

**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Continue the Public Hearing to August 15, 2012, Regarding Termination of Southwest Gateway and Westside Project Development Agreements with Frontier Community Builders, Inc.

MEETING DATE: August 1, 2012

PREPARED BY: City Manager

RECOMMENDED ACTION: Continue the Public Hearing to August 15, 2012, regarding termination of Southwest Gateway and Westside Project Development Agreements with Frontier Community Builders, Inc.

BACKGROUND INFORMATION: Staff is requesting that this item scheduled for Public Hearing be continued to the August 15, 2012 meeting.

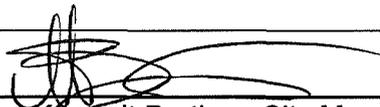
In December of 2006, the City entered into the first of two Development Agreements with Frontier Community Builders, Inc. The first for the Southwest Gateway project and in April, 2007 for the Westside project. Since that time, the only activity which has taken place for both of these projects has been their annexation into the City. These took place shortly after the original approvals.

FCB Homes has provided the City with the attached letter requesting that the Agreements be terminated. The letter explains the circumstances which have taken place that have led to this point. Clearly, the real estate market collapse is the primary cause. As noted by Mr. Doucette, the economics of 2006 are not the same as the realities today. Simply put, the projects cannot be built as originally contemplated under the terms and conditions of the Agreements.

FISCAL IMPACT: None.


Konrad Bartlam
City Manager

Attachment

APPROVED: 
Konrad Bartlam, City Manager



FCB HOMES

May 16, 2012

Mr. Rad Bartlem
City Manager
City of Lodi
221 West Pine Street
Lodi, CA 95240

Re: Westside and Southwest Gateway Development Agreements -
Request for Termination

Dear Kad,

Last April, 2011, I sent you a letter formally requesting termination of the Westside and Southwest Gateway Development Agreements (see attached). The letter followed nearly ten months of regular meetings with City Staff and their consultants working on Lodi's Impact Mitigation Fee Program (IMFP) update. We were convinced then that the Westside and Southwest Gateway properties should be included in the IMFP and the Development Agreements terminated. Now, over a year later, the IMFP update is nearly complete, and the Westside and Southwest Gateway properties are an integral part of the updated IMFP. Clearly, then, it is time to move forward to cancel the old Westside and Southwest Gateway Development Agreements and establish an economic framework for residential development to proceed within the current City limits.

At your request, I will outline below the main reasons we feel the Development Agreements should be cancelled.

1. The Development Agreements did not address the actual impacts resulting from new residential development.

When the Westside and Southwest Gateway projects were moving through the entitlement process, the City's existing impact fee program - originally adopted in 1991 - had not been updated for 15 years. While the fees had been periodically increased over time, many of the underlying assumptions about program funding had changed and it was those old fee programs that provided the basis for the Agreements. Furthermore, other fees were included in the Agreements, some of which bore little or no relationship to growth impacts from the Westside and Gateway projects.



10100 TRINITY PARKWAY, SUITE 420 STOCKTON, CALIFORNIA 95219
209-957-8112 FAX 209-957-3618 WWW.FCBHOMES.COM



Now, nearly six years later, the City has the cumulative benefit of precise plans for the Westside and Southwest Gateway and a new General Plan. The City's Staff is also approaching the end of a two year comprehensive study of growth impacts via the IMFP which include the Westside and Southwest Gateway properties. Their work, along with the Council's ultimate approval, will result in an updated, tailored IMFP. The new IMFP will be a far better and more accurate way to mitigate impacts from both the Westside and Gateway projects in comparison to the mitigation sought by the Agreements.

2. The Development Agreements have a fifteen year term, were never implemented and cannot be completed before they expire.

The national, state and local housing markets were at historic levels when the Development Agreements were approved in 2006. The fifteen year term of the Agreements seemed reasonable at the time given the active market conditions. However, the market has since plummeted to historic lows. Furthermore, City Staff, consultants, and developers are not expecting new residential development to even begin for another two to three years. By that time, the Development Agreements will only have approximately seven years remaining before they expire. This is less than half the time that was deemed appropriate under the best of market conditions and will simply not be sufficient time to complete these projects. At a minimum, the Development Agreements need to be renegotiated to account for this fact alone. However, as noted, it would be more accurate and efficient to put the entire City under one (updated) IMFP. Having to renegotiate the Development Agreements, regularly monitor compliance, and account for all funds and programs separate from the IMFP would be time consuming and an unnecessary financial burden for everyone involved.

3. The Development Agreements required predetermined lump sum payments for certain fees that cannot be financed without a robust and consistent housing market.

Historically, the City's IMFP has been designed to be a "pay-as-you-go" system. This allowed the pace of development to mirror the acceleration or decline of the housing market. The proposed updated IMFP will likewise operate on a "pay-as-you-go" basis. This is a more sustainable way to manage growth, particularly in a community like Lodi - where the long term residential growth rate is relatively slow. Development in Westside and Southwest Gateway will likely occur in phases by multiple development interests. While this is consistent with how development in Lodi has occurred for many years, it makes the payment of large, lump sums on a predetermined schedule virtually impossible to finance.

Development Agreements with lump sum payments work best on large scale projects expected to be completed in a predictable fashion. They can even work effectively on small projects when the completion can be reasonably forecasted. However, in a community like Lodi, this structure will not work effectively on larger scale areas of development over longer (less economically predictable) periods of time.

Summary

While the issues outlined above are not exhaustive, they highlight several important factors which underscore the need to terminate the Westside and Southwest Gateway Development Agreements. Alternatively, these Development Agreements could be renegotiated, *but that* should be weighed against the inclusion of these projects in the updated IMFP program.

The Agreements were executed during an unprecedented “Housing Bubble” fueled by the “Irrational Exuberance” of a dysfunctional financial system. These dynamics no longer exist and will not return in our lifetime. The housing market, as well as the overall economy, is *struggling to* find its footing following one of the worst recessions in history. Fortunately, the City has moved on and set a course to plan for sustainable future growth base on realistic assumptions.

The Westside and Southwest Gateway projects will be a major component of the City’s planned growth plans for the next ten to fifteen years. With this in mind, it is our belief that it will be more efficient, balanced and productive to utilize the updated IMFP for the Westside and Southwest Gateway projects once it is adopted by the City Council.

Sincerely,

A handwritten signature in black ink that reads "Tom Doucette". The signature is written in a cursive style with a large, prominent initial "T".

Thomas P. Doucette
President



DECLARATION OF POSTING

CONTINUED PUBLIC HEARING TO CONSIDER TERMINATION OF SOUTHWEST GATEWAY AND WESTSIDE PROJECT DEVELOPMENT AGREEMENTS WITH FRONTIER COMMUNITY BUILDERS, INC.

On Thursday, August 2, 2012, in the City of Lodi, San Joaquin County, California, a Continued Public Hearing Notice to consider termination of Southwest Gateway and Westside Project Development Agreements with Frontier Community Builders, Inc. (attached and marked as Exhibit A) was posted at the following locations:

Lodi Public Library
Lodi City Clerks Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August 2, 2012, at Lodi, California.

ORDERED BY:

**RANDI JOHL
CITY CLERK**



JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

Date: August 15, 2012

Time: 7:00 p.m.

For information regarding this notice please contact:

Randi Johl
City Clerk

Telephone: (209) 333-6702

EXHIBIT A

NOTICE OF CONTINUED PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, August 15, 2012**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following item:

- a) **Termination of Southwest Gateway and Westside Project Development Agreements with Frontier Community Builders, Inc.**

Information regarding this item may be obtained in the City Manager's Office, 221 West Pine Street, Lodi, (209) 333-6700. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 West Pine Street, 2nd Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:

Randi Johl
City Clerk

Dated: August 1, 2012

Approved as to form:

D. Stephen Schwabauer
City Attorney



Please immediately confirm receipt of this fax by calling 333-6702

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: PUBLIC HEARING TO CONSIDER TERMINATION OF SOUTHWEST GATEWAY AND WESTSIDE PROJECT DEVELOPMENT AGREEMENTS WITH FRONTIER COMMUNITY BUILDERS, INC.

PUBLISH DATE: SATURDAY, JUNE 30, 2012

LEGAL AD

TEAR SHEETS WANTED: Three (3) please

SEND AFFIDAVIT AND BILL TO:
LNS ACCT. #0510052

RANDI JOHL, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: TUESDAY, JUNE 26, 2012

ORDERED BY:

RANDI JOHL
CITY CLERK

Jennifer M. Robison
JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS Faxed to the Sentinel at 369-1084 at _____ (time) on _____ (date) _____ (pages)
Phoned to confirm receipt of all pages at _____ (time) _____ JMP _____ MB (initials)



DECLARATION OF POSTING

PUBLIC HEARING TO CONSIDER TERMINATION OF SOUTHWEST GATEWAY AND WESTSIDE PROJECT DEVELOPMENT AGREEMENTS WITH FRONTIER COMMUNITY BUILDERS, INC.

On Tuesday, June 26, 2012, in the City of Lodi, San Joaquin County, California, a Public Hearing Notice to consider termination of Southwest Gateway and Westside Project Development Agreements with Frontier Community Builders, Inc. (attached and marked as Exhibit A) was posted at the following locations:

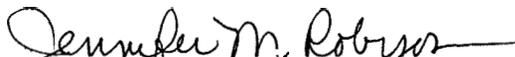
Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 26, 2012, at Lodi, California.

ORDERED BY:

**RANDI JOHL
CITY CLERK**


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



DECLARATION OF MAILING

PUBLIC HEARING TO CONSIDER TERMINATION OF SOUTHWEST GATEWAY AND WESTSIDE PROJECT DEVELOPMENT AGREEMENTS WITH FRONTIER COMMUNITY BUILDERS, INC.

On ~~June 28, 2012~~ ^{July 12, 2012} ~~pm~~ in the City of Lodi, San Joaquin County, California, I deposited in the United States mail envelopes with first-class postage prepaid thereon containing a Notice of Public Hearing to consider termination of Southwest Gateway and Westside Project Development Agreements with Frontier Community Builders, Inc., attached hereto marked Exhibit A. The mailing list for said matter is attached hereto marked Exhibit B.

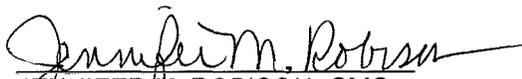
There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on ~~June 28, 2012~~ ^{July 12, 2012} ~~pm~~ at Lodi, California.

ORDERED BY:

RANDI JOHL
CITY CLERK, CITY OF LODI


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: August 1, 2012

Time: 7:00 p.m.

For information regarding this notice please contact:

Randi Johl

City Clerk

Telephone: (209) 333-6702

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, August 1, 2012**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following item:

- a) **Termination of Southwest Gateway and Westside Project Development Agreements with Frontier Community Builders, Inc.**

Information regarding this item may be obtained in the City Manager's Office, 221 West Pine Street, Lodi, (209) 333-6700. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 West Pine Street, 2nd Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:

Randi Johl
City Clerk

Dated: June 20, 2012

Approved as to form:

D. Stephen Schwabauer
City Attorney

PH Mailing List for Southwest Gateway Development Agreement Termination

			OWNER STREET	OWNER CITY	OWNER STATE	OWNER ZIP5	OWNER ZIP4
2703012	MAXINE CHRISTESEN FAMILY LP	MAXINE CHRISTESEN	179 E TAYLOR RD	LODI	CA	95242	0
2705015	DOLLINGER, DAVID L		101 E HWY 12	LODI	CA	95240	0
2705016	BROWN, BOB K & JUDITH E TR		35 E HWY 12	LODI	CA	95242	0
2705018	DOLLINGER, LEROY L & GLADYS D		101 E HWY 12	LODI	CA	95242	0
2705019	HEDRICK, LAMAR A & JOANN A TR		209 E HWY 12	LODI	CA	95242	0
2705020	HEDRICK, LAMAR A & JOANN A TR		209 E HWY 12	LODI	CA	95242	0
2705021	GEWEKE FAMILY LTD PTP		1139 E KETTLEMAN LN SUITE 200	LODI	CA	95240	6427
2742001	GEWEKE VIII LP		PO BOX 1420	LODI	CA	95241	0
5802005	VAN RUITEN RANCH LP		PO BOX 520	WOODBIDGE	CA	95258	0
5802013	VAN RUITEN RANCH LP		PO BOX 520	WOODBIDGE	CA	95258	0
5802018	EHLERS, VIOLET TR ETAL		530 S MILLS AVE	LODI	CA	95242	3428
5803004	LODI LSR PROPERTIES LLC		10100 TRINITY PKWY STE 420	STOCKTON	CA	95219	7241
5803006	HOWARD INVESTMENTS LLC ETAL	MATTEUCCI	2522 GRAND CANAL BLVD STE 15	STOCKTON	CA	95207	8213
5803009	REICHMUTH, ANDREW T ETAL	VICTORIA L BOCK TR	424 DAISY AVE			95240)
5803010	LODI CITY OF	CITY CLERK	PO BOX 3006	LODI		95241	1010 1910
5803011	BDC LODI III LP	BROWMAN DEVELOPMENT COMPANY	100 SWAN WAY SUITE 206	LODI OAKLAND	CA CA	94621	1459
5803012	WAL MART REAL EST BUSINESS TRU	RE PROPERTY TAX DEPT	MAIL STOP 0555	BENTONVILLE		72716	555
5803013	BDC LODI III LP	BROWMAN DEVELOPMENT CO	100 SWAN WAY STE 206	OAKLAND	CA	94621	0
5803014	VAN RUITEN RANCH LP		463 W TURNER RD	LODI	CA	95242	9642
5803015	VAN RUITEN RANCH LP		PO BOX 520	WOODBIDGE	CA	95258	0

EXHIBIT B

PH Mailing List for Southwest Gateway Development Agreement Termination

5803016	LODI LSR PROPERTIES LLC	10100 TRINITY PKWY STE 420	STOCKTON	CA	95219	7241
5803017	VAN RUITEN RANCH LP	PO BOX 520	WOODBIDGE	CA	95258	a
5803018	VAN RUITEN RANCH LP	PO BOX 520	WOODBIDGE	CA	95258	a
5804001	SCHUMACHER, WELDON & BONNIE TR	1303 RIVERGATE DR	LODI	CA	95240	549
5804002	SCHUMACHER, WELDON & BONNIE TR	1303 RIVERGATE DR	LODI	CA	95240	549
5804004	SCHUMACHER, WELDON & BONNIE TR	1303 RIVERGATE DR	LODI	CA	95240	549
5804005	SCHUMACHER, WELDON & BONNIE TR	1303 RIVERGATE DR	LODI	CA	95240	549
5804006	RIEGER, EARL & NAOMI	395 E HARNEY LN	LODI	CA	95242	0
5804007	WELLS, LARRY D & D R	427 E HARNEY LN	LODI	CA	95240	6832
5804008	DIETRICH, NORENE	463 E HARNEY LN	LODI	CA	95240	0
5804009	MASTEL, PHYLLIS TR	499 E HARNEY LN	LODI	CA	95240	0
5804010	ALVAREZ, JOE L ETAL	533 E HARNEY LN	LODI	CA	95242	0
5804011	PINNELL, ROBERT S & LETHA J	PO BOX 155	VICTOR	CA	95253	155
5804012	HALL, FRANK	2613 W HARNEY LN	LODI	CA	95242	9570
5804013	W L INVESTORS LP	10100 TRINITY PKWY STE 420	STOCKTON	CA	95219	7241
5804014	TAMURA, JOEY TR	788 W ARMSTRONG RD	LODI	CA	95242	9544
5804015	VAN RUITEN, ROBERT TR	PO BOX 548	WOODBIDGE	CA	95258	0
5805001	BRADEN, RONALD B & A	36 E HARNEY LN	LODI	CA	95240	a
5805002	BECERRA, VALENTIN & ELVIRA	102 E HARNEY LN	LODI	CA	95242	0
5805003	BADYAL, JASBIR ETAL	184 E HARNEY LN	LODI	CA	95242	9503
5807007	HAYN, BRIAN S	810 E HARNEY LN	LODI	CA	95242	9534
5807008	BELL, LYNDA A TR	814 E HARNEY LN	LODI	CA	95242	a
5807010	PANOS, PETE N & PENNY TR	13420 SHATTUCK TRACT RD	LODI	CA	95242	0
5808022	FUNAMURA, GARY M TR	PO BOX 255824	SACRAMENTO	CA	95865	5824
5808020	ARMSTRONG, THOMAS & RACHEL	582 SPRINGER LN	LODI	CA	95240	C
5808017	CHAMPLIN, THERESA A	113401 N EXTENSION RD	LODI	CA	95242	9246
5808018	COOK, MARK T	590 SPRINGER LN	LODI	CA	95240	a

PH Mailing List for Southwest Gateway Development Agreement Termination

5808016	HAKALA, HARRY & MICHELLE L TR		13421 EXTENSION CT	LODI	CA	95242	0
5808005	HAGELIE, BERDEAN TR		501 SPRINGER LN	LODI	CA	95242	9224
5808007	HUCKINS, RAY S		527 SPRINGER LN	LODI	CA	95242	9224
5808014	RODRIGUEZ, SERGIO & MARIA A		13447 N LOWER SAC RD	LODI	CA	95242	0
5808015	BYRUM, PHYLLIS S LF EST		598 SPRINGER LN	LODI	CA	95242	9224
5808008	KIRSCHENMAN, JOHN & RHONDA		13145 N LOWER SACRAMENTO RD	LODI	CA	95242	9284
5808010	DYAS, JASON L		569 SPRINGER LN	LODI	CA	95242	0
5807005	WILLIAMS, BARBARA L TR		692 E HARNEY LN	LODI	CA	95242	9588
5807004	HERNANDEZ, STEVEN & MICHELLE L		668 E HARNEY LN	LODI	CA	95240	0
5807003	GEIST, CLIFFORD & M D		650 W HARNEY LANE	LODI	CA	95240	0
5808013	SANCHEZ, LUIS & ANGELA		634 E HARNEY LN	LODI	CA	95242	9588
5808012	CHRISTOPHERSON, EDWARD & CASSA		29 N ALLEN DR	LODI	CA	95242	2808
5808011	DAIS, KATHLEEN C TR		270 E THIRD AVE	CHICO	CA	95926	0
5808009	GATES, DAVID L & BETTY L TR		540 E HARNEY LN	LODI	CA	95242	0
5808006	QUEZADA, JAVIER & MARIA TERESA		502 E HARNEY LN	LODI	CA	95242	0
5808004	GRELLE, JERRY B & CATHRYN B		490 E HARNEY LN	LODI	CA	95242	0
5807001	RICE, LESLEY M		13480 N EXTENSION RD	LODI	CA	95242	9249
5805005	LODI UNIFIED, SCHOOL DIST					0	0
5805004	URIZ, FAUSTINO & MARIA C TR		202 E HARNEY LN	LODI	CA	95240	0
5814006	HERRMANN, CHARLENE K TR ETAL		330 S FAIRMONT AVE #3	LODI	CA	95240	3843
5814007	DEL RIO, SANTIAGO M & RAMONA T		15315 N HOERL RD	LODI	CA	95240	9493
5814012	PETERSON, M BILL		PO BOX 473	LOCKEFORD	CA	95237	0
5814014	PETERSON, RUTH SUSAN TR		PO BOX 331	SUTTER CREEK	CA	95685	0
5814051	LODI CITY OF		PO BOX 3006	LODI	CA	95241	0

PH Mailing List for Southwest Gateway Development Agreement Termination

5814052	PETERSON, M BILL		PO BOX 473	LOCKEFORD	CA	95237	0
5822001	MARTIN, JOHN L & MARILYN A TR		791 KRISTEN CT	LODI	CA	95242	9554
5822002	VAUGHN, FREDDIE L & KHRISTINA		805 KRISTEN CT	LODI	CA	95242	0
5822003	ROSEN, MARTY & KIMI		833 KRISTEN CT	LODI	CA	95242	9554
5822011	LANGWORTHY, ELMER D & S M		13710 HARTLEY LN	LODI	CA	95240	0
5822012	LEAR, WOODBURN L & CLAIRE L TR		13696 HARTLEY LN	LODI	CA	95242	9552
5822019	SHAHZAD, KHURRAM		830 TEHAMA DR	LODI	CA	95242	9553
5822020	WISENOR, GERALD L & LAUREL M T		808 TEHAMA DR	LODI	CA	95242	9553
5822021	SAN JOAQUIN, COUNTY OF					0	0
5822022	LUU, NHI & MINH H		13625 HARTLEY LN	LODI	CA	95242	0
5822023	CAGLE, FRED R & BARBARA J		2289 DEER OAK WAY	DANVILLE	CA	94506	0
5822024	SAN JOAQUIN, COUNTY OF					0	0
5823004	KUBOTA, TSUGIO TR ETAL		1500 VISTA DR	LODI	CA	95242	0
5823010	SCHUMACHER, WELDON D & BONNIE		1303 RIVERGATE DR	LODI	CA	95240	549
5823023	LODI, CITY OF		CITY HALL	LODI	CA	95240	0
5823024	LODI CITY OF		PO BOX 3006	LODI	CA	95241	1910
5806010	SIDHU, NACHHATAR S & RUSE V		5360 GLADSTONE DR	STOCKTON	CA	95219	7129
5864001	TOKAY DEVELOPMENT INC		PO BOX 1259	WOODBIDGE	CA	95258	0
5864002	IM, CHONG A TR		2431 VINTAGE OAKS CT	LODI	CA	95242	9347
5864012	VALLEJO, ROSEMARY O		2428 VINTAGE OAKS CT	LODI	CA	95242	9347
5864013	THIARA, SUKHVINDER TR		PO BOX 599	LODI	CA	95241	0
5864014	KIRST, J JEFFREY & CAROL A		PO BOX 1259	WOODBIDGE	CA	95258	0
5864015	KIRST, CRYSTAL ANN TR		2448 VINTAGE OAKS CT	LODI	CA	95242	9347
5864016	GERLACK, JOHN D & BARBARA A TR		2449 VINTAGE OAKS CT	LODI	CA	95242	9347

PH Mailing List for Southwest Gateway Development Agreement Termination

5864017	GERLACK, JOHN D & B TRS	2449 VINTAGE OAKS CT	LODI	CA	95242	9347
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PH Mailing List for Westside Development Agreement Termination

APN	OWNER NAME	CARE OF	OWNER STREET	OWNER CITY	OWNER STATE	OWNER ZIP5	OWNER ZIP4
2703008	TRAVERSO, JEFFREY VIRGIL ETAL	MICHAEL L MANNA RANCH INC	PO BOX 247	ACAMPO	CA	95220	5321
2703022	FUKUNAGA, R MICHAEL		14704 N BECKMAN RD	LODI	CA	95240	0
2705001	MAXINE CHRISTESEN FAMILY LP	MAXINE CHRISTESEN	179 E TAYLOR RD	LODI	CA	95242	0
2705002	MAXINE CHRISTESEN FAMILY LP	MAXINE CHRISTESEN	179 E TAYLOR RD	LODI	CA	95242	0
2705022	MINER JOAQUIN BUILDING CORP		301 E MINER AVE	STOCKTON	CA	95202	2501
2724001	TEMPLE, BONNIE J TR		6929 BISMARCK DR	N HIGHLANDS	CA	95660	0
2724002	HALE, RAYMOND L		309 LELAND CT	LODI	CA	95242	0
2724009	LIEBIG, GIDEON J TR		317 LELAND CT	LODI	CA	95242	0
2740001	TRAVERSO, JEFFREY VIRGIL ETAL	MICHAEL L MANNA RANCH INC	PO BOX 247	ACAMPO	CA	95220	5321
2740002	DHKS DEV CO		621 EVERGREEN DR	LODI	CA	95242	4683
2740004	KRISTMONT WEST		7700 COLLEGE TOWN DR #111	SACRAMENTO	CA	95826	0
2740005	WESTGATE SHOPPING CENTER LLC	AKT DEVELOPMENT INC	7700 COLLEGE TOWN DR #101	SACRAMENTO	CA	95826	0
2740006	KRISTMONTWEST		7700 COLLEGE TOWN DR #111	SACRAMENTO	CA	95826	0
2740009	KRISTMONTWEST		7700 COLLEGE TOWN DR #111	SACRAMENTO	CA	95826	0
2740011	KRISTMONT, WEST		7700 COLLEGE TOWN DR #111	SACRAMENTO	CA	95826	0
2740012	TEMPLE BAPTIST CHURCH OF LODI		801 S LOWER SAC RD	LODI	CA	95242	0
2740015	LODI WESTSIDE PROPERTIES LLC		10100 TRINITY PKWY STE 420	STOCKTON	CA	95219	7241
2740016	LODI UNIFIED SCHOOL DISTRICT	FACILITY PLANNING DEPT	1350 E VINE ST	LODI	CA	95240	3148
2902020	PERROTT, PATRICK ANDREW ETAL		17560 HIGHLAND BLVD	SONOMA	CA	95476	0

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2902021	PERROTT, PATRICK ANDREW ETAL		17560 HIGHLAND BLVD	SONOMA	CA	95476	0
2902022	JUNGEBLUT, ROSEMARY TR ETAL		859 TILDEN DR	LODI	CA	95242	0
2938005	PERLEGOS, GEORGIA ETAL		PO BOX 1823	LODI	CA	95241	0
2943035	HEINSELMAN, BRENT & JENNIFER		29 PARADISE DR	LODI	CA	95242	8328
2943034	DESCHAMP, DAVID		2920 APPLEWOOD DR	LODI	CA	95242	8318
2943033	HANSEN, LAWRENCE DONALD & LIND		2928 APPLEWOOD DR	LODI	CA	95242	0
2943032	HERYFORD, WILLIAM P & TINA C W		2936 APPLEWOOD DR	LODI	CA	95242	8318
2943031	KORT, DALLAS & JONI ELLEN TR		2944 APPLEWOOD DR	LODI	CA	95242	8318
2943030	BATCH, ROBERT II & AMBER		2952 APPLEWOOD DR	LODI	CA	95242	8318
2943029	GIANNONI, KERRY M		2960 APPLEWOOD DR	LODI	CA	95242	0
2943028	SPALETTA, JASON & JENNIFER		45 APPLEWOOD DR	LODI	CA	95242	0
2943011	BRAND, RICKY L & LEILA M TR		2931 APPLEWOOD DR	LODI	CA	95242	8318
2943012	TURNER, RICHARD & MARGARITA		2943 APPLEWOOD DR	LODI	CA	95242	8318
2943027	MILLER, RICKY D & JULIE A		55 APPLEWOOD DR	LODI	CA	95242	8319
2943013	GARIBALDI, RONALD ANDREW & SHA		52 APPLEWOOD DR	LODI	CA	95242	8319
2943026	SHERMAN, PATRICK H & JANET R T		63 APPLEWOOD DR	LODI	CA	95242	8319
2952043	LODI CITY OF	CITY CLERK	PO BOX 3006	LODI	CA	95241	1910
2952029	MYERS, JERRY L		142 BOXWOOD CT	LODI	CA	95242	0
2952030	NICHOLS, DENNIS L		136 BOXWOOD CT	LODI	CA	95242	0
2952028	BURKS. PHILLIP C & LINDSEY E		139 BOXWOOD CT	LODI	CA	95242	8343
2952031	ODOM, DENISE A		130 BOXWOOD CT	LODI	CA	95242	0
2952027	MATTHEWS, DALE K		127 BOXWOOD CT	LODI	CA	95242	0

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2952020	O DONNELL, ZACHARY R & KELLY J		130 FIELDSTONE CT	LODI	CA	95242	0
2952032	WILSON, TERRIE ETAL		124 BOXWOOD CT	LODI	CA	95242	8343
2952026	WENTZ, RYAN J		121 BOXWOOD CT	LODI	CA	95242	8343
2952021	SOUTHERN, MARK L & VICKIE L TR		120 FIELDSTONE CT	LODI	CA	95242	8342
2952025	HALEY, TRUDY L		115 BOXWOOD CT	LODI	CA	95242	8343
2952022	HAPPEL, DEAN A ETAL		114 FIELDSTONE CT	LODI	CA	95242	0
2952019	AMERICAN LENDER SERVICING LLC		3240 N AD ART RD STE A4	STOCKTON	CA	95215	2257
2952024	MCGOWAN, DENNIS J		107 BOXWOOD CT	LODI	CA	95242	0
2952023	LARRABEE, GARY M & KELLY L		108 FIELDSTONE CT	LODI	CA	95242	0
2952019	WEBB, BRADLEY B & BRONIAWNA		109 FIELDSTONE CT	LODI	CA	95242	8342
2952017	MAGEE, JERRY K & AZIZA A		2640 CREEKSIDE DR	LODI	CA	95242	8341
2952010	OSENGA, DENNIS J & PATRICIA J		2615 CREEKSIDE DR	LODI	CA	95242	0
2952011	LINCZ, FRANK		2621 CREEKSIDE DR	LODI	CA	95242	8341
2952012	WILSON, ROBERT G & NANCY A TR		2627 CREEKSIDE DR	LODI	CA	95242	8341
2952013	CHANG, CHE MING TR		2633 CREEKSIDE DR	LODI	CA	95242	8341
2952014	LIEBELT, BRIAN D & MARLIES N		2639 CREEKSIDE DR	LODI	CA	95242	0
2952015	SINGH, MOHINDER P & RAJDEEP		2643 CREEKSIDE DR	LODI	CA	95242	8341
2952016	PERLEGOS, JEFF ETAL	JOHN PERLEGOS	PO BOX 1823	LODI	CA	95241	0
2952004	BYRD, RICHARD & TRACI		2618 PARADISE DR	LODI	CA	95242	8327
2952003	ROMERO, ANTHONY J & MELISSA M		2622 PARADISE DR	LODI	CA	95242	0
2952002	HARRISON, PATRICIA A		2628 PARADISE DR	LODI	CA	95242	8327
2952001	PERLEGOS, GEORGIA		PO BOX 1823	LODI	CA	95241	0
2950019	PERGERSON, MATTHEW T & GINA E		2640 PARADISE DR	LODI	CA	95242	0
2950018	WOODS, STEVEN P & DENISE L		2646 PARADISE DR	LODI	CA	95242	8327

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2950017	HURST, SHARON D TR	12652 PARADISE DR	LODI	CA	95242	0
2950007	MILLER, JAMES D JR & LARELLE L	2658 PARADISE DR	LODI	CA	95242	0
2950006	MARTINEZ, ERASMO JR & ELAINA L	2664 PARADISE DR	LODI	CA	95242	8327
2950005	LUNDQUIST, JOAN TR	2670 PARADISE DR	LODI	CA	95242	8327
2950009	DHALIWAL, JASBIR & HARBINDER T	2647 PARADISE DR	LODI	CA	95242	8327
2950004	NORTON, RONALD G & NAOMI JOYCE	2676 PARADISE DR	LODI	CA	95242	0
2950010	BRUNO, JEFFERY P & KATHLEEN M	2655 PARADISE DR	LODI	CA	95242	0
2950003	WATSON, STEVEN D & IVA M	2682 PARADISE DR	LODI	CA	95242	0
2950011	BALL, DOUGLAS	2661 PARADISE DR	LODI	CA	95242	0
2950002	UYEMURA, DELMERT T & JULIE K	2688 PARADISE DR	LODI	CA	95242	8327
2950012	TWITTY, MIKE W & JILL M	2667 PARADISE DR	LODI	CA	95242	0
2950001	ROJAS, RICHARD M & GAYLE A TR	2695 PARADISE DR	LODI	CA	95242	8327
2950013	MAYERS, FREDERICK R TR ETAL	2673 PARADISE DR	LODI	CA	95242	0
2949022	CURL, JASON & JENNIFER K	2704 PARADISE DR	LODI	CA	95242	8306
2950014	DAVIS, ROGER E & PATRICIA A TR	2679 PARADISE DR	LODI	CA	95242	8327
2949021	CRANFORD, STEVE P & LISA C	2712 PARADISE DR	LODI	CA	95242	8306
2950015	LEWIS, MARTHA E	935 INTERLAKEN DR	LODI	CA	95242	0
2949020	HEBERLE, FREDERICK J & JUDY D	2720 PARADISE DR	LODI	CA	95242	8306
2950016	SHANKLES, WILLIAM D & JANICE J	2691 PARADISE DR	LODI	CA	95242	0
2949019	DEMPSEY, LLOYD B & MARCIA M TR	2728 PARADISE DR	LODI	CA	95242	8306
2949023	MCMILLEN, LARRY K & JEANNE L	2715 PARADISE DR	LODI	CA	95242	8306

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2949018	CHRISTENSEN, ANDERS & JOAN		2804 PARADISE DR	LODI	CA	95242	0
2949017	MACBETH, KATHY L		2812 PARADISE DR	LODI	CA	95242	0
2949024	MAGDANZ, KENNETH G SR & NAOMI		4 EVERGREEN DR	LODI	CA	95242	8307
2949016	KESSLER, JOAN M TR		2820 PARADISE DR	LODI	CA	95242	8330
2949015	BUTORAC, JOHN P TR		2828 PARADISE DR	LODI	CA	95242	0
2949004	ARCHULETA, JORDAN A		2811 PARADISE DR	LODI	CA	95242	0
2949014	STURMAN, JOSHUA J & LAUREN M		2836 PARADISE DR	LODI	CA	95242	8330
2949013	HALL, LYNN E TR ETAL		2844 PARADISE DR	LODI	CA	95242	8330
2949012	HERRICK, BRADLEY C & BEVERLY F		2852 PARADISE DR	LODI	CA	95242	0
2949011	PEARSON, SUSAN P TR		2860 PARADISE DR	LODI	CA	95242	8330
2949005	SHEPARD, ROBERT L JR & ANGELA		2819 PARADISE DR	LODI	CA	95242	8330
2949006	JACKSON, KENNETH L & MARY L TR		8235 BELLA VINA	LODI	CA	95240	9534
2949007	REITZ, MICHAEL DONALD & DIANA		2833 PARADISE DR	LODI	CA	95242	8330
2949010	GATSCHET, TIMOTHY W & DONNA LE		2868 PARADISE DR	LODI	CA	95242	8330
2949008	CRIVELLI, STEVEN & JULIE A		2841 PARADISE DR	LODI	CA	95242	0
2949009	BATCH, ROBERT II TR		2952 APPLEWOOD DR	LODI	CA	95242	8318
2932001	DOLLINGER, VIOLA TR		2537 CENTRAL PARK DR	LODI	CA	95242	3211
2932002	GRIFFANTI, NANCY L TR		2541 CENTRAL PARK DR	LODI	CA	95242	3211
2932003	WESTERBACK, EDWIN & DENISE TR		2545 CENTRAL PARK DR	LODI	CA	95242	3211
2932004	MCFARLAND, JAMES R & ELNA		2549 CENTRAL PARK DR	LODI	CA	95242	3211
2932005	UPDEGRAFT, BARBARA D TR ETAL		2553 CENTRAL PARK DR	LODI	CA	95242	0
2932006	WRIGHT, JOAN F		2557 CENTRAL PARK DR	LODI	CA	95242	3211

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2932007	BARTHOLOMEW, ESTHER L TR ETAL		2561 CENTRAL PARK DR	LODI	CA	95242	3211
2932008	ROSEBERRY, CAROL R TR		2565 CENTRAL PARK DR	LODI	CA	95242	0
2932009	MCMAHON, MARY ELLEN TR		2569 CENTRAL PARK DR	LODI	CA	95242	0
2932010	CAVEY, NOLAND B & SANDRA J TR		8079 CARIBBEANWAY	SACRAMENTO	CA	95826	0
2932011	BONNER, CHERYL		2577 CENTRAL PARK DR	LODI	CA	95242	321
2932012	BENTZ, BEVERLY TR ETAL		2581 CENTRAL PARK DR	LODI	CA	95242	0
2932013	MORIWAKI, SUGA ANN		2585 CENTRAL PARK DR	LODI	CA	95242	0
2932014	GARIBALDI, WILMA J TR		2589 CENTRAL PARK DR	LODI	CA	95242	0
2932015	FIELD, MARILYN E TR		624 PALM AVE	LODI	CA	95240	920
2932016	MCINTOSH, MARGARET R TR		2339 HYDE PARK CIR	LODI	CA	95242	3249
2932017	PARKIN, PATRICIA LEA		2343 HYDE PARK CIR	LODI	CA	95240	0
2932018	COONEY, LOLA M TR		2347 W HYDE PARK CIR	LODI	CA	95242	0
2932019	WHITE, WARNER & DONNA		5185 CONGRESSIONAL ST	CHOWCHILLA	CA	93610	8402
2932020	GRANT, JAMES R III & KATHRYN		2355 HYDE PARK CIR	LODI	CA	95242	3249
2932021	PARK, CHUNIL & SOONJA		1316 BONITA AVE #6	BERKELEY	CA	94709	1965
2932022	LEONARD, BARBARA JEAN TR		2363 HYDE PARK CIR	LODI	CA	95242	3249
2932023	MACOMBER, ROY C & ADELAIDE TR		2367 HYDE PARK CIR	LODI	CA	95242	3249
2932024	BANK OF STOCKTON TRUST DEPT TR	ATTN LU ANNE LEWIS AVP TRUST O	PO BOX 201014	STOCKTON	CA	95201	0
2932025	THOMAS, STEVEN J		2375 HYDE PARK CIR	LODI	CA	95242	3251
2932026	SWEENEY, JAMES M TR ETAL		1930 EDGEWOOD DR	LODI	CA	95242	2305

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2932027	DURHAM, JUDITH J TR		2383 HYDE PARK CIR	LODI	CA	95242	0
2932028	FARRELL, COLETTE L TR		2330 MEDALLION WAY	LODI	CA	95242	4749
2932029	STARRICK, RAYMOND & EUSTOLIA		2388 HYDE PARK CIR	LODI	CA	95242	3250
2932030	SEIBEL, DONALD J TR		2384 HYDE PARK CIR	LODI	CA	95242	3250
2932031	SWEIGARD, VIRGINIA I TR		2376 HYDE PARK CIR	LODI	CA	95242	3250
2932032	WALKER, STEPHEN U & JUDY ANN T		2348 HYDE PARK CIR	LODI	CA	95242	0
2932033	EUSTIS, MARY JO		2342 HYDE PARK CIR	LODI	CA	95242	3239
2932034	MCLEAN, MARGARET C TR		2338 HYDE PARK CIR	LODI	CA	95242	3239
2932035	PARKISON, MARJORIE L TR		2334 HYDE PARK CIR	LODI	CA	95242	0
2932036	SCHMIDT, WALTER TR	JEAN SCHMIDT	208 GRAMERCY PARK DR	LODI	CA	95242	3254
2932037	REISS, W & C COTRS ETL		204 GRAMERCY PARK DR	LODI	CA	95242	0
2932038	MITCHELL, CHERYL R TR		200 GRAMERCY PARK DR	LODI	CA	95242	0
2932039	HUGO, JERRY ETAL	MICHAEL JOHN & KATHERINE HUGO	166 LINDHOLM LN	BAYSIDE	CA	95524	0
2932040	BUNNELL, DOLORES A TR		2491 MACARTHUR PKWY	LODI	CA	95242	0
2932041	ROSENAU, LELANDA & D ARLENE R		15625 N DAVIS RD	LODI	CA	95242	0
2932042	SWOFFORD, DIANE		2483 MACARTHUR PKWY	LODI	CA	95242	3253
2932043	SMITH, DONALD R & LILA F TR		2479 MACARTHUR PKWY	LODI	CA	95242	0
2932044	SHERIDAN, KATHLEEN M	KATHLEEN THOMPSON	2475 MACARTHUR PKWY	LODI	CA	95242	0
2932045	DEMSKI, STANLEY L TR ETAL		2471 MACARTHUR PKWY	LODI	CA	95242	0
2932046	BOSSALLER, ANDREW P & KIM M		2467 MACARTHUR PKWY	LODI	CA	95242	3253
2932047	ORGON, ANNA TR		2463 MACARTHUR PKWY	LODI	CA	95242	3253

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2932048	KUEHNE, LLOYD D TR ETAL		2459 MACARTHUR PKWY	LODI	CA	95242	0
2932049	MCINTOSH, GREGORY JAMES & LORI		PO BOX 414	PACIFIC PALISAD	CA	90272	0
2932050	PAIGE, JAMES M		2451 MACARTHUR PKWY	LODI	CA	95242	3252
2932051	FORE, MILLARD L & NORMA J TR		2447 MACARTHUR PKWY	LODI	CA	95242	0
2932052	GLENN, JERRY L & SUSAN Y		2443 MACARTHUR PARKWAY	LODI	CA	95242	0
2932053	FELL, DOUGLAS E TR		222 E CARRILLO ST STE 400	SANTA BARBARA	CA	93101	0
2932054	GABRIELSON, CURTIS G & BEVERLY		2435 MACARTHUR PKWY	LODI	CA	95242	3252
2932055	HONEY, RAYMOND L & JANET K		2431 MACARTHUR PKWY	LODI	CA	95242	3252
2932056	ROBINSON, DEAN N & JANET F TR		1114 HEIDELBERG WAY	LODI	CA	95242	9142
2932057	SALISBURY, STACEY TR		1324 DEERFIELD CT	LODI	CA	95242	4537
2932058	ANDERSON, DONALD K & LORETTA S		725 FAIRVIEW BLVD#17	INCLINE VILLAGE	NV	89451	0
2932059	DANIELS, VIRGINIA T TR ETAL		2406 CENTRAL PARK DR	LODI	CA	95242	3205
2932060	GROVE, BARBARA W TR		2410 CENTRAL PARK DR	LODI	CA	95242	3205
2932061	YACOPETTI, MARJORIE J		PO BOX 2152	LODI	CA	95241	2152
2932062	APPLING, DONALD R TR		PO BOX 1555	WOODBIDGE	CA	95258	0
2932063	HARO, SAL JAMES TR & EMILY M T		2401 CENTRAL PARK DR	LODI	CA	95242	3206
2932064	FORNEY, CHARLES A & MAVIS B TR		2397 CENTRAL PARK DR	LODI	CA	95242	0
2932065	HANDEL, LEON E TR ETAL		10155 E KETTLEMAN LN	LODI	CA	95240	0
12932066	SCHULENBURG, ROBERT W TR		15740 MOORE RD	LODI	CA	95242	9262
2932067	KERNER, MARLO L & HAZEL M TR		2430 CENTRAL PARK DR	LODI	CA	95242	3205

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2932068	BAUSERMAN, GEORGE L & CAROL K		2434 CENTRAL PARK DR	LODI	CA	95242	3205
2932069	KRONEMANN, LINDA L TR		2438 CENTRAL PARK DR	LODI	CA	95242	3205
2932070	HUKILL, ANNETTE M TR	GEORGE S CHALMERS	1234 HEARTWOOD DR	ROHNERT PARK	CA	94928	0
2932071	PHILLIPS, LESLIE TR	HERMANOTTER REV TRUST	2446 CENTRAL PARK DR	LODI	CA	95242	3205
2932072	WILLIAMS, ELIZABETH N TR ETAL		PO BOX 1064	WOODBIDGE	CA	95258	0
2932073	EMLER, LYDIA M TR		2462 CENTRAL PARK DR	LODI	CA	95242	3207
2932074	THOMASON, BOB M & DONNA D TR		2466 CENTRAL PARK DR	LODI	CA	95242	0
2932075	MERRILL, H L TR		2470 CENTRAL PARK DR	LODI	CA	95242	0
2932076	MOREHEAD, SKIP R ETAL		2474 CENTRAL PARK DR	LODI	CA	95242	3207
2932077	BLAUFUS, JOHN L & LAURI M		2478 CENTRAL PARK DR	LODI	CA	95242	3207
2932078	ARMKNECHT, JANETTE TR		5595 SAN ANTONIO ST	PLEASANTON	CA	94566	0
2932079	DUNCAN, HAROLD W & NONA E TR		2486 CENTRAL PARK DR	LODI	CA	95242	0
2932080	EWOLDT, DONALD D & ETHEL L		2490 CENTRAL PARK DR	LODI	CA	95242	3209
2932081	BEWLEY, JOSEPH & MONIQUE		2494 CENTRAL PARK DR	LODI	CA	95242	3209
2932082	SOLARI, ANNETTA M TR ETAL		2498 CENTRAL PARK DR	LODI	CA	95242	0
2932083	CONN, JANET L TR		PO BOX 738	LODI	CA	95241	0
2932084	POLLARD, ROBERTE & CORINNE C		2485 CENTRAL PARK DR	LODI	CA	95242	3208
2932085	GARVEY, SHARON A TR		2481 CENTRAL PARK DR	LODI	CA	95242	3208
2932086	PEABODY, DERRIL E & LINDA L		2477 CENTRAL PARK DR	LODI	CA	95242	3208

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2932087	SWIFT, SYLVIA L TR	SYLVIA L SWIFT FAMILY TRUST	PO BOX 1977	MINDEN	NV	89423	0
2932088	HOPE, BETTY L TR		2469 CENTRAL PARK DR	LODI	CA	95242	3208
2932089	KING, NORMAN D & LAQUITA J TR		2465 CENTRAL PARK DR	LODI	CA	95242	0
2932090	BRUSA, SELDON C & ELIZABETH TR		2461 CENTRAL PARK DR	LODI	CA	95242	3208
	PARKVIEW TERRACE			LODI	CA	95242	0