



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Adopt Resolution of Preliminary Determination and Resolution of Intention to Annex Millsbridge II Zone 3 and Almond North Zone 4 to Lodi Consolidated Landscape Maintenance District No. 2003-1; Set Public Hearing and Deadline for Receipt of Ballots for May 5, 2004; and Adopt Resolutions Authorizing City Manager to Execute Professional Services Agreements with Timothy J. Hachman, Attorney at Law, (\$7,000) and Thompson-Hysell Engineers, a Division of the Keith Companies, Inc., (\$8,500) for Services Required in Support of the Annexation

MEETING DATE: March 17, 2004

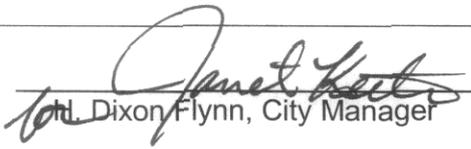
PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt the following resolutions and additionally adopt resolutions authorizing the City Manager to execute professional services agreements with Timothy J. Hachman, Attorney at Law, and Thompson-Hysell Engineers, a Division of the Keith Companies, Inc., for services required in support of the annexation:

1. Resolution of Preliminary Determination to Annex Territory to a Maintenance Assessment District, to Form a Zone, to Levy an Annual Assessment for Costs Incurred and Preliminary Approval of Engineer's Report for Millsbridge II Zone 3 and Almond North Zone 4, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.
2. Resolution of Intention to Annex Territory to a Maintenance Assessment District, to Form a Zone, to Levy and Collect an Annual Assessment for Maintenance and Operation of Improvements and for Costs and Expenses and Setting Time and Place of Public Hearing and Setting Forth Mailed Property Owner Ballot Procedure and Notice for Millsbridge II Zone 3 and Almond North Zone 4, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

BACKGROUND INFORMATION: Developers of the Millsbridge II subdivision and the Almond North subdivision have elected to form an assessment district pursuant to the Landscaping and Lighting Act of 1972 for the purpose of installing and/or maintaining the public improvements described in Exhibit 1. Millsbridge II Zone 3 consists of 27 lots plus 10 lots on the west side of the proposed Stonebridge Drive. Almond North Zone 4 consists of 28 lots. The total number of lots in the two zones to be included in the proposed assessment district is 65. The location of Zone 3 and 4 is presented in Exhibit 2.

Different from prior Zone formation/annexation actions by the Council, Zone 3 includes nine lots that are not a part of the primary subdivision. Zone 3 includes four parcels that have been submitted for development entitlements by the developer of the primary subdivision (1271, 1251, 1239, 1219 Bezug Lane and 1819 Tienda Drive). The four parcels on Bezug Lane have pending lot line adjustment or parcel map applications and the owners/developers intend to construct nine new homes on the newly created lots. The parcel at 1819 Tienda Drive is undeveloped and is zoned for single family duplex development. The other

APPROVED: 
Tom Dixon Flynn, City Manager

Adopt Resolution of Preliminary Determination and Resolution of Intention to Annex Millsbridge II Zone 3 and Almond North Zone 4 to Lodi Consolidated Landscape Maintenance District No. 2003-1; Set Public Hearing and Deadline for Receipt of Ballots for May 5, 2004; and Adopt Resolutions Authorizing City Manager to Execute Professional Services Agreements with Timothy J. Hachman, Attorney at Law, (\$7,000) and Thompson-Hysell Engineers, a Division of the Keith Companies, Inc., (\$8,500) for Services Required in Support of the Annexation
March 17, 2004
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two parcels on Bezug Lane are not included in Zone 3 because they are existing single family residences that will probably remain in their current single family residential use for many years.

The action requested of the City Council will initiate the steps leading to formation of the district and preliminarily approve the Engineer's Report. Additionally, the City Council will set a public hearing for May 5, 2004, to hear public testimony on the formation and proposed assessments and to finally act to form the district. A schedule of events culminating in the election to form the district and approving the Engineer's Report is provided in Exhibit 3.

The Engineer's Report, prepared by Thompson-Hysell Engineers, a division of The Keith Companies, Inc., of Modesto, California, is attached as Exhibit 4. It presents a description of the project, defines the area, describes the improvements to be maintained and provides a cost estimate of the First Year Estimated Assessment and sets the Maximum Annual Assessment amount. Exhibit 4 presents the tabulation of estimated costs. The annual assessment includes costs for maintaining the improvements, utilities, replacement reserves, and administration of the district. Three principal maintenance activities are covered by the district, including the reverse frontage wall and landscaping along Harney Lane, the street trees within the parkway areas of the subdivision and a prorated share of public park maintenance.

In May of 2005, an Engineer's Report will be prepared and presented to the City Council for approval that will set the Estimated Assessment for the following tax year. As is the case now, the costs in the Engineer's Report will be based upon actual contract prices. It is anticipated that administrative services will be bid and contracted on an annual basis.

Presently, the subdivision is comprised of four parcels that are expected to subdivide subsequent to the formation of the assessment district. Zones 3 and 4 will contain approximately 65 lots and will have a proposed assessment roll as set forth in Exhibit 4.

Election ballots will be distributed to the owners of record as of the date of ballot preparation. Voting is based upon acres and simple majority vote is required to form the district. It is expected that none of the lots will be sold to individual homeowners prior to formation of the district on May 5, 2004.

The First Year Assessment will be added to the tax roll for Fiscal Year 2004-05 and the first revenues from the district will not be received until January 2005. Until such time the City receives funds from the district, the developer remains responsible for the regular and ongoing maintenance of the public wall and landscape improvements. This requirement has been addressed in the Subdivision Improvement Agreements that are to be presented to the City Council at the March 17, 2004, and April 21, 2004, meetings for Zone 3 and Zone 4, respectively.

FUNDING: Applicant fees and reimbursement from funds collected through the assessment district.



for Richard C. Prima, Jr.
Public Works Director

Prepared by F. Wally Sandelin, City Engineer
RCP/FWS/pmf
Attachments
cc: D. Stephen Schwabauer, Interim City Attorney
George Bradley, Street Superintendent
CLandscapeZone3Intention_1.doc

Tony Goehring, Parks and Recreation Director

3/8/2004

EXHIBIT 1

Description of Improvements to be maintained for Millsbridge II Zone 3 and Almond North Zone 4

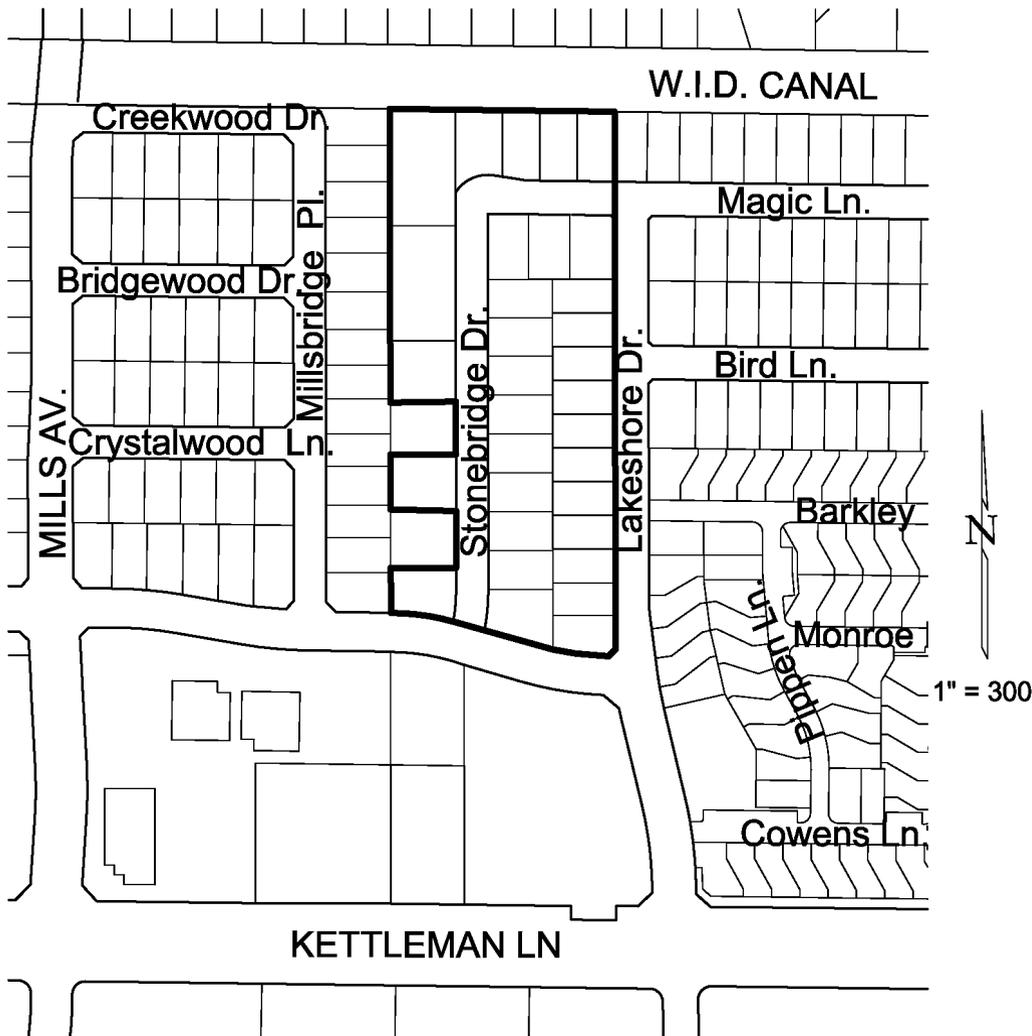
- A. Street parkway trees located within the public streets within the Zone 3 and 4 boundary.
- B. Public park land area of 0.561 acres in size equivalent to the current level of service standard for park area within the City of Lodi of 3.4 acres per thousand persons served.



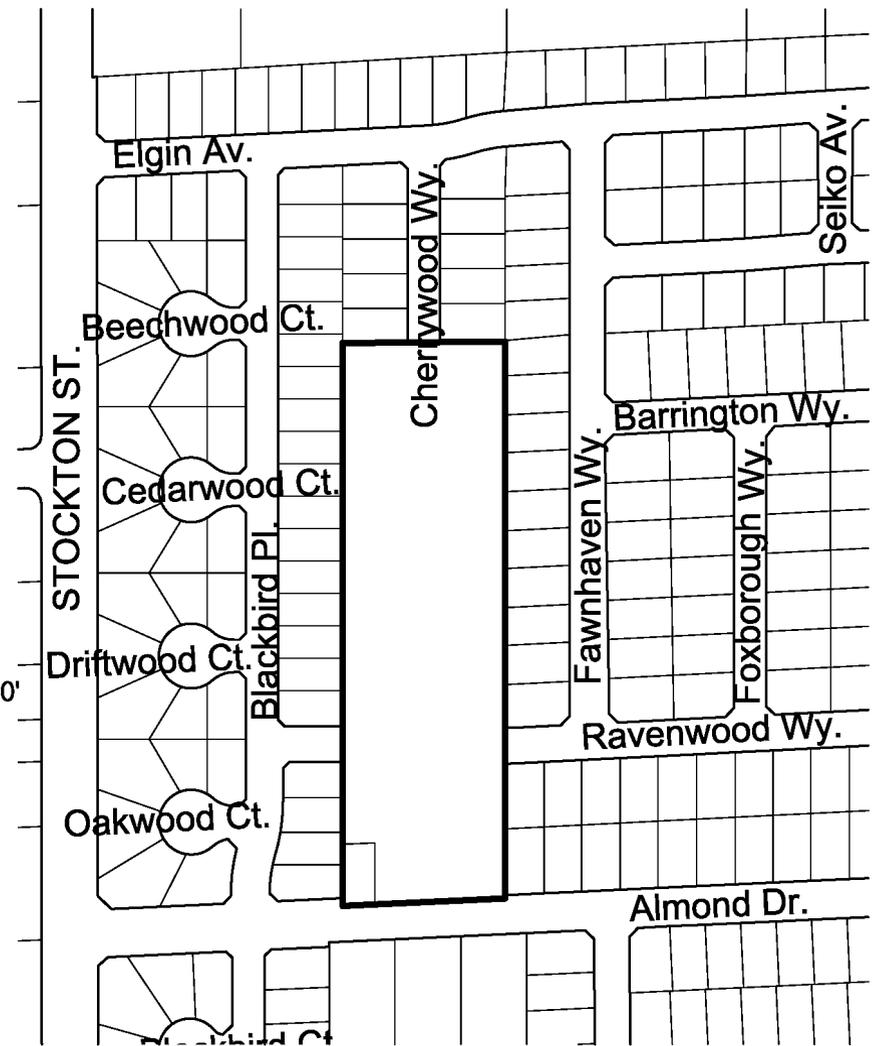
CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT 2 MILLSBRIDGE II - ZONE 3 ALMOND NORTH - ZONE 4 BOUNDARY MAPS



MILLSBRIDGE II - ZONE 3



ALMOND NORTH - ZONE 4

City of Lodi LLD
Millsbridge II Zone 3
and
Almond North Zone 4

**Landscape Maintenance Assessment District Annexations
and Zones 3 and 4 Budget Elections**

Time Table

<u>Date</u>	<u>Activity/Tasks</u>
March 1, 2004	Distribution of preliminary draft Engineer's Report
March 3, 2004	Initial Resolutions to City Council Communication, Finalized Engineer's Report
March 17, 2004	City Council Meeting to: Resolution of Preliminary Determination to Annex to Consolidated District, Form Zones 3 and 4, Resolution of Intention (sets Public Hearing and date of Election on May 5, 2004)
March 19, 2004	Last day to Mail Notice and Ballot
April 19, 2004	Resolutions to City Approve Engineer's Report Annex to Consolidated District, Form Zones 3 and 4 Tally vote/Declare results Council Communication
May 5, 2004	Last day to receive Ballots
May 5, 2004	City Council meeting to: Public Hearing/Tally vote/Declare results Annex to Consolidated District, Form Zones 3 and 4

**ENGINEER'S REPORT
MILLSBRIDGE II ZONE 3
AND
ALMOND NORTH ZONE 4
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI**

FISCAL YEAR 2004-2005

PREPARED BY:

**Thompson-Hysell Engineers,
a division of The Keith Companies, Inc.
1016 12th Street
Modesto, CA 95354**

MARCH 2004

**ANNUAL ENGINEER'S REPORT
FOR THE 2004-2005 FISCAL YEAR**

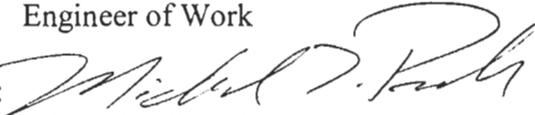
MILLSBRIDGE II ZONE 3 AND
ALMOND NORTH ZONE 4
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
CITY OF LODI
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: _____, 2004.

Thompson-Hysell Engineers
Engineer of Work

BY:


Michael T. Persak
RCE 44908



I HEREBY CERTIFY that the enclosed Annual Engineer's Report, together with Boundary Map, Assessment, and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Lodi, California on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was filed with the Auditor of the County of San Joaquin on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

March 9, 2004

The Honorable Mayor and
City Council of The City of
Lodi, CA

To Whom It May Concern:

This report is prepared pursuant to and in compliance with the requirements of the "Landscaping and Lighting Act of 1972," as amended, commencing with the Streets and Highways code sections 22500, et seq. for the creation of two new zones (Millsbridge II Zone 3 and Almond North Zone 4) in the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

BACKGROUND

The Millsbridge II zone consists of a 27-lot residential development and 5 adjacent parcels which, when subdivided, will equal 11 dwelling unit equivalent Factors (dueF's) located in the southwestern portion of the City of Lodi. The development is being pursued by Ron Thomas Development, Tokay Development, and Almond North LLC. The Almond North zone consists of a 28-lot residential development in the southeastern portion of the City of Lodi. The development is being pursued by Almond North LLC, a California Limited Liability Company. This report is relative to the proposed Millsbridge II Zone 3 and Almond North Zone 4 Landscape Maintenance Districts of the City of Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 which provides annual funds for the maintenance of various public landscape improvements.

PHASED DEVELOPMENT

The Millsbridge II Zone 3 and Almond North Zone 4 developments are currently anticipated to be constructed in a single phase. Annually, the additional public amenity improvements and the additional developed areas, if any, shall be identified. The costs of the maintenance of the new improvements, if any, shall be added to and included in the next annual landscape maintenance budget. These amounts for the additional improvements were accounted for in determining the maximum annual assessment (see Exhibit A). The Millsbridge II Zone 3 and Almond North Zone 4 projects, when completed, will include 38 and 28 dueF's, respectively.

ASSESSMENT DISTRICT AREA

The areas of Millsbridge II Zone 3 and Almond North Zone 4 are described as all of the property within the following assessor's parcels identified by assessor's number (APN):

<u>Zone</u>	<u>Book</u>	<u>Page</u>	<u>Parcel</u>
3	031	040	10-12, 14, 35, 38
4	062	060	14, 15

Boundary maps are attached to this Engineer's Report as Exhibit B. The assessment diagrams for the Millsbridge II Zone 3 and Almond North Zone 4 Landscape Maintenance Districts are attached to the Engineer's Report as Exhibit C. Sheet 1 of the assessment diagrams is a simple overall boundary map. Sheet 2 is the County Assessor's map and is incorporated in, and made a part of, the assessment diagram.

PLANS AND SPECIFICATIONS

As this project is developed, plans and specifications for the amenity improvements to be maintained by the funds generated by the Millsbridge II Zone 3 and Almond North Zone 4 Landscape Maintenance Districts shall be filed with the City of Lodi and will be incorporated into this report by reference.

DESCRIPTION OF AREAS TO BE MAINTAINED

The Millsbridge II Zone 3 and Almond North Zone 4 Landscape Maintenance Districts are created to provide funding for the continued maintenance of the public areas which are described below. During the installation period for each phase, the installer of the improvements will maintain the new improvements until the following June 30, or until such time as funds are available for maintenance, at which time the new areas shall be incorporated into the areas already being maintained by the District.

The following improvements shall be included in the Districts upon their completion.

1. Zone 3 – Description of Improvements for Future Development
 - A. Street parkway trees located within the public street within the District Zone 3 boundary.
 - B. Public park land area of 0.3553 acres in size equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.
2. Zone 4 – Description of Improvements for Future Development
 - A. Street parkway trees located within the public street within the District Zone 4 boundary.
 - B. Public park land area of 0.2618 acres in size equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

ALLOCATION OF COSTS

Assessments for the Millsbridge II Zone 3 and Almond North Zone 4 Landscape Maintenance Districts are apportioned in a manner intended to fairly distribute the amounts among all assessable developed parcels in proportion to the estimated benefits to be received by each such parcel. A parcel is considered as being developed by reason of having been included as a lot or parcel in the Millsbridge II Zone 3 and Almond North Zone 4 recorded Final Maps or being included within the active developed area in the case of an existing parcel. The criteria for apportioning the costs for the maintenance makes use of a dwelling unit equivalent Factor (dueF) to calculate the benefit for all uses in terms of equivalent dwelling units. The terms, definitions, and procedures followed to develop the annual assessments are as follows:

1. Dwelling Unit Equivalent Factor (dueF)
The dueF for each use is as follows:
 - A. Single-Family Residential
All parcels determined to be developed for single-family use shall have a dueF of 1.0 for each parcel. One parcel has been designated for duplex use. This parcel will be assigned a dueF of 2.0.
 - B. Multiple-Family Residential
All parcels determined to be developed for multiple-family residential, other than duplex or triplex uses, shall have a dueF of 5.0 per acre for each parcel, in general representative of the approximate single-family yield if the area were developed for that use.
 - C. Commercial/Office
All parcels determined to be developed for commercial or office use shall have the dueF factor calculated as follows:
5 dueF per acre for the first 7.5 acres
2.5 dueF per acre for the next 7.5 acres
1.25 dueF per acre for all acreage over 15 acres.
 - D. Other Uses
All parcels determined to have uses other than identified above shall have a dueF established at the time of the first annual budget affecting such areas as determined by the Engineer or other officer appointed by the City of Lodi to prepare the annual cost spread. The determined dueF shall follow the character of the factors assigned above as nearly as practicable, but the determination shall be the sole responsibility of the appointed party and the City of Lodi.
 - E. Zero Dwelling Unit Equivalent Factor (dueF)
Certain parcels, by reason of use, size, shape, or state of development, may be assigned a zero dueF which will consequently result in a zero assessment for that fiscal year. All parcels having such a zero dueF for the previous fiscal year shall

annually be reconsidered to determine if the reason for assigning the zero dueF is still valid for the next fiscal year. Parcels which may be expected to have a zero dueF assigned are typically parcels which are all, or nearly all, publicly landscaped, parcels in public ownership, parcels owned by a public utility company and/or used for public utilities, public parks, public schools, and remainder parcels too small or narrow for reasonable residential or commercial use, unless actually in use.

1. Area Adjustments

Parcels which have an assessment determined by area and which have a portion of the parcel occupied by public or public utility uses separate from the entitled use and located in easements, prior to the multiplication by the dueF, shall have the area of the parcel adjusted to a usable area to reflect the loss or partial loss of the entitled use in those areas. This reduction shall not apply for normal peripheral and interior lot line public utility easements generally existing over the whole subdivision.

2. Compilation

Annually, about May 15, following the determination of the dwelling unit equivalent Factor (dueF) for all developed parcels and the determination of the list of developed parcels by APN for the next fiscal year, all single-family or duplex/triplex residential parcels shall have a dwelling unit equivalent (due) assigned to each parcel equal to the dueF for that parcel. For all parcels other than single-family or duplex/triplex residential parcels, the product of the dueF times the area or adjusted usable area of the parcel, as appropriate, shall be calculated and shall be the due assigned. For developed parcels, the sum of the due assigned to each single-family due for each other parcel shall equal the total due for the next fiscal year. The total amount of revenue required for the next fiscal year shall then be divided by the total due to calculate the assessment per due for the next fiscal year. Parcels defined as not developed for the purposes of determining the landscape maintenance assessments will all have a zero dueF and consequently a zero due and a zero assessment.

3. Allocation of Assessments

The assessment for wall maintenance for the next fiscal year shall then be set for each parcel as the product of the calculated dwelling unit equivalent (due) for each parcel, multiplied by the assessment per due for the next fiscal year.

METHOD OF ASSESSMENT SPREAD

In compliance with the provisions of Proposition 218, adding Article XIII D to the California Constitution, the benefits conferred on each parcel within the Lodi Consolidated Landscape Maintenance District No. 2003-1 are particular and distinct benefits (hereinafter "special benefits") over and above general benefits conferred on such property or to the public at large, in that the individual letter-designated zones in the District each represents a common unit to provide landscape, park, and related amenity maintenance, and monitored irrigation for the development of the property within the individual letter-designated zones in the District generally for residential and related urban uses. Benefits are determined to be 100% special benefits and 0% general benefits. Also, in keeping with the requirements of Proposition 218, no annual individual assessments shall be

increased above the amounts assessed under the established criteria for each zone for the preceding fiscal year without an election approval.

The base objective of the assessment spread is to distribute costs in accordance with the benefits received. Costs will be spread equally to each residential lot as follows:

1. Zone 3: Lots 1-27 in Millsbridge II, APN 031-040-10 (3 future lots), APN 031-040-11 (3 future lots), APN 031-040-12 (2 future lots), APN 031-040-14 (1 future lot), and APN 031-040-38 (existing duplex) shall be assessed equally for the estimated costs of maintenance for the fiscal year 2004-2005.
2. Zone 4: Lots 1-28 in Almond North shall be assessed equally for the estimated costs of maintenance for the fiscal year 2004-2005.

ANNUAL ESCALATION

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) five percent (5.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for All Urban Consumers, as developed by the U.S. Bureau of Labor Statistics for a similar period of time.

ADMINISTRATION

It is intended that the City of Lodi, either directly or by subcontract, shall have the responsibility to establish an ongoing Landscape Maintenance Management entity to be known as the Landscape Maintenance District Manager which shall be responsible to establish the annual budget, keep an accounting of the maintenance and operational administrative costs, administer and perform the landscape maintenance either directly or by subcontract, pay all fees, utility costs, taxes, and any and all other operating costs.

ESTIMATE OF COSTS

The location and size of a park serving these subdivisions has not yet been determined. The estimated costs are for public amenity maintenance only. All improvements will be installed at no cost to the Landscape Maintenance Assessment District. The assessment will not be levied until needed, upon development and City acceptance of the improvements.

Items considered in the maintenance cost include, but are not limited to: Water for plants and trees, weeding, pruning, mowing, replacement of plants and trees that may die, maintenance of pavement and sidewalks, and maintaining and replacing all sprinkler lines and heads.

The annual costs estimated to be collected with the 2004-2005 taxes for the developed areas are as follows:

<u>ZONE 3</u>	<u>FY 2004-05</u>	<u>FY 2004-05</u>
<u>OPERATION OF COSTS</u>	<u>ESTIMATED</u>	<u>MAXIMUM</u>
	<u>ASSESSMENT</u>	<u>ASSESSMENT</u>
Street Trees	\$1,100.00	\$1,100.00
Future Park Site	\$0.00	\$3,600.00
Est. Subtotal Operation Costs	\$1,100.00	\$4,700.00
<u>DISTRICT ADMINISTRATION COSTS</u>		
Annual Engineer's Report	\$4,000.00	\$4,000.00
Publication	\$100.00	\$100.00
City Administration Fee	\$2,000.00	\$2,000.00
County Administration Fee	<u>\$900.00</u>	<u>\$900.00</u>
Est. Total Administration Costs	\$7,000.00	\$7,000.00
Est. Contingency	\$412.00	\$574.00
Total Estimated Revenue Required for 2004-2005 Fiscal Year	\$8,512.00	\$12,274.00
Total Appropriation Required from Existing Fund Balance	\$0.00	\$0.00
Total Estimated Assessment for 2004-2005 Fiscal Year	\$8,512.00	\$12,274.00
Total dueF	38	38
Assessment per dueF	\$224.00	\$323.00
MAXIMUM ANNUAL ASSESSMENT		\$323.00

<u>ZONE 4</u>	<u>FY 2004-05</u>	<u>FY 2004-05</u>
<u>OPERATION OF COSTS</u>	<u>ESTIMATED</u>	<u>MAXIMUM</u>
	<u>ASSESSMENT</u>	<u>ASSESSMENT</u>
Street Trees	\$1,100.00	\$1,100.00
Future Park Site	\$0.00	\$2,600.00
Est. Subtotal Operation Costs	\$1,100.00	\$3,700.00
 <u>DISTRICT ADMINISTRATION COSTS</u>		
Annual Engineer's Report	\$4,000.00	\$4,000.00
Publication	\$100.00	\$100.00
City Administration Fee	\$2,000.00	\$2,000.00
County Administration Fee	<u>\$900.00</u>	<u>\$900.00</u>
Est. Total Administration Costs	\$7,000.00	\$7,000.00
Est. Contingency	\$412.00	\$528.00
Total Estimated Revenue Required for 2004-2005 Fiscal Year	\$8,512.00	\$11,228.00
Total Appropriation Required from Existing Fund Balance	\$0.00	\$0.00
Total Estimated Assessment for 2004-2005 Fiscal Year	\$8,512.00	\$11,228.00
Total dueF	28	28
Assessment per dueF	\$304.00	\$401.00
MAXIMUM ANNUAL ASSESSMENT		\$401.00

ASSESSMENT ROLL

The assessment roll for the fiscal year 2004-2005 is as follows:

Assessment No.	APN No.	Future Lot Nos.	Owner	No. of dueF's	FY 2004-05 Estimated Assessment	FY 2004-05 Maximum Assessment
<i>Millsbridge II, Zone 3</i>						
1	031-040-35	1-11, 25-27	R. Thomas Development Inc. and Tokay Development Inc.	14	\$3,136.00	\$4,522.00
2	031-040-36	12-24	R. Thomas Development Inc. and Tokay Development Inc.	13	\$2,912.00	\$4,199.00
3	031-040-10	28-30	Mazen M. Mardini	3	\$672.00	\$969.00
4	031-040-11	31-33	Jeffrey/Carol Kirst Trust and Ronald B. Thomas Trust	3	\$672.00	\$969.00
5	031-040-12	34-35	Jeffrey/Carol Kirst Trust and Ronald B. Thomas Trust	2	\$448.00	\$646.00
6	031-040-14	36	Jeffrey/Carol Kirst Trust and Ronald B. Thomas Trust	1	\$224.00	\$323.00
7	031-040-38	37	Darrell & Rhonda Sasaki	2	\$448.00	\$646.00
Total Zone 3				38	\$8,512.00	\$12,274.00
<i>Almond North, Zone 4</i>						
1	062-060-14	1-27	Almond North, LLC	27	\$8,208.00	\$10,827.00
2	062-060-15	28	Almond North, LLC	1	\$304.00	\$401.00
Total Zone 4				28	\$8,512.00	\$11,228.00

The parcels in this subdivision are expected to subdivide upon and subsequent to the formation of Zones 3 and 4. The proposed subdivision will yield approximately 66 parcels (residential lots) and will have a proposed assessment roll, based on the above criteria and budget, set forth in Exhibit A.

Engineer's Report
Millsbridge II Zone 3 and
Almond North Zone 4
Page 9 of 9
March 9, 2004

The foregoing Engineer's Report and the estimate of costs, as well as the Assessment Diagram and Assessment Roll, which are attached hereto, are presented for your approval by resolution dated this _____ day of _____, 2004.

THOMPSON-HYSELL ENGINEERS
Engineer of Work

BY: 
Michael T. Persak
RCE 44908



**EXHIBIT A
ASSESSMENT ROLL
MILLSBRIDGE II ZONE 3 AND
ALMOND NORTH ZONE 4
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA**

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-05 ESTIMATED ASSESSMENT	FY 2004-05 MAXIMUM ASSESSMENT
1	031-040-35	Millsbridge II	Lot No. 1	\$224.00	\$323.00
2	031-040-35	Millsbridge II	Lot No. 2	\$224.00	\$323.00
3	031-040-35	Millsbridge II	Lot No. 3	\$224.00	\$323.00
4	031-040-35	Millsbridge II	Lot No. 4	\$224.00	\$323.00
5	031-040-35	Millsbridge II	Lot No. 5	\$224.00	\$323.00
6	031-040-35	Millsbridge II	Lot No. 6	\$224.00	\$323.00
7	031-040-35	Millsbridge II	Lot No. 7	\$224.00	\$323.00
8	031-040-35	Millsbridge II	Lot No. 8	\$224.00	\$323.00
9	031-040-35	Millsbridge II	Lot No. 9	\$224.00	\$323.00
10	031-040-35	Millsbridge II	Lot No. 10	\$224.00	\$323.00
11	031-040-35	Millsbridge II	Lot No. 11	\$224.00	\$323.00
12	031-040-36	Millsbridge II	Lot No. 12	\$224.00	\$323.00
13	031-040-36	Millsbridge II	Lot No. 13	\$224.00	\$323.00
14	031-040-36	Millsbridge II	Lot No. 14	\$224.00	\$323.00
15	031-040-36	Millsbridge II	Lot No. 15	\$224.00	\$323.00
16	031-040-36	Millsbridge II	Lot No. 16	\$224.00	\$323.00
17	031-040-36	Millsbridge II	Lot No. 17	\$224.00	\$323.00
18	031-040-36	Millsbridge II	Lot No. 18	\$224.00	\$323.00
19	031-040-36	Millsbridge II	Lot No. 19	\$224.00	\$323.00
20	031-040-36	Millsbridge II	Lot No. 20	\$224.00	\$323.00
21	031-040-36	Millsbridge II	Lot No. 21	\$224.00	\$323.00
22	031-040-36	Millsbridge II	Lot No. 22	\$224.00	\$323.00
23	031-040-36	Millsbridge II	Lot No. 23	\$224.00	\$323.00
24	031-040-36	Millsbridge II	Lot No. 24	\$224.00	\$323.00
25	031-040-35	Millsbridge II	Lot No. 25	\$224.00	\$323.00
26	031-040-35	Millsbridge II	Lot No. 26	\$224.00	\$323.00
27	031-040-35	Millsbridge II	Lot No. 27	\$224.00	\$323.00
28	031-040-10	Millsbridge II	Lot No. 28	\$224.00	\$323.00
29	031-040-10	Millsbridge II	Lot No. 29	\$224.00	\$323.00
30	031-040-10	Millsbridge II	Lot No. 30	\$224.00	\$323.00
31	031-040-11	Millsbridge II	Lot No. 31	\$224.00	\$323.00
32	031-040-11	Millsbridge II	Lot No. 32	\$224.00	\$323.00
33	031-040-11	Millsbridge II	Lot No. 33	\$224.00	\$323.00
34	031-040-12	Millsbridge II	Lot No. 34	\$224.00	\$323.00
35	031-040-12	Millsbridge II	Lot No. 35	\$224.00	\$323.00
36	031-040-14	Millsbridge II	Lot No. 36	\$224.00	\$323.00
37	031-040-38	Millsbridge II	Lot No. 37 (duplex)	\$448.00	\$646.00
ZONE 3 TOTAL				\$8,512.00	\$12,274.00

**EXHIBIT A
ASSESSMENT ROLL
MILLSBRIDGE II ZONE 3 AND
ALMOND NORTH ZONE 4
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA**

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-05 ESTIMATED ASSESSMENT	FY 2004-05 MAXIMUM ASSESSMENT
38	062-060-14	Almond North	Lot No. 1	\$304.00	\$401.00
39	062-060-14	Almond North	Lot No. 2	\$304.00	\$401.00
40	062-060-14	Almond North	Lot No. 3	\$304.00	\$401.00
41	062-060-14	Almond North	Lot No. 4	\$304.00	\$401.00
42	062-060-14	Almond North	Lot No. 5	\$304.00	\$401.00
43	062-060-14	Almond North	Lot No. 6	\$304.00	\$401.00
44	062-060-14	Almond North	Lot No. 7	\$304.00	\$401.00
45	062-060-14	Almond North	Lot No. 8	\$304.00	\$401.00
46	062-060-14	Almond North	Lot No. 9	\$304.00	\$401.00
47	062-060-14	Almond North	Lot No. 10	\$304.00	\$401.00
48	062-060-14	Almond North	Lot No. 11	\$304.00	\$401.00
49	062-060-14	Almond North	Lot No. 12	\$304.00	\$401.00
50	062-060-14	Almond North	Lot No. 13	\$304.00	\$401.00
51	062-060-14	Almond North	Lot No. 14	\$304.00	\$401.00
52	062-060-14	Almond North	Lot No. 15	\$304.00	\$401.00
53	062-060-14	Almond North	Lot No. 16	\$304.00	\$401.00
54	062-060-14	Almond North	Lot No. 17	\$304.00	\$401.00
55	062-060-14	Almond North	Lot No. 18	\$304.00	\$401.00
56	062-060-14	Almond North	Lot No. 19	\$304.00	\$401.00
57	062-060-14	Almond North	Lot No. 20	\$304.00	\$401.00
58	062-060-14	Almond North	Lot No. 21	\$304.00	\$401.00
59	062-060-14	Almond North	Lot No. 22	\$304.00	\$401.00
60	062-060-14	Almond North	Lot No. 23	\$304.00	\$401.00
61	062-060-14	Almond North	Lot No. 24	\$304.00	\$401.00
62	062-060-14	Almond North	Lot No. 25	\$304.00	\$401.00
63	062-060-14	Almond North	Lot No. 26	\$304.00	\$401.00
64	062-060-14	Almond North	Lot No. 27	\$304.00	\$401.00
65	062-060-15	Almond North	Lot No. 28	\$304.00	\$401.00
ZONE 4 TOTAL				\$8,512.00	\$11,228.00

PROPOSED AMENDED BOUNDARIES
(MILLSBRIDGE II, ZONE 3 ANNEXATION)
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHWEST
QUARTER OF SECTION 11, T.3N., R.6E., M.D.B.&M.,
CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA

THOMPSON-HYSELL ENGINEERS
1016 12th STREET MODESTO, CALIFORNIA
MARCH, 2004

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI, THIS _____ DAY
OF _____, 2004.

CITY CLERK OF THE CITY OF LODI

RECORDED THIS _____ DAY OF _____, 2004, AT THE HOUR
OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE _____ OF
MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

COUNTY RECORDER
OF SAN JOAQUIN COUNTY, CALIFORNIA

I, HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED
BOUNDARIES OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN
COUNTY, CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE
CITY OF LODI AT A REGULAR MEETING THEREOF, HELD ON THE
DAY OF _____, 2004, BY ITS RESOLUTION NO. _____

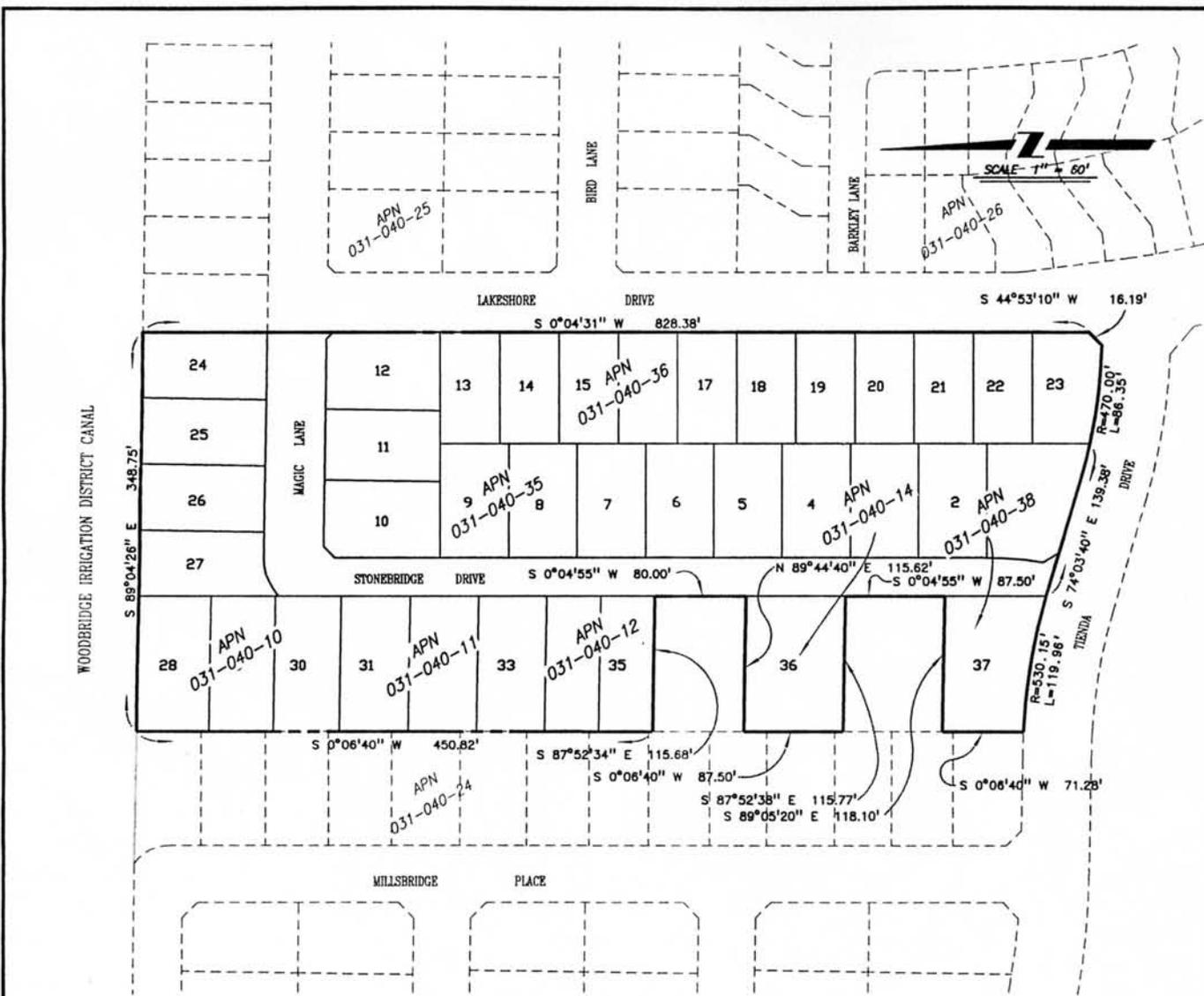
CITY CLERK OF THE CITY OF LODI

THE AMENDED BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR CITY OF LODI
CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1,
CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA PRIOR RECORDED
AT BOOK 4 OF MAPS AND ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS
AT PAGE 105, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF
SAN JOAQUIN, STATE OF CALIFORNIA.

LEGEND:

OVERALL DISTRICT BOUNDARY LINE

EXHIBIT B



PROPOSED AMENDED BOUNDARIES
 (ALMOND NORTH, ZONE 4 ANNEXATION)
 CITY OF LODI CONSOLIDATED LANDSCAPE
 MAINTENANCE ASSESSMENT DISTRICT
 NO. 2003-1 CITY OF LODI,
 SAN JOAQUIN COUNTY
 STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHWEST
 QUARTER OF SECTION 14, T.3N., R.6E., M.D.B.&M.,
 CITY OF LODI,
 SAN JOAQUIN COUNTY, CALIFORNIA

THOMPSON-HYSELL ENGINEERS
 1016 12th STREET MODESTO, CALIFORNIA
 MARCH, 2004

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI, THIS _____ DAY
 OF _____ 2004.

CITY CLERK OF THE CITY OF LODI _____

RECORDED THIS _____ DAY OF _____, 2004 AT THE HOUR
 OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE _____
 OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
 THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

COUNTY RECORDER
 OF SAN JOAQUIN COUNTY, CALIFORNIA _____

I, HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED
 BOUNDARIES OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE
 ASSESSMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN
 COUNTY, CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE
 CITY OF LODI AT A REGULAR MEETING THEREOF, HELD ON THE
 DAY OF _____, 2004, BY ITS RESOLUTION NO. _____

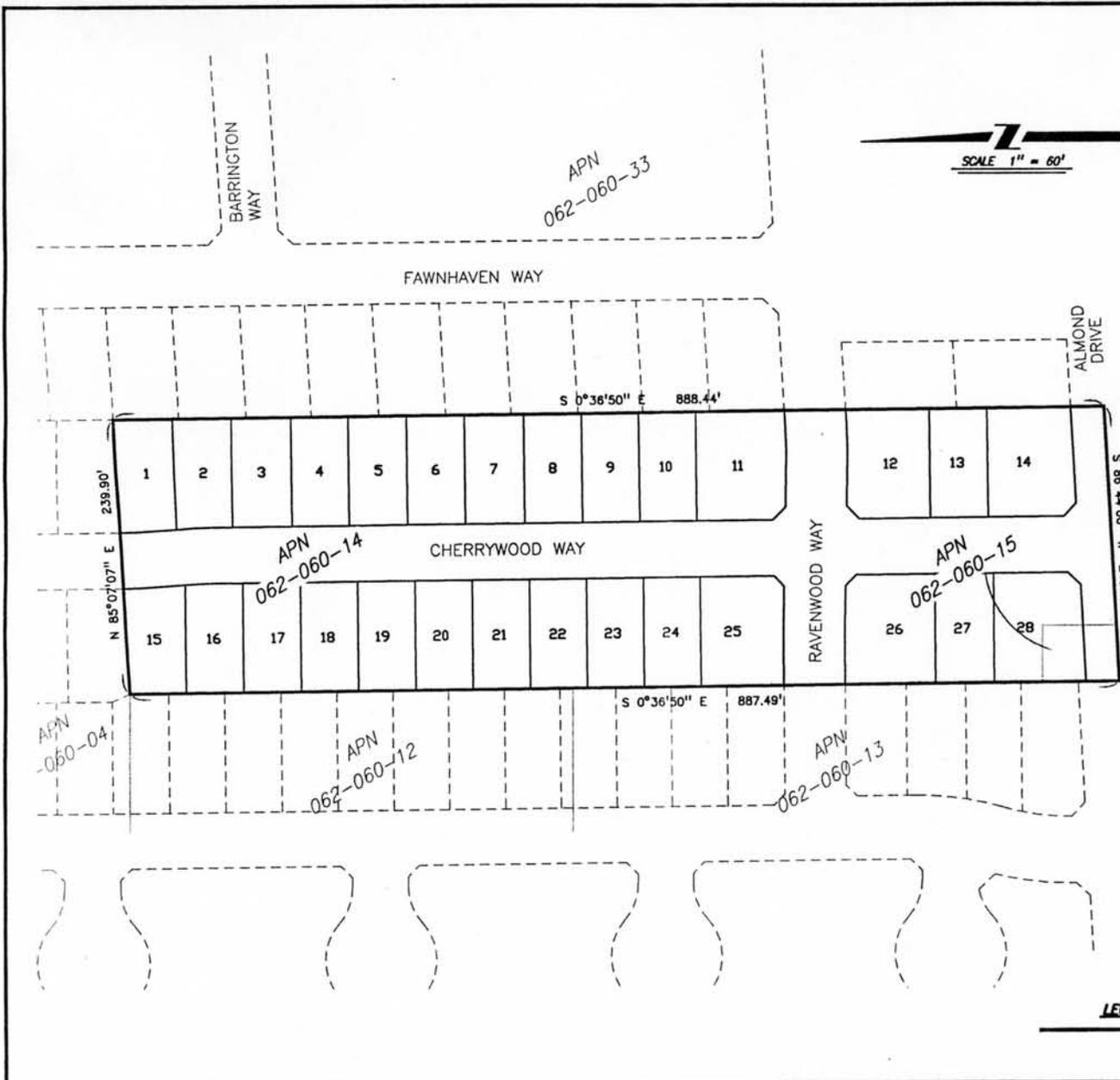
CITY CLERK OF THE CITY OF LODI _____

THE AMENDED BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR CITY OF LODI
 CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1,
 CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA PRIOR RECORDED
 AT BOOK 4 OF MAPS AND ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS
 AT PAGE 105, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF
 SAN JOAQUIN, STATE OF CALIFORNIA.

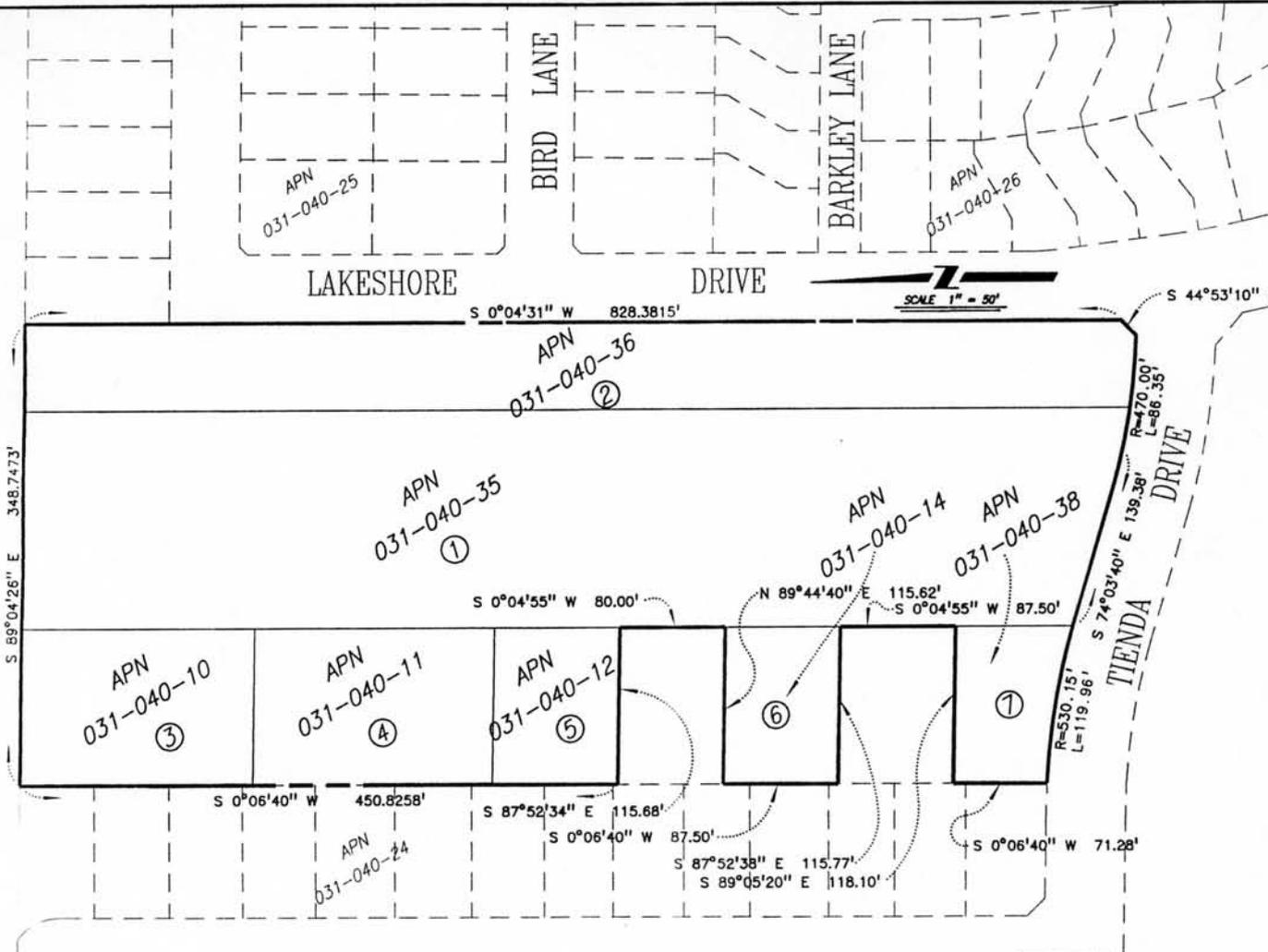
LEGEND:

————— OVERALL DISTRICT BOUNDARY LINE

EXHIBIT B



WOODBRIDGE IRRIGATION DISTRICT CANAL



ASSESSMENT DIAGRAM, ZONE 3
MILLSBRIDGE II
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

BEING THE SOUTHWEST QUARTER OF SECTION 11,
T.3 N., R. 6 E., M. D. B. & M.,
CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS _____
DAY OF _____ 2004.

CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS _____
DAY OF _____ 2004.

SUPERINTENDENT OF STREETS
OF THE CITY OF LODI

FILED THIS _____ DAY OF _____, 2004 AT THE HOUR
OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE _____ OF
MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE
COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

ASSESSOR-RECORDER-COUNTY CLERK
OF SAN JOAQUIN COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI,
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS
OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED
ON THE _____ DAY OF _____, 2003. THE ASSESSMENT DIAGRAM AND THE
ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT
OF STREETS OF THE CITY ON THE _____ DAY OF _____ 2004.
REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE
SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT
LEVIED AGAINST EACH PARCEL OF LAND SHOWN OF THIS ASSESSMENT DIAGRAM.

CITY CLERK OF THE CITY OF LODI

NOTES:

1. ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
3. THIS ASSESSMENT DISTRICT CONTAINS 8.03 ACRES.

LEGEND:

- ASSESSMENT DISTRICT BOUNDARY LINE
- ① ASSESSMENT DISTRICT PARCEL NUMBER

ASSESSMENT DIAGRAM INDEX

BOOK	PAGE	PARCELS
062	060	10, 11, 12, 14, 35, 36, 38

EXHIBIT C

SHEET 1 OF 2



**THOMPSON-HYSELL
ENGINEERS**
A DIVISION OF THE HENSE ENGINEERS, INC.
1010 10TH AVENUE, SACRAMENTO, CA 95811 (916) 487-1000

SUNSET

SOUTH

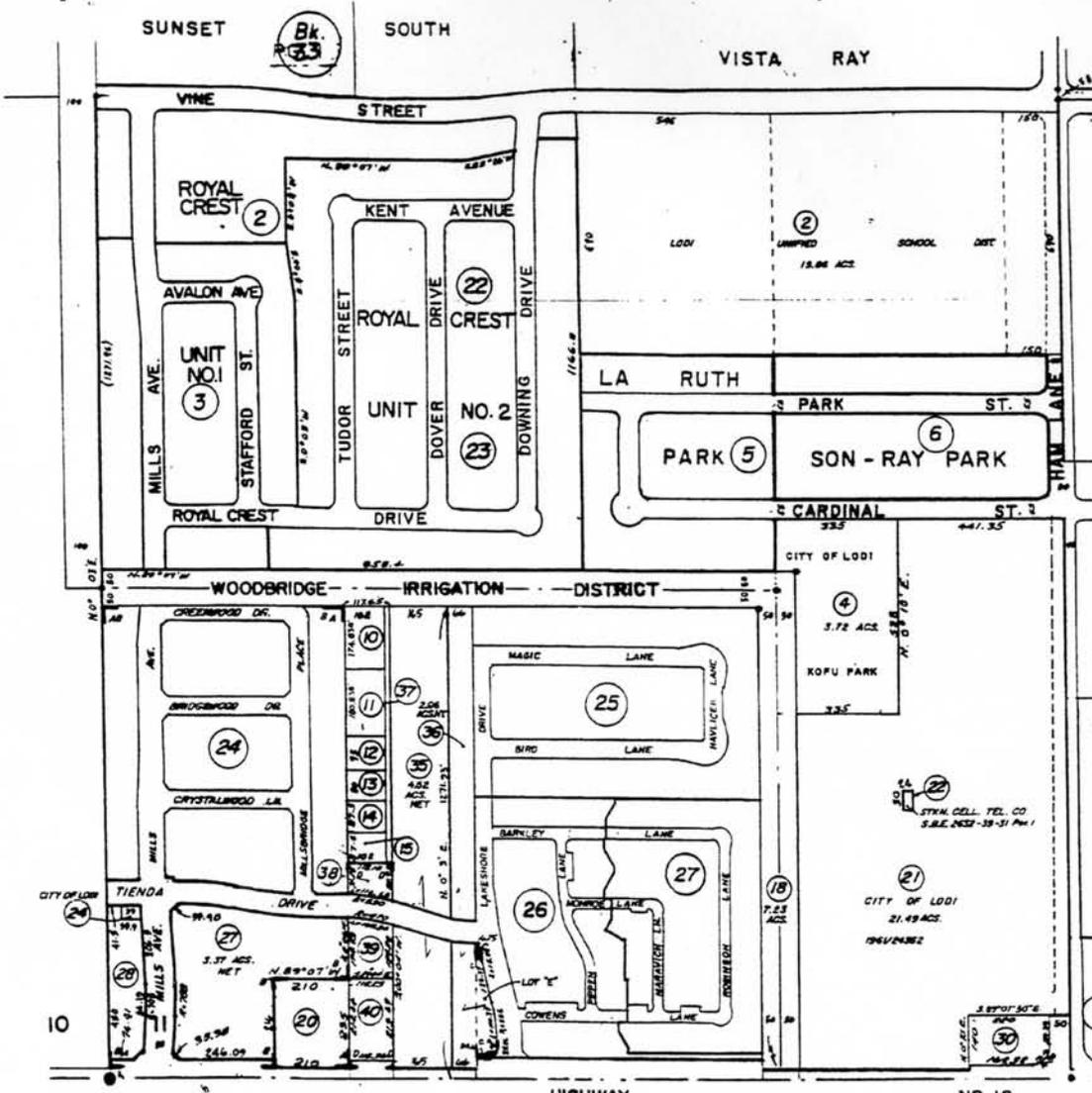
VISTA RAY

031-04

THIS MAP FOR ASSESSMENT USE ONLY
POR.
C-TIENDA PLACE, UNIT NO. 1



Bk. 27



7

6

8

9

7

SW. 1/4 SEC. 11 T.3 N. R. 6 E.
SCALE 1"=300'
SAN JOAQUIN COUNTY
ASSESSORS MAPS

- A - P. M. Bk. 7 Pg. 125
- B - P. M. Bk. 20 Pg. 172
- C - R. M. Bk. 35 Pg. 060
- D - P. M. Bk. 22 Pg. 110

15

14

Bk. 058

Bk. 060

HIGHWAY

NO. 12

DEC 24 2002

ASSESSMENT DIAGRAM, ZONE 4
 ALMOND NORTH
 CITY OF LODI CONSOLIDATED LANDSCAPE
 MAINTENANCE ASSESSMENT DISTRICT
 NO. 2003-1 CITY OF LODI,
 SAN JOAQUIN COUNTY
 STATE OF CALIFORNIA

BEING A PORTION OF LOT 14, A.J. LARSON'S
 SUBDIVISION OF THE NORTHEAST QUARTER
 OF SECTION 13, T.3N., R.6., M. D. B. & M.,
 CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS _____
 DAY OF _____ 2004.

 CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS _____
 DAY OF _____ 2004.

 SUPERINTENDENT OF STREETS
 OF THE CITY OF LODI

FILED THIS _____ DAY OF _____, 2004 AT THE HOUR
 OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE _____ OF
 MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
 THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

 ASSESSOR-RECORDER-COUNTY CLERK
 OF SAN JOAQUIN COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI,
 COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS
 OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED
 ON THE _____ DAY OF _____, 2004. THE ASSESSMENT DIAGRAM AND THE
 ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT
 OF STREETS OF THE CITY ON THE _____ DAY OF _____, 2003.
 REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE
 SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT
 LEVIED AGAINST EACH PARCEL OF LAND SHOWN OF THIS ASSESSMENT DIAGRAM.

 CITY CLERK OF THE CITY OF LODI

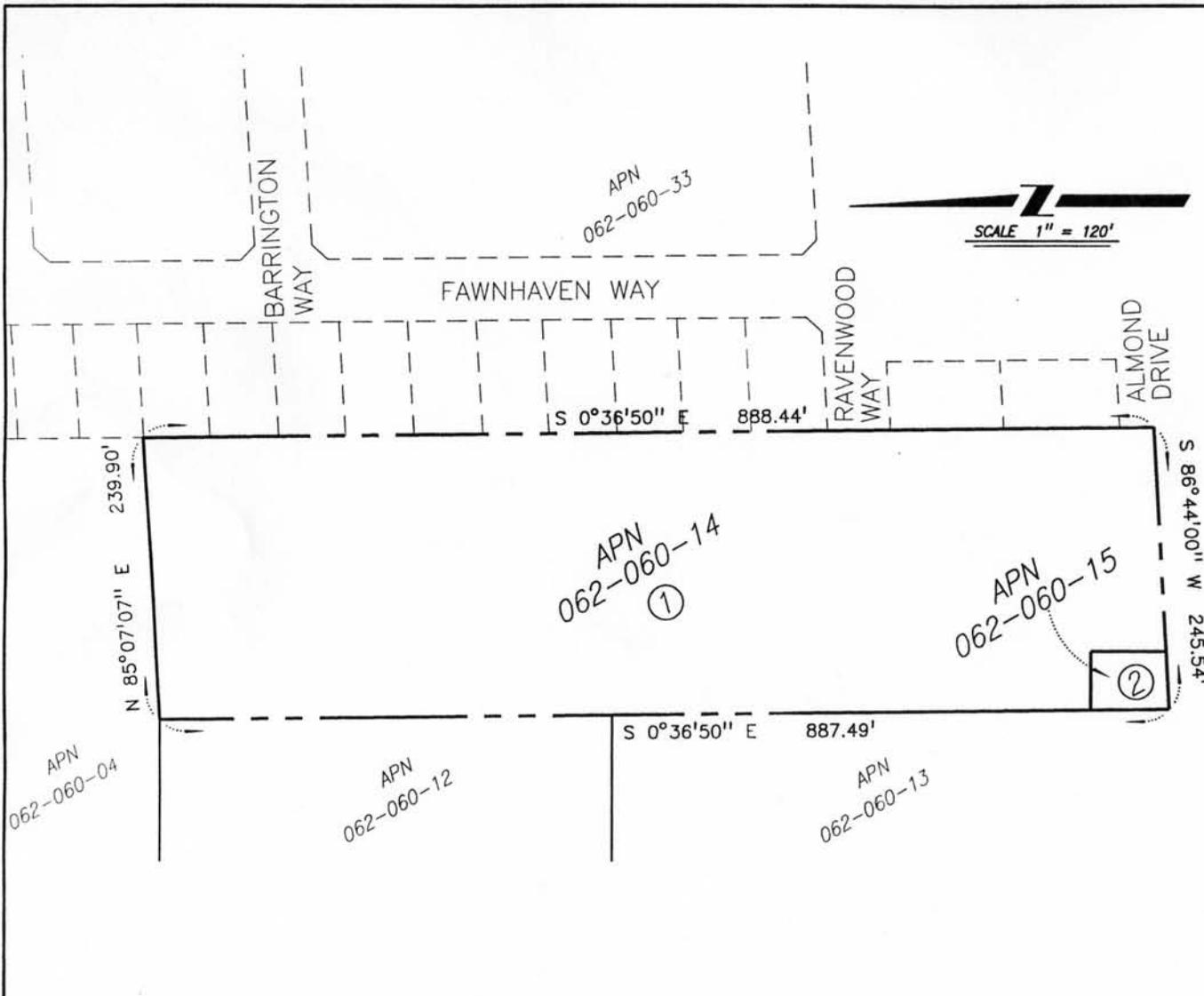
EXHIBIT C

SHEET 1 OF 2



**THOMPSON-HYSELL
 ENGINEERS**

A DIVISION OF THE SMITH COMPANY, INC.
 1018 18TH STREET, MODESTO, CA 95354 (209) 521-8888



NOTES:

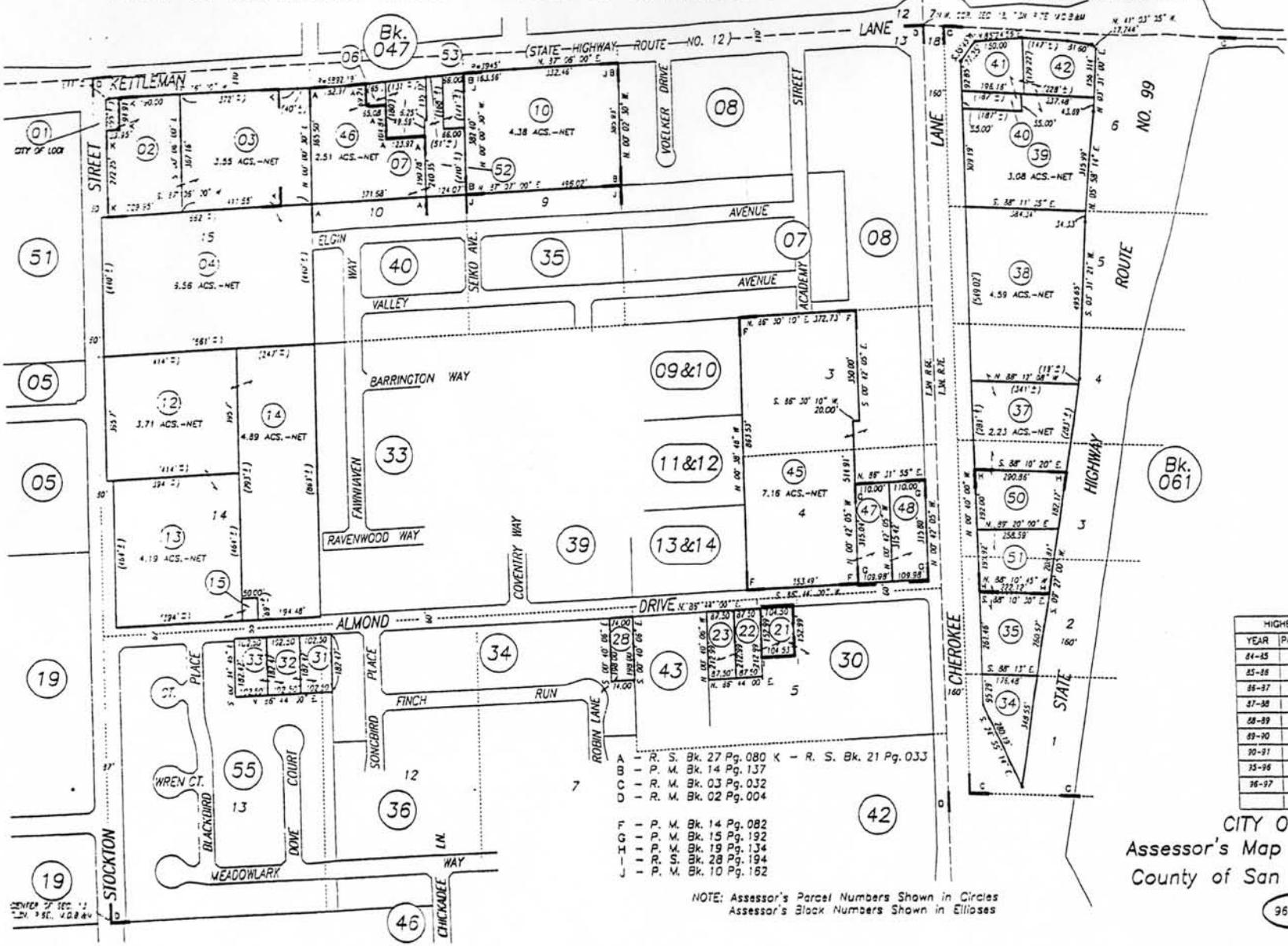
1. ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
3. THIS ASSESSMENT DISTRICT CONTAINS 5.00 ACRES.

LEGEND:

- ASSESSMENT DISTRICT BOUNDARY LINE
- ① ASSESSMENT DISTRICT PARCEL NUMBER

ASSESSMENT DIAGRAM INDEX

BOOK	PAGE	PARCELS
062	060	14, 15



- A - R. S. Bk. 27 Pg. 080 K - R. S. Bk. 21 Pg. 033
- C - P. M. Bk. 14 Pg. 137
- D - R. M. Bk. 03 Pg. 032
- E - R. M. Bk. 02 Pg. 004
- G - P. M. Bk. 14 Pg. 082
- H - P. M. Bk. 15 Pg. 192
- I - P. M. Bk. 19 Pg. 134
- J - P. M. Bk. 28 Pg. 194
- K - P. M. Bk. 10 Pg. 182

NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Ellipses

HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
84-85	42		
85-86	43		
86-87	44		
87-88	45		
88-89	46		
89-90	48		
90-91	49		
92-98	51		
96-97	52		

CITY OF LODI
Assessor's Map Bk.062 Pg. 06
County of San Joaquin, Calif.

96-97

11/15/1999

RESOLUTION NO. 2004-48

A RESOLUTION OF THE LODI CITY COUNCIL MAKING PRELIMINARY DETERMINATION TO ANNEX TWO TERRITORIES TO A MAINTENANCE ASSESSMENT DISTRICT, TO FORM TWO ZONES, TO LEVY AN ANNUAL ASSESSMENT FOR COSTS INCURRED AND PRELIMINARY APPROVAL OF ENGINEER'S REPORT

MILLSBRIDGE II ZONE 3
AND
ALMOND NORTH ZONE 4
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(Landscaping and Lighting Act of 1972)

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

1. The City Council proposes to annex two territories to an existing assessment district, to form two Zones, and to levy and collect assessments pursuant to the Landscaping and Lighting Act of 1972 (Streets & Highways Code §22500, et seq.) (the "Act").
2. The improvements to be installed and/or maintained in the territories to be annexed are generally described in Exhibit A (Millsbridge) and Exhibit B (Almond North) attached hereto and incorporated herein as though set out in full.
3. The territories to be annexed shall be known as follows:
 - A. Millsbridge II Zone 3, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (Landscaping and Lighting Act of 1972), City of Lodi, San Joaquin County, California. The territory to be annexed, Millsbridge II, is a residential area comprising 32 lots, south of the Woodbridge Irrigation District canal, west of Lakeshore Drive, and north of Tienda Drive in the City of Lodi, California.
 - B. Almond North Zone 4, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (Landscaping and Lighting Act of 1972), City of Lodi, San Joaquin County, California. The territory to be annexed, Almond North, is a residential area comprising 28 lots, north of Almond Drive and east of Stockton Street in the City of Lodi, California.
4. Thompson-Hysell Engineering, a division of The Keith Companies, Inc., of Modesto, California, is directed to prepare and file a report in accordance with Article 4 (commencing with Section 22565 of Chapter 1 of Streets & Highways Code).

5. Thompson-Hysell Engineering, a division of The Keith Companies, Inc., designated engineer, in accordance with the Council's directive herein, has filed with the City Clerk the Report required by Section 22585 of the Act, which Report is hereby preliminarily approved.

Dated: March 17, 2004

I hereby certify that Resolution No. 2004-48 was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 17, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Howard, Land, and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

EXHIBIT 1

Description of Improvements to be maintained for Millsbridge II Zone 3 and Almond North Zone 4

- A. *Street parkway trees located within the public streets within the Zone 3 and 4 boundary.*
- B. *Public park land area of 0.561 acres in size equivalent to the current level of service standard for park area within the City of Lodi of 3.4 acres per thousand persons served.*

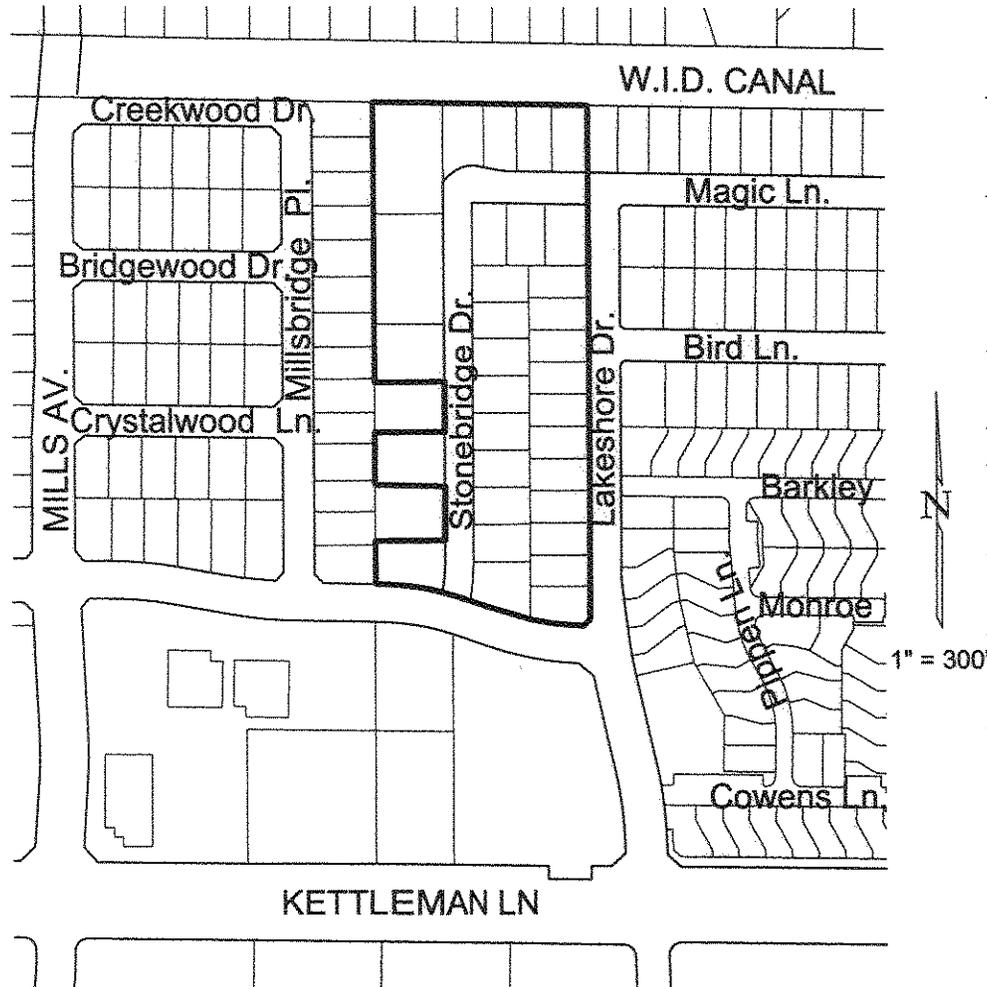


CITY OF LODI

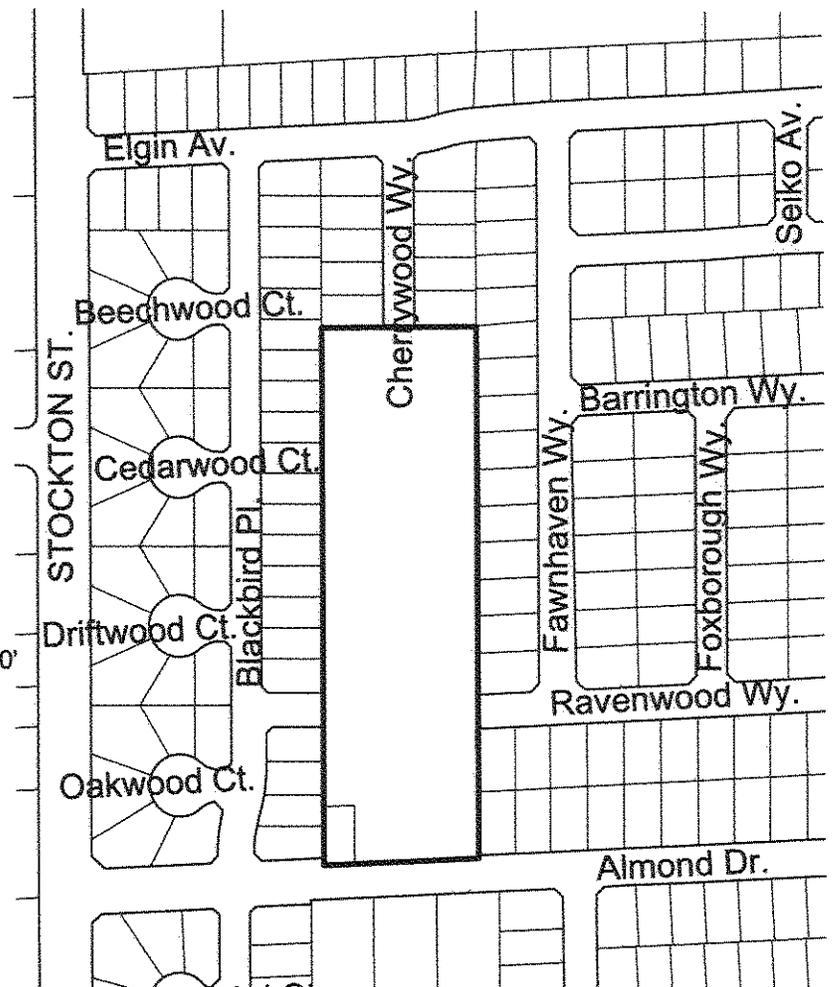
PUBLIC WORKS DEPARTMENT

EXHIBIT 2

MILLSBRIDGE II - ZONE 3 ALMOND NORTH - ZONE 4 BOUNDARY MAPS



MILLSBRIDGE II - ZONE 3



ALMOND NORTH - ZONE 4

City of Lodi LLD
Millsbridge II Zone 3
and
Almond North Zone 4

**Landscape Maintenance Assessment District Annexations
and Zones 3 and 4 Budget Elections**

Time Table

<u>Date</u>	<u>Activity/Tasks</u>
March 1, 2004	Distribution of preliminary draft Engineer's Report
March 3, 2004	Initial Resolutions to City Council Communication, Finalized Engineer's Report
March 17, 2004	City Council Meeting to: Resolution of Preliminary Determination to Annex to Consolidated District, Form Zones 3 and 4, Resolution of Intention (sets Public Hearing and date of Election on May 5, 2004)
March 19, 2004	Last day to Mail Notice and Ballot
April 19, 2004	Resolutions to City Approve Engineer's Report Annex to Consolidated District, Form Zones 3 and 4 Tally vote/Declare results Council Communication
May 5, 2004	Last day to receive Ballots
May 5, 2004	City Council meeting to: Public Hearing/Tally vote/Declare results Annex to Consolidated District, Form Zones 3 and 4

EXHIBIT 4

**ENGINEER'S REPORT
MILLSBRIDGE II ZONE 3
AND
ALMOND NORTH ZONE 4
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI**

FISCAL YEAR 2004-2005

PREPARED BY:

**Thompson-Hysell Engineers,
a division of The Keith Companies, Inc.
1016 12th Street
Modesto, CA 95354**

MARCH 2004

**ANNUAL ENGINEER'S REPORT
FOR THE 2004-2005 FISCAL YEAR**

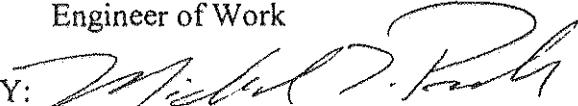
MILLSBRIDGE II ZONE 3 AND
ALMOND NORTH ZONE 4
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
CITY OF LODI
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: _____, 2004.

Thompson-Hysell Engineers
Engineer of Work

BY:


Michael T. Persak
RCE 44908



I HEREBY CERTIFY that the enclosed Annual Engineer's Report, together with Boundary Map, Assessment, and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Lodi, California on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was filed with the Auditor of the County of San Joaquin on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

March 9, 2004

The Honorable Mayor and
City Council of The City of
Lodi, CA

To Whom It May Concern:

This report is prepared pursuant to and in compliance with the requirements of the "Landscaping and Lighting Act of 1972," as amended, commencing with the Streets and Highways code sections 22500, et seq. for the creation of two new zones (Millsbridge II Zone 3 and Almond North Zone 4) in the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

BACKGROUND

The Millsbridge II zone consists of a 27-lot residential development and 5 adjacent parcels which, when subdivided, will equal 11 dwelling unit equivalent Factors (dueF's) located in the southwestern portion of the City of Lodi. The development is being pursued by Ron Thomas Development, Tokay Development, and Almond North LLC. The Almond North zone consists of a 28-lot residential development in the southeastern portion of the City of Lodi. The development is being pursued by Almond North LLC, a California Limited Liability Company. This report is relative to the proposed Millsbridge II Zone 3 and Almond North Zone 4 Landscape Maintenance Districts of the City of Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 which provides annual funds for the maintenance of various public landscape improvements.

PHASED DEVELOPMENT

The Millsbridge II Zone 3 and Almond North Zone 4 developments are currently anticipated to be constructed in a single phase. Annually, the additional public amenity improvements and the additional developed areas, if any, shall be identified. The costs of the maintenance of the new improvements, if any, shall be added to and included in the next annual landscape maintenance budget. These amounts for the additional improvements were accounted for in determining the maximum annual assessment (see Exhibit A). The Millsbridge II Zone 3 and Almond North Zone 4 projects, when completed, will include 38 and 28 dueF's, respectively.

ASSESSMENT DISTRICT AREA

The areas of Millsbridge II Zone 3 and Almond North Zone 4 are described as all of the property within the following assessor's parcels identified by assessor's number (APN):

<u>Zone</u>	<u>Book</u>	<u>Page</u>	<u>Parcel</u>
3	031	040	10-12, 14, 35, 38
4	062	060	14, 15

Boundary maps are attached to this Engineer's Report as Exhibit B. The assessment diagrams for the Millsbridge II Zone 3 and Almond North Zone 4 Landscape Maintenance Districts are attached to the Engineer's Report as Exhibit C. Sheet 1 of the assessment diagrams is a simple overall boundary map. Sheet 2 is the County Assessor's map and is incorporated in, and made a part of, the assessment diagram.

PLANS AND SPECIFICATIONS

As this project is developed, plans and specifications for the amenity improvements to be maintained by the funds generated by the Millsbridge II Zone 3 and Almond North Zone 4 Landscape Maintenance Districts shall be filed with the City of Lodi and will be incorporated into this report by reference.

DESCRIPTION OF AREAS TO BE MAINTAINED

The Millsbridge II Zone 3 and Almond North Zone 4 Landscape Maintenance Districts are created to provide funding for the continued maintenance of the public areas which are described below. During the installation period for each phase, the installer of the improvements will maintain the new improvements until the following June 30, or until such time as funds are available for maintenance, at which time the new areas shall be incorporated into the areas already being maintained by the District.

The following improvements shall be included in the Districts upon their completion.

1. Zone 3 – Description of Improvements for Future Development
 - A. Street parkway trees located within the public street within the District Zone 3 boundary.
 - B. Public park land area of 0.3553 acres in size equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.
2. Zone 4 – Description of Improvements for Future Development
 - A. Street parkway trees located within the public street within the District Zone 4 boundary.
 - B. Public park land area of 0.2618 acres in size equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

ALLOCATION OF COSTS

Assessments for the Millsbridge II Zone 3 and Almond North Zone 4 Landscape Maintenance Districts are apportioned in a manner intended to fairly distribute the amounts among all assessable developed parcels in proportion to the estimated benefits to be received by each such parcel. A parcel is considered as being developed by reason of having been included as a lot or parcel in the Millsbridge II Zone 3 and Almond North Zone 4 recorded Final Maps or being included within the active developed area in the case of an existing parcel. The criteria for apportioning the costs for the maintenance makes use of a dwelling unit equivalent Factor (dueF) to calculate the benefit for all uses in terms of equivalent dwelling units. The terms, definitions, and procedures followed to develop the annual assessments are as follows:

1. Dwelling Unit Equivalent Factor (dueF)

The dueF for each use is as follows:

A. Single-Family Residential

All parcels determined to be developed for single-family use shall have a dueF of 1.0 for each parcel. One parcel has been designated for duplex use. This parcel will be assigned a dueF of 2.0.

B. Multiple-Family Residential

All parcels determined to be developed for multiple-family residential, other than duplex or triplex uses, shall have a dueF of 5.0 per acre for each parcel, in general representative of the approximate single-family yield if the area were developed for that use.

C. Commercial/Office

All parcels determined to be developed for commercial or office use shall have the dueF factor calculated as follows:

5 dueF per acre for the first 7.5 acres

2.5 dueF per acre for the next 7.5 acres

1.25 dueF per acre for all acreage over 15 acres.

D. Other Uses

All parcels determined to have uses other than identified above shall have a dueF established at the time of the first annual budget affecting such areas as determined by the Engineer or other officer appointed by the City of Lodi to prepare the annual cost spread. The determined dueF shall follow the character of the factors assigned above as nearly as practicable, but the determination shall be the sole responsibility of the appointed party and the City of Lodi.

E. Zero Dwelling Unit Equivalent Factor (dueF)

Certain parcels, by reason of use, size, shape, or state of development, may be assigned a zero dueF which will consequently result in a zero assessment for that fiscal year. All parcels having such a zero dueF for the previous fiscal year shall

annually be reconsidered to determine if the reason for assigning the zero dueF is still valid for the next fiscal year. Parcels which may be expected to have a zero dueF assigned are typically parcels which are all, or nearly all, publicly landscaped, parcels in public ownership, parcels owned by a public utility company and/or used for public utilities, public parks, public schools, and remainder parcels too small or narrow for reasonable residential or commercial use, unless actually in use.

1. Area Adjustments

Parcels which have an assessment determined by area and which have a portion of the parcel occupied by public or public utility uses separate from the entitled use and located in easements, prior to the multiplication by the dueF, shall have the area of the parcel adjusted to a usable area to reflect the loss or partial loss of the entitled use in those areas. This reduction shall not apply for normal peripheral and interior lot line public utility easements generally existing over the whole subdivision.

2. Compilation

Annually, about May 15, following the determination of the dwelling unit equivalent Factor (dueF) for all developed parcels and the determination of the list of developed parcels by APN for the next fiscal year, all single-family or duplex/triplex residential parcels shall have a dwelling unit equivalent (due) assigned to each parcel equal to the dueF for that parcel. For all parcels other than single-family or duplex/triplex residential parcels, the product of the dueF times the area or adjusted usable area of the parcel, as appropriate, shall be calculated and shall be the due assigned. For developed parcels, the sum of the due assigned to each single-family due for each other parcel shall equal the total due for the next fiscal year. The total amount of revenue required for the next fiscal year shall then be divided by the total due to calculate the assessment per due for the next fiscal year. Parcels defined as not developed for the purposes of determining the landscape maintenance assessments will all have a zero dueF and consequently a zero due and a zero assessment.

3. Allocation of Assessments

The assessment for wall maintenance for the next fiscal year shall then be set for each parcel as the product of the calculated dwelling unit equivalent (due) for each parcel, multiplied by the assessment per due for the next fiscal year.

METHOD OF ASSESSMENT SPREAD

In compliance with the provisions of Proposition 218, adding Article XIII D to the California Constitution, the benefits conferred on each parcel within the Lodi Consolidated Landscape Maintenance District No. 2003-1 are particular and distinct benefits (hereinafter "special benefits") over and above general benefits conferred on such property or to the public at large, in that the individual letter-designated zones in the District each represents a common unit to provide landscape, park, and related amenity maintenance, and monitored irrigation for the development of the property within the individual letter-designated zones in the District generally for residential and related urban uses. Benefits are determined to be 100% special benefits and 0% general benefits. Also, in keeping with the requirements of Proposition 218, no annual individual assessments shall be

increased above the amounts assessed under the established criteria for each zone for the preceding fiscal year without an election approval.

The base objective of the assessment spread is to distribute costs in accordance with the benefits received. Costs will be spread equally to each residential lot as follows:

1. Zone 3: Lots 1-27 in Millsbridge II, APN 031-040-10 (3 future lots), APN 031-040-11 (3 future lots), APN 031-040-12 (2 future lots), APN 031-040-14 (1 future lot), and APN 031-040-38 (existing duplex) shall be assessed equally for the estimated costs of maintenance for the fiscal year 2004-2005.
2. Zone 4: Lots 1-28 in Almond North shall be assessed equally for the estimated costs of maintenance for the fiscal year 2004-2005.

ANNUAL ESCALATION

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) five percent (5.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for All Urban Consumers, as developed by the U.S. Bureau of Labor Statistics for a similar period of time.

ADMINISTRATION

It is intended that the City of Lodi, either directly or by subcontract, shall have the responsibility to establish an ongoing Landscape Maintenance Management entity to be known as the Landscape Maintenance District Manager which shall be responsible to establish the annual budget, keep an accounting of the maintenance and operational administrative costs, administer and perform the landscape maintenance either directly or by subcontract, pay all fees, utility costs, taxes, and any and all other operating costs.

ESTIMATE OF COSTS

The location and size of a park serving these subdivisions has not yet been determined. The estimated costs are for public amenity maintenance only. All improvements will be installed at no cost to the Landscape Maintenance Assessment District. The assessment will not be levied until needed, upon development and City acceptance of the improvements.

Items considered in the maintenance cost include, but are not limited to: Water for plants and trees, weeding, pruning, mowing, replacement of plants and trees that may die, maintenance of pavement and sidewalks, and maintaining and replacing all sprinkler lines and heads.

The annual costs estimated to be collected with the 2004-2005 taxes for the developed areas are as follows:

<u>ZONE 3</u>	<u>FY 2004-05</u> <u>ESTIMATED</u> <u>ASSESSMENT</u>	<u>FY 2004-05</u> <u>MAXIMUM</u> <u>ASSESSMENT</u>
<u>OPERATION OF COSTS</u>		
Street Trees	\$1,100.00	\$1,100.00
Future Park Site	\$0.00	\$3,600.00
Est. Subtotal Operation Costs	\$1,100.00	\$4,700.00
 <u>DISTRICT ADMINISTRATION COSTS</u>		
Annual Engineer's Report	\$4,000.00	\$4,000.00
Publication	\$100.00	\$100.00
City Administration Fee	\$2,000.00	\$2,000.00
County Administration Fee	<u>\$900.00</u>	<u>\$900.00</u>
Est. Total Administration Costs	\$7,000.00	\$7,000.00
Est. Contingency	\$412.00	\$574.00
Total Estimated Revenue Required for 2004-2005 Fiscal Year	\$8,512.00	\$12,274.00
Total Appropriation Required from Existing Fund Balance	\$0.00	\$0.00
Total Estimated Assessment for 2004-2005 Fiscal Year	\$8,512.00	\$12,274.00
Total dueF	38	38
Assessment per dueF	\$224.00	\$323.00
MAXIMUM ANNUAL ASSESSMENT		\$323.00

<u>ZONE 4</u>	<u>FY 2004-05</u>	<u>FY 2004-05</u>
<u>OPERATION OF COSTS</u>	<u>ESTIMATED</u>	<u>MAXIMUM</u>
	<u>ASSESSMENT</u>	<u>ASSESSMENT</u>
Street Trees	\$1,100.00	\$1,100.00
Future Park Site	\$0.00	\$2,600.00
Est. Subtotal Operation Costs	\$1,100.00	\$3,700.00
<u>DISTRICT ADMINISTRATION COSTS</u>		
Annual Engineer's Report	\$4,000.00	\$4,000.00
Publication	\$100.00	\$100.00
City Administration Fee	\$2,000.00	\$2,000.00
County Administration Fee	<u>\$900.00</u>	<u>\$900.00</u>
Est. Total Administration Costs	\$7,000.00	\$7,000.00
Est. Contingency	\$412.00	\$528.00
Total Estimated Revenue Required for 2004-2005 Fiscal Year	\$8,512.00	\$11,228.00
Total Appropriation Required from Existing Fund Balance	\$0.00	\$0.00
Total Estimated Assessment for 2004-2005 Fiscal Year	\$8,512.00	\$11,228.00
Total dueF	28	28
Assessment per dueF	\$304.00	\$401.00
MAXIMUM ANNUAL ASSESSMENT		\$401.00

ASSESSMENT ROLL

The assessment roll for the fiscal year 2004-2005 is as follows:

Assessment No.	APN No.	Future Lot Nos.	Owner	No. of dueF's	FY 2004-05 Estimated Assessment	FY 2004-05 Maximum Assessment
<i>Millsbridge II, Zone 3</i>						
1	031-040-35	1-11, 25-27	R. Thomas Development Inc. and Tokay Development Inc.	14	\$3,136.00	\$4,522.00
2	031-040-36	12-24	R. Thomas Development Inc. and Tokay Development Inc.	13	\$2,912.00	\$4,199.00
3	031-040-10	28-30	Mazen M. Mardini	3	\$672.00	\$969.00
4	031-040-11	31-33	Jeffrey/Carol Kirst Trust and Ronald B. Thomas Trust	3	\$672.00	\$969.00
5	031-040-12	34-35	Jeffrey/Carol Kirst Trust and Ronald B. Thomas Trust	2	\$448.00	\$646.00
6	031-040-14	36	Jeffrey/Carol Kirst Trust and Ronald B. Thomas Trust	1	\$224.00	\$323.00
7	031-040-38	37	Darrell & Rhonda Sasaki	2	\$448.00	\$646.00
Total Zone 3				38	\$8,512.00	\$12,274.00
<i>Almond North, Zone 4</i>						
1	062-060-14	1-27	Almond North, LLC	27	\$8,208.00	\$10,827.00
2	062-060-15	28	Almond North, LLC	1	\$304.00	\$401.00
Total Zone 4				28	\$8,512.00	\$11,228.00

The parcels in this subdivision are expected to subdivide upon and subsequent to the formation of Zones 3 and 4. The proposed subdivision will yield approximately 66 parcels (residential lots) and will have a proposed assessment roll, based on the above criteria and budget, set forth in Exhibit A.

Engineer's Report
Millsbridge II Zone 3 and
Almond North Zone 4
Page 9 of 9
March 9, 2004

The foregoing Engineer's Report and the estimate of costs, as well as the Assessment Diagram and Assessment Roll, which are attached hereto, are presented for your approval by resolution dated this _____ day of _____, 2004.

THOMPSON-HYSELL ENGINEERS
Engineer of Work

BY: 
Michael T. Persak
RCE 44908



EXHIBIT A
ASSESSMENT ROLL
MILLSBRIDGE II ZONE 3 AND
ALMOND NORTH ZONE 4
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-05 ESTIMATED ASSESSMENT	FY 2004-05 MAXIMUM ASSESSMENT
1	031-040-35	Millsbridge II	Lot No. 1	\$224.00	\$323.00
2	031-040-35	Millsbridge II	Lot No. 2	\$224.00	\$323.00
3	031-040-35	Millsbridge II	Lot No. 3	\$224.00	\$323.00
4	031-040-35	Millsbridge II	Lot No. 4	\$224.00	\$323.00
5	031-040-35	Millsbridge II	Lot No. 5	\$224.00	\$323.00
6	031-040-35	Millsbridge II	Lot No. 6	\$224.00	\$323.00
7	031-040-35	Millsbridge II	Lot No. 7	\$224.00	\$323.00
8	031-040-35	Millsbridge II	Lot No. 8	\$224.00	\$323.00
9	031-040-35	Millsbridge II	Lot No. 9	\$224.00	\$323.00
10	031-040-35	Millsbridge II	Lot No. 10	\$224.00	\$323.00
11	031-040-35	Millsbridge II	Lot No. 11	\$224.00	\$323.00
12	031-040-36	Millsbridge II	Lot No. 12	\$224.00	\$323.00
13	031-040-36	Millsbridge II	Lot No. 13	\$224.00	\$323.00
14	031-040-36	Millsbridge II	Lot No. 14	\$224.00	\$323.00
15	031-040-36	Millsbridge II	Lot No. 15	\$224.00	\$323.00
16	031-040-36	Millsbridge II	Lot No. 16	\$224.00	\$323.00
17	031-040-36	Millsbridge II	Lot No. 17	\$224.00	\$323.00
18	031-040-36	Millsbridge II	Lot No. 18	\$224.00	\$323.00
19	031-040-36	Millsbridge II	Lot No. 19	\$224.00	\$323.00
20	031-040-36	Millsbridge II	Lot No. 20	\$224.00	\$323.00
21	031-040-36	Millsbridge II	Lot No. 21	\$224.00	\$323.00
22	031-040-36	Millsbridge II	Lot No. 22	\$224.00	\$323.00
23	031-040-36	Millsbridge II	Lot No. 23	\$224.00	\$323.00
24	031-040-36	Millsbridge II	Lot No. 24	\$224.00	\$323.00
25	031-040-35	Millsbridge II	Lot No. 25	\$224.00	\$323.00
26	031-040-35	Millsbridge II	Lot No. 26	\$224.00	\$323.00
27	031-040-35	Millsbridge II	Lot No. 27	\$224.00	\$323.00
28	031-040-10	Millsbridge II	Lot No. 28	\$224.00	\$323.00
29	031-040-10	Millsbridge II	Lot No. 29	\$224.00	\$323.00
30	031-040-10	Millsbridge II	Lot No. 30	\$224.00	\$323.00
31	031-040-11	Millsbridge II	Lot No. 31	\$224.00	\$323.00
32	031-040-11	Millsbridge II	Lot No. 32	\$224.00	\$323.00
33	031-040-11	Millsbridge II	Lot No. 33	\$224.00	\$323.00
34	031-040-12	Millsbridge II	Lot No. 34	\$224.00	\$323.00
35	031-040-12	Millsbridge II	Lot No. 35	\$224.00	\$323.00
36	031-040-14	Millsbridge II	Lot No. 36	\$224.00	\$323.00
37	031-040-38	Millsbridge II	Lot No. 37 (duplex)	\$448.00	\$646.00
ZONE 3 TOTAL				\$8,512.00	\$12,274.00

EXHIBIT A
ASSESSMENT ROLL
MILLSBRIDGE II ZONE 3 AND
ALMOND NORTH ZONE 4
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-05 ESTIMATED ASSESSMENT	FY 2004-05 MAXIMUM ASSESSMENT
38	062-060-14	Almond North	Lot No. 1	\$304.00	\$401.00
39	062-060-14	Almond North	Lot No. 2	\$304.00	\$401.00
40	062-060-14	Almond North	Lot No. 3	\$304.00	\$401.00
41	062-060-14	Almond North	Lot No. 4	\$304.00	\$401.00
42	062-060-14	Almond North	Lot No. 5	\$304.00	\$401.00
43	062-060-14	Almond North	Lot No. 6	\$304.00	\$401.00
44	062-060-14	Almond North	Lot No. 7	\$304.00	\$401.00
45	062-060-14	Almond North	Lot No. 8	\$304.00	\$401.00
46	062-060-14	Almond North	Lot No. 9	\$304.00	\$401.00
47	062-060-14	Almond North	Lot No. 10	\$304.00	\$401.00
48	062-060-14	Almond North	Lot No. 11	\$304.00	\$401.00
49	062-060-14	Almond North	Lot No. 12	\$304.00	\$401.00
50	062-060-14	Almond North	Lot No. 13	\$304.00	\$401.00
51	062-060-14	Almond North	Lot No. 14	\$304.00	\$401.00
52	062-060-14	Almond North	Lot No. 15	\$304.00	\$401.00
53	062-060-14	Almond North	Lot No. 16	\$304.00	\$401.00
54	062-060-14	Almond North	Lot No. 17	\$304.00	\$401.00
55	062-060-14	Almond North	Lot No. 18	\$304.00	\$401.00
56	062-060-14	Almond North	Lot No. 19	\$304.00	\$401.00
57	062-060-14	Almond North	Lot No. 20	\$304.00	\$401.00
58	062-060-14	Almond North	Lot No. 21	\$304.00	\$401.00
59	062-060-14	Almond North	Lot No. 22	\$304.00	\$401.00
60	062-060-14	Almond North	Lot No. 23	\$304.00	\$401.00
61	062-060-14	Almond North	Lot No. 24	\$304.00	\$401.00
62	062-060-14	Almond North	Lot No. 25	\$304.00	\$401.00
63	062-060-14	Almond North	Lot No. 26	\$304.00	\$401.00
64	062-060-14	Almond North	Lot No. 27	\$304.00	\$401.00
65	062-060-15	Almond North	Lot No. 28	\$304.00	\$401.00
ZONE 4 TOTAL				\$8,512.00	\$11,228.00

PROPOSED AMENDED BOUNDARIES
(MILLSBRIDGE II, ZONE 3 ANNEXATION)
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHWEST
QUARTER OF SECTION 11, T.3N., R.6E., N.D.B.M.,
CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA

THOMPSON-HYSELL ENGINEERS
1016 12th STREET MODOSTO, CALIFORNIA
MARCH, 2004

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS _____ DAY
OF _____ 2004.

CITY CLERK OF THE CITY OF LODI

RECORDED THIS _____ DAY OF _____ 2004 AT THE HOUR
OF _____ IN THE OFFICE
OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

COUNTY RECORDER
OF SAN JOAQUIN COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED
BOUNDARIES OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN
COUNTY, CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE
CITY OF LODI AT A REGULAR MEETING THEREOF, HELD ON THE
DAY OF _____, 2004, BY ITS RESOLUTION NO.

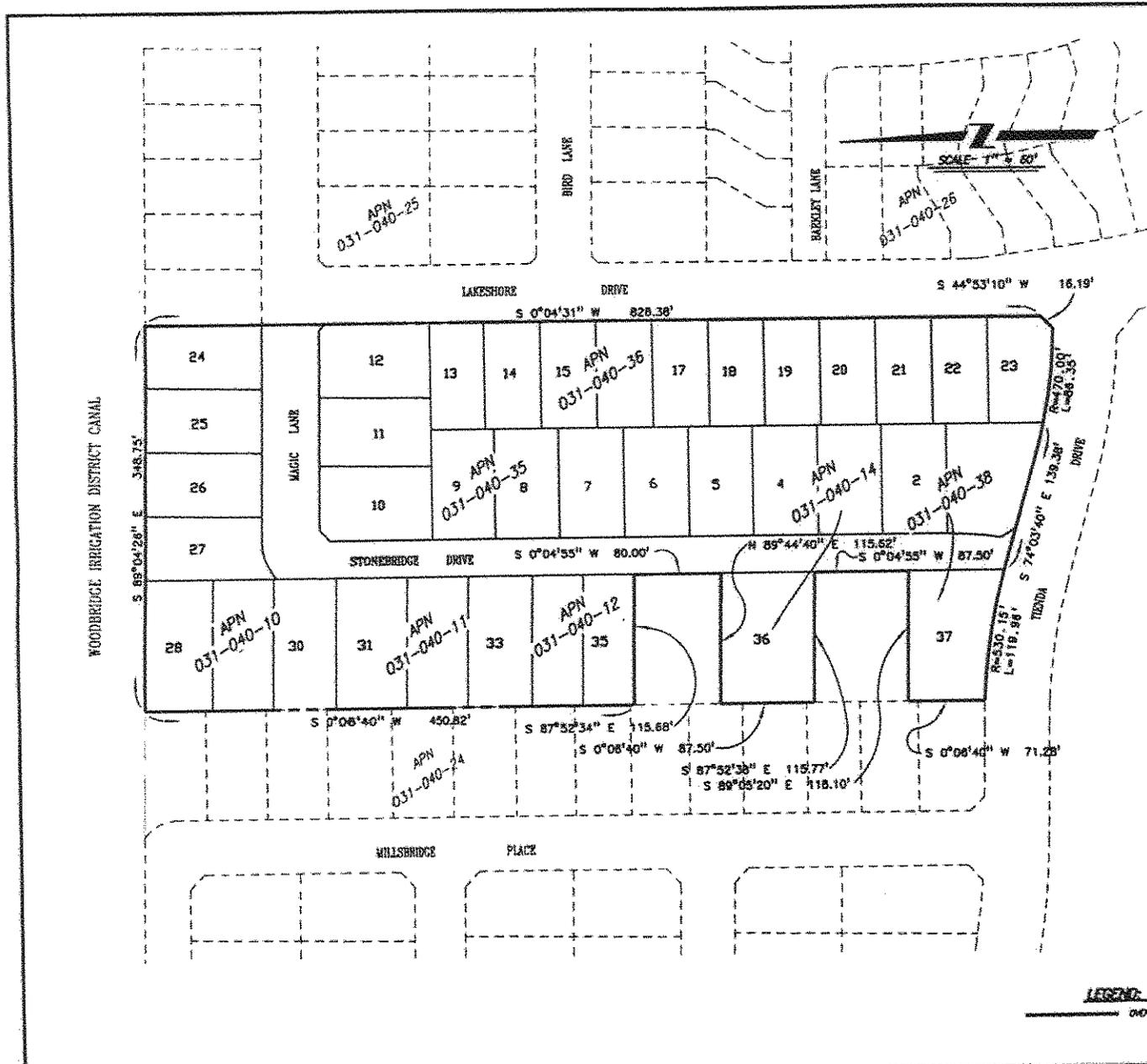
CITY CLERK OF THE CITY OF LODI

THE AMENDED BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR CITY OF LODI
CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1,
CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA PREVIOUSLY RECORDED
AT PAGE 4 OF MAPS AND RECORDS AND COMMUNITY FACILITIES DISTRICTS
AT PAGE 105, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF
SAN JOAQUIN, STATE OF CALIFORNIA.

LEGEND:

----- DOWNSIDE DISTRICT BOUNDARY LINE

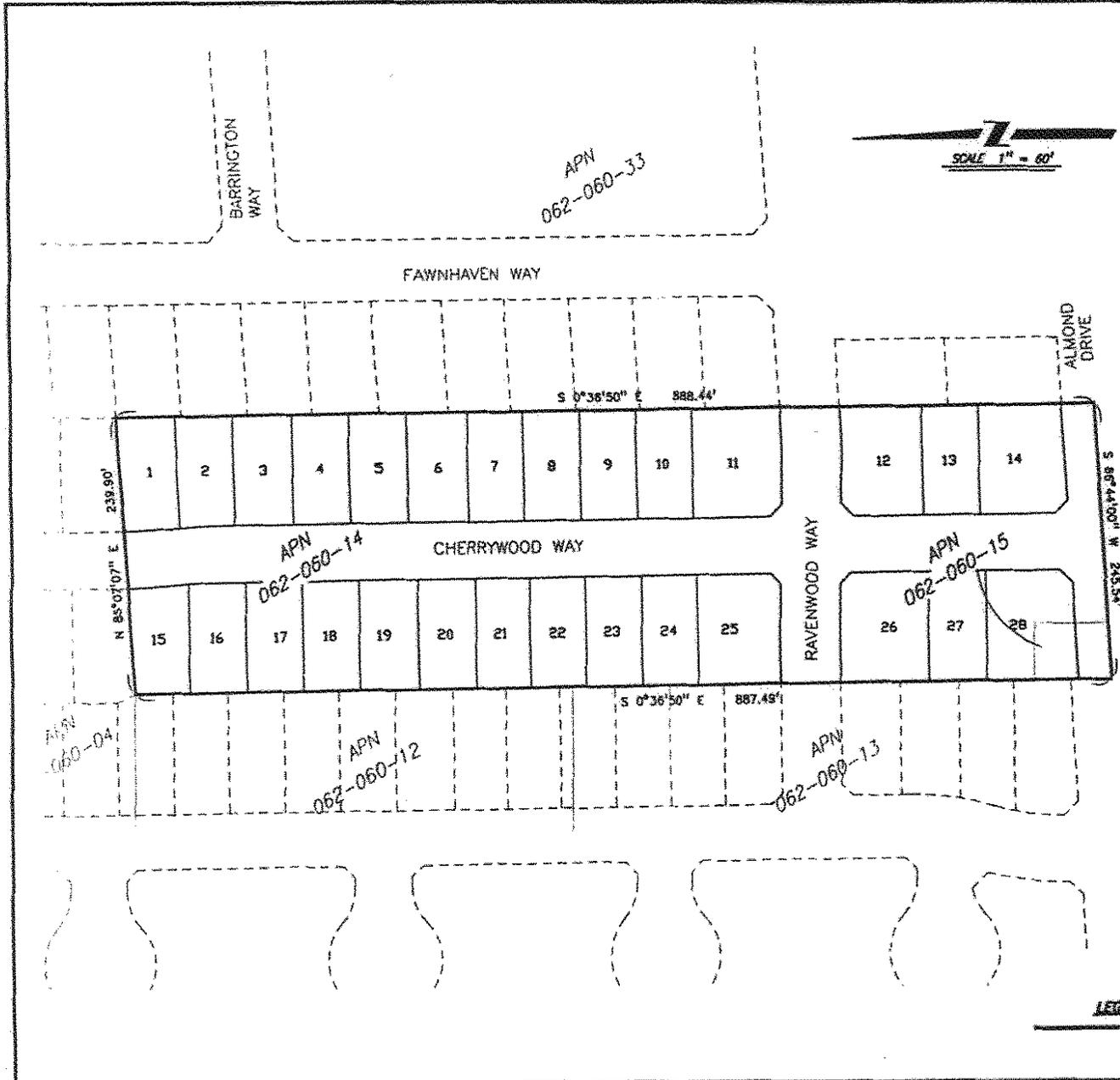
EXHIBIT B



PROPOSED AMENDED BOUNDARIES
 (ALMOND NORTH, ZONE 4 ANNEXATION)
 CITY OF LODI CONSOLIDATED LANDSCAPE
 MAINTENANCE ASSESSMENT DISTRICT
 NO. 2003-1 CITY OF LODI,
 SAN JOAQUIN COUNTY
 STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHWEST
 QUARTER OF SECTION 14, T.3N., R.6E., M.O.B.M.,
 CITY OF LODI,
 SAN JOAQUIN COUNTY, CALIFORNIA

THOMPSON-HYSELL ENGINEERS
 1016 12th STREET, MODESTO, CALIFORNIA
 MARCH, 2004



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI, THIS _____ DAY
 OF _____ 2004.

 CITY CLERK OF THE CITY OF LODI

RECORDED THIS _____ DAY OF _____ 2004 AT THE HOUR
 OF _____ IN BOOK _____ PAGE _____
 MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
 THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

 COUNTY RECORDER
 OF SAN JOAQUIN COUNTY, CALIFORNIA

I, HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED
 BOUNDARIES OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE
 ASSESSMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN
 COUNTY, CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE
 CITY OF LODI AT A REGULAR MEETING THEREOF, HELD ON THE
 DAY OF _____, 2004, BY ITS RESOLUTION NO. _____

 CITY CLERK OF THE CITY OF LODI

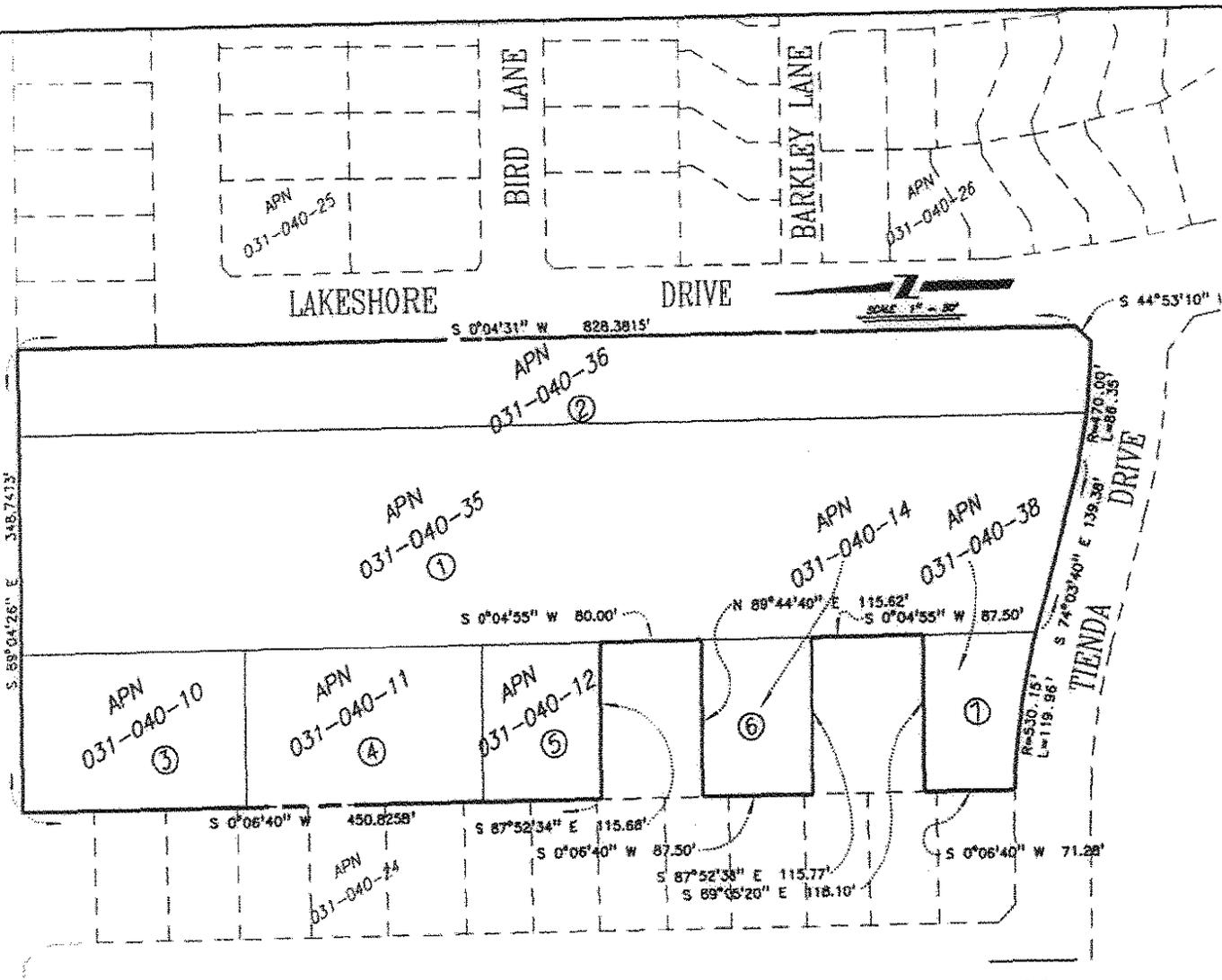
THE ABOVE BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR CITY OF LODI
 REPRESENTED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1,
 CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, FIRST RECORDED
 AT BOOK 4 OF MAPS AND ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS
 AT PAGE 106, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF
 SAN JOAQUIN, STATE OF CALIFORNIA.

LEGEND

————— OVERALL DISTRICT BOUNDARY LINE

EXHIBIT B

WOODBRIDGE IRRIGATION DISTRICT CANAL



ASSESSMENT DIAGRAM, ZONE 3
MILLSBRIDGE II
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

BEING THE SOUTHWEST QUARTER OF SECTION 11,
T.3 N., R. 6 E., M. D. B. & M.,
CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS
DAY OF _____ 2004.

CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS
DAY OF _____ 2004.

SUPERINTENDENT OF STREETS
OF THE CITY OF LODI

FILED THIS _____ DAY OF _____ 2004 AT THE HOUR
OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE _____ OF
MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

ASSESSOR-RECORDER-COUNTY CLERK
OF SAN JOAQUIN COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI,
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PAGES AND PARCELS
OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED
ON THE _____ DAY OF _____ 2004. THE ASSESSMENT DIAGRAM AND THE
ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT
OF STREETS OF THE CITY OF LODI ON THE _____ DAY OF _____ 2004.
REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE
SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT
LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THE ASSESSMENT DIAGRAM.

CITY CLERK OF THE CITY OF LODI

- NOTES:**
- ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
 - THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
 - THIS ASSESSMENT DISTRICT CONTAINS 6.03 ACRES.

LEGEND:

--- ASSESSMENT DISTRICT BOUNDARY LINE

① ASSESSMENT DISTRICT PARCEL NUMBER

ASSESSMENT DIAGRAM INDEX

BOOK	PAGE	PARCELS
000	000	10, 12, 12, 14, 35, 36, 38

EXHIBIT C
SHEET 1 OF 2



SUNSET

Bk. 033

SOUTH

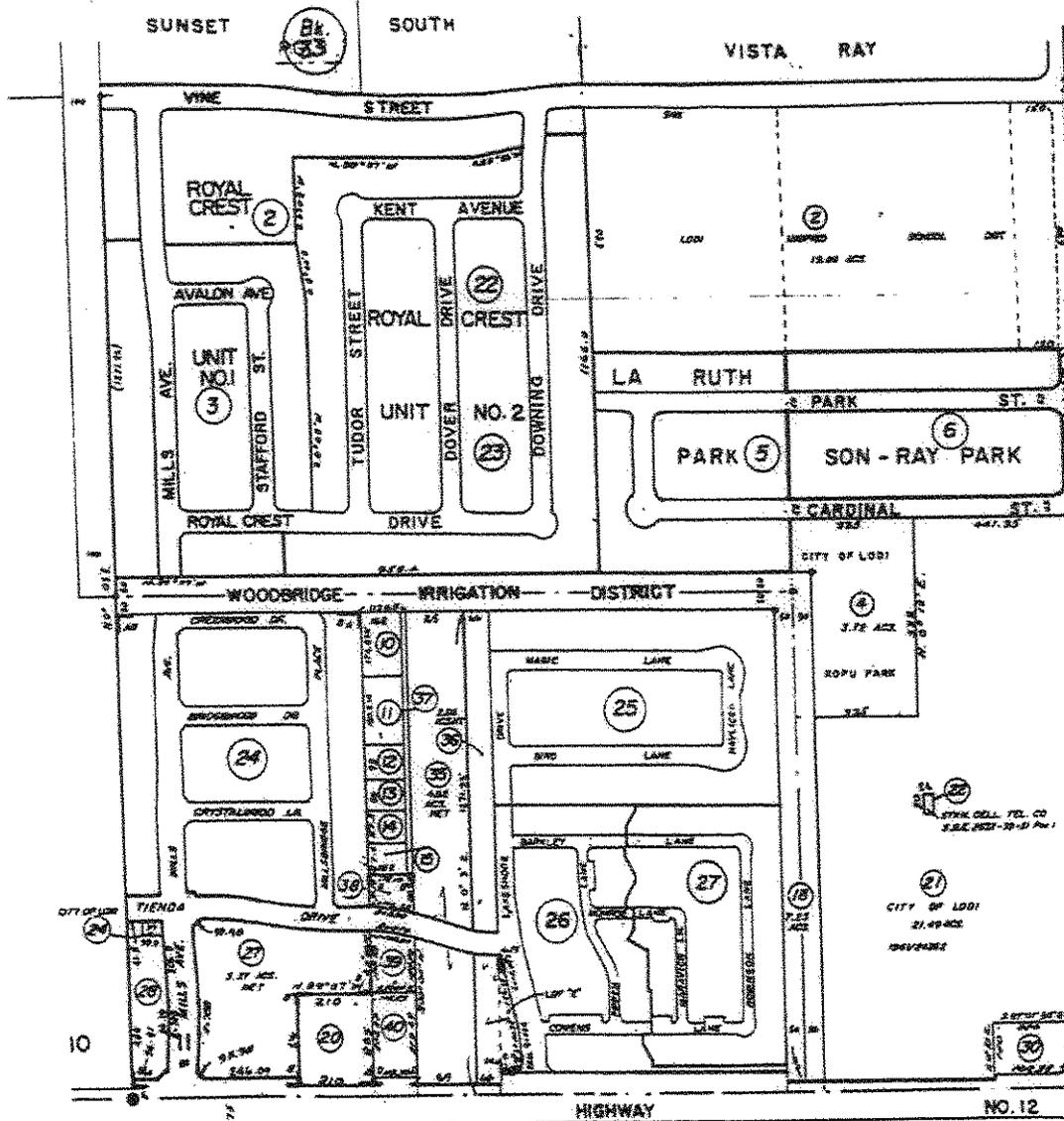
VISTA RAY

031-04

THIS MAP FOR ASSESSMENT USE ONLY
POR.
C-TIENDA PLACE, UNIT NO. 1



Bk. 27



7

6

5

4

3

2

1

7

7

S.W. 1/4 SEC. 11 T3N.R.6E.

SCALE 1"=300'
SAN JOAQUIN COUNTY
ASSESSORS MAPS

GLENHURST PLACE UNIT NO. 1

GLENHURST PLACE UNIT NO. 2

- A - P. M. Bk. 7 Pg. 125
- B - P. M. Bk. 20 Pg. 172
- C - R. M. Bk. 35 Pg. 060
- D - P. M. Bk. 22 Pg. 110

10

15

14

Bk. 058

Bk. 060

HIGHWAY

NO. 12

SEC 2 4 2002

ASSESSMENT DIAGRAM, ZONE 4
 ALMOND NORTH
 CITY OF LODI CONSOLIDATED LANDSCAPE
 MAINTENANCE ASSESSMENT DISTRICT
 NO. 2003-1 CITY OF LODI,
 SAN JOAQUIN COUNTY
 STATE OF CALIFORNIA

BEING A PORTION OF LOT 14, A.J. LARSON'S
 SUBDIVISION OF THE NORTHEAST QUARTER
 OF SECTION 13, T.3N., R.6., M. D. B. & M.,
 CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS _____
 DAY OF _____ 2004.

CITY CLERK OF THE CITY OF LODI _____

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS _____
 DAY OF _____ 2004.

SUPERINTENDENT OF STREETS
 OF THE CITY OF LODI _____

FILED THIS _____ DAY OF _____ 2004 AT THE HOUR
 OF _____ O'CLOCK _____ M. BY BOOK _____ PAGE _____ OF
 MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
 THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

ASSESSOR-RECORDER-COUNTY CLERK
 OF SAN JOAQUIN COUNTY, CALIFORNIA _____

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI,
 COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS
 OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED
 ON THE _____ DAY OF _____ 2004. THE ASSESSMENT DIAGRAM AND THE
 ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT
 OF STREETS OF THE CITY ON THE _____ DAY OF _____ 2003.
 REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE
 SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT
 LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

CITY CLERK OF THE CITY OF LODI _____

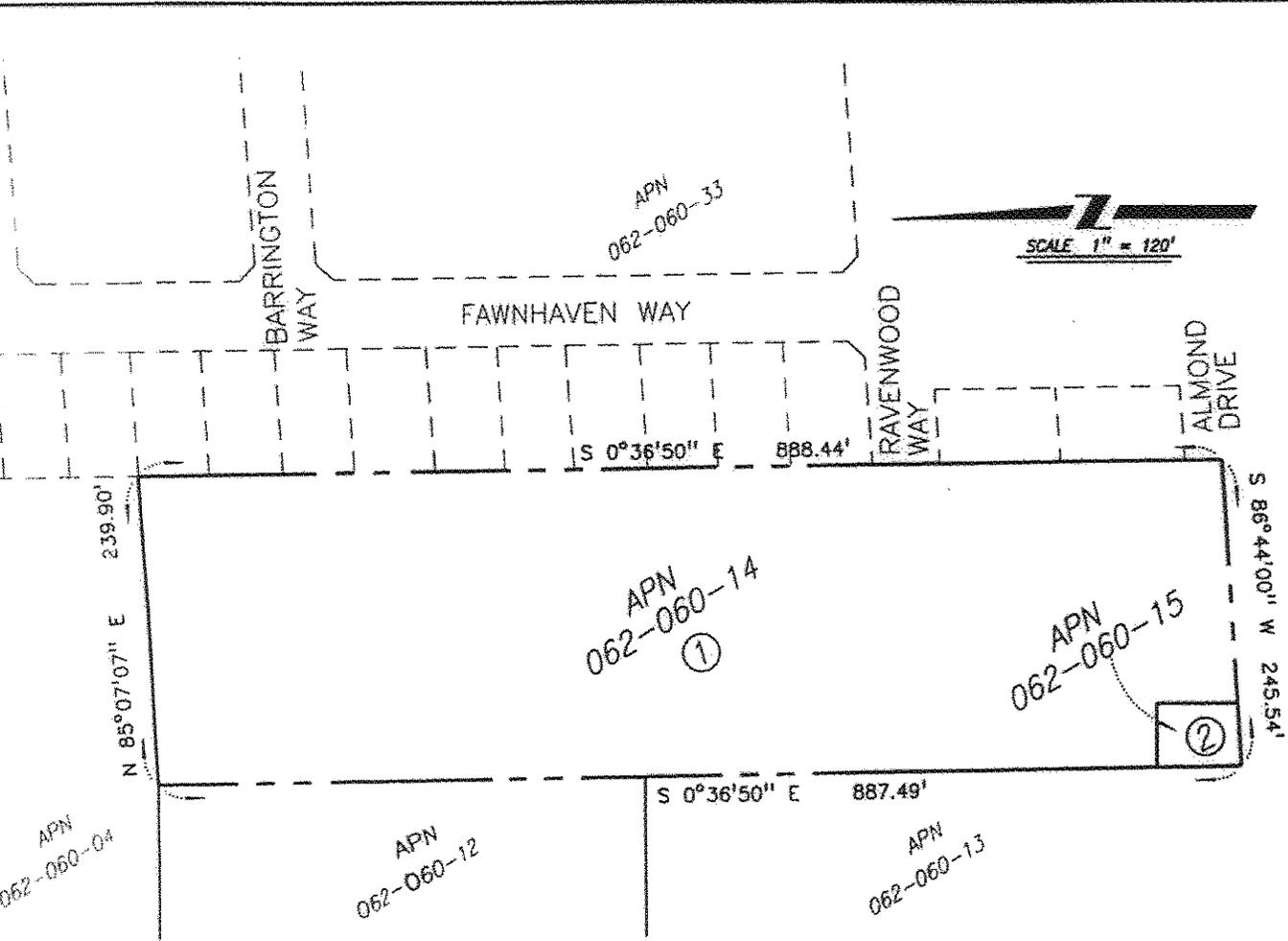
EXHIBIT C
 SHEET 1 OF 2



**THOMPSON-HYSELL
 ENGINEERS**
 1410 LUNA STREET, HUNTINGTON, CALIFORNIA 95762 (916) 831-2000



SCALE 1" = 120'



NOTES:

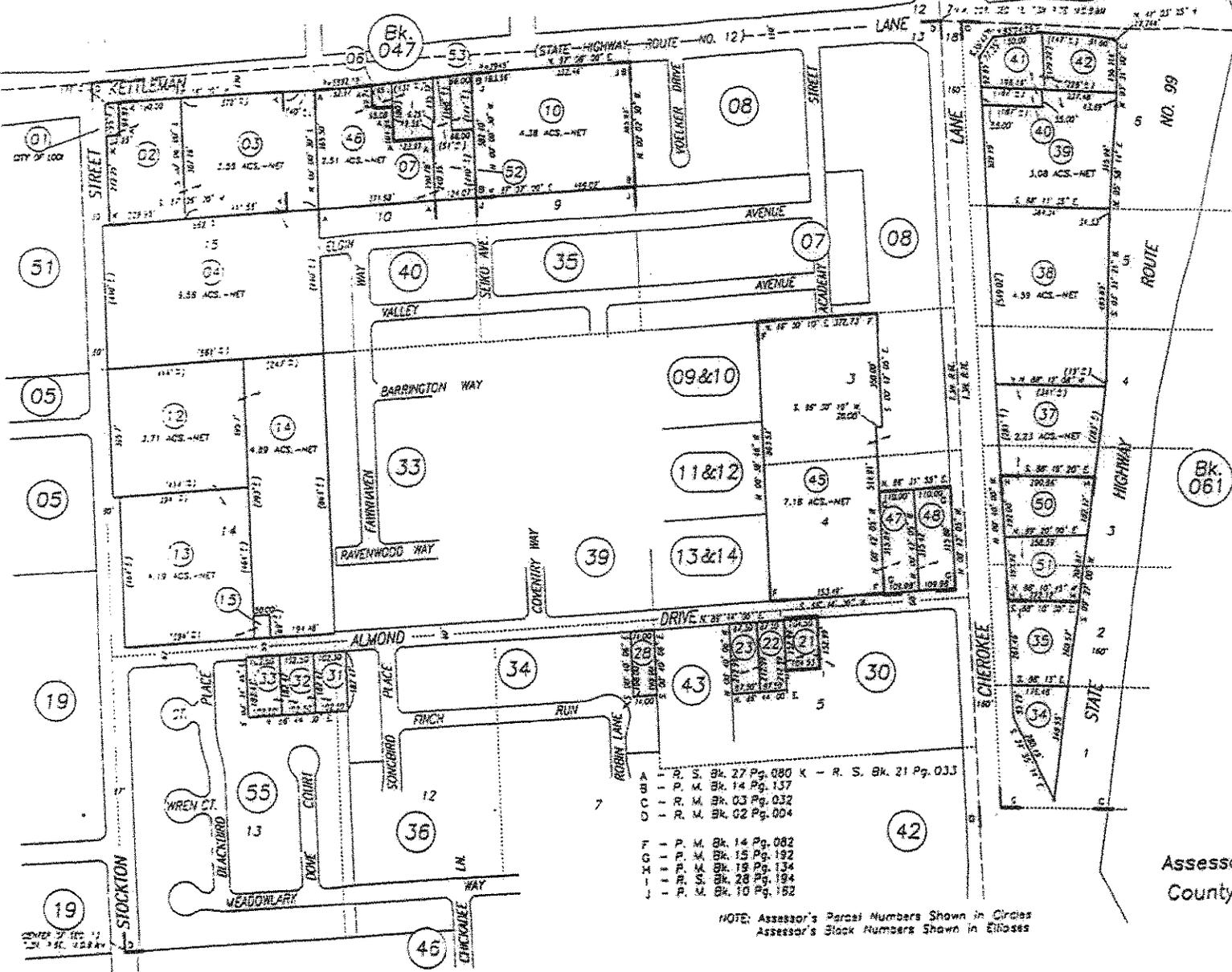
1. ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
3. THIS ASSESSMENT DISTRICT CONTAINS 3.00 ACRES.

LEGEND:

- ASSESSMENT DISTRICT BOUNDARY LINE
- ① ASSESSMENT DISTRICT PARCEL NUMBER

ASSESSMENT DIAGRAM INDEX

BOOK	PAGE	PARCELS
062	060	14, 15



HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
51-55	42		
55-56	43		
56-57	44		
57-58	45		
58-59	46		
59-60	48		
60-61	49		
61-62	51		
62-67	55		

CITY OF LODI
 Assessor's Map Bk.062 Pg. 06
 County of San Joaquin, Calif.

- A - R. S. Bk. 27 Pg. 080 K - R. S. Bk. 21 Pg. 033
- B - P. M. Bk. 14 Pg. 137
- C - R. M. Bk. 03 Pg. 032
- D - R. M. Bk. 02 Pg. 004
- E - P. M. Bk. 14 Pg. 082
- F - P. M. Bk. 15 Pg. 192
- G - P. M. Bk. 18 Pg. 134
- H - P. M. Bk. 28 Pg. 194
- I - P. M. Bk. 10 Pg. 182

NOTE: Assessor's Parcel Numbers Shown in Circles
 Assessor's Stock Numbers Shown in Ellipses

96-97

MAY 15 1939

RESOLUTION NO. 2004-49

A RESOLUTION OF THE LODI CITY COUNCIL DECLARING ITS INTENTION
TO ANNEX TWO TERRITORIES TO A MAINTENANCE ASSESSMENT
DISTRICT, TO FORM TWO ZONES, TO LEVY AND COLLECT AN ANNUAL
ASSESSMENT FOR MAINTENANCE AND OPERATION OF IMPROVEMENTS
AND FOR COSTS AND EXPENSES, AND SETTING TIME AND PLACE OF
PUBLIC HEARING AND SETTING FORTH MAILED PROPERTY OWNER
BALLOT PROCEDURE AND NOTICE

MILLSBRIDGE II ZONE 3
AND
ALMOND NORTH ZONE 4
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(Landscaping and Lighting Act of 1972)

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

1. The City Council proposes to annex territory to an existing assessment district, to form a Zone, and to levy and collect assessments pursuant to the Landscaping and Lighting Act of 1972 (Streets & Highways Code §22500, et seq.) (the "Act").
2. The improvements to be installed and/or maintained in the territories to be annexed are generally described in Exhibit A (Millsbridge) and Exhibit B (Almond North) attached hereto and incorporated herein as though set out in full.
3. The territories to be annexed shall be known as follows:
 - A. Millsbridge II Zone 3, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (Landscaping and Lighting Act of 1972), City of Lodi, San Joaquin County, California. The territory to be annexed, Millsbridge II, is a residential area comprising 32 lots, south of the Woodbridge Irrigation District canal, west of Lakeshore Drive, and north of Tienda Drive in the City of Lodi, California.
 - B. Almond North Zone 4, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (Landscaping and Lighting Act of 1972), City of Lodi, San Joaquin County, California. The territory to be annexed, Almond North, is a residential area comprising 28 lots, north of Almond Drive and east of Stockton Street in the City of Lodi, California.
4. In accordance with the City Council's resolution initiating proceedings, Thompson-Hysell Engineering, a division of The Keith Companies, Inc., of Modesto, California, designated engineer, has filed with the City Clerk the Report required by Section 22585 of the Act, which Report has been preliminarily approved by this Council. All interested persons are referred to that Report for a full and detailed description of the improvements, the Zone to be formed, the proposed assessments upon assessable lots and parcels of land within the territories proposed to be annexed and the proposed budgets for the fiscal year 2004/2005, the estimated cost of annual operation and maintenance of the improvements and the maximum annual assessment.

5. On Wednesday, May 5, 2004, at the hour of 7:00 p.m. or as soon thereafter as possible, at the regular meeting place of the Lodi City Council, Carnegie Forum, 305 West Pine Street, Lodi, California, the City Council will conduct a public hearing, at which the Council will hear and consider any objections and protests respecting (a) whether the public interest and convenience require the improvements and/or maintenance thereof, (b) the extent of the territory to be annexed and the formation of Zones 3 and 4, (c) the estimated costs and expenses of the project, (d) the amounts of the assessments proposed to be levied upon the benefited parcels, and (e) the method or formula by which benefit has been estimated and any other aspect of the proposed annexation of territory and Zone 3 and 4 formation, to which any interested person may want to object or protest. The City Clerk shall tabulate the assessment ballots received and report the same to the City Council.

6. The proposed boundaries of the proposed territories to be annexed are hereby described as shown on a map thereof on file in the office of the City Clerk (the "Amended Boundary Map"), which indicates by a boundary line the extent of the territory to be included in the proposed annexation and which Amended Boundary Map shall govern for all details for further purposes of the proceedings for the annexation and to which reference is hereby made for further particulars. This Council approves the map and adopts the boundaries shown on the map as describing the extent of the territory included in the proposed annexation and finds that the map is in the form and contains the matters prescribed by Section 3113 of the California Streets and Highways Code. This Council directs the City Clerk to certify the adoption of this resolution on the face of the map, and to record, or cause to be recorded, said map of the boundaries of the territory proposed to be annexed in the office of the County Recorder within ten days of the date of the adoption of this Resolution.

7. Notice is further given that Wally Sandelin of the Public Works Department, telephone (209) 333-6709, is the person and the department designated by this Council to answer inquiries regarding the protest proceedings.

8. The City Clerk is hereby authorized and directed to cause notice of the hearings ordered under Section 5 hereof to be given by mailing, postage prepaid, in the United States mail, and such notice shall be deemed to have been given when so deposited in such mail. The envelope or cover of the mailing shall include the name of the City and the return address of the City Clerk as the sender. The mailed notice shall be given to all property owners within the territories to be annexed as shown in the Engineer's Report by such mailing by name to those persons whose name and addresses appear on the last equalized assessment roll of the County of San Joaquin or the State Board of Equalization assessment roll, as the case may be. The notice shall include, but not be limited to, the total amount of the assessment proposed to be levied in the territories proposed to be annexed, the assessment proposed for the owner's particular parcel(s) and the duration thereof, the reason for the assessment and the basis upon which the amount of the assessment was calculated. Each notice shall also contain an assessment ballot, a summary of the procedures applicable to the completion, return and tabulation of assessment ballots and a statement that the existence of a majority protest will result in the assessment not being imposed. The notice herein provided shall be mailed not less than forty-five (45) days before the date of the public hearing.

Dated: March 17, 2004

I hereby certify that Resolution No. 2004-49 was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 17, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Howard, Land, and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

EXHIBIT 1

Description of Improvements to be maintained for Millsbridge II Zone 3 and Almond North Zone 4

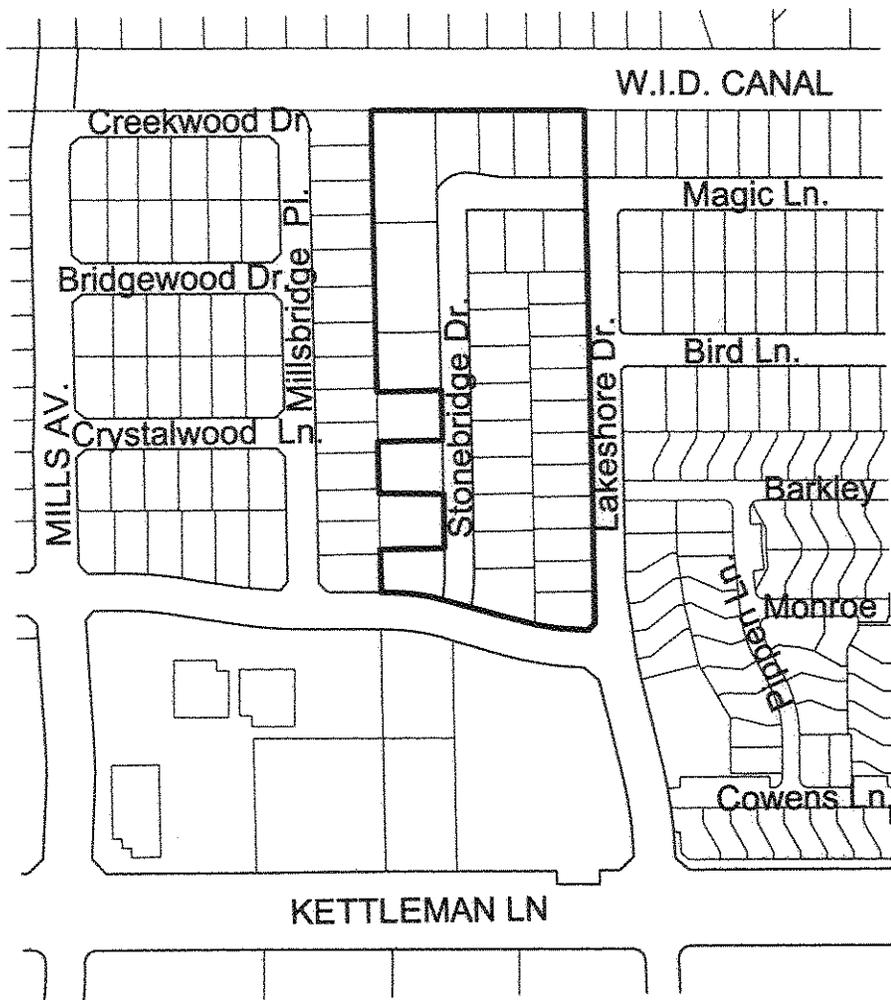
- A. Street parkway trees located within the public streets within the Zone 3 and 4 boundary.
- B. Public park land area of 0.561 acres in size equivalent to the current level of service standard for park area within the City of Lodi of 3.4 acres per thousand persons served.



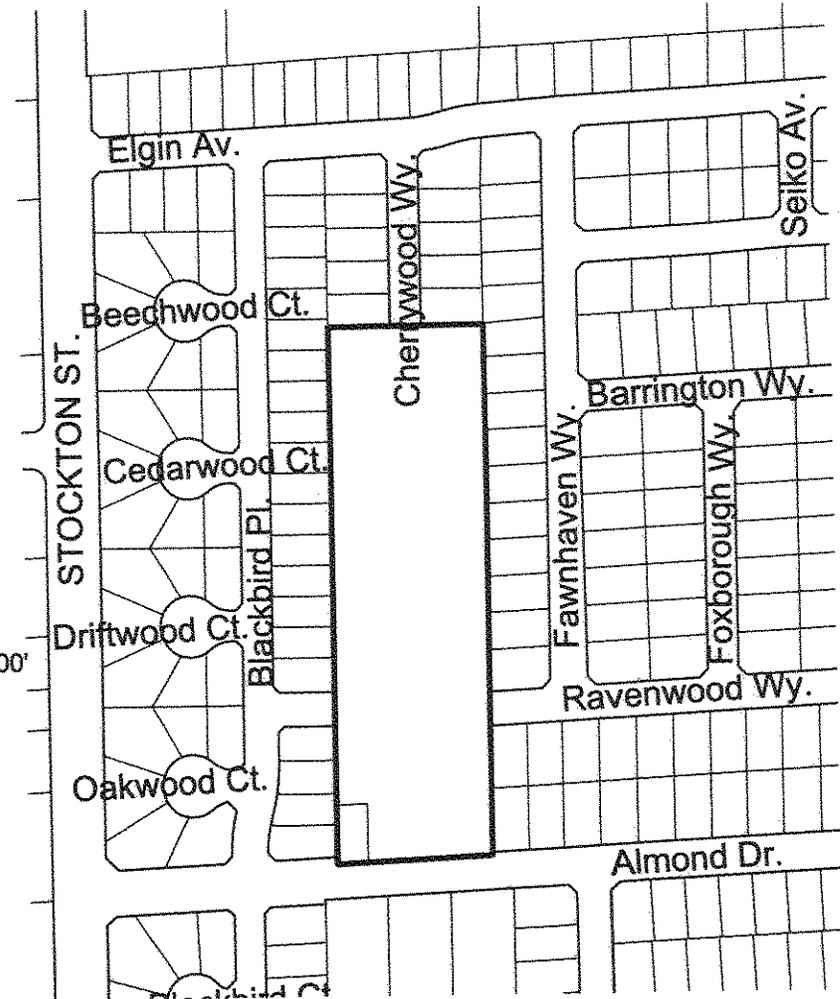
CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT 2 MILLSBRIDGE II - ZONE 3 ALMOND NORTH - ZONE 4 BOUNDARY MAPS



MILLSBRIDGE II - ZONE 3



ALMOND NORTH - ZONE 4

City of Lodi LLD
Millsbridge II Zone 3
and
Almond North Zone 4

**Landscape Maintenance Assessment District Annexations
and Zones 3 and 4 Budget Elections**

Time Table

<u>Date</u>	<u>Activity/Tasks</u>
March 1, 2004	Distribution of preliminary draft Engineer's Report
March 3, 2004	Initial Resolutions to City Council Communication, Finalized Engineer's Report
March 17, 2004	City Council Meeting to: Resolution of Preliminary Determination to Annex to Consolidated District, Form Zones 3 and 4, Resolution of Intention (sets Public Hearing and date of Election on May 5, 2004)
March 19, 2004	Last day to Mail Notice and Ballot
April 19, 2004	Resolutions to City Approve Engineer's Report Annex to Consolidated District, Form Zones 3 and 4 Tally vote/Declare results Council Communication
May 5, 2004	Last day to receive Ballots
May 5, 2004	City Council meeting to: Public Hearing/Tally vote/Declare results Annex to Consolidated District, Form Zones 3 and 4

EXHIBIT 4

**ENGINEER'S REPORT
MILLSBRIDGE II ZONE 3
AND
ALMOND NORTH ZONE 4
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI**

FISCAL YEAR 2004-2005

PREPARED BY:

**Thompson-Hysell Engineers,
a division of The Keith Companies, Inc.
1016 12th Street
Modesto, CA 95354**

MARCH 2004

ANNUAL ENGINEER'S REPORT
FOR THE 2004-2005 FISCAL YEAR

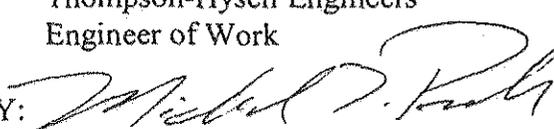
MILLSBRIDGE II ZONE 3 AND
ALMOND NORTH ZONE 4
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
CITY OF LODI
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: _____, 2004.

Thompson-Hysell Engineers
Engineer of Work

BY:


Michael T. Persak
RCE 44908



I HEREBY CERTIFY that the enclosed Annual Engineer's Report, together with Boundary Map, Assessment, and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Lodi, California on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was filed with the Auditor of the County of San Joaquin on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

March 9, 2004

The Honorable Mayor and
City Council of The City of
Lodi, CA

To Whom It May Concern:

This report is prepared pursuant to and in compliance with the requirements of the "Landscaping and Lighting Act of 1972," as amended, commencing with the Streets and Highways code sections 22500, et seq. for the creation of two new zones (Millsbridge II Zone 3 and Almond North Zone 4) in the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

BACKGROUND

The Millsbridge II zone consists of a 27-lot residential development and 5 adjacent parcels which, when subdivided, will equal 11 dwelling unit equivalent Factors (dueF's) located in the southwestern portion of the City of Lodi. The development is being pursued by Ron Thomas Development, Tokay Development, and Almond North LLC. The Almond North zone consists of a 28-lot residential development in the southeastern portion of the City of Lodi. The development is being pursued by Almond North LLC, a California Limited Liability Company. This report is relative to the proposed Millsbridge II Zone 3 and Almond North Zone 4 Landscape Maintenance Districts of the City of Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 which provides annual funds for the maintenance of various public landscape improvements.

PHASED DEVELOPMENT

The Millsbridge II Zone 3 and Almond North Zone 4 developments are currently anticipated to be constructed in a single phase. Annually, the additional public amenity improvements and the additional developed areas, if any, shall be identified. The costs of the maintenance of the new improvements, if any, shall be added to and included in the next annual landscape maintenance budget. These amounts for the additional improvements were accounted for in determining the maximum annual assessment (see Exhibit A). The Millsbridge II Zone 3 and Almond North Zone 4 projects, when completed, will include 38 and 28 dueF's, respectively.

ASSESSMENT DISTRICT AREA

The areas of Millsbridge II Zone 3 and Almond North Zone 4 are described as all of the property within the following assessor's parcels identified by assessor's number (APN):

Engineer's Report
Millsbridge II Zone 3 and
Almond North Zone 4
Page 2 of 9
March 9, 2004

<u>Zone</u>	<u>Book</u>	<u>Page</u>	<u>Parcel</u>
3	031	040	10-12, 14, 35, 38
4	062	060	14, 15

Boundary maps are attached to this Engineer's Report as Exhibit B. The assessment diagrams for the Millsbridge II Zone 3 and Almond North Zone 4 Landscape Maintenance Districts are attached to the Engineer's Report as Exhibit C. Sheet 1 of the assessment diagrams is a simple overall boundary map. Sheet 2 is the County Assessor's map and is incorporated in, and made a part of, the assessment diagram.

PLANS AND SPECIFICATIONS

As this project is developed, plans and specifications for the amenity improvements to be maintained by the funds generated by the Millsbridge II Zone 3 and Almond North Zone 4 Landscape Maintenance Districts shall be filed with the City of Lodi and will be incorporated into this report by reference.

DESCRIPTION OF AREAS TO BE MAINTAINED

The Millsbridge II Zone 3 and Almond North Zone 4 Landscape Maintenance Districts are created to provide funding for the continued maintenance of the public areas which are described below. During the installation period for each phase, the installer of the improvements will maintain the new improvements until the following June 30, or until such time as funds are available for maintenance, at which time the new areas shall be incorporated into the areas already being maintained by the District.

The following improvements shall be included in the Districts upon their completion.

1. Zone 3 – Description of Improvements for Future Development

- A. Street parkway trees located within the public street within the District Zone 3 boundary.
- B. Public park land area of 0.3553 acres in size equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

2. Zone 4 – Description of Improvements for Future Development

- A. Street parkway trees located within the public street within the District Zone 4 boundary.
- B. Public park land area of 0.2618 acres in size equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

ALLOCATION OF COSTS

Assessments for the Millsbridge II Zone 3 and Almond North Zone 4 Landscape Maintenance Districts are apportioned in a manner intended to fairly distribute the amounts among all assessable developed parcels in proportion to the estimated benefits to be received by each such parcel. A parcel is considered as being developed by reason of having been included as a lot or parcel in the Millsbridge II Zone 3 and Almond North Zone 4 recorded Final Maps or being included within the active developed area in the case of an existing parcel. The criteria for apportioning the costs for the maintenance makes use of a dwelling unit equivalent Factor (dueF) to calculate the benefit for all uses in terms of equivalent dwelling units. The terms, definitions, and procedures followed to develop the annual assessments are as follows:

1. Dwelling Unit Equivalent Factor (dueF)
The dueF for each use is as follows:
 - A. Single-Family Residential
All parcels determined to be developed for single-family use shall have a dueF of 1.0 for each parcel. One parcel has been designated for duplex use. This parcel will be assigned a dueF of 2.0.
 - B. Multiple-Family Residential
All parcels determined to be developed for multiple-family residential, other than duplex or triplex uses, shall have a dueF of 5.0 per acre for each parcel, in general representative of the approximate single-family yield if the area were developed for that use.
 - C. Commercial/Office
All parcels determined to be developed for commercial or office use shall have the dueF factor calculated as follows:
 - 5 dueF per acre for the first 7.5 acres
 - 2.5 dueF per acre for the next 7.5 acres
 - 1.25 dueF per acre for all acreage over 15 acres.
 - D. Other Uses
All parcels determined to have uses other than identified above shall have a dueF established at the time of the first annual budget affecting such areas as determined by the Engineer or other officer appointed by the City of Lodi to prepare the annual cost spread. The determined dueF shall follow the character of the factors assigned above as nearly as practicable, but the determination shall be the sole responsibility of the appointed party and the City of Lodi.
 - E. Zero Dwelling Unit Equivalent Factor (dueF)
Certain parcels, by reason of use, size, shape, or state of development, may be assigned a zero dueF which will consequently result in a zero assessment for that fiscal year. All parcels having such a zero dueF for the previous fiscal year shall

annually be reconsidered to determine if the reason for assigning the zero dueF is still valid for the next fiscal year. Parcels which may be expected to have a zero dueF assigned are typically parcels which are all, or nearly all, publicly landscaped, parcels in public ownership, parcels owned by a public utility company and/or used for public utilities, public parks, public schools, and remainder parcels too small or narrow for reasonable residential or commercial use, unless actually in use.

1. Area Adjustments

Parcels which have an assessment determined by area and which have a portion of the parcel occupied by public or public utility uses separate from the entitled use and located in easements, prior to the multiplication by the dueF, shall have the area of the parcel adjusted to a usable area to reflect the loss or partial loss of the entitled use in those areas. This reduction shall not apply for normal peripheral and interior lot line public utility easements generally existing over the whole subdivision.

2. Compilation

Annually, about May 15, following the determination of the dwelling unit equivalent Factor (dueF) for all developed parcels and the determination of the list of developed parcels by APN for the next fiscal year, all single-family or duplex/triplex residential parcels shall have a dwelling unit equivalent (due) assigned to each parcel equal to the dueF for that parcel. For all parcels other than single-family or duplex/triplex residential parcels, the product of the dueF times the area or adjusted usable area of the parcel, as appropriate, shall be calculated and shall be the due assigned. For developed parcels, the sum of the due assigned to each single-family due for each other parcel shall equal the total due for the next fiscal year. The total amount of revenue required for the next fiscal year shall then be divided by the total due to calculate the assessment per due for the next fiscal year. Parcels defined as not developed for the purposes of determining the landscape maintenance assessments will all have a zero dueF and consequently a zero due and a zero assessment.

3. Allocation of Assessments

The assessment for wall maintenance for the next fiscal year shall then be set for each parcel as the product of the calculated dwelling unit equivalent (due) for each parcel, multiplied by the assessment per due for the next fiscal year.

METHOD OF ASSESSMENT SPREAD

In compliance with the provisions of Proposition 218, adding Article XIII D to the California Constitution, the benefits conferred on each parcel within the Lodi Consolidated Landscape Maintenance District No. 2003-1 are particular and distinct benefits (hereinafter "special benefits") over and above general benefits conferred on such property or to the public at large, in that the individual letter-designated zones in the District each represents a common unit to provide landscape, park, and related amenity maintenance, and monitored irrigation for the development of the property within the individual letter-designated zones in the District generally for residential and related urban uses. Benefits are determined to be 100% special benefits and 0% general benefits. Also, in keeping with the requirements of Proposition 218, no annual individual assessments shall be

increased above the amounts assessed under the established criteria for each zone for the preceding fiscal year without an election approval.

The base objective of the assessment spread is to distribute costs in accordance with the benefits received. Costs will be spread equally to each residential lot as follows:

1. Zone 3: Lots 1-27 in Millsbridge II, APN 031-040-10 (3 future lots), APN 031-040-11 (3 future lots), APN 031-040-12 (2 future lots), APN 031-040-14 (1 future lot), and APN 031-040-38 (existing duplex) shall be assessed equally for the estimated costs of maintenance for the fiscal year 2004-2005.
2. Zone 4: Lots 1-28 in Almond North shall be assessed equally for the estimated costs of maintenance for the fiscal year 2004-2005.

ANNUAL ESCALATION

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) five percent (5.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for All Urban Consumers, as developed by the U.S. Bureau of Labor Statistics for a similar period of time.

ADMINISTRATION

It is intended that the City of Lodi, either directly or by subcontract, shall have the responsibility to establish an ongoing Landscape Maintenance Management entity to be known as the Landscape Maintenance District Manager which shall be responsible to establish the annual budget, keep an accounting of the maintenance and operational administrative costs, administer and perform the landscape maintenance either directly or by subcontract, pay all fees, utility costs, taxes, and any and all other operating costs.

ESTIMATE OF COSTS

The location and size of a park serving these subdivisions has not yet been determined. The estimated costs are for public amenity maintenance only. All improvements will be installed at no cost to the Landscape Maintenance Assessment District. The assessment will not be levied until needed, upon development and City acceptance of the improvements.

Items considered in the maintenance cost include, but are not limited to: Water for plants and trees, weeding, pruning, mowing, replacement of plants and trees that may die, maintenance of pavement and sidewalks, and maintaining and replacing all sprinkler lines and heads.

The annual costs estimated to be collected with the 2004-2005 taxes for the developed areas are as follows:

<u>ZONE 3</u>	<u>FY 2004-05</u>	<u>FY 2004-05</u>
<u>OPERATION OF COSTS</u>	<u>ESTIMATED</u>	<u>MAXIMUM</u>
	<u>ASSESSMENT</u>	<u>ASSESSMENT</u>
Street Trees	\$1,100.00	\$1,100.00
Future Park Site	\$0.00	\$3,600.00
Est. Subtotal Operation Costs	\$1,100.00	\$4,700.00
<u>DISTRICT ADMINISTRATION COSTS</u>		
Annual Engineer's Report	\$4,000.00	\$4,000.00
Publication	\$100.00	\$100.00
City Administration Fee	\$2,000.00	\$2,000.00
County Administration Fee	<u>\$900.00</u>	<u>\$900.00</u>
Est. Total Administration Costs	\$7,000.00	\$7,000.00
Est. Contingency	\$412.00	\$574.00
Total Estimated Revenue Required for 2004-2005 Fiscal Year	\$8,512.00	\$12,274.00
Total Appropriation Required from Existing Fund Balance	\$0.00	\$0.00
Total Estimated Assessment for 2004-2005 Fiscal Year	\$8,512.00	\$12,274.00
Total dueF	38	38
Assessment per dueF	\$224.00	\$323.00
MAXIMUM ANNUAL ASSESSMENT		\$323.00

<u>ZONE 4</u>	<u>FY 2004-05</u> <u>ESTIMATED</u> <u>ASSESSMENT</u>	<u>FY 2004-05</u> <u>MAXIMUM</u> <u>ASSESSMENT</u>
<u>OPERATION OF COSTS</u>		
Street Trees	\$1,100.00	\$1,100.00
Future Park Site	\$0.00	\$2,600.00
Est. Subtotal Operation Costs	\$1,100.00	\$3,700.00
 <u>DISTRICT ADMINISTRATION COSTS</u>		
Annual Engineer's Report	\$4,000.00	\$4,000.00
Publication	\$100.00	\$100.00
City Administration Fee	\$2,000.00	\$2,000.00
County Administration Fee	<u>\$900.00</u>	<u>\$900.00</u>
Est. Total Administration Costs	\$7,000.00	\$7,000.00
Est. Contingency	\$412.00	\$528.00
Total Estimated Revenue Required for 2004-2005 Fiscal Year	\$8,512.00	\$11,228.00
Total Appropriation Required from Existing Fund Balance	\$0.00	\$0.00
Total Estimated Assessment for 2004-2005 Fiscal Year	\$8,512.00	\$11,228.00
Total dueF	28	28
Assessment per dueF	\$304.00	\$401.00
MAXIMUM ANNUAL ASSESSMENT		\$401.00

ASSESSMENT ROLL

The assessment roll for the fiscal year 2004-2005 is as follows:

Assessment No.	APN No.	Future Lot Nos.	Owner	No. of dueF's	FY 2004-05 Estimated Assessment	FY 2004-05 Maximum Assessment
<i>Millsbridge II, Zone 3</i>						
1	031-040-35	1-11, 25-27	R. Thomas Development Inc. and Tokay Development Inc.	14	\$3,136.00	\$4,522.00
2	031-040-36	12-24	R. Thomas Development Inc. and Tokay Development Inc.	13	\$2,912.00	\$4,199.00
3	031-040-10	28-30	Mazen M. Mardini	3	\$672.00	\$969.00
4	031-040-11	31-33	Jeffrey/Carol Kirst Trust and Ronald B. Thomas Trust	3	\$672.00	\$969.00
5	031-040-12	34-35	Jeffrey/Carol Kirst Trust and Ronald B. Thomas Trust	2	\$448.00	\$646.00
6	031-040-14	36	Jeffrey/Carol Kirst Trust and Ronald B. Thomas Trust	1	\$224.00	\$323.00
7	031-040-38	37	Darrell & Rhonda Sasaki	2	\$448.00	\$646.00
Total Zone 3				38	\$8,512.00	\$12,274.00
<i>Almond North, Zone 4</i>						
1	062-060-14	1-27	Almond North, LLC	27	\$8,208.00	\$10,827.00
2	062-060-15	28	Almond North, LLC	1	\$304.00	\$401.00
Total Zone 4				28	\$8,512.00	\$11,228.00

The parcels in this subdivision are expected to subdivide upon and subsequent to the formation of Zones 3 and 4. The proposed subdivision will yield approximately 66 parcels (residential lots) and will have a proposed assessment roll, based on the above criteria and budget, set forth in Exhibit A.

Engineer's Report
Millsbridge II Zone 3 and
Almond North Zone 4
Page 9 of 9
March 9, 2004

The foregoing Engineer's Report and the estimate of costs, as well as the Assessment Diagram and Assessment Roll, which are attached hereto, are presented for your approval by resolution dated this _____ day of _____, 2004.

THOMPSON-HYSELL ENGINEERS
Engineer of Work

BY: 
Michael T. Persak
RCE 44908



EXHIBIT A
ASSESSMENT ROLL
MILLSBRIDGE II ZONE 3 AND
ALMOND NORTH ZONE 4
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-05 ESTIMATED ASSESSMENT	FY 2004-05 MAXIMUM ASSESSMENT
1	031-040-35	Millsbridge II	Lot No. 1	\$224.00	\$323.00
2	031-040-35	Millsbridge II	Lot No. 2	\$224.00	\$323.00
3	031-040-35	Millsbridge II	Lot No. 3	\$224.00	\$323.00
4	031-040-35	Millsbridge II	Lot No. 4	\$224.00	\$323.00
5	031-040-35	Millsbridge II	Lot No. 5	\$224.00	\$323.00
6	031-040-35	Millsbridge II	Lot No. 6	\$224.00	\$323.00
7	031-040-35	Millsbridge II	Lot No. 7	\$224.00	\$323.00
8	031-040-35	Millsbridge II	Lot No. 8	\$224.00	\$323.00
9	031-040-35	Millsbridge II	Lot No. 9	\$224.00	\$323.00
10	031-040-35	Millsbridge II	Lot No. 10	\$224.00	\$323.00
11	031-040-35	Millsbridge II	Lot No. 11	\$224.00	\$323.00
12	031-040-36	Millsbridge II	Lot No. 12	\$224.00	\$323.00
13	031-040-36	Millsbridge II	Lot No. 13	\$224.00	\$323.00
14	031-040-36	Millsbridge II	Lot No. 14	\$224.00	\$323.00
15	031-040-36	Millsbridge II	Lot No. 15	\$224.00	\$323.00
16	031-040-36	Millsbridge II	Lot No. 16	\$224.00	\$323.00
17	031-040-36	Millsbridge II	Lot No. 17	\$224.00	\$323.00
18	031-040-36	Millsbridge II	Lot No. 18	\$224.00	\$323.00
19	031-040-36	Millsbridge II	Lot No. 19	\$224.00	\$323.00
20	031-040-36	Millsbridge II	Lot No. 20	\$224.00	\$323.00
21	031-040-36	Millsbridge II	Lot No. 21	\$224.00	\$323.00
22	031-040-36	Millsbridge II	Lot No. 22	\$224.00	\$323.00
23	031-040-36	Millsbridge II	Lot No. 23	\$224.00	\$323.00
24	031-040-36	Millsbridge II	Lot No. 24	\$224.00	\$323.00
25	031-040-35	Millsbridge II	Lot No. 25	\$224.00	\$323.00
26	031-040-35	Millsbridge II	Lot No. 26	\$224.00	\$323.00
27	031-040-35	Millsbridge II	Lot No. 27	\$224.00	\$323.00
28	031-040-10	Millsbridge II	Lot No. 28	\$224.00	\$323.00
29	031-040-10	Millsbridge II	Lot No. 29	\$224.00	\$323.00
30	031-040-10	Millsbridge II	Lot No. 30	\$224.00	\$323.00
31	031-040-11	Millsbridge II	Lot No. 31	\$224.00	\$323.00
32	031-040-11	Millsbridge II	Lot No. 32	\$224.00	\$323.00
33	031-040-11	Millsbridge II	Lot No. 33	\$224.00	\$323.00
34	031-040-12	Millsbridge II	Lot No. 34	\$224.00	\$323.00
35	031-040-12	Millsbridge II	Lot No. 35	\$224.00	\$323.00
36	031-040-14	Millsbridge II	Lot No. 36	\$224.00	\$323.00
37	031-040-38	Millsbridge II	Lot No. 37 (duplex)	\$448.00	\$646.00
ZONE 3 TOTAL				\$8,512.00	\$12,274.00

EXHIBIT A
ASSESSMENT ROLL
MILLSBRIDGE II ZONE 3 AND
ALMOND NORTH ZONE 4
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-05 ESTIMATED ASSESSMENT	FY 2004-05 MAXIMUM ASSESSMENT
38	062-060-14	Almond North	Lot No. 1	\$304.00	\$401.00
39	062-060-14	Almond North	Lot No. 2	\$304.00	\$401.00
40	062-060-14	Almond North	Lot No. 3	\$304.00	\$401.00
41	062-060-14	Almond North	Lot No. 4	\$304.00	\$401.00
42	062-060-14	Almond North	Lot No. 5	\$304.00	\$401.00
43	062-060-14	Almond North	Lot No. 6	\$304.00	\$401.00
44	062-060-14	Almond North	Lot No. 7	\$304.00	\$401.00
45	062-060-14	Almond North	Lot No. 8	\$304.00	\$401.00
46	062-060-14	Almond North	Lot No. 9	\$304.00	\$401.00
47	062-060-14	Almond North	Lot No. 10	\$304.00	\$401.00
48	062-060-14	Almond North	Lot No. 11	\$304.00	\$401.00
49	062-060-14	Almond North	Lot No. 12	\$304.00	\$401.00
50	062-060-14	Almond North	Lot No. 13	\$304.00	\$401.00
51	062-060-14	Almond North	Lot No. 14	\$304.00	\$401.00
52	062-060-14	Almond North	Lot No. 15	\$304.00	\$401.00
53	062-060-14	Almond North	Lot No. 16	\$304.00	\$401.00
54	062-060-14	Almond North	Lot No. 17	\$304.00	\$401.00
55	062-060-14	Almond North	Lot No. 18	\$304.00	\$401.00
56	062-060-14	Almond North	Lot No. 19	\$304.00	\$401.00
57	062-060-14	Almond North	Lot No. 20	\$304.00	\$401.00
58	062-060-14	Almond North	Lot No. 21	\$304.00	\$401.00
59	062-060-14	Almond North	Lot No. 22	\$304.00	\$401.00
60	062-060-14	Almond North	Lot No. 23	\$304.00	\$401.00
61	062-060-14	Almond North	Lot No. 24	\$304.00	\$401.00
62	062-060-14	Almond North	Lot No. 25	\$304.00	\$401.00
63	062-060-14	Almond North	Lot No. 26	\$304.00	\$401.00
64	062-060-14	Almond North	Lot No. 27	\$304.00	\$401.00
65	062-060-15	Almond North	Lot No. 28	\$304.00	\$401.00
ZONE 4 TOTAL				\$8,512.00	\$11,228.00

PROPOSED AMENDED BOUNDARIES
(MILLSBRIDGE II, ZONE 3 ANNEXATION)
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHWEST
QUARTER OF SECTION 11, T.3N., R.6E., M.D.B.#44,
CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA

THOMPSON-HYSELL ENGINEERS
1016 12th STREET, MODESTO, CALIFORNIA
MARCH, 2004

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI, THIS _____ DAY
OF _____ 2004.

CITY CLERK OF THE CITY OF LODI

RECORDED THIS _____ DAY OF _____ 2004 AT THE HOUR
OF _____ IN BOOK _____ PAGE _____
MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

COUNTY RECORDER
OF SAN JOAQUIN COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED
BOUNDARIES OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN
COUNTY, CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE
CITY OF LODI AT A REGULAR MEETING THEREOF, HELD ON THE
DAY OF _____, 2004, BY ITS RESOLUTION NO.

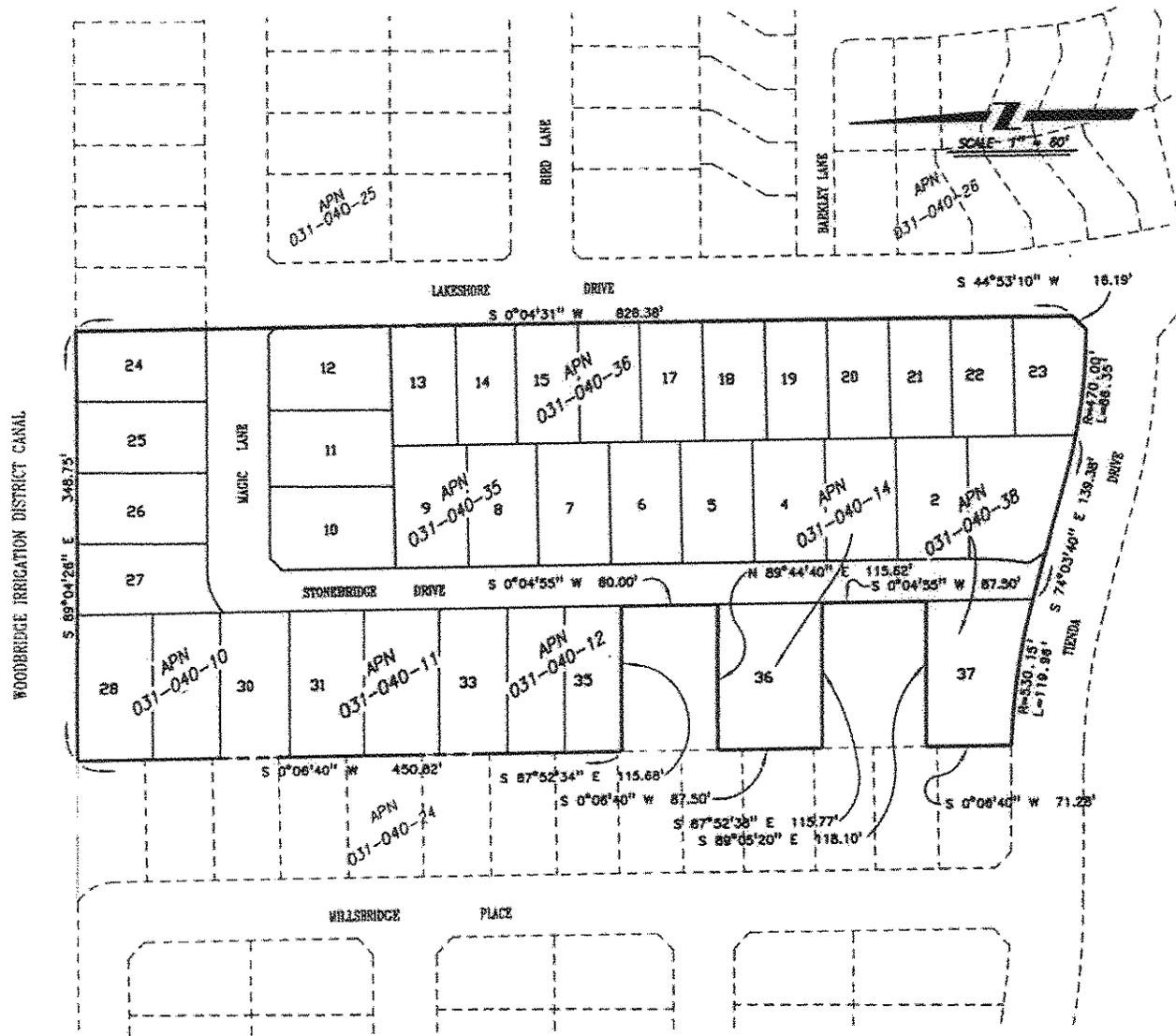
CITY CLERK OF THE CITY OF LODI

THE AMENDED BOUNDARY MAP ADOPTS THE BOUNDARY MAP FOR CITY OF LODI
CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1,
CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, FIRST RECORDED
AT BOOK 4 OF MAPS AND ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS
AT PAGE 105, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF
SAN JOAQUIN, STATE OF CALIFORNIA.

LEGEND:

————— OVERALL DISTRICT BOUNDARY LINE

EXHIBIT B



PROPOSED AMENDED BOUNDARIES
 (ALMOND NORTH, ZONE 4 ANNEXATION)
 CITY OF LODI CONSOLIDATED LANDSCAPE
 MAINTENANCE ASSESSMENT DISTRICT
 NO. 2003-1 CITY OF LODI,
 SAN JOAQUIN COUNTY
 STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHWEST
 QUARTER OF SECTION 14, T.3N., R.6E., M.D.B.M.,
 CITY OF LODI,
 SAN JOAQUIN COUNTY, CALIFORNIA

THOMPSON-HYSELL ENGINEERS
 1016 12th STREET, MODESTO, CALIFORNIA
 MARCH, 2004

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI, THIS _____ DAY
 OF _____ 2004.

CITY CLERK OF THE CITY OF LODI

RECORDED THIS _____ DAY OF _____ 2004, AT THE HOUR
 OF _____ O'CLOCK _____ IN BOOK _____ PAGE _____ OF
 MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
 THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

COUNTY RECORDER
 OF SAN JOAQUIN COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED
 BOUNDARIES OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE
 ASSESSMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN
 COUNTY, CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE
 CITY OF LODI AT A REGULAR MEETING "THOROUGH" HELD ON THE
 DAY OF _____, 2004, BY ITS RESOLUTION NO. _____

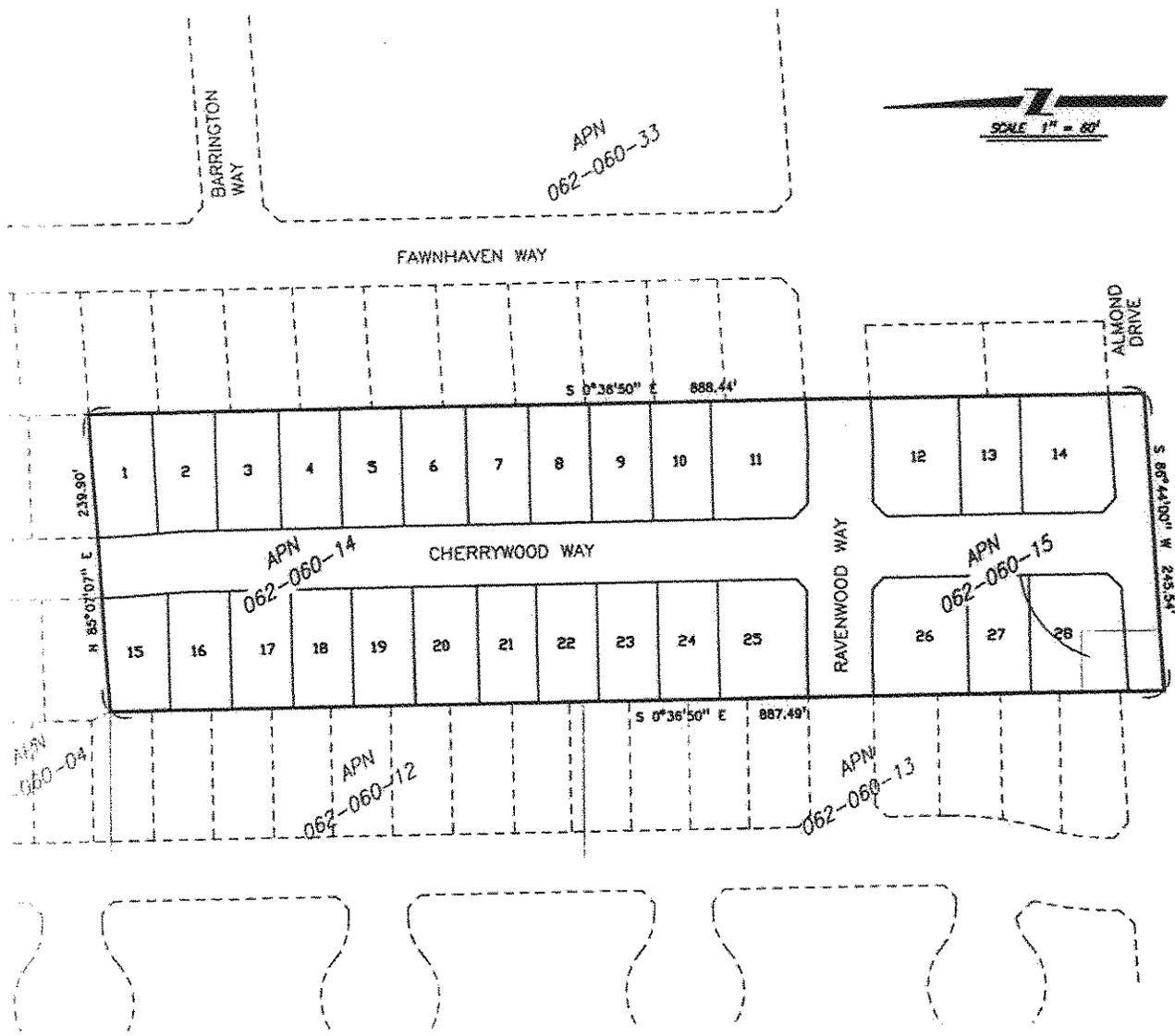
CITY CLERK OF THE CITY OF LODI

THE AMENDED BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR CITY OF LODI
 CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1,
 CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA PREVIOUSLY
 RECORDED AT BOOK 4 OF MAPS AND ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS
 AT PAGE 100, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF
 SAN JOAQUIN, STATE OF CALIFORNIA.

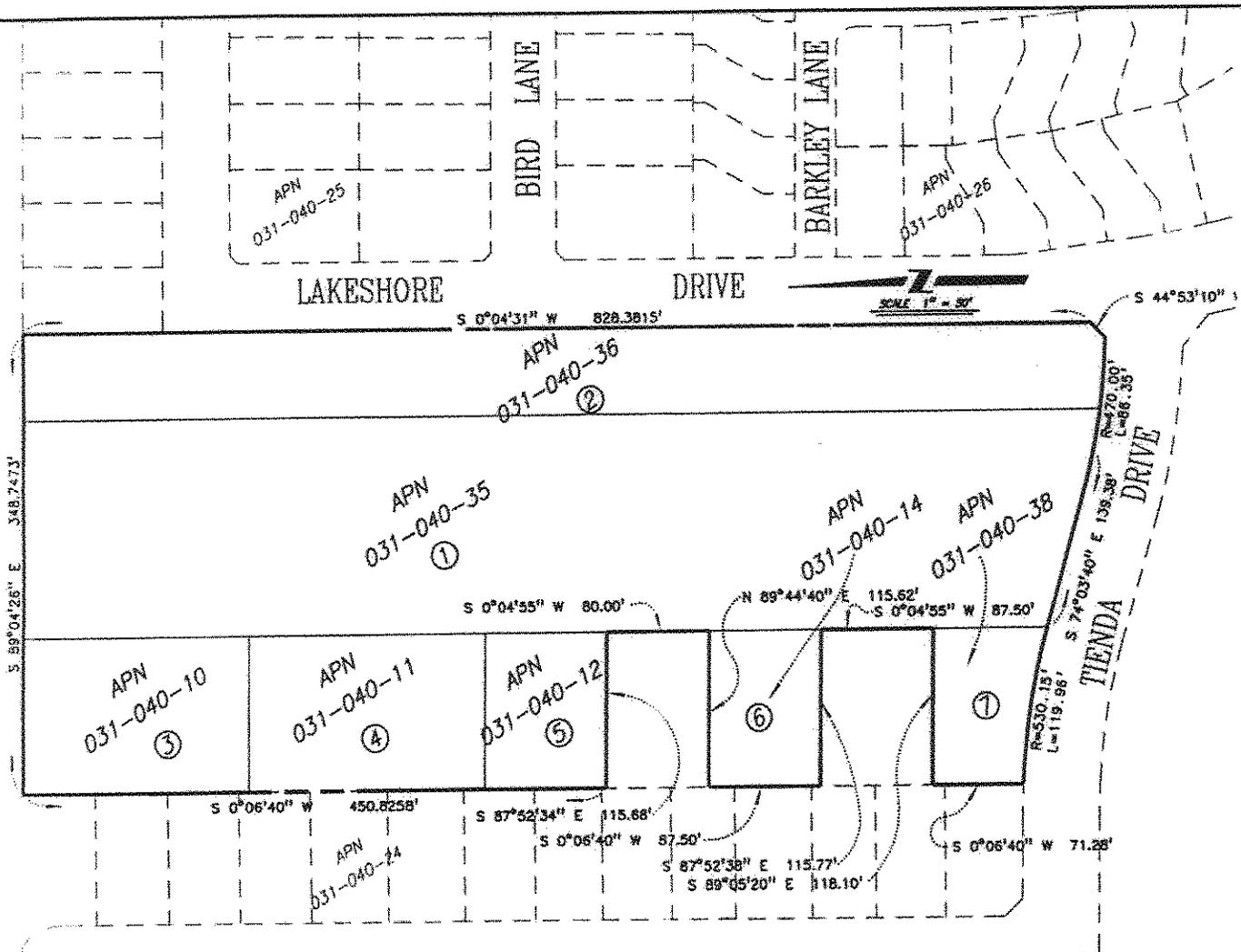
LEGEND:

————— OVERALL DISTRICT BOUNDARY LINE

EXHIBIT B



WOODBRIDGE IRRIGATION DISTRICT CANAL



ASSESSMENT DIAGRAM, ZONE 3
MILLSBRIDGE II
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

BEING THE SOUTHWEST QUARTER OF SECTION 11,
T.3 N., R. 5 E., M. D. B. & M.,
CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS _____
DAY OF _____ 2004.

CITY CLERK OF THE CITY OF LODI _____

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS _____
DAY OF _____ 2004.

SUPERINTENDENT OF STREETS
OF THE CITY OF LODI _____

FILED THIS _____ DAY OF _____ 2004 AT THE HOUR
OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE _____
OF
MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

ASSESSOR-RECORDER-COUNTY CLERK
OF SAN JOAQUIN COUNTY, CALIFORNIA _____

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI,
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PRECES AND PARCELS
OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED
ON THE _____ DAY OF _____ 2004. THE ASSESSMENT DIAGRAM AND THE
ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT
OF STREETS OF THE CITY ON THE _____ DAY OF _____ 2004.
REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE
SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT
LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

CITY CLERK OF THE CITY OF LODI _____

EXHIBIT C
SHEET 1 OF 2

- NOTES:**
- ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
 - THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
 - THIS ASSESSMENT DISTRICT CONTAINS 8.03 ACRES.

LEGEND:

- ASSESSMENT DISTRICT BOUNDARY LINE
- ① ASSESSMENT DISTRICT PARCEL NUMBER

ASSESSMENT DIAGRAM INDEX

BOOK	PAGE	PARCELS
082	082	10, 11, 12, 14, 35, 36, 38

THOMPSON-HYSELL ENGINEERS
A DIVISION OF THE HOK GROUP
345 SAN JUAN AVENUE, SUITE 200, LODI, CA 93240
TEL: 209.428.1100 FAX: 209.428.1101

SUNSET

SOUTH

VISTA RAY

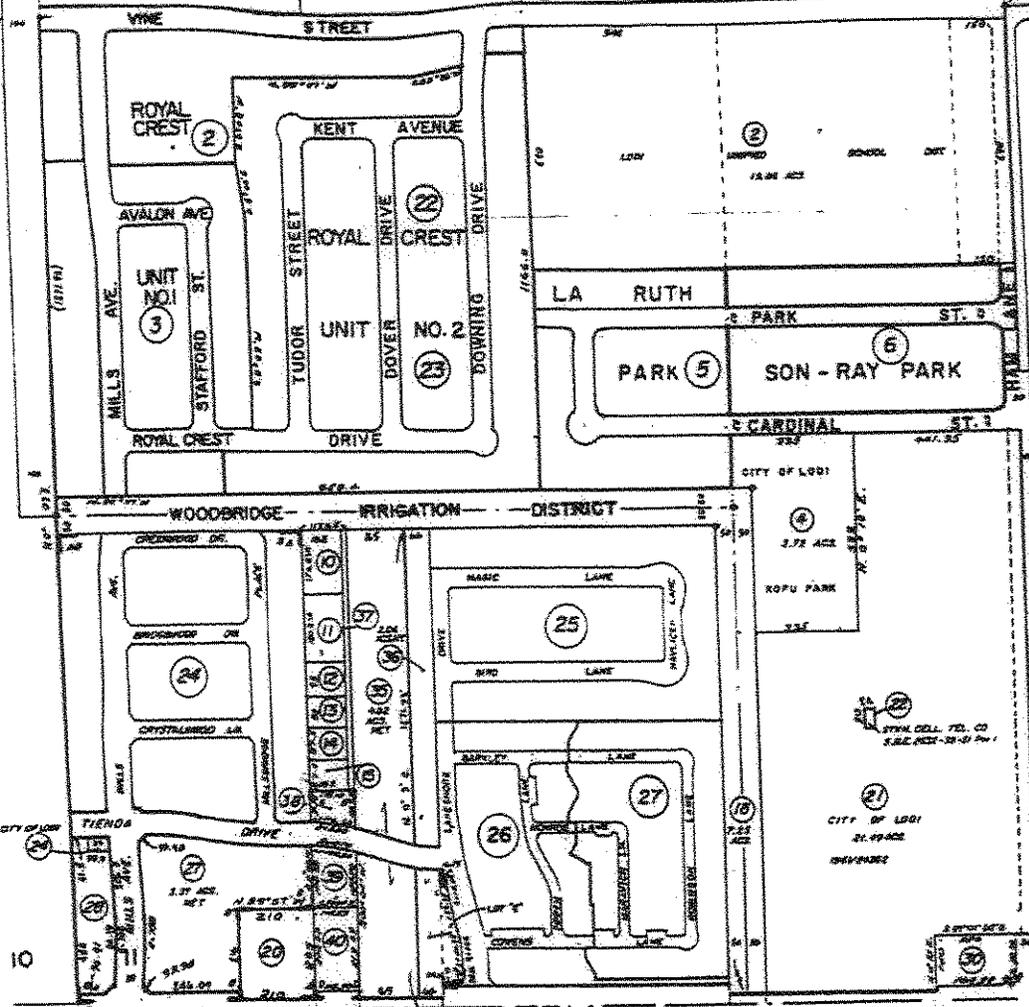
031-04

THIS MAP FOR
ASSESSMENT USE ONLY
FOR
C-TIENDA PLACE, UNIT NO. 1



Bk. 27

Bk. 053



7

8

9

7

SW. 1/4 SEC. 11 T3N.R.6E.

SCALE 1"=300'
SAN JOAQUIN COUNTY
ASSESSORS MAPS

- A - P. M. Bk. 7 Pg. 125
- B - P. M. Bk. 20 Pg. 172
- C - R. M. Bk. 35 Pg. 080
- D - P. M. Bk. 22 Pg. 110

15

14

Bk. 058

Bk. 060

HIGHWAY

NO. 12

DEC 24 2002

ASSESSMENT DIAGRAM, ZONE 4
 ALMOND NORTH
 CITY OF LODI CONSOLIDATED LANDSCAPE
 MAINTENANCE ASSESSMENT DISTRICT
 NO. 2003-1 CITY OF LODI,
 SAN JOAQUIN COUNTY
 STATE OF CALIFORNIA

BEING A PORTION OF LOT 14, A.J. LARSON'S
 SUBDIVISION OF THE NORTHEAST QUARTER
 OF SECTION 13, T.3N., R.6., M. D. B. & M.,
 CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS _____
 DAY OF _____ 2004.

 CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS _____
 DAY OF _____ 2004.

 SUPERINTENDENT OF STREETS
 OF THE CITY OF LODI

FILED THIS _____ DAY OF _____ 2004 AT THE HOUR
 OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE _____ OF
 MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
 THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

 ASSESSOR-RECORDER-COUNTY CLERK
 OF SAN JOAQUIN COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI,
 COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS
 OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED
 ON THE _____ DAY OF _____ 2004. THE ASSESSMENT DIAGRAM AND THE
 ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT
 OF STREETS OF THE CITY ON THE _____ DAY OF _____ 2003.
 REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE
 SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT
 LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

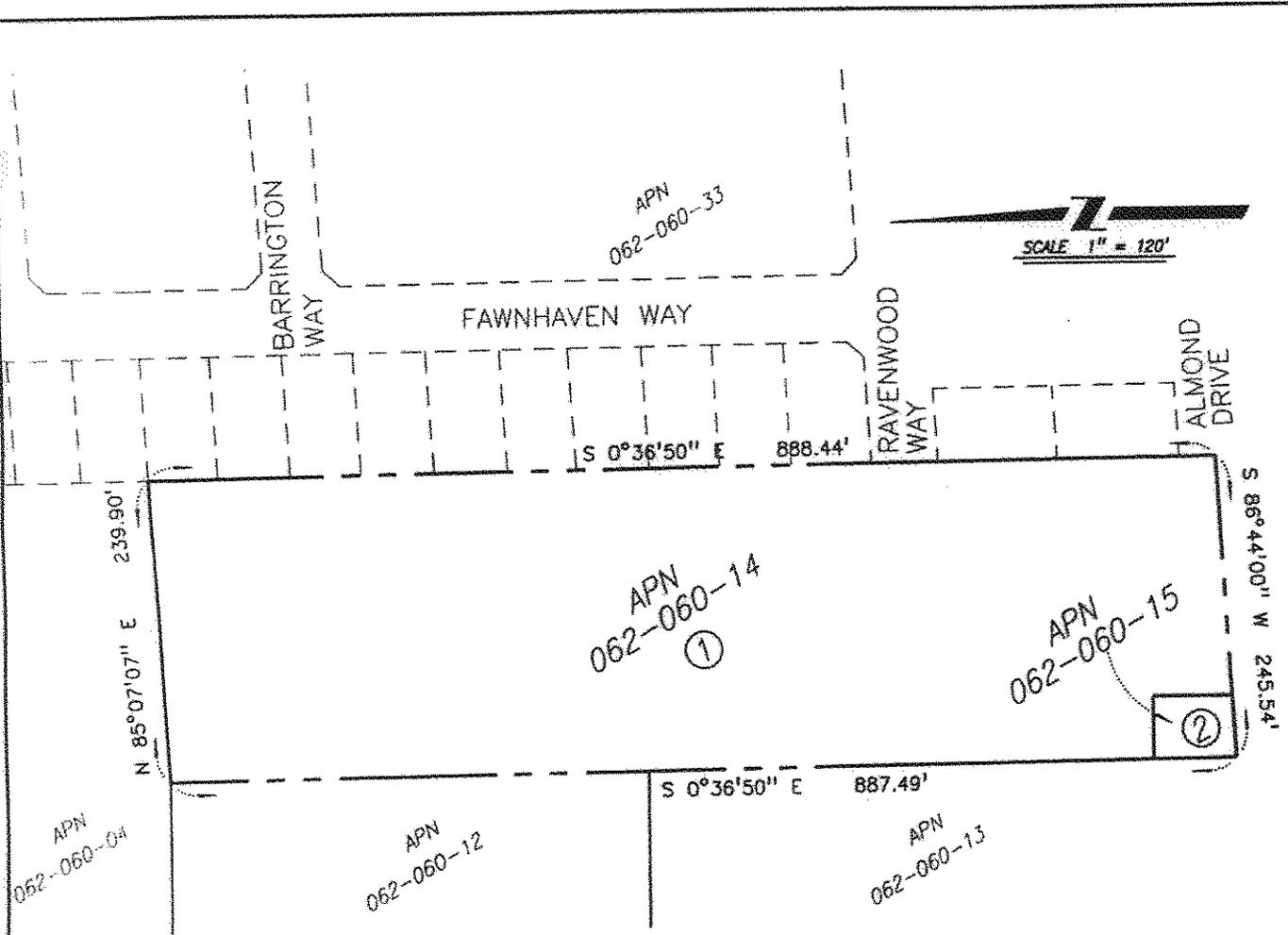
 CITY CLERK OF THE CITY OF LODI

EXHIBIT C
 SHEET 1 OF 2



**THOMPSON-HYSELL
 ENGINEERS**

A DIVISION OF THE BROWN CORPORATION, INC.
 1878 14TH STREET, BERKELEY, CA 94704 (202) 871-0000



NOTES:

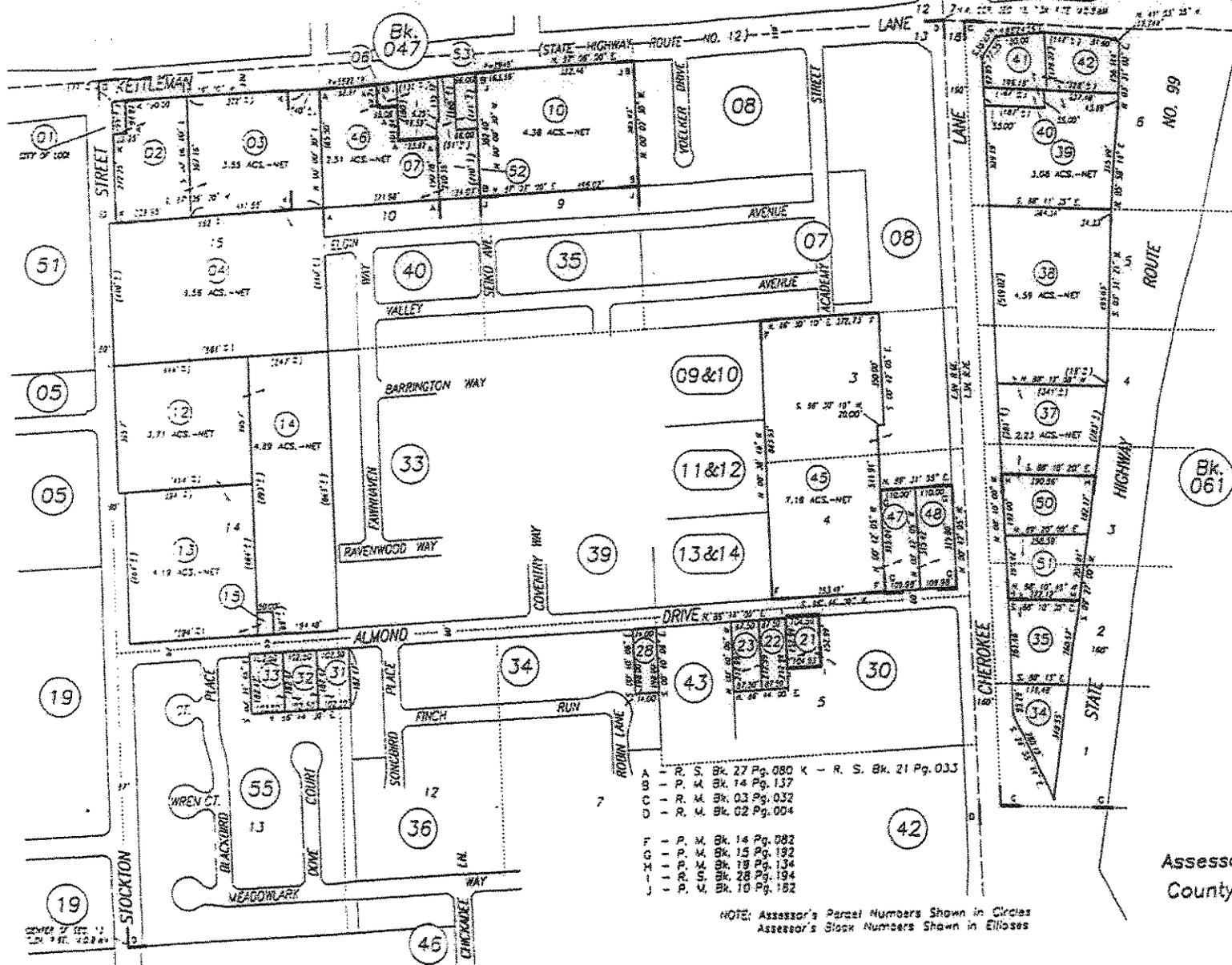
- ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
- THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
- THIS ASSESSMENT DISTRICT CONTAINS 3.00 ACRES.

LEGEND:

- ASSESSMENT DISTRICT BOUNDARY LINE
- ① ASSESSMENT DISTRICT PARCEL NUMBER

ASSESSMENT DIAGRAM INDEX

BOOK	PAGE	PARCELS
062	060	14, 15



HIGHEST A.P.N. USED		
YEAR	PAR.	PAR. #
81-83	42	
84-86	42	
87-89	44	
90-92	45	
93-95	46	
96-98	48	
99-01	49	
02-04	51	
05-07	53	

CITY OF LODI
Assessor's Map Bk.062 Pg. 06
County of San Joaquin, Calif.

- A - R. S. Bk. 27 Pg. 080 K - R. S. Bk. 21 Pg. 033
- B - P. M. Bk. 14 Pg. 137
- C - R. M. Bk. 03 Pg. 032
- D - R. M. Bk. 02 Pg. 004
- F - P. M. Bk. 14 Pg. 082
- G - P. M. Bk. 15 Pg. 192
- H - P. M. Bk. 18 Pg. 134
- I - R. M. Bk. 28 Pg. 194
- J - P. M. Bk. 10 Pg. 182

NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Ellipses

96-97

11/15/99

RESOLUTION NO. 2004-50

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING
THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES
AGREEMENT WITH TIMOTHY J. HACHMAN, ATTORNEY AT LAW,
FOR SERVICES REQUIRED IN SUPPORT OF THE ANNEXATION
OF MILLSBRIDGE II ZONE 3 AND ALMOND NORTH ZONE 4
TO THE LODI CONSOLIDATED LANDSCAPE MAINTENANCE
DISTRICT NO. 2003-1

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute a professional services agreement with Timothy J. Hachman, Attorney at Law, for services required in support of the annexation of Millsbridge II Zone 3 and Almond North Zone 4 to the Lodi Consolidated Landscape Maintenance District No. 2003-1, in an amount not to exceed \$7,000.00.

Dated: March 17, 2004

I hereby certify that Resolution No. 2004-50 was passed and adopted by the Lodi City Council in a regular meeting held March 17, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Howard, Land, and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

RESOLUTION NO. 2004-51

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH THOMPSON-HYSELL ENGINEERS, A DIVISION OF THE KEITH COMPANIES, INC., FOR SERVICES REQUIRED IN SUPPORT OF THE ANNEXATION OF MILLSBRIDGE II ZONE 3 AND ALMOND NORTH ZONE 4 TO THE LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1

=====

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute a professional services agreement with Thompson-Hysell Engineers, a Division of the Keith Companies, Inc., for services required in support of the annexation of Millsbridge II Zone 3 and Almond North Zone 4 to the Lodi Consolidated Landscape Maintenance District No. 2003-1, in an amount not to exceed \$8,500.00.

Dated: March 17, 2004

=====

I hereby certify that Resolution No. 2004-51 was passed and adopted by the Lodi City Council in a regular meeting held March 17, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Howard, Land, and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk