330-000	SFR	1	1.0	276.10	268.06
1	191-490-340-000	SFR	1	1.0	276.10	268.06
1	191-490-350-000	SFR	1	1.0	276.10	268.06
1	191-490-360-000	SFR	1	1.0	276.10	268.06
1	191-490-370-000	SFR	1	1.0	276.10	268.06
1	191-490-380-000	SFR	1	1.0	276.10	268.06
1	191-490-390-000	SFR	1	1.0	276.10	268.06
1	191-490-400-000	SFR	1	1.0	276.10	268.06
1	191-490-410-000	SFR	1	1.0	276.10	268.06
1	191-490-420-000	SFR	1	1.0	276.10	268.06
1	191-490-430-000	SFR	1	1.0	276.10	268.06
1	191-490-440-000	SFR	1	1.0	276.10	268.06
1	191-490-450-000	SFR	1	1.0	276.10	268.06
1	191-490-460-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-490-470-000	SFR	1	1.0	276.10	268.06
1	191-490-480-000	SFR	1	1.0	276.10	268.06
1	191-490-490-000	SFR	1	1.0	276.10	268.06
1	191-490-500-000	SFR	1	1.0	276.10	268.06
1	191-490-510-000	SFR	1	1.0	276.10	268.06
1	191-490-520-000	SFR	1	1.0	276.10	268.06
1	191-490-530-000	SFR	1	1.0	276.10	268.06
1	191-490-540-000	SFR	1	1.0	276.10	268.06
1	191-490-550-000	SFR	1	1.0	276.10	268.06
1	191-490-560-000	SFR	1	1.0	276.10	268.06
1	191-490-570-000	SFR	1	1.0	276.10	268.06
1	191-500-010-000	SFR	1	1.0	276.10	268.06
1	191-500-020-000	SFR	1	1.0	276.10	268.06
1	191-500-030-000	SFR	1	1.0	276.10	268.06
1	191-500-040-000	SFR	1	1.0	276.10	268.06
1	191-500-050-000	SFR	1	1.0	276.10	268.06
1	191-500-060-000	SFR	1	1.0	276.10	268.06
1	191-500-070-000	SFR	1	1.0	276.10	268.06
1	191-500-080-000	SFR	1	1.0	276.10	268.06
1	191-500-090-000	SFR	1	1.0	276.10	268.06
1	191-500-100-000	SFR	1	1.0	276.10	268.06
1	191-500-110-000	SFR	1	1.0	276.10	268.06
1	191-500-120-000	SFR	1	1.0	276.10	268.06
1	191-500-130-000	SFR	1	1.0	276.10	268.06
1	191-500-140-000	SFR	1	1.0	276.10	268.06
1	191-500-150-000	SFR	1	1.0	276.10	268.06
1	191-500-160-000	SFR	1	1.0	276.10	268.06
1	191-500-170-000	SFR	1	1.0	276.10	268.06
1	191-500-180-000	SFR	1	1.0	276.10	268.06
1	191-500-190-000	SFR	1	1.0	276.10	268.06
1	191-500-200-000	SFR	1	1.0	276.10	268.06
1	191-500-210-000	SFR	1	1.0	276.10	268.06
1	191-500-220-000	SFR	1	1.0	276.10	268.06
1	191-500-230-000	SFR	1	1.0	276.10	268.06
1	191-500-240-000	SFR	1	1.0	276.10	268.06
1	191-500-250-000	SFR	1	1.0	276.10	268.06
1	191-500-260-000	SFR	1	1.0	276.10	268.06
1	191-500-270-000	SFR	1	1.0	276.10	268.06
1	191-500-280-000	SFR	1	1.0	276.10	268.06
1	191-500-290-000	SFR	1	1.0	276.10	268.06
1	191-500-300-000	SFR	1	1.0	276.10	268.06
1	191-500-310-000	SFR	1	1.0	276.10	268.06
1	191-500-320-000	SFR	1	1.0	276.10	268.06
1	191-500-330-000	SFR	1	1.0	276.10	268.06
1	191-500-340-000	SFR	1	1.0	276.10	268.06
1	191-500-350-000	SFR	1	1.0	276.10	268.06
1	191-500-360-000	SFR	1	1.0	276.10	268.06
1	191-500-370-000	SFR	1	1.0	276.10	268.06
1	191-500-380-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-500-390-000	SFR	1	1.0	276.10	268.06
1	191-500-400-000	SFR	1	1.0	276.10	268.06
1	191-500-410-000	SFR	1	1.0	276.10	268.06
1	191-500-420-000	SFR	1	1.0	276.10	268.06
1	191-500-430-000	SFR	1	1.0	276.10	268.06
1	191-500-440-000	SFR	1	1.0	276.10	268.06
1	191-500-450-000	SFR	1	1.0	276.10	268.06
1	191-500-460-000	SFR	1	1.0	276.10	268.06
1	191-500-470-000	SFR	1	1.0	276.10	268.06
1	191-500-480-000	SFR	1	1.0	276.10	268.06
1	191-500-490-000	SFR	1	1.0	276.10	268.06
1	191-500-500-000	SFR	1	1.0	276.10	268.06
1	191-510-010-000	SFR	1	1.0	276.10	268.06
1	191-510-020-000	SFR	1	1.0	276.10	268.06
1	191-510-030-000	SFR	1	1.0	276.10	268.06
1	191-510-040-000	SFR	1	1.0	276.10	268.06
1	191-510-050-000	SFR	1	1.0	276.10	268.06
1	191-510-060-000	SFR	1	1.0	276.10	268.06
1	191-510-070-000	SFR	1	1.0	276.10	268.06
1	191-510-080-000	SFR	1	1.0	276.10	268.06
1	191-510-090-000	SFR	1	1.0	276.10	268.06
1	191-510-100-000	SFR	1	1.0	276.10	268.06
1	191-510-110-000	SFR	1	1.0	276.10	268.06
1	191-510-120-000	SFR	1	1.0	276.10	268.06
1	191-510-130-000	SFR	1	1.0	276.10	268.06
1	191-510-140-000	SFR	1	1.0	276.10	268.06
1	191-510-150-000	SFR	1	1.0	276.10	268.06
1	191-510-160-000	SFR	1	1.0	276.10	268.06
1	191-510-170-000	SFR	1	1.0	276.10	268.06
1	191-510-180-000	SFR	1	1.0	276.10	268.06
1	191-510-190-000	SFR	1	1.0	276.10	268.06
1	191-510-200-000	SFR	1	1.0	276.10	268.06
1	191-510-210-000	SFR	1	1.0	276.10	268.06
1	191-510-220-000	SFR	1	1.0	276.10	268.06
1	191-510-230-000	SFR	1	1.0	276.10	268.06
1	191-510-240-000	SFR	1	1.0	276.10	268.06
1	191-510-250-000	SFR	1	1.0	276.10	268.06
1	191-510-260-000	SFR	1	1.0	276.10	268.06
1	191-510-270-000	SFR	1	1.0	276.10	268.06
1	191-510-280-000	SFR	1	1.0	276.10	268.06
1	191-510-290-000	SFR	1	1.0	276.10	268.06
1	191-510-300-000	SFR	1	1.0	276.10	268.06
1	191-510-310-000	SFR	1	1.0	276.10	268.06
1	191-510-320-000	SFR	1	1.0	276.10	268.06
1	191-510-330-000	SFR	1	1.0	276.10	268.06
1	191-510-340-000	SFR	1	1.0	276.10	268.06
1	191-510-350-000	SFR	1	1.0	276.10	268.06
1	191-510-360-000	SFR	1	1.0	276.10	268.06
1	191-510-370-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-510-380-000	SFR	1	1.0	276.10	268.06
1	191-510-390-000	SFR	1	1.0	276.10	268.06
1	191-510-400-000	SFR	1	1.0	276.10	268.06
1	191-510-410-000	SFR	1	1.0	276.10	268.06
1	191-510-420-000	SFR	1	1.0	276.10	268.06
1	191-510-430-000	SFR	1	1.0	276.10	268.06
1	191-510-440-000	SFR	1	1.0	276.10	268.06
1	191-510-450-000	SFR	1	1.0	276.10	268.06
1	191-510-460-000	SFR	1	1.0	276.10	268.06
1	191-520-010-000	SFR	1	1.0	276.10	268.06
1	191-520-020-000	SFR	1	1.0	276.10	268.06
1	191-520-030-000	SFR	1	1.0	276.10	268.06
1	191-520-040-000	SFR	1	1.0	276.10	268.06
1	191-520-050-000	SFR	1	1.0	276.10	268.06
1	191-520-060-000	SFR	1	1.0	276.10	268.06
1	191-520-070-000	SFR	1	1.0	276.10	268.06
1	191-520-080-000	SFR	1	1.0	276.10	268.06
1	191-520-090-000	SFR	1	1.0	276.10	268.06
1	191-520-100-000	SFR	1	1.0	276.10	268.06
1	191-520-110-000	SFR	1	1.0	276.10	268.06
1	191-520-120-000	SFR	1	1.0	276.10	268.06
1	191-520-130-000	SFR	1	1.0	276.10	268.06
1	191-520-140-000	SFR	1	1.0	276.10	268.06
1	191-520-150-000	SFR	1	1.0	276.10	268.06
1	191-520-160-000	SFR	1	1.0	276.10	268.06
1	191-520-170-000	SFR	1	1.0	276.10	268.06
1	191-520-180-000	SFR	1	1.0	276.10	268.06
1	191-520-190-000	SFR	1	1.0	276.10	268.06
1	191-520-200-000	SFR	1	1.0	276.10	268.06
1	191-520-210-000	SFR	1	1.0	276.10	268.06
1	191-520-220-000	SFR	1	1.0	276.10	268.06
1	191-520-230-000	SFR	1	1.0	276.10	268.06
1	191-520-240-000	SFR	1	1.0	276.10	268.06
1	191-520-250-000	SFR	1	1.0	276.10	268.06
1	191-520-260-000	SFR	1	1.0	276.10	268.06
1	191-520-270-000	SFR	1	1.0	276.10	268.06
1	191-520-280-000	SFR	1	1.0	276.10	268.06
1	191-520-290-000	SFR	1	1.0	276.10	268.06
1	191-520-300-000	SFR	1	1.0	276.10	268.06
1	191-520-310-000	SFR	1	1.0	276.10	268.06
1	191-520-320-000	SFR	1	1.0	276.10	268.06
1	191-520-330-000	SFR	1	1.0	276.10	268.06
1	191-520-340-000	SFR	1	1.0	276.10	268.06
1	191-520-350-000	SFR	1	1.0	276.10	268.06
1	191-520-360-000	SFR	1	1.0	276.10	268.06
1	191-520-370-000	SFR	1	1.0	276.10	268.06
1	191-520-380-000	SFR	1	1.0	276.10	268.06
1	191-520-390-000	SFR	1	1.0	276.10	268.06
1	191-520-400-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-520-410-000	SFR	1	1.0	276.10	268.06
1	191-520-420-000	SFR	1	1.0	276.10	268.06
1	191-520-430-000	SFR	1	1.0	276.10	268.06
1	191-520-440-000	SFR	1	1.0	276.10	268.06
1	191-520-450-000	SFR	1	1.0	276.10	268.06
1	191-520-460-000	SFR	1	1.0	276.10	268.06
1	191-520-470-000	SFR	1	1.0	276.10	268.06
1	191-520-480-000	SFR	1	1.0	276.10	268.06
1	191-520-490-000	SFR	1	1.0	276.10	268.06
1	191-520-500-000	SFR	1	1.0	276.10	268.06
1	191-520-510-000	SFR	1	1.0	276.10	268.06
1	191-520-520-000	SFR	1	1.0	276.10	268.06
1	191-520-530-000	SFR	1	1.0	276.10	268.06
1	191-520-540-000	SFR	1	1.0	276.10	268.06
1	191-520-550-000	SFR	1	1.0	276.10	268.06
1	191-520-560-000	SFR	1	1.0	276.10	268.06
1	191-520-570-000	SFR	1	1.0	276.10	268.06
1	191-520-580-000	SFR	1	1.0	276.10	268.06
1	191-520-590-000	SFR	1	1.0	276.10	268.06
1	191-520-600-000	SFR	1	1.0	276.10	268.06
1	191-520-610-000	SFR	1	1.0	276.10	268.06
1	191-520-620-000	SFR	1	1.0	276.10	268.06
1	191-520-630-000	SFR	1	1.0	276.10	268.06
1	191-520-640-000	SFR	1	1.0	276.10	268.06
1	191-530-010-000	SFR	1	1.0	276.10	268.06
1	191-530-020-000	SFR	1	1.0	276.10	268.06
1	191-530-030-000	SFR	1	1.0	276.10	268.06
1	191-530-040-000	SFR	1	1.0	276.10	268.06
1	191-530-050-000	SFR	1	1.0	276.10	268.06
1	191-530-060-000	SFR	1	1.0	276.10	268.06
1	191-530-070-000	SFR	1	1.0	276.10	268.06
1	191-530-080-000	SFR	1	1.0	276.10	268.06
1	191-530-090-000	SFR	1	1.0	276.10	268.06
1	191-530-100-000	SFR	1	1.0	276.10	268.06
1	191-530-110-000	SFR	1	1.0	276.10	268.06
1	191-530-120-000	SFR	1	1.0	276.10	268.06
1	191-530-130-000	SFR	1	1.0	276.10	268.06
1	191-530-140-000	SFR	1	1.0	276.10	268.06
1	191-530-150-000	SFR	1	1.0	276.10	268.06
1	191-530-160-000	SFR	1	1.0	276.10	268.06
1	191-530-170-000	SFR	1	1.0	276.10	268.06
1	191-530-180-000	SFR	1	1.0	276.10	268.06
1	191-530-190-000	SFR	1	1.0	276.10	268.06
1	191-530-200-000	SFR	1	1.0	276.10	268.06
1	191-530-210-000	SFR	1	1.0	276.10	268.06
1	191-530-220-000	SFR	1	1.0	276.10	268.06
1	191-530-230-000	SFR	1	1.0	276.10	268.06
1	191-530-240-000	SFR	1	1.0	276.10	268.06
1	191-530-250-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-530-260-000	SFR	1	1.0	276.10	268.06
1	191-530-270-000	SFR	1	1.0	276.10	268.06
1	191-530-280-000	SFR	1	1.0	276.10	268.06
1	191-530-290-000	SFR	1	1.0	276.10	268.06
1	191-530-300-000	SFR	1	1.0	276.10	268.06
1	191-530-310-000	SFR	1	1.0	276.10	268.06
1	191-530-320-000	SFR	1	1.0	276.10	268.06
1	191-530-330-000	SFR	1	1.0	276.10	268.06
1	191-530-340-000	SFR	1	1.0	276.10	268.06
1	191-530-350-000	SFR	1	1.0	276.10	268.06
1	191-530-360-000	SFR	1	1.0	276.10	268.06
1	191-530-370-000	SFR	1	1.0	276.10	268.06
1	191-530-380-000	SFR	1	1.0	276.10	268.06
1	191-530-390-000	SFR	1	1.0	276.10	268.06
1	191-530-400-000	SFR	1	1.0	276.10	268.06
1	191-530-410-000	SFR	1	1.0	276.10	268.06
1	191-530-420-000	SFR	1	1.0	276.10	268.06
1	191-530-430-000	SFR	1	1.0	276.10	268.06
1	191-530-440-000	SFR	1	1.0	276.10	268.06
1	191-530-450-000	SFR	1	1.0	276.10	268.06
1	191-530-460-000	SFR	1	1.0	276.10	268.06
1	191-530-470-000	SFR	1	1.0	276.10	268.06
1	191-530-480-000	SFR	1	1.0	276.10	268.06
1	191-530-490-000	SFR	1	1.0	276.10	268.06
1	191-530-500-000	SFR	1	1.0	276.10	268.06
1	191-530-510-000	SFR	1	1.0	276.10	268.06
1	191-530-520-000	SFR	1	1.0	276.10	268.06
1	191-530-530-000	SFR	1	1.0	276.10	268.06
1	191-530-540-000	SFR	1	1.0	276.10	268.06
1	191-530-550-000	SFR	1	1.0	276.10	268.06
1	191-530-560-000	SFR	1	1.0	276.10	268.06
1	191-530-570-000	SFR	1	1.0	276.10	268.06
1	191-530-580-000	CITY	0	0.0	0.00	0.00
1	191-530-590-000	SFR	1	1.0	276.10	268.06
1	191-530-600-000	SFR	1	1.0	276.10	268.06
1	191-530-610-000	SFR	1	1.0	276.10	268.06
1	191-530-620-000	SFR	1	1.0	276.10	268.06
1	191-530-630-000	SFR	1	1.0	276.10	268.06
1	191-530-640-000	SFR	1	1.0	276.10	268.06
1	191-530-650-000	SFR	1	1.0	276.10	268.06
1	191-530-660-000	SFR	1	1.0	276.10	268.06
1	191-530-670-000	SFR	1	1.0	276.10	268.06
1	191-530-680-000	SFR	1	1.0	276.10	268.06
1	191-530-690-000	SFR	1	1.0	276.10	268.06
1	191-530-700-000	SFR	1	1.0	276.10	268.06
1	191-530-710-000	SFR	1	1.0	276.10	268.06
1	191-530-720-000	SFR	1	1.0	276.10	268.06
1	191-530-730-000	SFR	1	1.0	276.10	268.06
1	191-530-740-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-530-750-000	SFR	1	1.0	276.10	268.06
1	191-540-010-000	SFR	1	1.0	276.10	268.06
1	191-540-020-000	SFR	1	1.0	276.10	268.06
1	191-540-030-000	SFR	1	1.0	276.10	268.06
1	191-540-040-000	SFR	1	1.0	276.10	268.06
1	191-540-050-000	SFR	1	1.0	276.10	268.06
1	191-540-060-000	SFR	1	1.0	276.10	268.06
1	191-540-070-000	SFR	1	1.0	276.10	268.06
1	191-540-080-000	SFR	1	1.0	276.10	268.06
1	191-540-090-000	SFR	1	1.0	276.10	268.06
1	191-540-100-000	SFR	1	1.0	276.10	268.06
1	191-540-110-000	SFR	1	1.0	276.10	268.06
1	191-540-120-000	SFR	1	1.0	276.10	268.06
1	191-540-130-000	SFR	1	1.0	276.10	268.06
1	191-540-140-000	SFR	1	1.0	276.10	268.06
1	191-540-150-000	SFR	1	1.0	276.10	268.06
1	191-540-160-000	SFR	1	1.0	276.10	268.06
1	191-540-170-000	SFR	1	1.0	276.10	268.06
1	191-540-180-000	SFR	1	1.0	276.10	268.06
1	191-540-190-000	SFR	1	1.0	276.10	268.06
1	191-540-200-000	SFR	1	1.0	276.10	268.06
1	191-540-210-000	SFR	1	1.0	276.10	268.06
1	191-540-220-000	SFR	1	1.0	276.10	268.06
1	191-540-230-000	SFR	1	1.0	276.10	268.06
1	191-540-240-000	SFR	1	1.0	276.10	268.06
1	191-540-250-000	SFR	1	1.0	276.10	268.06
1	191-540-260-000	SFR	1	1.0	276.10	268.06
1	191-540-270-000	SFR	1	1.0	276.10	268.06
1	191-540-280-000	SFR	1	1.0	276.10	268.06
1	191-540-290-000	SFR	1	1.0	276.10	268.06
1	191-540-300-000	SFR	1	1.0	276.10	268.06
1	191-540-310-000	SFR	1	1.0	276.10	268.06
1	191-540-320-000	SFR	1	1.0	276.10	268.06
1	191-540-330-000	SFR	1	1.0	276.10	268.06
1	191-540-340-000	SFR	1	1.0	276.10	268.06
1	191-540-350-000	SFR	1	1.0	276.10	268.06
1	191-540-360-000	SFR	1	1.0	276.10	268.06
1	191-540-370-000	SFR	1	1.0	276.10	268.06
1	191-540-380-000	SFR	1	1.0	276.10	268.06
1	191-540-390-000	SFR	1	1.0	276.10	268.06
1	191-540-400-000	SFR	1	1.0	276.10	268.06
1	191-540-410-000	SFR	1	1.0	276.10	268.06
1	191-540-420-000	SFR	1	1.0	276.10	268.06
1	191-540-430-000	SFR	1	1.0	276.10	268.06
1	191-540-440-000	SFR	1	1.0	276.10	268.06
1	191-540-450-000	SFR	1	1.0	276.10	268.06
1	191-540-460-000	SFR	1	1.0	276.10	268.06
1	191-540-470-000	SFR	1	1.0	276.10	268.06
1	191-540-480-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-540-490-000	SFR	1	1.0	276.10	268.06
1	191-540-500-000	SFR	1	1.0	276.10	268.06
1	191-540-510-000	SFR	1	1.0	276.10	268.06
1	191-540-520-000	SFR	1	1.0	276.10	268.06
1	191-540-530-000	SFR	1	1.0	276.10	268.06
1	191-540-540-000	SFR	1	1.0	276.10	268.06
1	191-540-550-000	SFR	1	1.0	276.10	268.06
1	191-540-560-000	SFR	1	1.0	276.10	268.06
1	191-540-570-000	SFR	1	1.0	276.10	268.06
1	191-540-580-000	SFR	1	1.0	276.10	268.06
1	191-540-590-000	SFR	1	1.0	276.10	268.06
1	191-540-600-000	SFR	1	1.0	276.10	268.06
1	191-540-610-000	CITY	0	0.0	0.00	0.00
1	191-550-010-000	SFR	1	1.0	276.10	268.06
1	191-550-020-000	SFR	1	1.0	276.10	268.06
1	191-550-030-000	SFR	1	1.0	276.10	268.06
1	191-550-040-000	SFR	1	1.0	276.10	268.06
1	191-550-050-000	SFR	1	1.0	276.10	268.06
1	191-550-060-000	SFR	1	1.0	276.10	268.06
1	191-550-070-000	SFR	1	1.0	276.10	268.06
1	191-550-080-000	SFR	1	1.0	276.10	268.06
1	191-550-090-000	SFR	1	1.0	276.10	268.06
1	191-550-100-000	SFR	1	1.0	276.10	268.06
1	191-550-110-000	SFR	1	1.0	276.10	268.06
1	191-550-120-000	SFR	1	1.0	276.10	268.06
1	191-550-130-000	SFR	1	1.0	276.10	268.06
1	191-550-140-000	SFR	1	1.0	276.10	268.06
1	191-550-150-000	SFR	1	1.0	276.10	268.06
1	191-550-160-000	SFR	1	1.0	276.10	268.06
1	191-550-170-000	SFR	1	1.0	276.10	268.06
1	191-550-180-000	SFR	1	1.0	276.10	268.06
1	191-550-190-000	SFR	1	1.0	276.10	268.06
1	191-550-200-000	SFR	1	1.0	276.10	268.06
1	191-550-210-000	SFR	1	1.0	276.10	268.06
1	191-550-220-000	SFR	1	1.0	276.10	268.06
1	191-550-230-000	SFR	1	1.0	276.10	268.06
1	191-550-240-000	SFR	1	1.0	276.10	268.06
1	191-550-250-000	SFR	1	1.0	276.10	268.06
1	191-550-260-000	SFR	1	1.0	276.10	268.06
1	191-550-270-000	SFR	1	1.0	276.10	268.06
1	191-550-280-000	SFR	1	1.0	276.10	268.06
1	191-550-290-000	SFR	1	1.0	276.10	268.06
1	191-550-300-000	SFR	1	1.0	276.10	268.06
1	191-550-310-000	SFR	1	1.0	276.10	268.06
1	191-550-320-000	SFR	1	1.0	276.10	268.06
1	191-550-330-000	SFR	1	1.0	276.10	268.06
1	191-550-340-000	SFR	1	1.0	276.10	268.06
1	191-550-350-000	SFR	1	1.0	276.10	268.06
1	191-550-360-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-550-370-000	SFR	1	1.0	276.10	268.06
1	191-550-380-000	SFR	1	1.0	276.10	268.06
1	191-550-390-000	SFR	1	1.0	276.10	268.06
1	191-550-400-000	SFR	1	1.0	276.10	268.06
1	191-550-410-000	SFR	1	1.0	276.10	268.06
1	191-550-420-000	SFR	1	1.0	276.10	268.06
1	191-550-430-000	SFR	1	1.0	276.10	268.06
1	191-550-440-000	SFR	1	1.0	276.10	268.06
1	191-550-450-000	SFR	1	1.0	276.10	268.06
1	191-550-460-000	SFR	1	1.0	276.10	268.06
1	191-550-470-000	SFR	1	1.0	276.10	268.06
1	191-550-480-000	SFR	1	1.0	276.10	268.06
1	191-550-490-000	SFR	1	1.0	276.10	268.06
1	191-550-500-000	SFR	1	1.0	276.10	268.06
1	191-550-510-000	SFR	1	1.0	276.10	268.06
1	191-550-520-000	SFR	1	1.0	276.10	268.06
1	191-550-530-000	SFR	1	1.0	276.10	268.06
1	191-550-540-000	SFR	1	1.0	276.10	268.06
1	191-550-550-000	SFR	1	1.0	276.10	268.06
1	191-550-560-000	SFR	1	1.0	276.10	268.06
1	191-550-570-000	SFR	1	1.0	276.10	268.06
1	191-550-580-000	SFR	1	1.0	276.10	268.06
1	191-550-590-000	SFR	1	1.0	276.10	268.06
1	191-550-600-000	SFR	1	1.0	276.10	268.06
1	191-550-610-000	SFR	1	1.0	276.10	268.06
1	191-550-620-000	SFR	1	1.0	276.10	268.06
1	191-550-630-000	SFR	1	1.0	276.10	268.06
1	191-550-640-000	SFR	1	1.0	276.10	268.06
1	191-550-650-000	SFR	1	1.0	276.10	268.06
1	191-550-660-000	SFR	1	1.0	276.10	268.06
1	191-550-670-000	SFR	1	1.0	276.10	268.06
1	191-550-680-000	SFR	1	1.0	276.10	268.06
1	191-550-690-000	CITY	0	0.0	0.00	0.00
1	191-550-710-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-550-730-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-550-740-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-550-750-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-550-760-000	CITY	0	0.0	0.00	0.00
1	191-560-010-000	SFR	1	1.0	276.10	268.06
1	191-560-020-000	SFR	1	1.0	276.10	268.06
1	191-560-030-000	SFR	1	1.0	276.10	268.06
1	191-560-040-000	SFR	1	1.0	276.10	268.06
1	191-560-050-000	SFR	1	1.0	276.10	268.06
1	191-560-060-000	SFR	1	1.0	276.10	268.06
1	191-560-070-000	SFR	1	1.0	276.10	268.06
1	191-560-080-000	SFR	1	1.0	276.10	268.06
1	191-560-090-000	SFR	1	1.0	276.10	268.06
1	191-560-100-000	SFR	1	1.0	276.10	268.06
1	191-560-110-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-560-120-000	SFR	1	1.0	276.10	268.06
1	191-560-130-000	SFR	1	1.0	276.10	268.06
1	191-560-140-000	SFR	1	1.0	276.10	268.06
1	191-560-150-000	SFR	1	1.0	276.10	268.06
1	191-560-160-000	SFR	1	1.0	276.10	268.06
1	191-560-170-000	SFR	1	1.0	276.10	268.06
1	191-560-180-000	SFR	1	1.0	276.10	268.06
1	191-560-190-000	SFR	1	1.0	276.10	268.06
1	191-560-200-000	SFR	1	1.0	276.10	268.06
1	191-560-210-000	SFR	1	1.0	276.10	268.06
1	191-560-220-000	SFR	1	1.0	276.10	268.06
1	191-560-230-000	SFR	1	1.0	276.10	268.06
1	191-560-240-000	SFR	1	1.0	276.10	268.06
1	191-560-250-000	SFR	1	1.0	276.10	268.06
1	191-560-260-000	SFR	1	1.0	276.10	268.06
1	191-560-270-000	SFR	1	1.0	276.10	268.06
1	191-560-280-000	SFR	1	1.0	276.10	268.06
1	191-560-290-000	SFR	1	1.0	276.10	268.06
1	191-560-300-000	SFR	1	1.0	276.10	268.06
1	191-560-310-000	SFR	1	1.0	276.10	268.06
1	191-560-320-000	SFR	1	1.0	276.10	268.06
1	191-560-330-000	SFR	1	1.0	276.10	268.06
1	191-560-340-000	SFR	1	1.0	276.10	268.06
1	191-560-350-000	SFR	1	1.0	276.10	268.06
1	191-560-360-000	SFR	1	1.0	276.10	268.06
1	191-560-370-000	SFR	1	1.0	276.10	268.06
1	191-560-380-000	SFR	1	1.0	276.10	268.06
1	191-560-390-000	SFR	1	1.0	276.10	268.06
1	191-560-400-000	SFR	1	1.0	276.10	268.06
1	191-560-410-000	SFR	1	1.0	276.10	268.06
1	191-560-420-000	SFR	1	1.0	276.10	268.06
1	191-560-430-000	SFR	1	1.0	276.10	268.06
1	191-560-440-000	SFR	1	1.0	276.10	268.06
1	191-560-450-000	SFR	1	1.0	276.10	268.06
1	191-560-460-000	SFR	1	1.0	276.10	268.06
1	191-560-470-000	CITY	0	0.0	0.00	0.00
1	191-570-010-000	SFR	1	1.0	276.10	268.06
1	191-570-020-000	SFR	1	1.0	276.10	268.06
1	191-570-030-000	SFR	1	1.0	276.10	268.06
1	191-570-040-000	SFR	1	1.0	276.10	268.06
1	191-570-050-000	SFR	1	1.0	276.10	268.06
1	191-570-060-000	SFR	1	1.0	276.10	268.06
1	191-570-070-000	SFR	1	1.0	276.10	268.06
1	191-570-080-000	SFR	1	1.0	276.10	268.06
1	191-570-090-000	SFR	1	1.0	276.10	268.06
1	191-570-100-000	SFR	1	1.0	276.10	268.06
1	191-570-110-000	SFR	1	1.0	276.10	268.06
1	191-570-120-000	SFR	1	1.0	276.10	268.06
1	191-570-130-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-570-140-000	SFR	1	1.0	276.10	268.06
1	191-570-150-000	SFR	1	1.0	276.10	268.06
1	191-570-160-000	SFR	1	1.0	276.10	268.06
1	191-570-170-000	SFR	1	1.0	276.10	268.06
1	191-570-180-000	SFR	1	1.0	276.10	268.06
1	191-570-190-000	SFR	1	1.0	276.10	268.06
1	191-570-200-000	SFR	1	1.0	276.10	268.06
1	191-570-210-000	SFR	1	1.0	276.10	268.06
1	191-570-220-000	SFR	1	1.0	276.10	268.06
1	191-570-230-000	SFR	1	1.0	276.10	268.06
1	191-570-240-000	SFR	1	1.0	276.10	268.06
1	191-570-250-000	SFR	1	1.0	276.10	268.06
1	191-570-260-000	SFR	1	1.0	276.10	268.06
1	191-570-270-000	SFR	1	1.0	276.10	268.06
1	191-570-280-000	SFR	1	1.0	276.10	268.06
1	191-570-290-000	SFR	1	1.0	276.10	268.06
1	191-570-300-000	SFR	1	1.0	276.10	268.06
1	191-570-310-000	SFR	1	1.0	276.10	268.06
1	191-570-320-000	SFR	1	1.0	276.10	268.06
1	191-570-330-000	SFR	1	1.0	276.10	268.06
1	191-570-340-000	SFR	1	1.0	276.10	268.06
1	191-570-350-000	SFR	1	1.0	276.10	268.06
1	191-570-360-000	SFR	1	1.0	276.10	268.06
1	191-570-370-000	SFR	1	1.0	276.10	268.06
1	191-570-380-000	SFR	1	1.0	276.10	268.06
1	191-570-390-000	SFR	1	1.0	276.10	268.06
1	191-570-400-000	SFR	1	1.0	276.10	268.06
1	191-570-410-000	SFR	1	1.0	276.10	268.06
1	191-570-420-000	SFR	1	1.0	276.10	268.06
1	191-570-430-000	SFR	1	1.0	276.10	268.06
1	191-570-440-000	SFR	1	1.0	276.10	268.06
1	191-570-450-000	SFR	1	1.0	276.10	268.06
1	191-570-460-000	SFR	1	1.0	276.10	268.06
1	191-570-470-000	SFR	1	1.0	276.10	268.06
1	191-570-480-000	SFR	1	1.0	276.10	268.06
1	191-570-490-000	SFR	1	1.0	276.10	268.06
1	191-570-500-000	SFR	1	1.0	276.10	268.06
1	191-580-010-000	SFR	1	1.0	276.10	268.06
1	191-580-020-000	SFR	1	1.0	276.10	268.06
1	191-580-030-000	SFR	1	1.0	276.10	268.06
1	191-580-040-000	SFR	1	1.0	276.10	268.06
1	191-580-050-000	SFR	1	1.0	276.10	268.06
1	191-580-060-000	SFR	1	1.0	276.10	268.06
1	191-580-070-000	SFR	1	1.0	276.10	268.06
1	191-580-080-000	SFR	1	1.0	276.10	268.06
1	191-580-090-000	SFR	1	1.0	276.10	268.06
1	191-580-100-000	SFR	1	1.0	276.10	268.06
1	191-580-110-000	SFR	1	1.0	276.10	268.06
1	191-580-120-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-580-130-000	SFR	1	1.0	276.10	268.06
1	191-580-140-000	SFR	1	1.0	276.10	268.06
1	191-580-150-000	SFR	1	1.0	276.10	268.06
1	191-580-160-000	SFR	1	1.0	276.10	268.06
1	191-580-170-000	SFR	1	1.0	276.10	268.06
1	191-580-180-000	SFR	1	1.0	276.10	268.06
1	191-580-190-000	SFR	1	1.0	276.10	268.06
1	191-580-200-000	SFR	1	1.0	276.10	268.06
1	191-580-210-000	SFR	1	1.0	276.10	268.06
1	191-580-220-000	SFR	1	1.0	276.10	268.06
1	191-580-230-000	SFR	1	1.0	276.10	268.06
1	191-580-240-000	SFR	1	1.0	276.10	268.06
1	191-580-250-000	SFR	1	1.0	276.10	268.06
1	191-580-260-000	SFR	1	1.0	276.10	268.06
1	191-580-270-000	SFR	1	1.0	276.10	268.06
1	191-580-280-000	SFR	1	1.0	276.10	268.06
1	191-580-290-000	SFR	1	1.0	276.10	268.06
1	191-580-300-000	SFR	1	1.0	276.10	268.06
1	191-580-310-000	SFR	1	1.0	276.10	268.06
1	191-580-320-000	SFR	1	1.0	276.10	268.06
1	191-580-330-000	SFR	1	1.0	276.10	268.06
1	191-580-340-000	SFR	1	1.0	276.10	268.06
1	191-580-350-000	SFR	1	1.0	276.10	268.06
1	191-580-360-000	SFR	1	1.0	276.10	268.06
1	191-580-370-000	SFR	1	1.0	276.10	268.06
1	191-580-380-000	SFR	1	1.0	276.10	268.06
1	191-580-390-000	SFR	1	1.0	276.10	268.06
1	191-590-010-000	SFR	1	1.0	276.10	268.06
1	191-590-020-000	SFR	1	1.0	276.10	268.06
1	191-590-030-000	SFR	1	1.0	276.10	268.06
1	191-590-040-000	SFR	1	1.0	276.10	268.06
1	191-590-050-000	SFR	1	1.0	276.10	268.06
1	191-590-060-000	SFR	1	1.0	276.10	268.06
1	191-590-070-000	SFR	1	1.0	276.10	268.06
1	191-590-080-000	SFR	1	1.0	276.10	268.06
1	191-590-090-000	SFR	1	1.0	276.10	268.06
1	191-590-100-000	SFR	1	1.0	276.10	268.06
1	191-590-110-000	SFR	1	1.0	276.10	268.06
1	191-590-120-000	SFR	1	1.0	276.10	268.06
1	191-590-130-000	SFR	1	1.0	276.10	268.06
1	191-590-140-000	SFR	1	1.0	276.10	268.06
1	191-590-150-000	SFR	1	1.0	276.10	268.06
1	191-590-180-000	SFR	1	1.0	276.10	268.06
1	191-590-190-000	SFR	1	1.0	276.10	268.06
1	191-590-200-000	SFR	1	1.0	276.10	268.06
1	191-590-210-000	SFR	1	1.0	276.10	268.06
1	191-590-220-000	SFR	1	1.0	276.10	268.06
1	191-590-240-000	SFR	1	1.0	276.10	268.06
1	191-590-250-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-590-260-000	SFR	1	1.0	276.10	268.06
1	191-590-270-000	SFR	1	1.0	276.10	268.06
1	191-590-280-000	SFR	1	1.0	276.10	268.06
1	191-590-290-000	SFR	1	1.0	276.10	268.06
1	191-590-300-000	SFR	1	1.0	276.10	268.06
1	191-590-310-000	SFR	1	1.0	276.10	268.06
1	191-590-320-000	SFR	1	1.0	276.10	268.06
1	191-590-330-000	SFR	1	1.0	276.10	268.06
1	191-590-340-000	SFR	1	1.0	276.10	268.06
1	191-590-350-000	SFR	1	1.0	276.10	268.06
1	191-590-360-000	SFR	1	1.0	276.10	268.06
1	191-590-370-000	SFR	1	1.0	276.10	268.06
1	191-590-380-000	SFR	1	1.0	276.10	268.06
1	191-590-390-000	SFR	1	1.0	276.10	268.06
1	191-590-400-000	SFR	1	1.0	276.10	268.06
1	191-590-410-000	SFR	1	1.0	276.10	268.06
1	191-590-420-000	SFR	1	1.0	276.10	268.06
1	191-590-430-000	SFR	1	1.0	276.10	268.06
1	191-590-440-000	SFR	1	1.0	276.10	268.06
1	191-590-450-000	SFR	1	1.0	276.10	268.06
1	191-590-460-000	SFR	1	1.0	276.10	268.06
1	191-590-470-000	SFR	1	1.0	276.10	268.06
1	191-590-480-000	SFR	1	1.0	276.10	268.06
1	191-590-490-000	SFR	1	1.0	276.10	268.06
1	191-590-500-000	SFR	1	1.0	276.10	268.06
1	191-590-510-000	SFR	1	1.0	276.10	268.06
1	191-590-520-000	SFR	1	1.0	276.10	268.06
1	191-590-530-000	SFR	1	1.0	276.10	268.06
1	191-590-540-000	SFR	1	1.0	276.10	268.06
1	191-590-550-000	SFR	1	1.0	276.10	268.06
1	191-590-560-000	SFR	1	1.0	276.10	268.06
1	191-590-570-000	SFR	1	1.0	276.10	268.06
1	191-590-580-000	SFR	1	1.0	276.10	268.06
1	191-590-590-000	SFR	1	1.0	276.10	268.06
1	191-590-600-000	SFR	1	1.0	276.10	268.06
1	191-590-610-000	SFR	1	1.0	276.10	268.06
1	191-590-620-000	SFR	1	1.0	276.10	268.06
1	191-590-630-000	SFR	1	1.0	276.10	268.06
1	191-590-640-000	SFR	1	1.0	276.10	268.06
1	191-590-650-000	SFR	1	1.0	276.10	268.06
1	191-590-660-000	SFR	1	1.0	276.10	268.06
1	191-590-670-000	SFR	1	1.0	276.10	268.06
1	191-590-680-000	SFR	1	1.0	276.10	268.06
1	191-590-690-000	SFR	1	1.0	276.10	268.06
1	191-590-700-000	SFR	1	1.0	276.10	268.06
1	191-600-010-000	SFR	1	1.0	276.10	268.06
1	191-600-020-000	SFR	1	1.0	276.10	268.06
1	191-600-030-000	SFR	1	1.0	276.10	268.06
1	191-600-040-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-600-050-000	SFR	1	1.0	276.10	268.06
1	191-600-060-000	SFR	1	1.0	276.10	268.06
1	191-600-070-000	SFR	1	1.0	276.10	268.06
1	191-600-080-000	SFR	1	1.0	276.10	268.06
1	191-600-090-000	SFR	1	1.0	276.10	268.06
1	191-600-100-000	SFR	1	1.0	276.10	268.06
1	191-600-110-000	SFR	1	1.0	276.10	268.06
1	191-600-120-000	SFR	1	1.0	276.10	268.06
1	191-600-130-000	SFR	1	1.0	276.10	268.06
1	191-600-140-000	SFR	1	1.0	276.10	268.06
1	191-600-150-000	SFR	1	1.0	276.10	268.06
1	191-600-160-000	SFR	1	1.0	276.10	268.06
1	191-600-170-000	SFR	1	1.0	276.10	268.06
1	191-600-180-000	SFR	1	1.0	276.10	268.06
1	191-600-190-000	SFR	1	1.0	276.10	268.06
1	191-600-200-000	SFR	1	1.0	276.10	268.06
1	191-600-210-000	SFR	1	1.0	276.10	268.06
1	191-600-220-000	SFR	1	1.0	276.10	268.06
1	191-600-230-000	SFR	1	1.0	276.10	268.06
1	191-600-240-000	SFR	1	1.0	276.10	268.06
1	191-600-250-000	SFR	1	1.0	276.10	268.06
1	191-600-260-000	SFR	1	1.0	276.10	268.06
1	191-600-270-000	SFR	1	1.0	276.10	268.06
1	191-600-280-000	SFR	1	1.0	276.10	268.06
1	191-600-290-000	SFR	1	1.0	276.10	268.06
1	191-600-300-000	SFR	1	1.0	276.10	268.06
1	191-600-340-000	SFR	1	1.0	276.10	268.06
1	191-600-350-000	SFR	1	1.0	276.10	268.06
1	191-600-360-000	SFR	1	1.0	276.10	268.06
1	191-600-370-000	SFR	1	1.0	276.10	268.06
1	191-600-380-000	SFR	1	1.0	276.10	268.06
1	191-600-390-000	SFR	1	1.0	276.10	268.06
1	191-600-400-000	SFR	1	1.0	276.10	268.06
1	191-600-460-000	SFR	1	1.0	276.10	268.06
1	191-600-470-000	SFR	1	1.0	276.10	268.06
1	191-600-480-000	SFR	1	1.0	276.10	268.06
1	191-600-490-000	SFR	1	1.0	276.10	268.06
1	191-600-500-000	SFR	1	1.0	276.10	268.06
1	191-600-510-000	SFR	1	1.0	276.10	268.06
1	191-600-520-000	SFR	1	1.0	276.10	268.06
1	191-600-530-000	SFR	1	1.0	276.10	268.06
1	191-600-540-000	SFR	1	1.0	276.10	268.06
1	191-600-550-000	SFR	1	1.0	276.10	268.06
1	191-600-560-000	SFR	1	1.0	276.10	268.06
1	191-600-570-000	SFR	1	1.0	276.10	268.06
1	191-600-580-000	SFR	1	1.0	276.10	268.06
1	191-600-590-000	SFR	1	1.0	276.10	268.06
1	191-600-600-000	SFR	1	1.0	276.10	268.06
1	191-600-610-000	SFR	1	1.0	276.10	268.06

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1	191-600-620-000	SFR	1	1.0	276.10	268.06
1	191-600-630-000	SFR	1	1.0	276.10	268.06
1	191-600-640-000	SFR	1	1.0	276.10	268.06
1	191-600-650-000	SFR	1	1.0	276.10	268.06
1	191-600-660-000	SFR	1	1.0	276.10	268.06
1	191-600-670-000	SFR	1	1.0	276.10	268.06
1	191-600-680-000	SFR	1	1.0	276.10	268.06
1	191-600-690-000	SFR	1	1.0	276.10	268.06
1	191-600-700-000	SFR	1	1.0	276.10	268.06
1	191-600-710-000	SFR	1	1.0	276.10	268.06
1	191-600-720-000	SFR	1	1.0	276.10	268.06
1	191-600-730-000	SFR	1	1.0	276.10	268.06
1	191-600-740-000	SFR	1	1.0	276.10	268.06
1	191-600-750-000	SFR	1	1.0	276.10	268.06
1	191-610-010-000	CITY	0	0.0	0.00	0.00
1	191-610-020-000	CITY	0	0.0	0.00	0.00
1	191-610-030-000	SFR	1	1.0	276.10	268.06
1	191-610-040-000	SFR	1	1.0	276.10	268.06
1	191-610-050-000	SFR	1	1.0	276.10	268.06
1	191-610-060-000	SFR	1	1.0	276.10	268.06
1	191-610-070-000	SFR	1	1.0	276.10	268.06
1	191-610-080-000	SFR	1	1.0	276.10	268.06
1	191-610-090-000	SFR	1	1.0	276.10	268.06
1	191-610-100-000	SFR	1	1.0	276.10	268.06
1	191-610-110-000	SFR	1	1.0	276.10	268.06
1	191-610-120-000	SFR	1	1.0	276.10	268.06
1	191-610-130-000	SFR	1	1.0	276.10	268.06
1	191-610-140-000	SFR	1	1.0	276.10	268.06
1	191-610-150-000	SFR	1	1.0	276.10	268.06
1	191-610-160-000	SFR	1	1.0	276.10	268.06
1	191-610-170-000	SFR	1	1.0	276.10	268.06
1	191-610-180-000	SFR	1	1.0	276.10	268.06
1	191-610-190-000	SFR	1	1.0	276.10	268.06
1	191-610-200-000	SFR	1	1.0	276.10	268.06
1	191-610-210-000	SFR	1	1.0	276.10	268.06
1	191-610-220-000	EXEMPT	0	0.0	0.00	0.00
1	191-610-230-000	EXEMPT	0	0.0	0.00	0.00
1	191-610-240-000	SFR	1	1.0	276.10	268.06
1	191-610-250-000	SFR	1	1.0	276.10	268.06
1	191-610-260-000	SFR	1	1.0	276.10	268.06
1	191-610-270-000	SFR	1	1.0	276.10	268.06
1	191-610-280-000	SFR	1	1.0	276.10	268.06
1	191-610-290-000	SFR	1	1.0	276.10	268.06
1	191-610-300-000	SFR	1	1.0	276.10	268.06
1	191-610-310-000	SFR	1	1.0	276.10	268.06
1	191-610-320-000	SFR	1	1.0	276.10	268.06
1	191-610-330-000	SFR	1	1.0	276.10	268.06
1	191-610-340-000	SFR	1	1.0	276.10	268.06
1	191-610-350-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-610-360-000	SFR	1	1.0	276.10	268.06
1	191-610-370-000	SFR	1	1.0	276.10	268.06
1	191-610-380-000	SFR	1	1.0	276.10	268.06
1	191-610-390-000	SFR	1	1.0	276.10	268.06
1	191-610-400-000	SFR	1	1.0	276.10	268.06
1	191-610-410-000	SFR	1	1.0	276.10	268.06
1	191-620-010-000	SFR	1	1.0	276.10	268.06
1	191-620-020-000	SFR	1	1.0	276.10	268.06
1	191-620-030-000	SFR	1	1.0	276.10	268.06
1	191-620-040-000	SFR	1	1.0	276.10	268.06
1	191-620-050-000	SFR	1	1.0	276.10	268.06
1	191-620-060-000	SFR	1	1.0	276.10	268.06
1	191-620-070-000	SFR	1	1.0	276.10	268.06
1	191-620-130-000	SFR	1	1.0	276.10	268.06
1	191-620-140-000	SFR	1	1.0	276.10	268.06
1	191-620-150-000	SFR	1	1.0	276.10	268.06
1	191-620-160-000	SFR	1	1.0	276.10	268.06
1	191-620-170-000	SFR	1	1.0	276.10	268.06
1	191-620-180-000	SFR	1	1.0	276.10	268.06
1	191-620-190-000	SFR	1	1.0	276.10	268.06
1	191-620-200-000	SFR	1	1.0	276.10	268.06
1	191-620-210-000	SFR	1	1.0	276.10	268.06
1	191-620-220-000	SFR	1	1.0	276.10	268.06
1	191-620-230-000	SFR	1	1.0	276.10	268.06
1	191-620-250-000	SFR	1	1.0	276.10	268.06
1	191-620-260-000	SFR	1	1.0	276.10	268.06
1	191-620-270-000	SFR	1	1.0	276.10	268.06
1	191-620-280-000	SFR	1	1.0	276.10	268.06
1	191-620-290-000	SFR	1	1.0	276.10	268.06
1	191-620-300-000	SFR	1	1.0	276.10	268.06
1	191-620-310-000	SFR	1	1.0	276.10	268.06
1	191-620-320-000	SFR	1	1.0	276.10	268.06
1	191-620-330-000	SFR	1	1.0	276.10	268.06
1	191-620-340-000	SFR	1	1.0	276.10	268.06
1	191-620-350-000	SFR	1	1.0	276.10	268.06
1	191-620-360-000	SFR	1	1.0	276.10	268.06
1	191-620-370-000	SFR	1	1.0	276.10	268.06
1	191-620-380-000	SFR	1	1.0	276.10	268.06
1	191-620-390-000	SFR	1	1.0	276.10	268.06
1	191-620-400-000	SFR	1	1.0	276.10	268.06
1	191-620-410-000	SFR	1	1.0	276.10	268.06
1	191-620-420-000	SFR	1	1.0	276.10	268.06
1	191-620-430-000	SFR	1	1.0	276.10	268.06
1	191-620-440-000	SFR	1	1.0	276.10	268.06
1	191-620-450-000	SFR	1	1.0	276.10	268.06
1	191-620-460-000	SFR	1	1.0	276.10	268.06
1	191-620-470-000	SFR	1	1.0	276.10	268.06
1	191-620-480-000	SFR	1	1.0	276.10	268.06
1	191-620-490-000	CITY	0	0.0	0.00	0.00

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-620-500-000	CITY	0	0.0	0.00	0.00
1	191-620-510-000	CITY	0	0.0	0.00	0.00
1	191-620-520-000	SFR	1	1.0	276.10	268.06
1	191-620-530-000	COMMON AREA	0	0.0	0.00	0.00
1	191-620-540-000	SFR	1	1.0	276.10	268.06
1	191-620-550-000	COMMON AREA	0	0.0	0.00	0.00
1	191-620-560-000	SFR	1	1.0	276.10	268.06
1	191-620-570-000	SFR	1	1.0	276.10	268.06
1	191-630-010-000	SFR	1	1.0	276.10	268.06
1	191-630-020-000	SFR	1	1.0	276.10	268.06
1	191-630-030-000	SFR	1	1.0	276.10	268.06
1	191-630-040-000	SFR	1	1.0	276.10	268.06
1	191-630-050-000	SFR	1	1.0	276.10	268.06
1	191-630-060-000	SFR	1	1.0	276.10	268.06
1	191-630-070-000	SFR	1	1.0	276.10	268.06
1	191-630-080-000	SFR	1	1.0	276.10	268.06
1	191-630-090-000	SFR	1	1.0	276.10	268.06
1	191-630-100-000	SFR	1	1.0	276.10	268.06
1	191-630-110-000	SFR	1	1.0	276.10	268.06
1	191-630-120-000	SFR	1	1.0	276.10	268.06
1	191-630-130-000	SFR	1	1.0	276.10	268.06
1	191-630-140-000	SFR	1	1.0	276.10	268.06
1	191-630-150-000	SFR	1	1.0	276.10	268.06
1	191-630-170-000	COMMON AREA	0	0.0	0.00	0.00
1	191-630-180-000	SFR	1	1.0	276.10	268.06
1	191-630-190-000	SFR	1	1.0	276.10	268.06
1	191-630-200-000	SFR	1	1.0	276.10	268.06
1	191-630-210-000	SFR	1	1.0	276.10	268.06
1	191-630-220-000	SFR	1	1.0	276.10	268.06
1	191-630-230-000	SFR	1	1.0	276.10	268.06
1	191-630-240-000	SFR	1	1.0	276.10	268.06
1	191-630-250-000	SFR	1	1.0	276.10	268.06
1	191-630-260-000	SFR	1	1.0	276.10	268.06
1	191-630-270-000	SFR	1	1.0	276.10	268.06
1	191-630-280-000	SFR	1	1.0	276.10	268.06
1	191-630-290-000	SFR	1	1.0	276.10	268.06
1	191-630-320-000	SFR	1	1.0	276.10	268.06
1	191-630-330-000	SFR	1	1.0	276.10	268.06
1	191-630-340-000	SFR	1	1.0	276.10	268.06
1	191-630-350-000	SFR	1	1.0	276.10	268.06
1	191-630-360-000	SFR	1	1.0	276.10	268.06
1	191-630-370-000	SFR	1	1.0	276.10	268.06
1	191-630-380-000	SFR	1	1.0	276.10	268.06
1	191-630-390-000	SFR	1	1.0	276.10	268.06
1	191-630-400-000	SFR	1	1.0	276.10	268.06
1	191-630-410-000	SFR	1	1.0	276.10	268.06
1	191-630-420-000	SFR	1	1.0	276.10	268.06
1	191-630-430-000	SFR	1	1.0	276.10	268.06
1	191-630-440-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-630-450-000	SFR	1	1.0	276.10	268.06
1	191-630-460-000	SFR	1	1.0	276.10	268.06
1	191-630-470-000	SFR	1	1.0	276.10	268.06
1	191-630-480-000	SFR	1	1.0	276.10	268.06
1	191-630-500-000	SFR	1	1.0	276.10	268.06
1	191-630-510-000	SFR	1	1.0	276.10	268.06
1	191-630-520-000	COMMON AREA	0	0.0	0.00	0.00
1	191-640-010-000	SFR	1	1.0	276.10	268.06
1	191-640-020-000	SFR	1	1.0	276.10	268.06
1	191-640-030-000	SFR	1	1.0	276.10	268.06
1	191-640-040-000	SFR	1	1.0	276.10	268.06
1	191-640-050-000	SFR	1	1.0	276.10	268.06
1	191-640-060-000	SFR	1	1.0	276.10	268.06
1	191-640-070-000	SFR	1	1.0	276.10	268.06
1	191-640-080-000	SFR	1	1.0	276.10	268.06
1	191-640-090-000	SFR	1	1.0	276.10	268.06
1	191-640-100-000	SFR	1	1.0	276.10	268.06
1	191-640-110-000	SFR	1	1.0	276.10	268.06
1	191-640-120-000	SFR	1	1.0	276.10	268.06
1	191-640-130-000	SFR	1	1.0	276.10	268.06
1	191-640-140-000	SFR	1	1.0	276.10	268.06
1	191-640-150-000	SFR	1	1.0	276.10	268.06
1	191-640-160-000	SFR	1	1.0	276.10	268.06
1	191-640-170-000	SFR	1	1.0	276.10	268.06
1	191-640-180-000	SFR	1	1.0	276.10	268.06
1	191-640-190-000	SFR	1	1.0	276.10	268.06
1	191-640-200-000	SFR	1	1.0	276.10	268.06
1	191-640-210-000	SFR	1	1.0	276.10	268.06
1	191-640-220-000	SFR	1	1.0	276.10	268.06
1	191-640-230-000	SFR	1	1.0	276.10	268.06
1	191-640-240-000	SFR	1	1.0	276.10	268.06
1	191-640-250-000	SFR	1	1.0	276.10	268.06
1	191-640-260-000	SFR	1	1.0	276.10	268.06
1	191-640-270-000	SFR	1	1.0	276.10	268.06
1	191-640-280-000	SFR	1	1.0	276.10	268.06
1	191-640-290-000	SFR	1	1.0	276.10	268.06
1	191-640-300-000	SFR	1	1.0	276.10	268.06
1	191-640-310-000	SFR	1	1.0	276.10	268.06
1	191-640-320-000	SFR	1	1.0	276.10	268.06
1	191-640-330-000	SFR	1	1.0	276.10	268.06
1	191-640-340-000	SFR	1	1.0	276.10	268.06
1	191-640-350-000	SFR	1	1.0	276.10	268.06
1	191-640-360-000	SFR	1	1.0	276.10	268.06
1	191-640-370-000	SFR	1	1.0	276.10	268.06
1	191-640-380-000	SFR	1	1.0	276.10	268.06
1	191-640-390-000	SFR	1	1.0	276.10	268.06
1	191-640-400-000	SFR	1	1.0	276.10	268.06
1	191-640-410-000	SFR	1	1.0	276.10	268.06
1	191-640-420-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-640-430-000	SFR	1	1.0	276.10	268.06
1	191-640-440-000	SFR	1	1.0	276.10	268.06
1	191-640-450-000	SFR	1	1.0	276.10	268.06
1	191-640-460-000	SFR	1	1.0	276.10	268.06
1	191-640-470-000	SFR	1	1.0	276.10	268.06
1	191-640-480-000	SFR	1	1.0	276.10	268.06
1	191-640-490-000	SFR	1	1.0	276.10	268.06
1	191-640-500-000	SFR	1	1.0	276.10	268.06
1	191-640-510-000	SFR	1	1.0	276.10	268.06
1	191-640-520-000	SFR	1	1.0	276.10	268.06
1	191-640-530-000	SFR	1	1.0	276.10	268.06
1	191-640-540-000	SFR	1	1.0	276.10	268.06
1	191-640-550-000	SFR	1	1.0	276.10	268.06
1	191-640-560-000	SFR	1	1.0	276.10	268.06
1	191-640-570-000	SFR	1	1.0	276.10	268.06
1	191-640-580-000	SFR	1	1.0	276.10	268.06
1	191-640-590-000	SFR	1	1.0	276.10	268.06
1	191-640-600-000	SFR	1	1.0	276.10	268.06
1	191-640-610-000	SFR	1	1.0	276.10	268.06
1	191-640-620-000	SFR	1	1.0	276.10	268.06
1	191-640-630-000	SFR	1	1.0	276.10	268.06
1	191-640-640-000	SFR	1	1.0	276.10	268.06
1	191-640-650-000	SFR	1	1.0	276.10	268.06
1	191-650-010-000	SFR	1	1.0	276.10	268.06
1	191-650-020-000	SFR	1	1.0	276.10	268.06
1	191-650-030-000	SFR	1	1.0	276.10	268.06
1	191-650-040-000	SFR	1	1.0	276.10	268.06
1	191-650-050-000	SFR	1	1.0	276.10	268.06
1	191-650-060-000	SFR	1	1.0	276.10	268.06
1	191-650-070-000	SFR	1	1.0	276.10	268.06
1	191-650-080-000	SFR	1	1.0	276.10	268.06
1	191-650-090-000	SFR	1	1.0	276.10	268.06
1	191-650-100-000	SFR	1	1.0	276.10	268.06
1	191-650-110-000	SFR	1	1.0	276.10	268.06
1	191-650-120-000	SFR	1	1.0	276.10	268.06
1	191-650-130-000	SFR	1	1.0	276.10	268.06
1	191-650-140-000	SFR	1	1.0	276.10	268.06
1	191-650-150-000	SFR	1	1.0	276.10	268.06
1	191-650-160-000	SFR	1	1.0	276.10	268.06
1	191-650-170-000	SFR	1	1.0	276.10	268.06
1	191-650-180-000	SFR	1	1.0	276.10	268.06
1	191-650-190-000	SFR	1	1.0	276.10	268.06
1	191-650-200-000	SFR	1	1.0	276.10	268.06
1	191-650-210-000	SFR	1	1.0	276.10	268.06
1	191-650-220-000	SFR	1	1.0	276.10	268.06
1	191-650-230-000	SFR	1	1.0	276.10	268.06
1	191-650-240-000	SFR	1	1.0	276.10	268.06
1	191-650-250-000	SFR	1	1.0	276.10	268.06
1	191-650-260-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-650-270-000	SFR	1	1.0	276.10	268.06
1	191-650-280-000	SFR	1	1.0	276.10	268.06
1	191-650-290-000	SFR	1	1.0	276.10	268.06
1	191-650-300-000	SFR	1	1.0	276.10	268.06
1	191-650-310-000	SFR	1	1.0	276.10	268.06
1	191-650-320-000	SFR	1	1.0	276.10	268.06
1	191-650-330-000	SFR	1	1.0	276.10	268.06
1	191-650-340-000	SFR	1	1.0	276.10	268.06
1	191-650-350-000	SFR	1	1.0	276.10	268.06
1	191-650-360-000	SFR	1	1.0	276.10	268.06
1	191-660-010-000	SFR	1	1.0	276.10	268.06
1	191-660-020-000	SFR	1	1.0	276.10	268.06
1	191-660-030-000	SFR	1	1.0	276.10	268.06
1	191-660-040-000	SFR	1	1.0	276.10	268.06
1	191-660-050-000	SFR	1	1.0	276.10	268.06
1	191-660-060-000	SFR	1	1.0	276.10	268.06
1	191-660-070-000	SFR	1	1.0	276.10	268.06
1	191-660-080-000	SFR	1	1.0	276.10	268.06
1	191-660-090-000	SFR	1	1.0	276.10	268.06
1	191-660-100-000	SFR	1	1.0	276.10	268.06
1	191-660-110-000	SFR	1	1.0	276.10	268.06
1	191-660-120-000	SFR	1	1.0	276.10	268.06
1	191-660-130-000	SFR	1	1.0	276.10	268.06
1	191-660-140-000	SFR	1	1.0	276.10	268.06
1	191-660-150-000	SFR	1	1.0	276.10	268.06
1	191-660-160-000	SFR	1	1.0	276.10	268.06
1	191-660-170-000	SFR	1	1.0	276.10	268.06
1	191-660-180-000	SFR	1	1.0	276.10	268.06
1	191-660-190-000	SFR	1	1.0	276.10	268.06
1	191-660-200-000	SFR	1	1.0	276.10	268.06
1	191-660-210-000	SFR	1	1.0	276.10	268.06
1	191-660-220-000	SFR	1	1.0	276.10	268.06
1	191-660-230-000	SFR	1	1.0	276.10	268.06
1	191-660-240-000	SFR	1	1.0	276.10	268.06
1	191-660-250-000	SFR	1	1.0	276.10	268.06
1	191-660-260-000	SFR	1	1.0	276.10	268.06
1	191-660-270-000	SFR	1	1.0	276.10	268.06
1	191-660-280-000	SFR	1	1.0	276.10	268.06
1	191-660-290-000	SFR	1	1.0	276.10	268.06
1	191-660-300-000	SFR	1	1.0	276.10	268.06
1	191-660-310-000	SFR	1	1.0	276.10	268.06
1	191-660-320-000	SFR	1	1.0	276.10	268.06
1	191-660-330-000	SFR	1	1.0	276.10	268.06
1	191-670-010-000	SFR	1	1.0	276.10	268.06
1	191-670-020-000	SFR	1	1.0	276.10	268.06
1	191-670-030-000	SFR	1	1.0	276.10	268.06
1	191-670-040-000	SFR	1	1.0	276.10	268.06
1	191-670-050-000	SFR	1	1.0	276.10	268.06
1	191-670-060-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-670-070-000	SFR	1	1.0	276.10	268.06
1	191-670-080-000	SFR	1	1.0	276.10	268.06
1	191-670-090-000	SFR	1	1.0	276.10	268.06
1	191-670-100-000	SFR	1	1.0	276.10	268.06
1	191-670-110-000	SFR	1	1.0	276.10	268.06
1	191-670-120-000	SFR	1	1.0	276.10	268.06
1	191-670-130-000	SFR	1	1.0	276.10	268.06
1	191-670-140-000	SFR	1	1.0	276.10	268.06
1	191-670-150-000	SFR	1	1.0	276.10	268.06
1	191-670-160-000	SFR	1	1.0	276.10	268.06
1	191-670-170-000	SFR	1	1.0	276.10	268.06
1	191-670-180-000	SFR	1	1.0	276.10	268.06
1	191-670-190-000	SFR	1	1.0	276.10	268.06
1	191-670-200-000	SFR	1	1.0	276.10	268.06
1	191-670-210-000	SFR	1	1.0	276.10	268.06
1	191-670-220-000	SFR	1	1.0	276.10	268.06
1	191-670-230-000	SFR	1	1.0	276.10	268.06
1	191-670-240-000	SFR	1	1.0	276.10	268.06
1	191-670-250-000	SFR	1	1.0	276.10	268.06
1	191-670-260-000	SFR	1	1.0	276.10	268.06
1	191-670-270-000	SFR	1	1.0	276.10	268.06
1	191-670-280-000	SFR	1	1.0	276.10	268.06
1	191-670-290-000	SFR	1	1.0	276.10	268.06
1	191-670-300-000	SFR	1	1.0	276.10	268.06
1	191-670-310-000	SFR	1	1.0	276.10	268.06
1	191-670-320-000	SFR	1	1.0	276.10	268.06
1	191-670-330-000	SFR	1	1.0	276.10	268.06
1	191-670-340-000	SFR	1	1.0	276.10	268.06
1	191-670-350-000	SFR	1	1.0	276.10	268.06
1	191-670-360-000	SFR	1	1.0	276.10	268.06
1	191-670-370-000	SFR	1	1.0	276.10	268.06
1	191-670-380-000	SFR	1	1.0	276.10	268.06
1	191-670-390-000	SFR	1	1.0	276.10	268.06
1	191-670-400-000	SFR	1	1.0	276.10	268.06
1	191-670-410-000	SFR	1	1.0	276.10	268.06
1	191-670-420-000	SFR	1	1.0	276.10	268.06
1	191-670-430-000	SFR	1	1.0	276.10	268.06
1	191-670-440-000	SFR	1	1.0	276.10	268.06
1	191-670-450-000	SFR	1	1.0	276.10	268.06
1	191-670-460-000	SFR	1	1.0	276.10	268.06
1	191-670-470-000	SFR	1	1.0	276.10	268.06
1	191-670-480-000	SFR	1	1.0	276.10	268.06
1	191-670-490-000	SFR	1	1.0	276.10	268.06
1	191-670-500-000	SFR	1	1.0	276.10	268.06
1	191-670-510-000	SFR	1	1.0	276.10	268.06
1	191-670-520-000	SFR	1	1.0	276.10	268.06
1	191-680-010-000	SFR	1	1.0	276.10	268.06
1	191-680-020-000	SFR	1	1.0	276.10	268.06
1	191-680-030-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-680-040-000	SFR	1	1.0	276.10	268.06
1	191-680-050-000	SFR	1	1.0	276.10	268.06
1	191-680-060-000	SFR	1	1.0	276.10	268.06
1	191-680-070-000	SFR	1	1.0	276.10	268.06
1	191-680-080-000	SFR	1	1.0	276.10	268.06
1	191-680-090-000	SFR	1	1.0	276.10	268.06
1	191-680-100-000	SFR	1	1.0	276.10	268.06
1	191-680-110-000	SFR	1	1.0	276.10	268.06
1	191-680-120-000	SFR	1	1.0	276.10	268.06
1	191-680-130-000	SFR	1	1.0	276.10	268.06
1	191-680-140-000	SFR	1	1.0	276.10	268.06
1	191-680-150-000	SFR	1	1.0	276.10	268.06
1	191-680-160-000	SFR	1	1.0	276.10	268.06
1	191-680-170-000	SFR	1	1.0	276.10	268.06
1	191-680-180-000	SFR	1	1.0	276.10	268.06
1	191-680-190-000	SFR	1	1.0	276.10	268.06
1	191-680-200-000	SFR	1	1.0	276.10	268.06
1	191-680-210-000	SFR	1	1.0	276.10	268.06
1	191-680-220-000	SFR	1	1.0	276.10	268.06
1	191-680-230-000	SFR	1	1.0	276.10	268.06
1	191-680-240-000	SFR	1	1.0	276.10	268.06
1	191-680-250-000	SFR	1	1.0	276.10	268.06
1	191-680-260-000	SFR	1	1.0	276.10	268.06
1	191-680-270-000	SFR	1	1.0	276.10	268.06
1	191-680-280-000	SFR	1	1.0	276.10	268.06
1	191-680-290-000	SFR	1	1.0	276.10	268.06
1	191-680-300-000	SFR	1	1.0	276.10	268.06
1	191-680-310-000	SFR	1	1.0	276.10	268.06
1	191-680-320-000	SFR	1	1.0	276.10	268.06
1	191-680-330-000	SFR	1	1.0	276.10	268.06
1	191-680-340-000	SFR	1	1.0	276.10	268.06
1	191-680-350-000	SFR	1	1.0	276.10	268.06
1	191-680-360-000	SFR	1	1.0	276.10	268.06
1	191-680-370-000	SFR	1	1.0	276.10	268.06
1	191-680-380-000	SFR	1	1.0	276.10	268.06
1	191-680-390-000	SFR	1	1.0	276.10	268.06
1	191-680-400-000	SFR	1	1.0	276.10	268.06
1	191-680-410-000	SFR	1	1.0	276.10	268.06
1	191-680-420-000	SFR	1	1.0	276.10	268.06
1	191-680-430-000	SFR	1	1.0	276.10	268.06
1	191-680-440-000	SFR	1	1.0	276.10	268.06
1	191-680-450-000	SFR	1	1.0	276.10	268.06
1	191-680-460-000	SFR	1	1.0	276.10	268.06
1	191-680-470-000	SFR	1	1.0	276.10	268.06
1	191-680-480-000	SFR	1	1.0	276.10	268.06
1	191-680-490-000	SFR	1	1.0	276.10	268.06
1	191-680-500-000	SFR	1	1.0	276.10	268.06
1	191-680-510-000	SFR	1	1.0	276.10	268.06
1	191-680-520-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-690-010-000	SFR	1	1.0	276.10	268.06
1	191-690-020-000	SFR	1	1.0	276.10	268.06
1	191-690-030-000	SFR	1	1.0	276.10	268.06
1	191-690-040-000	SFR	1	1.0	276.10	268.06
1	191-690-050-000	SFR	1	1.0	276.10	268.06
1	191-690-060-000	SFR	1	1.0	276.10	268.06
1	191-690-070-000	SFR	1	1.0	276.10	268.06
1	191-690-080-000	SFR	1	1.0	276.10	268.06
1	191-690-120-000	SFR	1	1.0	276.10	268.06
1	191-690-130-000	SFR	1	1.0	276.10	268.06
1	191-690-140-000	SFR	1	1.0	276.10	268.06
1	191-690-150-000	SFR	1	1.0	276.10	268.06
1	191-690-160-000	SFR	1	1.0	276.10	268.06
1	191-690-170-000	SFR	1	1.0	276.10	268.06
1	191-690-180-000	SFR	1	1.0	276.10	268.06
1	191-690-190-000	SFR	1	1.0	276.10	268.06
1	191-690-200-000	SFR	1	1.0	276.10	268.06
1	191-690-210-000	SFR	1	1.0	276.10	268.06
1	191-690-220-000	SFR	1	1.0	276.10	268.06
1	191-690-230-000	SFR	1	1.0	276.10	268.06
1	191-690-240-000	SFR	1	1.0	276.10	268.06
1	191-690-250-000	SFR	1	1.0	276.10	268.06
1	191-690-260-000	SFR	1	1.0	276.10	268.06
1	191-690-270-000	SFR	1	1.0	276.10	268.06
1	191-690-280-000	SFR	1	1.0	276.10	268.06
1	191-690-290-000	SFR	1	1.0	276.10	268.06
1	191-690-300-000	SFR	1	1.0	276.10	268.06
1	191-690-310-000	SFR	1	1.0	276.10	268.06
1	191-690-320-000	SFR	1	1.0	276.10	268.06
1	191-690-330-000	SFR	1	1.0	276.10	268.06
1	191-690-340-000	SFR	1	1.0	276.10	268.06
1	191-690-350-000	SFR	1	1.0	276.10	268.06
1	191-690-360-000	SFR	1	1.0	276.10	268.06
1	191-690-370-000	SFR	1	1.0	276.10	268.06
1	191-690-380-000	SFR	1	1.0	276.10	268.06
1	191-690-390-000	SFR	1	1.0	276.10	268.06
1	191-690-400-000	SFR	1	1.0	276.10	268.06
1	191-690-410-000	SFR	1	1.0	276.10	268.06
1	191-690-420-000	CITY	0	0.0	0.00	0.00
1	191-690-430-000	COMMON AREA	0	0.0	0.00	0.00
1	191-690-440-000	COMMON AREA	0	0.0	0.00	0.00
1	191-690-450-000	COMMON AREA	0	0.0	0.00	0.00
1	191-690-460-000	COMMON AREA	0	0.0	0.00	0.00
1	191-690-470-000	COMMON AREA	0	0.0	0.00	0.00
1	191-690-480-000	COMMON AREA	0	0.0	0.00	0.00
1	191-690-490-000	COMMON AREA	0	0.0	0.00	0.00
1	191-690-500-000	COMMON AREA	0	0.0	0.00	0.00
1	191-690-510-000	COMMON AREA	0	0.0	0.00	0.00
1	191-690-520-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-690-530-000	SFR	1	1.0	276.10	268.06
1	191-690-540-000	SFR	1	1.0	276.10	268.06
1	191-700-070-000	CITY	0	0.0	0.00	0.00
1	191-700-080-000	CITY	0	0.0	0.00	0.00
1	191-700-090-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-700-110-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-700-120-000	COMMERCIAL	0	0.0	0.00	0.00
1	191-730-010-000	SFR	1	1.0	276.10	268.06
1	191-730-020-000	SFR	1	1.0	276.10	268.06
1	191-730-030-000	SFR	1	1.0	276.10	268.06
1	191-730-040-000	SFR	1	1.0	276.10	268.06
1	191-730-050-000	SFR	1	1.0	276.10	268.06
1	191-730-060-000	SFR	1	1.0	276.10	268.06
1	191-730-070-000	SFR	1	1.0	276.10	268.06
1	191-730-080-000	SFR	1	1.0	276.10	268.06
1	191-730-090-000	SFR	1	1.0	276.10	268.06
1	191-730-100-000	SFR	1	1.0	276.10	268.06
1	191-730-110-000	SFR	1	1.0	276.10	268.06
1	191-730-120-000	SFR	1	1.0	276.10	268.06
1	191-730-130-000	SFR	1	1.0	276.10	268.06
1	191-730-140-000	SFR	1	1.0	276.10	268.06
1	191-730-150-000	SFR	1	1.0	276.10	268.06
1	191-730-160-000	SFR	1	1.0	276.10	268.06
1	191-730-170-000	SFR	1	1.0	276.10	268.06
1	191-730-180-000	SFR	1	1.0	276.10	268.06
1	191-730-190-000	SFR	1	1.0	276.10	268.06
1	191-730-200-000	SFR	1	1.0	276.10	268.06
1	191-730-210-000	SFR	1	1.0	276.10	268.06
1	191-730-220-000	SFR	1	1.0	276.10	268.06
1	191-730-230-000	SFR	1	1.0	276.10	268.06
1	191-730-240-000	SFR	1	1.0	276.10	268.06
1	191-730-250-000	SFR	1	1.0	276.10	268.06
1	191-730-260-000	SFR	1	1.0	276.10	268.06
1	191-730-270-000	SFR	1	1.0	276.10	268.06
1	191-730-280-000	SFR	1	1.0	276.10	268.06
1	191-730-290-000	SFR	1	1.0	276.10	268.06
1	191-730-300-000	SFR	1	1.0	276.10	268.06
1	191-730-310-000	SFR	1	1.0	276.10	268.06
1	191-730-320-000	SFR	1	1.0	276.10	268.06
1	191-730-330-000	SFR	1	1.0	276.10	268.06
1	191-730-340-000	SFR	1	1.0	276.10	268.06
1	191-730-350-000	SFR	1	1.0	276.10	268.06
1	191-730-360-000	SFR	1	1.0	276.10	268.06
1	191-730-370-000	SFR	1	1.0	276.10	268.06
1	191-730-380-000	SFR	1	1.0	276.10	268.06
1	191-730-390-000	SFR	1	1.0	276.10	268.06
1	191-730-400-000	SFR	1	1.0	276.10	268.06
1	191-730-410-000	SFR	1	1.0	276.10	268.06
1	191-730-420-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-730-430-000	SFR	1	1.0	276.10	268.06
1	191-730-440-000	SFR	1	1.0	276.10	268.06
1	191-730-450-000	SFR	1	1.0	276.10	268.06
1	191-730-460-000	SFR	1	1.0	276.10	268.06
1	191-730-470-000	SFR	1	1.0	276.10	268.06
1	191-730-480-000	SFR	1	1.0	276.10	268.06
1	191-730-490-000	SFR	1	1.0	276.10	268.06
1	191-730-500-000	SFR	1	1.0	276.10	268.06
1	191-730-510-000	SFR	1	1.0	276.10	268.06
1	191-730-520-000	SFR	1	1.0	276.10	268.06
1	191-730-530-000	SFR	1	1.0	276.10	268.06
1	191-730-540-000	SFR	1	1.0	276.10	268.06
1	191-730-550-000	SFR	1	1.0	276.10	268.06
1	191-730-560-000	SFR	1	1.0	276.10	268.06
1	191-740-010-000	SFR	1	1.0	276.10	268.06
1	191-740-020-000	SFR	1	1.0	276.10	268.06
1	191-740-030-000	SFR	1	1.0	276.10	268.06
1	191-740-040-000	SFR	1	1.0	276.10	268.06
1	191-740-050-000	SFR	1	1.0	276.10	268.06
1	191-740-060-000	SFR	1	1.0	276.10	268.06
1	191-740-070-000	SFR	1	1.0	276.10	268.06
1	191-740-080-000	SFR	1	1.0	276.10	268.06
1	191-740-090-000	SFR	1	1.0	276.10	268.06
1	191-740-100-000	SFR	1	1.0	276.10	268.06
1	191-740-110-000	SFR	1	1.0	276.10	268.06
1	191-740-120-000	SFR	1	1.0	276.10	268.06
1	191-740-130-000	SFR	1	1.0	276.10	268.06
1	191-740-140-000	SFR	1	1.0	276.10	268.06
1	191-740-150-000	SFR	1	1.0	276.10	268.06
1	191-740-160-000	SFR	1	1.0	276.10	268.06
1	191-740-170-000	SFR	1	1.0	276.10	268.06
1	191-740-180-000	SFR	1	1.0	276.10	268.06
1	191-740-190-000	SFR	1	1.0	276.10	268.06
1	191-740-200-000	SFR	1	1.0	276.10	268.06
1	191-740-210-000	SFR	1	1.0	276.10	268.06
1	191-740-220-000	SFR	1	1.0	276.10	268.06
1	191-740-230-000	SFR	1	1.0	276.10	268.06
1	191-740-240-000	SFR	1	1.0	276.10	268.06
1	191-740-250-000	SFR	1	1.0	276.10	268.06
1	191-740-260-000	SFR	1	1.0	276.10	268.06
1	191-740-270-000	SFR	1	1.0	276.10	268.06
1	191-740-280-000	SFR	1	1.0	276.10	268.06
1	191-740-290-000	SFR	1	1.0	276.10	268.06
1	191-740-300-000	SFR	1	1.0	276.10	268.06
1	191-740-310-000	SFR	1	1.0	276.10	268.06
1	191-740-320-000	SFR	1	1.0	276.10	268.06
1	191-740-330-000	SFR	1	1.0	276.10	268.06
1	191-740-340-000	SFR	1	1.0	276.10	268.06
1	191-740-350-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-740-360-000	SFR	1	1.0	276.10	268.06
1	191-740-370-000	SFR	1	1.0	276.10	268.06
1	191-740-380-000	SFR	1	1.0	276.10	268.06
1	191-740-390-000	SFR	1	1.0	276.10	268.06
1	191-740-400-000	SFR	1	1.0	276.10	268.06
1	191-740-410-000	SFR	1	1.0	276.10	268.06
1	191-740-420-000	SFR	1	1.0	276.10	268.06
1	191-740-430-000	SFR	1	1.0	276.10	268.06
1	191-740-440-000	SFR	1	1.0	276.10	268.06
1	191-740-450-000	SFR	1	1.0	276.10	268.06
1	191-740-460-000	SFR	1	1.0	276.10	268.06
1	191-750-010-000	SFR	1	1.0	276.10	268.06
1	191-750-020-000	SFR	1	1.0	276.10	268.06
1	191-750-030-000	SFR	1	1.0	276.10	268.06
1	191-750-040-000	SFR	1	1.0	276.10	268.06
1	191-750-050-000	SFR	1	1.0	276.10	268.06
1	191-750-060-000	SFR	1	1.0	276.10	268.06
1	191-750-070-000	SFR	1	1.0	276.10	268.06
1	191-750-080-000	SFR	1	1.0	276.10	268.06
1	191-750-090-000	SFR	1	1.0	276.10	268.06
1	191-750-100-000	SFR	1	1.0	276.10	268.06
1	191-750-110-000	SFR	1	1.0	276.10	268.06
1	191-750-120-000	SFR	1	1.0	276.10	268.06
1	191-750-130-000	SFR	1	1.0	276.10	268.06
1	191-750-140-000	SFR	1	1.0	276.10	268.06
1	191-750-150-000	SFR	1	1.0	276.10	268.06
1	191-750-160-000	SFR	1	1.0	276.10	268.06
1	191-750-170-000	SFR	1	1.0	276.10	268.06
1	191-750-180-000	SFR	1	1.0	276.10	268.06
1	191-750-190-000	SFR	1	1.0	276.10	268.06
1	191-750-200-000	SFR	1	1.0	276.10	268.06
1	191-750-210-000	SFR	1	1.0	276.10	268.06
1	191-750-220-000	SFR	1	1.0	276.10	268.06
1	191-750-230-000	SFR	1	1.0	276.10	268.06
1	191-750-240-000	SFR	1	1.0	276.10	268.06
1	191-750-250-000	SFR	1	1.0	276.10	268.06
1	191-750-260-000	SFR	1	1.0	276.10	268.06
1	191-750-270-000	SFR	1	1.0	276.10	268.06
1	191-750-280-000	SFR	1	1.0	276.10	268.06
1	191-750-290-000	SFR	1	1.0	276.10	268.06
1	191-750-300-000	SFR	1	1.0	276.10	268.06
1	191-750-310-000	SFR	1	1.0	276.10	268.06
1	191-750-320-000	SFR	1	1.0	276.10	268.06
1	191-750-330-000	SFR	1	1.0	276.10	268.06
1	191-750-340-000	SFR	1	1.0	276.10	268.06
1	191-750-350-000	SFR	1	1.0	276.10	268.06
1	191-750-360-000	SFR	1	1.0	276.10	268.06
1	191-750-370-000	SFR	1	1.0	276.10	268.06
1	191-750-380-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	191-750-390-000	SFR	1	1.0	276.10	268.06
1	191-750-400-000	SFR	1	1.0	276.10	268.06
1	191-750-410-000	SFR	1	1.0	276.10	268.06
1	191-750-420-000	SFR	1	1.0	276.10	268.06
1	191-750-430-000	SFR	1	1.0	276.10	268.06
1	191-750-440-000	SFR	1	1.0	276.10	268.06
1	191-750-450-000	SFR	1	1.0	276.10	268.06
1	191-750-460-000	SFR	1	1.0	276.10	268.06
1	191-750-470-000	SFR	1	1.0	276.10	268.06
1	191-750-480-000	SFR	1	1.0	276.10	268.06
1	191-750-490-000	SFR	1	1.0	276.10	268.06
1	191-750-500-000	SFR	1	1.0	276.10	268.06
1	191-750-510-000	SFR	1	1.0	276.10	268.06
1	191-750-520-000	SFR	1	1.0	276.10	268.06
1	241-020-520-000	CITY	0	0.0	0.00	0.00
1	241-020-570-000	PUBLIC	0	0.0	0.00	0.00
1	241-020-600-000	CITY	0	0.0	0.00	0.00
1	241-020-650-000	MFR	72	43.2	11,927.52	11,580.18
1	241-020-660-000	MFR	12	7.2	1,987.92	1,930.02
1	241-700-010-000	SFR	1	1.0	276.10	268.06
1	241-700-020-000	SFR	1	1.0	276.10	268.06
1	241-700-030-000	SFR	1	1.0	276.10	268.06
1	241-700-040-000	SFR	1	1.0	276.10	268.06
1	241-700-050-000	SFR	1	1.0	276.10	268.06
1	241-700-060-000	SFR	1	1.0	276.10	268.06
1	241-700-070-000	SFR	1	1.0	276.10	268.06
1	241-700-080-000	SFR	1	1.0	276.10	268.06
1	241-700-090-000	SFR	1	1.0	276.10	268.06
1	241-700-100-000	SFR	1	1.0	276.10	268.06
1	241-700-110-000	SFR	1	1.0	276.10	268.06
1	241-700-120-000	SFR	1	1.0	276.10	268.06
1	241-700-130-000	SFR	1	1.0	276.10	268.06
1	241-700-140-000	SFR	1	1.0	276.10	268.06
1	241-700-150-000	SFR	1	1.0	276.10	268.06
1	241-700-160-000	SFR	1	1.0	276.10	268.06
1	241-700-170-000	SFR	1	1.0	276.10	268.06
1	241-700-180-000	SFR	1	1.0	276.10	268.06
1	241-700-190-000	SFR	1	1.0	276.10	268.06
1	241-700-200-000	SFR	1	1.0	276.10	268.06
1	241-700-210-000	SFR	1	1.0	276.10	268.06
1	241-700-220-000	SFR	1	1.0	276.10	268.06
1	241-700-230-000	SFR	1	1.0	276.10	268.06
1	241-700-240-000	SFR	1	1.0	276.10	268.06
1	241-700-250-000	SFR	1	1.0	276.10	268.06
1	241-700-260-000	SFR	1	1.0	276.10	268.06
1	241-700-270-000	CITY	0	0.0	0.00	0.00
1	241-700-280-000	CITY	0	0.0	0.00	0.00
1	241-700-290-000	COMMON AREA	0	0.0	0.00	0.00
1	241-700-300-000	COMMON AREA	0	0.0	0.00	0.00

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
1	241-700-310-000	COMMON AREA	0	0.0	0.00	0.00
2	241-020-340-000	COMMERCIAL	0	0.0	0.00	0.00
2	241-020-670-000	PUBLIC	0	0.0	0.00	0.00
2	241-020-680-000	SFR	1	1.0	276.10	268.06
2	241-020-690-000	PUBLIC	0	0.0	0.00	0.00
2	241-710-010-000	SFR	1	1.0	276.10	268.06
2	241-710-020-000	SFR	1	1.0	276.10	268.06
2	241-710-030-000	SFR	1	1.0	276.10	268.06
2	241-710-040-000	SFR	1	1.0	276.10	268.06
2	241-710-050-000	SFR	1	1.0	276.10	268.06
2	241-710-060-000	SFR	1	1.0	276.10	268.06
2	241-710-070-000	SFR	1	1.0	276.10	268.06
2	241-710-080-000	SFR	1	1.0	276.10	268.06
2	241-710-090-000	SFR	1	1.0	276.10	268.06
2	241-710-100-000	SFR	1	1.0	276.10	268.06
2	241-710-110-000	SFR	1	1.0	276.10	268.06
2	241-710-120-000	SFR	1	1.0	276.10	268.06
2	241-710-130-000	SFR	1	1.0	276.10	268.06
2	241-710-140-000	SFR	1	1.0	276.10	268.06
2	241-710-150-000	SFR	1	1.0	276.10	268.06
2	241-710-160-000	SFR	1	1.0	276.10	268.06
2	241-710-170-000	SFR	1	1.0	276.10	268.06
2	241-710-180-000	SFR	1	1.0	276.10	268.06
2	241-710-190-000	SFR	1	1.0	276.10	268.06
2	241-710-200-000	SFR	1	1.0	276.10	268.06
2	241-710-210-000	SFR	1	1.0	276.10	268.06
2	241-710-220-000	SFR	1	1.0	276.10	268.06
2	241-710-230-000	SFR	1	1.0	276.10	268.06
2	241-710-240-000	SFR	1	1.0	276.10	268.06
2	241-710-250-000	SFR	1	1.0	276.10	268.06
2	241-710-260-000	SFR	1	1.0	276.10	268.06
2	241-710-270-000	SFR	1	1.0	276.10	268.06
2	241-710-280-000	SFR	1	1.0	276.10	268.06
2	241-710-290-000	SFR	1	1.0	276.10	268.06
2	241-710-300-000	SFR	1	1.0	276.10	268.06
2	241-710-310-000	SFR	1	1.0	276.10	268.06
2	241-710-320-000	SFR	1	1.0	276.10	268.06
2	241-710-330-000	SFR	1	1.0	276.10	268.06
2	241-710-340-000	SFR	1	1.0	276.10	268.06
2	241-710-350-000	SFR	1	1.0	276.10	268.06
2	241-710-360-000	SFR	1	1.0	276.10	268.06
2	241-710-370-000	SFR	1	1.0	276.10	268.06
2	241-710-380-000	SFR	1	1.0	276.10	268.06
2	241-710-390-000	SFR	1	1.0	276.10	268.06
2	241-710-400-000	SFR	1	1.0	276.10	268.06
2	241-710-410-000	SFR	1	1.0	276.10	268.06
2	241-710-420-000	SFR	1	1.0	276.10	268.06
2	241-710-430-000	SFR	1	1.0	276.10	268.06
2	241-710-440-000	SFR	1	1.0	276.10	268.06

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Zone	APN	Development Type	Units	EU	Maximum Assessment	2019/20 Assessment*
2	241-710-450-000	SFR	1	1.0	276.10	268.06
2	241-710-460-000	SFR	1	1.0	276.10	268.06
2	241-710-470-000	SFR	1	1.0	276.10	268.06
2	241-710-480-000	SFR	1	1.0	276.10	268.06
2	241-710-490-000	SFR	1	1.0	276.10	268.06
2	241-710-500-000	SFR	1	1.0	276.10	268.06
2	241-710-510-000	SFR	1	1.0	276.10	268.06
2	241-710-520-000	SFR	1	1.0	276.10	268.06
2	241-710-530-000	SFR	1	1.0	276.10	268.06
2	241-710-540-000	SFR	1	1.0	276.10	268.06
2	241-710-550-000	SFR	1	1.0	276.10	268.06
2	241-710-560-000	SFR	1	1.0	276.10	268.06
2	241-710-570-000	SFR	1	1.0	276.10	268.06
2	241-710-580-000	SFR	1	1.0	276.10	268.06
2	241-710-590-000	SFR	1	1.0	276.10	268.06
2	241-710-600-000	SFR	1	1.0	276.10	268.06
2	241-710-610-000	SFR	1	1.0	276.10	268.06
2	241-710-620-000	SFR	1	1.0	276.10	268.06
2	241-710-630-000	SFR	1	1.0	276.10	268.06
2	241-710-640-000	SFR	1	1.0	276.10	268.06
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2	241-710-680-000	SFR	1	1.0	276.10	268.06
2	241-710-690-000	SFR	1	1.0	276.10	268.06
2	241-710-700-000	SFR	1	1.0	276.10	268.06
2	241-710-710-000	SFR	1	1.0	276.10	268.06
2	241-710-720-000	SFR	1	1.0	276.10	268.06
2	241-710-730-000	SFR	1	1.0	276.10	268.06
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2	241-710-770-000	SFR	1	1.0	276.10	268.06
2	241-710-780-000	SFR	1	1.0	276.10	268.06
Totals:			2,192	2158.4	\$595,934.24	\$578,580.68

* Where applicable, the actual levy will be rounded down to an even amount for County tax roll purposes.

RESOLUTION NO. 19-_____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP,
CALIFORNIA, AMENDING AND/OR APPROVING THE FINAL
ENGINEER'S REPORT AND ORDERING THE LEVY AND COLLECTION OF
ASSESSMENTS FOR THE STONEBRIDGE LANDSCAPE MAINTENANCE
DISTRICT AND THE STONEBRIDGE DRAINAGE & LIGHTING DISTRICT
FOR FISCAL YEAR 2019/20**

WHEREAS, on April 8, 2019 the City Council initiated proceedings and declared its intention to levy and collect annual assessments in a special maintenance district created pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Division 15, Part 2 of the Streets and Highways Code of the State of California* and the *Benefit Assessment Act of 1982, Division 2, Part 1 of the Government Code of the State of California* (the "Acts") said special maintenance district known and designated as the City of Lathrop, Stonebridge Landscape Maintenance District and the Stonebridge Drainage & Lighting District (hereinafter referred to as the "Districts"); and

WHEREAS, on May 13, 2019, the City Council held a public hearing for the approval of the final Engineer's report and ordering of the levy and collection of assessments; and

WHEREAS, a notice of the public hearing was mailed to each property owner within the District, and the public hearing was published in the Manteca Bulletin on April 27th & May 2nd of 2019; and

WHEREAS, at this time all notice and public hearing requirements as required by the Act have been met relating to the levy of the annual assessments; and

WHEREAS, the City Council has received a final Engineer's Report (the "Report") from the Assessment Engineer (NBS Government Finance Group) for consideration and final approval which details the method of assessment including the proposed annual assessment of \$265.64 for Stonebridge Landscape Maintenance District and \$236.32 for Stonebridge Drainage & Lighting Districts. The Report is available for the public's review; and

WHEREAS, the assessments are in compliance with all laws pertaining to the levy of the landscape maintenance district assessments, and the assessments are levied without regard to property valuation, and the assessments are in compliance with the provisions of Proposition 218;

WHEREAS, the City Council is satisfied with the assessment, diagram and all other matters as contained in the Report; and

WHEREAS, the City Council approves the Report and ordering of the levy and collection of the assessment in the amount of \$265.64 for Stonebridge Landscape Maintenance District and \$236.32 for Stonebridge Drainage & Lighting District;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LATHROP AS FOLLOWS:

RECITALS

- Section 1. The above recitals are all true and correct.
- Section 2. This City Council hereby finds and determines that the procedures for the consideration of the levy of the annual assessments have been undertaken in accordance with the Act inasmuch as, the proposed assessments for Fiscal Year 2019/20 are not proposed to be increased over the assessments previously authorized to be levied.

DETERMINATION AND CONFIRMATION

- Section 3. The final assessments and diagram for the proceedings, as contained in the Engineer's Report, is hereby approved and confirmed.

Based upon the Engineer's Report and the testimony and other evidence presented at the Public Hearing, the City Council hereby makes the following determinations regarding the assessments proposed to be imposed:

- a. The proportionate special benefit derived by each individual parcel assessed has been determined in relationship to the entity of the cost of the operations and maintenance expenses.
- b. The assessments do not exceed the reasonable cost of the proportional special benefit conferred on each parcel.
- c. Only the special benefits have been assessed.

The assessments for the District contained in the Engineer's Report for Fiscal Year 2019/20 are hereby confirmed and levied upon the respective lots or parcels within the District in the amounts set forth in the Engineer's Report.

ORDERING OF MAINTENANCE

- Section 4. The public interest and convenience requires, and this legislative body does hereby order the maintenance work to be made and performed as

said maintenance work is set forth in the Engineer's Report and as previously declared and set forth in the Resolution of Intention.

FILING WITH CITY CLERK

Section 5. The above-referenced Engineer's Report shall be filed in the Office of the City Clerk and shall remain open for public inspection.

ENTRY UPON THE ASSESSMENT ROLL

Section 6. The County Auditor shall enter onto the County Assessment roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the Engineer's Report.

COLLECTION AND PAYMENT

Section 7. The assessments shall be collected at the same time and in the same manner as County taxes are collected, and all laws providing for the collection and enforcement of County taxes shall apply to the collection and enforcement of the assessments.

FISCAL YEAR

Section 8. The assessments as above authorized and levied for these proceedings will provide revenue and relate to the fiscal year commencing July 1, 2019 and ending June 30, 2020.

The foregoing resolution was passed and adopted this 13th day of May 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

CITY OF LATHROP

Stonebridge Landscaping District

Annual Engineer's Report

Fiscal Year 2019/20

OFFICE LOCATIONS:

Temecula – Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592

San Francisco – Regional Office
870 Market Street, Suite 1223
San Francisco, CA 94102

California Satellite Offices
Atascadero, Davis
Huntington Beach
Joshua Tree, Riverside
Sacramento, San Jose

www.nbsgov.com

Prepared by:



NBS helping communities fund tomorrow

**CITY OF LATHROP
STONEBRIDGE LANDSCAPING DISTRICT**

**390 Towne Centre Drive
Lathrop, California 95330
Phone - (209) 941-7320
Fax - (209) 941-7339**

CITY COUNCIL

Sonny Dhaliwal, Mayor

Martha Salcedo, Vice Mayor

Paul Akinjo, Councilmember

Diane Lazard, Councilmember

Jennifer Torres-O'Callaghan, Councilmember

CITY STAFF

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Cari James, Finance Director

Glenn Gebhardt, City Engineer

NBS

Tim Seufert, Client Services Director

Kristin Harvey, Senior Consultant

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Section 1. ENGINEER’S LETTER

WHEREAS, the City Council of the City of Lathrop (the “City”), State of California, directed NBS Government Finance Group, DBA NBS (“NBS”) to prepare and file a report presenting plans and specifications describing the general nature, location, and extent of the improvements to be maintained, and an estimate of the costs of the maintenance, operations, and servicing of the improvements for the City of Lathrop Stonebridge Landscaping District (the “District”) for Fiscal Year 2019/20. The report includes a diagram for the District showing the area and properties proposed to be assessed, an assessment of the estimated costs of the maintenance, operations and servicing of the improvements, and the net amount to be assessed upon all assessable parcels within the District in proportion to the special benefit received;

WHEREAS, the proposed assessment rate of \$265.64 per single family lot, is not greater than 105% of the prior year maximum assessment, as approved by the land owners. The District is in compliance with the assessment balloting procedures set forth in Section 4 of Article XIII D of the California Constitution and the District was formed by consent of 100% of the land owners.

NOW THEREFORE, only special benefits are assessed and any general benefits have been identified. The following assessment is made to fund the portion of the estimated costs of maintenance, operation, and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF ASSESSMENT– SINGLE FAMILY LOTS

Description	Amount
Balance to Levy	\$239,872.92
Total Single Family Lots	903
Calculated Assessment Per Single Family Lot	\$265.64
Maximum Assessment Per Single Family Lot	\$417.89
Total Assessment – Single Family Lots	\$239,872.92

I, the undersigned, respectfully submit the enclosed Engineer’s Report and, to the best of my knowledge, information, and belief, the Engineer’s Report, Assessments, and the District Diagram herein have been prepared and computed in accordance with the order and historical practices of the City Council of the City.

NBS Government Finance Group, DBA NBS



City of Lathrop
Stonebridge Landscaping District

Section 2. OVERVIEW

Introduction

The City previously formed several maintenance assessment districts for the purpose of providing maintenance services to benefit certain parcels in the City. Over several years, these districts have levied and collected special assessments. The District was formed in 1998 pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act"). All parcels within the District which have special benefit conferred upon them as a result of the maintenance and operation of improvements have been identified and the proportionate special benefit derived by each identified parcel has been determined in relation to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

This Annual Engineer's Report (the "Report") describes the District and the charge per single family lot for Fiscal Year 2019/20 based on the historical and estimated cost to maintain the improvements and provide the services that benefit parcels within the District.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number by the San Joaquin County (the "County") Assessor's Office. The County Auditor-Controller uses Assessor's Parcel Numbers and specific fund numbers to identify, on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments at a noticed public hearing and following review of the Report, the City Council may confirm the submittal of the Report and may order the levy and collection of assessments for Fiscal Year 2019/20. If approved, the assessment information will be submitted to the County Auditor-Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2019/20.

Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 by a vote of 56.5% to 43.5%. The provisions of the Proposition, now California Constitutional Articles XIII C and XIII D, added substantive and procedural requirements for assessments.

As approved by the land owners, the maximum assessment rate increases by 5% each year. The maximum assessment rate for Fiscal Year 2019/20 is \$417.89 per single family lot. The proposed assessment rate for Fiscal Year 2019/20 is \$265.64, which is below the maximum assessment rate.

The District is in compliance with the assessment balloting procedures set forth in Section 4 of Article XIII D and the District was formed by consent of 100% of the land owners.

The following table shows the levy assessment rate and the maximum assessment rate for the most recent years.

Fiscal Year	Levy Assessment Rate	Maximum Assessment Rate
2019/20	\$265.64	\$417.89
2018/19	225.06	397.99
2017/18	225.06	379.04

Plans and Specifications for the Improvements

The District consists of a fully developed residential area generally located east of I-5, west of the Union Pacific Railroad, north of Warren Avenue, and south of Roth Road.

Improvements within the District include the design, construction, or installation, including the maintenance or servicing, or both, of landscaping, including trees, shrubs, grass or other ornamental vegetation, statuary fountains and other ornamental structures, and facilities; providing for the life, growth, health and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; and the operation of any fountains or the maintenance of any other improvements.

The improvements specially benefit the parcels assessed since:

- 1) The work is adjacent to the neighborhoods within which said parcels are located, and the improvements:
 - a) help to identify, distinguish, and enhance these neighborhoods, including the entrances thereto; and
 - b) help to improve the quality of life in these neighborhoods by reducing the potential for graffiti, eliminating dust and litter, providing sound attenuation, eliminating the potential for blight, and providing added security and safety through an added City presence; and
- 2) In the absence of the District, the work and improvements would not otherwise be accomplished by the City.

Section 3. ESTIMATE OF COSTS

Description of Budget Items

Personnel Services - Includes employee salaries, salary related costs, and employee benefits including retirement, medical benefits, and workers compensation costs, etc.

Maintenance & Operations - Includes the following:

Advertising/Legal Notices - Includes the cost of publishing the required legal notices necessary to complete the required procedures for levying the assessments.

Contract Services - Includes professional services necessary for District maintenance including trees and landscaping, park maintenance, equipment rental, computer technical support, and the preparation of the Report.

Gas, Diesel, Oil & Lubricants - Includes fuel, oil and lubricants for vehicles, and miscellaneous small equipment.

Maintenance & Repair - Includes contracted maintenance and repair services such as annual fire extinguisher service and emergency repairs.

Miscellaneous Supplies - Includes custodial supplies, building maintenance materials, and supplies, parts, tools, reference materials, and additional administrative costs.

Printing & Typesetting - Includes the cost of preparing the required legal notices necessary to complete the required procedures for levying the assessments.

Training, Membership, Travel & Dues – Includes continuing training for maintenance staff.

Uniforms/Protective Clothing - Includes employee uniforms including safety boots, jackets, gloves, etc.

Utilities - Gas & Electric - Includes electrical power for sprinklers, statuary fountains etc.

Water - Includes water for irrigation.

Fixed Charges & Special Fees - Includes the charges per parcel to collect the assessments on the County Secured Property Tax Roll.

Indirect Costs - Includes overhead costs of the City related to maintenance, operation, and administration of the District.

District Budget

The budget for Fiscal Year 2019/20 is as follows.

Description	2019/20 Budget
Personnel Services	\$19,150.00
Maintenance & Operations Total	232,100.00
Fixed Charge Total	4,827.00
Indirect Costs	<u>31,797.00</u>
Total District Costs	\$287,874.00
General Benefit	(4,457.00)
Contribution to (from) Operational Reserves	(42,544.08)
Contribution to (from) Capital Reserves	0.00
Other Revenue Sources	<u>(1,000.00)</u>
Total Balance to Levy	\$239,872.92

Balance to Levy

Total District Costs - Includes personnel services, maintenance and operations, capital costs, and indirect costs determined above.

General Benefit - Includes any enhancement of street frontages that do not lie entirely within the District, and are estimated to cost \$4,457.00 (for Fiscal Year 2019/20). The cost is to be paid from funds other than assessments.

Contribution to (from) Operational Reserves - The Operational Reserves item provides funds to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy. Using reserve amounts in this way allows the levy per lot to remain at prior period rates, although District costs may have increased.

Contribution to (from) Capital Reserves - The Capital Reserve Account item provides funds to maintain reserves for extraordinary maintenance items and unexpected capital expenditures that may occur as a result of natural occurrences or other unforeseen circumstances.

Other Revenue Sources - This is the amount of additional funds designated for use by the District that are not from District assessments. These funds are added to the District account to reduce assessments and may be from either non-District sources including City General Fund contributions or District sources including interest earnings.

Balance to Levy - This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of the total direct and administration costs, reserves, contributions, and other revenue sources.



The following table shows the total costs, additional revenues, and the balance to the Fiscal Year 2019/20 levy.

Description	Amount
Total District Costs	\$287,874.00
Less General Benefit	(4,457.00)
Contribution to (from) Operational Reserves	(42,544.08)
Contribution to (from) Capital Reserves	0.00
Other Revenue Sources	<u>(1,000.00)</u>
Balance to Levy	\$239,872.92

Operational & Maintenance Reserve Information

The following table shows the estimated balance of the Operational and Maintenance Reserves.

Description	Amount
Estimated Beginning Balance - June 30, 2019	\$93,404.58
Contribution to (from) Operational and Maintenance Reserves	<u>(42,544.08)</u>
Estimated Ending Balance - June 30, 2020	\$50,860.50

The reserves are intended to be used and/or accumulated for repair and/or capital replacement, as needed for improvements within the District.

Section 4. METHOD OF APPORTIONMENT

Method of Apportionment

Pursuant to the Act, the costs of the District are apportioned by a formula or method which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefit to be received by each such parcel from the maintenance, servicing, and operation of the improvements. The proportional special benefit derived by each parcel is determined in relationship to the entirety of the maintenance and operation expenses of the improvements. No assessment has been apportioned on any parcel that exceeds the reasonable cost of the proportional benefit conferred on that parcel. The assessment has been levied in accordance with the assessment methodology adopted and approved by the City Council at the time of District formation.

Only special benefits are assessed and any general benefits have been separated from the special benefits. The general benefits are derived from any enhancement of street frontages which do not lie entirely within the District, and are estimated to cost \$4,457.00 (for Fiscal Year 2019/20). The cost is to be paid from funds other than those raised by the assessments.

The basis of benefit for the District was determined as follows:

- The estimated annual maintenance cost will be allocated equally to each subdivided single family lot existing at the time of levy of the assessment, not to exceed the maximum assessment amount described below.
- The maximum assessment for Fiscal Year 1999/00 for each subdivided single family lot was \$157.50. Each year, the maximum assessment rate has been calculated by multiplying the previous year's maximum assessment rate by 1.05.
- In the event the amount obtained by assessing the maximum assessment to each subdivided single family lot is less than the total estimated maintenance cost, the difference will be assessed to the undivided parcels within the District, proportional to parcel area. There are currently no undivided parcels in the district.

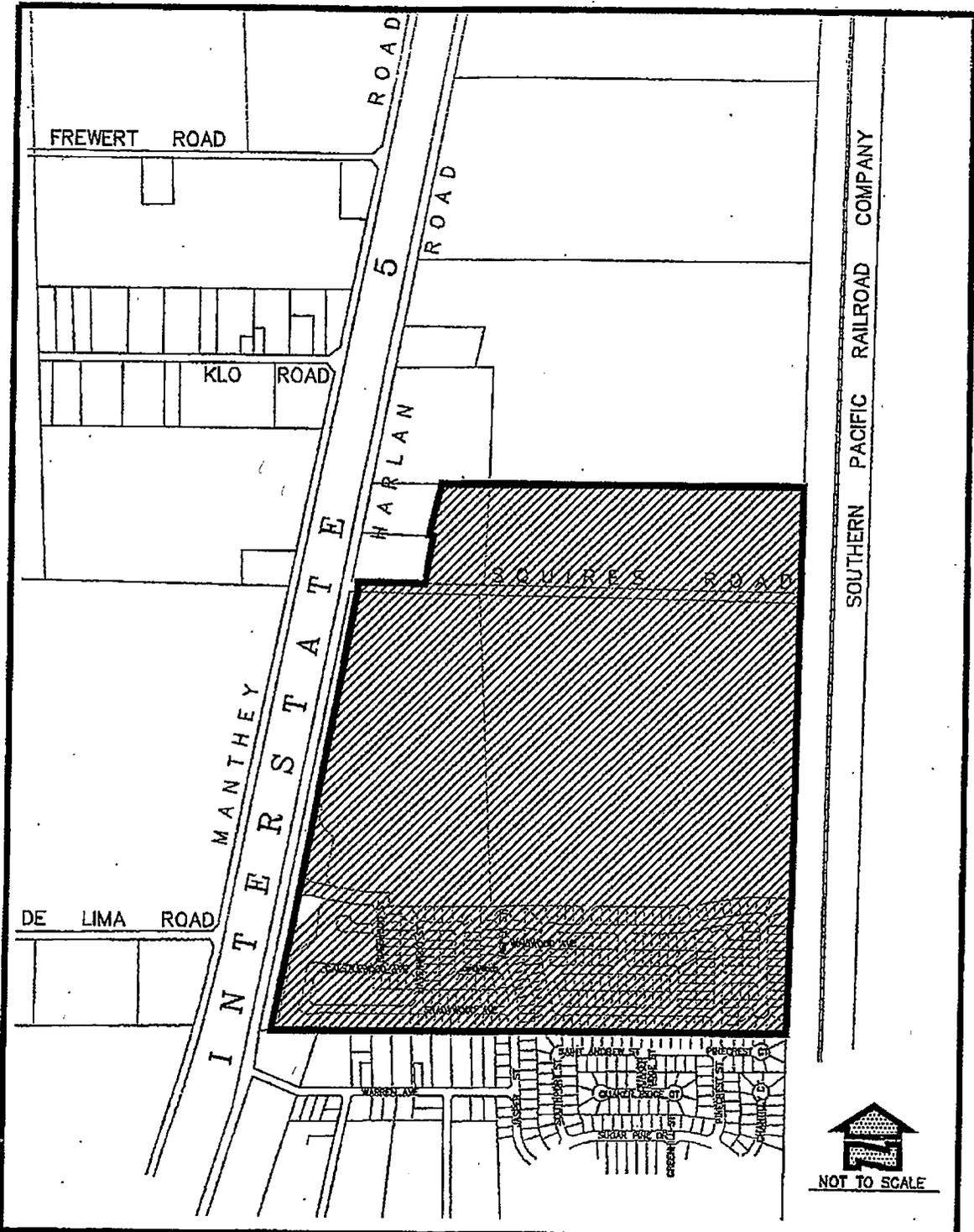
Assessment - Subdivided Single Family Lots

The following table shows the assessment for subdivided single family lots for the Fiscal Year 2019/20 levy.

Description	Amount
Balance to Levy	\$239,872.92
Total Single Family Lots	903
Calculated Assessment Per Single Family Lot	\$265.64
Maximum Assessment Per Single Family Lot	\$417.89
Total Assessment - Single Family Lots	\$239,872.92

Section 5. DISTRICT DIAGRAM

Reference is made to the District Diagram on file with the City Clerk. The following page provides the boundaries of the District. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference and made part of this Report.



City of Lathrop

Stonebridge Landscaping District



Date: June 2001

Section 6. **PARCEL LISTING**

The parcel listing of assessments is provided on the following pages. The description of each lot or parcel is a part of the records of the County Assessor and is incorporated by reference and made part of this Report.

**CITY OF LATHROP
STONEBRIDGE LANDSCAPING DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING**

APN	Land Use	Max Rate	Levy Rate	Levy
196-580-010-000	SFR	\$417.89	\$265.64	\$265.64
196-580-020-000	SFR	417.89	265.64	265.64
196-580-030-000	SFR	417.89	265.64	265.64
196-580-040-000	SFR	417.89	265.64	265.64
196-580-050-000	SFR	417.89	265.64	265.64
196-580-060-000	SFR	417.89	265.64	265.64
196-580-070-000	SFR	417.89	265.64	265.64
196-580-080-000	SFR	417.89	265.64	265.64
196-580-090-000	SFR	417.89	265.64	265.64
196-580-100-000	SFR	417.89	265.64	265.64
196-580-110-000	SFR	417.89	265.64	265.64
196-580-120-000	SFR	417.89	265.64	265.64
196-580-130-000	SFR	417.89	265.64	265.64
196-580-140-000	SFR	417.89	265.64	265.64
196-580-150-000	SFR	417.89	265.64	265.64
196-580-160-000	SFR	417.89	265.64	265.64
196-580-170-000	SFR	417.89	265.64	265.64
196-580-180-000	SFR	417.89	265.64	265.64
196-580-190-000	SFR	417.89	265.64	265.64
196-580-200-000	SFR	417.89	265.64	265.64
196-580-210-000	SFR	417.89	265.64	265.64
196-580-220-000	SFR	417.89	265.64	265.64
196-580-230-000	SFR	417.89	265.64	265.64
196-580-240-000	SFR	417.89	265.64	265.64
196-580-250-000	SFR	417.89	265.64	265.64
196-580-260-000	SFR	417.89	265.64	265.64
196-580-270-000	SFR	417.89	265.64	265.64
196-580-280-000	SFR	417.89	265.64	265.64
196-580-290-000	SFR	417.89	265.64	265.64
196-580-300-000	SFR	417.89	265.64	265.64
196-580-310-000	SFR	417.89	265.64	265.64
196-580-320-000	SFR	417.89	265.64	265.64
196-580-330-000	SFR	417.89	265.64	265.64
196-580-340-000	SFR	417.89	265.64	265.64
196-580-350-000	SFR	417.89	265.64	265.64
196-580-360-000	SFR	417.89	265.64	265.64
196-580-370-000	SFR	417.89	265.64	265.64
196-580-380-000	SFR	417.89	265.64	265.64

**CITY OF LATHROP
STONEBRIDGE LANDSCAPING DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING**

APN	Land Use	Max Rate	Levy Rate	Levy
196-580-390-000	SFR	417.89	265.64	265.64
196-580-400-000	SFR	417.89	265.64	265.64
196-580-410-000	SFR	417.89	265.64	265.64
196-580-420-000	SFR	417.89	265.64	265.64
196-580-430-000	SFR	417.89	265.64	265.64
196-580-440-000	SFR	417.89	265.64	265.64
196-580-450-000	SFR	417.89	265.64	265.64
196-580-460-000	SFR	417.89	265.64	265.64
196-580-470-000	SFR	417.89	265.64	265.64
196-580-480-000	SFR	417.89	265.64	265.64
196-580-490-000	SFR	417.89	265.64	265.64
196-580-500-000	SFR	417.89	265.64	265.64
196-580-510-000	SFR	417.89	265.64	265.64
196-580-520-000	SFR	417.89	265.64	265.64
196-580-530-000	SFR	417.89	265.64	265.64
196-580-540-000	SFR	417.89	265.64	265.64
196-580-550-000	SFR	417.89	265.64	265.64
196-580-560-000	SFR	417.89	265.64	265.64
196-580-570-000	SFR	417.89	265.64	265.64
196-580-580-000	SFR	417.89	265.64	265.64
196-580-590-000	SFR	417.89	265.64	265.64
196-580-600-000	SFR	417.89	265.64	265.64
196-580-610-000	SFR	417.89	265.64	265.64
196-580-620-000	SFR	417.89	265.64	265.64
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196-580-690-000	SFR	417.89	265.64	265.64
196-580-700-000	SFR	417.89	265.64	265.64
196-580-710-000	SFR	417.89	265.64	265.64
196-580-720-000	SFR	417.89	265.64	265.64
196-580-730-000	SFR	417.89	265.64	265.64
196-580-740-000	SFR	417.89	265.64	265.64
196-580-750-000	SFR	417.89	265.64	265.64
196-580-760-000	SFR	417.89	265.64	265.64

**CITY OF LATHROP
STONEBRIDGE LANDSCAPING DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING**

APN	Land Use	Max Rate	Levy Rate	Levy
196-580-770-000	SFR	417.89	265.64	265.64
196-580-780-000	SFR	417.89	265.64	265.64
196-580-790-000	SFR	417.89	265.64	265.64
196-580-800-000	SFR	417.89	265.64	265.64
196-580-810-000	SFR	417.89	265.64	265.64
196-580-820-000	SFR	417.89	265.64	265.64
196-580-830-000	SFR	417.89	265.64	265.64
196-580-840-000	SFR	417.89	265.64	265.64
196-580-850-000	SFR	417.89	265.64	265.64
196-580-860-000	SFR	417.89	265.64	265.64
196-580-870-000	SFR	417.89	265.64	265.64
196-580-880-000	SFR	417.89	265.64	265.64
196-600-010-000	SFR	417.89	265.64	265.64
196-600-020-000	SFR	417.89	265.64	265.64
196-600-030-000	SFR	417.89	265.64	265.64
196-600-040-000	SFR	417.89	265.64	265.64
196-600-050-000	SFR	417.89	265.64	265.64
196-600-060-000	SFR	417.89	265.64	265.64
196-600-070-000	SFR	417.89	265.64	265.64
196-600-080-000	SFR	417.89	265.64	265.64
196-600-090-000	SFR	417.89	265.64	265.64
196-600-100-000	SFR	417.89	265.64	265.64
196-600-110-000	SFR	417.89	265.64	265.64
196-600-120-000	SFR	417.89	265.64	265.64
196-600-130-000	SFR	417.89	265.64	265.64
196-600-140-000	SFR	417.89	265.64	265.64
196-600-150-000	SFR	417.89	265.64	265.64
196-600-160-000	SFR	417.89	265.64	265.64
196-600-170-000	SFR	417.89	265.64	265.64
196-600-180-000	SFR	417.89	265.64	265.64
196-600-190-000	SFR	417.89	265.64	265.64
196-600-200-000	SFR	417.89	265.64	265.64
196-600-210-000	SFR	417.89	265.64	265.64
196-600-220-000	SFR	417.89	265.64	265.64
196-600-230-000	SFR	417.89	265.64	265.64
196-600-240-000	SFR	417.89	265.64	265.64
196-600-250-000	SFR	417.89	265.64	265.64
196-600-260-000	SFR	417.89	265.64	265.64

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APN	Land Use	Max Rate	Levy Rate	Levy
196-600-270-000	SFR	417.89	265.64	265.64
196-600-280-000	SFR	417.89	265.64	265.64
196-600-290-000	SFR	417.89	265.64	265.64
196-600-300-000	SFR	417.89	265.64	265.64
196-600-310-000	SFR	417.89	265.64	265.64
196-600-320-000	SFR	417.89	265.64	265.64
196-600-330-000	SFR	417.89	265.64	265.64
196-600-340-000	SFR	417.89	265.64	265.64
196-600-350-000	SFR	417.89	265.64	265.64
196-600-360-000	SFR	417.89	265.64	265.64
196-600-370-000	SFR	417.89	265.64	265.64
196-600-380-000	SFR	417.89	265.64	265.64
196-600-390-000	SFR	417.89	265.64	265.64
196-600-400-000	SFR	417.89	265.64	265.64
196-600-410-000	SFR	417.89	265.64	265.64
196-600-420-000	SFR	417.89	265.64	265.64
196-600-430-000	SFR	417.89	265.64	265.64
196-600-440-000	SFR	417.89	265.64	265.64
196-600-450-000	SFR	417.89	265.64	265.64
196-600-460-000	SFR	417.89	265.64	265.64
196-600-470-000	SFR	417.89	265.64	265.64
196-600-480-000	SFR	417.89	265.64	265.64
196-600-490-000	SFR	417.89	265.64	265.64
196-600-500-000	SFR	417.89	265.64	265.64
196-600-510-000	SFR	417.89	265.64	265.64
196-600-520-000	SFR	417.89	265.64	265.64
196-600-530-000	SFR	417.89	265.64	265.64
196-600-540-000	SFR	417.89	265.64	265.64
196-600-550-000	SFR	417.89	265.64	265.64
196-600-560-000	SFR	417.89	265.64	265.64
196-600-570-000	SFR	417.89	265.64	265.64
196-600-580-000	SFR	417.89	265.64	265.64
196-600-590-000	SFR	417.89	265.64	265.64
196-600-600-000	SFR	417.89	265.64	265.64
196-600-610-000	SFR	417.89	265.64	265.64
196-600-620-000	SFR	417.89	265.64	265.64
196-600-630-000	SFR	417.89	265.64	265.64
196-600-640-000	SFR	417.89	265.64	265.64

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APN	Land Use	Max Rate	Levy Rate	Levy
196-600-650-000	SFR	417.89	265.64	265.64
196-600-660-000	SFR	417.89	265.64	265.64
196-600-670-000	SFR	417.89	265.64	265.64
196-600-680-000	SFR	417.89	265.64	265.64
196-600-690-000	SFR	417.89	265.64	265.64
196-600-700-000	SFR	417.89	265.64	265.64
196-600-710-000	SFR	417.89	265.64	265.64
196-600-720-000	SFR	417.89	265.64	265.64
196-600-730-000	SFR	417.89	265.64	265.64
196-600-740-000	SFR	417.89	265.64	265.64
196-600-750-000	SFR	417.89	265.64	265.64
196-600-760-000	SFR	417.89	265.64	265.64
196-600-770-000	SFR	417.89	265.64	265.64
196-600-780-000	SFR	417.89	265.64	265.64
196-600-790-000	SFR	417.89	265.64	265.64
196-610-010-000	SFR	417.89	265.64	265.64
196-610-020-000	SFR	417.89	265.64	265.64
196-610-030-000	SFR	417.89	265.64	265.64
196-610-040-000	SFR	417.89	265.64	265.64
196-610-050-000	SFR	417.89	265.64	265.64
196-610-060-000	SFR	417.89	265.64	265.64
196-610-070-000	SFR	417.89	265.64	265.64
196-610-080-000	SFR	417.89	265.64	265.64
196-610-090-000	SFR	417.89	265.64	265.64
196-610-100-000	SFR	417.89	265.64	265.64
196-610-110-000	SFR	417.89	265.64	265.64
196-610-120-000	SFR	417.89	265.64	265.64
196-610-130-000	SFR	417.89	265.64	265.64
196-610-140-000	SFR	417.89	265.64	265.64
196-610-150-000	SFR	417.89	265.64	265.64
196-610-160-000	SFR	417.89	265.64	265.64
196-610-170-000	SFR	417.89	265.64	265.64
196-610-180-000	SFR	417.89	265.64	265.64
196-610-190-000	SFR	417.89	265.64	265.64
196-610-200-000	SFR	417.89	265.64	265.64
196-610-210-000	SFR	417.89	265.64	265.64
196-610-220-000	SFR	417.89	265.64	265.64
196-610-230-000	SFR	417.89	265.64	265.64

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APN	Land Use	Max Rate	Levy Rate	Levy
196-610-240-000	SFR	417.89	265.64	265.64
196-610-250-000	SFR	417.89	265.64	265.64
196-610-260-000	SFR	417.89	265.64	265.64
196-610-270-000	SFR	417.89	265.64	265.64
196-610-280-000	SFR	417.89	265.64	265.64
196-610-290-000	SFR	417.89	265.64	265.64
196-610-300-000	SFR	417.89	265.64	265.64
196-610-310-000	SFR	417.89	265.64	265.64
196-610-320-000	SFR	417.89	265.64	265.64
196-610-330-000	SFR	417.89	265.64	265.64
196-610-340-000	SFR	417.89	265.64	265.64
196-610-350-000	SFR	417.89	265.64	265.64
196-610-360-000	SFR	417.89	265.64	265.64
196-610-370-000	SFR	417.89	265.64	265.64
196-610-380-000	SFR	417.89	265.64	265.64
196-610-390-000	SFR	417.89	265.64	265.64
196-610-400-000	SFR	417.89	265.64	265.64
196-610-410-000	SFR	417.89	265.64	265.64
196-610-420-000	SFR	417.89	265.64	265.64
196-610-430-000	SFR	417.89	265.64	265.64
196-610-440-000	SFR	417.89	265.64	265.64
196-610-450-000	SFR	417.89	265.64	265.64
196-610-460-000	SFR	417.89	265.64	265.64
196-610-470-000	SFR	417.89	265.64	265.64
196-610-480-000	SFR	417.89	265.64	265.64
196-610-490-000	SFR	417.89	265.64	265.64
196-610-500-000	SFR	417.89	265.64	265.64
196-610-510-000	SFR	417.89	265.64	265.64
196-610-520-000	SFR	417.89	265.64	265.64
196-610-530-000	SFR	417.89	265.64	265.64
196-610-540-000	SFR	417.89	265.64	265.64
196-610-550-000	SFR	417.89	265.64	265.64
196-610-560-000	SFR	417.89	265.64	265.64
196-610-570-000	SFR	417.89	265.64	265.64
196-610-580-000	SFR	417.89	265.64	265.64
196-610-590-000	SFR	417.89	265.64	265.64
196-610-600-000	SFR	417.89	265.64	265.64
196-610-610-000	SFR	417.89	265.64	265.64

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APN	Land Use	Max Rate	Levy Rate	Levy
196-610-620-000	SFR	417.89	265.64	265.64
196-610-630-000	SFR	417.89	265.64	265.64
196-610-640-000	SFR	417.89	265.64	265.64
196-610-650-000	SFR	417.89	265.64	265.64
196-610-660-000	SFR	417.89	265.64	265.64
196-610-670-000	SFR	417.89	265.64	265.64
196-610-680-000	SFR	417.89	265.64	265.64
196-610-690-000	SFR	417.89	265.64	265.64
196-610-700-000	SFR	417.89	265.64	265.64
196-610-710-000	SFR	417.89	265.64	265.64
196-610-750-000	SFR	417.89	265.64	265.64
196-610-760-000	SFR	417.89	265.64	265.64
196-610-770-000	SFR	417.89	265.64	265.64
196-610-780-000	SFR	417.89	265.64	265.64
196-610-790-000	SFR	417.89	265.64	265.64
196-610-800-000	SFR	417.89	265.64	265.64
196-610-810-000	SFR	417.89	265.64	265.64
196-610-820-000	SFR	417.89	265.64	265.64
196-610-830-000	SFR	417.89	265.64	265.64
196-610-840-000	SFR	417.89	265.64	265.64
196-610-850-000	SFR	417.89	265.64	265.64
196-610-870-000	SFR	417.89	265.64	265.64
196-620-010-000	SFR	417.89	265.64	265.64
196-620-020-000	SFR	417.89	265.64	265.64
196-620-030-000	SFR	417.89	265.64	265.64
196-620-040-000	SFR	417.89	265.64	265.64
196-620-050-000	SFR	417.89	265.64	265.64
196-620-060-000	SFR	417.89	265.64	265.64
196-620-070-000	SFR	417.89	265.64	265.64
196-620-080-000	SFR	417.89	265.64	265.64
196-620-090-000	SFR	417.89	265.64	265.64
196-620-100-000	SFR	417.89	265.64	265.64
196-620-110-000	SFR	417.89	265.64	265.64
196-620-120-000	SFR	417.89	265.64	265.64
196-620-130-000	SFR	417.89	265.64	265.64
196-620-140-000	SFR	417.89	265.64	265.64
196-620-150-000	SFR	417.89	265.64	265.64
196-620-160-000	SFR	417.89	265.64	265.64

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APN	Land Use	Max Rate	Levy Rate	Levy
196-620-170-000	SFR	417.89	265.64	265.64
196-620-180-000	SFR	417.89	265.64	265.64
196-620-190-000	SFR	417.89	265.64	265.64
196-620-200-000	SFR	417.89	265.64	265.64
196-620-210-000	SFR	417.89	265.64	265.64
196-620-220-000	SFR	417.89	265.64	265.64
196-620-230-000	SFR	417.89	265.64	265.64
196-620-240-000	SFR	417.89	265.64	265.64
196-620-250-000	SFR	417.89	265.64	265.64
196-620-260-000	SFR	417.89	265.64	265.64
196-620-270-000	SFR	417.89	265.64	265.64
196-620-280-000	SFR	417.89	265.64	265.64
196-620-290-000	SFR	417.89	265.64	265.64
196-620-300-000	SFR	417.89	265.64	265.64
196-620-310-000	SFR	417.89	265.64	265.64
196-620-320-000	SFR	417.89	265.64	265.64
196-620-330-000	SFR	417.89	265.64	265.64
196-620-340-000	SFR	417.89	265.64	265.64
196-620-350-000	SFR	417.89	265.64	265.64
196-620-360-000	SFR	417.89	265.64	265.64
196-620-370-000	SFR	417.89	265.64	265.64
196-620-380-000	SFR	417.89	265.64	265.64
196-620-390-000	SFR	417.89	265.64	265.64
196-620-400-000	SFR	417.89	265.64	265.64
196-620-410-000	SFR	417.89	265.64	265.64
196-620-420-000	SFR	417.89	265.64	265.64
196-620-430-000	SFR	417.89	265.64	265.64
196-620-440-000	SFR	417.89	265.64	265.64
196-620-450-000	SFR	417.89	265.64	265.64
196-620-460-000	SFR	417.89	265.64	265.64
196-620-470-000	SFR	417.89	265.64	265.64
196-620-480-000	SFR	417.89	265.64	265.64
196-620-490-000	SFR	417.89	265.64	265.64
196-620-500-000	SFR	417.89	265.64	265.64
196-620-510-000	SFR	417.89	265.64	265.64
196-620-520-000	SFR	417.89	265.64	265.64
196-620-530-000	SFR	417.89	265.64	265.64
196-620-540-000	SFR	417.89	265.64	265.64

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APN	Land Use	Max Rate	Levy Rate	Levy
196-620-550-000	SFR	417.89	265.64	265.64
196-620-560-000	SFR	417.89	265.64	265.64
196-620-570-000	GOVT*	417.89	265.64	265.64
196-630-010-000	SFR	417.89	265.64	265.64
196-630-020-000	SFR	417.89	265.64	265.64
196-630-030-000	SFR	417.89	265.64	265.64
196-630-040-000	SFR	417.89	265.64	265.64
196-630-050-000	SFR	417.89	265.64	265.64
196-630-060-000	SFR	417.89	265.64	265.64
196-630-070-000	SFR	417.89	265.64	265.64
196-630-080-000	SFR	417.89	265.64	265.64
196-630-090-000	SFR	417.89	265.64	265.64
196-630-100-000	SFR	417.89	265.64	265.64
196-630-110-000	SFR	417.89	265.64	265.64
196-630-120-000	SFR	417.89	265.64	265.64
196-630-130-000	SFR	417.89	265.64	265.64
196-630-140-000	SFR	417.89	265.64	265.64
196-630-150-000	SFR	417.89	265.64	265.64
196-630-160-000	SFR	417.89	265.64	265.64
196-630-170-000	SFR	417.89	265.64	265.64
196-630-180-000	SFR	417.89	265.64	265.64
196-630-190-000	SFR	417.89	265.64	265.64
196-630-200-000	SFR	417.89	265.64	265.64
196-630-210-000	SFR	417.89	265.64	265.64
196-630-220-000	SFR	417.89	265.64	265.64
196-630-230-000	SFR	417.89	265.64	265.64
196-630-240-000	SFR	417.89	265.64	265.64
196-630-250-000	SFR	417.89	265.64	265.64
196-630-260-000	SFR	417.89	265.64	265.64
196-630-270-000	SFR	417.89	265.64	265.64
196-630-280-000	SFR	417.89	265.64	265.64
196-630-290-000	SFR	417.89	265.64	265.64
196-630-300-000	SFR	417.89	265.64	265.64
196-630-310-000	SFR	417.89	265.64	265.64
196-630-320-000	SFR	417.89	265.64	265.64
196-630-330-000	SFR	417.89	265.64	265.64
196-630-340-000	SFR	417.89	265.64	265.64
196-630-350-000	SFR	417.89	265.64	265.64

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APN	Land Use	Max Rate	Levy Rate	Levy
196-630-360-000	SFR	417.89	265.64	265.64
196-630-370-000	SFR	417.89	265.64	265.64
196-630-380-000	SFR	417.89	265.64	265.64
196-630-390-000	SFR	417.89	265.64	265.64
196-630-400-000	SFR	417.89	265.64	265.64
196-630-410-000	SFR	417.89	265.64	265.64
196-630-420-000	SFR	417.89	265.64	265.64
196-630-430-000	SFR	417.89	265.64	265.64
196-630-440-000	SFR	417.89	265.64	265.64
196-630-450-000	SFR	417.89	265.64	265.64
196-630-460-000	SFR	417.89	265.64	265.64
196-630-470-000	SFR	417.89	265.64	265.64
196-630-480-000	SFR	417.89	265.64	265.64
196-630-490-000	SFR	417.89	265.64	265.64
196-630-500-000	SFR	417.89	265.64	265.64
196-630-510-000	SFR	417.89	265.64	265.64
196-630-520-000	SFR	417.89	265.64	265.64
196-630-530-000	SFR	417.89	265.64	265.64
196-630-540-000	SFR	417.89	265.64	265.64
196-630-550-000	SFR	417.89	265.64	265.64
196-630-560-000	SFR	417.89	265.64	265.64
196-630-570-000	SFR	417.89	265.64	265.64
196-630-580-000	SFR	417.89	265.64	265.64
196-630-590-000	SFR	417.89	265.64	265.64
196-630-600-000	SFR	417.89	265.64	265.64
196-630-610-000	SFR	417.89	265.64	265.64
196-630-620-000	SFR	417.89	265.64	265.64
196-630-630-000	SFR	417.89	265.64	265.64
196-630-640-000	SFR	417.89	265.64	265.64
196-630-650-000	SFR	417.89	265.64	265.64
196-640-010-000	SFR	417.89	265.64	265.64
196-640-020-000	SFR	417.89	265.64	265.64
196-640-030-000	SFR	417.89	265.64	265.64
196-640-040-000	SFR	417.89	265.64	265.64
196-640-050-000	SFR	417.89	265.64	265.64
196-640-060-000	SFR	417.89	265.64	265.64
196-640-070-000	SFR	417.89	265.64	265.64
196-640-080-000	SFR	417.89	265.64	265.64

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APN	Land Use	Max Rate	Levy Rate	Levy
196-640-090-000	SFR	417.89	265.64	265.64
196-640-100-000	SFR	417.89	265.64	265.64
196-640-110-000	SFR	417.89	265.64	265.64
196-640-120-000	SFR	417.89	265.64	265.64
196-640-130-000	SFR	417.89	265.64	265.64
196-640-140-000	SFR	417.89	265.64	265.64
196-640-150-000	SFR	417.89	265.64	265.64
196-640-160-000	SFR	417.89	265.64	265.64
196-640-170-000	SFR	417.89	265.64	265.64
196-640-180-000	SFR	417.89	265.64	265.64
196-640-190-000	SFR	417.89	265.64	265.64
196-640-200-000	SFR	417.89	265.64	265.64
196-640-210-000	SFR	417.89	265.64	265.64
196-640-220-000	SFR	417.89	265.64	265.64
196-640-230-000	SFR	417.89	265.64	265.64
196-640-240-000	SFR	417.89	265.64	265.64
196-640-250-000	SFR	417.89	265.64	265.64
196-640-260-000	SFR	417.89	265.64	265.64
196-640-270-000	SFR	417.89	265.64	265.64
196-640-280-000	SFR	417.89	265.64	265.64
196-640-290-000	SFR	417.89	265.64	265.64
196-640-300-000	SFR	417.89	265.64	265.64
196-640-310-000	SFR	417.89	265.64	265.64
196-640-320-000	SFR	417.89	265.64	265.64
196-640-330-000	SFR	417.89	265.64	265.64
196-640-340-000	SFR	417.89	265.64	265.64
196-640-350-000	SFR	417.89	265.64	265.64
196-640-360-000	SFR	417.89	265.64	265.64
196-640-370-000	SFR	417.89	265.64	265.64
196-640-380-000	SFR	417.89	265.64	265.64
196-640-390-000	SFR	417.89	265.64	265.64
196-640-400-000	SFR	417.89	265.64	265.64
196-640-410-000	SFR	417.89	265.64	265.64
196-640-420-000	SFR	417.89	265.64	265.64
196-640-430-000	SFR	417.89	265.64	265.64
196-640-440-000	SFR	417.89	265.64	265.64
196-640-450-000	SFR	417.89	265.64	265.64
196-640-460-000	SFR	417.89	265.64	265.64

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APN	Land Use	Max Rate	Levy Rate	Levy
196-640-470-000	SFR	417.89	265.64	265.64
196-640-480-000	SFR	417.89	265.64	265.64
196-640-490-000	SFR	417.89	265.64	265.64
196-640-500-000	SFR	417.89	265.64	265.64
196-650-010-000	SFR	417.89	265.64	265.64
196-650-020-000	SFR	417.89	265.64	265.64
196-650-030-000	SFR	417.89	265.64	265.64
196-650-040-000	SFR	417.89	265.64	265.64
196-650-050-000	SFR	417.89	265.64	265.64
196-650-060-000	SFR	417.89	265.64	265.64
196-650-070-000	SFR	417.89	265.64	265.64
196-650-080-000	SFR	417.89	265.64	265.64
196-650-090-000	SFR	417.89	265.64	265.64
196-650-100-000	SFR	417.89	265.64	265.64
196-650-110-000	SFR	417.89	265.64	265.64
196-650-120-000	SFR	417.89	265.64	265.64
196-650-130-000	SFR	417.89	265.64	265.64
196-650-140-000	SFR	417.89	265.64	265.64
196-650-150-000	SFR	417.89	265.64	265.64
196-650-160-000	SFR	417.89	265.64	265.64
196-650-170-000	SFR	417.89	265.64	265.64
196-650-180-000	SFR	417.89	265.64	265.64
196-650-190-000	SFR	417.89	265.64	265.64
196-650-200-000	SFR	417.89	265.64	265.64
196-650-210-000	SFR	417.89	265.64	265.64
196-650-220-000	SFR	417.89	265.64	265.64
196-650-230-000	SFR	417.89	265.64	265.64
196-650-240-000	SFR	417.89	265.64	265.64
196-650-250-000	SFR	417.89	265.64	265.64
196-650-260-000	SFR	417.89	265.64	265.64
196-650-270-000	SFR	417.89	265.64	265.64
196-650-280-000	SFR	417.89	265.64	265.64
196-650-290-000	SFR	417.89	265.64	265.64
196-650-300-000	SFR	417.89	265.64	265.64
196-650-310-000	SFR	417.89	265.64	265.64
196-650-320-000	SFR	417.89	265.64	265.64
196-650-330-000	SFR	417.89	265.64	265.64
196-650-340-000	SFR	417.89	265.64	265.64

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APN	Land Use	Max Rate	Levy Rate	Levy
196-650-350-000	SFR	417.89	265.64	265.64
196-650-360-000	SFR	417.89	265.64	265.64
196-650-370-000	SFR	417.89	265.64	265.64
196-650-380-000	SFR	417.89	265.64	265.64
196-650-390-000	SFR	417.89	265.64	265.64
196-650-400-000	SFR	417.89	265.64	265.64
196-650-410-000	SFR	417.89	265.64	265.64
196-650-420-000	SFR	417.89	265.64	265.64
196-650-430-000	SFR	417.89	265.64	265.64
196-650-440-000	SFR	417.89	265.64	265.64
196-650-450-000	SFR	417.89	265.64	265.64
196-650-460-000	SFR	417.89	265.64	265.64
196-650-470-000	SFR	417.89	265.64	265.64
196-650-480-000	SFR	417.89	265.64	265.64
196-650-490-000	SFR	417.89	265.64	265.64
196-650-500-000	SFR	417.89	265.64	265.64
196-650-510-000	SFR	417.89	265.64	265.64
196-650-520-000	SFR	417.89	265.64	265.64
196-650-530-000	SFR	417.89	265.64	265.64
196-650-540-000	SFR	417.89	265.64	265.64
196-650-550-000	SFR	417.89	265.64	265.64
196-650-560-000	SFR	417.89	265.64	265.64
196-650-570-000	SFR	417.89	265.64	265.64
196-650-580-000	SFR	417.89	265.64	265.64
196-650-590-000	SFR	417.89	265.64	265.64
196-650-600-000	SFR	417.89	265.64	265.64
196-650-610-000	SFR	417.89	265.64	265.64
196-650-620-000	SFR	417.89	265.64	265.64
196-650-630-000	SFR	417.89	265.64	265.64
196-650-640-000	SFR	417.89	265.64	265.64
196-650-650-000	SFR	417.89	265.64	265.64
196-650-660-000	SFR	417.89	265.64	265.64
196-660-010-000	SFR	417.89	265.64	265.64
196-660-020-000	SFR	417.89	265.64	265.64
196-660-030-000	SFR	417.89	265.64	265.64
196-660-040-000	SFR	417.89	265.64	265.64
196-660-050-000	SFR	417.89	265.64	265.64
196-660-060-000	SFR	417.89	265.64	265.64

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APN	Land Use	Max Rate	Levy Rate	Levy
196-660-070-000	SFR	417.89	265.64	265.64
196-660-080-000	SFR	417.89	265.64	265.64
196-660-090-000	SFR	417.89	265.64	265.64
196-660-100-000	SFR	417.89	265.64	265.64
196-660-110-000	SFR	417.89	265.64	265.64
196-660-120-000	SFR	417.89	265.64	265.64
196-660-130-000	SFR	417.89	265.64	265.64
196-660-140-000	SFR	417.89	265.64	265.64
196-660-150-000	SFR	417.89	265.64	265.64
196-660-160-000	SFR	417.89	265.64	265.64
196-660-170-000	SFR	417.89	265.64	265.64
196-660-180-000	SFR	417.89	265.64	265.64
196-660-190-000	SFR	417.89	265.64	265.64
196-660-200-000	SFR	417.89	265.64	265.64
196-660-210-000	SFR	417.89	265.64	265.64
196-660-220-000	SFR	417.89	265.64	265.64
196-660-230-000	SFR	417.89	265.64	265.64
196-660-240-000	SFR	417.89	265.64	265.64
196-660-250-000	SFR	417.89	265.64	265.64
196-660-260-000	SFR	417.89	265.64	265.64
196-660-270-000	SFR	417.89	265.64	265.64
196-660-280-000	SFR	417.89	265.64	265.64
196-660-290-000	SFR	417.89	265.64	265.64
196-660-300-000	SFR	417.89	265.64	265.64
196-660-310-000	SFR	417.89	265.64	265.64
196-660-320-000	SFR	417.89	265.64	265.64
196-660-330-000	SFR	417.89	265.64	265.64
196-660-340-000	SFR	417.89	265.64	265.64
196-660-350-000	SFR	417.89	265.64	265.64
196-660-360-000	SFR	417.89	265.64	265.64
196-660-370-000	SFR	417.89	265.64	265.64
196-660-380-000	SFR	417.89	265.64	265.64
196-660-390-000	SFR	417.89	265.64	265.64
196-660-400-000	SFR	417.89	265.64	265.64
196-660-410-000	SFR	417.89	265.64	265.64
196-660-420-000	SFR	417.89	265.64	265.64
196-660-430-000	SFR	417.89	265.64	265.64
196-660-440-000	SFR	417.89	265.64	265.64

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APN	Land Use	Max Rate	Levy Rate	Levy
196-660-450-000	SFR	417.89	265.64	265.64
196-660-460-000	SFR	417.89	265.64	265.64
196-660-470-000	SFR	417.89	265.64	265.64
196-660-500-000	SFR	417.89	265.64	265.64
196-660-530-000	SFR	417.89	265.64	265.64
196-660-540-000	SFR	417.89	265.64	265.64
196-660-550-000	SFR	417.89	265.64	265.64
196-660-560-000	SFR	417.89	265.64	265.64
196-670-010-000	SFR	417.89	265.64	265.64
196-670-020-000	SFR	417.89	265.64	265.64
196-670-030-000	SFR	417.89	265.64	265.64
196-670-040-000	SFR	417.89	265.64	265.64
196-670-050-000	SFR	417.89	265.64	265.64
196-670-060-000	SFR	417.89	265.64	265.64
196-670-070-000	SFR	417.89	265.64	265.64
196-670-080-000	SFR	417.89	265.64	265.64
196-670-090-000	SFR	417.89	265.64	265.64
196-670-100-000	SFR	417.89	265.64	265.64
196-670-110-000	SFR	417.89	265.64	265.64
196-670-120-000	SFR	417.89	265.64	265.64
196-670-130-000	SFR	417.89	265.64	265.64
196-670-140-000	SFR	417.89	265.64	265.64
196-670-150-000	SFR	417.89	265.64	265.64
196-670-160-000	SFR	417.89	265.64	265.64
196-670-170-000	SFR	417.89	265.64	265.64
196-670-180-000	SFR	417.89	265.64	265.64
196-670-190-000	SFR	417.89	265.64	265.64
196-670-200-000	SFR	417.89	265.64	265.64
196-670-210-000	SFR	417.89	265.64	265.64
196-670-220-000	SFR	417.89	265.64	265.64
196-670-230-000	SFR	417.89	265.64	265.64
196-670-240-000	SFR	417.89	265.64	265.64
196-670-250-000	SFR	417.89	265.64	265.64
196-670-260-000	SFR	417.89	265.64	265.64
196-670-270-000	SFR	417.89	265.64	265.64
196-670-280-000	SFR	417.89	265.64	265.64
196-670-290-000	SFR	417.89	265.64	265.64
196-670-300-000	SFR	417.89	265.64	265.64

**CITY OF LATHROP
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APN	Land Use	Max Rate	Levy Rate	Levy
196-670-310-000	SFR	417.89	265.64	265.64
196-670-320-000	SFR	417.89	265.64	265.64
196-670-330-000	SFR	417.89	265.64	265.64
196-670-340-000	SFR	417.89	265.64	265.64
196-670-350-000	SFR	417.89	265.64	265.64
196-670-360-000	SFR	417.89	265.64	265.64
196-670-370-000	SFR	417.89	265.64	265.64
196-670-380-000	SFR	417.89	265.64	265.64
196-670-390-000	SFR	417.89	265.64	265.64
196-670-400-000	SFR	417.89	265.64	265.64
196-670-410-000	SFR	417.89	265.64	265.64
196-670-420-000	SFR	417.89	265.64	265.64
196-670-430-000	SFR	417.89	265.64	265.64
196-670-440-000	SFR	417.89	265.64	265.64
196-670-450-000	SFR	417.89	265.64	265.64
196-670-460-000	SFR	417.89	265.64	265.64
196-670-470-000	SFR	417.89	265.64	265.64
196-670-480-000	SFR	417.89	265.64	265.64
196-670-490-000	SFR	417.89	265.64	265.64
196-670-500-000	SFR	417.89	265.64	265.64
196-670-510-000	SFR	417.89	265.64	265.64
196-680-010-000	SFR	417.89	265.64	265.64
196-680-020-000	SFR	417.89	265.64	265.64
196-680-030-000	SFR	417.89	265.64	265.64
196-680-040-000	SFR	417.89	265.64	265.64
196-680-050-000	SFR	417.89	265.64	265.64
196-680-060-000	SFR	417.89	265.64	265.64
196-680-070-000	SFR	417.89	265.64	265.64
196-680-080-000	SFR	417.89	265.64	265.64
196-680-090-000	SFR	417.89	265.64	265.64
196-680-100-000	SFR	417.89	265.64	265.64
196-680-110-000	SFR	417.89	265.64	265.64
196-680-120-000	SFR	417.89	265.64	265.64
196-680-130-000	SFR	417.89	265.64	265.64
196-680-140-000	SFR	417.89	265.64	265.64
196-680-150-000	SFR	417.89	265.64	265.64
196-680-160-000	SFR	417.89	265.64	265.64
196-680-170-000	SFR	417.89	265.64	265.64

**CITY OF LATHROP
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APN	Land Use	Max Rate	Levy Rate	Levy
196-680-180-000	SFR	417.89	265.64	265.64
196-680-190-000	SFR	417.89	265.64	265.64
196-680-200-000	SFR	417.89	265.64	265.64
196-680-210-000	SFR	417.89	265.64	265.64
196-680-220-000	SFR	417.89	265.64	265.64
196-680-230-000	SFR	417.89	265.64	265.64
196-680-240-000	SFR	417.89	265.64	265.64
196-680-250-000	SFR	417.89	265.64	265.64
196-680-260-000	SFR	417.89	265.64	265.64
196-680-270-000	SFR	417.89	265.64	265.64
196-680-280-000	SFR	417.89	265.64	265.64
196-680-290-000	SFR	417.89	265.64	265.64
196-680-300-000	SFR	417.89	265.64	265.64
196-680-310-000	SFR	417.89	265.64	265.64
196-680-320-000	SFR	417.89	265.64	265.64
196-680-330-000	SFR	417.89	265.64	265.64
196-680-340-000	SFR	417.89	265.64	265.64
196-680-350-000	SFR	417.89	265.64	265.64
196-680-360-000	SFR	417.89	265.64	265.64
196-680-370-000	SFR	417.89	265.64	265.64
196-680-380-000	SFR	417.89	265.64	265.64
196-680-390-000	SFR	417.89	265.64	265.64
196-680-400-000	SFR	417.89	265.64	265.64
196-680-410-000	SFR	417.89	265.64	265.64
196-680-420-000	SFR	417.89	265.64	265.64
196-680-430-000	SFR	417.89	265.64	265.64
196-680-440-000	SFR	417.89	265.64	265.64
196-680-450-000	SFR	417.89	265.64	265.64
196-680-460-000	SFR	417.89	265.64	265.64
196-680-470-000	SFR	417.89	265.64	265.64
196-680-480-000	SFR	417.89	265.64	265.64
196-680-490-000	SFR	417.89	265.64	265.64
196-680-500-000	SFR	417.89	265.64	265.64
196-680-510-000	SFR	417.89	265.64	265.64
196-680-520-000	SFR	417.89	265.64	265.64
196-680-530-000	SFR	417.89	265.64	265.64
196-680-540-000	SFR	417.89	265.64	265.64
196-680-550-000	SFR	417.89	265.64	265.64

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APN	Land Use	Max Rate	Levy Rate	Levy
196-680-560-000	SFR	417.89	265.64	265.64
196-680-570-000	SFR	417.89	265.64	265.64
196-680-580-000	SFR	417.89	265.64	265.64
196-680-590-000	SFR	417.89	265.64	265.64
196-680-600-000	SFR	417.89	265.64	265.64
196-680-610-000	SFR	417.89	265.64	265.64
196-680-620-000	SFR	417.89	265.64	265.64
196-680-630-000	SFR	417.89	265.64	265.64
196-680-640-000	SFR	417.89	265.64	265.64
196-680-650-000	SFR	417.89	265.64	265.64
196-680-660-000	SFR	417.89	265.64	265.64
196-680-670-000	SFR	417.89	265.64	265.64
196-680-680-000	SFR	417.89	265.64	265.64
196-680-690-000	SFR	417.89	265.64	265.64
196-680-700-000	SFR	417.89	265.64	265.64
196-680-710-000	SFR	417.89	265.64	265.64
196-680-720-000	SFR	417.89	265.64	265.64
196-680-730-000	SFR	417.89	265.64	265.64
196-680-740-000	SFR	417.89	265.64	265.64
196-680-750-000	SFR	417.89	265.64	265.64
196-680-760-000	SFR	417.89	265.64	265.64
196-680-770-000	SFR	417.89	265.64	265.64
196-680-780-000	SFR	417.89	265.64	265.64
196-680-790-000	SFR	417.89	265.64	265.64
196-680-800-000	SFR	417.89	265.64	265.64
196-680-810-000	SFR	417.89	265.64	265.64
196-680-820-000	SFR	417.89	265.64	265.64
196-680-830-000	SFR	417.89	265.64	265.64
196-680-840-000	SFR	417.89	265.64	265.64
196-680-850-000	SFR	417.89	265.64	265.64
196-680-860-000	SFR	417.89	265.64	265.64
196-680-870-000	SFR	417.89	265.64	265.64
196-680-880-000	SFR	417.89	265.64	265.64
196-690-010-000	SFR	417.89	265.64	265.64
196-690-020-000	SFR	417.89	265.64	265.64
196-690-030-000	SFR	417.89	265.64	265.64
196-690-040-000	SFR	417.89	265.64	265.64
196-690-050-000	SFR	417.89	265.64	265.64

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APN	Land Use	Max Rate	Levy Rate	Levy
196-690-060-000	SFR	417.89	265.64	265.64
196-690-070-000	SFR	417.89	265.64	265.64
196-690-080-000	SFR	417.89	265.64	265.64
196-690-090-000	SFR	417.89	265.64	265.64
196-690-100-000	SFR	417.89	265.64	265.64
196-690-110-000	SFR	417.89	265.64	265.64
196-690-120-000	SFR	417.89	265.64	265.64
196-690-130-000	SFR	417.89	265.64	265.64
196-690-140-000	SFR	417.89	265.64	265.64
196-690-150-000	SFR	417.89	265.64	265.64
196-690-160-000	SFR	417.89	265.64	265.64
196-690-170-000	SFR	417.89	265.64	265.64
196-690-180-000	SFR	417.89	265.64	265.64
196-690-190-000	SFR	417.89	265.64	265.64
196-690-200-000	SFR	417.89	265.64	265.64
196-690-210-000	SFR	417.89	265.64	265.64
196-690-220-000	SFR	417.89	265.64	265.64
196-690-230-000	SFR	417.89	265.64	265.64
196-690-240-000	SFR	417.89	265.64	265.64
196-690-250-000	SFR	417.89	265.64	265.64
196-690-260-000	SFR	417.89	265.64	265.64
196-690-270-000	SFR	417.89	265.64	265.64
196-690-280-000	SFR	417.89	265.64	265.64
196-690-290-000	SFR	417.89	265.64	265.64
196-690-300-000	SFR	417.89	265.64	265.64
196-690-310-000	SFR	417.89	265.64	265.64
196-690-320-000	SFR	417.89	265.64	265.64
196-690-330-000	SFR	417.89	265.64	265.64
196-690-340-000	SFR	417.89	265.64	265.64
196-690-350-000	SFR	417.89	265.64	265.64
196-690-360-000	SFR	417.89	265.64	265.64
196-690-370-000	SFR	417.89	265.64	265.64
196-690-380-000	SFR	417.89	265.64	265.64
196-690-390-000	SFR	417.89	265.64	265.64
196-690-400-000	SFR	417.89	265.64	265.64
196-690-410-000	SFR	417.89	265.64	265.64
196-690-420-000	SFR	417.89	265.64	265.64
196-690-430-000	SFR	417.89	265.64	265.64

**CITY OF LATHROP
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APN	Land Use	Max Rate	Levy Rate	Levy
196-700-010-000	SFR	417.89	265.64	265.64
196-700-020-000	SFR	417.89	265.64	265.64
196-700-030-000	SFR	417.89	265.64	265.64
196-700-040-000	SFR	417.89	265.64	265.64
196-700-050-000	SFR	417.89	265.64	265.64
196-700-060-000	SFR	417.89	265.64	265.64
196-700-070-000	SFR	417.89	265.64	265.64
196-700-080-000	SFR	417.89	265.64	265.64
196-700-090-000	SFR	417.89	265.64	265.64
196-700-100-000	SFR	417.89	265.64	265.64
196-700-110-000	SFR	417.89	265.64	265.64
196-700-120-000	SFR	417.89	265.64	265.64
196-700-130-000	SFR	417.89	265.64	265.64
196-700-140-000	SFR	417.89	265.64	265.64
196-700-150-000	SFR	417.89	265.64	265.64
196-700-160-000	SFR	417.89	265.64	265.64
196-700-170-000	SFR	417.89	265.64	265.64
196-700-180-000	SFR	417.89	265.64	265.64
196-700-190-000	SFR	417.89	265.64	265.64
196-700-200-000	SFR	417.89	265.64	265.64
196-700-210-000	SFR	417.89	265.64	265.64
196-700-220-000	SFR	417.89	265.64	265.64
196-700-230-000	SFR	417.89	265.64	265.64
196-700-240-000	SFR	417.89	265.64	265.64
196-700-250-000	SFR	417.89	265.64	265.64
196-700-260-000	SFR	417.89	265.64	265.64
196-700-270-000	SFR	417.89	265.64	265.64
196-700-280-000	SFR	417.89	265.64	265.64
196-700-290-000	SFR	417.89	265.64	265.64
196-700-300-000	SFR	417.89	265.64	265.64
196-700-310-000	SFR	417.89	265.64	265.64
196-700-320-000	SFR	417.89	265.64	265.64
196-700-330-000	SFR	417.89	265.64	265.64
196-700-340-000	SFR	417.89	265.64	265.64
196-700-350-000	SFR	417.89	265.64	265.64
196-700-360-000	SFR	417.89	265.64	265.64
196-700-370-000	SFR	417.89	265.64	265.64
196-700-380-000	SFR	417.89	265.64	265.64

**CITY OF LATHROP
STONEBRIDGE LANDSCAPING DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING**

APN	Land Use	Max Rate	Levy Rate	Levy
196-700-390-000	SFR	417.89	265.64	265.64
196-700-400-000	SFR	417.89	265.64	265.64
196-700-410-000	SFR	417.89	265.64	265.64
196-700-420-000	SFR	417.89	265.64	265.64
196-700-430-000	SFR	417.89	265.64	265.64
196-700-440-000	SFR	417.89	265.64	265.64
196-700-450-000	SFR	417.89	265.64	265.64
196-700-460-000	SFR	417.89	265.64	265.64
196-700-470-000	SFR	417.89	265.64	265.64
196-700-480-000	SFR	417.89	265.64	265.64
196-700-490-000	SFR	417.89	265.64	265.64
196-700-500-000	SFR	417.89	265.64	265.64
196-700-510-000	SFR	417.89	265.64	265.64
196-700-520-000	SFR	417.89	265.64	265.64
196-700-530-000	SFR	417.89	265.64	265.64
196-700-540-000	SFR	417.89	265.64	265.64
196-700-550-000	SFR	417.89	265.64	265.64
196-700-560-000	SFR	417.89	265.64	265.64
196-700-570-000	SFR	417.89	265.64	265.64
196-700-580-000	SFR	417.89	265.64	265.64
196-700-590-000	SFR	417.89	265.64	265.64
196-700-600-000	SFR	417.89	265.64	265.64
196-700-610-000	SFR	417.89	265.64	265.64
196-700-620-000	SFR	417.89	265.64	265.64
196-700-630-000	SFR	417.89	265.64	265.64
196-700-640-000	SFR	417.89	265.64	265.64
196-700-650-000	SFR	417.89	265.64	265.64
196-700-660-000	SFR	417.89	265.64	265.64
196-700-670-000	SFR	417.89	265.64	265.64
196-700-680-000	SFR	417.89	265.64	265.64
196-700-690-000	SFR	417.89	265.64	265.64
196-700-700-000	SFR	417.89	265.64	265.64
196-700-710-000	SFR	417.89	265.64	265.64
196-710-010-000	SFR	417.89	265.64	265.64
196-710-020-000	SFR	417.89	265.64	265.64
196-710-030-000	SFR	417.89	265.64	265.64
196-710-040-000	SFR	417.89	265.64	265.64
196-710-050-000	SFR	417.89	265.64	265.64

**CITY OF LATHROP
STONEBRIDGE LANDSCAPING DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING**

APN	Land Use	Max Rate	Levy Rate	Levy
196-710-060-000	SFR	417.89	265.64	265.64
196-710-070-000	SFR	417.89	265.64	265.64
196-710-080-000	SFR	417.89	265.64	265.64
196-710-090-000	SFR	417.89	265.64	265.64
196-710-100-000	SFR	417.89	265.64	265.64
196-710-110-000	SFR	417.89	265.64	265.64
196-710-120-000	SFR	417.89	265.64	265.64
196-710-130-000	SFR	417.89	265.64	265.64
196-710-140-000	SFR	417.89	265.64	265.64
196-710-150-000	SFR	417.89	265.64	265.64
196-710-160-000	SFR	417.89	265.64	265.64
196-710-170-000	SFR	417.89	265.64	265.64
196-710-180-000	SFR	417.89	265.64	265.64
196-710-190-000	SFR	417.89	265.64	265.64
196-710-200-000	SFR	417.89	265.64	265.64
196-710-210-000	SFR	417.89	265.64	265.64
196-710-220-000	SFR	417.89	265.64	265.64
196-710-230-000	SFR	417.89	265.64	265.64
196-710-240-000	SFR	417.89	265.64	265.64
196-710-250-000	SFR	417.89	265.64	265.64
196-710-260-000	SFR	417.89	265.64	265.64
196-710-270-000	SFR	417.89	265.64	265.64
196-710-280-000	SFR	417.89	265.64	265.64
196-710-290-000	SFR	417.89	265.64	265.64
196-710-300-000	SFR	417.89	265.64	265.64
196-710-310-000	SFR	417.89	265.64	265.64
196-710-320-000	SFR	417.89	265.64	265.64
196-710-330-000	SFR	417.89	265.64	265.64
196-710-340-000	SFR	417.89	265.64	265.64
196-710-350-000	SFR	417.89	265.64	265.64
196-710-360-000	SFR	417.89	265.64	265.64
196-710-370-000	SFR	417.89	265.64	265.64
196-710-380-000	SFR	417.89	265.64	265.64
196-710-390-000	SFR	417.89	265.64	265.64
196-710-400-000	SFR	417.89	265.64	265.64
196-710-410-000	SFR	417.89	265.64	265.64
196-710-420-000	SFR	417.89	265.64	265.64
196-710-430-000	SFR	417.89	265.64	265.64

**CITY OF LATHROP
STONEBRIDGE LANDSCAPING DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING**

APN	Land Use	Max Rate	Levy Rate	Levy
196-710-440-000	SFR	417.89	265.64	265.64
196-710-450-000	SFR	417.89	265.64	265.64
196-710-460-000	SFR	417.89	265.64	265.64
196-710-470-000	SFR	417.89	265.64	265.64
196-710-480-000	SFR	417.89	265.64	265.64
196-710-490-000	SFR	417.89	265.64	265.64
196-710-500-000	SFR	417.89	265.64	265.64
196-710-510-000	SFR	417.89	265.64	265.64
196-710-520-000	SFR	417.89	265.64	265.64
196-710-530-000	SFR	417.89	265.64	265.64
196-710-540-000	SFR	417.89	265.64	265.64
196-710-550-000	SFR	417.89	265.64	265.64
196-710-560-000	SFR	417.89	265.64	265.64
196-710-570-000	GOVT*	417.89	265.64	265.64
196-720-010-000	SFR	417.89	265.64	265.64
196-720-020-000	SFR	417.89	265.64	265.64
196-720-030-000	SFR	417.89	265.64	265.64
196-720-040-000	SFR	417.89	265.64	265.64
196-720-050-000	SFR	417.89	265.64	265.64
196-720-060-000	SFR	417.89	265.64	265.64
196-720-070-000	SFR	417.89	265.64	265.64
196-720-080-000	SFR	417.89	265.64	265.64
196-720-090-000	SFR	417.89	265.64	265.64
196-720-100-000	SFR	417.89	265.64	265.64
196-720-110-000	SFR	417.89	265.64	265.64
196-720-120-000	SFR	417.89	265.64	265.64
196-720-130-000	SFR	417.89	265.64	265.64
196-720-140-000	SFR	417.89	265.64	265.64
196-720-150-000	SFR	417.89	265.64	265.64
196-720-160-000	SFR	417.89	265.64	265.64
196-720-170-000	SFR	417.89	265.64	265.64
196-720-180-000	SFR	417.89	265.64	265.64
196-720-190-000	SFR	417.89	265.64	265.64
196-720-200-000	SFR	417.89	265.64	265.64
196-720-210-000	SFR	417.89	265.64	265.64
196-720-220-000	SFR	417.89	265.64	265.64
196-720-230-000	SFR	417.89	265.64	265.64
196-720-240-000	SFR	417.89	265.64	265.64

**CITY OF LATHROP
STONEBRIDGE LANDSCAPING DISTRICT
FISCAL YEAR 2019/20
PARCEL LISTING**

APN	Land Use	Max Rate	Levy Rate	Levy
196-720-250-000	SFR	417.89	265.64	265.64
196-720-260-000	SFR	417.89	265.64	265.64
196-720-270-000	SFR	417.89	265.64	265.64
196-720-280-000	SFR	417.89	265.64	265.64
196-720-290-000	SFR	417.89	265.64	265.64
196-720-300-000	SFR	417.89	265.64	265.64
196-720-310-000	SFR	417.89	265.64	265.64
196-720-320-000	SFR	417.89	265.64	265.64
196-720-330-000	SFR	417.89	265.64	265.64
196-720-340-000	SFR	417.89	265.64	265.64
196-720-350-000	SFR	417.89	265.64	265.64
196-720-360-000	SFR	417.89	265.64	265.64
196-720-370-000	SFR	417.89	265.64	265.64
196-720-380-000	SFR	417.89	265.64	265.64
196-720-390-000	SFR	417.89	265.64	265.64
196-720-400-000	SFR	417.89	265.64	265.64
196-720-410-000	SFR	417.89	265.64	265.64
196-720-420-000	SFR	417.89	265.64	265.64
196-720-430-000	SFR	417.89	265.64	265.64
196-720-440-000	SFR	417.89	265.64	265.64
196-720-450-000	SFR	417.89	265.64	265.64
196-720-460-000	SFR	417.89	265.64	265.64
196-720-470-000	SFR	417.89	265.64	265.64
196-720-480-000	SFR	417.89	265.64	265.64
196-720-490-000	SFR	417.89	265.64	265.64
196-720-500-000	SFR	417.89	265.64	265.64
196-720-510-000	SFR	417.89	265.64	265.64
196-720-520-000	SFR	417.89	265.64	265.64
196-720-530-000	SFR	417.89	265.64	265.64
Total:	903 Parcels			\$239,872.92

* Per City instruction this parcel is assessable.

CITY OF LATHROP

Stonebridge Drainage and Lighting Area of Benefit

Annual Engineer's Report

Fiscal Year 2019/20

OFFICE LOCATIONS:

Temecula – Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592

San Francisco – Regional Office
870 Market Street, Suite 1223
San Francisco, CA 94102

California Satellite Offices
Atascadero, Davis
Huntington Beach,
Joshua Tree, Riverside
Sacramento, San Jose

www.nbsgov.com

Prepared by:



NBS helping communities fund tomorrow

**CITY OF LATHROP
STONEBRIDGE DRAINAGE AND LIGHTING
AREA OF BENEFIT**

**390 Towne Centre Drive
Lathrop, California 95330
Phone - (209) 941-7320
Fax - (209) 941-7339**

CITY COUNCIL

Sonny Dhaliwal, Mayor

Martha Salcedo, Vice Mayor

Paul Akinjo, Councilmember

Diane Lazard, Councilmember

Jennifer Torres-O'Callaghan, Councilmember

CITY STAFF

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Cari James, Finance Director

Glenn Gebhardt, City Engineer

NBS

Tim Seufert, Client Services Director

Kristin Harvey, Senior Consultant

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Section 1. ENGINEER'S LETTER

WHEREAS, the City Council of the City of Lathrop (the "City"), State of California, directed NBS Government Finance Group, DBA NBS ("NBS") to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, and an estimate of the costs of the maintenance, operations and servicing of the improvements for the City of Lathrop Stonebridge Drainage and Lighting Area of Benefit (the "District") for Fiscal Year 2019/20. The report includes a diagram for the District showing the area and properties proposed to be assessed, an assessment of the estimated costs of the maintenance, operations and servicing of the improvements, and the net amount to be assessed upon all assessable parcels within the District in proportion to the special benefit received;

WHEREAS, the proposed assessment rate of \$236.32 per single family lot, is not greater than 105% of the prior year maximum assessment, as approved by the land owners. The District is in compliance with the assessment balloting procedures set forth in Section 4 of Article XIII D of the California Constitution and the District was formed by consent of 100% of the land owners.

NOW THEREFORE, only special benefits are assessed and any general benefits have been identified. The following assessment is made to fund the portion of the estimated costs of maintenance, operation, and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF ASSESSMENT– SINGLE FAMILY LOTS

Description	Amount
Balance to Levy	\$213,160.64
Total Single Family Lots	902
Calculated Assessment Per Single Family Lot	\$236.32
Maximum Assessment Per Single Family Lot	\$417.89
Total Assessment – Single Family Lots	\$213,160.64

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information, and belief, the Engineer's Report, Assessments, and the District Diagram herein have been prepared and computed in accordance with the order and historical practices of the City Council of the City.

NBS Government Finance Group, DBA NBS



Section 2. OVERVIEW

Introduction

The City previously formed several maintenance assessment districts for the purpose of providing maintenance services to benefit certain parcels in the City. Over several years, these districts have levied and collected special assessments. In 1998, the District was formed pursuant to the Benefit Assessment Act of 1982, beginning with Section 54703 of the California Government Code (the "Act"). All parcels within the District which have special benefit conferred upon them as a result of the maintenance and operation of improvements have been identified and the proportionate special benefit derived by each identified parcel has been determined in relation to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

This Annual Engineer's Report (the "Report") describes the District and the charge per single family lot for Fiscal Year 2019/20 based on the historical and estimated cost to maintain the improvements and provide the services that benefit parcels within the District.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number by the San Joaquin County (the "County") Assessor's Office. The County Auditor-Controller uses Assessor's Parcel Numbers and specific fund numbers to identify, on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments at a noticed public hearing and following review of the Report, the City Council may confirm the submittal of the Report and may order the levy and collection of assessments for Fiscal Year 2019/20. If approved, the assessment information will be submitted to the County Auditor-Controller, and included on the property tax roll for each benefiting parcel for Fiscal Year 2019/20.

Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 by a vote of 56.5% to 43.5%. The provisions of the Proposition, now California Constitutional Articles XIII C and XIII D, added substantive and procedural requirements for assessments, which affect the City of Lathrop lighting maintenance assessments.

As approved by the land owners, the maximum assessment rate increases by 5% each year. The maximum assessment rate for Fiscal Year 2019/20 is \$417.89 per single family lot. The proposed assessment rate for Fiscal Year 2019/20 is \$236.32, which is below the maximum assessment rate.

The District is in compliance with the assessment balloting procedures set forth in Section 4 of Article XIII D and the District was formed by consent of 100% of the land owners.

The following table shows the levy assessment rate and the maximum assessment rate for the three most recent years.

Fiscal Year	Levy Assessment Rate	Maximum Assessment Rate
2019/20	\$236.32	\$417.89
2018/19	225.06	397.99
2017/18	225.06	379.04

Plans and Specifications for the Improvements

The District consists of a fully developed residential area generally located east of I-5, west of the Union Pacific Railroad, north of Warren Avenue, and south of Roth Road.

Improvements within the District include the design, construction, or installation, including the maintenance or servicing, or both, of public lighting facilities for the lighting of any public places, including traffic signals, ornamental standards, luminaries, poles, supports, tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms, braces, transformers, insulators, contacts, switches, capacitors, meters, communication circuits, appliances, attachments, and appurtenances, including the cost of repair, removal, or replacement of all or any part thereof; providing for electric current or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements; and the maintenance of storm drainage facilities, trunk main line pipe with manholes and drop inlets, pump station including backup emergency generator and telemetry system, trunk line outfall structure at river, concrete lined open channel, and earth lined holding pond.

The improvements specially benefit the parcels assessed since:

- 1) The work is adjacent to the neighborhoods within which said parcels are located, and results in helping to improve the quality of life and providing added security and safety in these neighborhoods by reducing the potential for flooding, and by providing lighting and an added City presence; and
- 2) In the absence of the District, the work and improvements would not otherwise be accomplished by the City.

Section 3. ESTIMATE OF COSTS

Description of Budget Items

Personnel Services - Includes employee salaries, salary related costs, and employee benefits including retirement, medical benefits, and workers compensation costs, etc.

Maintenance & Operations - Includes the following:

Advertising/Legal Notices - Includes the cost of publishing the required legal notices necessary to complete the required procedures for levying the assessments.

Chemicals - Includes insect repellent, weed killer, and rodent control.

Communication Equipment Repair - Includes repair of electrical components, power cords, etc.

Contract - Other - Includes uniform service, hazardous waste dump fees, Sheriff's Community Corp., alarm service, and the cost to recondition one pump and motor.

Contract Services - Includes professional services necessary for District maintenance including trees and landscaping, park maintenance, equipment rental, computer technical support, and the preparation of the Report.

Gas, Diesel, Oil & Lubricants - Includes fuel, oil and lubricants for vehicles, and miscellaneous small equipment.

Maintenance & Repair - Includes contracted maintenance and repair services such as annual fire extinguisher service and emergency repairs.

Miscellaneous Supplies - Includes office equipment and supplies, custodial supplies, building maintenance materials and supplies, parts, tools, reference materials, and additional administrative costs.

Other Maintenance & Repair - Includes items related to non-contracted maintenance and repair such as barricade batteries, paint, collection line repair, cones, signs, etc.

Printing & Typesetting - Includes the cost of preparing the required legal notices necessary to complete the required procedures for levying the assessments.

Training, Membership, Travel & Dues - Includes continuing training for maintenance staff.

Uniforms/Protective Clothing - Includes employee uniforms including safety boots, jackets, gloves, etc.

Utilities - Gas & Electric - Includes electrical power for the storm drain pump stations.

Water Service - Includes water for the storm drain pump stations.

Fixed Charges & Special Fees - Includes the charges per parcel to collect the assessments on the County Secured Property Tax Roll.

Indirect Costs - Includes overhead costs of the City related to maintenance, operation, and administration of the District.

District Budget

The budget for Fiscal Year 2019/20 is as follows.

Description	2019/20 Budget
Personnel Services	\$104,723.00
Maintenance & Operations Total	150,500.00
Fixed Assets/Capital Total	7,454.00
Indirect Costs	<u>50,138.00</u>
Total District Costs	\$312,815.00
General Benefit	(4,457.00)
Contribution to (from) Operational Reserves	(95,197.36)
Contribution to (from) Capital Reserves	0.00
Other Revenue Sources	<u>0.00</u>
Total Balance to Levy	\$213,160.64

Balance to Levy

Total District Costs - Includes personnel services, maintenance and operations, capital costs, and indirect costs determined above.

General Benefit - Includes any enhancement of street frontages that do not lie entirely within the District, and are estimated to cost \$4,457.00 (for Fiscal Year 2019/20). The cost is to be paid from funds other than assessments.

Contribution to (from) Operational Reserves - The Operational Reserves item provides funds to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy. Using reserve amounts in this way allows the levy per lot to remain at prior period rates, although District costs may have increased.

Contribution to (from) Capital Reserves - The Capital Reserve Account item provides funds to maintain reserves for extraordinary maintenance items and unexpected capital expenditures that may occur as a result of natural occurrences or other unforeseen circumstances.

Other Revenue Sources - This is the amount of additional funds designated for use by the District that are not from District assessments. These funds are added to the District account to reduce assessments and may be from either non-District sources including City General Fund contributions or District sources including interest earnings.

Balance to Levy - This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of the total direct and administration costs, reserves, contributions, and other revenue sources.



The following table shows the total costs, additional revenues, and the balance to the Fiscal Year 2019/20 levy.

Description	Amount
Total District Costs	\$312,815.00
Less General Benefit	(4,457.00)
Contribution to (from) Operational Reserves	(95,197.36)
Contribution to (from) Capital Reserves	0.00
Other Revenue Sources	<u>0.00</u>
Balance to Levy	\$213,160.64

Reserve Information

The following table shows the estimated balance of the Operational Reserves.

Description	Amount
Estimated Beginning Balance - June 30, 2019 (1)	\$356,130.87
Contribution to (from) Operational Reserves	<u>(95,197.36)</u>
Estimated Ending Balance - June 30, 2020	\$260,933.51

(1) Includes \$100,000 designated for capital replacement.

The reserves are intended to be used and/or accumulated for repair and/or capital replacement, as needed for improvements within the District.

Section 4. METHOD OF APPORTIONMENT

Method of Apportionment

Pursuant to the Act, the costs of the District are apportioned by a formula or method which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefit to be received by each such parcel from the maintenance, servicing and operation of the improvements. The proportional special benefit derived by each parcel is determined in relationship to the entirety of the maintenance and operation expenses of the improvements. No assessment has been apportioned on any parcel that exceeds the reasonable cost of the proportional benefit conferred on that parcel. The assessment has been levied in accordance with the assessment methodology adopted and approved by the City Council at the time of District formation.

Only special benefits are assessed and any general benefits have been separated from the special benefits. The general benefits are derived from any enhancement of street frontages which do not lie entirely within the District, and are estimated to cost \$4,457.00 (for Fiscal Year 2019/20). The cost is to be paid from funds other than those raised by the assessments.

The basis of benefit for the District was determined as follows:

- The estimated annual maintenance cost will be allocated equally to each subdivided single family lot existing at the time of levy of the assessment, not to exceed the maximum assessment amount described below.
- The maximum assessment for Fiscal Year 1999/00 for each subdivided single family lot was \$157.50. Each year, the maximum assessment rate has been calculated by multiplying the previous year's maximum assessment rate by 1.05.
- In the event the amount obtained by assessing the maximum assessment to each subdivided single family lot is less than the total estimated maintenance cost, the difference will be assessed to the undivided parcels within the District, proportional to parcel area. There are currently no undivided parcels in the district.

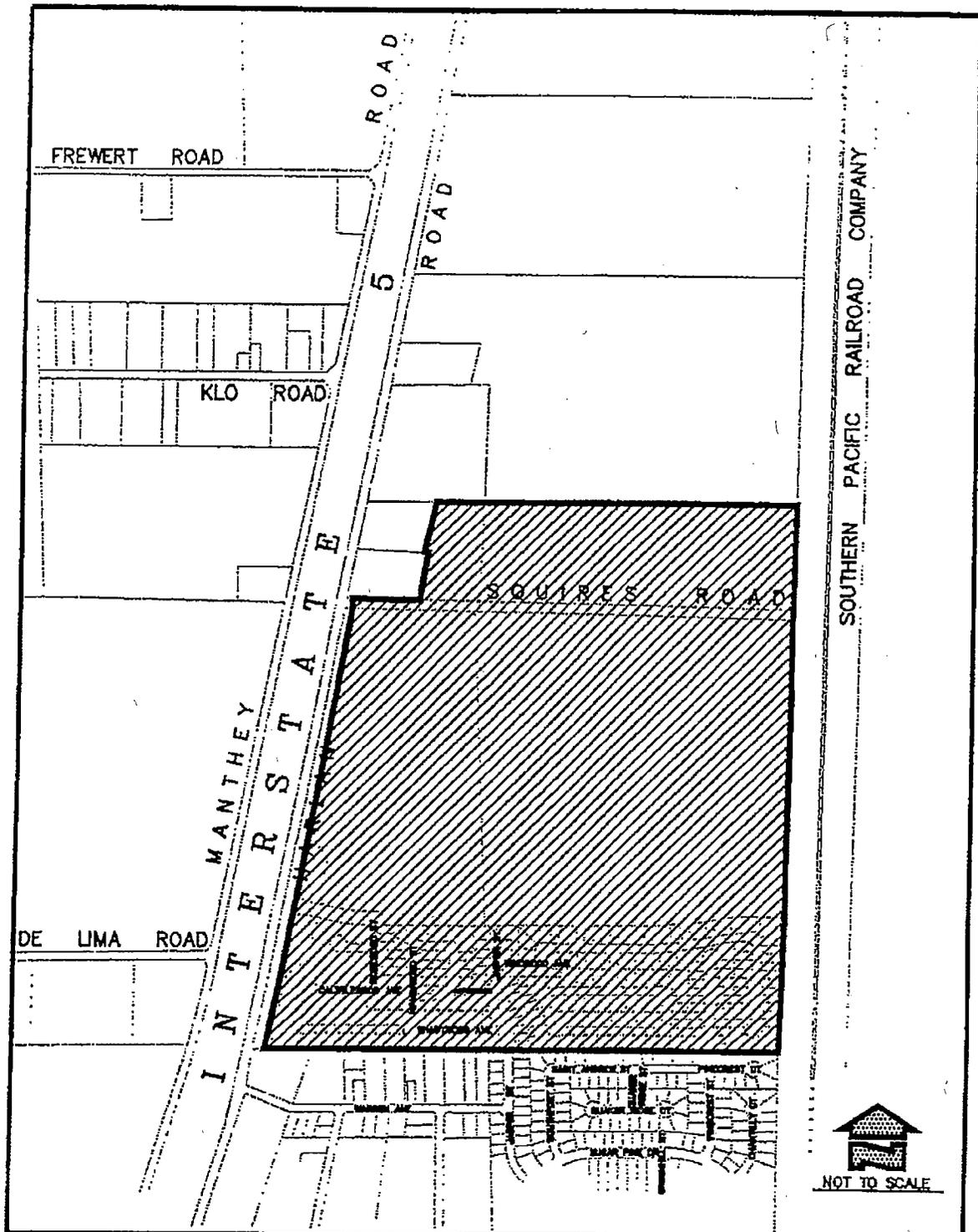
Assessment - Subdivided Single Family Lots

The following table shows the assessment for subdivided single family lots for the Fiscal Year 2019/20 levy.

Description	Amount
Balance to Levy	\$213,160.64
Total Single Family Lots	902
Calculated Assessment Per Single Family Lot	\$236.32
Maximum Assessment Per Single Family Lot	\$417.89
Total Assessment - Single Family Lots	\$213,160.64

Section 5. **DISTRICT DIAGRAM**

Reference is made to the District Diagram on file with the City Clerk. The following page provides the boundaries of the District. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference and made part of this Report.



City of Lathrop

Stonebridge Drainage & Lighting District



Date: February 1998

Section 6. **PARCEL LISTING**

The parcel listing of assessments is provided on the following pages. The description of each lot or parcel is a part of the records of the County Assessor and is incorporated by reference and made part of this Report.



**CITY OF LATHROP
STONEBRIDGE DRAINAGE AND LIGHTING
FISCAL YEAR 2019/20
PARCEL LISTING**

APN	Land Use	Max Rate	Levy Rate	Levy
196-580-010-000	SFR	\$417.89	\$236.32	\$236.32
196-580-020-000	SFR	417.89	236.32	236.32
196-580-030-000	SFR	417.89	236.32	236.32
196-580-040-000	SFR	417.89	236.32	236.32
196-580-050-000	SFR	417.89	236.32	236.32
196-580-060-000	SFR	417.89	236.32	236.32
196-580-070-000	SFR	417.89	236.32	236.32
196-580-080-000	SFR	417.89	236.32	236.32
196-580-090-000	SFR	417.89	236.32	236.32
196-580-100-000	SFR	417.89	236.32	236.32
196-580-110-000	SFR	417.89	236.32	236.32
196-580-120-000	SFR	417.89	236.32	236.32
196-580-130-000	SFR	417.89	236.32	236.32
196-580-140-000	SFR	417.89	236.32	236.32
196-580-150-000	SFR	417.89	236.32	236.32
196-580-160-000	SFR	417.89	236.32	236.32
196-580-170-000	SFR	417.89	236.32	236.32
196-580-180-000	SFR	417.89	236.32	236.32
196-580-190-000	SFR	417.89	236.32	236.32
196-580-200-000	SFR	417.89	236.32	236.32
196-580-210-000	SFR	417.89	236.32	236.32
196-580-220-000	SFR	417.89	236.32	236.32
196-580-230-000	SFR	417.89	236.32	236.32
196-580-240-000	SFR	417.89	236.32	236.32
196-580-250-000	SFR	417.89	236.32	236.32
196-580-260-000	SFR	417.89	236.32	236.32
196-580-270-000	SFR	417.89	236.32	236.32
196-580-280-000	SFR	417.89	236.32	236.32
196-580-290-000	SFR	417.89	236.32	236.32
196-580-300-000	SFR	417.89	236.32	236.32
196-580-310-000	SFR	417.89	236.32	236.32
196-580-320-000	SFR	417.89	236.32	236.32
196-580-330-000	SFR	417.89	236.32	236.32
196-580-340-000	SFR	417.89	236.32	236.32
196-580-350-000	SFR	417.89	236.32	236.32
196-580-360-000	SFR	417.89	236.32	236.32
196-580-370-000	SFR	417.89	236.32	236.32
196-580-380-000	SFR	417.89	236.32	236.32

**CITY OF LATHROP
STONEBRIDGE DRAINAGE AND LIGHTING
FISCAL YEAR 2019/20
PARCEL LISTING**

APN	Land Use	Max Rate	Levy Rate	Levy
196-580-390-000	SFR	417.89	236.32	236.32
196-580-400-000	SFR	417.89	236.32	236.32
196-580-410-000	SFR	417.89	236.32	236.32
196-580-420-000	SFR	417.89	236.32	236.32
196-580-430-000	SFR	417.89	236.32	236.32
196-580-440-000	SFR	417.89	236.32	236.32
196-580-450-000	SFR	417.89	236.32	236.32
196-580-460-000	SFR	417.89	236.32	236.32
196-580-470-000	SFR	417.89	236.32	236.32
196-580-480-000	SFR	417.89	236.32	236.32
196-580-490-000	SFR	417.89	236.32	236.32
196-580-500-000	SFR	417.89	236.32	236.32
196-580-510-000	SFR	417.89	236.32	236.32
196-580-520-000	SFR	417.89	236.32	236.32
196-580-530-000	SFR	417.89	236.32	236.32
196-580-540-000	SFR	417.89	236.32	236.32
196-580-550-000	SFR	417.89	236.32	236.32
196-580-560-000	SFR	417.89	236.32	236.32
196-580-570-000	SFR	417.89	236.32	236.32
196-580-580-000	SFR	417.89	236.32	236.32
196-580-590-000	SFR	417.89	236.32	236.32
196-580-600-000	SFR	417.89	236.32	236.32
196-580-610-000	SFR	417.89	236.32	236.32
196-580-620-000	SFR	417.89	236.32	236.32
196-580-630-000	SFR	417.89	236.32	236.32
196-580-640-000	SFR	417.89	236.32	236.32
196-580-650-000	SFR	417.89	236.32	236.32
196-580-660-000	SFR	417.89	236.32	236.32
196-580-670-000	SFR	417.89	236.32	236.32
196-580-680-000	SFR	417.89	236.32	236.32
196-580-690-000	SFR	417.89	236.32	236.32
196-580-700-000	SFR	417.89	236.32	236.32
196-580-710-000	SFR	417.89	236.32	236.32
196-580-720-000	SFR	417.89	236.32	236.32
196-580-730-000	SFR	417.89	236.32	236.32
196-580-740-000	SFR	417.89	236.32	236.32
196-580-750-000	SFR	417.89	236.32	236.32
196-580-760-000	SFR	417.89	236.32	236.32

CITY OF LATHROP
STONEBRIDGE DRAINAGE AND LIGHTING
FISCAL YEAR 2019/20
PARCEL LISTING

APN	Land Use	Max Rate	Levy Rate	Levy
196-580-770-000	SFR	417.89	236.32	236.32
196-580-780-000	SFR	417.89	236.32	236.32
196-580-790-000	SFR	417.89	236.32	236.32
196-580-800-000	SFR	417.89	236.32	236.32
196-580-810-000	SFR	417.89	236.32	236.32
196-580-820-000	SFR	417.89	236.32	236.32
196-580-830-000	SFR	417.89	236.32	236.32
196-580-840-000	SFR	417.89	236.32	236.32
196-580-850-000	SFR	417.89	236.32	236.32
196-580-860-000	SFR	417.89	236.32	236.32
196-580-870-000	SFR	417.89	236.32	236.32
196-580-880-000	SFR	417.89	236.32	236.32
196-600-010-000	SFR	417.89	236.32	236.32
196-600-020-000	SFR	417.89	236.32	236.32
196-600-030-000	SFR	417.89	236.32	236.32
196-600-040-000	SFR	417.89	236.32	236.32
196-600-050-000	SFR	417.89	236.32	236.32
196-600-060-000	SFR	417.89	236.32	236.32
196-600-070-000	SFR	417.89	236.32	236.32
196-600-080-000	SFR	417.89	236.32	236.32
196-600-090-000	SFR	417.89	236.32	236.32
196-600-100-000	SFR	417.89	236.32	236.32
196-600-110-000	SFR	417.89	236.32	236.32
196-600-120-000	SFR	417.89	236.32	236.32
196-600-130-000	SFR	417.89	236.32	236.32
196-600-140-000	SFR	417.89	236.32	236.32
196-600-150-000	SFR	417.89	236.32	236.32
196-600-160-000	SFR	417.89	236.32	236.32
196-600-170-000	SFR	417.89	236.32	236.32
196-600-180-000	SFR	417.89	236.32	236.32
196-600-190-000	SFR	417.89	236.32	236.32
196-600-200-000	SFR	417.89	236.32	236.32
196-600-210-000	SFR	417.89	236.32	236.32
196-600-220-000	SFR	417.89	236.32	236.32
196-600-230-000	SFR	417.89	236.32	236.32
196-600-240-000	SFR	417.89	236.32	236.32
196-600-250-000	SFR	417.89	236.32	236.32
196-600-260-000	SFR	417.89	236.32	236.32

**CITY OF LATHROP
STONEBRIDGE DRAINAGE AND LIGHTING
FISCAL YEAR 2019/20
PARCEL LISTING**

APN	Land Use	Max Rate	Levy Rate	Levy
196-600-270-000	SFR	417.89	236.32	236.32
196-600-280-000	SFR	417.89	236.32	236.32
196-600-290-000	SFR	417.89	236.32	236.32
196-600-300-000	SFR	417.89	236.32	236.32
196-600-310-000	SFR	417.89	236.32	236.32
196-600-320-000	SFR	417.89	236.32	236.32
196-600-330-000	SFR	417.89	236.32	236.32
196-600-340-000	SFR	417.89	236.32	236.32
196-600-350-000	SFR	417.89	236.32	236.32
196-600-360-000	SFR	417.89	236.32	236.32
196-600-370-000	SFR	417.89	236.32	236.32
196-600-380-000	SFR	417.89	236.32	236.32
196-600-390-000	SFR	417.89	236.32	236.32
196-600-400-000	SFR	417.89	236.32	236.32
196-600-410-000	SFR	417.89	236.32	236.32
196-600-420-000	SFR	417.89	236.32	236.32
196-600-430-000	SFR	417.89	236.32	236.32
196-600-440-000	SFR	417.89	236.32	236.32
196-600-450-000	SFR	417.89	236.32	236.32
196-600-460-000	SFR	417.89	236.32	236.32
196-600-470-000	SFR	417.89	236.32	236.32
196-600-480-000	SFR	417.89	236.32	236.32
196-600-490-000	SFR	417.89	236.32	236.32
196-600-500-000	SFR	417.89	236.32	236.32
196-600-510-000	SFR	417.89	236.32	236.32
196-600-520-000	SFR	417.89	236.32	236.32
196-600-530-000	SFR	417.89	236.32	236.32
196-600-540-000	SFR	417.89	236.32	236.32
196-600-550-000	SFR	417.89	236.32	236.32
196-600-560-000	SFR	417.89	236.32	236.32
196-600-570-000	SFR	417.89	236.32	236.32
196-600-580-000	SFR	417.89	236.32	236.32
196-600-590-000	SFR	417.89	236.32	236.32
196-600-600-000	SFR	417.89	236.32	236.32
196-600-610-000	SFR	417.89	236.32	236.32
196-600-620-000	SFR	417.89	236.32	236.32
196-600-630-000	SFR	417.89	236.32	236.32
196-600-640-000	SFR	417.89	236.32	236.32

CITY OF LATHROP
STONEBRIDGE DRAINAGE AND LIGHTING
FISCAL YEAR 2019/20
PARCEL LISTING

APN	Land Use	Max Rate	Levy Rate	Levy
196-600-650-000	SFR	417.89	236.32	236.32
196-600-660-000	SFR	417.89	236.32	236.32
196-600-670-000	SFR	417.89	236.32	236.32
196-600-680-000	SFR	417.89	236.32	236.32
196-600-690-000	SFR	417.89	236.32	236.32
196-600-700-000	SFR	417.89	236.32	236.32
196-600-710-000	SFR	417.89	236.32	236.32
196-600-720-000	SFR	417.89	236.32	236.32
196-600-730-000	SFR	417.89	236.32	236.32
196-600-740-000	SFR	417.89	236.32	236.32
196-600-750-000	SFR	417.89	236.32	236.32
196-600-760-000	SFR	417.89	236.32	236.32
196-600-770-000	SFR	417.89	236.32	236.32
196-600-780-000	SFR	417.89	236.32	236.32
196-600-790-000	SFR	417.89	236.32	236.32
196-610-010-000	SFR	417.89	236.32	236.32
196-610-020-000	SFR	417.89	236.32	236.32
196-610-030-000	SFR	417.89	236.32	236.32
196-610-040-000	SFR	417.89	236.32	236.32
196-610-050-000	SFR	417.89	236.32	236.32
196-610-060-000	SFR	417.89	236.32	236.32
196-610-070-000	SFR	417.89	236.32	236.32
196-610-080-000	SFR	417.89	236.32	236.32
196-610-090-000	SFR	417.89	236.32	236.32
196-610-100-000	SFR	417.89	236.32	236.32
196-610-110-000	SFR	417.89	236.32	236.32
196-610-120-000	SFR	417.89	236.32	236.32
196-610-130-000	SFR	417.89	236.32	236.32
196-610-140-000	SFR	417.89	236.32	236.32
196-610-150-000	SFR	417.89	236.32	236.32
196-610-160-000	SFR	417.89	236.32	236.32
196-610-170-000	SFR	417.89	236.32	236.32
196-610-180-000	SFR	417.89	236.32	236.32
196-610-190-000	SFR	417.89	236.32	236.32
196-610-200-000	SFR	417.89	236.32	236.32
196-610-210-000	SFR	417.89	236.32	236.32
196-610-220-000	SFR	417.89	236.32	236.32
196-610-230-000	SFR	417.89	236.32	236.32

CITY OF LATHROP
STONEBRIDGE DRAINAGE AND LIGHTING
FISCAL YEAR 2019/20
PARCEL LISTING

APN	Land Use	Max Rate	Levy Rate	Levy
196-610-240-000	SFR	417.89	236.32	236.32
196-610-250-000	SFR	417.89	236.32	236.32
196-610-260-000	SFR	417.89	236.32	236.32
196-610-270-000	SFR	417.89	236.32	236.32
196-610-280-000	SFR	417.89	236.32	236.32
196-610-290-000	SFR	417.89	236.32	236.32
196-610-300-000	SFR	417.89	236.32	236.32
196-610-310-000	SFR	417.89	236.32	236.32
196-610-320-000	SFR	417.89	236.32	236.32
196-610-330-000	SFR	417.89	236.32	236.32
196-610-340-000	SFR	417.89	236.32	236.32
196-610-350-000	SFR	417.89	236.32	236.32
196-610-360-000	SFR	417.89	236.32	236.32
196-610-370-000	SFR	417.89	236.32	236.32
196-610-380-000	SFR	417.89	236.32	236.32
196-610-390-000	SFR	417.89	236.32	236.32
196-610-400-000	SFR	417.89	236.32	236.32
196-610-410-000	SFR	417.89	236.32	236.32
196-610-420-000	SFR	417.89	236.32	236.32
196-610-430-000	SFR	417.89	236.32	236.32
196-610-440-000	SFR	417.89	236.32	236.32
196-610-450-000	SFR	417.89	236.32	236.32
196-610-460-000	SFR	417.89	236.32	236.32
196-610-470-000	SFR	417.89	236.32	236.32
196-610-480-000	SFR	417.89	236.32	236.32
196-610-490-000	SFR	417.89	236.32	236.32
196-610-500-000	SFR	417.89	236.32	236.32
196-610-510-000	SFR	417.89	236.32	236.32
196-610-520-000	SFR	417.89	236.32	236.32
196-610-530-000	SFR	417.89	236.32	236.32
196-610-540-000	SFR	417.89	236.32	236.32
196-610-550-000	SFR	417.89	236.32	236.32
196-610-560-000	SFR	417.89	236.32	236.32
196-610-570-000	SFR	417.89	236.32	236.32
196-610-580-000	SFR	417.89	236.32	236.32
196-610-590-000	SFR	417.89	236.32	236.32
196-610-600-000	SFR	417.89	236.32	236.32
196-610-610-000	SFR	417.89	236.32	236.32

CITY OF LATHROP
STONEBRIDGE DRAINAGE AND LIGHTING
FISCAL YEAR 2019/20
PARCEL LISTING

APN	Land Use	Max Rate	Levy Rate	Levy
196-610-620-000	SFR	417.89	236.32	236.32
196-610-630-000	SFR	417.89	236.32	236.32
196-610-640-000	SFR	417.89	236.32	236.32
196-610-650-000	SFR	417.89	236.32	236.32
196-610-660-000	SFR	417.89	236.32	236.32
196-610-670-000	SFR	417.89	236.32	236.32
196-610-680-000	SFR	417.89	236.32	236.32
196-610-690-000	SFR	417.89	236.32	236.32
196-610-700-000	SFR	417.89	236.32	236.32
196-610-710-000	SFR	417.89	236.32	236.32
196-610-750-000	SFR	417.89	236.32	236.32
196-610-760-000	SFR	417.89	236.32	236.32
196-610-770-000	SFR	417.89	236.32	236.32
196-610-780-000	SFR	417.89	236.32	236.32
196-610-790-000	SFR	417.89	236.32	236.32
196-610-800-000	SFR	417.89	236.32	236.32
196-610-810-000	SFR	417.89	236.32	236.32
196-610-820-000	SFR	417.89	236.32	236.32
196-610-830-000	SFR	417.89	236.32	236.32
196-610-840-000	SFR	417.89	236.32	236.32
196-610-850-000	SFR	417.89	236.32	236.32
196-610-870-000	SFR	417.89	236.32	236.32
196-620-010-000	SFR	417.89	236.32	236.32
196-620-020-000	SFR	417.89	236.32	236.32
196-620-030-000	SFR	417.89	236.32	236.32
196-620-040-000	SFR	417.89	236.32	236.32
196-620-050-000	SFR	417.89	236.32	236.32
196-620-060-000	SFR	417.89	236.32	236.32
196-620-070-000	SFR	417.89	236.32	236.32
196-620-080-000	SFR	417.89	236.32	236.32
196-620-090-000	SFR	417.89	236.32	236.32
196-620-100-000	SFR	417.89	236.32	236.32
196-620-110-000	SFR	417.89	236.32	236.32
196-620-120-000	SFR	417.89	236.32	236.32
196-620-130-000	SFR	417.89	236.32	236.32
196-620-140-000	SFR	417.89	236.32	236.32
196-620-150-000	SFR	417.89	236.32	236.32
196-620-160-000	SFR	417.89	236.32	236.32

CITY OF LATHROP
STONEBRIDGE DRAINAGE AND LIGHTING
FISCAL YEAR 2019/20
PARCEL LISTING

APN	Land Use	Max Rate	Levy Rate	Levy
196-620-170-000	SFR	417.89	236.32	236.32
196-620-180-000	SFR	417.89	236.32	236.32
196-620-190-000	SFR	417.89	236.32	236.32
196-620-200-000	SFR	417.89	236.32	236.32
196-620-210-000	SFR	417.89	236.32	236.32
196-620-220-000	SFR	417.89	236.32	236.32
196-620-230-000	SFR	417.89	236.32	236.32
196-620-240-000	SFR	417.89	236.32	236.32
196-620-250-000	SFR	417.89	236.32	236.32
196-620-260-000	SFR	417.89	236.32	236.32
196-620-270-000	SFR	417.89	236.32	236.32
196-620-280-000	SFR	417.89	236.32	236.32
196-620-290-000	SFR	417.89	236.32	236.32
196-620-300-000	SFR	417.89	236.32	236.32
196-620-310-000	SFR	417.89	236.32	236.32
196-620-320-000	SFR	417.89	236.32	236.32
196-620-330-000	SFR	417.89	236.32	236.32
196-620-340-000	SFR	417.89	236.32	236.32
196-620-350-000	SFR	417.89	236.32	236.32
196-620-360-000	SFR	417.89	236.32	236.32
196-620-370-000	SFR	417.89	236.32	236.32
196-620-380-000	SFR	417.89	236.32	236.32
196-620-390-000	SFR	417.89	236.32	236.32
196-620-400-000	SFR	417.89	236.32	236.32
196-620-410-000	SFR	417.89	236.32	236.32
196-620-420-000	SFR	417.89	236.32	236.32
196-620-430-000	SFR	417.89	236.32	236.32
196-620-440-000	SFR	417.89	236.32	236.32
196-620-450-000	SFR	417.89	236.32	236.32
196-620-460-000	SFR	417.89	236.32	236.32
196-620-470-000	SFR	417.89	236.32	236.32
196-620-480-000	SFR	417.89	236.32	236.32
196-620-490-000	SFR	417.89	236.32	236.32
196-620-500-000	SFR	417.89	236.32	236.32
196-620-510-000	SFR	417.89	236.32	236.32
196-620-520-000	SFR	417.89	236.32	236.32
196-620-530-000	SFR	417.89	236.32	236.32
196-620-540-000	SFR	417.89	236.32	236.32

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APN	Land Use	Max Rate	Levy Rate	Levy
196-620-550-000	SFR	417.89	236.32	236.32
196-620-560-000	SFR	417.89	236.32	236.32
196-620-570-000	GOVT*	417.89	236.32	236.32
196-630-010-000	SFR	417.89	236.32	236.32
196-630-020-000	SFR	417.89	236.32	236.32
196-630-030-000	SFR	417.89	236.32	236.32
196-630-040-000	SFR	417.89	236.32	236.32
196-630-050-000	SFR	417.89	236.32	236.32
196-630-060-000	SFR	417.89	236.32	236.32
196-630-070-000	SFR	417.89	236.32	236.32
196-630-080-000	SFR	417.89	236.32	236.32
196-630-090-000	SFR	417.89	236.32	236.32
196-630-100-000	SFR	417.89	236.32	236.32
196-630-110-000	SFR	417.89	236.32	236.32
196-630-120-000	SFR	417.89	236.32	236.32
196-630-130-000	SFR	417.89	236.32	236.32
196-630-140-000	SFR	417.89	236.32	236.32
196-630-150-000	SFR	417.89	236.32	236.32
196-630-160-000	SFR	417.89	236.32	236.32
196-630-170-000	SFR	417.89	236.32	236.32
196-630-180-000	SFR	417.89	236.32	236.32
196-630-190-000	SFR	417.89	236.32	236.32
196-630-200-000	SFR	417.89	236.32	236.32
196-630-210-000	SFR	417.89	236.32	236.32
196-630-220-000	SFR	417.89	236.32	236.32
196-630-230-000	SFR	417.89	236.32	236.32
196-630-240-000	SFR	417.89	236.32	236.32
196-630-250-000	SFR	417.89	236.32	236.32
196-630-260-000	SFR	417.89	236.32	236.32
196-630-270-000	SFR	417.89	236.32	236.32
196-630-280-000	SFR	417.89	236.32	236.32
196-630-290-000	SFR	417.89	236.32	236.32
196-630-300-000	SFR	417.89	236.32	236.32
196-630-310-000	SFR	417.89	236.32	236.32
196-630-320-000	SFR	417.89	236.32	236.32
196-630-330-000	SFR	417.89	236.32	236.32
196-630-340-000	SFR	417.89	236.32	236.32
196-630-350-000	SFR	417.89	236.32	236.32

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APN	Land Use	Max Rate	Levy Rate	Levy
196-630-360-000	SFR	417.89	236.32	236.32
196-630-370-000	SFR	417.89	236.32	236.32
196-630-380-000	SFR	417.89	236.32	236.32
196-630-390-000	SFR	417.89	236.32	236.32
196-630-400-000	SFR	417.89	236.32	236.32
196-630-410-000	SFR	417.89	236.32	236.32
196-630-420-000	SFR	417.89	236.32	236.32
196-630-430-000	SFR	417.89	236.32	236.32
196-630-440-000	SFR	417.89	236.32	236.32
196-630-450-000	SFR	417.89	236.32	236.32
196-630-460-000	SFR	417.89	236.32	236.32
196-630-470-000	SFR	417.89	236.32	236.32
196-630-480-000	SFR	417.89	236.32	236.32
196-630-490-000	SFR	417.89	236.32	236.32
196-630-500-000	SFR	417.89	236.32	236.32
196-630-510-000	SFR	417.89	236.32	236.32
196-630-520-000	SFR	417.89	236.32	236.32
196-630-530-000	SFR	417.89	236.32	236.32
196-630-540-000	SFR	417.89	236.32	236.32
196-630-550-000	SFR	417.89	236.32	236.32
196-630-560-000	SFR	417.89	236.32	236.32
196-630-570-000	SFR	417.89	236.32	236.32
196-630-580-000	SFR	417.89	236.32	236.32
196-630-590-000	SFR	417.89	236.32	236.32
196-630-600-000	SFR	417.89	236.32	236.32
196-630-610-000	SFR	417.89	236.32	236.32
196-630-620-000	SFR	417.89	236.32	236.32
196-630-630-000	SFR	417.89	236.32	236.32
196-630-640-000	SFR	417.89	236.32	236.32
196-630-650-000	SFR	417.89	236.32	236.32
196-640-010-000	SFR	417.89	236.32	236.32
196-640-020-000	SFR	417.89	236.32	236.32
196-640-030-000	SFR	417.89	236.32	236.32
196-640-040-000	SFR	417.89	236.32	236.32
196-640-050-000	SFR	417.89	236.32	236.32
196-640-060-000	SFR	417.89	236.32	236.32
196-640-070-000	SFR	417.89	236.32	236.32
196-640-080-000	SFR	417.89	236.32	236.32

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APN	Land Use	Max Rate	Levy Rate	Levy
196-640-090-000	SFR	417.89	236.32	236.32
196-640-100-000	SFR	417.89	236.32	236.32
196-640-110-000	SFR	417.89	236.32	236.32
196-640-120-000	SFR	417.89	236.32	236.32
196-640-130-000	SFR	417.89	236.32	236.32
196-640-140-000	SFR	417.89	236.32	236.32
196-640-150-000	SFR	417.89	236.32	236.32
196-640-160-000	SFR	417.89	236.32	236.32
196-640-170-000	SFR	417.89	236.32	236.32
196-640-180-000	SFR	417.89	236.32	236.32
196-640-190-000	SFR	417.89	236.32	236.32
196-640-200-000	SFR	417.89	236.32	236.32
196-640-210-000	SFR	417.89	236.32	236.32
196-640-220-000	SFR	417.89	236.32	236.32
196-640-230-000	SFR	417.89	236.32	236.32
196-640-240-000	SFR	417.89	236.32	236.32
196-640-250-000	SFR	417.89	236.32	236.32
196-640-260-000	SFR	417.89	236.32	236.32
196-640-270-000	SFR	417.89	236.32	236.32
196-640-280-000	SFR	417.89	236.32	236.32
196-640-290-000	SFR	417.89	236.32	236.32
196-640-300-000	SFR	417.89	236.32	236.32
196-640-310-000	SFR	417.89	236.32	236.32
196-640-320-000	SFR	417.89	236.32	236.32
196-640-330-000	SFR	417.89	236.32	236.32
196-640-340-000	SFR	417.89	236.32	236.32
196-640-350-000	SFR	417.89	236.32	236.32
196-640-360-000	SFR	417.89	236.32	236.32
196-640-370-000	SFR	417.89	236.32	236.32
196-640-380-000	SFR	417.89	236.32	236.32
196-640-390-000	SFR	417.89	236.32	236.32
196-640-400-000	SFR	417.89	236.32	236.32
196-640-410-000	SFR	417.89	236.32	236.32
196-640-420-000	SFR	417.89	236.32	236.32
196-640-430-000	SFR	417.89	236.32	236.32
196-640-440-000	SFR	417.89	236.32	236.32
196-640-450-000	SFR	417.89	236.32	236.32
196-640-460-000	SFR	417.89	236.32	236.32

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APN	Land Use	Max Rate	Levy Rate	Levy
196-640-470-000	SFR	417.89	236.32	236.32
196-640-480-000	SFR	417.89	236.32	236.32
196-640-490-000	SFR	417.89	236.32	236.32
196-640-500-000	SFR	417.89	236.32	236.32
196-650-010-000	SFR	417.89	236.32	236.32
196-650-020-000	SFR	417.89	236.32	236.32
196-650-030-000	SFR	417.89	236.32	236.32
196-650-040-000	SFR	417.89	236.32	236.32
196-650-050-000	SFR	417.89	236.32	236.32
196-650-060-000	SFR	417.89	236.32	236.32
196-650-070-000	SFR	417.89	236.32	236.32
196-650-080-000	SFR	417.89	236.32	236.32
196-650-090-000	SFR	417.89	236.32	236.32
196-650-100-000	SFR	417.89	236.32	236.32
196-650-110-000	SFR	417.89	236.32	236.32
196-650-120-000	SFR	417.89	236.32	236.32
196-650-130-000	SFR	417.89	236.32	236.32
196-650-140-000	SFR	417.89	236.32	236.32
196-650-150-000	SFR	417.89	236.32	236.32
196-650-160-000	SFR	417.89	236.32	236.32
196-650-170-000	SFR	417.89	236.32	236.32
196-650-180-000	SFR	417.89	236.32	236.32
196-650-190-000	SFR	417.89	236.32	236.32
196-650-200-000	SFR	417.89	236.32	236.32
196-650-210-000	SFR	417.89	236.32	236.32
196-650-220-000	SFR	417.89	236.32	236.32
196-650-230-000	SFR	417.89	236.32	236.32
196-650-240-000	SFR	417.89	236.32	236.32
196-650-250-000	SFR	417.89	236.32	236.32
196-650-260-000	SFR	417.89	236.32	236.32
196-650-270-000	SFR	417.89	236.32	236.32
196-650-280-000	SFR	417.89	236.32	236.32
196-650-290-000	SFR	417.89	236.32	236.32
196-650-300-000	SFR	417.89	236.32	236.32
196-650-310-000	SFR	417.89	236.32	236.32
196-650-320-000	SFR	417.89	236.32	236.32
196-650-330-000	SFR	417.89	236.32	236.32
196-650-340-000	SFR	417.89	236.32	236.32

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APN	Land Use	Max Rate	Levy Rate	Levy
196-650-350-000	SFR	417.89	236.32	236.32
196-650-360-000	SFR	417.89	236.32	236.32
196-650-370-000	SFR	417.89	236.32	236.32
196-650-380-000	SFR	417.89	236.32	236.32
196-650-390-000	SFR	417.89	236.32	236.32
196-650-400-000	SFR	417.89	236.32	236.32
196-650-410-000	SFR	417.89	236.32	236.32
196-650-420-000	SFR	417.89	236.32	236.32
196-650-430-000	SFR	417.89	236.32	236.32
196-650-440-000	SFR	417.89	236.32	236.32
196-650-450-000	SFR	417.89	236.32	236.32
196-650-460-000	SFR	417.89	236.32	236.32
196-650-470-000	SFR	417.89	236.32	236.32
196-650-480-000	SFR	417.89	236.32	236.32
196-650-490-000	SFR	417.89	236.32	236.32
196-650-500-000	SFR	417.89	236.32	236.32
196-650-510-000	SFR	417.89	236.32	236.32
196-650-520-000	SFR	417.89	236.32	236.32
196-650-530-000	SFR	417.89	236.32	236.32
196-650-540-000	SFR	417.89	236.32	236.32
196-650-550-000	SFR	417.89	236.32	236.32
196-650-560-000	SFR	417.89	236.32	236.32
196-650-570-000	SFR	417.89	236.32	236.32
196-650-580-000	SFR	417.89	236.32	236.32
196-650-590-000	SFR	417.89	236.32	236.32
196-650-600-000	SFR	417.89	236.32	236.32
196-650-610-000	SFR	417.89	236.32	236.32
196-650-620-000	SFR	417.89	236.32	236.32
196-650-630-000	SFR	417.89	236.32	236.32
196-650-640-000	SFR	417.89	236.32	236.32
196-650-650-000	SFR	417.89	236.32	236.32
196-650-660-000	SFR	417.89	236.32	236.32
196-660-010-000	SFR	417.89	236.32	236.32
196-660-020-000	SFR	417.89	236.32	236.32
196-660-030-000	SFR	417.89	236.32	236.32
196-660-040-000	SFR	417.89	236.32	236.32
196-660-050-000	SFR	417.89	236.32	236.32
196-660-060-000	SFR	417.89	236.32	236.32

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APN	Land Use	Max Rate	Levy Rate	Levy
196-660-070-000	SFR	417.89	236.32	236.32
196-660-080-000	SFR	417.89	236.32	236.32
196-660-090-000	SFR	417.89	236.32	236.32
196-660-100-000	SFR	417.89	236.32	236.32
196-660-110-000	SFR	417.89	236.32	236.32
196-660-120-000	SFR	417.89	236.32	236.32
196-660-130-000	SFR	417.89	236.32	236.32
196-660-140-000	SFR	417.89	236.32	236.32
196-660-150-000	SFR	417.89	236.32	236.32
196-660-160-000	SFR	417.89	236.32	236.32
196-660-170-000	SFR	417.89	236.32	236.32
196-660-180-000	SFR	417.89	236.32	236.32
196-660-190-000	SFR	417.89	236.32	236.32
196-660-200-000	SFR	417.89	236.32	236.32
196-660-210-000	SFR	417.89	236.32	236.32
196-660-220-000	SFR	417.89	236.32	236.32
196-660-230-000	SFR	417.89	236.32	236.32
196-660-240-000	SFR	417.89	236.32	236.32
196-660-250-000	SFR	417.89	236.32	236.32
196-660-260-000	SFR	417.89	236.32	236.32
196-660-270-000	SFR	417.89	236.32	236.32
196-660-280-000	SFR	417.89	236.32	236.32
196-660-290-000	SFR	417.89	236.32	236.32
196-660-300-000	SFR	417.89	236.32	236.32
196-660-310-000	SFR	417.89	236.32	236.32
196-660-320-000	SFR	417.89	236.32	236.32
196-660-330-000	SFR	417.89	236.32	236.32
196-660-340-000	SFR	417.89	236.32	236.32
196-660-350-000	SFR	417.89	236.32	236.32
196-660-360-000	SFR	417.89	236.32	236.32
196-660-370-000	SFR	417.89	236.32	236.32
196-660-380-000	SFR	417.89	236.32	236.32
196-660-390-000	SFR	417.89	236.32	236.32
196-660-400-000	SFR	417.89	236.32	236.32
196-660-410-000	SFR	417.89	236.32	236.32
196-660-420-000	SFR	417.89	236.32	236.32
196-660-430-000	SFR	417.89	236.32	236.32
196-660-440-000	SFR	417.89	236.32	236.32

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APN	Land Use	Max Rate	Levy Rate	Levy
196-660-450-000	SFR	417.89	236.32	236.32
196-660-460-000	SFR	417.89	236.32	236.32
196-660-470-000	SFR	417.89	236.32	236.32
196-660-500-000	SFR	417.89	236.32	236.32
196-660-530-000	SFR	417.89	236.32	236.32
196-660-540-000	SFR	417.89	236.32	236.32
196-660-550-000	SFR	417.89	236.32	236.32
196-660-560-000	SFR	417.89	236.32	236.32
196-670-010-000	SFR	417.89	236.32	236.32
196-670-020-000	SFR	417.89	236.32	236.32
196-670-030-000	SFR	417.89	236.32	236.32
196-670-040-000	SFR	417.89	236.32	236.32
196-670-050-000	SFR	417.89	236.32	236.32
196-670-060-000	SFR	417.89	236.32	236.32
196-670-070-000	SFR	417.89	236.32	236.32
196-670-080-000	SFR	417.89	236.32	236.32
196-670-090-000	SFR	417.89	236.32	236.32
196-670-100-000	SFR	417.89	236.32	236.32
196-670-110-000	SFR	417.89	236.32	236.32
196-670-120-000	SFR	417.89	236.32	236.32
196-670-130-000	SFR	417.89	236.32	236.32
196-670-140-000	SFR	417.89	236.32	236.32
196-670-150-000	SFR	417.89	236.32	236.32
196-670-160-000	SFR	417.89	236.32	236.32
196-670-170-000	SFR	417.89	236.32	236.32
196-670-180-000	SFR	417.89	236.32	236.32
196-670-190-000	SFR	417.89	236.32	236.32
196-670-200-000	SFR	417.89	236.32	236.32
196-670-210-000	SFR	417.89	236.32	236.32
196-670-220-000	SFR	417.89	236.32	236.32
196-670-230-000	SFR	417.89	236.32	236.32
196-670-240-000	SFR	417.89	236.32	236.32
196-670-250-000	SFR	417.89	236.32	236.32
196-670-260-000	SFR	417.89	236.32	236.32
196-670-270-000	SFR	417.89	236.32	236.32
196-670-280-000	SFR	417.89	236.32	236.32
196-670-290-000	SFR	417.89	236.32	236.32
196-670-300-000	SFR	417.89	236.32	236.32

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APN	Land Use	Max Rate	Levy Rate	Levy
196-670-310-000	SFR	417.89	236.32	236.32
196-670-320-000	SFR	417.89	236.32	236.32
196-670-330-000	SFR	417.89	236.32	236.32
196-670-340-000	SFR	417.89	236.32	236.32
196-670-350-000	SFR	417.89	236.32	236.32
196-670-360-000	SFR	417.89	236.32	236.32
196-670-370-000	SFR	417.89	236.32	236.32
196-670-380-000	SFR	417.89	236.32	236.32
196-670-390-000	SFR	417.89	236.32	236.32
196-670-400-000	SFR	417.89	236.32	236.32
196-670-410-000	SFR	417.89	236.32	236.32
196-670-420-000	SFR	417.89	236.32	236.32
196-670-430-000	SFR	417.89	236.32	236.32
196-670-440-000	SFR	417.89	236.32	236.32
196-670-450-000	SFR	417.89	236.32	236.32
196-670-460-000	SFR	417.89	236.32	236.32
196-670-470-000	SFR	417.89	236.32	236.32
196-670-480-000	SFR	417.89	236.32	236.32
196-670-490-000	SFR	417.89	236.32	236.32
196-670-500-000	SFR	417.89	236.32	236.32
196-670-510-000	SFR	417.89	236.32	236.32
196-680-010-000	SFR	417.89	236.32	236.32
196-680-020-000	SFR	417.89	236.32	236.32
196-680-030-000	SFR	417.89	236.32	236.32
196-680-040-000	SFR	417.89	236.32	236.32
196-680-050-000	SFR	417.89	236.32	236.32
196-680-060-000	SFR	417.89	236.32	236.32
196-680-070-000	SFR	417.89	236.32	236.32
196-680-080-000	SFR	417.89	236.32	236.32
196-680-090-000	SFR	417.89	236.32	236.32
196-680-100-000	SFR	417.89	236.32	236.32
196-680-110-000	SFR	417.89	236.32	236.32
196-680-120-000	SFR	417.89	236.32	236.32
196-680-130-000	SFR	417.89	236.32	236.32
196-680-140-000	SFR	417.89	236.32	236.32
196-680-150-000	SFR	417.89	236.32	236.32
196-680-160-000	SFR	417.89	236.32	236.32
196-680-170-000	SFR	417.89	236.32	236.32

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APN	Land Use	Max Rate	Levy Rate	Levy
196-680-180-000	SFR	417.89	236.32	236.32
196-680-190-000	SFR	417.89	236.32	236.32
196-680-200-000	SFR	417.89	236.32	236.32
196-680-210-000	SFR	417.89	236.32	236.32
196-680-220-000	SFR	417.89	236.32	236.32
196-680-230-000	SFR	417.89	236.32	236.32
196-680-240-000	SFR	417.89	236.32	236.32
196-680-250-000	SFR	417.89	236.32	236.32
196-680-260-000	SFR	417.89	236.32	236.32
196-680-270-000	SFR	417.89	236.32	236.32
196-680-280-000	SFR	417.89	236.32	236.32
196-680-290-000	SFR	417.89	236.32	236.32
196-680-300-000	SFR	417.89	236.32	236.32
196-680-310-000	SFR	417.89	236.32	236.32
196-680-320-000	SFR	417.89	236.32	236.32
196-680-330-000	SFR	417.89	236.32	236.32
196-680-340-000	SFR	417.89	236.32	236.32
196-680-350-000	SFR	417.89	236.32	236.32
196-680-360-000	SFR	417.89	236.32	236.32
196-680-370-000	SFR	417.89	236.32	236.32
196-680-380-000	SFR	417.89	236.32	236.32
196-680-390-000	SFR	417.89	236.32	236.32
196-680-400-000	SFR	417.89	236.32	236.32
196-680-410-000	SFR	417.89	236.32	236.32
196-680-420-000	SFR	417.89	236.32	236.32
196-680-430-000	SFR	417.89	236.32	236.32
196-680-440-000	SFR	417.89	236.32	236.32
196-680-450-000	SFR	417.89	236.32	236.32
196-680-460-000	SFR	417.89	236.32	236.32
196-680-470-000	SFR	417.89	236.32	236.32
196-680-480-000	SFR	417.89	236.32	236.32
196-680-490-000	SFR	417.89	236.32	236.32
196-680-500-000	SFR	417.89	236.32	236.32
196-680-510-000	SFR	417.89	236.32	236.32
196-680-520-000	SFR	417.89	236.32	236.32
196-680-530-000	SFR	417.89	236.32	236.32
196-680-540-000	SFR	417.89	236.32	236.32
196-680-550-000	SFR	417.89	236.32	236.32

**CITY OF LATHROP
STONEBRIDGE DRAINAGE AND LIGHTING
FISCAL YEAR 2019/20
PARCEL LISTING**

APN	Land Use	Max Rate	Levy Rate	Levy
196-680-560-000	SFR	417.89	236.32	236.32
196-680-570-000	SFR	417.89	236.32	236.32
196-680-580-000	SFR	417.89	236.32	236.32
196-680-590-000	SFR	417.89	236.32	236.32
196-680-600-000	SFR	417.89	236.32	236.32
196-680-610-000	SFR	417.89	236.32	236.32
196-680-620-000	SFR	417.89	236.32	236.32
196-680-630-000	SFR	417.89	236.32	236.32
196-680-640-000	SFR	417.89	236.32	236.32
196-680-650-000	SFR	417.89	236.32	236.32
196-680-660-000	SFR	417.89	236.32	236.32
196-680-670-000	SFR	417.89	236.32	236.32
196-680-680-000	SFR	417.89	236.32	236.32
196-680-690-000	SFR	417.89	236.32	236.32
196-680-700-000	SFR	417.89	236.32	236.32
196-680-710-000	SFR	417.89	236.32	236.32
196-680-720-000	SFR	417.89	236.32	236.32
196-680-730-000	SFR	417.89	236.32	236.32
196-680-740-000	SFR	417.89	236.32	236.32
196-680-750-000	SFR	417.89	236.32	236.32
196-680-760-000	SFR	417.89	236.32	236.32
196-680-770-000	SFR	417.89	236.32	236.32
196-680-780-000	SFR	417.89	236.32	236.32
196-680-790-000	SFR	417.89	236.32	236.32
196-680-800-000	SFR	417.89	236.32	236.32
196-680-810-000	SFR	417.89	236.32	236.32
196-680-820-000	SFR	417.89	236.32	236.32
196-680-830-000	SFR	417.89	236.32	236.32
196-680-840-000	SFR	417.89	236.32	236.32
196-680-850-000	SFR	417.89	236.32	236.32
196-680-860-000	SFR	417.89	236.32	236.32
196-680-870-000	SFR	417.89	236.32	236.32
196-680-880-000	SFR	417.89	236.32	236.32
196-690-010-000	SFR	417.89	236.32	236.32
196-690-020-000	SFR	417.89	236.32	236.32
196-690-030-000	SFR	417.89	236.32	236.32
196-690-040-000	SFR	417.89	236.32	236.32
196-690-050-000	SFR	417.89	236.32	236.32

CITY OF LATHROP
STONEBRIDGE DRAINAGE AND LIGHTING
FISCAL YEAR 2019/20
PARCEL LISTING

APN	Land Use	Max Rate	Levy Rate	Levy
196-690-060-000	SFR	417.89	236.32	236.32
196-690-070-000	SFR	417.89	236.32	236.32
196-690-080-000	SFR	417.89	236.32	236.32
196-690-090-000	SFR	417.89	236.32	236.32
196-690-100-000	SFR	417.89	236.32	236.32
196-690-110-000	SFR	417.89	236.32	236.32
196-690-120-000	SFR	417.89	236.32	236.32
196-690-130-000	SFR	417.89	236.32	236.32
196-690-140-000	SFR	417.89	236.32	236.32
196-690-150-000	SFR	417.89	236.32	236.32
196-690-160-000	SFR	417.89	236.32	236.32
196-690-170-000	SFR	417.89	236.32	236.32
196-690-180-000	SFR	417.89	236.32	236.32
196-690-190-000	SFR	417.89	236.32	236.32
196-690-200-000	SFR	417.89	236.32	236.32
196-690-210-000	SFR	417.89	236.32	236.32
196-690-220-000	SFR	417.89	236.32	236.32
196-690-230-000	SFR	417.89	236.32	236.32
196-690-240-000	SFR	417.89	236.32	236.32
196-690-250-000	SFR	417.89	236.32	236.32
196-690-260-000	SFR	417.89	236.32	236.32
196-690-270-000	SFR	417.89	236.32	236.32
196-690-280-000	SFR	417.89	236.32	236.32
196-690-290-000	SFR	417.89	236.32	236.32
196-690-300-000	SFR	417.89	236.32	236.32
196-690-310-000	SFR	417.89	236.32	236.32
196-690-320-000	SFR	417.89	236.32	236.32
196-690-330-000	SFR	417.89	236.32	236.32
196-690-340-000	SFR	417.89	236.32	236.32
196-690-350-000	SFR	417.89	236.32	236.32
196-690-360-000	SFR	417.89	236.32	236.32
196-690-370-000	SFR	417.89	236.32	236.32
196-690-380-000	SFR	417.89	236.32	236.32
196-690-390-000	SFR	417.89	236.32	236.32
196-690-400-000	SFR	417.89	236.32	236.32
196-690-410-000	SFR	417.89	236.32	236.32
196-690-420-000	SFR	417.89	236.32	236.32
196-690-430-000	SFR	417.89	236.32	236.32

**CITY OF LATHROP
STONEBRIDGE DRAINAGE AND LIGHTING
FISCAL YEAR 2019/20
PARCEL LISTING**

APN	Land Use	Max Rate	Levy Rate	Levy
196-700-010-000	SFR	417.89	236.32	236.32
196-700-020-000	SFR	417.89	236.32	236.32
196-700-030-000	SFR	417.89	236.32	236.32
196-700-040-000	SFR	417.89	236.32	236.32
196-700-050-000	SFR	417.89	236.32	236.32
196-700-060-000	SFR	417.89	236.32	236.32
196-700-070-000	SFR	417.89	236.32	236.32
196-700-080-000	SFR	417.89	236.32	236.32
196-700-090-000	SFR	417.89	236.32	236.32
196-700-100-000	SFR	417.89	236.32	236.32
196-700-110-000	SFR	417.89	236.32	236.32
196-700-120-000	SFR	417.89	236.32	236.32
196-700-130-000	SFR	417.89	236.32	236.32
196-700-140-000	SFR	417.89	236.32	236.32
196-700-150-000	SFR	417.89	236.32	236.32
196-700-160-000	SFR	417.89	236.32	236.32
196-700-170-000	SFR	417.89	236.32	236.32
196-700-180-000	SFR	417.89	236.32	236.32
196-700-190-000	SFR	417.89	236.32	236.32
196-700-200-000	SFR	417.89	236.32	236.32
196-700-210-000	SFR	417.89	236.32	236.32
196-700-220-000	SFR	417.89	236.32	236.32
196-700-230-000	SFR	417.89	236.32	236.32
196-700-240-000	SFR	417.89	236.32	236.32
196-700-250-000	SFR	417.89	236.32	236.32
196-700-260-000	SFR	417.89	236.32	236.32
196-700-270-000	SFR	417.89	236.32	236.32
196-700-280-000	SFR	417.89	236.32	236.32
196-700-290-000	SFR	417.89	236.32	236.32
196-700-300-000	SFR	417.89	236.32	236.32
196-700-310-000	SFR	417.89	236.32	236.32
196-700-320-000	SFR	417.89	236.32	236.32
196-700-330-000	SFR	417.89	236.32	236.32
196-700-340-000	SFR	417.89	236.32	236.32
196-700-350-000	SFR	417.89	236.32	236.32
196-700-360-000	SFR	417.89	236.32	236.32
196-700-370-000	SFR	417.89	236.32	236.32
196-700-380-000	SFR	417.89	236.32	236.32

**CITY OF LATHROP
STONEBRIDGE DRAINAGE AND LIGHTING
FISCAL YEAR 2019/20
PARCEL LISTING**

APN	Land Use	Max Rate	Levy Rate	Levy
196-700-390-000	SFR	417.89	236.32	236.32
196-700-400-000	SFR	417.89	236.32	236.32
196-700-410-000	SFR	417.89	236.32	236.32
196-700-420-000	SFR	417.89	236.32	236.32
196-700-430-000	SFR	417.89	236.32	236.32
196-700-440-000	SFR	417.89	236.32	236.32
196-700-450-000	SFR	417.89	236.32	236.32
196-700-460-000	SFR	417.89	236.32	236.32
196-700-470-000	SFR	417.89	236.32	236.32
196-700-480-000	SFR	417.89	236.32	236.32
196-700-490-000	SFR	417.89	236.32	236.32
196-700-500-000	SFR	417.89	236.32	236.32
196-700-510-000	SFR	417.89	236.32	236.32
196-700-520-000	SFR	417.89	236.32	236.32
196-700-530-000	SFR	417.89	236.32	236.32
196-700-540-000	SFR	417.89	236.32	236.32
196-700-550-000	SFR	417.89	236.32	236.32
196-700-560-000	SFR	417.89	236.32	236.32
196-700-570-000	SFR	417.89	236.32	236.32
196-700-580-000	SFR	417.89	236.32	236.32
196-700-590-000	SFR	417.89	236.32	236.32
196-700-600-000	SFR	417.89	236.32	236.32
196-700-610-000	SFR	417.89	236.32	236.32
196-700-620-000	SFR	417.89	236.32	236.32
196-700-630-000	SFR	417.89	236.32	236.32
196-700-640-000	SFR	417.89	236.32	236.32
196-700-650-000	SFR	417.89	236.32	236.32
196-700-660-000	SFR	417.89	236.32	236.32
196-700-670-000	SFR	417.89	236.32	236.32
196-700-680-000	SFR	417.89	236.32	236.32
196-700-690-000	SFR	417.89	236.32	236.32
196-700-700-000	SFR	417.89	236.32	236.32
196-700-710-000	SFR	417.89	236.32	236.32
196-710-010-000	SFR	417.89	236.32	236.32
196-710-020-000	SFR	417.89	236.32	236.32
196-710-030-000	SFR	417.89	236.32	236.32
196-710-040-000	SFR	417.89	236.32	236.32
196-710-050-000	SFR	417.89	236.32	236.32

CITY OF LATHROP
STONEBRIDGE DRAINAGE AND LIGHTING
FISCAL YEAR 2019/20
PARCEL LISTING

APN	Land Use	Max Rate	Levy Rate	Levy
196-710-060-000	SFR	417.89	236.32	236.32
196-710-070-000	SFR	417.89	236.32	236.32
196-710-080-000	SFR	417.89	236.32	236.32
196-710-090-000	SFR	417.89	236.32	236.32
196-710-100-000	SFR	417.89	236.32	236.32
196-710-110-000	SFR	417.89	236.32	236.32
196-710-120-000	SFR	417.89	236.32	236.32
196-710-130-000	SFR	417.89	236.32	236.32
196-710-140-000	SFR	417.89	236.32	236.32
196-710-150-000	SFR	417.89	236.32	236.32
196-710-160-000	SFR	417.89	236.32	236.32
196-710-170-000	SFR	417.89	236.32	236.32
196-710-180-000	SFR	417.89	236.32	236.32
196-710-190-000	SFR	417.89	236.32	236.32
196-710-200-000	SFR	417.89	236.32	236.32
196-710-210-000	SFR	417.89	236.32	236.32
196-710-220-000	SFR	417.89	236.32	236.32
196-710-230-000	SFR	417.89	236.32	236.32
196-710-240-000	SFR	417.89	236.32	236.32
196-710-250-000	SFR	417.89	236.32	236.32
196-710-260-000	SFR	417.89	236.32	236.32
196-710-270-000	SFR	417.89	236.32	236.32
196-710-280-000	SFR	417.89	236.32	236.32
196-710-290-000	SFR	417.89	236.32	236.32
196-710-300-000	SFR	417.89	236.32	236.32
196-710-310-000	SFR	417.89	236.32	236.32
196-710-320-000	SFR	417.89	236.32	236.32
196-710-330-000	SFR	417.89	236.32	236.32
196-710-340-000	SFR	417.89	236.32	236.32
196-710-350-000	SFR	417.89	236.32	236.32
196-710-360-000	SFR	417.89	236.32	236.32
196-710-370-000	SFR	417.89	236.32	236.32
196-710-380-000	SFR	417.89	236.32	236.32
196-710-390-000	SFR	417.89	236.32	236.32
196-710-400-000	SFR	417.89	236.32	236.32
196-710-410-000	SFR	417.89	236.32	236.32
196-710-420-000	SFR	417.89	236.32	236.32
196-710-430-000	SFR	417.89	236.32	236.32

CITY OF LATHROP
STONEBRIDGE DRAINAGE AND LIGHTING
FISCAL YEAR 2019/20
PARCEL LISTING

APN	Land Use	Max Rate	Levy Rate	Levy
196-710-440-000	SFR	417.89	236.32	236.32
196-710-450-000	SFR	417.89	236.32	236.32
196-710-460-000	SFR	417.89	236.32	236.32
196-710-470-000	SFR	417.89	236.32	236.32
196-710-480-000	SFR	417.89	236.32	236.32
196-710-490-000	SFR	417.89	236.32	236.32
196-710-500-000	SFR	417.89	236.32	236.32
196-710-510-000	SFR	417.89	236.32	236.32
196-710-520-000	SFR	417.89	236.32	236.32
196-710-530-000	SFR	417.89	236.32	236.32
196-710-540-000	SFR	417.89	236.32	236.32
196-710-550-000	SFR	417.89	236.32	236.32
196-710-560-000	SFR	417.89	236.32	236.32
196-720-010-000	SFR	417.89	236.32	236.32
196-720-020-000	SFR	417.89	236.32	236.32
196-720-030-000	SFR	417.89	236.32	236.32
196-720-040-000	SFR	417.89	236.32	236.32
196-720-050-000	SFR	417.89	236.32	236.32
196-720-060-000	SFR	417.89	236.32	236.32
196-720-070-000	SFR	417.89	236.32	236.32
196-720-080-000	SFR	417.89	236.32	236.32
196-720-090-000	SFR	417.89	236.32	236.32
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196-720-120-000	SFR	417.89	236.32	236.32
196-720-130-000	SFR	417.89	236.32	236.32
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196-720-210-000	SFR	417.89	236.32	236.32
196-720-220-000	SFR	417.89	236.32	236.32
196-720-230-000	SFR	417.89	236.32	236.32
196-720-240-000	SFR	417.89	236.32	236.32
196-720-250-000	SFR	417.89	236.32	236.32

**CITY OF LATHROP
STONEBRIDGE DRAINAGE AND LIGHTING
FISCAL YEAR 2019/20
PARCEL LISTING**

APN	Land Use	Max Rate	Levy Rate	Levy
196-720-260-000	SFR	417.89	236.32	236.32
196-720-270-000	SFR	417.89	236.32	236.32
196-720-280-000	SFR	417.89	236.32	236.32
196-720-290-000	SFR	417.89	236.32	236.32
196-720-300-000	SFR	417.89	236.32	236.32
196-720-310-000	SFR	417.89	236.32	236.32
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196-720-340-000	SFR	417.89	236.32	236.32
196-720-350-000	SFR	417.89	236.32	236.32
196-720-360-000	SFR	417.89	236.32	236.32
196-720-370-000	SFR	417.89	236.32	236.32
196-720-380-000	SFR	417.89	236.32	236.32
196-720-390-000	SFR	417.89	236.32	236.32
196-720-400-000	SFR	417.89	236.32	236.32
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196-720-440-000	SFR	417.89	236.32	236.32
196-720-450-000	SFR	417.89	236.32	236.32
196-720-460-000	SFR	417.89	236.32	236.32
196-720-470-000	SFR	417.89	236.32	236.32
196-720-480-000	SFR	417.89	236.32	236.32
196-720-490-000	SFR	417.89	236.32	236.32
196-720-500-000	SFR	417.89	236.32	236.32
196-720-510-000	SFR	417.89	236.32	236.32
196-720-520-000	SFR	417.89	236.32	236.32
196-720-530-000	SFR	417.89	236.32	236.32
Total:	902 Parcels			\$213,160.64

* Per City instruction this parcel is assessable.

RESOLUTION NO. 19-_____**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP,
CALIFORNIA, AMENDING AND/OR APPROVING THE FINAL
ENGINEER'S REPORT AND ORDERING THE LEVY AND COLLECTION OF
ASSESSMENTS FOR STORM DRAIN DISTRICT ZONE 1 AND STORM
DRAIN DISTRICT ZONE 1A FOR FISCAL YEAR 2019/20**

WHEREAS, the City Council has, as successor in interest to the County of San Joaquin and the Lathrop County Water District, the authority to assess and collect storm drain charges for the Lathrop Storm Drain Districts Zone 1 and 1A (hereafter referred to as the "Districts")

WHEREAS, on April 8, 2019 the City Council initiated proceedings for Fiscal Year 2019/20, pursuant to the provisions of the *Benefit Assessment Act of 1982, Division 2, Title 5 of the California Government Code (commencing with Section 54703)* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of San Joaquin for the City of Lathrop to pay the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, on May 13, 2019, the City Council held a public hearing for the approval of the Final Engineer's report and ordering of the levy and collection of assessments; and

WHEREAS, a notice of the public hearing was mailed to each property owner within each District, and the public hearing was published in the Manteca Bulletin on April 27th & May 2nd of 2019; and

WHEREAS, at this time all notice and public hearing requirements as required by the Act have been met relating to the levy of the annual assessments; and

WHEREAS, the City Council has received a final Engineer's Report (the "Report") from the Assessment Engineer (NBS Government Finance Group) for consideration and final approval which details the method of assessment including the proposed annual assessment of \$112.52 for Storm Drain District Zone 1 and \$199.92 for Storm Drain District Zone 1A. The Report is available for the public's review; and

WHEREAS, the assessments are in compliance with all laws pertaining to the levy of the maintenance district assessments, and the assessments are levied without regard to property valuation, and the assessments are in compliance with the provisions of Proposition 218;

WHEREAS, the City Council is satisfied with the assessment, diagram and all other matters as contained in the Report; and

WHEREAS, the City Council approves the Report and ordering of the levy and collection of the assessment in the amount of \$112.52 for Storm Drain District Zone 1 and \$199.92 for Storm Drain District Zone 1A;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LATHROP AS FOLLOWS:

RECITALS

- Section 1. The above recitals are all true and correct.
- Section 2. This City Council hereby finds and determines that the procedures for the consideration of the levy of the annual assessments have been undertaken in accordance with the Act inasmuch as, the proposed assessments for Fiscal Year 2019/20 are not proposed to be increased over the assessments previously authorized to be levied.

DETERMINATION AND CONFIRMATION

- Section 3. The final assessments and diagram for the proceedings, as contained in the Engineer's Report, is hereby approved and confirmed.

Based upon the Engineer's Report and the testimony and other evidence presented at the Public Hearing, the City Council hereby makes the following determinations regarding the assessments proposed to be imposed:

- a. The proportionate special benefit derived by each individual parcel assessed has been determined in relationship to the entity of the cost of the operations and maintenance expenses.
- b. The assessments do not exceed the reasonable cost of the proportional special benefit conferred on each parcel.
- c. Only the special benefits have been assessed.

The assessments for the District contained in the Engineer's Report for Fiscal Year 2019/20 are hereby confirmed and levied upon the respective lots or parcels within the District in the amounts set forth in the Engineer's Report.

ORDERING OF MAINTENANCE

Section 4. The public interest and convenience requires, and this legislative body does hereby order the maintenance work to be made and performed as said maintenance work is set forth in the Engineer's Report and as previously declared and set forth in the Resolution of Intention.

FILING WITH CITY CLERK

Section 5. The above-referenced Engineer's Report shall be filed in the Office of the City Clerk and shall remain open for public inspection.

ENTRY UPON THE ASSESSMENT ROLL

Section 6. The County Auditor shall enter onto the County Assessment roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the Engineer's Report.

COLLECTION AND PAYMENT

Section 7. The assessments shall be collected at the same time and in the same manner as County taxes are collected, and all laws providing for the collection and enforcement of County taxes shall apply to the collection and enforcement of the assessments.

FISCAL YEAR

Section 8. The assessments as above authorized and levied for these proceedings will provide revenue and relate to the fiscal year commencing July 1, 2019 and ending June 30, 2020.

The foregoing resolution was passed and adopted this 13th day of May 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

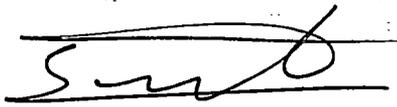
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

CITY OF LATHROP

City Zone 1 Storm Drainage Annual Engineer's Report

Fiscal Year 2019/20

OFFICE LOCATIONS:

Temecula – Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592

San Francisco – Regional Office
870 Market Street, Suite 1223
San Francisco, CA 94102

California Satellite Offices
Atascadero, Davis
Huntington Beach
Joshua Tree, Riverside
Sacramento, San Jose

www.nbsgov.com

Prepared by:



NBS helping communities fund tomorrow

**CITY OF LATHROP
CITY ZONE 1 STORM DRAINAGE**

**390 Towne Centre Drive
Lathrop, California 95330
Phone - (209) 941-7320
Fax - (209) 941-7339**

CITY COUNCIL

Sonny Dhaliwal, Mayor

Martha Salcedo, Vice Mayor

Paul Akinjo, Councilmember

Diane Lazard, Councilmember

Jennifer Torres-O'Callaghan, Councilmember

CITY STAFF

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Cari James, Finance Director

Glenn Gebhardt, City Engineer

NBS

Tim Seufert, Client Services Director

Kristin Harvey, Senior Consultant

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Section 1. ENGINEER'S LETTER

WHEREAS, the City Council of the City of Lathrop (the "City"), State of California, directed NBS Government Finance Group, DBA NBS ("NBS") to prepare and file a report presenting plans and specifications describing the general nature, location, and extent of the improvements to be maintained, and an estimate of the costs of the maintenance, operations, and servicing of the improvements for the City Zone 1 Storm Drainage ("City Zone 1" or the "District") for Fiscal Year 2019/20. The report includes a diagram for the District showing the area and properties proposed to be assessed, an assessment of the estimated costs of the maintenance, operations, and servicing of the improvements, and the net amount to be assessed upon all assessable parcels within the District in proportion to the special benefit received;

WHEREAS, the assessment for City Zone 1 for Fiscal Year 1996/97 and thereafter of \$112.52 per unit meets the requirements of an existing assessment that is not subject to the assessment ballot procedures under Section 5(a) of Article XIII D of the California Constitution which reads: "the following assessments existing on the effective date of this article shall be exempt from the procedures and approval process...any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control". The City may continue to levy the assessment for City Zone 1 as long as the rate does not exceed \$112.52 per unit;

NOW THEREFORE, only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received. The following assessment is made to fund the portion of the estimated costs of maintenance, operation and servicing of the improvements to be paid by the assessable real property within City Zone 1 in proportion to the special benefit received:

SUMMARY OF ASSESSMENT

Description	Amount
Total Costs	\$292,510.00
Contribution to (from) Operational Reserves	(53,368.00)
Contribution to (from) Capital Reserves	0.00
Other Revenue Sources	<u>0.00</u>
Total Costs to be Assessed (1)	\$239,142.00
Total Units to be Assessed	2,125.325
Total Assessment per Unit	\$112.52
Total Parcels to be Assessed	2,081

(1) Where applicable, the actual levy will be rounded to an even amount for San Joaquin County tax roll purposes.



I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information, and belief, the Engineer's Report, Assessments, and the District Diagram herein have been prepared and computed in accordance with the order and historical practices of the City Council of the City.

NBS Government Finance Group, DBA NBS



Section 2. OVERVIEW

Introduction

The City Council of the City of Lathrop, previously accepted responsibility for portions of County Service Area ("CSA") No. 4, Zones A & B. Zone A and B of CSA No. 4 became City Zone 1 Storm Drainage pursuant to Ballot Measure A, upon incorporation of the City on June 6, 1989. The City was authorized by the Local Agency Formation Commission ("LAFCO") to continue the levy and collection of storm drainage assessments, as was previously authorized by the County of San Joaquin (the "County").

This Annual Engineer's Report (the "Report") describes the District and the assessment per parcel for Fiscal Year 2019/20 based on the historical and estimated cost to maintain the improvements and provide the services that benefit parcels within the District. The parcels contained within City Zone 1 receive a special benefit from the improvements and will pay only their fair share of the costs of the operations, servicing, and maintenance of the improvements within the District.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number by the San Joaquin County Assessor's Office. The San Joaquin County Auditor-Controller uses Assessor's Parcel Numbers and specific fund numbers to identify, on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments and written protests at a noticed public hearing, and following review of the Report, the City Council may confirm the Report. Following final approval of the Report and confirmation of the assessments, the City Council may order the levy and collection of assessments for Fiscal Year 2019/20. The assessment information will be submitted to the County Auditor-Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2019/20.

Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 by a vote of 56.5% to 43.5%. The provisions of the Proposition, now California Constitutional Articles XIII C and XIII D, added substantive and procedural requirements for assessments which affect City Zone 1:

- The assessment for City Zone 1 for Fiscal Year 1996/97 and thereafter of \$112.52 per unit meets the requirements of an existing assessment that is not subject to the assessment ballot procedures under Section 5(a) of the Proposition which reads: "the following assessments existing on the effective date of this article shall be exempt from the procedures and approval process...any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control".
- The City may continue to levy the assessment for City Zone 1 as long as the rate does not exceed \$112.52 per unit.

- Section 5 of Article XIII D reads: *“Beginning July 1, 1997, all existing, new, or increased assessments shall comply with this article.”* This requires that all proposed increases in the assessments for City Zone 1A are required to be approved by property owners following the assessment balloting procedures set forth in Section 4 of Article XIII D.

Plans and Specifications for the Improvements

City Zone 1 provides services necessary to maintain existing storm drain facilities in addition to long-term repair and renovation of the facilities. The District encompasses most of the area north of Louise Avenue, east of Interstate 5, and west of the Southern Pacific Railroad.

All improvements within the District are maintained and serviced on a regular basis. The frequency and specific maintenance operations required within the District are determined by City staff, but are generally scheduled weekly. It should be noted that extraordinary maintenance and capital asset replacement has not occurred for several years due to the lack of funding beyond that which provides for the District’s ordinary, baseline maintenance. The District has been limited to the same assessment rate since District formation because of the absence of an annual cost escalation factor.

Section 3. ESTIMATE OF COSTS

Description of Budget Items

Personnel Services - Includes employee salaries, salary related costs, and employee benefits including retirement, medical benefits, and workers compensation costs, etc.

Maintenance & Operations - Includes the following:

Advertising/Legal Notices - Includes the cost of publishing the required legal notices necessary to complete the required procedures for levying the assessments.

Alarm Service - Includes servicing the alarm at corporation yard on 7th Street.

Auto & Heavy Equipment Maintenance Parts - Includes replacement parts for City vehicles used for storm drain maintenance including tires, safety lights, and engine tune-ups.

Auto & Heavy Equipment Maintenance & Repair - Includes maintenance of City vehicles used for storm drain maintenance.

Chemicals - Includes insect repellent, weed killer, and rodent control.

Communication Equipment Repair - Includes repair of electronic components, power cords, and mobile and portable radios.

Contract - Other - Includes uniform service, hazardous waste dump fees, Sheriff's Community Corp., and the cost to recondition one pump and motor.

Contract Services - Includes professional services necessary for District maintenance, including trees and landscaping, park maintenance, equipment rental, computer technical support, the preparation of the Report, and administration.

Equipment Rental - Includes miscellaneous equipment rental, which the City does not own.

Gas, Diesel, Oil & Lubricants - Includes fuel, oil and lubricants for vehicles, and miscellaneous small equipment used for storm drain maintenance.

Insurance - Includes insurance costs for vehicles and property associated with storm drain maintenance.

Maintenance & Repair - Includes contracted maintenance and repair services such as annual fire extinguisher service and emergency repairs.

Materials & Supplies - Includes first aid supplies.

Miscellaneous Supplies - Includes office equipment and supplies, custodial supplies, parts, tools, reference materials, and additional administrative costs.

Other Maintenance & Repair - Includes items related to non-contracted maintenance and repair such as barricade batteries, paint, collection line repair, cones, signs, etc.

Printing & Typesetting - Includes the cost of preparing the required legal notices necessary to complete the required procedures for levying the assessments.

Shop Tools - Includes miscellaneous small tools necessary for storm drain maintenance such as shovels, weed eaters, and a shop vacuum.

Training, Membership, Travel & Dues - Includes continuing training for maintenance staff.

Uniforms/Protective Clothing - Includes employee uniforms including safety boots, jackets, gloves, etc.

Utilities - Gas & Electric - Includes gas and electrical power for the maintenance office at 7th Street and for the storm drain pump stations.

Water Service - Includes water for the storm drain pump stations.

Fixed Charges & Special Fees - Includes the charges per parcel to place the assessments on the County Secured Property Tax Roll.

Capital - Includes the payment for lease purchase of storm drain vehicles and portable pump equipment purchased over five year lease.

Indirect Costs - Includes overhead costs of the City related to maintenance, operation, and administration of the District.

City Zone 1 Budget

The budget for Fiscal Year 2019/20 is as follows.

Description	2019/20 Budget
Personnel Services Total	\$131,025.00
Maintenance & Operations Total	118,787.00
Capital Total	<u>0.00</u>
Budget Total	\$249,812.00
Indirect Costs	42,698.00
Equipment Replacement	<u>0.00</u>
Total District Costs	\$292,510.00
Contribution to (from) Operational Reserves	(53,368.00)
Contribution to (from) Capital Reserves	0.00
Other Revenue Sources	<u>0.00</u>
Balance to Levy (1)	\$239,142.00

(1) Where applicable, the actual levy will be rounded to an even amount for San Joaquin County tax roll purposes.



Balance to Levy

Total District Costs - Includes the personnel services, maintenance and operations, capital costs, and indirect costs determined above.

Contribution to (from) Operational Reserves - The Operational Reserves item provides funds to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy. Using reserve amounts in this way allows the levy per unit to remain at prior period rates, although District costs have increased.

Contribution to (from) Capital Reserves - The Capital Reserve Account item provides funds to maintain reserves for extraordinary maintenance items and unexpected capital expenditures that may occur as a result of natural occurrences or other unforeseen circumstances.

Other Revenue Sources - This is the amount of funds designated for use by the District that are not from District assessments. These funds are added to the District account to reduce assessments and may be from either non-District sources including City General Fund contributions or District sources including interest earnings.

Balance to Levy - This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of the total direct and administration costs, reserves, contributions, and other revenue sources.

The following table shows the total costs, additional revenues, and the balance to the Fiscal Year 2019/20 levy.

Description	Amount
Total District Costs	\$292,510.00
Contribution to (from) Operational Reserves	(53,368.00)
Contribution to (from) Capital Reserves	0.00
Other Revenue Sources	0.00
Balance to Levy (1)	\$239,142.00

(1) Where applicable, the actual levy will be rounded to an even amount for San Joaquin County tax roll purposes.

Operational & Maintenance Reserve Information

The following table shows the estimated balance of the Operational and Maintenance Reserves.

Description	Amount
Estimated Beginning Balance - June 30, 2019	\$152,988.54
Contribution to (from) Operational and Maintenance Reserves	(53,368.00)
Estimated Ending Balance - June 30, 2020	\$99,620.54



Section 4. METHOD OF APPORTIONMENT

Method of Apportionment

The costs of the District are apportioned by a formula or method which fairly distributes the net amount to be assessed among all assessable parcels in proportion to the estimated benefits to be received by each such parcel from the operations, servicing, and maintenance of improvements.

Properties are assessed for the estimated benefit received from the acceptance of storm water run off from private property into the storm drain system, as well as improved ingress and egress to and from the property. All assessable parcels within the District will be assessed their proportional share of the costs of operations, servicing, and maintenance of the storm drain system, based upon their relative size.

All property owners in the District benefit from streets that are kept free from standing storm water. Therefore, the costs related to those streets contributing run off into the system will be borne proportionately by all assessable parcels in the District. The assessment has been levied in accordance with the assessment methodology adopted and approved by the City Council at the time of District formation.

The method used to calculate the assessments is as follows:

$$\text{District Budget} / \text{Total Assessable District Units} = \text{Assessment Rate Per Unit}$$

$$\text{Assessment Rate Per Unit} \times \text{Parcel Units} = \text{Parcel Assessment}$$

The Units are calculated as the parcel's specific acreage. Parcels that are less than or equal to one acre are assessed as one unit. Parcels that are greater than one acre are assigned units equal to their actual acreage. The Maximum Assessment Rate Per Unit is \$112.52.

Assessment Per Unit

The following table shows the assessment per unit for the Fiscal Year 2019/20 levy.

Description	Amount
Balance to Levy (1)	\$239,142.00
Assessable District Units	2,125.325
Total Assessment Rate Per Unit	\$112.52

(1) Where applicable, the actual levy will be rounded to an even amount for County tax roll purposes.

Historical Assessment Information

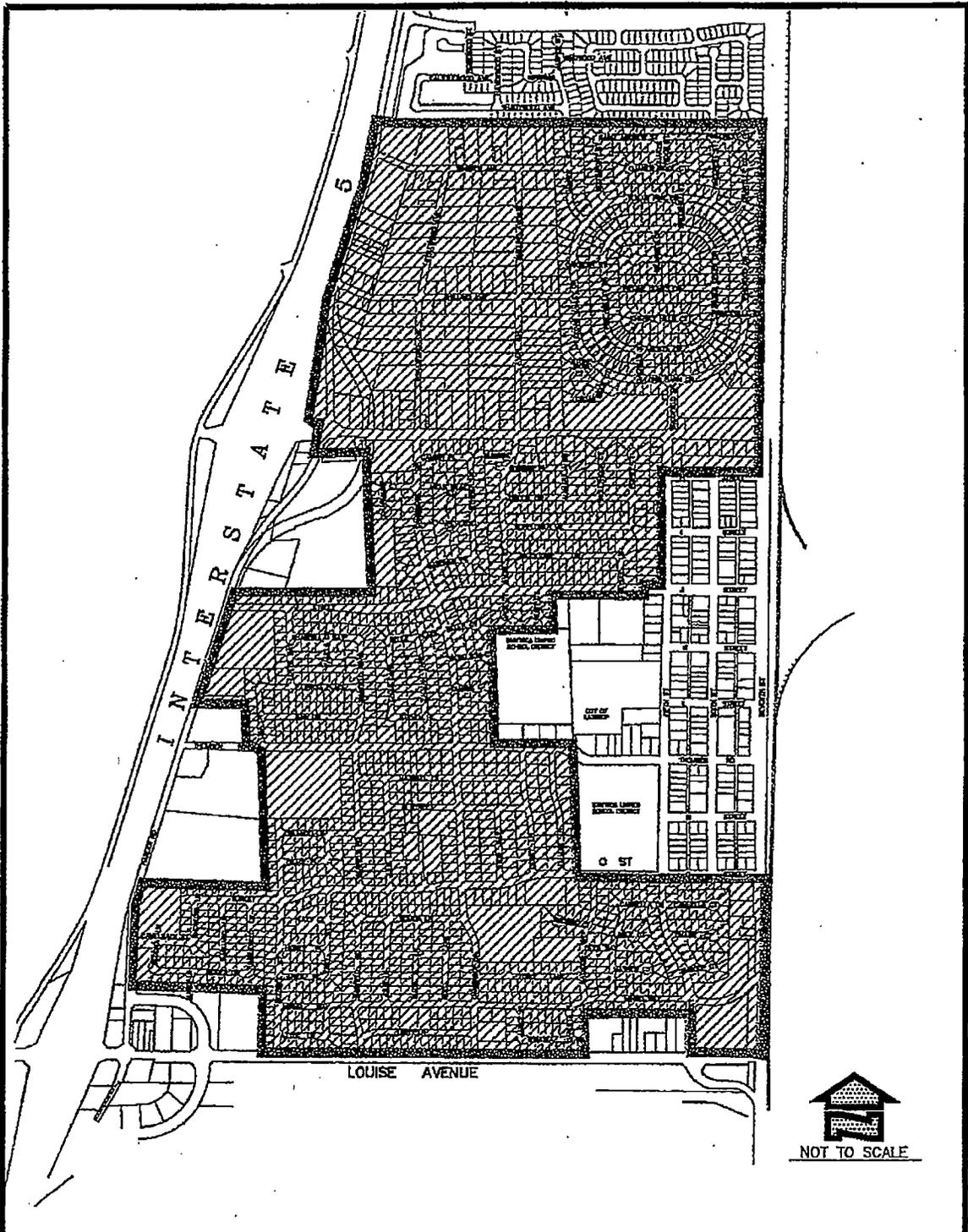
The following table shows the historical assessment rates for the District for the past ten years.

Description	Amount
Fiscal Year 2018/19 Assessment Per Unit	\$112.52
Fiscal Year 2017/18 Assessment Per Unit	112.52
Fiscal Year 2016/17 Assessment Per Unit	112.52
Fiscal Year 2015/16 Assessment Per Unit	112.52
Fiscal Year 2014/15 Assessment Per Unit	112.52
Fiscal Year 2013/14 Assessment Per Unit	112.52
Fiscal Year 2012/13 Assessment Per Unit	112.52
Fiscal Year 2011/12 Assessment Per Unit	112.52
Fiscal Year 2010/11 Assessment Per Unit	112.52
Fiscal Year 2009/10 Assessment Per Unit	112.52



Section 5. **DISTRICT DIAGRAM**

Reference is made to the District Diagram on file with the City Clerk. The following page provides the boundaries of the District. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference and made part of this Report.



City of Lathrop
Storm Drain Zone 1



Date: February 1999

Section 6. **PARCEL LISTING**

The parcel listing of assessments is provided on the following pages. The description of each lot or parcel is a part of the records of the County Assessor and is incorporated by reference and made part of this Report.

CITY OF LATHROP
CITY ZONE 1 - STORM DRAINAGE
FISCAL YEAR 201920
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-050-020-000	SFR	0.384	1.000	\$112.52	\$112.52
Zone 1	196-050-040-000	SFR	0.237	1.000	112.52	112.52
Zone 1	196-050-050-000	SFR	1.002	1.002	112.52	112.74
Zone 1	196-050-090-000	SFR	0.999	1.000	112.52	112.52
Zone 1	196-050-100-000	SFR	0.999	1.000	112.52	112.52
Zone 1	196-050-110-000	SFR	0.633	1.000	112.52	112.52
Zone 1	196-050-120-000	SFR	0.633	1.000	112.52	112.52
Zone 1	196-050-130-000	SFR	0.647	1.000	112.52	112.52
Zone 1	196-050-140-000	SFR	0.172	1.000	112.52	112.52
Zone 1	196-050-150-000	SFR	0.995	1.000	112.52	112.52
Zone 1	196-050-160-000	SFR	1.045	1.045	112.52	117.58
Zone 1	196-050-170-000	SFR	1.037	1.037	112.52	116.68
Zone 1	196-050-180-000	SFR	0.996	1.000	112.52	112.52
Zone 1	196-050-190-000	SFR	1.041	1.041	112.52	117.12
Zone 1	196-050-230-000	SFR	0.259	1.000	112.52	112.52
Zone 1	196-050-240-000	SFR	0.383	1.000	112.52	112.52
Zone 1	196-050-250-000	SFR	0.259	1.000	112.52	112.52
Zone 1	196-050-260-000	SFR	0.279	1.000	112.52	112.52
Zone 1	196-050-270-000	SFR	0.988	1.000	112.52	112.52
Zone 1	196-050-280-000	SFR	0.968	1.000	112.52	112.52
Zone 1	196-050-290-000	MFR	0.995	1.000	112.52	112.52
Zone 1	196-050-300-000	SFR	0.974	1.000	112.52	112.52
Zone 1	196-050-310-000	SFR	0.995	1.000	112.52	112.52
Zone 1	196-050-320-000	SFR	0.972	1.000	112.52	112.52
Zone 1	196-050-330-000	SFR	0.999	1.000	112.52	112.52
Zone 1	196-050-340-000	SFR	0.990	1.000	112.52	112.52
Zone 1	196-050-350-000	SFR	1.008	1.008	112.52	113.42
Zone 1	196-050-360-000	SFR	1.013	1.013	112.52	113.98
Zone 1	196-050-370-000	SFR	0.357	1.000	112.52	112.52
Zone 1	196-050-380-000	SFR	0.199	1.000	112.52	112.52
Zone 1	196-050-390-000	SFR	0.204	1.000	112.52	112.52
Zone 1	196-050-400-000	SFR	0.528	1.000	112.52	112.52
Zone 1	196-050-410-000	SFR	0.530	1.000	112.52	112.52
Zone 1	196-050-420-000	MFR	0.530	1.000	112.52	112.52
Zone 1	196-050-430-000	SFR	0.530	1.000	112.52	112.52
Zone 1	196-050-440-000	SFR	0.530	1.000	112.52	112.52
Zone 1	196-050-450-000	SFR	0.268	1.000	112.52	112.52
Zone 1	196-050-460-000	SFR	0.259	1.000	112.52	112.52
Zone 1	196-050-490-000	SFR	0.298	1.000	112.52	112.52
Zone 1	196-050-500-000	COM	1.030	1.030	112.52	115.90
Zone 1	196-050-510-000	SFR	1.008	1.008	112.52	113.42
Zone 1	196-050-520-000	SFR	1.029	1.029	112.52	115.78
Zone 1	196-050-530-000	SFR	1.015	1.015	112.52	114.20
Zone 1	196-050-540-000	MFR	0.999	1.000	112.52	112.52
Zone 1	196-050-560-000	SFR	0.247	1.000	112.52	112.52
Zone 1	196-050-570-000	SFR	0.247	1.000	112.52	112.52
Zone 1	196-050-580-000	SFR	0.242	1.000	112.52	112.52
Zone 1	196-050-590-000	SFR	0.179	1.000	112.52	112.52
Zone 1	196-050-600-000	SFR	0.364	1.000	112.52	112.52
Zone 1	196-050-610-000	SFR	0.170	1.000	112.52	112.52
Zone 1	196-050-620-000	SFR	0.136	1.000	112.52	112.52
Zone 1	196-050-630-000	SFR	0.128	1.000	112.52	112.52
Zone 1	196-050-640-000	SFR	0.161	1.000	112.52	112.52

CITY OF LATHROP
CITY ZONE 1 - STORM DRAINAGE
FISCAL YEAR 201920
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-050-660-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-050-680-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-050-690-000	SFR	1.548	1.548	112.52	174.18
Zone 1	196-050-700-000	SFR	0.185	1.000	112.52	112.52
Zone 1	196-050-710-000	SFR	0.193	1.000	112.52	112.52
Zone 1	196-060-010-000	SFR	0.217	1.000	112.52	112.52
Zone 1	196-060-020-000	SFR	0.217	1.000	112.52	112.52
Zone 1	196-060-030-000	SFR	0.217	1.000	112.52	112.52
Zone 1	196-060-040-000	SFR	0.176	1.000	112.52	112.52
Zone 1	196-060-050-000	SFR	0.165	1.000	112.52	112.52
Zone 1	196-070-010-000	COM	1.790	1.790	112.52	201.40
Zone 1	196-070-070-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-070-080-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-070-090-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-070-100-000	SFR	0.166	1.000	112.52	112.52
Zone 1	196-070-110-000	SFR	0.320	1.000	112.52	112.52
Zone 1	196-070-120-000	SFR	0.240	1.000	112.52	112.52
Zone 1	196-070-130-000	COM	0.060	1.000	112.52	112.52
Zone 1	196-070-140-000	COM	1.030	1.030	112.52	115.90
Zone 1	196-070-150-000	SFR	0.350	1.000	112.52	112.52
Zone 1	196-070-160-000	COM	0.172	1.000	112.52	112.52
Zone 1	196-070-170-000	COM	0.149	1.000	112.52	112.52
Zone 1	196-070-180-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-070-190-000	COM	0.172	1.000	112.52	112.52
Zone 1	196-070-200-000	SFR	0.688	1.000	112.52	112.52
Zone 1	196-070-210-000	COM	0.819	1.000	112.52	112.52
Zone 1	196-070-220-000	COM	3.000	3.000	112.52	337.56
Zone 1	196-070-230-000	COM	0.040	1.000	112.52	112.52
Zone 1	196-070-240-000	COM	0.980	1.000	112.52	112.52
Zone 1	196-070-250-000	COM	0.703	1.000	112.52	112.52
Zone 1	196-070-270-000	GVT*	0.229	1.000	112.52	112.52
Zone 1	196-070-280-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-070-290-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-070-300-000	COM	1.628	1.628	112.52	183.18
Zone 1	196-080-010-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-080-020-000	SFR	0.265	1.000	112.52	112.52
Zone 1	196-080-030-000	SFR	0.449	1.000	112.52	112.52
Zone 1	196-080-040-000	SFR	1.120	1.120	112.52	126.02
Zone 1	196-080-050-000	SFR	1.170	1.170	112.52	131.64
Zone 1	196-080-070-000	COM	0.694	1.000	112.52	112.52
Zone 1	196-080-160-000	SFR	0.250	1.000	112.52	112.52
Zone 1	196-080-170-000	COM	0.250	1.000	112.52	112.52
Zone 1	196-080-180-000	SFR	0.247	1.000	112.52	112.52
Zone 1	196-080-190-000	SFR	0.252	1.000	112.52	112.52
Zone 1	196-080-210-000	SFR	1.000	1.000	112.52	112.52
Zone 1	196-080-220-000	SFR	0.500	1.000	112.52	112.52
Zone 1	196-080-230-000	SFR	0.500	1.000	112.52	112.52
Zone 1	196-080-240-000	SFR	1.000	1.000	112.52	112.52
Zone 1	196-080-260-000	SFR	1.500	1.500	112.52	168.78
Zone 1	196-080-270-000	SFR	0.500	1.000	112.52	112.52
Zone 1	196-080-280-000	SFR	0.318	1.000	112.52	112.52
Zone 1	196-080-290-000	COM	0.120	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-080-300-000	SFR	0.500	1.000	112.52	112.52
Zone 1	196-080-310-000	MFR	1.000	1.000	112.52	112.52
Zone 1	196-080-320-000	SFR	1.000	1.000	112.52	112.52
Zone 1	196-080-330-000	SFR	0.247	1.000	112.52	112.52
Zone 1	196-080-340-000	SFR	0.252	1.000	112.52	112.52
Zone 1	196-080-350-000	SFR	0.500	1.000	112.52	112.52
Zone 1	196-080-360-000	SFR	1.000	1.000	112.52	112.52
Zone 1	196-080-380-000	SFR	1.000	1.000	112.52	112.52
Zone 1	196-080-390-000	SFR	1.080	1.080	112.52	121.52
Zone 1	196-080-400-000	SFR	1.000	1.000	112.52	112.52
Zone 1	196-080-410-000	SFR	1.000	1.000	112.52	112.52
Zone 1	196-080-420-000	SFR	0.484	1.000	112.52	112.52
Zone 1	196-080-430-000	MFR	0.515	1.000	112.52	112.52
Zone 1	196-080-440-000	SFR	1.000	1.000	112.52	112.52
Zone 1	196-080-450-000	SFR	0.248	1.000	112.52	112.52
Zone 1	196-080-460-000	SFR	0.251	1.000	112.52	112.52
Zone 1	196-080-470-000	SFR	0.234	1.000	112.52	112.52
Zone 1	196-080-480-000	SFR	0.263	1.000	112.52	112.52
Zone 1	196-080-490-000	SFR	0.286	1.000	112.52	112.52
Zone 1	196-080-500-000	MFR	0.287	1.000	112.52	112.52
Zone 1	196-080-510-000	MFR	0.298	1.000	112.52	112.52
Zone 1	196-080-520-000	SFR	0.941	1.000	112.52	112.52
Zone 1	196-080-530-000	SFR	0.500	1.000	112.52	112.52
Zone 1	196-080-540-000	SFR	0.500	1.000	112.52	112.52
Zone 1	196-080-550-000	MFR	0.500	1.000	112.52	112.52
Zone 1	196-080-560-000	MFR	0.492	1.000	112.52	112.52
Zone 1	196-080-570-000	MFR	0.473	1.000	112.52	112.52
Zone 1	196-080-580-000	MFR	0.479	1.000	112.52	112.52
Zone 1	196-080-590-000	SFR	0.479	1.000	112.52	112.52
Zone 1	196-080-600-000	SFR	0.348	1.000	112.52	112.52
Zone 1	196-080-610-000	MFR	0.500	1.000	112.52	112.52
Zone 1	196-080-620-000	SFR	0.333	1.000	112.52	112.52
Zone 1	196-080-630-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-080-640-000	MFR	0.500	1.000	112.52	112.52
Zone 1	196-080-650-000	SFR	0.458	1.000	112.52	112.52
Zone 1	196-080-660-000	SFR	1.033	1.033	112.52	116.22
Zone 1	196-080-670-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-080-680-000	SFR	0.169	1.000	112.52	112.52
Zone 1	196-080-690-000	SFR	0.179	1.000	112.52	112.52
Zone 1	196-080-700-000	COM	1.162	1.162	112.52	130.74
Zone 1	196-080-710-000	COM	0.860	1.000	112.52	112.52
Zone 1	196-080-720-000	SFR	0.250	1.000	112.52	112.52
Zone 1	196-080-730-000	SFR	0.750	1.000	112.52	112.52
Zone 1	196-080-770-000	COM	2.020	2.020	112.52	227.28
Zone 1	196-080-780-000	COM	0.559	1.000	112.52	112.52
Zone 1	196-080-790-000	COM	0.803	1.000	112.52	112.52
Zone 1	196-080-800-000	SFR	0.696	1.000	112.52	112.52
Zone 1	196-090-010-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-020-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-030-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-090-040-000	SFR	0.152	1.000	112.52	112.52
Zone 1	196-090-050-000	SFR	0.155	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-090-060-000	SFR	0.155	1.000	112.52	112.52
Zone 1	196-090-070-000	SFR	0.155	1.000	112.52	112.52
Zone 1	196-090-080-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-090-090-000	SFR	0.173	1.000	112.52	112.52
Zone 1	196-090-100-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-090-110-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-090-120-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-130-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-140-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-150-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-160-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-170-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-180-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-190-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-200-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-210-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-220-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-230-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-240-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-090-250-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-090-260-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-090-270-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-280-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-290-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-090-300-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-090-310-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-320-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-330-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-090-340-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-090-350-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-090-360-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-370-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-380-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-390-000	SFR	0.199	1.000	112.52	112.52
Zone 1	196-090-400-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-090-410-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-090-420-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-090-430-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-090-440-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-090-450-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-090-460-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-090-470-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-090-480-000	SFR	0.206	1.000	112.52	112.52
Zone 1	196-090-490-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-090-500-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-090-510-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-520-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-090-530-000	SFR	0.152	1.000	112.52	112.52
Zone 1	196-090-540-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-090-550-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-560-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-090-570-000	SFR	0.138	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-090-580-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-090-590-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-090-600-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-090-610-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-090-620-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-090-630-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-090-640-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-090-650-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-090-660-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-090-670-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-090-680-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-090-690-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-700-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-710-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-090-720-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-090-730-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-740-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-750-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-760-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-770-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-780-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-790-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-800-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-810-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-820-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-830-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-840-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-850-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-860-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-090-870-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-090-880-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-090-890-000	SFR	0.155	1.000	112.52	112.52
Zone 1	196-100-010-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-100-020-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-100-030-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-100-040-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-100-050-000	SFR	0.164	1.000	112.52	112.52
Zone 1	196-100-060-000	SFR	0.157	1.000	112.52	112.52
Zone 1	196-100-070-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-100-080-000	SFR	0.157	1.000	112.52	112.52
Zone 1	196-100-090-000	SFR	0.166	1.000	112.52	112.52
Zone 1	196-100-100-000	SFR	0.222	1.000	112.52	112.52
Zone 1	196-100-110-000	SFR	0.185	1.000	112.52	112.52
Zone 1	196-100-120-000	SFR	0.182	1.000	112.52	112.52
Zone 1	196-100-130-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-100-140-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-100-150-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-100-160-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-100-170-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-100-180-000	SFR	0.193	1.000	112.52	112.52
Zone 1	196-100-190-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-100-200-000	SFR	0.151	1.000	112.52	112.52

Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-100-210-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-100-220-000	SFR	0.197	1.000	112.52	112.52
Zone 1	196-100-230-000	SFR	0.177	1.000	112.52	112.52
Zone 1	196-100-240-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-100-250-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-100-260-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-100-270-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-100-280-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-100-290-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-100-300-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-100-310-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-100-320-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-100-330-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-100-340-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-100-350-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-100-360-000	SFR	0.176	1.000	112.52	112.52
Zone 1	196-100-370-000	SFR	0.160	1.000	112.52	112.52
Zone 1	196-100-380-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-100-390-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-100-400-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-100-410-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-100-420-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-100-430-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-100-440-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-100-450-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-100-460-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-100-470-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-100-480-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-100-490-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-100-500-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-100-510-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-100-520-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-100-530-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-100-540-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-100-550-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-100-560-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-100-570-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-100-580-000	SFR	0.155	1.000	112.52	112.52
Zone 1	196-100-590-000	SFR	0.155	1.000	112.52	112.52
Zone 1	196-100-600-000	SFR	0.155	1.000	112.52	112.52
Zone 1	196-100-610-000	SFR	0.155	1.000	112.52	112.52
Zone 1	196-100-620-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-100-630-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-100-640-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-100-650-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-100-660-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-100-670-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-100-680-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-100-690-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-100-700-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-100-710-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-100-720-000	SFR	0.137	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-100-730-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-100-740-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-100-750-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-100-760-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-100-770-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-100-780-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-120-010-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-120-020-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-120-030-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-120-040-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-120-050-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-120-060-000	SFR	0.191	1.000	112.52	112.52
Zone 1	196-120-070-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-120-080-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-120-090-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-120-100-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-120-110-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-120-120-000	SFR	0.132	1.000	112.52	112.52
Zone 1	196-120-130-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-120-140-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-120-150-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-120-160-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-120-170-000	SFR	0.131	1.000	112.52	112.52
Zone 1	196-120-180-000	SFR	0.130	1.000	112.52	112.52
Zone 1	196-120-190-000	SFR	0.130	1.000	112.52	112.52
Zone 1	196-120-200-000	SFR	0.130	1.000	112.52	112.52
Zone 1	196-120-210-000	SFR	0.130	1.000	112.52	112.52
Zone 1	196-120-220-000	SFR	0.132	1.000	112.52	112.52
Zone 1	196-120-230-000	SFR	0.133	1.000	112.52	112.52
Zone 1	196-120-240-000	SFR	0.132	1.000	112.52	112.52
Zone 1	196-120-250-000	SFR	0.134	1.000	112.52	112.52
Zone 1	196-120-260-000	SFR	0.135	1.000	112.52	112.52
Zone 1	196-120-270-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-120-280-000	SFR	0.135	1.000	112.52	112.52
Zone 1	196-120-290-000	SFR	0.201	1.000	112.52	112.52
Zone 1	196-120-300-000	SFR	0.173	1.000	112.52	112.52
Zone 1	196-120-310-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-120-320-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-120-330-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-120-340-000	SFR	0.204	1.000	112.52	112.52
Zone 1	196-120-350-000	SFR	0.173	1.000	112.52	112.52
Zone 1	196-120-360-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-120-370-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-120-380-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-120-390-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-120-410-000	SFR	0.178	1.000	112.52	112.52
Zone 1	196-120-420-000	SFR	0.202	1.000	112.52	112.52
Zone 1	196-120-430-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-120-440-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-120-450-000	SFR	0.156	1.000	112.52	112.52
Zone 1	196-120-460-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-120-470-000	SFR	0.140	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-120-480-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-120-490-000	SFR	0.257	1.000	112.52	112.52
Zone 1	196-120-500-000	SFR	0.252	1.000	112.52	112.52
Zone 1	196-120-510-000	SFR	0.260	1.000	112.52	112.52
Zone 1	196-120-520-000	SFR	0.271	1.000	112.52	112.52
Zone 1	196-120-530-000	SFR	0.269	1.000	112.52	112.52
Zone 1	196-120-540-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-120-550-000	SFR	0.170	1.000	112.52	112.52
Zone 1	196-120-560-000	SFR	0.166	1.000	112.52	112.52
Zone 1	196-120-570-000	SFR	0.206	1.000	112.52	112.52
Zone 1	196-120-580-000	SFR	0.245	1.000	112.52	112.52
Zone 1	196-120-590-000	SFR	0.163	1.000	112.52	112.52
Zone 1	196-120-600-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-120-610-000	SFR	0.164	1.000	112.52	112.52
Zone 1	196-120-620-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-120-630-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-120-640-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-120-650-000	SFR	0.250	1.000	112.52	112.52
Zone 1	196-120-660-000	SFR	0.249	1.000	112.52	112.52
Zone 1	196-120-670-000	SFR	0.219	1.000	112.52	112.52
Zone 1	196-130-010-000	COM	0.723	1.000	112.52	112.52
Zone 1	196-130-020-000	COM	1.192	1.192	112.52	134.12
Zone 1	196-130-030-000	SFR	0.278	1.000	112.52	112.52
Zone 1	196-130-040-000	SFR	0.173	1.000	112.52	112.52
Zone 1	196-130-050-000	SFR	0.173	1.000	112.52	112.52
Zone 1	196-130-060-000	SFR	0.173	1.000	112.52	112.52
Zone 1	196-130-070-000	SFR	0.173	1.000	112.52	112.52
Zone 1	196-130-080-000	SFR	0.188	1.000	112.52	112.52
Zone 1	196-130-090-000	SFR	0.188	1.000	112.52	112.52
Zone 1	196-130-100-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-130-110-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-130-120-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-130-130-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-130-140-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-130-150-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-130-160-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-130-170-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-130-180-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-130-190-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-130-200-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-130-210-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-130-220-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-130-230-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-130-240-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-130-250-000	SFR	0.189	1.000	112.52	112.52
Zone 1	196-130-260-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-130-270-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-130-280-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-130-290-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-130-300-000	SFR	0.136	1.000	112.52	112.52
Zone 1	196-130-310-000	SFR	0.171	1.000	112.52	112.52
Zone 1	196-130-320-000	SFR	0.139	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-130-330-000	SFR	0.164	1.000	112.52	112.52
Zone 1	196-130-340-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-130-350-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-130-360-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-130-370-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-130-380-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-130-390-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-130-430-000	SFR	0.170	1.000	112.52	112.52
Zone 1	196-130-440-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-130-450-000	SFR	0.174	1.000	112.52	112.52
Zone 1	196-130-480-000	SFR	0.231	1.000	112.52	112.52
Zone 1	196-130-490-000	SFR	0.309	1.000	112.52	112.52
Zone 1	196-130-500-000	SFR	0.179	1.000	112.52	112.52
Zone 1	196-130-510-000	SFR	0.169	1.000	112.52	112.52
Zone 1	196-130-520-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-130-530-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-130-540-000	SFR	0.174	1.000	112.52	112.52
Zone 1	196-130-550-000	SFR	0.182	1.000	112.52	112.52
Zone 1	196-130-560-000	SFR	0.328	1.000	112.52	112.52
Zone 1	196-130-570-000	SFR	0.252	1.000	112.52	112.52
Zone 1	196-130-580-000	SFR	0.275	1.000	112.52	112.52
Zone 1	196-130-590-000	SFR	0.174	1.000	112.52	112.52
Zone 1	196-130-600-000	SFR	0.157	1.000	112.52	112.52
Zone 1	196-130-610-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-130-620-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-130-630-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-130-640-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-130-650-000	SFR	0.152	1.000	112.52	112.52
Zone 1	196-130-660-000	SFR	0.160	1.000	112.52	112.52
Zone 1	196-140-040-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-140-050-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-140-060-000	SFR	0.194	1.000	112.52	112.52
Zone 1	196-140-070-000	SFR	0.183	1.000	112.52	112.52
Zone 1	196-140-080-000	SFR	0.200	1.000	112.52	112.52
Zone 1	196-140-090-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-140-100-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-140-110-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-140-120-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-140-130-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-140-140-000	SFR	0.203	1.000	112.52	112.52
Zone 1	196-140-150-000	SFR	0.212	1.000	112.52	112.52
Zone 1	196-140-170-000	SFR	0.232	1.000	112.52	112.52
Zone 1	196-140-180-000	SFR	0.160	1.000	112.52	112.52
Zone 1	196-140-200-000	SFR	0.249	1.000	112.52	112.52
Zone 1	196-140-210-000	SFR	0.180	1.000	112.52	112.52
Zone 1	196-140-220-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-140-230-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-140-240-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-140-250-000	SFR	0.185	1.000	112.52	112.52
Zone 1	196-140-260-000	SFR	0.185	1.000	112.52	112.52
Zone 1	196-140-280-000	SFR	0.272	1.000	112.52	112.52
Zone 1	196-140-290-000	SFR	0.192	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-140-300-000	SFR	0.174	1.000	112.52	112.52
Zone 1	196-140-310-000	SFR	0.201	1.000	112.52	112.52
Zone 1	196-140-320-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-140-330-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-140-340-000	SFR	0.262	1.000	112.52	112.52
Zone 1	196-140-350-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-140-360-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-140-370-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-140-380-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-140-390-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-140-400-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-140-410-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-140-420-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-140-430-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-140-440-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-140-450-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-140-460-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-140-470-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-140-480-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-140-490-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-140-500-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-140-510-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-140-520-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-140-530-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-140-540-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-140-550-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-140-560-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-140-570-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-140-580-000	SFR	0.156	1.000	112.52	112.52
Zone 1	196-140-590-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-140-600-000	SFR	0.193	1.000	112.52	112.52
Zone 1	196-140-610-000	SFR	0.184	1.000	112.52	112.52
Zone 1	196-150-010-000	SFR	0.182	1.000	112.52	112.52
Zone 1	196-150-020-000	SFR	0.162	1.000	112.52	112.52
Zone 1	196-150-030-000	SFR	0.162	1.000	112.52	112.52
Zone 1	196-150-040-000	SFR	0.162	1.000	112.52	112.52
Zone 1	196-150-050-000	SFR	0.162	1.000	112.52	112.52
Zone 1	196-150-060-000	SFR	0.162	1.000	112.52	112.52
Zone 1	196-150-070-000	SFR	0.183	1.000	112.52	112.52
Zone 1	196-150-080-000	SFR	0.203	1.000	112.52	112.52
Zone 1	196-150-090-000	SFR	0.170	1.000	112.52	112.52
Zone 1	196-150-100-000	SFR	0.170	1.000	112.52	112.52
Zone 1	196-150-110-000	SFR	0.170	1.000	112.52	112.52
Zone 1	196-150-120-000	SFR	0.167	1.000	112.52	112.52
Zone 1	196-150-130-000	SFR	0.199	1.000	112.52	112.52
Zone 1	196-150-140-000	SFR	0.236	1.000	112.52	112.52
Zone 1	196-150-150-000	SFR	0.228	1.000	112.52	112.52
Zone 1	196-150-160-000	SFR	0.168	1.000	112.52	112.52
Zone 1	196-150-170-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-150-180-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-150-190-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-150-200-000	SFR	0.153	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-150-210-000	SFR	0.179	1.000	112.52	112.52
Zone 1	196-150-220-000	SFR	0.182	1.000	112.52	112.52
Zone 1	196-150-230-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-150-240-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-150-250-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-150-260-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-150-270-000	SFR	0.167	1.000	112.52	112.52
Zone 1	196-150-280-000	SFR	0.227	1.000	112.52	112.52
Zone 1	196-150-290-000	SFR	0.222	1.000	112.52	112.52
Zone 1	196-150-300-000	SFR	0.173	1.000	112.52	112.52
Zone 1	196-150-310-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-150-320-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-150-330-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-150-340-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-150-350-000	SFR	0.179	1.000	112.52	112.52
Zone 1	196-150-360-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-150-370-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-150-380-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-150-390-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-150-400-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-150-410-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-420-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-150-430-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-150-440-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-150-450-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-150-460-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-150-470-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-480-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-490-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-500-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-510-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-520-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-530-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-540-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-550-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-560-000	SFR	0.178	1.000	112.52	112.52
Zone 1	196-150-570-000	SFR	0.172	1.000	112.52	112.52
Zone 1	196-150-580-000	SFR	0.187	1.000	112.52	112.52
Zone 1	196-150-590-000	SFR	0.197	1.000	112.52	112.52
Zone 1	196-150-600-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-150-610-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-620-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-630-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-640-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-650-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-660-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-670-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-680-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-690-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-700-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-710-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-150-720-000	SFR	0.137	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-150-730-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-150-740-000	SFR	0.172	1.000	112.52	112.52
Zone 1	196-150-750-000	SFR	0.252	1.000	112.52	112.52
Zone 1	196-150-760-000	SFR	0.172	1.000	112.52	112.52
Zone 1	196-150-770-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-150-780-000	SFR	0.156	1.000	112.52	112.52
Zone 1	196-150-790-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-150-800-000	SFR	0.163	1.000	112.52	112.52
Zone 1	196-150-810-000	SFR	0.301	1.000	112.52	112.52
Zone 1	196-160-010-000	SFR	0.173	1.000	112.52	112.52
Zone 1	196-160-020-000	SFR	0.155	1.000	112.52	112.52
Zone 1	196-160-030-000	SFR	0.172	1.000	112.52	112.52
Zone 1	196-160-040-000	SFR	0.182	1.000	112.52	112.52
Zone 1	196-160-050-000	SFR	0.294	1.000	112.52	112.52
Zone 1	196-160-060-000	SFR	0.178	1.000	112.52	112.52
Zone 1	196-160-070-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-160-080-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-160-090-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-160-100-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-160-110-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-160-120-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-160-130-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-160-140-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-160-150-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-160-160-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-160-170-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-160-180-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-160-190-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-160-200-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-160-210-000	SFR	0.174	1.000	112.52	112.52
Zone 1	196-160-250-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-160-260-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-160-270-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-160-280-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-160-290-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-160-300-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-160-310-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-160-320-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-160-330-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-160-340-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-160-350-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-160-360-000	SFR	0.177	1.000	112.52	112.52
Zone 1	196-160-370-000	SFR	0.179	1.000	112.52	112.52
Zone 1	196-160-380-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-160-390-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-160-400-000	SFR	0.152	1.000	112.52	112.52
Zone 1	196-160-410-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-160-420-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-160-430-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-160-440-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-160-450-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-160-460-000	SFR	0.161	1.000	112.52	112.52

CITY OF LATHROP
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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-160-470-000	SFR	0.163	1.000	112.52	112.52
Zone 1	196-160-480-000	SFR	0.163	1.000	112.52	112.52
Zone 1	196-160-520-000	SFR	0.194	1.000	112.52	112.52
Zone 1	196-160-530-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-160-540-000	SFR	0.152	1.000	112.52	112.52
Zone 1	196-160-550-000	SFR	0.155	1.000	112.52	112.52
Zone 1	196-160-560-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-160-570-000	SFR	0.162	1.000	112.52	112.52
Zone 1	196-160-580-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-160-590-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-160-600-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-160-610-000	SFR	0.200	1.000	112.52	112.52
Zone 1	196-160-620-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-160-630-000	SFR	0.209	1.000	112.52	112.52
Zone 1	196-160-640-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-160-650-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-160-660-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-160-670-000	SFR	0.156	1.000	112.52	112.52
Zone 1	196-160-680-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-160-690-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-160-700-000	SFR	0.198	1.000	112.52	112.52
Zone 1	196-160-710-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-160-720-000	SFR	0.211	1.000	112.52	112.52
Zone 1	196-160-730-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-160-740-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-160-750-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-190-010-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-020-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-030-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-040-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-050-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-060-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-070-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-080-000	SFR	0.152	1.000	112.52	112.52
Zone 1	196-190-090-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-190-100-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-190-110-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-190-120-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-190-130-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-190-140-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-190-150-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-190-160-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-190-170-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-190-180-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-190-190-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-190-200-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-190-210-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-190-220-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-190-230-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-190-240-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-190-250-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-190-260-000	SFR	0.140	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-190-270-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-190-280-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-190-290-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-300-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-310-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-320-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-330-000	SFR	0.156	1.000	112.52	112.52
Zone 1	196-190-340-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-350-000	SFR	0.156	1.000	112.52	112.52
Zone 1	196-190-360-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-190-370-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-190-380-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-190-390-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-190-400-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-190-410-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-190-420-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-190-430-000	SFR	0.190	1.000	112.52	112.52
Zone 1	196-190-440-000	SFR	0.213	1.000	112.52	112.52
Zone 1	196-190-450-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-190-460-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-470-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-480-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-490-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-500-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-510-000	SFR	0.156	1.000	112.52	112.52
Zone 1	196-190-520-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-530-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-540-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-550-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-560-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-570-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-580-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-190-590-000	SFR	0.160	1.000	112.52	112.52
Zone 1	196-190-600-000	SFR	0.176	1.000	112.52	112.52
Zone 1	196-190-610-000	SFR	0.179	1.000	112.52	112.52
Zone 1	196-190-620-000	SFR	0.182	1.000	112.52	112.52
Zone 1	196-190-630-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-190-640-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-190-650-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-190-660-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-190-670-000	SFR	0.180	1.000	112.52	112.52
Zone 1	196-190-680-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-190-690-000	SFR	0.206	1.000	112.52	112.52
Zone 1	196-190-700-000	SFR	0.213	1.000	112.52	112.52
Zone 1	196-190-710-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-190-720-000	SFR	0.182	1.000	112.52	112.52
Zone 1	196-190-730-000	SFR	0.156	1.000	112.52	112.52
Zone 1	196-190-740-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-190-750-000	SFR	0.191	1.000	112.52	112.52
Zone 1	196-190-760-000	SFR	0.164	1.000	112.52	112.52
Zone 1	196-190-770-000	SFR	0.164	1.000	112.52	112.52
Zone 1	196-190-780-000	SFR	0.164	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-190-810-000	COM	3.770	3.770	112.52	424.20
Zone 1	196-190-820-000	COM	0.675	1.000	112.52	112.52
Zone 1	196-190-830-000	COM	0.732	1.000	112.52	112.52
Zone 1	196-200-010-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-200-020-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-030-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-040-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-050-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-060-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-070-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-200-080-000	SFR	0.174	1.000	112.52	112.52
Zone 1	196-200-090-000	SFR	0.334	1.000	112.52	112.52
Zone 1	196-200-100-000	SFR	0.228	1.000	112.52	112.52
Zone 1	196-200-110-000	SFR	0.181	1.000	112.52	112.52
Zone 1	196-200-120-000	SFR	0.168	1.000	112.52	112.52
Zone 1	196-200-130-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-140-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-150-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-160-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-170-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-180-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-200-190-000	SFR	0.155	1.000	112.52	112.52
Zone 1	196-200-200-000	SFR	0.181	1.000	112.52	112.52
Zone 1	196-200-210-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-200-220-000	SFR	0.192	1.000	112.52	112.52
Zone 1	196-200-230-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-200-240-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-250-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-260-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-270-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-280-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-290-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-300-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-310-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-320-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-330-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-340-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-200-350-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-200-360-000	SFR	0.165	1.000	112.52	112.52
Zone 1	196-200-370-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-200-380-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-200-390-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-200-400-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-200-410-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-200-420-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-200-430-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-200-440-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-200-450-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-200-460-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-200-470-000	SFR	0.185	1.000	112.52	112.52
Zone 1	196-200-480-000	SFR	0.155	1.000	112.52	112.52
Zone 1	196-200-490-000	SFR	0.137	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-200-500-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-510-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-520-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-530-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-540-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-550-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-560-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-570-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-580-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-590-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-600-000	SFR	0.152	1.000	112.52	112.52
Zone 1	196-200-610-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-620-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-200-630-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-640-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-650-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-660-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-670-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-680-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-690-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-700-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-710-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-720-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-730-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-200-740-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-200-790-000	COM	2.230	2.230	112.52	250.92
Zone 1	196-210-010-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-210-020-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-210-030-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-210-040-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-210-050-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-210-060-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-210-070-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-210-080-000	SFR	0.181	1.000	112.52	112.52
Zone 1	196-210-090-000	SFR	0.135	1.000	112.52	112.52
Zone 1	196-210-100-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-210-110-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-210-120-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-210-130-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-210-140-000	SFR	0.177	1.000	112.52	112.52
Zone 1	196-210-150-000	SFR	0.165	1.000	112.52	112.52
Zone 1	196-210-160-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-210-170-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-210-180-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-210-190-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-210-200-000	SFR	0.171	1.000	112.52	112.52
Zone 1	196-210-210-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-210-220-000	SFR	0.157	1.000	112.52	112.52
Zone 1	196-210-230-000	SFR	0.152	1.000	112.52	112.52
Zone 1	196-210-240-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-210-250-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-210-260-000	SFR	0.149	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-210-270-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-210-280-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-210-290-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-210-300-000	SFR	0.156	1.000	112.52	112.52
Zone 1	196-210-310-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-220-010-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-220-020-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-220-030-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-220-040-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-220-050-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-220-060-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-220-130-000	SFR	0.521	1.000	112.52	112.52
Zone 1	196-220-140-000	SFR	0.214	1.000	112.52	112.52
Zone 1	196-220-150-000	SFR	0.133	1.000	112.52	112.52
Zone 1	196-220-160-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-220-170-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-220-180-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-220-190-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-220-200-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-220-210-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-220-220-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-220-230-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-220-240-000	SFR	0.183	1.000	112.52	112.52
Zone 1	196-220-250-000	SFR	0.164	1.000	112.52	112.52
Zone 1	196-220-260-000	SFR	0.164	1.000	112.52	112.52
Zone 1	196-220-270-000	SFR	0.164	1.000	112.52	112.52
Zone 1	196-220-280-000	SFR	0.166	1.000	112.52	112.52
Zone 1	196-220-290-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-220-300-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-220-310-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-230-010-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-230-020-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-230-030-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-230-040-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-230-050-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-230-060-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-230-070-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-230-080-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-230-090-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-230-100-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-230-110-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-230-120-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-230-130-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-230-140-000	SFR	0.156	1.000	112.52	112.52
Zone 1	196-230-150-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-230-160-000	SFR	0.177	1.000	112.52	112.52
Zone 1	196-230-170-000	SFR	0.239	1.000	112.52	112.52
Zone 1	196-230-180-000	SFR	0.181	1.000	112.52	112.52
Zone 1	196-230-190-000	SFR	0.221	1.000	112.52	112.52
Zone 1	196-230-200-000	SFR	0.186	1.000	112.52	112.52
Zone 1	196-230-210-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-230-220-000	SFR	0.146	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-230-230-000	SFR	0.156	1.000	112.52	112.52
Zone 1	196-230-240-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-230-250-000	SFR	0.206	1.000	112.52	112.52
Zone 1	196-230-260-000	SFR	0.173	1.000	112.52	112.52
Zone 1	196-230-270-000	SFR	0.204	1.000	112.52	112.52
Zone 1	196-230-280-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-230-290-000	SFR	0.180	1.000	112.52	112.52
Zone 1	196-230-300-000	SFR	0.157	1.000	112.52	112.52
Zone 1	196-230-310-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-230-320-000	SFR	0.164	1.000	112.52	112.52
Zone 1	196-230-330-000	SFR	0.169	1.000	112.52	112.52
Zone 1	196-230-340-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-230-350-000	SFR	0.226	1.000	112.52	112.52
Zone 1	196-230-360-000	SFR	0.193	1.000	112.52	112.52
Zone 1	196-230-370-000	SFR	0.200	1.000	112.52	112.52
Zone 1	196-230-380-000	SFR	0.162	1.000	112.52	112.52
Zone 1	196-230-390-000	SFR	0.187	1.000	112.52	112.52
Zone 1	196-230-400-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-230-410-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-230-420-000	SFR	0.169	1.000	112.52	112.52
Zone 1	196-230-430-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-230-440-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-230-450-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-230-460-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-230-470-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-230-480-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-230-490-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-230-500-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-230-510-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-230-520-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-230-530-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-230-540-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-230-550-000	SFR	0.183	1.000	112.52	112.52
Zone 1	196-230-560-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-230-570-000	SFR	0.183	1.000	112.52	112.52
Zone 1	196-270-010-000	COM	1.244	1.244	112.52	139.96
Zone 1	196-270-020-000	MHP	8.340	8.340	112.52	938.42
Zone 1	196-270-040-000	MHP	12.000	12.000	112.52	1350.24
Zone 1	196-270-220-000	MHP	4.800	4.800	112.52	540.10
Zone 1	196-270-300-000	COM	1.437	1.437	112.52	161.68
Zone 1	196-280-010-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-280-020-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-280-030-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-280-040-000	SFR	0.168	1.000	112.52	112.52
Zone 1	196-280-050-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-280-060-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-280-070-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-280-080-000	SFR	0.168	1.000	112.52	112.52
Zone 1	196-280-090-000	SFR	0.202	1.000	112.52	112.52
Zone 1	196-280-100-000	SFR	0.177	1.000	112.52	112.52
Zone 1	196-280-110-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-280-120-000	SFR	0.139	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-280-130-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-280-140-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-280-150-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-280-160-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-280-170-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-280-180-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-280-190-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-280-200-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-280-210-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-280-220-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-280-230-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-280-240-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-280-250-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-280-260-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-280-270-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-280-280-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-280-290-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-280-300-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-280-310-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-280-320-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-280-330-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-280-340-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-280-350-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-280-360-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-280-370-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-280-380-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-280-390-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-280-400-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-280-410-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-290-010-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-020-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-030-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-040-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-050-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-060-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-070-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-080-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-090-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-100-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-110-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-120-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-290-130-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-140-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-150-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-160-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-170-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-180-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-190-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-200-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-210-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-220-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-230-000	SFR	0.142	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-290-240-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-250-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-290-260-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-290-290-000	SFR	0.175	1.000	112.52	112.52
Zone 1	196-290-300-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-310-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-290-320-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-290-330-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-290-340-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-350-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-290-360-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-290-370-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-290-380-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-290-390-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-290-400-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-290-410-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-420-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-290-430-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-290-440-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-290-450-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-290-460-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-290-470-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-290-480-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-290-490-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-290-500-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-510-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-290-520-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-290-530-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-290-540-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-290-550-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-290-560-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-290-570-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-290-580-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-290-590-000	SFR	0.242	1.000	112.52	112.52
Zone 1	196-290-600-000	SFR	0.172	1.000	112.52	112.52
Zone 1	196-300-010-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-300-020-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-300-030-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-300-040-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-300-050-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-300-060-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-300-070-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-300-080-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-300-090-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-300-100-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-300-110-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-300-120-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-300-130-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-300-140-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-300-150-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-300-160-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-300-170-000	SFR	0.139	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-300-180-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-300-190-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-300-200-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-300-210-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-300-220-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-300-230-000	SFR	0.173	1.000	112.52	112.52
Zone 1	196-300-240-000	SFR	0.173	1.000	112.52	112.52
Zone 1	196-300-250-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-300-260-000	SFR	0.136	1.000	112.52	112.52
Zone 1	196-300-270-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-300-280-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-300-290-000	SFR	0.790	1.000	112.52	112.52
Zone 1	196-300-300-000	SFR	0.514	1.000	112.52	112.52
Zone 1	196-300-310-000	SFR	1.210	1.210	112.52	136.14
Zone 1	196-300-320-000	SFR	0.340	1.000	112.52	112.52
Zone 1	196-300-330-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-300-340-000	SFR	0.201	1.000	112.52	112.52
Zone 1	196-300-350-000	SFR	0.187	1.000	112.52	112.52
Zone 1	196-300-360-000	SFR	0.176	1.000	112.52	112.52
Zone 1	196-300-370-000	SFR	0.160	1.000	112.52	112.52
Zone 1	196-300-380-000	SFR	0.136	1.000	112.52	112.52
Zone 1	196-300-390-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-300-400-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-300-410-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-300-420-000	SFR	0.136	1.000	112.52	112.52
Zone 1	196-300-430-000	SFR	0.136	1.000	112.52	112.52
Zone 1	196-300-440-000	SFR	0.136	1.000	112.52	112.52
Zone 1	196-300-450-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-300-460-000	SFR	0.136	1.000	112.52	112.52
Zone 1	196-300-470-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-310-010-000	SFR	0.241	1.000	112.52	112.52
Zone 1	196-310-020-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-310-030-000	SFR	0.238	1.000	112.52	112.52
Zone 1	196-310-040-000	SFR	0.241	1.000	112.52	112.52
Zone 1	196-310-050-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-310-060-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-310-070-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-310-080-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-310-090-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-310-100-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-310-110-000	SFR	0.241	1.000	112.52	112.52
Zone 1	196-310-120-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-310-130-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-310-140-000	SFR	0.231	1.000	112.52	112.52
Zone 1	196-310-150-000	SFR	0.241	1.000	112.52	112.52
Zone 1	196-310-160-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-310-170-000	SFR	0.247	1.000	112.52	112.52
Zone 1	196-310-180-000	SFR	0.215	1.000	112.52	112.52
Zone 1	196-310-190-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-310-200-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-310-210-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-310-220-000	SFR	0.206	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-310-230-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-310-240-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-310-250-000	SFR	0.238	1.000	112.52	112.52
Zone 1	196-310-260-000	SFR	0.238	1.000	112.52	112.52
Zone 1	196-310-270-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-310-280-000	SFR	0.234	1.000	112.52	112.52
Zone 1	196-310-310-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-310-320-000	SFR	0.228	1.000	112.52	112.52
Zone 1	196-310-330-000	SFR	0.228	1.000	112.52	112.52
Zone 1	196-310-340-000	SFR	0.228	1.000	112.52	112.52
Zone 1	196-310-350-000	SFR	0.219	1.000	112.52	112.52
Zone 1	196-310-360-000	SFR	0.235	1.000	112.52	112.52
Zone 1	196-310-370-000	SFR	0.228	1.000	112.52	112.52
Zone 1	196-310-380-000	SFR	0.228	1.000	112.52	112.52
Zone 1	196-310-390-000	SFR	0.228	1.000	112.52	112.52
Zone 1	196-310-400-000	SFR	0.236	1.000	112.52	112.52
Zone 1	196-310-410-000	SFR	0.236	1.000	112.52	112.52
Zone 1	196-310-420-000	SFR	0.240	1.000	112.52	112.52
Zone 1	196-310-430-000	SFR	0.230	1.000	112.52	112.52
Zone 1	196-320-010-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-320-020-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-320-030-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-320-040-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-320-050-000	SFR	0.228	1.000	112.52	112.52
Zone 1	196-320-060-000	SFR	0.228	1.000	112.52	112.52
Zone 1	196-320-070-000	SFR	0.228	1.000	112.52	112.52
Zone 1	196-320-080-000	SFR	0.244	1.000	112.52	112.52
Zone 1	196-320-090-000	SFR	0.228	1.000	112.52	112.52
Zone 1	196-320-100-000	SFR	0.228	1.000	112.52	112.52
Zone 1	196-320-110-000	SFR	0.228	1.000	112.52	112.52
Zone 1	196-320-120-000	SFR	0.228	1.000	112.52	112.52
Zone 1	196-320-130-000	SFR	0.236	1.000	112.52	112.52
Zone 1	196-320-140-000	SFR	0.236	1.000	112.52	112.52
Zone 1	196-320-150-000	SFR	0.228	1.000	112.52	112.52
Zone 1	196-320-160-000	SFR	0.238	1.000	112.52	112.52
Zone 1	196-320-170-000	SFR	0.218	1.000	112.52	112.52
Zone 1	196-320-180-000	SFR	0.224	1.000	112.52	112.52
Zone 1	196-320-190-000	SFR	0.227	1.000	112.52	112.52
Zone 1	196-320-200-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-320-210-000	SFR	0.217	1.000	112.52	112.52
Zone 1	196-320-220-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-330-010-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-330-020-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-330-030-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-330-040-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-330-050-000	SFR	0.231	1.000	112.52	112.52
Zone 1	196-330-060-000	SFR	0.231	1.000	112.52	112.52
Zone 1	196-330-070-000	SFR	0.231	1.000	112.52	112.52
Zone 1	196-330-080-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-330-090-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-330-100-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-330-110-000	SFR	0.282	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-330-120-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-330-130-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-330-140-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-330-150-000	SFR	0.282	1.000	112.52	112.52
Zone 1	196-330-160-000	SFR	0.244	1.000	112.52	112.52
Zone 1	196-330-170-000	SFR	0.254	1.000	112.52	112.52
Zone 1	196-330-180-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-330-190-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-340-020-000	SFR	0.251	1.000	112.52	112.52
Zone 1	196-340-030-000	SFR	0.206	1.000	112.52	112.52
Zone 1	196-340-040-000	SFR	0.266	1.000	112.52	112.52
Zone 1	196-340-050-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-340-060-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-340-070-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-340-080-000	SFR	0.241	1.000	112.52	112.52
Zone 1	196-340-090-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-340-100-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-340-110-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-340-120-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-340-130-000	SFR	0.190	1.000	112.52	112.52
Zone 1	196-340-140-000	SFR	0.236	1.000	112.52	112.52
Zone 1	196-340-150-000	SFR	0.263	1.000	112.52	112.52
Zone 1	196-340-160-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-340-170-000	SFR	0.229	1.000	112.52	112.52
Zone 1	196-340-180-000	SFR	0.238	1.000	112.52	112.52
Zone 1	196-340-190-000	SFR	0.644	1.000	112.52	112.52
Zone 1	196-370-010-000	SFR	0.126	1.000	112.52	112.52
Zone 1	196-370-020-000	SFR	0.123	1.000	112.52	112.52
Zone 1	196-370-030-000	SFR	0.123	1.000	112.52	112.52
Zone 1	196-370-040-000	SFR	0.123	1.000	112.52	112.52
Zone 1	196-370-050-000	SFR	0.123	1.000	112.52	112.52
Zone 1	196-370-060-000	SFR	0.123	1.000	112.52	112.52
Zone 1	196-370-070-000	SFR	0.123	1.000	112.52	112.52
Zone 1	196-370-080-000	SFR	0.123	1.000	112.52	112.52
Zone 1	196-370-090-000	SFR	0.123	1.000	112.52	112.52
Zone 1	196-370-100-000	SFR	0.123	1.000	112.52	112.52
Zone 1	196-370-110-000	SFR	0.123	1.000	112.52	112.52
Zone 1	196-370-120-000	SFR	0.123	1.000	112.52	112.52
Zone 1	196-370-130-000	SFR	0.123	1.000	112.52	112.52
Zone 1	196-370-140-000	SFR	0.132	1.000	112.52	112.52
Zone 1	196-370-150-000	SFR	0.124	1.000	112.52	112.52
Zone 1	196-370-160-000	SFR	0.124	1.000	112.52	112.52
Zone 1	196-370-170-000	SFR	0.124	1.000	112.52	112.52
Zone 1	196-370-180-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-370-190-000	SFR	0.124	1.000	112.52	112.52
Zone 1	196-370-200-000	SFR	0.115	1.000	112.52	112.52
Zone 1	196-370-210-000	SFR	0.117	1.000	112.52	112.52
Zone 1	196-370-220-000	SFR	0.119	1.000	112.52	112.52
Zone 1	196-370-230-000	SFR	0.120	1.000	112.52	112.52
Zone 1	196-370-240-000	SFR	0.129	1.000	112.52	112.52
Zone 1	196-370-250-000	SFR	0.208	1.000	112.52	112.52
Zone 1	196-370-260-000	SFR	0.206	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-370-270-000	SFR	0.125	1.000	112.52	112.52
Zone 1	196-370-280-000	SFR	0.173	1.000	112.52	112.52
Zone 1	196-370-290-000	SFR	0.172	1.000	112.52	112.52
Zone 1	196-370-300-000	SFR	0.173	1.000	112.52	112.52
Zone 1	196-370-310-000	SFR	0.177	1.000	112.52	112.52
Zone 1	196-370-320-000	SFR	0.172	1.000	112.52	112.52
Zone 1	196-370-330-000	SFR	0.173	1.000	112.52	112.52
Zone 1	196-370-340-000	SFR	0.119	1.000	112.52	112.52
Zone 1	196-370-350-000	SFR	0.120	1.000	112.52	112.52
Zone 1	196-370-360-000	SFR	0.120	1.000	112.52	112.52
Zone 1	196-370-370-000	SFR	0.119	1.000	112.52	112.52
Zone 1	196-370-380-000	SFR	0.123	1.000	112.52	112.52
Zone 1	196-370-390-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-370-400-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-370-410-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-370-420-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-370-430-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-370-440-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-370-450-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-370-460-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-370-470-000	SFR	0.120	1.000	112.52	112.52
Zone 1	196-370-480-000	SFR	0.125	1.000	112.52	112.52
Zone 1	196-370-490-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-370-500-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-370-510-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-370-520-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-370-530-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-370-540-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-370-550-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-370-560-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-370-570-000	SFR	0.126	1.000	112.52	112.52
Zone 1	196-370-580-000	SFR	0.129	1.000	112.52	112.52
Zone 1	196-370-590-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-370-600-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-370-610-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-370-620-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-370-630-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-370-640-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-370-650-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-370-660-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-370-670-000	SFR	0.126	1.000	112.52	112.52
Zone 1	196-370-680-000	SFR	0.123	1.000	112.52	112.52
Zone 1	196-370-690-000	SFR	0.117	1.000	112.52	112.52
Zone 1	196-370-700-000	SFR	0.117	1.000	112.52	112.52
Zone 1	196-370-710-000	SFR	0.117	1.000	112.52	112.52
Zone 1	196-370-720-000	SFR	0.117	1.000	112.52	112.52
Zone 1	196-370-730-000	SFR	0.117	1.000	112.52	112.52
Zone 1	196-370-740-000	SFR	0.117	1.000	112.52	112.52
Zone 1	196-370-750-000	SFR	0.117	1.000	112.52	112.52
Zone 1	196-370-760-000	SFR	0.119	1.000	112.52	112.52
Zone 1	196-370-770-000	SFR	0.117	1.000	112.52	112.52
Zone 1	196-370-780-000	SFR	0.135	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-370-790-000	SFR	0.251	1.000	112.52	112.52
Zone 1	196-370-800-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-370-810-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-370-820-000	SFR	0.117	1.000	112.52	112.52
Zone 1	196-370-830-000	SFR	0.117	1.000	112.52	112.52
Zone 1	196-370-840-000	SFR	0.117	1.000	112.52	112.52
Zone 1	196-370-850-000	SFR	0.117	1.000	112.52	112.52
Zone 1	196-370-860-000	SFR	0.117	1.000	112.52	112.52
Zone 1	196-370-870-000	SFR	0.117	1.000	112.52	112.52
Zone 1	196-370-880-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-370-890-000	SFR	0.172	1.000	112.52	112.52
Zone 1	196-370-900-000	SFR	0.172	1.000	112.52	112.52
Zone 1	196-370-910-000	SFR	0.172	1.000	112.52	112.52
Zone 1	196-370-920-000	SFR	0.172	1.000	112.52	112.52
Zone 1	196-380-010-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-380-020-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-380-030-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-380-040-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-380-050-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-380-060-000	SFR	0.197	1.000	112.52	112.52
Zone 1	196-380-070-000	SFR	0.169	1.000	112.52	112.52
Zone 1	196-380-080-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-380-090-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-380-100-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-380-110-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-380-120-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-380-130-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-380-140-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-380-150-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-380-160-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-380-170-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-380-180-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-380-190-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-380-200-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-380-210-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-380-220-000	SFR	0.160	1.000	112.52	112.52
Zone 1	196-380-230-000	SFR	0.170	1.000	112.52	112.52
Zone 1	196-380-240-000	SFR	0.180	1.000	112.52	112.52
Zone 1	196-380-250-000	SFR	0.165	1.000	112.52	112.52
Zone 1	196-380-260-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-380-270-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-380-280-000	SFR	0.182	1.000	112.52	112.52
Zone 1	196-380-290-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-380-300-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-380-310-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-380-320-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-380-330-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-380-340-000	SFR	0.166	1.000	112.52	112.52
Zone 1	196-380-350-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-380-360-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-380-370-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-380-380-000	SFR	0.137	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-380-390-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-380-400-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-380-410-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-380-420-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-380-430-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-380-440-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-380-450-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-380-460-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-380-470-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-380-480-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-380-490-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-010-000	SFR	0.255	1.000	112.52	112.52
Zone 1	196-390-020-000	SFR	0.225	1.000	112.52	112.52
Zone 1	196-390-030-000	SFR	0.213	1.000	112.52	112.52
Zone 1	196-390-040-000	SFR	0.196	1.000	112.52	112.52
Zone 1	196-390-050-000	SFR	0.183	1.000	112.52	112.52
Zone 1	196-390-060-000	SFR	0.176	1.000	112.52	112.52
Zone 1	196-390-070-000	SFR	0.172	1.000	112.52	112.52
Zone 1	196-390-080-000	SFR	0.176	1.000	112.52	112.52
Zone 1	196-390-090-000	SFR	0.252	1.000	112.52	112.52
Zone 1	196-390-100-000	SFR	0.296	1.000	112.52	112.52
Zone 1	196-390-110-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-390-120-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-390-130-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-390-140-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-390-150-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-390-160-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-390-170-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-390-180-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-190-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-200-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-210-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-220-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-390-230-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-390-240-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-250-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-260-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-270-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-280-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-390-290-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-390-300-000	SFR	0.166	1.000	112.52	112.52
Zone 1	196-390-310-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-390-320-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-390-330-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-390-340-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-350-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-360-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-390-370-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-390-380-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-390-390-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-390-400-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-390-410-000	SFR	0.149	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-390-420-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-390-430-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-390-440-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-450-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-460-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-470-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-480-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-490-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-500-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-510-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-520-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-530-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-540-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-550-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-560-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-570-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-580-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-590-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-600-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-610-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-620-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-390-630-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-400-010-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-400-020-000	SFR	0.172	1.000	112.52	112.52
Zone 1	196-400-030-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-400-040-000	SFR	0.134	1.000	112.52	112.52
Zone 1	196-400-050-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-400-060-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-400-070-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-400-080-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-400-090-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-400-100-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-400-110-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-400-120-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-400-130-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-400-140-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-400-150-000	SFR	0.183	1.000	112.52	112.52
Zone 1	196-400-160-000	SFR	0.182	1.000	112.52	112.52
Zone 1	196-400-170-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-400-180-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-400-190-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-400-200-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-400-210-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-400-220-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-400-230-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-400-240-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-400-250-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-400-260-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-400-270-000	SFR	0.124	1.000	112.52	112.52
Zone 1	196-400-280-000	SFR	0.105	1.000	112.52	112.52
Zone 1	196-400-290-000	SFR	0.193	1.000	112.52	112.52
Zone 1	196-400-300-000	SFR	0.144	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-400-310-000	SFR	0.130	1.000	112.52	112.52
Zone 1	196-400-320-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-400-330-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-410-010-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-410-020-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-410-030-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-410-040-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-410-050-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-410-060-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-410-070-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-410-080-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-410-090-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-410-100-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-410-110-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-410-120-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-410-130-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-410-140-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-410-150-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-410-160-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-410-170-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-410-180-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-410-190-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-410-200-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-410-210-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-410-220-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-410-230-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-410-240-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-420-010-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-420-020-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-420-030-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-420-040-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-420-050-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-420-060-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-420-070-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-420-080-000	SFR	0.165	1.000	112.52	112.52
Zone 1	196-420-090-000	SFR	0.163	1.000	112.52	112.52
Zone 1	196-420-100-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-420-110-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-420-120-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-420-130-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-420-140-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-420-150-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-420-160-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-420-170-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-420-180-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-420-190-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-420-200-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-420-210-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-420-220-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-420-230-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-420-240-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-420-250-000	SFR	0.149	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-420-260-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-420-270-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-420-280-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-420-290-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-420-300-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-420-310-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-420-320-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-430-010-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-430-020-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-430-030-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-430-040-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-430-070-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-430-080-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-430-090-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-430-100-000	SFR	0.160	1.000	112.52	112.52
Zone 1	196-430-110-000	SFR	0.173	1.000	112.52	112.52
Zone 1	196-430-120-000	SFR	0.168	1.000	112.52	112.52
Zone 1	196-430-130-000	SFR	0.181	1.000	112.52	112.52
Zone 1	196-430-140-000	SFR	0.200	1.000	112.52	112.52
Zone 1	196-430-170-000	SFR	0.127	1.000	112.52	112.52
Zone 1	196-430-180-000	SFR	0.204	1.000	112.52	112.52
Zone 1	196-430-190-000	SFR	0.203	1.000	112.52	112.52
Zone 1	196-430-200-000	SFR	0.203	1.000	112.52	112.52
Zone 1	196-430-210-000	SFR	0.203	1.000	112.52	112.52
Zone 1	196-430-220-000	SFR	0.202	1.000	112.52	112.52
Zone 1	196-430-230-000	SFR	0.202	1.000	112.52	112.52
Zone 1	196-430-240-000	SFR	0.202	1.000	112.52	112.52
Zone 1	196-430-250-000	SFR	0.201	1.000	112.52	112.52
Zone 1	196-430-260-000	SFR	0.201	1.000	112.52	112.52
Zone 1	196-430-270-000	SFR	0.200	1.000	112.52	112.52
Zone 1	196-430-280-000	SFR	0.200	1.000	112.52	112.52
Zone 1	196-430-290-000	SFR	0.200	1.000	112.52	112.52
Zone 1	196-430-300-000	SFR	0.199	1.000	112.52	112.52
Zone 1	196-430-310-000	SFR	0.185	1.000	112.52	112.52
Zone 1	196-430-320-000	COM	0.395	1.000	112.52	112.52
Zone 1	196-430-330-000	COM	0.745	1.000	112.52	112.52
Zone 1	196-440-010-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-440-020-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-440-030-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-440-040-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-440-050-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-440-060-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-440-070-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-440-080-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-440-090-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-440-100-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-440-110-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-440-120-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-440-130-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-440-140-000	SFR	0.160	1.000	112.52	112.52
Zone 1	196-440-150-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-440-160-000	SFR	0.149	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-440-170-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-440-180-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-440-190-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-440-200-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-440-210-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-440-220-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-440-230-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-440-240-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-440-250-000	SFR	0.162	1.000	112.52	112.52
Zone 1	196-440-260-000	SFR	0.134	1.000	112.52	112.52
Zone 1	196-440-270-000	SFR	0.136	1.000	112.52	112.52
Zone 1	196-440-280-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-440-290-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-440-300-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-440-310-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-440-320-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-440-330-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-440-340-000	SFR	0.181	1.000	112.52	112.52
Zone 1	196-440-350-000	SFR	0.199	1.000	112.52	112.52
Zone 1	196-450-010-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-450-020-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-450-030-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-040-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-050-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-060-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-070-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-080-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-090-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-100-000	SFR	0.238	1.000	112.52	112.52
Zone 1	196-450-110-000	SFR	0.344	1.000	112.52	112.52
Zone 1	196-450-120-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-450-130-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-450-140-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-450-150-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-160-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-170-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-180-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-190-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-450-200-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-210-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-220-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-230-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-240-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-250-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-260-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-270-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-280-000	SFR	0.156	1.000	112.52	112.52
Zone 1	196-450-290-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-450-300-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-460-010-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-460-020-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-460-030-000	SFR	0.137	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-460-040-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-460-050-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-460-060-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-460-070-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-460-080-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-460-090-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-460-100-000	SFR	0.177	1.000	112.52	112.52
Zone 1	196-460-110-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-460-120-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-460-130-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-460-140-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-460-150-000	SFR	0.165	1.000	112.52	112.52
Zone 1	196-460-160-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-460-170-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-460-180-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-460-190-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-460-200-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-460-210-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-460-220-000	SFR	0.184	1.000	112.52	112.52
Zone 1	196-460-230-000	SFR	0.193	1.000	112.52	112.52
Zone 1	196-460-240-000	SFR	0.308	1.000	112.52	112.52
Zone 1	196-460-250-000	SFR	0.178	1.000	112.52	112.52
Zone 1	196-460-260-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-460-270-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-460-280-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-460-290-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-460-300-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-460-310-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-460-320-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-460-330-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-460-340-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-460-350-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-460-360-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-460-370-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-460-380-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-460-390-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-460-400-000	SFR	0.156	1.000	112.52	112.52
Zone 1	196-470-010-000	MFR	0.256	1.000	112.52	112.52
Zone 1	196-470-050-000	SFR	0.186	1.000	112.52	112.52
Zone 1	196-470-060-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-470-070-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-470-080-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-470-090-000	SFR	0.162	1.000	112.52	112.52
Zone 1	196-470-100-000	SFR	0.175	1.000	112.52	112.52
Zone 1	196-470-110-000	SFR	0.172	1.000	112.52	112.52
Zone 1	196-470-120-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-470-130-000	SFR	0.191	1.000	112.52	112.52
Zone 1	196-470-140-000	SFR	0.227	1.000	112.52	112.52
Zone 1	196-470-150-000	SFR	0.230	1.000	112.52	112.52
Zone 1	196-470-160-000	SFR	0.177	1.000	112.52	112.52
Zone 1	196-470-170-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-470-180-000	SFR	0.148	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-470-190-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-470-210-000	COM	5.740	5.740	112.52	645.86
Zone 1	196-470-220-000	COM	0.055	1.000	112.52	112.52
Zone 1	196-470-230-000	SFR	0.199	1.000	112.52	112.52
Zone 1	196-470-240-000	SFR	0.315	1.000	112.52	112.52
Zone 1	196-470-250-000	MFR	0.283	1.000	112.52	112.52
Zone 1	196-470-260-000	MFR	0.308	1.000	112.52	112.52
Zone 1	196-470-270-000	MFR	0.323	1.000	112.52	112.52
Zone 1	196-470-280-000	MFR	0.327	1.000	112.52	112.52
Zone 1	196-470-290-000	MFR	0.327	1.000	112.52	112.52
Zone 1	196-470-300-000	MFR	0.326	1.000	112.52	112.52
Zone 1	196-480-010-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-480-020-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-480-030-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-480-040-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-480-050-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-480-060-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-480-070-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-480-080-000	SFR	0.156	1.000	112.52	112.52
Zone 1	196-480-090-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-480-100-000	SFR	0.156	1.000	112.52	112.52
Zone 1	196-480-110-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-480-120-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-480-130-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-480-140-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-480-150-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-480-160-000	SFR	0.186	1.000	112.52	112.52
Zone 1	196-480-170-000	SFR	0.198	1.000	112.52	112.52
Zone 1	196-480-180-000	SFR	0.236	1.000	112.52	112.52
Zone 1	196-480-190-000	SFR	0.164	1.000	112.52	112.52
Zone 1	196-480-200-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-480-210-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-480-220-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-480-230-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-480-240-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-480-250-000	SFR	0.160	1.000	112.52	112.52
Zone 1	196-480-260-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-480-270-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-480-280-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-480-290-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-480-300-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-480-310-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-480-320-000	SFR	0.169	1.000	112.52	112.52
Zone 1	196-480-330-000	SFR	0.193	1.000	112.52	112.52
Zone 1	196-480-340-000	SFR	0.232	1.000	112.52	112.52
Zone 1	196-480-350-000	SFR	0.174	1.000	112.52	112.52
Zone 1	196-480-360-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-480-370-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-480-380-000	SFR	0.174	1.000	112.52	112.52
Zone 1	196-480-390-000	SFR	0.196	1.000	112.52	112.52
Zone 1	196-480-400-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-480-410-000	SFR	0.153	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-480-420-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-480-430-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-480-440-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-480-450-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-480-460-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-480-470-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-480-480-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-480-490-000	SFR	0.152	1.000	112.52	112.52
Zone 1	196-480-500-000	SFR	0.178	1.000	112.52	112.52
Zone 1	196-480-510-000	SFR	0.188	1.000	112.52	112.52
Zone 1	196-480-520-000	SFR	0.207	1.000	112.52	112.52
Zone 1	196-480-530-000	SFR	0.311	1.000	112.52	112.52
Zone 1	196-480-540-000	SFR	0.177	1.000	112.52	112.52
Zone 1	196-480-550-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-480-560-000	SFR	0.190	1.000	112.52	112.52
Zone 1	196-480-570-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-480-580-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-480-590-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-480-600-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-480-610-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-480-620-000	SFR	0.196	1.000	112.52	112.52
Zone 1	196-480-630-000	SFR	0.214	1.000	112.52	112.52
Zone 1	196-480-640-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-480-650-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-480-660-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-480-670-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-480-680-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-480-690-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-480-700-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-480-710-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-480-720-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-480-730-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-480-740-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-480-750-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-480-760-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-480-770-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-480-780-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-480-790-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-480-800-000	SFR	0.152	1.000	112.52	112.52
Zone 1	196-480-810-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-480-820-000	SFR	0.173	1.000	112.52	112.52
Zone 1	196-480-830-000	SFR	0.157	1.000	112.52	112.52
Zone 1	196-480-840-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-490-010-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-490-020-000	SFR	0.168	1.000	112.52	112.52
Zone 1	196-490-030-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-490-040-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-490-050-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-490-060-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-490-070-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-490-080-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-490-090-000	SFR	0.156	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-490-100-000	SFR	0.172	1.000	112.52	112.52
Zone 1	196-490-110-000	SFR	0.165	1.000	112.52	112.52
Zone 1	196-490-120-000	SFR	0.178	1.000	112.52	112.52
Zone 1	196-490-130-000	SFR	0.193	1.000	112.52	112.52
Zone 1	196-490-140-000	SFR	0.253	1.000	112.52	112.52
Zone 1	196-490-150-000	SFR	0.305	1.000	112.52	112.52
Zone 1	196-490-160-000	SFR	0.132	1.000	112.52	112.52
Zone 1	196-490-170-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-490-180-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-490-190-000	SFR	0.168	1.000	112.52	112.52
Zone 1	196-490-200-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-490-210-000	SFR	0.164	1.000	112.52	112.52
Zone 1	196-490-220-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-490-230-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-490-240-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-490-250-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-490-260-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-490-270-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-490-280-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-490-290-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-490-320-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-490-330-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-490-340-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-490-350-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-490-360-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-490-370-000	SFR	0.214	1.000	112.52	112.52
Zone 1	196-490-380-000	SFR	0.164	1.000	112.52	112.52
Zone 1	196-490-390-000	SFR	0.233	1.000	112.52	112.52
Zone 1	196-490-400-000	SFR	0.209	1.000	112.52	112.52
Zone 1	196-490-410-000	SFR	0.211	1.000	112.52	112.52
Zone 1	196-490-420-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-490-430-000	SFR	0.152	1.000	112.52	112.52
Zone 1	196-490-440-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-490-450-000	SFR	0.202	1.000	112.52	112.52
Zone 1	196-490-460-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-490-470-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-490-480-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-490-490-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-490-500-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-490-510-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-490-520-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-490-530-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-490-540-000	SFR	0.152	1.000	112.52	112.52
Zone 1	196-490-550-000	SFR	0.160	1.000	112.52	112.52
Zone 1	196-490-560-000	SFR	0.151	1.000	112.52	112.52
Zone 1	196-490-570-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-500-090-000	SFR	0.598	1.000	112.52	112.52
Zone 1	196-510-080-000	COM	3.130	3.130	112.52	352.18
Zone 1	196-510-090-000	COM	4.570	4.570	112.52	514.22
Zone 1	196-510-100-000	COM	0.482	1.000	112.52	112.52
Zone 1	196-510-110-000	COM	1.353	1.353	112.52	152.24
Zone 1	196-520-010-000	SFR	0.140	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-520-020-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-520-030-000	SFR	0.152	1.000	112.52	112.52
Zone 1	196-520-040-000	SFR	0.152	1.000	112.52	112.52
Zone 1	196-520-050-000	SFR	0.152	1.000	112.52	112.52
Zone 1	196-520-060-000	SFR	0.164	1.000	112.52	112.52
Zone 1	196-520-070-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-520-080-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-090-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-100-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-110-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-120-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-130-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-140-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-150-000	SFR	0.165	1.000	112.52	112.52
Zone 1	196-520-160-000	SFR	0.160	1.000	112.52	112.52
Zone 1	196-520-170-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-520-180-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-520-190-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-520-200-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-520-210-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-520-220-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-520-230-000	SFR	0.236	1.000	112.52	112.52
Zone 1	196-520-240-000	SFR	0.186	1.000	112.52	112.52
Zone 1	196-520-250-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-520-260-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-270-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-280-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-290-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-300-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-310-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-320-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-330-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-520-340-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-350-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-360-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-370-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-380-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-520-390-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-520-400-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-410-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-420-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-430-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-520-440-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-520-450-000	SFR	0.160	1.000	112.52	112.52
Zone 1	196-520-460-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-520-470-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-520-480-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-520-490-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-520-510-000	SFR	0.182	1.000	112.52	112.52
Zone 1	196-520-520-000	SFR	0.247	1.000	112.52	112.52
Zone 1	196-520-530-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-520-540-000	SFR	0.143	1.000	112.52	112.52

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Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-520-550-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-520-560-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-520-570-000	SFR	0.218	1.000	112.52	112.52
Zone 1	196-530-010-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-530-020-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-530-030-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-530-040-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-530-050-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-530-060-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-530-070-000	SFR	0.169	1.000	112.52	112.52
Zone 1	196-530-080-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-530-090-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-530-100-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-530-110-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-530-120-000	SFR	0.223	1.000	112.52	112.52
Zone 1	196-530-130-000	SFR	0.180	1.000	112.52	112.52
Zone 1	196-530-140-000	SFR	0.220	1.000	112.52	112.52
Zone 1	196-530-150-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-530-160-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-530-170-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-530-180-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-530-190-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-530-200-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-530-210-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-530-220-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-530-230-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-530-240-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-530-250-000	SFR	0.181	1.000	112.52	112.52
Zone 1	196-530-260-000	SFR	0.141	1.000	112.52	112.52
Zone 1	196-530-270-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-530-280-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-530-290-000	SFR	0.194	1.000	112.52	112.52
Zone 1	196-530-300-000	SFR	0.181	1.000	112.52	112.52
Zone 1	196-530-310-000	SFR	0.208	1.000	112.52	112.52
Zone 1	196-530-320-000	SFR	0.160	1.000	112.52	112.52
Zone 1	196-530-330-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-530-340-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-530-350-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-530-360-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-530-370-000	SFR	0.182	1.000	112.52	112.52
Zone 1	196-530-380-000	SFR	0.236	1.000	112.52	112.52
Zone 1	196-530-390-000	SFR	0.205	1.000	112.52	112.52
Zone 1	196-530-400-000	SFR	0.192	1.000	112.52	112.52
Zone 1	196-530-410-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-530-420-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-530-430-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-530-440-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-530-450-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-530-460-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-530-470-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-530-480-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-530-490-000	SFR	0.137	1.000	112.52	112.52

CITY OF LATHROP
CITY ZONE 1 - STORM DRAINAGE
FISCAL YEAR 201920
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-530-500-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-530-510-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-530-520-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-530-530-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-530-540-000	SFR	0.210	1.000	112.52	112.52
Zone 1	196-530-550-000	SFR	0.173	1.000	112.52	112.52
Zone 1	196-530-560-000	SFR	0.239	1.000	112.52	112.52
Zone 1	196-530-570-000	SFR	0.155	1.000	112.52	112.52
Zone 1	196-530-580-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-530-590-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-530-600-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-540-010-000	SFR	0.189	1.000	112.52	112.52
Zone 1	196-540-020-000	SFR	0.232	1.000	112.52	112.52
Zone 1	196-540-030-000	SFR	0.200	1.000	112.52	112.52
Zone 1	196-540-040-000	SFR	0.232	1.000	112.52	112.52
Zone 1	196-540-050-000	SFR	0.207	1.000	112.52	112.52
Zone 1	196-540-060-000	SFR	0.157	1.000	112.52	112.52
Zone 1	196-540-070-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-540-080-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-540-090-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-540-100-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-540-110-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-540-120-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-540-130-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-540-140-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-540-150-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-540-160-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-540-180-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-540-190-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-540-200-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-540-210-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-540-220-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-540-230-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-540-240-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-540-250-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-540-260-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-540-270-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-540-280-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-540-290-000	SFR	0.170	1.000	112.52	112.52
Zone 1	196-540-300-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-540-310-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-540-320-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-540-330-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-540-340-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-540-350-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-540-360-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-540-370-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-540-380-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-540-390-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-540-400-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-540-410-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-540-420-000	SFR	0.139	1.000	112.52	112.52

CITY OF LATHROP
CITY ZONE 1 - STORM DRAINAGE
FISCAL YEAR 201920
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-540-430-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-540-440-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-540-450-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-540-460-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-540-470-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-540-480-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-540-490-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-540-500-000	SFR	0.159	1.000	112.52	112.52
Zone 1	196-550-010-000	SFR	0.160	1.000	112.52	112.52
Zone 1	196-550-020-000	SFR	0.263	1.000	112.52	112.52
Zone 1	196-550-030-000	SFR	0.215	1.000	112.52	112.52
Zone 1	196-550-040-000	SFR	0.178	1.000	112.52	112.52
Zone 1	196-550-050-000	SFR	0.156	1.000	112.52	112.52
Zone 1	196-550-060-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-550-070-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-550-080-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-550-090-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-550-100-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-550-110-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-550-120-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-550-130-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-550-140-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-550-150-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-550-160-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-550-170-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-550-180-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-550-190-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-550-200-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-550-210-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-550-220-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-550-230-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-550-240-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-550-250-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-550-260-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-550-270-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-550-280-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-550-290-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-550-300-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-550-310-000	SFR	0.167	1.000	112.52	112.52
Zone 1	196-560-010-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-560-020-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-560-030-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-560-040-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-560-050-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-560-060-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-560-070-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-560-080-000	SFR	0.163	1.000	112.52	112.52
Zone 1	196-560-090-000	SFR	0.196	1.000	112.52	112.52
Zone 1	196-560-100-000	SFR	0.228	1.000	112.52	112.52
Zone 1	196-560-110-000	SFR	0.247	1.000	112.52	112.52
Zone 1	196-560-120-000	SFR	0.246	1.000	112.52	112.52
Zone 1	196-560-130-000	SFR	0.281	1.000	112.52	112.52

CITY OF LATHROP
CITY ZONE 1 - STORM DRAINAGE
FISCAL YEAR 201920
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-560-140-000	SFR	0.163	1.000	112.52	112.52
Zone 1	196-560-150-000	SFR	0.175	1.000	112.52	112.52
Zone 1	196-560-160-000	SFR	0.200	1.000	112.52	112.52
Zone 1	196-560-170-000	SFR	0.174	1.000	112.52	112.52
Zone 1	196-560-180-000	SFR	0.154	1.000	112.52	112.52
Zone 1	196-560-190-000	SFR	0.150	1.000	112.52	112.52
Zone 1	196-570-010-000	SFR	0.171	1.000	112.52	112.52
Zone 1	196-570-020-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-570-030-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-570-040-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-570-050-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-570-060-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-570-070-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-570-080-000	SFR	0.156	1.000	112.52	112.52
Zone 1	196-570-090-000	SFR	0.162	1.000	112.52	112.52
Zone 1	196-570-100-000	SFR	0.158	1.000	112.52	112.52
Zone 1	196-570-110-000	SFR	0.160	1.000	112.52	112.52
Zone 1	196-570-120-000	SFR	0.160	1.000	112.52	112.52
Zone 1	196-570-130-000	SFR	0.160	1.000	112.52	112.52
Zone 1	196-570-140-000	SFR	0.161	1.000	112.52	112.52
Zone 1	196-570-150-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-570-160-000	SFR	0.146	1.000	112.52	112.52
Zone 1	196-570-170-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-570-180-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-570-190-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-570-200-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-570-210-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-570-220-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-570-230-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-570-240-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-570-250-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-570-270-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-570-280-000	SFR	0.153	1.000	112.52	112.52
Zone 1	196-570-290-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-570-300-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-570-310-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-570-320-000	SFR	0.139	1.000	112.52	112.52
Zone 1	196-570-330-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-570-340-000	SFR	0.137	1.000	112.52	112.52
Zone 1	196-570-350-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-570-360-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-570-370-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-570-380-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-570-390-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-570-400-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-570-410-000	SFR	0.149	1.000	112.52	112.52
Zone 1	196-570-420-000	SFR	0.152	1.000	112.52	112.52
Zone 1	196-570-430-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-570-440-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-570-450-000	SFR	0.145	1.000	112.52	112.52
Zone 1	196-570-460-000	SFR	0.167	1.000	112.52	112.52
Zone 1	196-570-470-000	SFR	0.201	1.000	112.52	112.52

CITY OF LATHROP
CITY ZONE 1 - STORM DRAINAGE
FISCAL YEAR 201920
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Zone 1	196-570-480-000	SFR	0.170	1.000	112.52	112.52
Zone 1	196-570-490-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-570-500-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-570-510-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-570-520-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-570-530-000	SFR	0.144	1.000	112.52	112.52
Zone 1	196-570-540-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-570-550-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-570-560-000	SFR	0.215	1.000	112.52	112.52
Zone 1	196-570-570-000	SFR	0.176	1.000	112.52	112.52
Zone 1	196-570-580-000	SFR	0.160	1.000	112.52	112.52
Zone 1	196-570-590-000	SFR	0.138	1.000	112.52	112.52
Zone 1	196-570-600-000	SFR	0.143	1.000	112.52	112.52
Zone 1	196-570-610-000	SFR	0.152	1.000	112.52	112.52
Zone 1	196-740-010-000	SFR	0.039	1.000	112.52	112.52
Zone 1	196-740-020-000	SFR	0.039	1.000	112.52	112.52
Zone 1	196-740-030-000	SFR	0.039	1.000	112.52	112.52
Zone 1	196-740-040-000	SFR	0.039	1.000	112.52	112.52
Zone 1	196-740-050-000	SFR	0.039	1.000	112.52	112.52
Zone 1	196-740-060-000	SFR	0.039	1.000	112.52	112.52
Zone 1	196-740-070-000	SFR	0.039	1.000	112.52	112.52
Zone 1	196-740-080-000	SFR	0.039	1.000	112.52	112.52
Zone 1	196-740-090-000	SFR	0.039	1.000	112.52	112.52
Zone 1	196-760-010-000	SFR	0.119	1.000	112.52	112.52
Zone 1	196-760-020-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-760-030-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-760-040-000	SFR	0.115	1.000	112.52	112.52
Zone 1	196-760-050-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-760-060-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-760-070-000	SFR	0.116	1.000	112.52	112.52
Zone 1	196-760-080-000	SFR	0.152	1.000	112.52	112.52
Zone 1	196-760-090-000	SFR	0.168	1.000	112.52	112.52
Zone 1	196-760-100-000	SFR	0.118	1.000	112.52	112.52
Zone 1	196-760-110-000	SFR	0.115	1.000	112.52	112.52
Zone 1	196-760-120-000	SFR	0.120	1.000	112.52	112.52
Zone 1	196-760-130-000	SFR	0.123	1.000	112.52	112.52
Zone 1	196-760-140-000	SFR	0.140	1.000	112.52	112.52
Zone 1	196-760-150-000	SFR	0.115	1.000	112.52	112.52
Zone 1	196-760-160-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-760-170-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-760-180-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-760-190-000	SFR	0.120	1.000	112.52	112.52
Zone 1	196-760-200-000	SFR	0.132	1.000	112.52	112.52
Zone 1	196-760-210-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-760-220-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-760-230-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-760-240-000	SFR	0.114	1.000	112.52	112.52
Zone 1	196-760-250-000	SFR	0.142	1.000	112.52	112.52
Zone 1	196-760-260-000	SFR	0.148	1.000	112.52	112.52
Zone 1	196-760-300-000	SFR	0.167	1.000	112.52	112.52
Zone 1	196-760-310-000	SFR	0.147	1.000	112.52	112.52
Zone 1	196-760-320-000	SFR	0.260	1.000	112.52	112.52

**CITY OF LATHROP
CITY ZONE 1 - STORM DRAINAGE
FISCAL YEAR 201920
PARCEL LISTING**

Zone	APN	Land Use	Acreage	Units	Rate	Levy**
Totals:		2,081 Parcels		2,125.325		\$239,141.44

*Per City instruction this parcel is assessable.

**Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

CITY OF LATHROP

City Zone 1A Storm Drainage Annual Engineer's Report

Fiscal Year 2019/20

OFFICE LOCATIONS:

Temecula – Corporate Headquarters
82605 Temecula Parkway, Suite 100
Temecula, CA 92592

San Francisco – Regional Office
870 Market Street, Suite 1223
San Francisco, CA 94102

California Satellite Offices
Atascadero, Davis
Huntington Beach,
Joshua Tree, Riverside
Sacramento, San Jose

www.nbsgov.com

Prepared by:



NBS

helping communities fund tomorrow

**CITY OF LATHROP
CITY ZONE 1A STORM DRAINAGE**

**390 Towne Centre Drive
Lathrop, California 95330
Phone - (209) 941-7320
Fax - (209) 941-7339**

CITY COUNCIL

Sonny Dhaliwal, Mayor

Martha Salcedo, Vice Mayor

Paul Akinjo, Councilmember

Diane Lazard, Councilmember

Jennifer Torres-O'Callaghan, Councilmember

CITY STAFF

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Cari James, Finance Director

Glenn Gebhardt, City Engineer

NBS

Tim Seufert, Client Services Director

Kristin Harvey, Senior Consultant

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Section 1. ENGINEER'S LETTER

WHEREAS, the City Council of the City of Lathrop (the "City"), State of California, directed NBS Government Finance Group, DBA NBS ("NBS") to prepare and file a report presenting plans and specifications describing the general nature, location, and extent of the improvements to be maintained, and an estimate of the costs of the maintenance, operations, and servicing of the improvements for the City Zone 1A Storm Drainage ("City Zone 1A" or the "District") for Fiscal Year 2019/20. The report includes a diagram for the District showing the area and properties proposed to be assessed, an assessment of the estimated costs of the maintenance, operations and servicing of the improvements, and the net amount to be assessed upon all assessable parcels within the District in proportion to the special benefit received;

WHEREAS, the assessment for City Zone 1A for Fiscal Year 1996/97 and thereafter, of \$84.72 per Maintenance Unit and \$115.20 per Availability Unit meets the requirements of an existing assessment that is not subject to the assessment ballot procedures under Section 5(a) of Article XIII D of the California Constitution which reads: *"the following assessments existing on the effective date of this article shall be exempt from the procedures and approval process...any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control."* The City may continue to levy the assessment for City Zone 1A as long as the rate does not exceed \$84.72 per Maintenance Unit and \$115.20 per Availability Unit;

NOW THEREFORE, only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received. The following assessment is made to fund the portion of the estimated costs of maintenance, operation, and servicing of said improvements to be paid by the assessable real property within City Zone 1A in proportion to the special benefit received.

SUMMARY OF ASSESSMENT

Description	Amount
Total Costs to be Assessed	\$133,299.00
Contribution to (from) Operational Reserves	0.00
Contribution to (from) Capital Reserves	(212.00)
Other Revenue Sources (1)	<u>(19,723.00)</u>
Balance to Levy	\$113,364.00
Total Maintenance Costs to be Assessed (2)	\$48,040.20
Total Maintenance Units to be Assessed	567.047
Total Maintenance Assessment per Unit	\$84.72
Total Availability Costs to be Assessed (2)	\$65,323.80
Total Availability Units to be Assessed	567.047
Total Availability Assessment per Unit	\$115.20
Total Parcels to be Assessed	153

(1) Includes General Fund contribution.

(2) Where applicable, the actual levy will be rounded down to an even cent for San Joaquin County tax roll purposes.

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information, and belief, the Engineer's Report, Assessments, and the District Diagram herein have been prepared and computed in accordance with the order and historical practices of the City Council of the City.

NBS Government Finance Group, DBA NBS



Section 2. OVERVIEW

Introduction

The City Council of the City of Lathrop, previously accepted responsibility for portions of County Service Area (“CSA”) No. 4, within the Crossroads Development, known as City Zone 1A Storm Drainage. City acceptance was made at the time of incorporation of the City and approved at an election on June 6, 1989. The City was authorized by the Local Agency Formation Commission (“LAFCO”) to continue to collect assessments and service charges as were previously authorized by the County of San Joaquin (“County”).

This Annual Engineer’s Report (the “Report”) describes the District and the charge per parcel for Fiscal Year 2019/20 based on the historical and estimated cost to maintain the improvements and provide the services that benefit parcels within the District. The parcels contained within City Zone 1A receive a special benefit from the improvements and will pay only their fair share of the costs of the operations, servicing, and maintenance of the improvements within the District.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number by the County Assessor’s Office. The County Auditor-Controller uses Assessor’s Parcel Numbers and specific fund numbers to identify, on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments and written protests at a noticed public hearing, and following review of the Report, the City Council may confirm the Report. Following final approval of the Report and confirmation of the assessments, the City Council may order the levy and collection of assessments for Fiscal Year 2019/20. The assessment information will be submitted to the County Auditor-Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2019/20.

Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 by a vote of 56.5% to 43.5%. The provisions of the Proposition, now California Constitutional Articles XIII C and XIII D, added substantive and procedural requirements for assessments which affect City Zone 1A.

- The assessments for City Zone 1A for Fiscal Year 1996/97 and thereafter of \$84.72 per Maintenance Unit and \$115.20 per Availability Unit meet the requirements of existing assessments that are not subject to the assessment ballot procedures under Section 5(a) of Article XIII D which reads: *“the following assessments existing on the effective date of this article shall be exempt from the procedures and approval process...any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, **drainage systems** or vector control.”*
- The City may continue to levy the assessments for City Zone 1A as long as the rates do not exceed \$84.72 per Maintenance Unit and \$115.20 per Availability Unit.



- Section 5 of Article XIII D reads: *“Beginning July 1, 1997, all existing, new, or increased assessments shall comply with this article.”* This requires that all proposed increases in the assessments for City Zone 1A are required to be approved by property owners following the assessment balloting procedures set forth in Section 4 of Article XIII D.

Plans and Specifications for the Improvements

City Zone 1A provides services necessary to maintain existing storm drain facilities in addition to long term repair and renovation of the facilities. The District encompasses the area south of Louise Avenue, east of Interstate 5, and northwest of the Southern Pacific Railroad.

Due to the existence of storm drain inlets on streets within and adjacent to the Crossroads project, ingress and egress to and from the properties is enhanced. In addition, all storm drain facilities currently installed in the District are projected to be of sufficient capacity to accept storm runoff from all District properties at ultimate project build-out. Therefore all District properties will be charged for the costs related to the availability of the current system and the enhanced access to the properties afforded by that system.

Those properties that contribute run off (and therefore, debris) into the storm drain system will be assessed their proportionate share of the incremental costs of maintaining the storm drain system, based upon their relative size and amount of run off contributed. Parcels currently contributing run off into the system are those in the “Phase I” area as well as all those in the northern section of the District. Parcels that do not contribute to the system do not receive this charge.

All improvements within the District are maintained and serviced on a regular basis. The frequency and specific maintenance operations required within the District will be determined by City staff, but are generally scheduled weekly. It should be noted that extraordinary maintenance and capital asset replacement has not occurred for several years due to the lack of funding beyond that which provides for the District’s ordinary, baseline maintenance. The District has been limited to the same assessment rate since District formation because of the absence of an annual cost escalation factor.

Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received. As properties within the District develop and contribute runoff into the system, they will be assessed for their proportionate share of the maintenance costs.

Section 3. ESTIMATE OF COSTS

Description of Budget Items

Personnel Services - Includes employee salaries, salary related costs, and employee benefits including retirement, medical benefits, and workers compensation costs, etc.

Maintenance & Operations - Includes the following:

Advertising/Legal Notices - Includes the cost of publishing the required legal notices necessary to complete the required procedures for levying the assessments.

Auto & Heavy Equipment Maintenance Parts - Includes replacement parts for City vehicles used for storm drain maintenance.

Auto & Heavy Equipment Maintenance & Repair - Includes maintenance of City vehicles used for storm drain maintenance.

Chemicals - Includes insect repellent, weed killer, and rodent control.

Communication Equipment Repair - Includes repair of mobile and portable radios.

Contract Services - Includes professional services necessary for District maintenance, including computer technical support, the preparation of the Report, and administration.

Contracts - Other - Includes uniform service, calibration services, Sheriff's Community Corp., alarm service, and annual engine service.

Contracts - Building and Ground Maintenance - Includes professional services necessary for District maintenance, including building and ground maintenance.

Gas, Diesel, Oil & Lubricants - Includes fuel, oil, and lubricants for vehicles, and miscellaneous small equipment used for storm drain maintenance and lift station.

Insurance - Includes insurance costs on property associated with storm drain maintenance.

Miscellaneous Supplies - Includes office equipment and supplies, tools, reference materials, and additional administrative costs. Includes items related to non-contracted maintenance and repair such as barricade batteries, paint, collection line repair, cones, signs, etc.

Other Maintenance & Repair - Includes contracted maintenance and repair services such as annual fire extinguisher service and emergency repairs.

Printing & Typesetting - Includes the cost of preparing the required legal notices necessary to complete the required procedures for levying the assessments.

Training, Membership, Travel & Dues - Includes continuing training for maintenance staff.

Uniforms/Protective Clothing - Includes employee uniforms including safety boots, jackets, gloves, etc.

Utilities - Gas & Electric - Includes electrical power for the storm drain pump station.

Fixed Charges & Special Fees - Includes the charges per parcel to collect the assessments on the County Secured Property Tax Roll.

Capital Costs - Includes depreciation costs of City owned equipment.

Indirect Costs - Includes overhead costs of the City related to maintenance, operation, and administration of the District.

City Zone 1A Budget

The budget for Fiscal Year 2019/20 is as follows.

Description	2019/20 Budget
Personnel Services	\$20,265.00
Maintenance & Operations Total	90,457.00
Capital Costs	<u>0.00</u>
Subtotal	\$110,722.00
Indirect Costs	22,577.00
Equipment Replacement	0.00
Capital Replacement	<u>0.00</u>
Total District Costs	\$133,299.00
Contribution to (from) Operational Reserves	0.00
Contribution to (from) Capital Reserves	(212.00)
Other Revenue Sources (1)	<u>(19,723.00)</u>
Total Balance to Levy	\$113,364.00
Maintenance Portion of Balance to Levy (2)	\$48,040.20
Availability Portion of Balance to Levy (2)	\$65,323.80

(1) Includes General Fund contribution.

(2) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

Balance to Levy

Total District Costs - Includes the personnel services, maintenance, and operations, capital (including capital replacement costs), indirect costs and equipment, and capital replacement costs.

Contribution to (from) Operational Reserves - The Operational Reserves item provides funds to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy. Using reserve amounts in this way allows the levy per unit to remain at prior period rates, although District costs have increased.



Contribution to (from) Capital Reserves - The Capital Reserve Account item provides funds to maintain reserves for extraordinary maintenance items and unexpected capital expenditures that may occur as a result of natural occurrences or other unforeseen circumstances.

Other Revenue Sources - This is the amount of additional funds designated for use by the District that are not from District assessments. These funds are added to the District account to reduce assessments and may be from either non-District sources including City General Fund contributions or District sources including interest earnings.

Balance to Levy - This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of the total direct and administration costs, reserves, contributions, and other revenue sources.

The following table shows the total costs, additional revenues, and the balance to the Fiscal Year 2019/20 levy.

Description	Amount
Total District Costs	\$133,299.00
Contribution to (from) Operational Reserves	0.00
Contribution to (from) Capital Reserves	(212.00)
Other Revenue Sources (1)	<u>(19,723.00)</u>
Balance to Levy	\$113,364.00

(1) Includes General Fund contribution.

Operational & Maintenance Reserve Information

The following table shows the estimated balance of the Operational and Maintenance Reserves.

Description	Amount
Estimated Beginning Balance - June 30, 2019	\$0.00
Contribution to (from) Operational and Maintenance Reserves	<u>0.00</u>
Estimated Ending Balance - June 30, 2020	\$0.00

Section 4. METHOD OF APPORTIONMENT

Method of Apportionment

The costs of the District are apportioned by a formula or method which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefits to be received by each such parcel from the operations, servicing, and maintenance of the improvements. The formula reflects the composition of the parcels and the improvements and services provided, to fairly apportion the costs based on estimated special benefit to each parcel. The assessment has been levied in accordance with the assessment methodology adopted and approved by the City Council at the time of District formation.

The method used to calculate the assessments is as follows:

Maintenance Budget	/	Maintenance Benefiting Units	=	Assessment Rate Per Maintenance Unit
Assessment Rate Per Maintenance Unit	x	Parcel Maintenance Units	=	Parcel Maintenance Assessment
Availability Budget	/	Availability Benefiting Units	=	Assessment Rate Per Availability Unit
Assessment Rate Per Availability Unit	x	Parcel Availability Units	=	Parcel Availability Assessment
Parcel Maintenance Assessment	+	Parcel Availability Assessment	=	Parcel Assessment

The Maintenance Units and Availability Units are calculated as the parcel's specific acreage. Parcels that are less than one acre are assessed for one acre. Parcels that are greater than or equal to one acre are assessed based on actual acreage.

Maintenance Assessment Per Unit

The following table shows the maintenance assessment per unit for the Fiscal Year 2019/20 levy.

Description	Amount
Maintenance Portion of Balance to Levy (1)	\$48,040.20
Maintenance Units	567.047
Maintenance Assessment Per Unit	\$84.72

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

Availability Assessment Per Unit

The following table shows the availability assessment per unit for the Fiscal Year 2019/20 levy.

Description	Amount
Availability Portion of Balance to Levy (1)	\$65,323.80
Availability Units	567.047
Availability Assessment Per Unit	\$115.20

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

Total Assessment Per Unit

The following table shows the total assessment per unit for the Fiscal Year 2019/20 levy.

Description	Amount
Maintenance Assessment Per Unit	\$84.72
Availability Assessment Per Unit	115.20
Total Assessment Per Unit	\$199.92

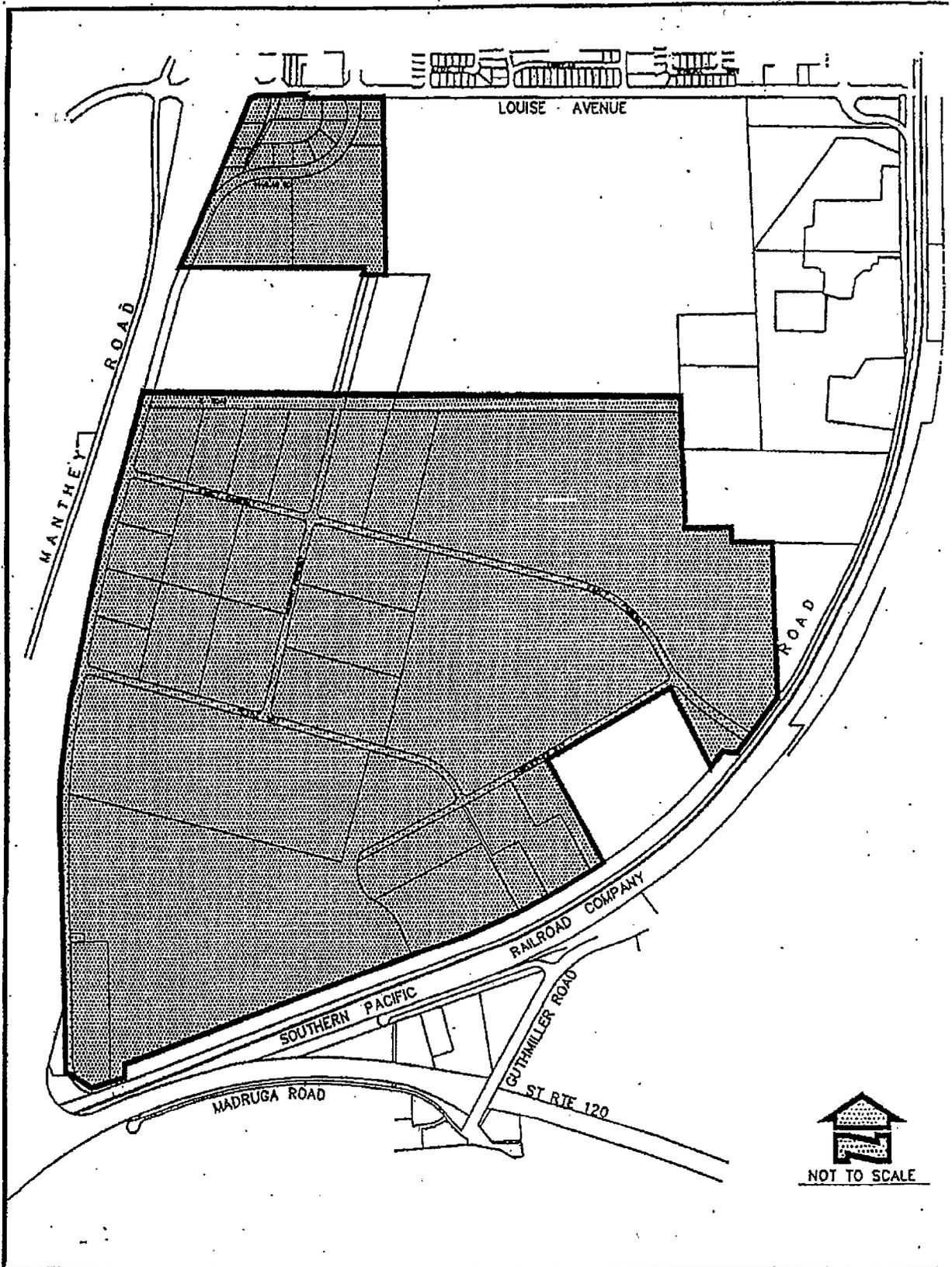
Historical Assessment Information

The following table shows the historical assessment rates for the District for the past ten years.

Fiscal Year	Maintenance Assessment Per Unit	Availability Assessment Per Unit	Total Amount
Fiscal Year 2018/19	\$84.72	\$115.20	\$199.92
Fiscal Year 2017/18	84.72	115.20	199.92
Fiscal Year 2016/17	84.72	115.20	199.92
Fiscal Year 2015/16	84.72	115.20	199.92
Fiscal Year 2014/15	84.72	115.20	199.92
Fiscal Year 2013/14	84.72	115.20	199.92
Fiscal Year 2012/13	84.72	115.20	199.92
Fiscal Year 2011/12	84.72	115.20	199.92
Fiscal Year 2010/11	84.72	115.20	199.92
Fiscal Year 2009/10	84.72	115.20	199.92

Section 5. **DISTRICT DIAGRAM**

Reference is made to the District Diagram on file with the City Clerk. The following page provides the boundaries of the District. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference and made part of this Report.



City of Lathrop
 Storm Drain Zone 1A



Date: February 15

Section 6. **PARCEL LISTING**

The parcel listing of assessments is provided on the following pages. The description of each lot or parcel is a part of the records of the County Assessor and is incorporated by reference and made part of this Report.

CITY OF LATHROP
CITY ZONE 1A - STORM DRAINAGE
FISCAL YEAR 2019/20
PARCEL LISTING

APN	Land Use	Acreage	Maintenance Assessment			Availability Assessment			Total Levy
			Units	Rate	Levy*	Units	Rate	Levy*	
198-130-300-000	COM	8.6300	8.6300	\$84.72	\$731.13	8.6300	\$115.20	\$994.18	\$1,725.30
198-130-390-000	INV	27.9300	27.9300	84.72	2,366.23	27.9300	115.20	3,217.54	5,583.76
198-130-420-000	IND	47.1600	47.1600	84.72	3,995.40	47.1600	115.20	5,432.83	9,428.22
198-130-540-000	INV	5.0200	5.0200	84.72	425.29	5.0200	115.20	578.30	1,003.60
198-130-550-000	INV	7.2100	7.2100	84.72	610.83	7.2100	115.20	830.59	1,441.42
198-130-560-000	INV	6.0400	6.0400	84.72	511.71	6.0400	115.20	695.81	1,207.52
198-130-570-000	INV	4.8800	4.8800	84.72	413.43	4.8800	115.20	562.18	975.60
198-130-580-000	INV	1.8300	1.8300	84.72	155.04	1.8300	115.20	210.82	365.84
198-130-610-000	INV	9.7600	9.7600	84.72	826.87	9.7600	115.20	1,124.35	1,951.22
198-130-620-000	INV	18.6700	18.6700	84.72	1,581.72	18.6700	115.20	2,150.78	3,732.50
198-130-630-000	INV	7.1900	7.1900	84.72	609.14	7.1900	115.20	828.29	1,437.42
198-130-640-000	IND	49.6400	49.6400	84.72	4,205.50	49.6400	115.20	5,718.53	9,924.02
198-190-040-000	IND	6.3100	6.3100	84.72	534.58	6.3100	115.20	726.91	1,261.50
198-190-060-000	COM	8.9900	8.9900	84.72	761.63	8.9900	115.20	1,035.65	1,797.28
198-190-190-000	IND	12.4900	12.4900	84.72	1,058.15	12.4900	115.20	1,438.85	2,497.00
198-190-200-000	IND	12.5000	12.5000	84.72	1,059.00	12.5000	115.20	1,440.00	2,499.00
198-190-210-000	IND	13.2000	13.2000	84.72	1,118.30	13.2000	115.20	1,520.64	2,638.94
198-190-300-000	IND	11.0000	11.0000	84.72	931.92	11.0000	115.20	1,267.20	2,199.12
198-190-310-000	IND	14.7200	14.7200	84.72	1,247.08	14.7200	115.20	1,695.74	2,942.82
198-190-320-000	IND	29.1100	29.1100	84.72	2,466.20	29.1100	115.20	3,353.47	5,819.66
198-190-330-000	IND	7.2800	7.2800	84.72	616.76	7.2800	115.20	838.66	1,455.42
198-210-020-000	COM	1.1690	1.1690	84.72	99.04	1.1690	115.20	134.67	233.70
198-210-030-000	COM	0.8390	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-210-040-000	COM	0.6390	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-210-050-000	COM	0.8500	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-210-060-000	COM	0.6890	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-210-070-000	COM	0.7600	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-210-080-000	COM	0.7390	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-210-090-000	COM	0.8500	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-210-100-000	COM	0.8300	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-210-140-000	COM	0.7390	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-210-160-000	COM	0.9930	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-210-170-000	COM	0.9160	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-210-180-000	COM	14.2800	14.2800	84.72	1,209.80	14.2800	115.20	1,645.06	2,854.86
198-210-190-000	COM	18.7000	18.7000	84.72	1,584.26	18.7000	115.20	2,154.24	3,738.50
198-210-200-000	COM	0.7740	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-210-210-000	COM	0.3850	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-210-220-000	COM	1.3390	1.3390	84.72	113.44	1.3390	115.20	154.25	267.68
198-210-230-000	COM	1.0690	1.0690	84.72	90.57	1.0690	115.20	123.15	213.70
198-220-020-000	IND	19.3900	19.3900	84.72	1,642.72	19.3900	115.20	2,233.73	3,876.44
198-220-030-000	IND	10.0100	10.0100	84.72	848.05	10.0100	115.20	1,153.15	2,001.20

CITY OF LATHROP
CITY ZONE 1A - STORM DRAINAGE
FISCAL YEAR 2019/20
PARCEL LISTING

APN	Land Use	Acreage	Maintenance Assessment			Availability Assessment			Total Levy
			Units	Rate	Levy*	Units	Rate	Levy*	
198-220-090-000	COM	27.7900	27.7900	84.72	2,354.37	27.7900	115.20	3,201.41	5,555.78
198-220-100-000	IND	11.4900	11.4900	84.72	973.43	11.4900	115.20	1,323.65	2,297.08
198-220-110-000	INV	0.7440	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-220-120-000	IND	23.0700	23.0700	84.72	1,954.49	23.0700	115.20	2,657.66	4,612.14
198-240-010-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-020-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-030-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-040-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-050-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-060-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-070-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-080-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-090-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-100-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-110-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-120-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-130-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-140-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-150-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-160-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-170-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-180-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-190-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-200-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-210-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-220-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-230-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-240-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-250-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-260-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-270-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-280-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-290-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-300-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-310-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-320-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-330-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-340-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-350-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-360-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-370-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92

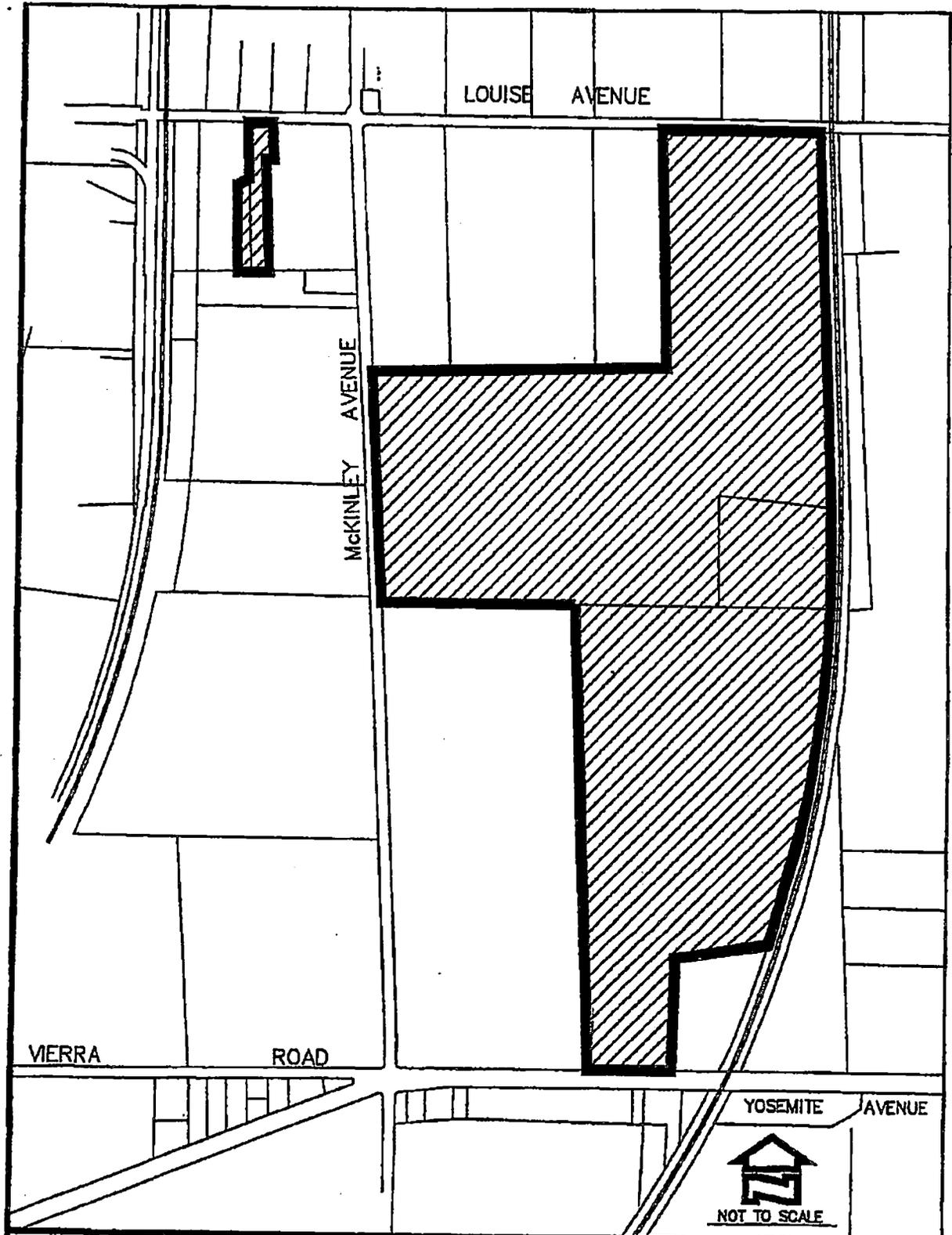
CITY OF LATHROP
CITY ZONE 1A - STORM DRAINAGE
FISCAL YEAR 2019/20
PARCEL LISTING

APN	Land Use	Acreage	Maintenance Assessment			Availability Assessment			Total Levy
			Units	Rate	Levy*	Units	Rate	Levy*	
198-240-380-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-390-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-400-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-410-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-420-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-430-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-440-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-450-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-460-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-470-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-240-480-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-010-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-020-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-030-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-040-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-050-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-060-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-070-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-080-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-090-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-100-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-110-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-120-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-130-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-140-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-150-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-160-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-170-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-180-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-190-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-200-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-210-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-220-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-230-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-240-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-250-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-260-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-270-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-280-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-290-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-300-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92

CITY OF LATHROP
CITY ZONE 1A - STORM DRAINAGE
FISCAL YEAR 2019/20
PARCEL LISTING

APN	Land Use	Acreage	Maintenance Assessment			Availability Assessment			Total Levy
			Units	Rate	Levy*	Units	Rate	Levy*	
198-250-310-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-320-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-330-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-340-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-350-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-360-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-370-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-380-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-390-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-400-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-410-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-420-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-430-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-440-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-450-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-460-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-470-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-480-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-490-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-500-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-510-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-520-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-530-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-540-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-550-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-560-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-570-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-580-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-590-000	IND	0.1302	1.00	84.72	84.72	1.0000	115.20	115.20	199.92
198-250-600-000	INV	8.1800	8.1800	84.72	693.01	8.1800	115.20	942.34	1,635.34
Totals:	153 Parcels		567.0470		\$48,040.22	567.0470		\$65,323.81	\$113,363.90

* Where applicable, the actual levy will be rounded down to an even amount for County tax roll purposes.



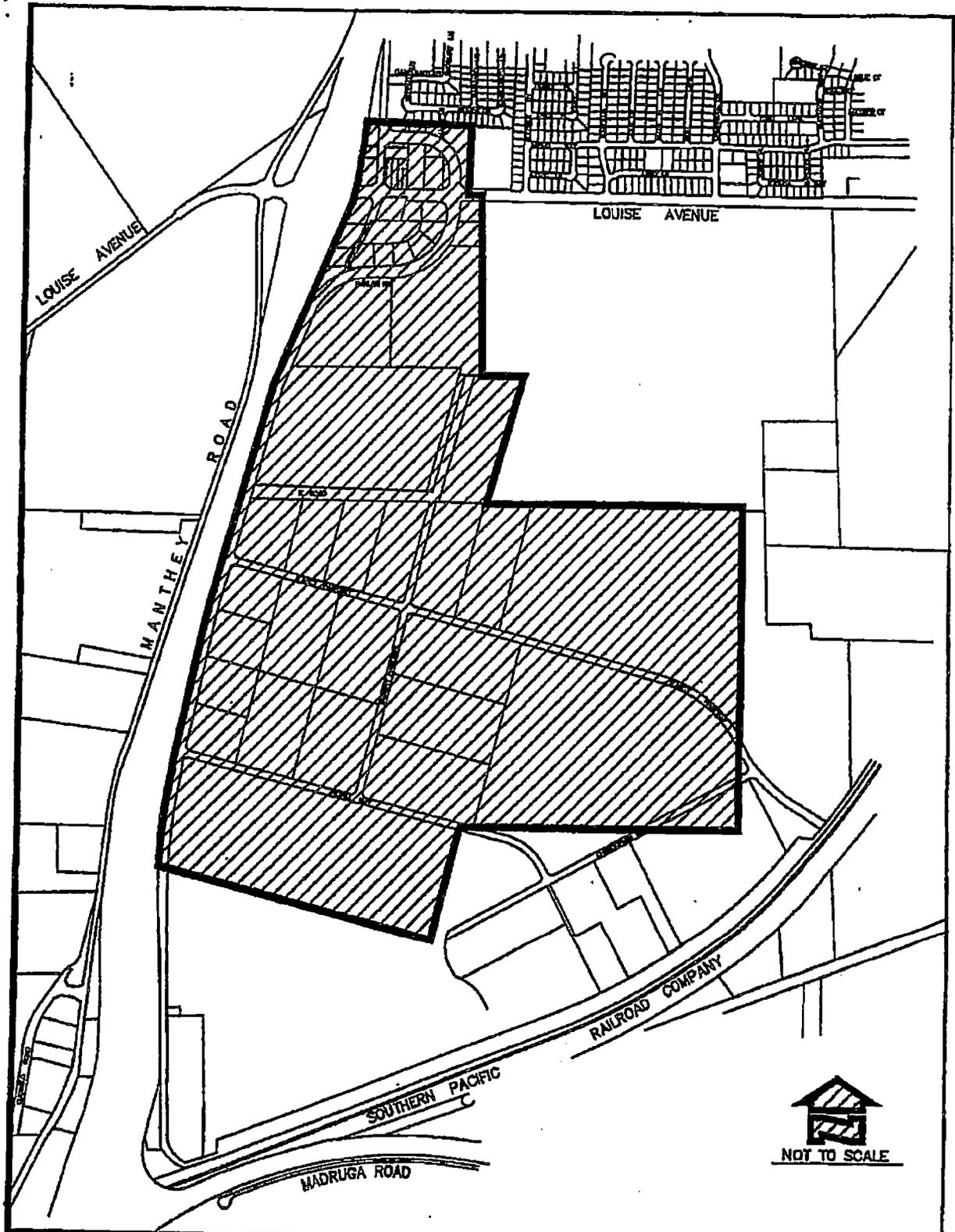
NOT TO SCALE

City of Lathrop

Industrial Lighting - Zone A



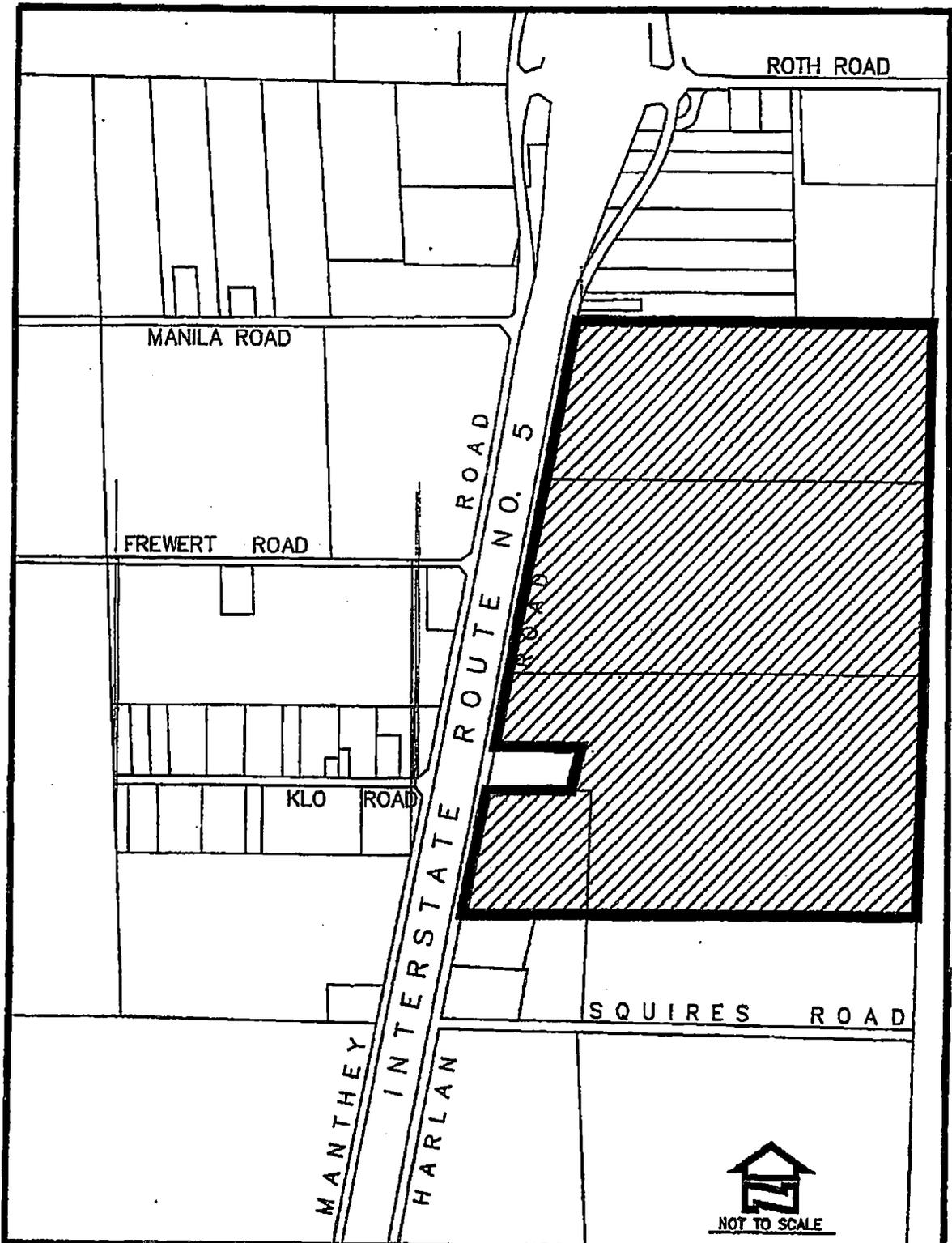
Date: February 1998



City of Lathrop
Industrial Lighting - Zone B



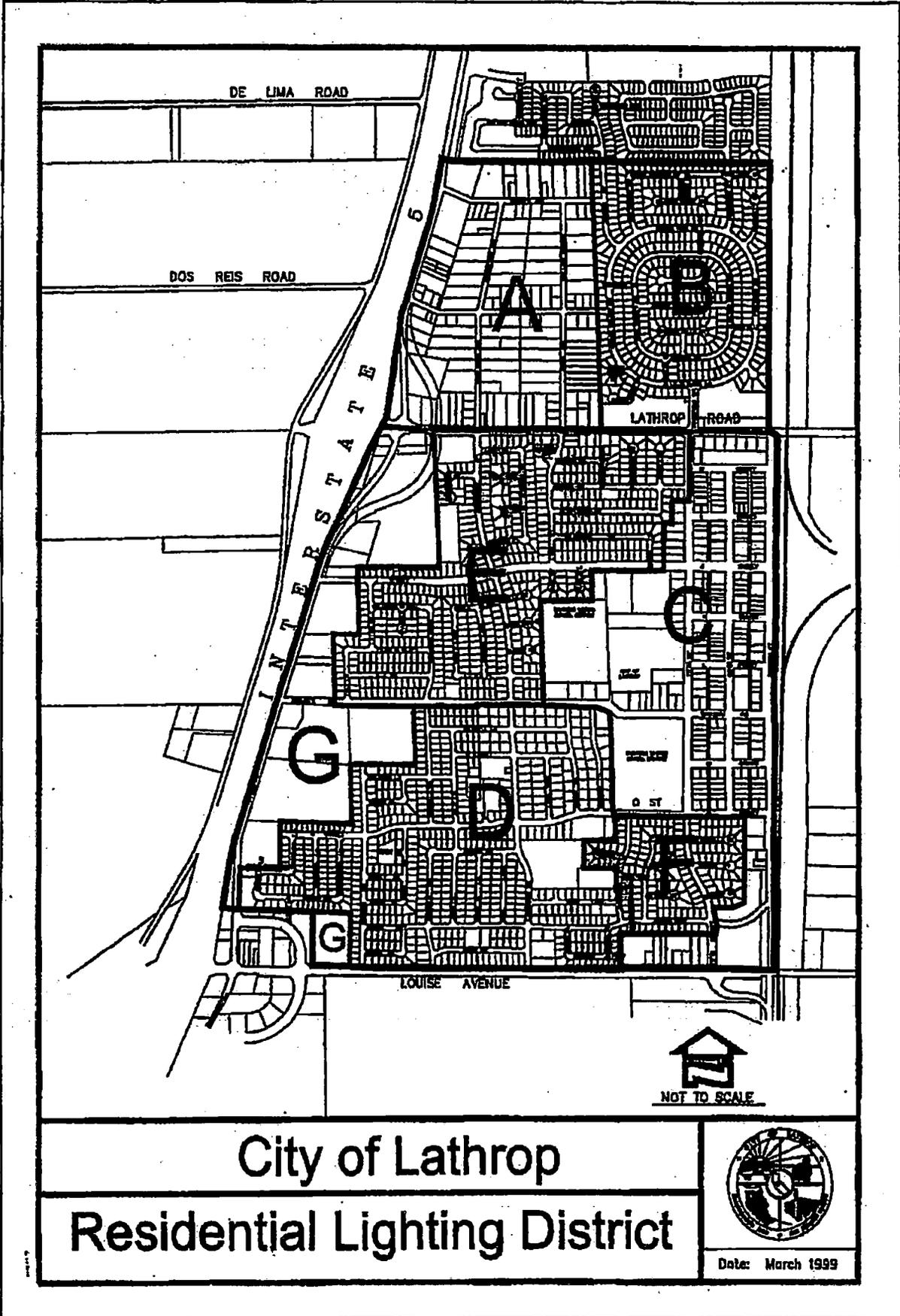
Date: February 1998



City of Lathrop
Industrial Lighting - Zone C



Date: February 1989



City of Lathrop

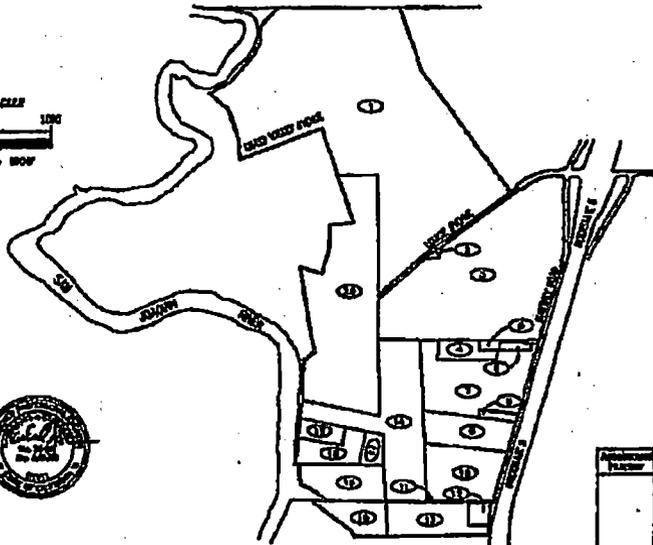
Residential Lighting District



Date: March 1999

**ASSESSMENT DIAGRAM
MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT**

CITY OF LAHROP
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA



Assessment Parcel	APN	Assessment Parcel ID
1	165-132100-000	1
2	165-132100-001	2
3	165-132100-002	3
4	165-132100-003	4
5	165-132100-004	5
6	165-132100-005	6
7	165-132100-006	7
8	165-132100-007	8
9	165-132100-008	9
10	165-132100-009	10
11	165-132100-010	11
12	165-132100-011	12
13	165-132100-012	13
14	165-132100-013	14
15	165-132100-014	15
16	165-132100-015	16
17	165-132100-016	17
18	165-132100-017	18
19	165-132100-018	19
20	165-132100-019	20
21	165-132100-020	21
22	165-132100-021	22
23	165-132100-022	23
24	165-132100-023	24
25	165-132100-024	25
26	165-132100-025	26
27	165-132100-026	27
28	165-132100-027	28
29	165-132100-028	29
30	165-132100-029	30
31	165-132100-030	31
32	165-132100-031	32
33	165-132100-032	33
34	165-132100-033	34
35	165-132100-034	35
36	165-132100-035	36
37	165-132100-036	37
38	165-132100-037	38
39	165-132100-038	39
40	165-132100-039	40
41	165-132100-040	41
42	165-132100-041	42
43	165-132100-042	43
44	165-132100-043	44
45	165-132100-044	45
46	165-132100-045	46
47	165-132100-046	47
48	165-132100-047	48
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68	165-132100-067	68
69	165-132100-068	69
70	165-132100-069	70
71	165-132100-070	71
72	165-132100-071	72
73	165-132100-072	73
74	165-132100-073	74
75	165-132100-074	75
76	165-132100-075	76
77	165-132100-076	77
78	165-132100-077	78
79	165-132100-078	79
80	165-132100-079	80
81	165-132100-080	81
82	165-132100-081	82
83	165-132100-082	83
84	165-132100-083	84
85	165-132100-084	85
86	165-132100-085	86
87	165-132100-086	87
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89	165-132100-088	89
90	165-132100-089	90
91	165-132100-090	91
92	165-132100-091	92
93	165-132100-092	93
94	165-132100-093	94
95	165-132100-094	95
96	165-132100-095	96
97	165-132100-096	97
98	165-132100-097	98
99	165-132100-098	99
100	165-132100-099	100
101	165-132100-100	101

BEFORE ME, THE OFFICE OF THE CITY CLERK OF THE CITY OF LAHROP THIS 15 DAY OF April 2004,

Cheryl R. Wynn
CITY CLERK
CITY OF LAHROP

I HEREBY CERTIFY THAT THE ABOVE DIAGRAM SHOWS THE PROPOSED BOUNDARY OF MAINTENANCE DISTRICTS FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICTS AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAHROP BY A RESOLUTION NUMBER 08-0008 HELD ON THE 15 DAY OF April 2004.

Cheryl R. Wynn
CITY CLERK
CITY OF LAHROP

WITNESSETH MY HAND AND SEAL AT THE HOUR OF 5:00 O'CLOCK A.M. ON THIS 15 DAY OF April 2004 AT THE CITY OFFICE OF THE CITY OF LAHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gregory M. Galloway
CITY MANAGER
CITY OF LAHROP
COUNTY OF SAN JOAQUIN

NOTE: FOR A DETAILED DESCRIPTION OF THE LAWS AND ORDINANCES OF LAHROP, REFER TO THE CITY CHARTER AND TO THE COUNTY OF SAN JOAQUIN ASSESSORS MAP.

THIS IS CORRECTED
CORRECTED COPY
DATE: 05/12/2005
BY: Cheryl R. Wynn
CITY CLERK
CITY OF LAHROP

- LEGEND**
- ASSESSMENT DISTRICT BOUNDARY
 - PARCEL LINE
 - ASSESSOR'S PARCEL IDENTIFICATION

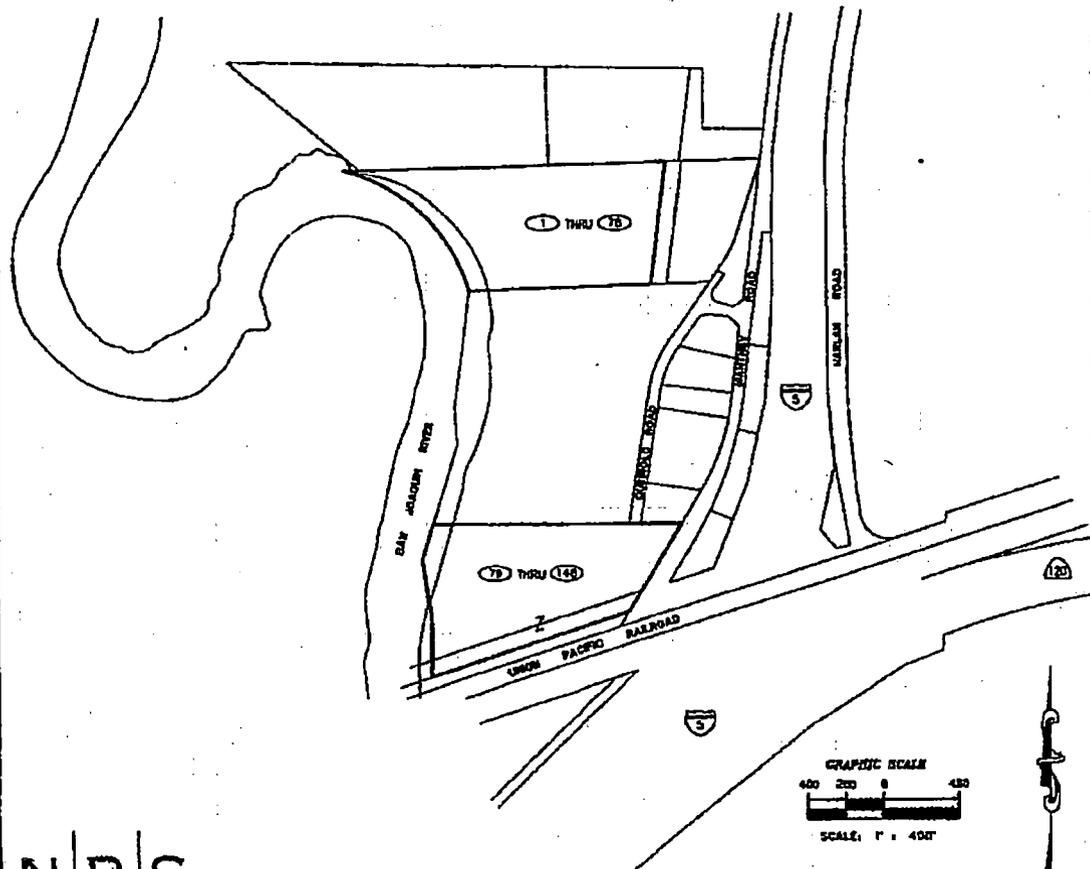
NBS
2985 Douglas Blvd., Suite 201
Folsom, CA 95630
Land Development Solutions

5-151

SHEET 1 OF 2

ANNEXATION DIAGRAM MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT ANNEXATION NO. 1, ZONE 2 (MOSSDALE LANDING SOUTH)

CITY OF LATHROP
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LATHROP
ON THE 27th DAY OF December, 2006.

[Signature]
CITY CLERK
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF THE ANNEXATION
OF TERRITORY INTO MOSSDALE LANDSCAPE MAINTENANCE DISTRICT, CITY OF LATHROP,
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL
OF THE CITY OF LATHROP AT A REGULAR MEETING HERETOBY HELD ON THE 21st DAY
OF December, 2006, BY ITS RESOLUTION NO. 22-2719.

[Signature]
CITY CLERK
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

FILED THIS 9 DAY OF February, 2007 AT THE HOUR OF 2:20 O'CLOCK P.M.
IN BOOK 5 AT PAGE 181 OF MAPS OF ASSESSMENT DISTRICTS OF THE OFFICE
OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gay W. Freeman by Christina M. BACAO
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.

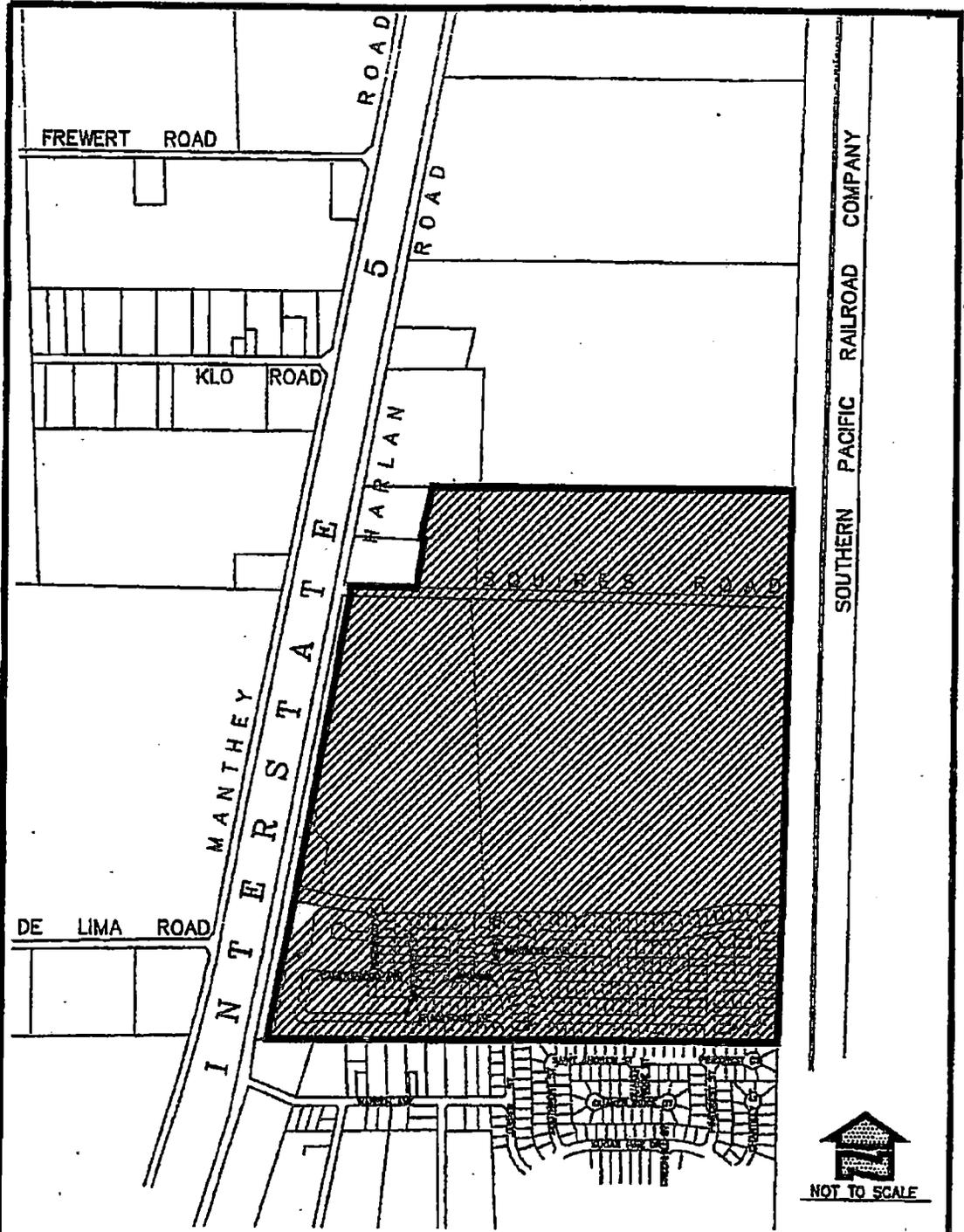
- LEGEND
- ASSESSMENT DISTRICT BOUNDARY
 - PARCEL LINES
 - ASSESSMENT NUMBER



DOC # 2007-008077
 DIVISION # 1207-118-00
 Page 1 of 2
 Recorded in Public Records
 County of San Joaquin
 Recorder's Office
 State of California

N | B | S
 270 North N Street, Suite 101
 Lathrop, OR 97030
 Local Government Solutions

5-151

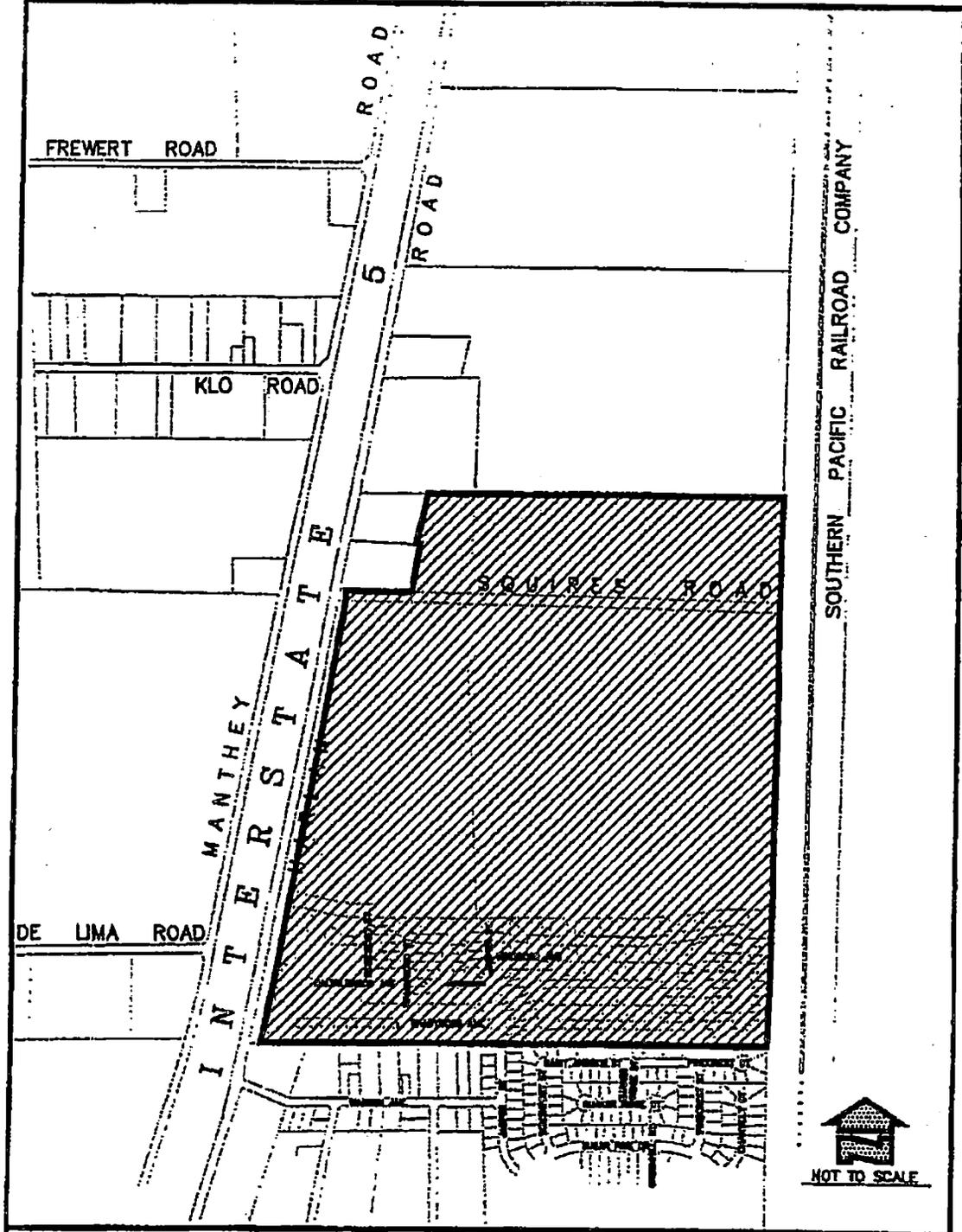


City of Lathrop

Stonebridge Landscaping District



Date: June 2001

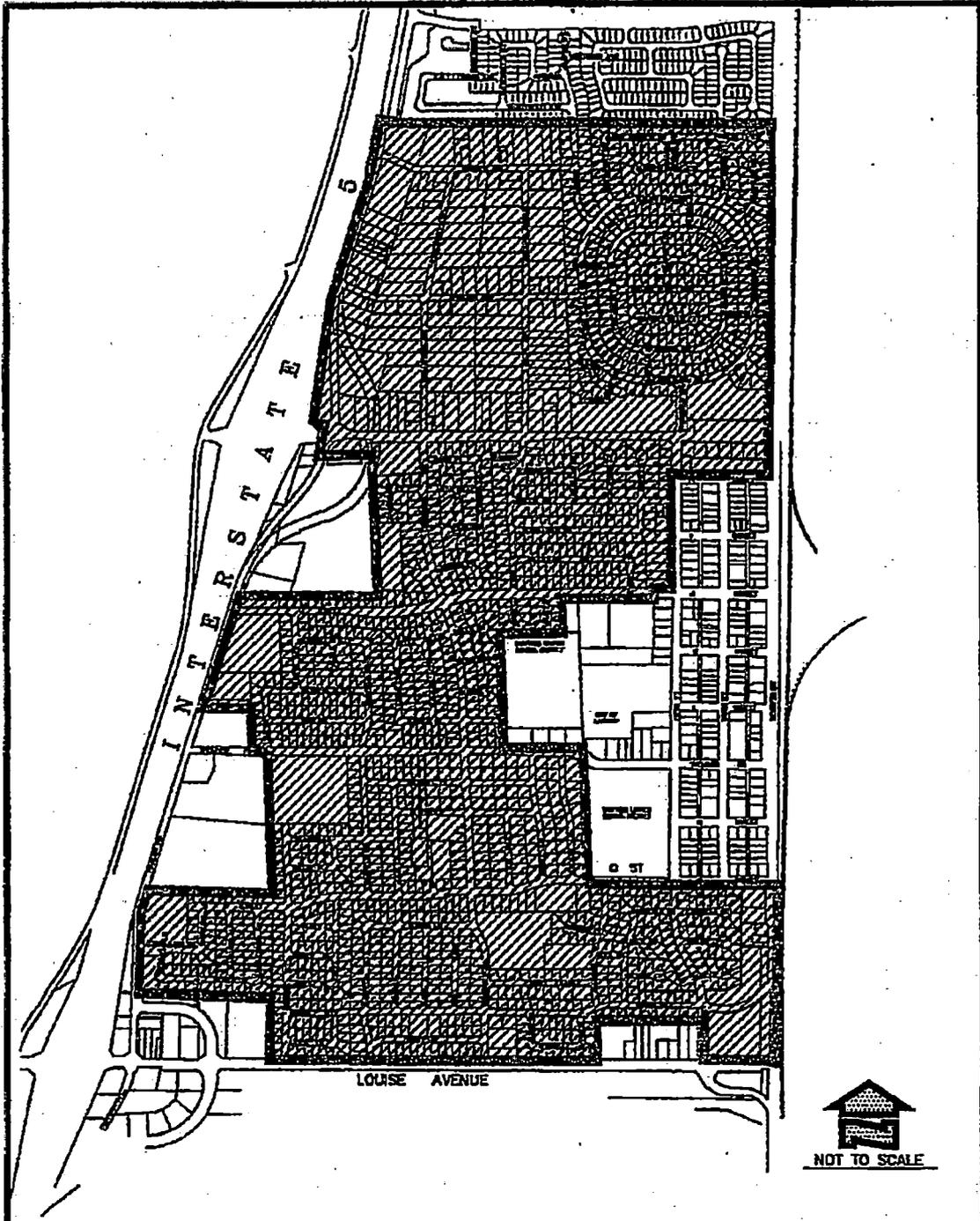


City of Lathrop

Stonebridge Drainage & Lighting District



Date: February 1999



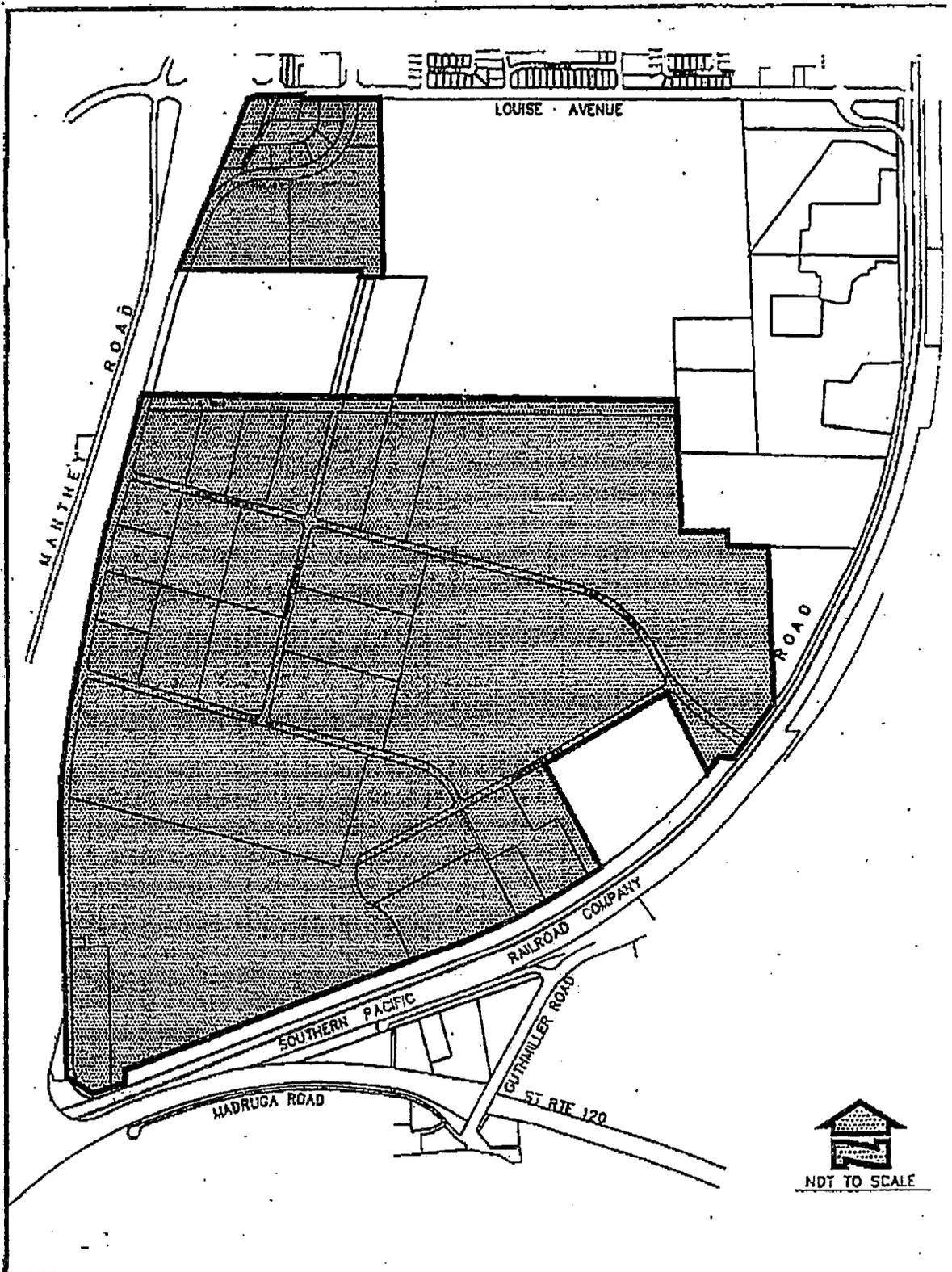
City of Lathrop
Storm Drain Zone 1



NOT TO SCALE



Date: February 1999



City of Lathrop
Storm Drain Zone 1A



Date: February 15

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ITEM: PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER FISCAL YEAR 2019/20 ASSESSMENTS FOR THE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 93-1 WOODFIELD PARK MAINTENANCE ZONE

RECOMMENDATION: Council to Consider the Following:

- 1. Hold a Public Hearing; and**
- 2. Adopt a Resolution Approving the Final Engineer's Report and Ordering the Levy and Collection of Assessments for the Landscape and Lighting Maintenance District No. 93-1 Woodfield Park Maintenance Zone for Fiscal Year 2019/20**

SUMMARY:

At the April 8, 2019 City Council Meeting, Staff presented the preliminary Engineer's Report and Intent to Levy for the Landscape and Lighting Maintenance District No. 93-1 Woodfield Park Maintenance Zone ("Woodfield Park") or (LLMD 93-1") to Council for approval, and requested to set a public hearing date to initiate the final approval process.

The City Council approved the preliminary Engineer's Report and Intent to Levy for the LLMD 93-1, and set the public hearing date for May 13, 2019. A notice of the public hearing was mailed to each property owner within the District. The public hearing was published in the Manteca Bulletin on April 27th & May 2nd.

The assessment of LLMD 93-1 for Fiscal Year 2019/20 shows that the revenues for Woodfield Park do not meet the expenditures, resulting in a shortfall of \$39,037. Consequently, the use of the District's reserves will be required to maintain current service levels for Woodfield Park. Staff estimates the beginning Fiscal Year 2019/20 District reserves to be \$20,710.

Woodfield Park is proposed to be levied at a rate of \$123.90 per Equivalent Dwelling Unit (EDU). The assessment rate of \$123.90 per EDU has been in effect since Fiscal Year 1998/99 and is not proposed to increase.

Table 1 below displays the current and proposed assessment rates.

Table 1

District	FY 18/19	FY 19/20		Notes
	Actual Rates	Proposed Rates	% Change	
Woodfield Park	\$123.90	\$123.90	0.00%	Rate unchanged since FY 1998/99

**CITY MANAGER'S REPORT
MAY 13, 2019 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2019/20 WOODFIELD PARK MAINTENANCE DISTRICT**

PAGE 2

Please note that the assessment and budget amounts shown in the Final Engineer's Report have not been modified from the approved preliminary Engineer's Report on April 8th.

Tonight, the City Council is being asked to approve the Final Engineer's Report for the Landscape and Lightning Maintenance District No. 93-1 Woodfield Park Maintenance Zone and order the levy and collection of annual assessments for Fiscal Year 2019/20.

City Council may order amendments to the Engineer's Report or confirm it as submitted. If approved, the assessment information will be submitted to the County Auditor-Controller, and included on the property tax roll for each benefiting parcel for Fiscal Year 2019/20. The collected monies will fund Woodfield Park operation and maintenance costs.

BACKGROUND:

Maintenance Districts are formed to fund services and improvements that provide special benefit to the properties within the District's boundaries. Improvements may include landscaping, park sites, street lightning and storm drainage. The Districts levies are made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act"), applicable to the provisions of Proposition 218 (California Constitutional Articles XIII C and XIII D).

Each parcel within a District is assessed in accordance to assessment methodology adopted and approved by the City Council at the time of District formation. The assessments are paid by the property owner as a part of each parcel's secured property tax bill.

NBS Government Finance Group performs an annual assessment of the Districts, evaluating costs of the maintenance, operations, and servicing of the improvements to be maintained. The assessment process is generally initiated in March. Upon the completion of the assessment, NBS submits a Preliminary Engineer's Report (the "Report") to City staff which includes a district overview, estimate of costs, method of apportionment, district diagrams, and parcel listing. City staff utilizes the Report findings to produce the District's annual budget.

The City of Lathrop has eight (8) Maintenance Assessment Districts (MAD): five (5) Landscaping and Lighting Districts (LLMD), including Woodfield Park; three (3) Benefit Assessment Districts (BAD). Woodfield Park was created to fund the cost of the operation and maintenance of specific park improvements within Tract 2051. This includes costs for personnel to maintain buildings and equipment and the cost for contracted park maintenance.

**CITY MANAGER’S REPORT
MAY 13, 2019 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2019/20 WOODFIELD PARK MAINTENANCE DISTRICT**

Woodfield Park reporting is submitted on a stand-alone basis due to the size of the district and because two City Council members currently reside within the district. (Legal guidelines generally prohibit legislative body members from voting on matters involving districts where they reside if the district(s) in question comprise less than 10% of the agency’s total residential parcels as defined by the County Assessor.)

In Fiscal Year 2019/20 Woodfield Park will receive \$54,764 in revenue from assessments. The total expenditures for this District are \$93,801, which creates a shortfall of \$39,037. The District is anticipated to begin Fiscal Year 2019/20 with a reserve fund balance of \$20,710, which will be used to partially offset the shortfall. A General Fund subsidy, in the amount of \$18,327, is required for Fiscal Year 2019/20.

Table 2 below displays the current and proposed assessment rates.

Table 2

District	FY 18/19	FY 19/20		Notes
	Actual Rates	Proposed Rates	% Change	
Woodfield Park	\$123.90	\$123.90	0.00%	Rate unchanged since FY 1998/99

Woodfield Park is proposed to be levied at a rate of \$123.90 per Equivalent Dwelling Unit (EDU). The assessment rate of \$123.90 per EDU has been in effect since Fiscal Year 1998/99 and is not proposed to increase.

The Woodfield Park District was created several years ago, without a revenue inflation factor. This means, Woodfield Park has a maximum assessment rate that does not escalate to mirror increases in district expenses. The imbalance of Woodfield Park’s expenditures will continue due to the lack of the revenue inflation factor. In order to remedy this imbalance, a Proposition 218 balloting of Woodfield Park’s property owners would have to be initiated and successfully completed.

By law, assessments may only increase to the maximum approved amount set by property owners at the time of district formation or annexation. Any proposed increase which exceeds the approved amount requires the approval of the then current property owners via a Proposition 218 ballot process. Each of the City’s Districts has a maximum assessment amount. The City Council may authorize any level of assessment up to the maximum amount. If it is determined that the maximum amount is not needed, City Council may lower the actual annual assessment without jeopardizing the ongoing maximum assessment.

The Final Engineer Report for Woodfield Park is available for review at the City Clerk’s office and the Public Works Department. Copies will be available at the City Council meeting per request.

**CITY MANAGER'S REPORT
MAY 13, 2019 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2019/20 WOODFIELD PARK MAINTENANCE DISTRICT**

PAGE 4

REASON FOR RECOMMENDATION:

Maintain quality maintenance and service of Woodfield Park.

COUNCIL GOALS ADVANCED BY THIS AGENDA ITEM:

Promoting Community Values by maintaining Parks, Recreation, and Community Services to its required service levels.

FISCAL IMPACT:

The Woodfield Park Landscaping and Lighting District has expenditures that exceed revenues. In order to maintain the current service levels in the district, utilization of \$20,710 in district fund reserves and a General Fund subsidy, in the amount of \$18,327, is required to cover the shortfall.

ATTACHMENTS:

- A. A Resolution Amending and/or Approving the Final Engineer's Report and Ordering the Levy and Collection of Assessments for the Landscape and Lighting Maintenance District No 93-1 (Woodfield Park) Maintenance Zone For Fiscal Year 2019/20
- B. Landscape and Lighting Maintenance District No. 93-1 (Woodfield Park) Boundary Map

*** Note – The Final Engineer Report is available for review upon request in the City Clerk's Office.**

**CITY MANAGER'S REPORT
MAY 13, 2019 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2019/20 WOODFIELD PARK MAINTENANCE DISTRICT**

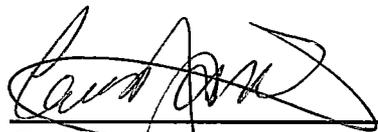
APPROVALS:

for Vanessa R. Portillo
Sandra Frias
Budget Manager

5.7.19
Date

Vanessa R. Portillo
Vanessa Portillo
Deputy Finance Director

5.7.2019
Date


Cari James
Finance & Administrative Services
Director

5-7-19
Date


Salvador Navarrete
City Attorney

5-7-19
Date

for 
Stephen Salvatore
City Manager

5-7-19
Date

RESOLUTION NO. 19-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
AMENDING AND/OR APPROVING THE FINAL ENGINEER'S REPORT
AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR
THE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO 93-1
WOODFIELD PARK MAINTENANCE ZONE FOR FISCAL YEAR 2019/20**

WHEREAS, on April 8, 2019 the City Council initiated proceedings and declared its intention to levy and collect annual assessments in a special maintenance district created pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Division 15, Part 2 of the Streets and Highways Code of the State of California* (the "Act") said special maintenance district known and designated as the City of Lathrop, Landscape and Lighting Maintenance District No. 93-1 Woodfield Park Maintenance Zone (hereinafter referred to as the "District"); and

WHEREAS, on May 13, 2019, the City Council held a public hearing for the approval of the final Engineer's report and ordering of the levy and collection of assessments; and

WHEREAS, a notice of the public hearing was mailed to each property owner within the District, and the public hearing was published in the Manteca Bulletin on April 27th & May 2nd of 2019; and

WHEREAS, at this time all notice and public hearing requirements as required by the Act have been met relating to the levy of the annual assessments; and

WHEREAS, the City Council has received a final Engineer's Report (the "Report") from the Assessment Engineer (NBS Government Finance Group) for consideration and final approval which details the method of assessment including the proposed annual assessment of \$123.90. The Report is available for the public's review; and

WHEREAS, the assessments are in compliance with all laws pertaining to the levy of the landscape maintenance district assessments; and the assessments are levied without regard to property valuation, and the assessments are in compliance with the provisions of Proposition 218;

WHEREAS, the City Council is satisfied with the assessment, diagram and all other matters as contained in the Report; and

WHEREAS, the City Council approves the Report and ordering of the levy and collection of assessment in the amount of \$123.90;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LATHROP AS FOLLOWS:

RECITALS

- Section 1. The above recitals are all true and correct.
- Section 2. This City Council hereby finds and determines that the procedures for the consideration of the levy of the annual assessments have been undertaken in accordance with the Act inasmuch as, the proposed assessments for Fiscal Year 2019/20 are not proposed to be increased over the assessments previously authorized to be levied.

DETERMINATION AND CONFIRMATION

- Section 3. The final assessments and diagram for the proceedings, as contained in the Engineer's Report, is hereby approved and confirmed.

Based upon the Engineer's Report and the testimony and other evidence presented at the Public Hearing, the City Council hereby makes the following determinations regarding the assessments proposed to be imposed:

- a. The proportionate special benefit derived by each individual parcel assessed has been determined in relationship to the entity of the cost of the operations and maintenance expenses.
- b. The assessments do not exceed the reasonable cost of the proportional special benefit conferred on each parcel.
- c. Only the special benefits have been assessed.

The assessments for the District contained in the Engineer's Report for Fiscal Year 2019/20 are hereby confirmed and levied upon the respective lots or parcels within the District in the amounts set forth in the Engineer's Report.

ORDERING OF MAINTENANCE

- Section 4. The public interest and convenience requires, and this legislative body does hereby order the maintenance work to be made and performed as said maintenance work is set forth in the Engineer's Report and as previously declared and set forth in the Resolution of Intention.

FILING WITH CITY CLERK

Section 5. The above-referenced Engineer's Report shall be filed in the Office of the City Clerk and shall remain open for public inspection.

ENTRY UPON THE ASSESSMENT ROLL

Section 6. The County Auditor shall enter onto the County Assessment roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the Engineer's Report.

COLLECTION AND PAYMENT

Section 7. The assessments shall be collected at the same time and in the same manner as County taxes are collected, and all laws providing for the collection and enforcement of County taxes shall apply to the collection and enforcement of the assessments.

FISCAL YEAR

Section 8. The assessments as above authorized and levied for these proceedings will provide revenue and relate to the fiscal year commencing July 1, 2019 and ending June 30, 2020.

The foregoing resolution was passed and adopted this 13th day of May 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

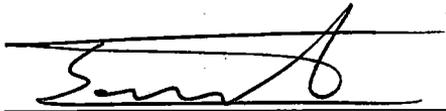
ABSTAIN:

Sonny Dhaliwal, Mayor

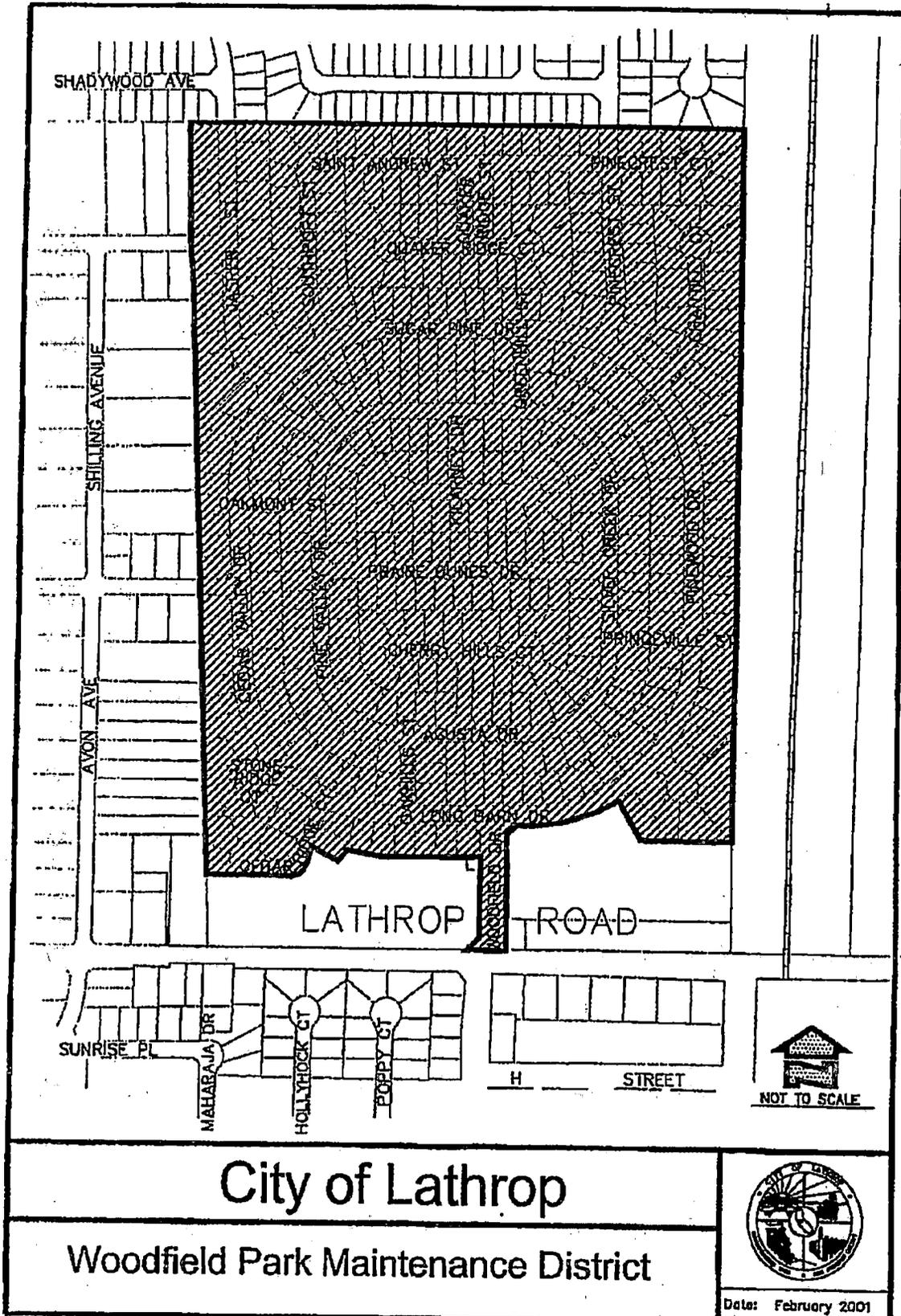
ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney



City of Lathrop

Woodfield Park Maintenance District



Date: February 2001

CITY OF LATHROP

Landscape and Lighting Maintenance District No. 93-1 Woodfield Park Maintenance Zone

Annual Engineer's Report

Fiscal Year 2019/20

OFFICE LOCATIONS:

Temecula – Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592

San Francisco – Regional Office
870 Market Street, Suite 1223
San Francisco, CA 94102

California Satellite Offices
Atascadero, Davis
Huntington Beach,
Joshua Tree, Riverside
Sacramento, San Jose

www.nbsgov.com

Prepared by:



NBS helping communities fund tomorrow

**CITY OF LATHROP
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 93-1
WOODFIELD PARK MAINTENANCE ZONE**

**390 Towne Centre Drive
Lathrop, California 95330
Phone - (209) 941-7320
Fax - (209) 941-7339**

CITY COUNCIL

Sonny Dhaliwal, Mayor

Martha Salcedo, Vice Mayor

Paul Akinjo, Councilmember

Diane Lazard, Councilmember

Jennifer Torres-O'Callaghan, Councilmember

CITY STAFF

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Cari James, Finance Director

Glenn Gebhardt, City Engineer

NBS

Tim Seufert, Client Services Director

Kristin Harvey, Senior Consultant

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Section 1. ENGINEER’S LETTER

WHEREAS, the City Council of the City of Lathrop (the “City”), State of California, directed NBS Government Finance Group, DBA NBS (“NBS”) to prepare and file a report presenting plans and specifications describing the general nature, location, and extent of the improvements to be maintained, and an estimate of the costs of the maintenance, operations, and servicing of the improvements for the City of Lathrop Landscape and Lighting Maintenance District No. 93-1 (the “District”) for Fiscal Year 2019/20 including only the Woodfield Park Maintenance Zone. The report includes a diagram for the District showing the area and properties proposed to be assessed, an assessment of the estimated costs of the maintenance, operations and servicing the improvements, and the net amount to be assessed upon all assessable parcels within the District in proportion to the special benefit received;

WHEREAS, the proposed assessment rate of \$123.90 per Equivalent Dwelling Unit (“EDU”) has not increased from the previous year. The District is in compliance with the assessment balloting procedures set forth in Section 4 of Article XIII D of the California Constitution and the District was formed by consent of 100% of the land owners;

NOW THEREFORE, only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received. The following assessment is made to fund the portion of the estimated costs of maintenance, operation, and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF ASSESSMENT

Description	Amount
Balance to Levy (1)	\$54,764.00
Total Equivalent Dwelling Units	442.00
Total Assessment Per Equivalent Dwelling Unit	\$123.90
Total Parcels to be Assessed	442

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes

I, the undersigned, respectfully submit the enclosed Engineer’s Report and, to the best of my knowledge, information, and belief, the Engineer’s Report, Assessments, and the District Diagram herein have been prepared and computed in accordance with the order and historical practices of the City Council of the City.

NBS Government Finance Group, DBA NBS



Section 2. OVERVIEW

Introduction

The City previously formed several maintenance assessment districts for the purpose of providing maintenance services to benefit certain parcels in the City. Over several years, these districts have levied and collected special assessments. In 1993, the districts were consolidated, and now represent distinct zones in the District. The District was formed and the levies made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act"). Since Fiscal Year 1998/99, only the Woodfield Park Maintenance Zone has been included in the annual assessment of the District.

This Annual Engineer's Report (the "Report") describes the District and the proposed charge per EDU for Fiscal Year 2019/20 based on the historical and estimated cost to maintain the improvements and provide the services that benefit parcels within the District. Maintenance and operation of the facilities provides a healthy alternative for youth and adult activities while protecting the capital investments that have been made within the District.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number by the San Joaquin County (the "County") Assessor's Office. The County Auditor-Controller uses Assessor's Parcel Numbers and specific fund numbers to identify, on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments at a noticed public hearing and following review of the Report, the City Council may confirm the submittal of the Report and may order the levy and collection of assessments for Fiscal Year 2019/20. If approved, the assessment information will be submitted to the County Auditor-Controller, and included on the property tax roll for each benefiting parcel for Fiscal Year 2019/20.

Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 by a vote of 56.5% to 43.5%. The provisions of the Proposition, now California Constitutional Articles XIII C and XIII D, added substantive and procedural requirements for assessments which affect the City's landscaping and lighting maintenance assessments.

The assessment rate of \$123.90 per EDU has been in effect since Fiscal Year 1996/97 and is not proposed to increase. The District is in compliance with the assessment balloting procedures set forth in Section 4 of Article XIII D and the District was formed by consent of 100% of the land owners.

Plans and Specifications for the Improvements

The City operates, services, and maintains Woodfield Park (5.49 acres).

The District includes parcels within Tract 2051 and consists of a residential area generally located east of I-5, west of the Union Pacific Railroad, and north of Lathrop Road. Parcels within this zone receive special benefit from the Woodfield Park improvements. Specific improvements within this zone include planting materials, irrigation systems, drainage systems, natural drainage areas, fencing, restroom facilities, playground equipment, picnic facilities, and hardscape.



Section 3. ESTIMATE OF COSTS

Description of Budget Items

Personnel Services – Includes employee salaries, salary related costs, and employee benefits including retirement, medical benefits, and workers compensation costs, etc.

Maintenance & Operations – Includes the following:

Advertising/Legal Notices – Includes the cost of publishing the required legal notices necessary to complete the required procedures for levying the assessments.

Auto & Heavy Equipment Maintenance Parts – Includes replacement parts for City vehicles used for storm drain maintenance.

Auto & Heavy Equipment Maintenance & Repair – Includes maintenance of City vehicles used for storm drain maintenance.

Building Maintenance Materials & Supplies – Includes materials and supplies necessary for maintenance of restrooms, first aid kits, flashlights, fire extinguishers, employee uniforms (e.g. safety boots, jackets, and gloves), and pest control application training.

Contracts – Park Maintenance – Includes professional services necessary for District maintenance, including park maintenance, computer technical support, and alarm service.

Contract Services – Includes professional services necessary for District maintenance, including the Report and administration.

Gas, Diesel, Oil & Lubricants – Includes fuel, oil and lubricants for vehicles, and miscellaneous small equipment used for park maintenance.

Materials & Supplies – Includes materials and supplies necessary for park maintenance (e.g. sprinkler parts, pipe, sand for playgrounds, replacement plants, and trees).

Miscellaneous Equipment – Includes small equipment (e.g. blowers, roto-tiller, and hedge trimmer) and miscellaneous small tools (e.g. shovels, rakes, and hand tools) necessary for park maintenance.

Miscellaneous Supplies – Includes reference materials and additional administrative costs.

Other Maintenance & Repair – Includes contracted maintenance and repair services such as annual fire extinguisher service and emergency repairs.

Shop Tools – Includes miscellaneous small tools necessary for park maintenance such as shovels, weed eaters, and shop vacuums.

Uniforms/Protective Clothing – Includes employee uniforms including safety boots, jackets, gloves, etc.

Utility – Gas & Electric – Includes electrical power for sprinkler controllers, pumps, and park lights.

Water – Includes water for irrigation, water fountains, and restrooms.

Training, Membership, Travel & Dues – Includes continuing training for maintenance staff.

Fixed Charges & Special Fees – Includes the charges per parcel to collect the assessments on the County Secured Property Tax Roll.

Capital – Includes principal payment for lease purchase of park vehicles plus miscellaneous equipment purchased over a five year lease.

Indirect Costs – Includes overhead costs of the City related to maintenance, operation, and administration of the District.

District Budget

The budget for Fiscal Year 2019/20 is as follows.

Description	2019/20 Budget
Personnel Services	\$6,016.00
Maintenance & Operations Total	74,400.00
Capital Costs	0.00
Subtotal	\$80,416.00
Indirect Costs	13,385.00
Total District Costs	\$93,801.00

Balance to Levy

Total District Costs – Includes personnel services, maintenance and operations, capital, and indirect costs determined above.

Contribution to (from) Operational Reserves – The Operational Reserves item provides funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through December when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy. Using reserve amounts in this way allows the Levy per EDU to remain at prior period rates, although District costs have increased.

Contribution to (from) Capital Reserves – The Capital Reserve Account item provides funds to maintain reserves for extraordinary maintenance items and unexpected capital expenditures that may occur as a result of natural occurrences or other unforeseen circumstances.

Balance to Levy – This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of the total direct and administration costs, reserves, contributions, and other revenue sources.

The following table shows the total costs, additional revenues, and the balance to the Fiscal Year 2019/20 levy.

Description	Amount
Total District Costs	\$93,801.00
Other Revenue Sources (1)	(18,327.00)
Contribution to (from) Operational Reserves	<u>(20,710.00)</u>
Balance to Levy	\$54,764.00

(1) Includes General Fund contribution.

Operational & Maintenance Reserve Information

The following table shows the estimated balance of the Operational and Maintenance Reserves.

Description	Amount
Estimated Beginning Balance - June 30, 2019	\$20,710.00
Contribution to (from) Operational and Maintenance Reserves	<u>(20,710.00)</u>
Estimated Ending Balance - June 30, 2020	\$0.00

Section 4. METHOD OF APPORTIONMENT

Method of Apportionment

Pursuant to the Act, the costs of the District are apportioned by a formula or method which fairly distributes the net amount to be assessed among all assessable parcels in proportion to the estimated special benefit to be received by each such parcel from the maintenance, servicing, and operation of the improvements. The formula used for the Woodfield Park Maintenance Zone reflects the homogenous composition of the parcels, as well as the improvements and services provided to fairly proportion the costs based on the estimated benefits to each parcel. The assessment has been levied in accordance with the assessment methodology adopted and approved by the City Council at the time of District formation.

The basis of benefit for the District was determined to be equal for all EDUs within the Woodfield Park Maintenance Zone.

The method used to calculate the assessments within the Woodfield Park Maintenance Zone is as follows:

$$\text{Total Balance to Levy} / \text{Total EDU} = \text{Levy per EDU}$$

To determine the EDU for single-family residential parcels, the Benefit Unit Factor (BUF) is multiplied by the number of developed residential units on the parcel.

To determine the EDU for vacant (no buildings) residential parcels, the BUF is multiplied by the number of residential units that can be built on the parcel.

To determine the EDU for unimproved residential parcels, the number of potential parcels is calculated per the approved tentative map and the BUF is multiplied by that number of parcels.

All parcels in the District have been developed as single-family residential and there are currently no vacant or unimproved residential parcels.

Benefit Unit Factors

The following table shows the Benefit Unit Factors.

Property Type / Land Use	BUF per Unit or Acre
Single-Family Residential	1.0
Vacant Residential Parcels	1.0
Unimproved Residential Parcels	1.0

Assessment Per EDU

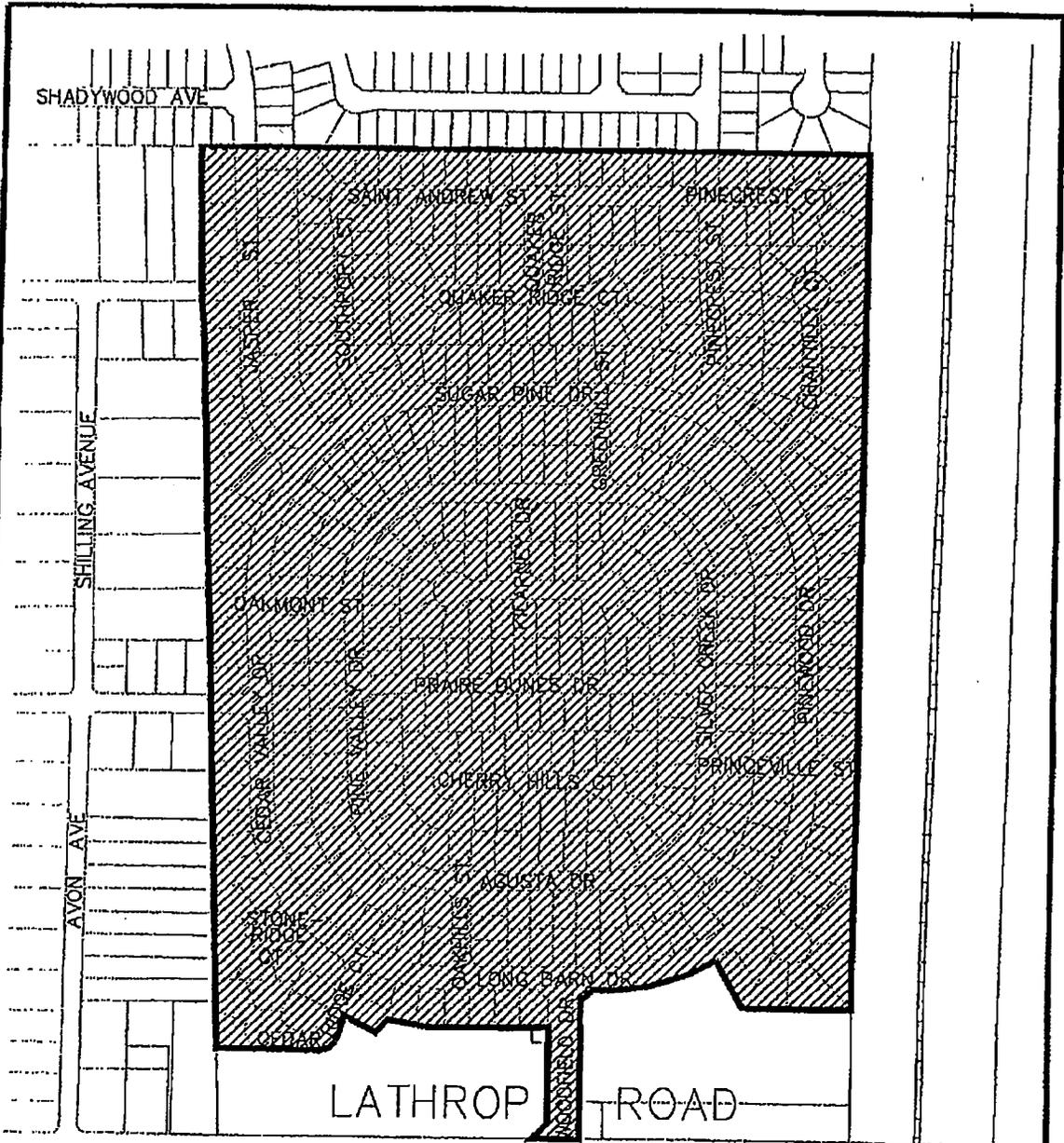
The following table shows the total assessment per EDU for the Fiscal Year 2019/20 levy.

Description	Amount
Balance to Levy (1)	\$54,764.00
Total District EDU	442.00
Total Assessment Per EDU	\$123.90

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

Section 5. **DISTRICT DIAGRAM**

Reference is made to the District Diagram on file with the City Clerk. The following page provides the boundaries of the Woodfield Park Maintenance Zone of the District. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference and made part of this Report.



City of Lathrop

Woodfield Park Maintenance District



Date: February 2001

Section 6. **PARCEL LISTING**

The parcel listing of assessments is provided on the following pages. The description of each lot or parcel is a part of the records of the County Assessor and is incorporated by reference and made part of this Report.

**CITY OF LATHROP
 LANDSCAPE AND LIGHTING MAINTENANCE
 DISTRICT NO. 93-1, WOODFIELD PARK ZONE
 FISCAL YEAR 2019/20
 PARCEL LISTING**

APN	Land Use	EDU	Rate	Levy
196-090-010-000	SFR	1.00	\$123.90	\$123.90
196-090-020-000	SFR	1.00	123.90	123.90
196-090-030-000	SFR	1.00	123.90	123.90
196-090-040-000	SFR	1.00	123.90	123.90
196-090-050-000	SFR	1.00	123.90	123.90
196-090-060-000	SFR	1.00	123.90	123.90
196-090-070-000	SFR	1.00	123.90	123.90
196-090-080-000	SFR	1.00	123.90	123.90
196-090-090-000	SFR	1.00	123.90	123.90
196-090-100-000	SFR	1.00	123.90	123.90
196-090-110-000	SFR	1.00	123.90	123.90
196-090-120-000	SFR	1.00	123.90	123.90
196-090-130-000	SFR	1.00	123.90	123.90
196-090-140-000	SFR	1.00	123.90	123.90
196-090-150-000	SFR	1.00	123.90	123.90
196-090-160-000	SFR	1.00	123.90	123.90
196-090-170-000	SFR	1.00	123.90	123.90
196-090-180-000	SFR	1.00	123.90	123.90
196-090-190-000	SFR	1.00	123.90	123.90
196-090-200-000	SFR	1.00	123.90	123.90
196-090-210-000	SFR	1.00	123.90	123.90
196-090-220-000	SFR	1.00	123.90	123.90
196-090-230-000	SFR	1.00	123.90	123.90
196-090-240-000	SFR	1.00	123.90	123.90
196-090-250-000	SFR	1.00	123.90	123.90
196-090-260-000	SFR	1.00	123.90	123.90
196-090-270-000	SFR	1.00	123.90	123.90
196-090-280-000	SFR	1.00	123.90	123.90
196-090-290-000	SFR	1.00	123.90	123.90
196-090-300-000	SFR	1.00	123.90	123.90
196-090-310-000	SFR	1.00	123.90	123.90
196-090-320-000	SFR	1.00	123.90	123.90
196-090-330-000	SFR	1.00	123.90	123.90
196-090-340-000	SFR	1.00	123.90	123.90
196-090-350-000	SFR	1.00	123.90	123.90
196-090-360-000	SFR	1.00	123.90	123.90
196-090-370-000	SFR	1.00	123.90	123.90

**CITY OF LATHROP
LANDSCAPE AND LIGHTING MAINTENANCE
DISTRICT NO. 93-1, WOODFIELD PARK ZONE
FISCAL YEAR 2019/20
PARCEL LISTING**

APN	Land Use	EDU	Rate	Levy
196-090-380-000	SFR	1.00	123.90	123.90
196-090-390-000	SFR	1.00	123.90	123.90
196-090-400-000	SFR	1.00	123.90	123.90
196-090-410-000	SFR	1.00	123.90	123.90
196-090-420-000	SFR	1.00	123.90	123.90
196-090-430-000	SFR	1.00	123.90	123.90
196-090-440-000	SFR	1.00	123.90	123.90
196-090-450-000	SFR	1.00	123.90	123.90
196-090-460-000	SFR	1.00	123.90	123.90
196-090-470-000	SFR	1.00	123.90	123.90
196-090-480-000	SFR	1.00	123.90	123.90
196-090-490-000	SFR	1.00	123.90	123.90
196-090-500-000	SFR	1.00	123.90	123.90
196-090-510-000	SFR	1.00	123.90	123.90
196-090-520-000	SFR	1.00	123.90	123.90
196-090-530-000	SFR	1.00	123.90	123.90
196-090-540-000	SFR	1.00	123.90	123.90
196-090-550-000	SFR	1.00	123.90	123.90
196-090-560-000	SFR	1.00	123.90	123.90
196-090-570-000	SFR	1.00	123.90	123.90
196-090-580-000	SFR	1.00	123.90	123.90
196-090-590-000	SFR	1.00	123.90	123.90
196-090-600-000	SFR	1.00	123.90	123.90
196-090-610-000	SFR	1.00	123.90	123.90
196-090-620-000	SFR	1.00	123.90	123.90
196-090-630-000	SFR	1.00	123.90	123.90
196-090-640-000	SFR	1.00	123.90	123.90
196-090-650-000	SFR	1.00	123.90	123.90
196-090-660-000	SFR	1.00	123.90	123.90
196-090-670-000	SFR	1.00	123.90	123.90
196-090-680-000	SFR	1.00	123.90	123.90
196-090-690-000	SFR	1.00	123.90	123.90
196-090-700-000	SFR	1.00	123.90	123.90
196-090-710-000	SFR	1.00	123.90	123.90
196-090-720-000	SFR	1.00	123.90	123.90
196-090-730-000	SFR	1.00	123.90	123.90
196-090-740-000	SFR	1.00	123.90	123.90

**CITY OF LATHROP
 LANDSCAPE AND LIGHTING MAINTENANCE
 DISTRICT NO. 93-1, WOODFIELD PARK ZONE
 FISCAL YEAR 2019/20
 PARCEL LISTING**

APN	Land Use	EDU	Rate	Levy
196-090-750-000	SFR	1.00	123.90	123.90
196-090-760-000	SFR	1.00	123.90	123.90
196-090-770-000	SFR	1.00	123.90	123.90
196-090-780-000	SFR	1.00	123.90	123.90
196-090-790-000	SFR	1.00	123.90	123.90
196-090-800-000	SFR	1.00	123.90	123.90
196-090-810-000	SFR	1.00	123.90	123.90
196-090-820-000	SFR	1.00	123.90	123.90
196-090-830-000	SFR	1.00	123.90	123.90
196-090-840-000	SFR	1.00	123.90	123.90
196-090-850-000	SFR	1.00	123.90	123.90
196-090-860-000	SFR	1.00	123.90	123.90
196-090-870-000	SFR	1.00	123.90	123.90
196-090-880-000	SFR	1.00	123.90	123.90
196-090-890-000	SFR	1.00	123.90	123.90
196-100-010-000	SFR	1.00	123.90	123.90
196-100-020-000	SFR	1.00	123.90	123.90
196-100-030-000	SFR	1.00	123.90	123.90
196-100-040-000	SFR	1.00	123.90	123.90
196-100-050-000	SFR	1.00	123.90	123.90
196-100-060-000	SFR	1.00	123.90	123.90
196-100-070-000	SFR	1.00	123.90	123.90
196-100-080-000	SFR	1.00	123.90	123.90
196-100-090-000	SFR	1.00	123.90	123.90
196-100-100-000	SFR	1.00	123.90	123.90
196-100-110-000	SFR	1.00	123.90	123.90
196-100-120-000	SFR	1.00	123.90	123.90
196-100-130-000	SFR	1.00	123.90	123.90
196-100-140-000	SFR	1.00	123.90	123.90
196-100-150-000	SFR	1.00	123.90	123.90
196-100-160-000	SFR	1.00	123.90	123.90
196-100-170-000	SFR	1.00	123.90	123.90
196-100-180-000	SFR	1.00	123.90	123.90
196-100-190-000	SFR	1.00	123.90	123.90
196-100-200-000	SFR	1.00	123.90	123.90
196-100-210-000	SFR	1.00	123.90	123.90
196-100-220-000	SFR	1.00	123.90	123.90

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 LANDSCAPE AND LIGHTING MAINTENANCE
 DISTRICT NO. 93-1, WOODFIELD PARK ZONE
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APN	Land Use	EDU	Rate	Levy
196-100-230-000	SFR	1.00	123.90	123.90
196-100-240-000	SFR	1.00	123.90	123.90
196-100-250-000	SFR	1.00	123.90	123.90
196-100-260-000	SFR	1.00	123.90	123.90
196-100-270-000	SFR	1.00	123.90	123.90
196-100-280-000	SFR	1.00	123.90	123.90
196-100-290-000	SFR	1.00	123.90	123.90
196-100-300-000	SFR	1.00	123.90	123.90
196-100-310-000	SFR	1.00	123.90	123.90
196-100-320-000	SFR	1.00	123.90	123.90
196-100-330-000	SFR	1.00	123.90	123.90
196-100-340-000	SFR	1.00	123.90	123.90
196-100-350-000	SFR	1.00	123.90	123.90
196-100-360-000	SFR	1.00	123.90	123.90
196-100-370-000	SFR	1.00	123.90	123.90
196-100-380-000	SFR	1.00	123.90	123.90
196-100-390-000	SFR	1.00	123.90	123.90
196-100-400-000	SFR	1.00	123.90	123.90
196-100-410-000	SFR	1.00	123.90	123.90
196-100-420-000	SFR	1.00	123.90	123.90
196-100-430-000	SFR	1.00	123.90	123.90
196-100-440-000	SFR	1.00	123.90	123.90
196-100-450-000	SFR	1.00	123.90	123.90
196-100-460-000	SFR	1.00	123.90	123.90
196-100-470-000	SFR	1.00	123.90	123.90
196-100-480-000	SFR	1.00	123.90	123.90
196-100-490-000	SFR	1.00	123.90	123.90
196-100-500-000	SFR	1.00	123.90	123.90
196-100-510-000	SFR	1.00	123.90	123.90
196-100-520-000	SFR	1.00	123.90	123.90
196-100-530-000	SFR	1.00	123.90	123.90
196-100-540-000	SFR	1.00	123.90	123.90
196-100-550-000	SFR	1.00	123.90	123.90
196-100-560-000	SFR	1.00	123.90	123.90
196-100-570-000	SFR	1.00	123.90	123.90
196-100-580-000	SFR	1.00	123.90	123.90
196-100-590-000	SFR	1.00	123.90	123.90

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 LANDSCAPE AND LIGHTING MAINTENANCE
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APN	Land Use	EDU	Rate	Levy
196-100-600-000	SFR	1.00	123.90	123.90
196-100-610-000	SFR	1.00	123.90	123.90
196-100-620-000	SFR	1.00	123.90	123.90
196-100-630-000	SFR	1.00	123.90	123.90
196-100-640-000	SFR	1.00	123.90	123.90
196-100-650-000	SFR	1.00	123.90	123.90
196-100-660-000	SFR	1.00	123.90	123.90
196-100-670-000	SFR	1.00	123.90	123.90
196-100-680-000	SFR	1.00	123.90	123.90
196-100-690-000	SFR	1.00	123.90	123.90
196-100-700-000	SFR	1.00	123.90	123.90
196-100-710-000	SFR	1.00	123.90	123.90
196-100-720-000	SFR	1.00	123.90	123.90
196-100-730-000	SFR	1.00	123.90	123.90
196-100-740-000	SFR	1.00	123.90	123.90
196-100-750-000	SFR	1.00	123.90	123.90
196-100-760-000	SFR	1.00	123.90	123.90
196-100-770-000	SFR	1.00	123.90	123.90
196-100-780-000	SFR	1.00	123.90	123.90
196-520-010-000	SFR	1.00	123.90	123.90
196-520-020-000	SFR	1.00	123.90	123.90
196-520-030-000	SFR	1.00	123.90	123.90
196-520-040-000	SFR	1.00	123.90	123.90
196-520-050-000	SFR	1.00	123.90	123.90
196-520-060-000	SFR	1.00	123.90	123.90
196-520-070-000	SFR	1.00	123.90	123.90
196-520-080-000	SFR	1.00	123.90	123.90
196-520-090-000	SFR	1.00	123.90	123.90
196-520-100-000	SFR	1.00	123.90	123.90
196-520-110-000	SFR	1.00	123.90	123.90
196-520-120-000	SFR	1.00	123.90	123.90
196-520-130-000	SFR	1.00	123.90	123.90
196-520-140-000	SFR	1.00	123.90	123.90
196-520-150-000	SFR	1.00	123.90	123.90
196-520-160-000	SFR	1.00	123.90	123.90
196-520-170-000	SFR	1.00	123.90	123.90
196-520-180-000	SFR	1.00	123.90	123.90

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 LANDSCAPE AND LIGHTING MAINTENANCE
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APN	Land Use	EDU	Rate	Levy
196-520-190-000	SFR	1.00	123.90	123.90
196-520-200-000	SFR	1.00	123.90	123.90
196-520-210-000	SFR	1.00	123.90	123.90
196-520-220-000	SFR	1.00	123.90	123.90
196-520-230-000	SFR	1.00	123.90	123.90
196-520-240-000	SFR	1.00	123.90	123.90
196-520-250-000	SFR	1.00	123.90	123.90
196-520-260-000	SFR	1.00	123.90	123.90
196-520-270-000	SFR	1.00	123.90	123.90
196-520-280-000	SFR	1.00	123.90	123.90
196-520-290-000	SFR	1.00	123.90	123.90
196-520-300-000	SFR	1.00	123.90	123.90
196-520-310-000	SFR	1.00	123.90	123.90
196-520-320-000	SFR	1.00	123.90	123.90
196-520-330-000	SFR	1.00	123.90	123.90
196-520-340-000	SFR	1.00	123.90	123.90
196-520-350-000	SFR	1.00	123.90	123.90
196-520-360-000	SFR	1.00	123.90	123.90
196-520-370-000	SFR	1.00	123.90	123.90
196-520-380-000	SFR	1.00	123.90	123.90
196-520-390-000	SFR	1.00	123.90	123.90
196-520-400-000	SFR	1.00	123.90	123.90
196-520-410-000	SFR	1.00	123.90	123.90
196-520-420-000	SFR	1.00	123.90	123.90
196-520-430-000	SFR	1.00	123.90	123.90
196-520-440-000	SFR	1.00	123.90	123.90
196-520-450-000	SFR	1.00	123.90	123.90
196-520-460-000	SFR	1.00	123.90	123.90
196-520-470-000	SFR	1.00	123.90	123.90
196-520-480-000	SFR	1.00	123.90	123.90
196-520-490-000	SFR	1.00	123.90	123.90
196-520-510-000	SFR	1.00	123.90	123.90
196-520-520-000	SFR	1.00	123.90	123.90
196-520-530-000	SFR	1.00	123.90	123.90
196-520-540-000	SFR	1.00	123.90	123.90
196-520-550-000	SFR	1.00	123.90	123.90
196-520-560-000	SFR	1.00	123.90	123.90

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 LANDSCAPE AND LIGHTING MAINTENANCE
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APN	Land Use	EDU	Rate	Levy
196-520-570-000	SFR	1.00	123.90	123.90
196-530-010-000	SFR	1.00	123.90	123.90
196-530-020-000	SFR	1.00	123.90	123.90
196-530-030-000	SFR	1.00	123.90	123.90
196-530-040-000	SFR	1.00	123.90	123.90
196-530-050-000	SFR	1.00	123.90	123.90
196-530-060-000	SFR	1.00	123.90	123.90
196-530-070-000	SFR	1.00	123.90	123.90
196-530-080-000	SFR	1.00	123.90	123.90
196-530-090-000	SFR	1.00	123.90	123.90
196-530-100-000	SFR	1.00	123.90	123.90
196-530-110-000	SFR	1.00	123.90	123.90
196-530-120-000	SFR	1.00	123.90	123.90
196-530-130-000	SFR	1.00	123.90	123.90
196-530-140-000	SFR	1.00	123.90	123.90
196-530-150-000	SFR	1.00	123.90	123.90
196-530-160-000	SFR	1.00	123.90	123.90
196-530-170-000	SFR	1.00	123.90	123.90
196-530-180-000	SFR	1.00	123.90	123.90
196-530-190-000	SFR	1.00	123.90	123.90
196-530-200-000	SFR	1.00	123.90	123.90
196-530-210-000	SFR	1.00	123.90	123.90
196-530-220-000	SFR	1.00	123.90	123.90
196-530-230-000	SFR	1.00	123.90	123.90
196-530-240-000	SFR	1.00	123.90	123.90
196-530-250-000	SFR	1.00	123.90	123.90
196-530-260-000	SFR	1.00	123.90	123.90
196-530-270-000	SFR	1.00	123.90	123.90
196-530-280-000	SFR	1.00	123.90	123.90
196-530-290-000	SFR	1.00	123.90	123.90
196-530-300-000	SFR	1.00	123.90	123.90
196-530-310-000	SFR	1.00	123.90	123.90
196-530-320-000	SFR	1.00	123.90	123.90
196-530-330-000	SFR	1.00	123.90	123.90
196-530-340-000	SFR	1.00	123.90	123.90
196-530-350-000	SFR	1.00	123.90	123.90
196-530-360-000	SFR	1.00	123.90	123.90

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LANDSCAPE AND LIGHTING MAINTENANCE
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APN	Land Use	EDU	Rate	Levy
196-530-370-000	SFR	1.00	123.90	123.90
196-530-380-000	SFR	1.00	123.90	123.90
196-530-390-000	SFR	1.00	123.90	123.90
196-530-400-000	SFR	1.00	123.90	123.90
196-530-410-000	SFR	1.00	123.90	123.90
196-530-420-000	SFR	1.00	123.90	123.90
196-530-430-000	SFR	1.00	123.90	123.90
196-530-440-000	SFR	1.00	123.90	123.90
196-530-450-000	SFR	1.00	123.90	123.90
196-530-460-000	SFR	1.00	123.90	123.90
196-530-470-000	SFR	1.00	123.90	123.90
196-530-480-000	SFR	1.00	123.90	123.90
196-530-490-000	SFR	1.00	123.90	123.90
196-530-500-000	SFR	1.00	123.90	123.90
196-530-510-000	SFR	1.00	123.90	123.90
196-530-520-000	SFR	1.00	123.90	123.90
196-530-530-000	SFR	1.00	123.90	123.90
196-530-540-000	SFR	1.00	123.90	123.90
196-530-550-000	SFR	1.00	123.90	123.90
196-530-560-000	SFR	1.00	123.90	123.90
196-530-570-000	SFR	1.00	123.90	123.90
196-530-580-000	SFR	1.00	123.90	123.90
196-530-590-000	SFR	1.00	123.90	123.90
196-530-600-000	SFR	1.00	123.90	123.90
196-540-010-000	SFR	1.00	123.90	123.90
196-540-020-000	SFR	1.00	123.90	123.90
196-540-030-000	SFR	1.00	123.90	123.90
196-540-040-000	SFR	1.00	123.90	123.90
196-540-050-000	SFR	1.00	123.90	123.90
196-540-060-000	SFR	1.00	123.90	123.90
196-540-070-000	SFR	1.00	123.90	123.90
196-540-080-000	SFR	1.00	123.90	123.90
196-540-090-000	SFR	1.00	123.90	123.90
196-540-100-000	SFR	1.00	123.90	123.90
196-540-110-000	SFR	1.00	123.90	123.90
196-540-120-000	SFR	1.00	123.90	123.90
196-540-130-000	SFR	1.00	123.90	123.90

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 LANDSCAPE AND LIGHTING MAINTENANCE
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APN	Land Use	EDU	Rate	Levy
196-540-140-000	SFR	1.00	123.90	123.90
196-540-150-000	SFR	1.00	123.90	123.90
196-540-160-000	SFR	1.00	123.90	123.90
196-540-180-000	SFR	1.00	123.90	123.90
196-540-190-000	SFR	1.00	123.90	123.90
196-540-200-000	SFR	1.00	123.90	123.90
196-540-210-000	SFR	1.00	123.90	123.90
196-540-220-000	SFR	1.00	123.90	123.90
196-540-230-000	SFR	1.00	123.90	123.90
196-540-240-000	SFR	1.00	123.90	123.90
196-540-250-000	SFR	1.00	123.90	123.90
196-540-260-000	SFR	1.00	123.90	123.90
196-540-270-000	SFR	1.00	123.90	123.90
196-540-280-000	SFR	1.00	123.90	123.90
196-540-290-000	SFR	1.00	123.90	123.90
196-540-300-000	SFR	1.00	123.90	123.90
196-540-310-000	SFR	1.00	123.90	123.90
196-540-320-000	SFR	1.00	123.90	123.90
196-540-330-000	SFR	1.00	123.90	123.90
196-540-340-000	SFR	1.00	123.90	123.90
196-540-350-000	SFR	1.00	123.90	123.90
196-540-360-000	SFR	1.00	123.90	123.90
196-540-370-000	SFR	1.00	123.90	123.90
196-540-380-000	SFR	1.00	123.90	123.90
196-540-390-000	SFR	1.00	123.90	123.90
196-540-400-000	SFR	1.00	123.90	123.90
196-540-410-000	SFR	1.00	123.90	123.90
196-540-420-000	SFR	1.00	123.90	123.90
196-540-430-000	SFR	1.00	123.90	123.90
196-540-440-000	SFR	1.00	123.90	123.90
196-540-450-000	SFR	1.00	123.90	123.90
196-540-460-000	SFR	1.00	123.90	123.90
196-540-470-000	SFR	1.00	123.90	123.90
196-540-480-000	SFR	1.00	123.90	123.90
196-540-490-000	SFR	1.00	123.90	123.90
196-540-500-000	SFR	1.00	123.90	123.90
196-550-010-000	SFR	1.00	123.90	123.90

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APN	Land Use	EDU	Rate	Levy
196-550-020-000	SFR	1.00	123.90	123.90
196-550-030-000	SFR	1.00	123.90	123.90
196-550-040-000	SFR	1.00	123.90	123.90
196-550-050-000	SFR	1.00	123.90	123.90
196-550-060-000	SFR	1.00	123.90	123.90
196-550-070-000	SFR	1.00	123.90	123.90
196-550-080-000	SFR	1.00	123.90	123.90
196-550-090-000	SFR	1.00	123.90	123.90
196-550-100-000	SFR	1.00	123.90	123.90
196-550-110-000	SFR	1.00	123.90	123.90
196-550-120-000	SFR	1.00	123.90	123.90
196-550-130-000	SFR	1.00	123.90	123.90
196-550-140-000	SFR	1.00	123.90	123.90
196-550-150-000	SFR	1.00	123.90	123.90
196-550-160-000	SFR	1.00	123.90	123.90
196-550-170-000	SFR	1.00	123.90	123.90
196-550-180-000	SFR	1.00	123.90	123.90
196-550-190-000	SFR	1.00	123.90	123.90
196-550-200-000	SFR	1.00	123.90	123.90
196-550-210-000	SFR	1.00	123.90	123.90
196-550-220-000	SFR	1.00	123.90	123.90
196-550-230-000	SFR	1.00	123.90	123.90
196-550-240-000	SFR	1.00	123.90	123.90
196-550-250-000	SFR	1.00	123.90	123.90
196-550-260-000	SFR	1.00	123.90	123.90
196-550-270-000	SFR	1.00	123.90	123.90
196-550-280-000	SFR	1.00	123.90	123.90
196-550-290-000	SFR	1.00	123.90	123.90
196-550-300-000	SFR	1.00	123.90	123.90
196-550-310-000	SFR	1.00	123.90	123.90
196-560-010-000	SFR	1.00	123.90	123.90
196-560-020-000	SFR	1.00	123.90	123.90
196-560-030-000	SFR	1.00	123.90	123.90
196-560-040-000	SFR	1.00	123.90	123.90
196-560-050-000	SFR	1.00	123.90	123.90
196-560-060-000	SFR	1.00	123.90	123.90
196-560-070-000	SFR	1.00	123.90	123.90

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APN	Land Use	EDU	Rate	Levy
196-560-080-000	SFR	1.00	123.90	123.90
196-560-090-000	SFR	1.00	123.90	123.90
196-560-100-000	SFR	1.00	123.90	123.90
196-560-110-000	SFR	1.00	123.90	123.90
196-560-120-000	SFR	1.00	123.90	123.90
196-560-130-000	SFR	1.00	123.90	123.90
196-560-140-000	SFR	1.00	123.90	123.90
196-560-150-000	SFR	1.00	123.90	123.90
196-560-160-000	SFR	1.00	123.90	123.90
196-560-170-000	SFR	1.00	123.90	123.90
196-560-180-000	SFR	1.00	123.90	123.90
196-560-190-000	SFR	1.00	123.90	123.90
196-570-010-000	SFR	1.00	123.90	123.90
196-570-020-000	SFR	1.00	123.90	123.90
196-570-030-000	SFR	1.00	123.90	123.90
196-570-040-000	SFR	1.00	123.90	123.90
196-570-050-000	SFR	1.00	123.90	123.90
196-570-060-000	SFR	1.00	123.90	123.90
196-570-070-000	SFR	1.00	123.90	123.90
196-570-080-000	SFR	1.00	123.90	123.90
196-570-090-000	SFR	1.00	123.90	123.90
196-570-100-000	SFR	1.00	123.90	123.90
196-570-110-000	SFR	1.00	123.90	123.90
196-570-120-000	SFR	1.00	123.90	123.90
196-570-130-000	SFR	1.00	123.90	123.90
196-570-140-000	SFR	1.00	123.90	123.90
196-570-150-000	SFR	1.00	123.90	123.90
196-570-160-000	SFR	1.00	123.90	123.90
196-570-170-000	SFR	1.00	123.90	123.90
196-570-180-000	SFR	1.00	123.90	123.90
196-570-190-000	SFR	1.00	123.90	123.90
196-570-200-000	SFR	1.00	123.90	123.90
196-570-210-000	SFR	1.00	123.90	123.90
196-570-220-000	SFR	1.00	123.90	123.90
196-570-230-000	SFR	1.00	123.90	123.90
196-570-240-000	SFR	1.00	123.90	123.90
196-570-250-000	SFR	1.00	123.90	123.90

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APN	Land Use	EDU	Rate	Levy
196-570-270-000	SFR	1.00	123.90	123.90
196-570-280-000	SFR	1.00	123.90	123.90
196-570-290-000	SFR	1.00	123.90	123.90
196-570-300-000	SFR	1.00	123.90	123.90
196-570-310-000	SFR	1.00	123.90	123.90
196-570-320-000	SFR	1.00	123.90	123.90
196-570-330-000	SFR	1.00	123.90	123.90
196-570-340-000	SFR	1.00	123.90	123.90
196-570-350-000	SFR	1.00	123.90	123.90
196-570-360-000	SFR	1.00	123.90	123.90
196-570-370-000	SFR	1.00	123.90	123.90
196-570-380-000	SFR	1.00	123.90	123.90
196-570-390-000	SFR	1.00	123.90	123.90
196-570-400-000	SFR	1.00	123.90	123.90
196-570-410-000	SFR	1.00	123.90	123.90
196-570-420-000	SFR	1.00	123.90	123.90
196-570-430-000	SFR	1.00	123.90	123.90
196-570-440-000	SFR	1.00	123.90	123.90
196-570-450-000	SFR	1.00	123.90	123.90
196-570-460-000	SFR	1.00	123.90	123.90
196-570-470-000	SFR	1.00	123.90	123.90
196-570-480-000	SFR	1.00	123.90	123.90
196-570-490-000	SFR	1.00	123.90	123.90
196-570-500-000	SFR	1.00	123.90	123.90
196-570-510-000	SFR	1.00	123.90	123.90
196-570-520-000	SFR	1.00	123.90	123.90
196-570-530-000	SFR	1.00	123.90	123.90
196-570-540-000	SFR	1.00	123.90	123.90
196-570-550-000	SFR	1.00	123.90	123.90
196-570-560-000	SFR	1.00	123.90	123.90
196-570-570-000	SFR	1.00	123.90	123.90
196-570-580-000	SFR	1.00	123.90	123.90
196-570-590-000	SFR	1.00	123.90	123.90
196-570-600-000	SFR	1.00	123.90	123.90
196-570-610-000	SFR	1.00	123.90	123.90
Totals:		442.00		\$54,763.80