



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Adopt Resolution Initiating Proceedings for the Levy and Collection of Assessments, Resolution Approving the Annual Report, and Resolution Declaring Intention to Levy and Collect Assessments for the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 for Fiscal Year 2014/15; Set Public Hearing for July 16, 2014

MEETING DATE: June 4, 2014

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt the following resolutions and set a public hearing for July 16, 2014:

1. Initiating proceedings for the levy and collection of assessments for the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 for Fiscal Year 2014/15
2. Approving the Annual Report for the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 for Fiscal Year 2014/15
3. Declaring intention to levy and collect assessments for the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 for Fiscal Year 2014/15

BACKGROUND INFORMATION: Over the past 11 years, the City Council has formed a total of 16 zones of the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (District). Recently, the City contracted with the firm NBS Government Finance Group (NBS) to review the District and assessments to establish compliance with Proposition 218 and rulings from recent court cases that have challenged and invalidated assessments. The results of NBS review are presented below.

1. Park maintenance should be removed from the assessments because there is no specific park being maintained from the collection of assessment within each zone, and the funds collected for park maintenances within each zone are actually used to pay for all park maintenance throughout the City. This results in an approximate \$54,000 funding reduction to the Parks Division and the dissolution of Zones 7, 10 and 12, whose sole maintenance activity was parks maintenance.
2. Funding for street sweeping should not be assessed because the level of street sweeping within the noted zones is the same as the level of street sweeping service provided to all other areas within the City (that are not being assessed for street sweeping).
3. Maintenance of common-access driveways in Zone 6 (The Villas) should not be assessed because the level of street sweeping service provided is the same as the level of street sweeping service provided to all other areas within the City (that are not being assessed for street sweeping). Based upon the existing maintenance contract costs, this results in a funding reduction of approximately \$1,150 that will be made up using Street Maintenance funds.

APPROVED:

Stephen Schwabauer, Interim City Manager

4. Traffic signal maintenance in Zones 13 and 15 should not be assessed because the benefits conferred by the activity are almost completely general in nature as the analysis confirms that about 90% of the traffic that passes through the intersections is not generated by the parcels within the zones.
5. Discontinue the practice of designating zones of cost and convert to the concept of zones of benefit. To assess parcels different amounts, as has been our practice based upon the landscape maintenance contracts, establishes a unique cost per zone. This should be changed to a cost allocation structure that assigns equal benefit to every parcel in the District and, therefore, an equal assessment. In the past, parcels in different zones were assessed a different amount for the same benefit.
6. Separate general benefit (City as a whole) from special benefit (individual parcels within the District) and quantify the difference. The analysis demonstrates that 1.89% general benefit is provided by the maintenance activities performed under the District contracts for masonry wall, landscaping, and street parkway trees maintenance and replacement. Based upon the existing maintenance contract costs, this results in a funding reduction of \$793 from the District that will be made up using Street Maintenance funds.

The Fiscal Year 2014/15 budget is provided in Attachment A. A comparison of last year's assessment and the recommended Fiscal Year 2014/15 assessment is provided in Attachment B. The Engineers Report is provided in Attachment C.

The action requested of the City Council is to initiate proceedings for the levy and collection of assessments for Fiscal Year 2014/15, approve the Annual Report, to declare its intention to levy the assessments and to set a public hearing for July 16, 2014, to receive public comments. After the public hearing, City Council will be asked to confirm the Final Report and order the levy and collection of the assessments.

FISCAL IMPACT: Funding for preparation of the Report is included in the assessments.

FUNDING AVAILABLE: Not applicable.



F. Wally Sandelin
Public Works Director

Attachments
cc: NBS

ATTACHMENT A
Fiscal Year 2014/15 Budget

Description	Amount
Annual Maintenance:	
1. Landscape	
Maintenance	\$12,327.00
Contingency	1,232.70
Reserve	0.00
<i>Total Landscape</i>	<i>\$13,559.70</i>
2. Street Parkway Trees	
Maintenance	\$12,660.00
Contingency	1,266.00
<i>Total Street Parkway Trees</i>	<i>\$13,926.00</i>
3. Masonry Walls	
Repair/Maintenance/Graffiti Removal	\$2,700.00
Contingency	270.00
Reserve	5,000.00
<i>Total Masonry Walls</i>	<i>\$7,970.00</i>
Total Annual Maintenance:	\$35,455.70
General Benefit Contribution ¹:	(\$670.11)
Masonry Wall Improvements Funded through Reserve:	\$23,000.00
Total Annual Maintenance:	\$57,785.59
Incidentals:	
A. Consultant Fees	\$12,160.55
B. City Administrative Fees	5,000.00
C. Publication	1,500.00
D. County Collection Fees	338.39
Total Incidentals:	\$18,998.94
Total Annual Maintenance & Incidentals:	\$76,784.53
Surplus from Previous Fiscal Year:	(\$19,621.55)
Contribution from Reserve:	(\$23,000.00)
BALANCE TO ASSESSMENT:	\$34,162.98

¹ Information about the General Benefit component can be located in Section 5 of this report.

ATTACHMENT B
Comparison of Assessment Rates/DUE

Zone	FY 2013/14 Assessment Rate/DUE	FY 2014/15 Recommended Assessment Rate/DUE
1	\$226.08	\$55.08
2	\$206.16	\$55.08
3	\$185.68	\$18.36
4	\$171.20	\$18.36
5	\$193.50	\$55.08
6	\$310.34	\$55.08
7	\$128.70	\$0
8	\$250.58	\$55.08
9	\$189.42	\$18.36
10	\$135.18	\$0
11	\$183.20	\$18.36
12	\$205.78	\$0
13	\$61.44	\$18.36
14	\$56.76	\$36.72
15	\$35.03	\$18.36
16	\$47.50	\$18.36



City of Lodi

Consolidated Landscape Maintenance District No. 2003-1

Fiscal Year 2014/15 Engineer's Report

June 2014

Main Office

32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516 Fax: 951.296.1998

Regional Office

870 Market Street, Suite 1223
San Francisco, CA 94102
Toll free: 800.434.8349 Fax: 415.391.8439

**CITY OF LODI
CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1**

**221 W. Pine Street
Lodi, California 95240
Phone - (209) 333-6800
Fax - (209) 333-6710**

CITY COUNCIL

Phil Katzakian, Mayor
Larry D. Hansen, Mayor Pro Tempore
Bob Johnson, Council Member
Joanne Mounce, Council Member
Alan Nakanishi, Council Member

CITY STAFF

Stephen Schwabauer, City Manager
Jordan Ayers, Deputy City Manager
Randi Johl-Olson, City Clerk
Janice D Magdich, City Attorney
Wally Sandelin, Public Works Director

NBS

Greg Davidson, Client Services Director
Nick Dayhoff, Consultant

TABLE OF CONTENTS

1. ENGINEER'S LETTER	1-1
2. OVERVIEW	2-1
2.1 District Formation and Annexation History	2-1
2.2 Effect of Proposition 218	2-2
3. PLANS AND SPECIFICATIONS	3-1
4. BENEFITS	4-1
4.1 Masonry Wall Maintenance	4-1
4.2 Landscape Maintenance	4-1
4.3 Street Parkway Trees Maintenance.....	4-1
5. QUANTIFICATION OF GENERAL BENEFIT	5-1
5.1 Introduction.....	5-1
5.2 Separation of General Benefit	5-1
5.3 Masonry Wall Maintenance	5-2
5.4 Landscape Maintenance	5-4
5.5 Street Parkway Trees Maintenance.....	5-7
5.6 Collective General Benefit	5-7
6. ASSESSMENT METHODOLOGY	6-1
6.1 Benefit Points	6-1
6.2 Benefit Factor	6-2
6.3 Benefit Units	6-2
6.4 Assessment Rate per Benefit Unit.....	6-3
6.5 Adjustments to Maximum Assessments	6-3
7. ESTIMATE OF COSTS	7-1
7.1 Budget for Fiscal Year 2014/15	7-1
7.2 Assessment Rates per DUE	7-2
8. ASSESSMENT DIAGRAMS	8-1
9. FISCAL YEAR 2014/15 ASSESSMENT ROLL	9-1

1. ENGINEER'S LETTER

WHEREAS, on June 4, 2014, the *City Council* (the "Council") of the *City of Lodi* (the "City"), pursuant to the *Landscaping and Lighting Act of 1972* (the "Act"), adopted a resolution initiating proceedings for the levy and collection of assessments for the *Lodi Consolidated Landscape Maintenance District No. 2003-1* (the "District"), Fiscal Year 2014/15;

WHEREAS, said resolution ordered NBS Government Finance Group, DBA NBS, to prepare and file a report, in accordance with §22567 of the Act, concerning the assessment of the estimated costs of operating, maintaining and servicing the improvements within the District for the fiscal year commencing July 1, 2014 and ending June 30, 2015.

NOW THEREFORE, the following assessments are made to finance the operation, maintenance, and servicing of the improvements within the District:

DESCRIPTION	AMOUNT
Zone 1 - Total Assessment	\$4,075.92
Dwelling Unit Equivalents	74.000
Assessment per Dwelling Unit Equivalent	\$55.08
Zone 2 - Total Assessment	\$7,325.64
Dwelling Unit Equivalents	133.000
Assessment per Dwelling Unit Equivalent	\$55.08
Zone 3 - Total Assessment	\$716.04
Dwelling Unit Equivalents	39.000
Assessment per Dwelling Unit Equivalent	\$18.36
Zone 4 - Total Assessment	\$624.24
Dwelling Unit Equivalents	34.000
Assessment per Dwelling Unit Equivalent	\$18.36
Zone 5 - Total Assessment	\$12,282.84
Dwelling Unit Equivalents	223.000
Assessment per Dwelling Unit Equivalent	\$55.08
Zone 6 - Total Assessment	\$4,406.40
Dwelling Unit Equivalents	80.000
Assessment per Dwelling Unit Equivalent	\$55.08
Zone 8 - Total Assessment	\$936.36
Dwelling Unit Equivalents	17.000
Assessment per Dwelling Unit Equivalent	\$55.08
Zone 9 - Total Assessment	\$201.96
Dwelling Unit Equivalents	11.000
Assessment per Dwelling Unit Equivalent	\$18.36

(Continued on next page)

DESCRIPTION	AMOUNT
Zone 11 - Total Assessment	\$440.64
Dwelling Unit Equivalents	8.000
Assessment per Dwelling Unit Equivalent	\$55.08
Zone 13 - Total Assessment	\$1,709.34
Dwelling Unit Equivalents	93.104
Assessment per Dwelling Unit Equivalent	\$18.36
Zone 14 - Total Assessment	\$624.24
Dwelling Unit Equivalents	17.000
Assessment per Dwelling Unit Equivalent	\$36.72
Zone 15 - Total Assessment	\$665.88
Dwelling Unit Equivalents	36.268
Assessment per Dwelling Unit Equivalent	\$18.36
Zone 16 - Total Assessment	\$153.48
Dwelling Unit Equivalents	8.360
Assessment per Dwelling Unit Equivalent	\$18.36

I, the undersigned, respectfully submit this report and, to the best of my knowledge, information and belief, the assessments and assessment diagrams herein have been computed and prepared in accordance with the order of the Council.

F. Wally Sandelin, P.E., Engineer of Work

Date

Seal

2. OVERVIEW

This report describes the District and details the assessments to be levied against the parcels therein for Fiscal Year 2014/15. Such assessments account for all estimated direct & incidental expenses, deficits/surpluses, revenues, and reserves associated with the operation, servicing and maintenance of the improvements.

The word “parcel,” for the purposes of this report, refers to an individual property that has been assigned an Assessor’s Parcel Number by the San Joaquin County Assessor. The San Joaquin County Auditor-Controller uses Assessor’s Parcel Numbers and specific Tax Codes to identify the parcels assessed on the County Tax Roll within special benefit districts.

2.1 District Formation and Annexation History

The District is currently comprised of 13 distinct zones within the City. New zones may be annexed into the District if approved via property owner balloting proceedings.

ZONES 1 AND 2

A report was prepared in 2003 for Zones 1 and 2. Property owner balloting proceedings were conducted, effective for the Fiscal Year 2004/05 assessment. After attaining property owner approval, the City began levying and collecting these assessments on the County Tax Roll in order to provide continuous funding for the related improvements.

ZONES 3 THROUGH 6

In 2004, separate reports were prepared for Zones 3 through 6. Property owner balloting proceedings were conducted within Zones 3 and 4 for the Fiscal Year 2004/05 assessment and within Zones 5 through 7 for the Fiscal Year 2005/06 assessment. After attaining property owner approval, the City began levying and collecting these assessments on the County Tax Roll in order to provide continuous funding for the related improvements.

ZONES 8, 9, AND 11

A separate report was prepared in 2005 for Zones 8, 9, and 11. Property owner balloting proceedings were conducted for the Fiscal Year 2005/06 assessment. After attaining property owner approval, the City began levying and collecting these assessments on the County Tax Roll in order to provide continuous funding for the related improvements.

ZONE 13

A separate engineer’s report was prepared in 2007 for Zone 13. Property owner balloting proceedings were conducted for the Fiscal Year 2007/08 assessment. After attaining property owner approval, the City began levying and collecting these assessments on the County Tax Roll in order to provide continuous funding for the related improvements.

ZONES 14 THROUGH 16

A separate engineer’s report was prepared in 2008 for Zones 14 through 16. Property owner balloting proceedings were conducted for the Fiscal Year 2008/09 assessment. Property owner approval was attained; the City will begin levying and collecting these assessments on the County Tax Roll in order to provide continuous funding for the related improvements.

2.2 Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 (Government Code commencing with Section 53739) by a margin of 56.5% to 43.5%. The provisions of the Proposition, now a part of the California Constitution, add substantive and procedural requirements to assessments, which affect the City's landscape maintenance assessments.

The Act, Article XIID of the Constitution of the State of California and the Proposition 218 Omnibus Implementation Act are referred to collectively as the "Assessment Law".

3. PLANS AND SPECIFICATIONS

The facilities operated, serviced and maintained within each Zone are generally described as follows:

ZONE 1 – ALMONDWOOD ESTATES

1. A masonry wall and 13.5' wide landscaping area along the east side of Stockton Street from the project's north boundary to Almond Drive, including the angled corner section at Elgin Avenue, approximately 1,220 linear feet.
2. A masonry wall and 13.5' wide landscaping area along the north side of Almond Drive from the project's east boundary westerly to Stockton Street, including the angled corner sections at Blackbird Place and Stockton Street, approximately 340 linear feet.
3. Street parkway trees located within the public street within the Zone 1 boundary.

ZONE 2 – CENTURY MEADOWS ONE, UNITS 2 & 3

1. A masonry wall and 13.5' wide landscaping area along the north side of Harney Lane from the project's east boundary to the west boundary, including the 2 angled corner sections at Poppy Drive, approximately 1,200 linear feet.
2. Street parkway trees located within the public street within the Zone 2 boundary.

ZONE 3 – MILLSBRIDGE II

1. Street parkway trees located within the public street within the Zone 3 boundary.

ZONE 4 – ALMOND NORTH

1. Street parkway trees located within the public street within the Zone 4 boundary.

ZONE 5 – LEGACY ESTATES I & II AND KIRST ESTATES

Legacy Estates I

1. A masonry wall and 13.5' wide landscaping strip, divided by a 4-foot wide meandering sidewalk, along the north side of Harney Lane at the back of lots 10-24 of Legacy Estates I, approximately 950 linear feet.
2. Street parkway trees located within the public street within the Zone 5 boundary.

Legacy Estates II

1. A masonry wall and 13.5' wide landscaping strip, divided by a 4-foot wide meandering sidewalk, along the west side of Mills Avenue from the project's southern boundary on Mills Avenue to the intersection of Wyndham Way, approximately 590 linear feet.
2. A masonry wall and 13.5' wide landscaping strip, divided by a 4-foot wide meandering sidewalk, along the north side of Harney Lane at the back of lots 69-77 of Legacy Estates II, approximately 525 linear feet.
3. Street parkway trees located within the public street within the Zone 5 boundary.

Kirst Estates

1. Street parkway trees located within the public street within the Zone 5 boundary.

ZONE 6 – THE VILLAS

1. A masonry wall and 8.5' wide landscaping area along the east side of Panzani Way from the project's south boundary to the intersection of Porta Rosa Drive, approximately 120 linear feet.
2. A masonry wall and 27.5 to 43.0-foot variable width landscaping strip, divided by a 4-foot wide meandering sidewalk, along the north side of Harney Lane from Panzani Way to the frontage road, approximately 425 linear feet.
3. A masonry wall and 15.0 to 44.0-foot variable width landscaping strip, divided by a 4-foot wide meandering sidewalk, along the west of the frontage road and the east side of San Martino Way from Harney Lane to the project's north boundary, approximately 700 linear feet.
4. Parcel B, between lots 1 and 50, a variable width landscaping strip, approximately 250 linear feet.
5. Street parkway trees located within the public street within the Zone 6 boundary.

ZONE 8 – VINTAGE OAKS

1. A masonry wall and 13.5' wide landscaping strip, including a 4-foot wide sidewalk, extending north and south of the future Vintage Oaks Court along the east side of S. Lower Sacramento Road for a total distance of approximately 252 linear feet.
2. A 9.5' wide landscaping strip in the east half of the Lower Sacramento Road median, west of the Zone 8 boundary.
3. Street parkway trees located within the public street (Vintage Oaks Court) within the Zone 8 boundary.

ZONE 9 – INTERLAKE SQUARE

1. Street parkway trees located within the public rights-of-way of School Street and Park Street within the Zone 9 boundary.

ZONE 11 – TATE PROPERTY

1. A masonry wall and 13.5' wide landscaping strip, divided by a 4-foot wide meandering sidewalk, along the north side of Harney Lane, immediately east of Legacy Way, approximately 140 linear feet.
2. Street parkway trees located within the public street (Legacy Way) within the Zone 11 boundary.

ZONE 13 – GUILD AVENUE INDUSTRIAL

1. A 15.0 foot irrigated, landscaped strip in a 16.0 foot median in Victor Road (Highway 12) south of the Zone 13 boundary, extending west from the current City limits for a distance of 700 feet.
2. A 28.5 foot irrigated landscape strip on the north side of Victor Road (Highway 12), extending westerly from the current City limits to 231 feet west of the Guild Avenue intersection centerline and having a total length of 1,485 feet.

ZONE 14 – LUCA PLACE

1. A 6.5-foot irrigated landscape strip in the east half of the Westgate Drive median, west of the Zone 14 boundary.
2. Street parkway trees located within the public street (Westgate Drive), within the Zone 14 boundary.

ZONE 15 – GUILD AVENUE INDUSTRIAL

1. A 15.0 foot irrigated, landscaped strip in a 16.0 foot median in Victor Road (Highway 12) south of the Zone 15 boundary, extending west from the current City limits for a distance of 700 feet.
2. A 28.5 foot irrigated landscape strip on the north side of Victor Road (Highway 12), extending westerly from the current City limits to 231 feet west of the Guild Avenue intersection centerline and having a total length of 1,485 feet.

ZONE 16 – WEST KETTLEMAN LANE COMMERCIAL

1. A variable width (15 to 18 feet) irrigated, landscaped strip in the segmented median in W. Kettleman Lane (Highway 12) extending west from Ham Lane to Westgate Drive and having a total landscaped area of 36,505 square feet.
2. A variable width (12 to 20 feet) irrigated landscape strip in the segmented median in Lower Sacramento Road extending south from the north boundary of parcel APN 027-410-06 (2429 W. Kettleman Lane) to the south boundary of APN 058-030-13 (1551 S. Lower Sacramento Road) and having a total landscaped area of 13,490 square feet.

4. BENEFITS

The special benefits conferred from the installation and maintenance of the improvements need to be identified. The improvements shown in Section 3 are, hereby, reasonably determined to confer certain special benefits to parcels within each applicable Zone, and such special benefits are described below.

4.1 *Masonry Wall Maintenance*

The overall appeal of an area is enhanced when neighborhood masonry wall improvements are in place and kept in satisfactory condition. Conversely, appeal decreases when such walls are deteriorating, damaged, unsafe or defaced by graffiti.

Improved Aesthetics: Neighborhood masonry walls, when coupled with landscaping improvements, improve the livability, appearance and desirability for properties within each applicable Zone. Such walls also create a sense of community within the applicable Zones. According to the Victoria Transport Policy Institute (2011), streetscapes have a significant effect on how people view and interact with their community. With streetscapes that are safe and inviting, people are more likely to walk, which can help reduce automobile traffic, improve public health, stimulate local economic activity and attract residents and visitors to the community.

4.2 *Landscape Maintenance*

The overall appeal of an area is enhanced when landscaping improvements are in place and kept in a healthy and satisfactory condition. Conversely, appeal decreases when landscaping is overgrown, unsafe or destroyed by the elements or vandalism.

Improved Aesthetics: Street landscaping improvements improve the livability, commercial activity, appearance and desirability for properties within each applicable Zone. Regular maintenance ensures that the improvements do not reach a state of deterioration or disrepair so as to be materially detrimental to properties adjacent to or in close proximity to the improvements within each applicable Zone. According to the Victoria Transport Policy Institute (2011), streetscapes have a significant effect on how people view and interact with their community. With streetscapes that are safe and inviting, people are more likely to walk, which can help reduce automobile traffic, improve public health, stimulate local economic activity and attract residents and visitors to the community.

4.3 *Street Parkway Trees Maintenance*

The overall appeal of an area is enhanced when street parkway trees improvements are in place and kept in a healthy and satisfactory condition. Conversely, appeal decreases when street parkway trees are overgrown, unsafe or destroyed by the elements or vandalism.

Improved Aesthetics: Much like street landscaping improvements, maintenance of street parkway trees improves the livability, appearance and desirability for properties within each applicable Zone. Regular maintenance ensures that the improvements do not reach a state of deterioration or disrepair so as to be materially detrimental to properties adjacent to or in close proximity to the improvements within each applicable Zone. According to the Urban Forestry Network, trees add beauty to their surroundings by adding color to an area, softening harsh lines of buildings, screening unsightly views

and contributing to the character of their environment. Trees have also proven to contribute to a community's economy and way of life. Trees planted along and around buildings provide a distraction for the eye, softening the background. Trees also contribute eye-catching colors to their surroundings, from the different shades of green found in the leaves, the colors found in flowering trees and sometimes even the bark of the tree.

5. QUANTIFICATION OF GENERAL BENEFIT

5.1 Introduction

Pursuant to Article XIID, all parcels that receive a special benefit conferred upon them as a result of the improvements shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the improvements. *Division 12 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972*, permits the establishment of assessment districts by local agencies for the purpose of providing certain public improvements necessary or convenient for providing certain public services.

Section 22573 of the Act requires that assessments must be levied according to benefit received rather than according to assessed value. This Section states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."

Article XIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Article XIID also provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit. Furthermore, it's required that the City separate the general benefits from special benefits, because only special benefits may be assessed to property owners.

5.2 Separation of General Benefit

Section 4 of Article XIID of the California Constitution provides that once a local agency which proposes to impose assessments on property has identified those parcels that will have special benefits conferred upon them, the local agency must next "separate the general benefits from the special benefits conferred," and only the special benefits can be included in the amount of the assessments imposed.

General benefit is an overall and similar benefit to the public at large resulting from the improvements and services to be provided. The District improvements and maintenance services, which are more fully presented in Section 3 of this Report, will only be provided within the boundaries of each Zone. There will be no improvements or maintenance services provided by the District outside of the boundaries of each Zone.

The improvements provide aesthetic benefits to the properties within the various Zones of the District. However, it's recognized that the maintenance of the improvements also provides a level of benefit to some property and businesses within close proximity to the District, as well as visitors and individuals passing through the District. Vehicular traffic and pedestrians passing through the various Zones will be able to enjoy the improvements and maintenance services. Therefore, it is necessary to quantify these general benefits.

5.3 Masonry Wall Maintenance

One method for determining the general aesthetic benefit conferred by the maintenance of the various neighborhood masonry walls is to compare the estimated time spent by occupants in vehicles and pedestrians traversing the improvements (general) to the estimated time spent by the population of the various Zones in close proximity to the improvements (special). Estimated time for these purposes will be referred to as “population-hours”, i.e., number of accumulated hours per day attributed to people in and around the area of the improvements. For purposes of this calculation, we will assign 24 hours to the estimated number of persons residing within each Zone.

According to the U.S. Census Bureau (2014), the average household size in the City is 2.82 persons. The following shows the number of residential units, the estimated persons, and the total population-hours of each Zone benefitting from masonry wall maintenance:

Zone	Number of Residential Units	Estimated Number of Persons ¹	Population-Hours (Special) ²
1	74	209	5,008.32
2	133	375	9,001.44
5	223	629	15,092.64
6	80	226	5,414.40
8	17	48	1,150.56
11	8	23	541.44
TOTAL	535	1,510	36,208.80

1 Number shown is rounded to the nearest whole number.

2 Estimated Number of Persons multiplied by 24 (hours).

We now need to estimate the population-hours generated by occupants in vehicles passing by the masonry wall improvements throughout the District. Any vehicle using the City's streets that lie along the boundaries of the District that is coming or going to a parcel within the District ultimately is not part of the “general public” benefitting from the improvements and services, and will not be included in the calculation of general benefit. We will use several factors for such calculation, including average daily vehicle trips for the streets passing by the improvements of each Zone, the speed limit of those streets, the length of the improvements, and the estimated number of occupants per vehicle.

According to data from the U.S. Department of Transportation (2011), the weighted average number of occupants per vehicle is 1.674. The following table shows the average number of occupants for each mode of vehicular transportation, the percentage of each mode of vehicular transportation, and the overall weighted average occupancy per vehicle:

Mode	Occupants	Percentage of All Vehicles	Weighted Occupancy
Car	1.59	50.6%	0.804
Van	2.35	7.9%	0.187
Sport Utility	1.92	17.9%	0.344
Pickup	1.49	19.9%	0.296
Other Truck	1.12	0.4%	0.004
Motorcycle	1.18	3.3%	0.039
Weighted Average Vehicle Occupancy			1.674

Using the weighted average vehicle occupancy number determined above, we can estimate the number of vehicle occupants passing by the improvements each day. We then multiply the time it takes to traverse the improvements at the given speed limit by the number of estimated vehicle occupants to derive population-hours for vehicular traffic.

The following table summarizes the calculation of population-hours for vehicle occupants passing by the masonry wall improvements, based upon the methodology and assumptions above:

Zone	Street	Speed Limit	Length of Imp. (mi)	Time Passing Imp. (hr)	Average Daily Vehicle Trips ¹	Estimated Vehicle Occupants ²	Population-Hours (General)
1	Stockton St.	40 MPH	0.231	0.0058	10,052	16,827	97.06
	Almond Dr.	30 MPH	0.065	0.0022	3,170	5,307	11.56
2	Harney Ln.	45 MPH	0.226	0.0050	8,439	14,128	70.87
5	Harney Ln.	45 MPH	0.310	0.0069	5,457	9,136	62.88
	Mills Ave.	30 MPH	0.113	0.0038	2,559	4,284	16.16
6	Harney Ln.	45 MPH	0.081	0.0018	11,115	18,608	33.43
	Cherokee Ln.	45 MPH	0.126	0.0028	3,439	5,757	16.15
8	L. Sac. Rd.	50 MPH	0.047	0.0009	14,575	24,400	22.70
11	Harney Ln.	45 MPH	0.028	0.0006	6,891	11,536	7.16
TOTAL POPULATION-HOURS (VEHICLE OCCUPANTS)							337.97

1 Data provided by the City; adjusted to remove estimated average daily vehicle trips generated by the parcels within each Zone, based upon data compiled in the ITE Trip Generation Manual (7th Edition), so that they are not included in the general benefit calculation.

2 Number shown is rounded to the nearest whole number.

In addition to vehicular traffic passing by the improvements, we also need to estimate the general benefits conferred to pedestrians that don't reside within the District, but may walk by the improvements. For this purpose, we will consider the estimated population within one-half mile of the various masonry wall improvements who may walk past those improvements on a daily basis.

The Summary of Travel Trends, 2009 National Household Travel Survey (NHTS) prepared by the U.S. Department of Transportation Federal Highway Administration (FHWA, 2011) analyzed the number of person trips by various modes of transportations such as private vehicle, transit, walking or some other means of transportation. According to the Pacific Division data extracted from the 2009 NHTS database, of the annual 181,703 (in millions) total person trips, 21,252 (in millions) or 11.70% of those person trips were made by using walking as their mode of transportation (FHWA, 2011).

In order to determine the estimated total number of persons who are within close proximity to the masonry wall improvements, and would utilize walking as their mode of transportation, we applied the 11.70% of person trips reported from the NHTS Pacific Division study, to the estimated number of persons residing within one-half mile of each Zone boundary.

In order to obtain a better picture of the overall level of general benefit provided by the masonry wall improvements, the pedestrian traffic that utilizes walking as the mode of transportation that may walk by the various improvements, but live outside of the various Zones, must be considered. The 2009 NHTS further details the purposes of the 21,252 (in millions) reported walking trips. Based on the property types within the District, people walking along the improvements would most likely do so for the following reasons: walking to school, day care or religious activity, social or recreational activities, and to shop or run errands.

The following details the number of walking trips, based on the 2009 NHTS study, for each of the activities that are the most likely reasons people outside of each Zone would use the sidewalks along the Zone boundary where the improvements are located:

Trip Purpose	Number of Walking Trips (in millions)
School/Daycare/Religious Activity	872
Shopping/Errands	5,820
Social/Recreational	2,268
Don't know/Other	139
Total	9,099

Of the total number of walking trips reported, 9,099 (in millions), or 42.81%, are for purposes that persons outside of each Zone would utilize the sidewalks along the Zone boundary where the improvements are located. We then need to estimate the accumulated amount of time it would take for these pedestrians to traverse the various improvements walking at a conservative average speed of 2 MPH.

The following table summarizes the calculation of population-hours for pedestrians passing by the masonry wall improvements, based upon the methodology and assumptions above:

Zone	Estimated Residential Units Outside Zone ¹	Estimated Population Outside Zone ²	Estimated Number of Pedestrians ³	Estimated Number of Peds. Passing ⁴	Length of Imp. (mi)	Time Passing Imp. (hr) ⁵	Population-Hours (General)
1	2,845	8,023	939	402	0.296	0.1480	59.47
2	1,984	5,595	655	280	0.226	0.1130	31.67
5	1,287	3,629	425	182	0.423	0.2115	38.45
6	895	2,524	295	126	0.207	0.1035	13.08
8	539	1,520	178	76	0.047	0.0235	1.79
11	720	2,030	238	102	0.028	0.0140	1.42
TOTAL POPULATION-HOURS (PEDESTRIAN)							145.88

1 Within one-half mile of Zone.

2 2.82 residents per household, per U.S. Census Bureau data. Number shown is rounded to the nearest whole number.

3 An estimated 11.70% of population use walking as primary mode of transportation. Number shown is rounded to the nearest whole number.

4 An estimated 42.81% of pedestrians may walk by improvements for purposes described above. Number shown is rounded to the nearest whole number.

5 Estimated using an average walking speed of 2 MPH.

Summing the total special and general population-hours gives us a total of 36,692.65; therefore, the general benefit to vehicle occupants and pedestrians passing by the masonry wall improvements throughout the District is estimated to be 1.32% $[(337.97 + 145.88) / 36,692.65]$.

Masonry Wall General Benefit	1.32%
-------------------------------------	--------------

5.4 Landscape Maintenance

In order to estimate the general aesthetic benefit conferred by the maintenance of the various landscaping improvements throughout the District, we will use the same methodology used to determine the general benefits conferred by the maintenance of the masonry wall improvements. The landscaping improvements for Zones 1, 2, 5, 6, 8, and 11 are all along the masonry walls within those Zones, so the population-hours data calculated for the masonry wall improvements will be the same for the landscape maintenance. However, there are four additional Zones for which the landscape maintenance must be considered: Zones 13, 14, 15, and 16.

The following shows the number of residential units, the estimated persons, and the total population-hours for each Zone benefitting from the landscape improvements:

Zone	Number of Residential Units	Estimated Number of Persons ¹	Population-Hours (Special) ²
1	74	209	5,008.32
2	133	375	9,001.44
5	223	629	15,092.64
6	80	226	5,414.40
8	17	48	1,151.56
11	8	23	541.44
14	17	48	1,150.56
TOTAL	552	1,558	37,360.36

1 2.82 persons per household. Number shown is rounded to the nearest whole number.

2 Estimated Number of Persons multiplied by 24 (hours)

There are also three non-residential Zones that benefit from the landscaping improvements and need to be considered. Due to the commercial nature of these properties, the calculation of population-hours will differ from that of the residential parcels. For these parcels, we will estimate population-hours factoring how long it takes for each vehicle trip generated by the properties within these Zones to traverse the improvements located within each Zone. The following table shows the calculation of population-hours for the non-residential Zones:

Zone	Street	Speed Limit	Length of Imp. (mi)	Time Passing Imp. (hr)	Average Daily Vehicle Trips ²	Estimated Vehicle Occupants ³	Population-Hours (Special)
13 & 15 ¹	Victor Rd.	45 MPH	0.414	0.0092	1,377	2,306	21.21
16	Kettleman Ln.	35 MPH	0.376	0.0107	559	937	10.05
	L. Sac. Rd.	50 MPH	0.117	0.0023	381	638	1.50
TOTAL POPULATION-HOURS (SPECIAL)							32.76

1 The improvements for Zones 13 and 15 are exactly the same, so they were considered one entity for purposed of this calculation.

2 Estimated average daily vehicle trips, based upon data compiled in the ITE Trip Generation Manual (7th Edition).

3 1.674 persons per vehicle. Number shown is rounded to the nearest whole number.

From this, we have determined that the total population-hours relating to special benefit are 37,393.12:

Category	Population-Hours (Special)
Residential	37,360.36
Non-Residential	32.72
TOTAL	37,393.08

We now need to estimate the population-hours generated by occupants in vehicles passing by the landscape improvements throughout the District. Any vehicle using the City's streets that lie along the boundaries of the District that is coming or going to a parcel within the District ultimately is not part of the "general public" benefitting from the improvements and services, and will not be included in the calculation of general benefit. Just like in the previous subsection, we will use several factors for such calculation, including average daily vehicle trips for the streets passing by the improvements of each Zone, the speed limit of those streets, the length of the improvements, and the estimated number of occupants per vehicle.

The following table summarizes the calculation of population-hours for vehicle occupants passing by the landscape improvements, based upon the methodology and assumptions above:

Zone	Street	Speed Limit	Length of Imp. (mi)	Time Passing Imp. (hr)	Average Daily Vehicle Trips ³	Estimated Vehicle Occupants ⁴	Population-Hours (General)
1	Stockton St.	40 MPH	0.231	0.0058	10,052	16,827	97.06
	Almond Dr.	30 MPH	0.065	0.0022	3,170	5,307	11.56
2	Harney Ln.	45 MPH	0.226	0.0050	8,439	14,128	70.87
5	Harney Ln.	45 MPH	0.310	0.0069	5,457	9,136	62.88
	Mills Ave.	30 MPH	0.113	0.0038	2,559	4,284	16.16
6	Harney Ln.	45 MPH	0.081	0.0018	11,115	18,608	33.43
	Cherokee Ln.	45 MPH	0.126	0.0028	3,439	5,757	16.15
8	L. Sac. Rd.	50 MPH	0.047	0.0009	14,575	24,400	22.70
11	Harney Ln.	45 MPH	0.028	0.0006	6,891	11,536	7.16
13 & 15 ¹	Victor Rd.	45 MPH	0.414	0.0092	9,423	15,774	145.06
14 ²	Westgate Dr.	25 MPH	0.157	0.0063	172	289	1.81
16	Kettleman Ln.	35 MPH	0.376	0.0107	28,291	47,361	508.21
	L. Sac. Rd.	50 MPH	0.117	0.0023	19,274	32,266	75.73
TOTAL POPULATION-HOURS (VEHICLE OCCUPANTS)							1,068.78

1 The improvements for Zones 13 and 15 are exactly the same, so they were considered one entity for purposes of this calculation.

2 Average Daily Trips along Westgate Dr. were estimated, using data compiled in the ITE Trip Generation Manual (7th Edition), since data from the City was not available.

3 Data provided by the City; adjusted to remove estimated average daily vehicle trips generated by the parcels within each Zone, based upon data compiled in the ITE Trip Generation Manual (7th Edition), so that they are not included in the general benefit calculation.

4 Number shown is rounded to the nearest whole number.

In addition to vehicular traffic passing by the improvements, we also need to estimate the general benefits conferred to pedestrians that don't reside within the District, but may walk by the improvements. For this purpose, we will consider the estimated population within one-half mile of the various landscape improvements who may walk past those improvements on a daily basis.

Zone	Estimated Residential Units Outside Zone ²	Estimated Population Outside Zone ³	Estimated Number of Pedestrians ⁴	Estimated Number of Peds. Passing ⁵	Length of Imp. (mi)	Time Passing Imp. (hr) ⁶	Population-Hours (General)
1	2,845	8,023	939	402	0.296	0.1480	59.47
2	1,984	5,595	655	280	0.226	0.1130	31.67
5	1,287	3,629	425	182	0.423	0.2115	38.45
6	895	2,524	295	126	0.207	0.1035	13.08
8	539	1,520	178	76	0.047	0.0235	1.79
11	720	2,030	238	102	0.028	0.0140	1.42
13 & 15 ¹	329	928	109	46	0.414	0.2070	9.62
14	207	584	68	29	0.157	0.0785	2.30
16	2,152	6,069	710	304	0.493	0.2465	74.93
TOTAL POPULATION-HOURS (PEDESTRIAN)							232.73

1 The improvements for Zones 13 and 15 are exactly the same, so they were considered one entity for purposes of this calculation.

2 Within one-half mile of Zone.

3 2.82 residents per household, per U.S. Census Bureau data. Number shown is rounded to the nearest whole number.

4 An estimated 11.70% of population use walking as primary mode of transportation, as noted in Section 5.3. Number shown is rounded to the nearest whole number.

5 An estimated 42.81% of pedestrians may walk by improvements for purposes described in Section 5.3. Number shown is rounded to the nearest whole number.

6 Estimated using an average walking speed of 2 MPH.

Summing the special and general population-hours gives us a total of 38,694.59; therefore, the general benefit to vehicle occupants and pedestrians passing by the landscape improvements throughout the District is estimated to be 3.36% $[(1,068.78 + 232.73) / 38,694.59]$.

Landscaping General Benefit	3.36%
------------------------------------	--------------

5.5 Street Parkway Trees Maintenance

All of the street parkway tree improvements within the various Zones are along what are considered local streets, i.e. streets other than major arterial or collector streets within the City. In other words, these streets are intended to serve only the individual residential neighborhoods in which they are located, and not to be pass-through streets. In addition, according to the City's General Plan (2010), local streets accommodate low volumes of local traffic and provide access to individual parcels. Local streets typically have two travel lanes and allow parking on both sides of the street. Through traffic is permitted on local streets, but high speeds are discouraged.

From a visual inspection of the layout of the various Zones, one must conclude that the purpose of the local streets is exclusively intended for the benefit of the parcels on such streets. There is no local street that provides a direct or efficient means of traveling from one place to another such that one could reasonably expect a driver to purposefully choose the District's local streets as the best route for travel unless necessary because the route either began or ended with a parcel in the District. A route beginning or ending with a parcel within the District does not include the "general public" for purposes of determining general benefit.

However, one can imagine a minimal degree of pass-through traffic even on something such as a cul-de-sac. As expressed by the Appellate Court in *Beutz v. County of Riverside* (2010), "... courts of this state have long recognized that virtually all public improvement projects provide general benefits."

Given the location to the schools, parks, and shopping in the City, there are bound to be drivers that make use of the local streets for no other reason but to turn around or go back from where they came, especially if they are dropping their children off at one of the schools. Additionally, given the nature of the street trees, one could imagine a small degree of "residential tourism" wherein drivers are in fact simply "passing through" to enjoy the beautiful views of the homes, the natural surroundings or visiting friends. A conservative estimate of 0.50% for each scenario would result in the general benefit portion of the improved aesthetic benefits resulting from the maintenance of the street parkway trees on local streets to be 1.00% and the special benefit is estimated to be 99.00%.

Street Parkway Trees General Benefit	1.00%
---	--------------

5.6 Collective General Benefit

Since the District is comprised of improved aesthetic benefits resulting from a blend of improvements (masonry walls, landscaping, and street parkway trees), the activity of both pedestrians and vehicles must be addressed in a collective form rather than independently. Therefore, the arithmetic mean of the general benefit percentages has been used to quantify the overall level of general benefit for the District. This general benefit result is provided in the table below:

Masonry Walls General Benefit	1.32%
Landscaping General Benefit	3.36%
Street Parkway Trees General Benefit	1.00%

District General Benefit	1.89%
---------------------------------	--------------

The general benefit, which is the percentage of the total annual maintenance costs that must be funded through sources other than assessments, is 1.89%. The special benefit, which is the percentage of the total annual maintenance costs that may be funded by assessments, is 98.11%.

6. ASSESSMENT METHODOLOGY

Section 22573 of the Landscape and Lighting Act of 1972 requires that maintenance assessments must be levied according to benefit. This Section states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."

The 1972 Act also permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec 22574).

The Method of Assessment uses the following components to assign special benefit to each parcel:

- **Benefit Points:** Assignment of points for aesthetic special benefits.
- **Benefit Factor:** Multiplier. This is the number of DUE assigned per parcel.
- **Benefit Units:** Sum of a parcel's benefit points multiplied by the parcel's benefit factor. The total amount is the special benefit units assigned to a parcel.

The total costs of maintenance and operation, less the amount of general benefits identified, will be assessed to the parcels within the District based on the benefit units assigned to each parcel.

6.1 Benefit Points

The following table shows the Aesthetic Benefit Points to be assigned per DUE for each Zone, based upon the benefits conferred by the maintenance of various Landscape, Masonry Wall, and Street Tree improvements within the District (one point for each of the improvement types):

	Landscape Aesthetic Benefit Points		Masonry Wall Aesthetic Benefit Points		Street Parkway Trees Aesthetic Benefit Points		Aesthetic Benefit Points per DUE
Zone 1	1	+	1	+	1	=	3
Zone 2	1	+	1	+	1	=	3
Zone 3	0	+	0	+	1	=	1
Zone 4	0	+	0	+	1	=	1
Zone 5	1	+	1	+	1	=	3
Zone 6	1	+	1	+	1	=	3
Zone 8	1	+	1	+	1	=	3
Zone 9	0	+	0	+	1	=	1
Zone 11	1	+	1	+	1	=	3
Zone 13	1	+	0	+	0	=	1
Zone 14	1	+	0	+	1	=	2
Zone 15	1	+	0	+	0	=	1
Zone 16	1	+	0	+	0	=	1

6.2 Benefit Factor

The basis of determining a parcel's benefit factor is a weighting formula commonly known as a Dwelling Unit Equivalent (DUE). The developed single-family residential parcel is used as the base-unit for the calculation of the benefit factor and is defined as 1.00 DUE. All other property types are assigned a DUE that reflects their proportional special benefit as compared to the single-family residential parcel.

The following table illustrates how DUEs are assigned to various types of property throughout the District:

PROPERTY TYPE	BENEFIT FACTOR
Single Family Residential	1.000 per Property
Multi-Family Residential (Duplex)	2.000 per Property
Multi-Family Residential (3 or more units)	5.000 per Acre
Commercial or Office	
For the First 7.5 Acres	5.000 per Acre
For the Next 7.5 Acres	2.500 per Acre
For All Acreage Over 15.0 Acres	1.250 per Acre
Industrial	4.000 per Acre

6.3 Benefit Units

The following table shows the resulting total Aesthetic Benefit Units within each Zone:

	Aesthetic Benefit Points per DUE		Benefit Factor (DUE)	=	Total Aesthetic Benefit Units
Zone 1	3	x	74.000	=	222.000
Zone 2	3	x	133.000	=	399.000
Zone 3	1	x	39.000	=	39.000
Zone 4	1	x	34.000	=	34.000
Zone 5	3	x	223.000	=	669.000
Zone 6	3	x	80.000	=	240.000
Zone 8	3	x	17.000	=	51.000
Zone 9	1	x	11.000	=	11.000
Zone 11	3	x	8.000	=	24.000
Zone 13	1	x	93.104	=	93.104
Zone 14	2	x	17.000	=	34.000
Zone 15	1	x	36.268	=	36.268
Zone 16	1	x	8.3600	=	8.360
TOTAL DISTRICT-WIDE AESTHETIC BENEFIT UNITS					1,860.732

6.4 Assessment Rate per Benefit Unit

The assessment rate for per Benefit Unit is then calculated as follows:

Total Assessable Annual Costs ¹	/	Total District Wide Aesthetic Benefit Units	=	Assessment Rate per Aesthetic Benefit Unit
---	---	---	---	---

¹ Assessable Annual Costs are maintenance costs minus the amount determined to relate to general benefit that are not assessable.

Since the assessment rate has traditionally been presented as an Assessment Rate per DUE, it is important to convert these Assessment Rates per Benefit Unit into the simpler Assessment Rate per DUE, for comparative purposes. For any parcel within the District, that calculation is as follows:

Assessment Rate per Aesthetic Benefit Unit	x	Benefit Points Assigned to Parcel	=	Assessment Rate per DUE
---	---	--------------------------------------	---	----------------------------

Assessment Rates per DUE for each Zone—based on the revised FY 2013/14 budget for the District—can be found in Section 7 of this report.

6.5 Adjustments to Maximum Assessments

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Article XIID of the Constitution of the State of California defined the definition of “new or increased assessment” to exclude certain conditions. These conditions included “any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed.” This definition and conditions were later confirmed through SB919 (Proposition 218 implementing legislation).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustments to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. At each Zone’s formation, balloting of property owners was required, pursuant to Proposition 218. The property owner ballots included an assessment to be approved, as well as the approval of an assessment range formula. Property owners within the District approved the proposed assessment and the assessment range formula.

The assessment range formula shall be applied to all future assessments within the District. Generally, if the proposed annual assessment for the current fiscal year is less than or equal to the maximum assessment (or adjusted maximum assessment), then the proposed annual assessment is not considered an increased assessment. The maximum assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

1. Beginning in the second fiscal year, and each fiscal year thereafter, the maximum assessment will be recalculated annually.

2. The new adjusted maximum assessment for the year represents the prior year's maximum assessment adjusted by the greater of:
 - (a) 5%, or
 - (b) The annual increase in the CPI.

Each year the annual increase in the CPI shall be computed. For Fiscal Year 2014/15, the increase in CPI is the percentage difference between the CPI of December 2013 and the CPI for the previous December, as provided and established by the Bureau of Labor Statistics (FY 2014/15 CPI increase is 2.58%). This percentage difference shall then establish the allowed increase based on CPI. The index used shall be all urban consumers for the San Francisco-Oakland-San Jose area. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the Council for determining fluctuations in the cost of living.

If CPI is less than 5%, then the allowable adjustment to the maximum assessment is 5%. If CPI is greater than 5%, then the allowable adjustment to the maximum assessment is based on CPI. The maximum assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per DUE) less than or equal to this maximum assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

The following table illustrates how the assessment range formula shall be applied:

Example	CPI % Increase	5.00% Increase	Max % Increase Without Re-Balloting	Prior Year Max Rate Per DUE	Increase Per DUE	New Max Rate Per DUE
1	5.25%	5.00%	5.25%	\$403.00	\$21.16	\$424.16
2	3.44%	5.00%	5.00%	\$403.00	\$20.15	\$423.15

For example, if the percentage change in CPI is greater than 5%, as in Example 1, then the percentage adjustment to the maximum assessment will be by CPI. If the percentage change in CPI is less than 5%, as in Example 2, then the percentage adjustment to the maximum assessment will be 5%.

As previously illustrated, the maximum assessment will be recalculated and adjusted annually. However, the Council may reduce or freeze the maximum assessment at any time by amending the annual engineer's report.

Although the maximum assessment will normally increase each year, the actual assessments may remain virtually unchanged. The maximum assessment adjustment is designed to establish a reasonable limit on assessments. The maximum assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year do not require an increase, or the increase is less than the adjusted maximum assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted maximum assessment then the assessment is considered an increased assessment. In order to impose an increased assessment, the Council must comply with the provisions of Proposition 218 (Article XIII D Section 4c of the California Constitution). Proposition 218 requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners, through the balloting process, must approve the proposed assessment increase. If the proposed assessment is approved, then a new maximum assessment is established. If the proposed assessment is not approved, the Council may not levy an assessment greater than the adjusted maximum assessment previously established.

7. ESTIMATE OF COSTS

7.1 Budget for Fiscal Year 2014/15

NBS has reviewed the budget and discussed with City staff the improvements and maintenance services provided by the assessment revenue. The costs for Fiscal Year 2014/15 are summarized in the following table:

Description	Amount
Annual Maintenance:	
1. Landscape	
Maintenance	\$12,327.00
Contingency	1,232.70
Reserve	0.00
<i>Total Landscape</i>	<i>\$13,559.70</i>
2. Street Parkway Trees	
Maintenance	\$12,660.00
Contingency	1,266.00
<i>Total Street Parkway Trees</i>	<i>\$13,926.00</i>
3. Masonry Walls	
Repair/Maintenance/Graffiti Removal	\$2,700.00
Contingency	270.00
Reserve	5,000.00
<i>Total Masonry Walls</i>	<i>\$7,970.00</i>
Total Annual Maintenance:	\$35,455.70
General Benefit Contribution ¹:	(\$670.11)
Masonry Wall Improvements Funded through Reserve:	\$23,000.00
Total Annual Maintenance:	\$57,785.59
Incidentals:	
A. Consultant Fees	\$12,160.55
B. City Administrative Fees	5,000.00
C. Publication	1,500.00
D. County Collection Fees	338.39
Total Incidentals:	\$18,998.94
Total Annual Maintenance & Incidentals:	\$76,784.53
Surplus from Previous Fiscal Year:	(\$19,621.55)
Contribution from Reserve:	(\$23,000.00)
BALANCE TO ASSESSMENT:	\$34,162.98

¹ Information about the General Benefit component can be located in Section 5 of this report.

7.2 Assessment Rates per DUE

Based upon the FY 2014/15 Budget from the previous subsection, and the Method of Assessment for the District, the following table shows the revised FY 2014/15 Maximum Assessment Rate per DUE for each Zone, the FY 2014/15 Actual Assessment Rate per DUE for each Zone, the number of DUE within each Zone, and the Total Annual Assessment for each Zone:

	FY 2014/15 Maximum Assessment/DUE	FY 2014/15 Actual Assessment Rate/DUE	DUE	Total FY 2014/15 Annual Assessment
Zone 1	\$475.945	\$55.08	74.000	\$4,075.92
Zone 2	344.579	55.08	133.000	7,325.64
Zone 3	362.283	18.36	39.000	716.04
Zone 4	413.356	18.36	34.000	624.24
Zone 5	203.760	55.08	223.000	12,282.84
Zone 6	618.980	55.08	80.000	4,406.40
Zone 8	436.988	55.08	17.000	936.36
Zone 9	114.301	18.36	11.000	201.96
Zone 11	138.327	55.08	8.000	440.64
Zone 13	122.555	18.36	93.104	1,709.39
Zone 14	256.384	36.72	17.000	624.24
Zone 15	122.361	18.36	36.268	665.88
Zone 16	49.877	18.36	8.360	153.49
ROUNDING ADJUSTMENT				(0.06)
TOTAL ANNUAL ASSESSMENT				\$34,162.98

8. ASSESSMENT DIAGRAMS

Assessment Diagrams have been submitted to the City Clerk in the format required under the provisions of the Act and are made part of this report.

When embossed, and printed in purple ink, this is certified to be a true copy of records of San Joaquin County.
 OCT 16 2003
 GARY W. FREEMAN Assessor-Recorder-Co. Clerk
 By *Christina Monero* Deputy

SCALE 1" = 100'

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

BEING THE NORTH EAST PORTION OF SECTION 13
 T.3 N., R. 5 E., M. D. B. & M.,
 CITY OF LODI,
 SAN JOAQUIN COUNTY, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS 26th
 DAY OF August 2003.

Sam J. Blunt
 CITY CLERK OF THE CITY OF LODI



RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS 16th
 DAY OF August 2003.

Christina Monero
 SUPERINTENDENT OF STREETS
 OF THE CITY OF LODI

FILED THIS 16th DAY OF October 2003 AT THE HOUR
 OF 10:00 O'CLOCK A.M. IN BOOK 5 PAGE 1 OF
 MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
 THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W. Freeman by Christina Monero
 ASSESSOR-RECORDER-COUNTY CLERK
 OF SAN JOAQUIN COUNTY, CALIFORNIA

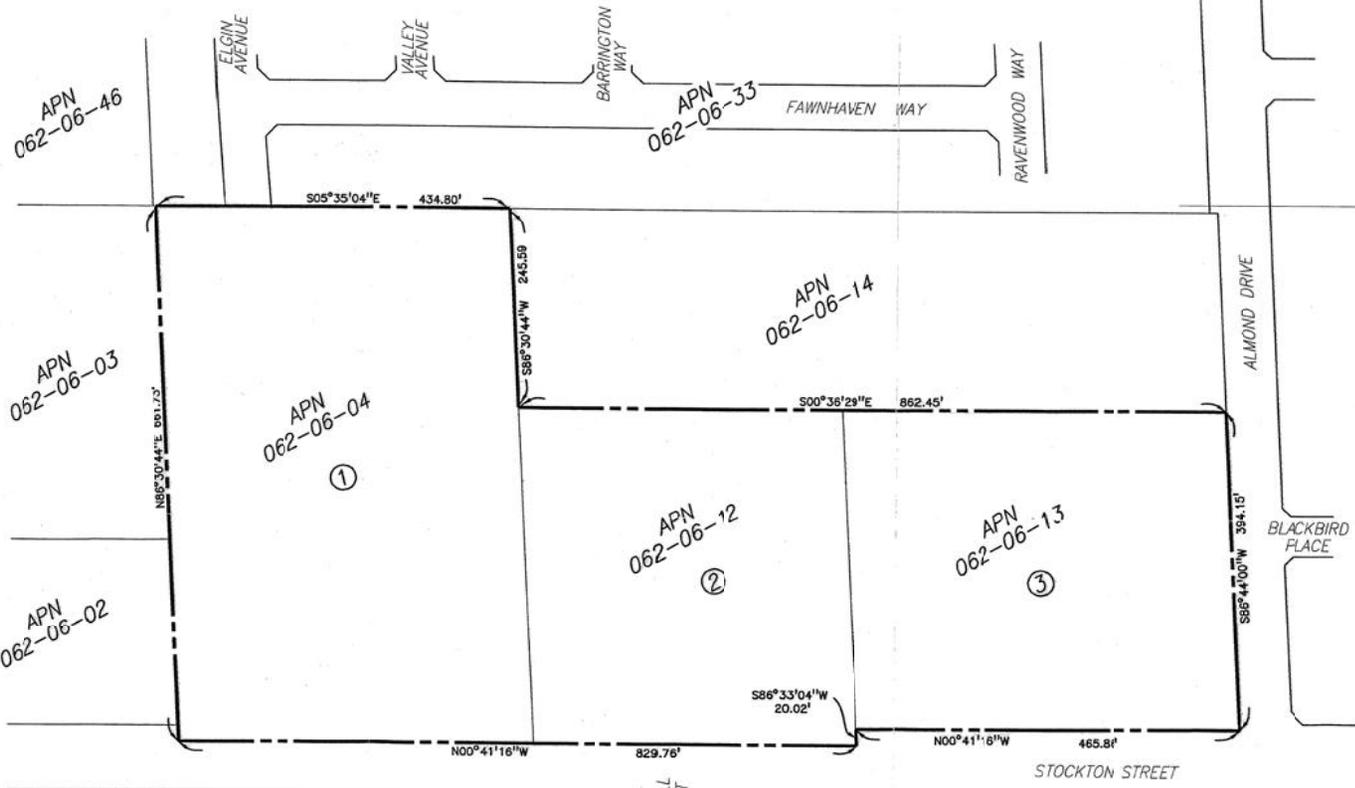
AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI,
 COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS
 OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED
 ON THE 15th DAY OF September 2003. THE ASSESSMENT DIAGRAM AND THE
 ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT
 OF STREETS OF THE CITY OF LODI ON THE 16th DAY OF August 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.

Sam J. Blunt
 CITY CLERK OF THE CITY OF LODI



SHEET 1 OF 1

THOMPSON-HYSELL ENGINEERS
 A DIVISION OF THE KEITH COMPANY, INC.
 1018 12TH STREET, ROOSTER, CA 95234 (209) 521-8988



LEGEND:

- ASSESSMENT DISTRICT BOUNDARY LINE
- ① ASSESSMENT DISTRICT PARCEL NUMBER

ASSESSMENT DIAGRAM INDEX

BOOK	PAGE	PARCELS
062	060	4, 12, 13

NOTES:

1. ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
3. THIS ASSESSMENT DISTRICT CONTAINS 13.46 ACRES.

DOC # 2003-239328
 10/15/2003 10:28A Fee:7.00
 Page 1 of 1



NOTES:

- 1. ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
- 2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
- 3. THIS ASSESSMENT DISTRICT CONTAINS 31.64 ACRES.

LEGEND:

- ① ASSESSMENT DISTRICT BOUNDARY LINE
- ② ASSESSMENT DISTRICT PARCEL NUMBER

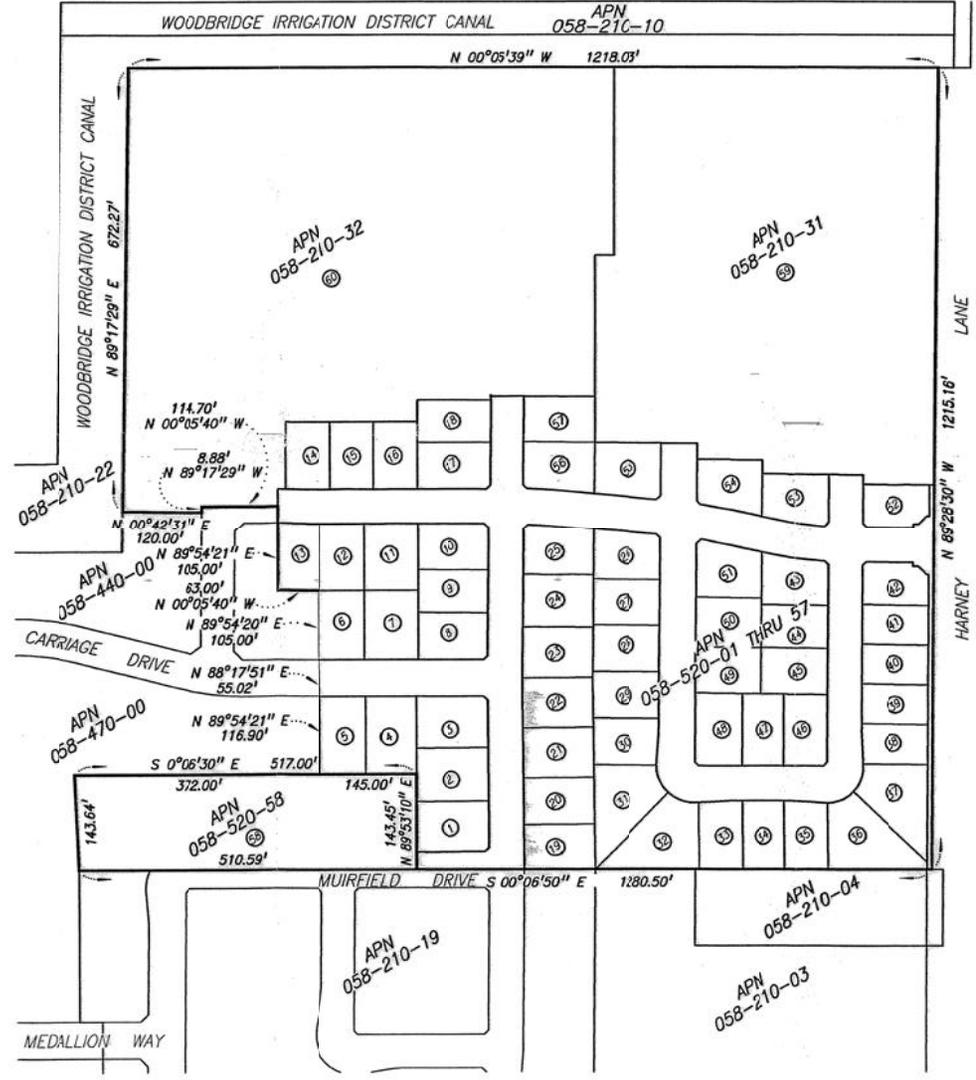
ASSESSMENT DIAGRAM INDEX

BOOK	PAGE	PARCELS
058	210	31, 32
058	520	1-58

When embossed, and printed in purple ink, this is certified to a true copy of records of San Joaquin County.
 GARY W. FREEMAN Assessor-Recorder-County Clerk
 By *Christina Moreno* Deputy
 JAN 22 2004
 N.T.S.

ASSESSMENT DIAGRAM
CENTURY MEADOWS ONE, ZONE 2
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

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



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS 21st DAY OF JANUARY 2004.

Susan J. Blacht
 CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS 21st DAY OF JANUARY 2004.

Richard C. ...
 SUPERINTENDENT OF STREETS OF THE CITY OF LODI

FILED THIS 22 DAY OF JANUARY 2004 AT THE HOUR OF 3:00 O'CLOCK P.M. IN BOOK 2 PAGE 12 OF MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W. Freeman by Christina Moreno
 ASSESSOR-RECORDER-COUNTY CLERK OF SAN JOAQUIN COUNTY, CALIFORNIA



AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE 21 DAY OF JANUARY 2004. THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY ON THE 21 DAY OF JANUARY 2004. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN OF THIS ASSESSMENT DIAGRAM.

DOC # 2004-013613
 01/22/2004 03:28P Fee:7.00
 Page 1 of 1
 Recorded in Official Records
 County of San Joaquin
 GARY W. FREEMAN
 Assessor-Recorder-County Clerk
 Paid by SIGNER ON DOCUMENT

Susan J. Blacht
 CITY CLERK OF THE CITY OF LODI

THOMPSON-HYSELL ENGINEERS
 A DIVISION OF THE KISTEN COMPANIES, INC.
 1018 12TH STREET, MODESTO, CA 95354 (209) 521-8588

CITY CLERK
CITY OF LODI

When embossed, and printed in purple ink, this is certified to be a true copy of records of San Joaquin County. DEC - 3 2003
GARY W. FREEMAN Assessor-Recorder-Co. Clerk
By Christina Moreno Deputy

SCALE 1" = 100'

PROPOSED AMENDED BOUNDARIES
(CENTURY MEADOWS ONE, ZONE 2 ANNEXATION)
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

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

THOMPSON-HYSELL ENGINEERS

1016 12TH STREET MODESTO, CALIFORNIA
NOVEMBER, 2004

DOC # 2003-281218

12/09/2003 09:47A Fee:7.00
Page 1 of 1
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by Submit on document



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS 3 DAY
OF December 2004.

Susan V. Blodgett
CITY CLERK OF THE CITY OF LODI

RECORDED THIS 9 DAY OF December 2004 AT THE HOUR
OF 11:00 O'CLOCK A.M. IN BOOK 9 PAGE 9 OF
MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W. Freeman by Christina Moreno
COUNTY RECORDER
OF SAN JOAQUIN COUNTY, CALIFORNIA

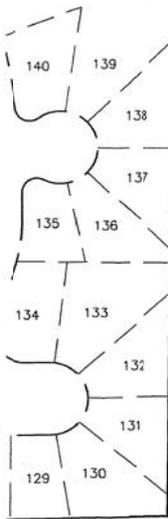
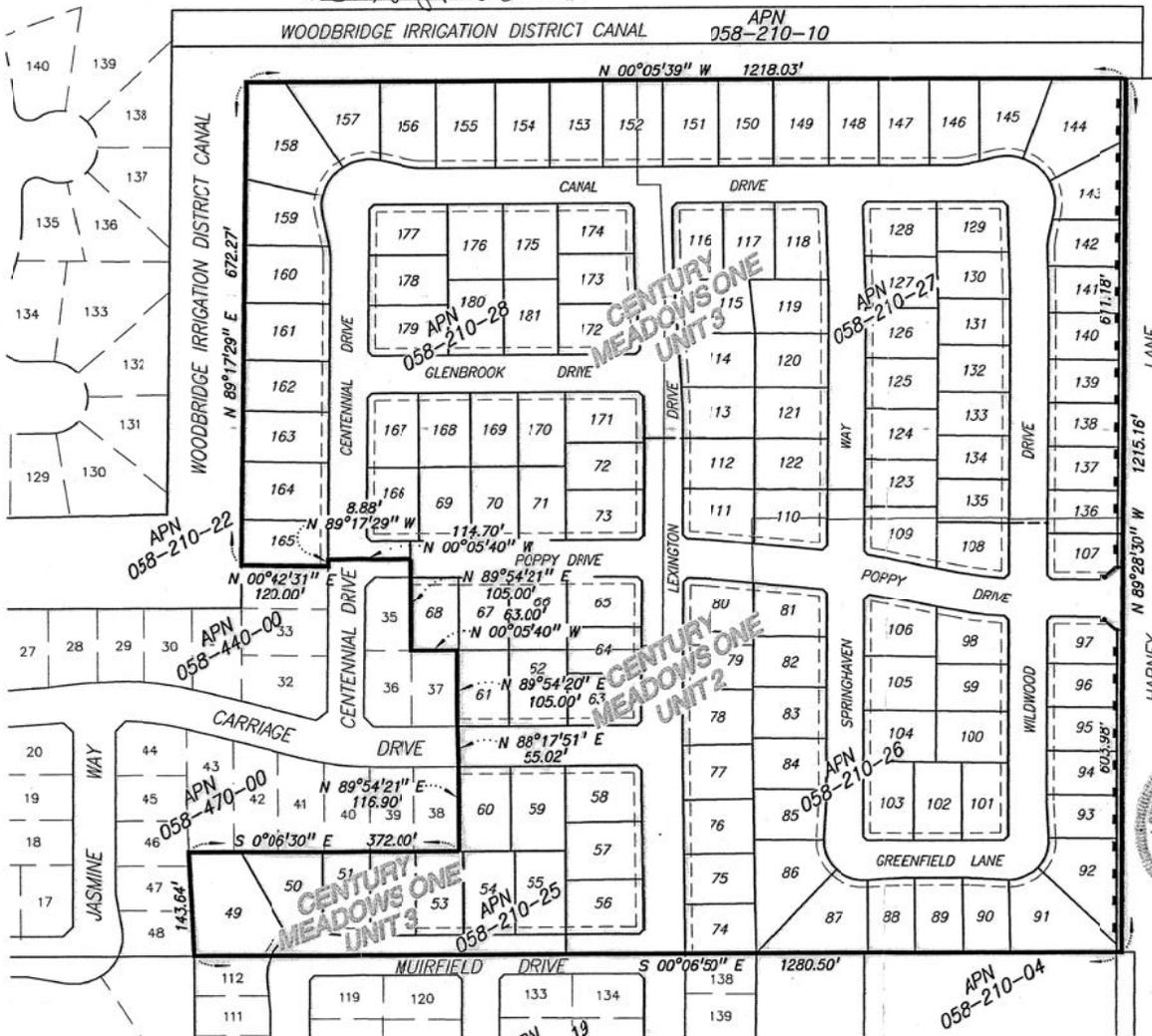
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES
OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO.
2003-1, CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA WAS APPROVED
BY THE CITY COUNCIL OF THE CITY OF LODI AT A REGULAR MEETING
THEREOF, HELD ON THE 3 DAY OF December, 2004, BY
ITS RESOLUTION NO. 2003-227.

Susan V. Blodgett
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



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

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

THOMPSON-HYSELL ENGINEERS

1016 12th STREET MODESTO, CALIFORNIA
MARCH, 2004

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI, THIS 17th DAY
OF MARCH, 2004.

Susan J. Blahut
CITY CLERK OF THE CITY OF LODI



RECORDED THIS 19 DAY OF March 2004 AT THE HOUR
OF 2:00 O'CLOCK P.M. IN BOOK PAGE 10 OF
MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W. Freeman by Christina Moreno
COUNTY RECORDER
OF SAN JOAQUIN COUNTY, CALIFORNIA

I, HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED
BOUNDARIES OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE
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 MARCH 17, 2004, BY ITS RESOLUTION NO. 2004-49

Susan J. Blahut
CITY CLERK OF THE CITY OF LODI

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

DOC # 2004-056433

03/19/2004 02:28P Fee: 00

Page 1 of 1

Recorded in Official Records

County of San Joaquin

GARY W. FREEMAN

Recorder-Recorder-County Clerk

Filed by SHOUN ON DOCUMENT

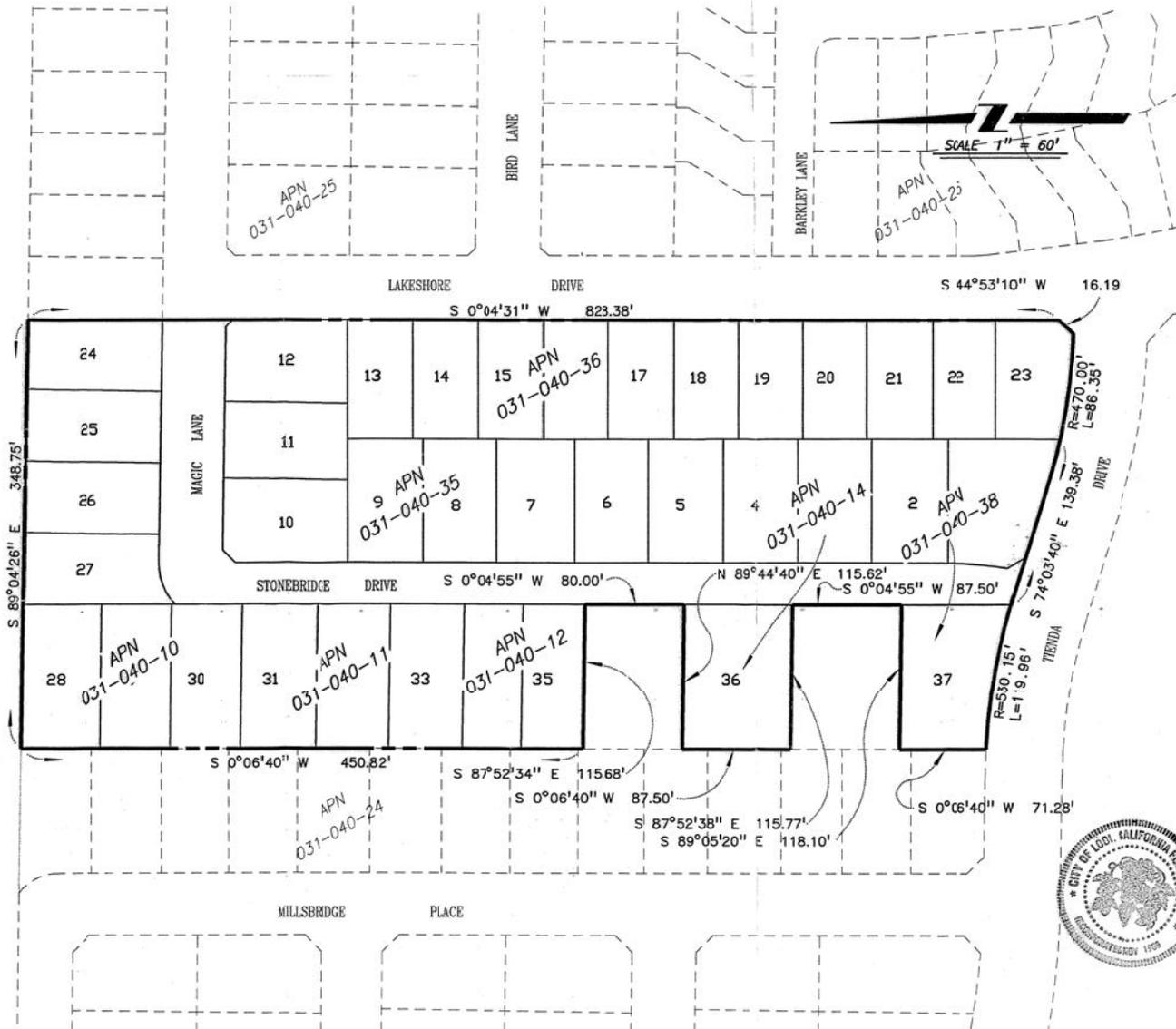


LEGEND:

OVERALL DISTRICT BOUNDARY LINE



WOODBRIDGE IRRIGATION DISTRICT CANAL



When embossed, and printed in purple ink, this is certified to
be a true copy of records of San Joaquin County.

510

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 17TH DAY
 OF MARCH 2004.

Shawn J. Blacht
 CITY CLERK OF THE CITY OF LODI



RECORDED THIS 19 DAY OF March 2004 AT THE HOUR
 OF 2:20 O'CLOCK P.M. IN BOOK 5 PAGE 100 OF
 MAPS OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
 THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W. Freeman by Christine Moreno
 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 March 17, 2004, BY ITS RESOLUTION NO. 2004-49
Shawn J. Blacht
 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.

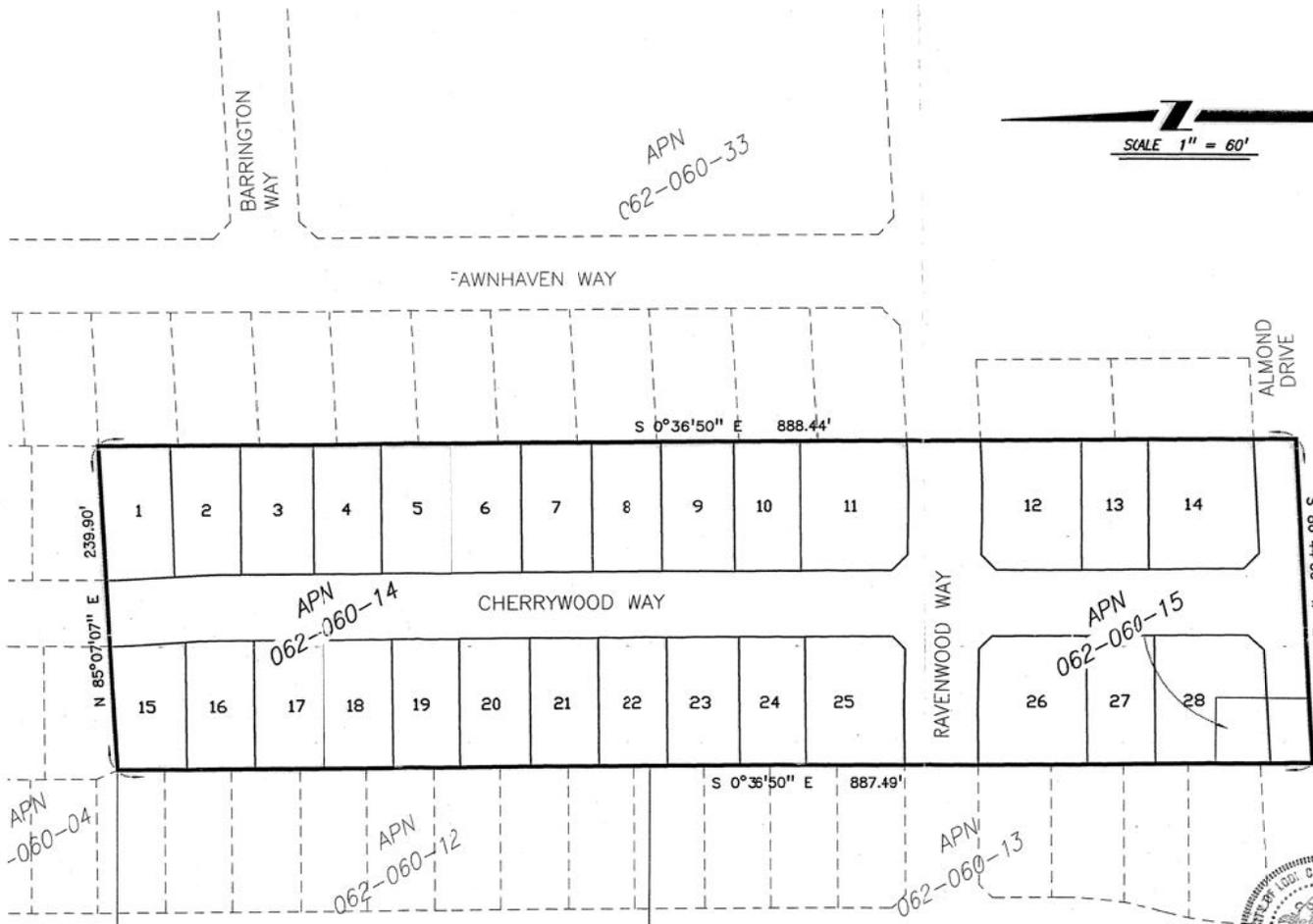
DCC # 2004-256434

03/19/2004 02:28P Fee? 00
 Page 1 of 1
 Recorded in Official Records
 County of San Joaquin
 GARY W. FREEMAN
 Assessor-Recorder-County Clerk
 Paid by SHOW ON DOCUMENT



LEGEND:

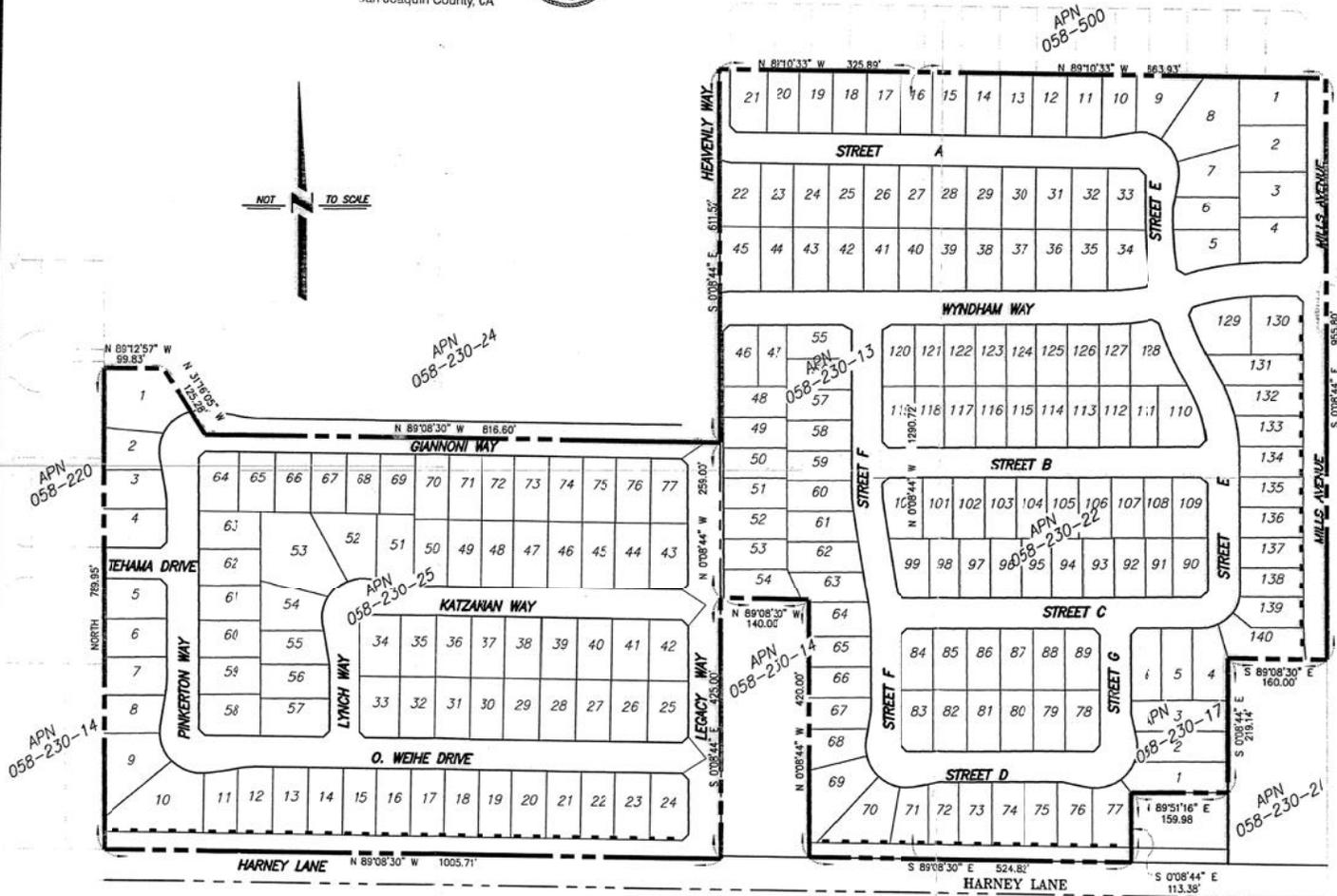
OVERALL DISTRICT BOUNDARY LINE



I hereby certify that this is a true copy of the record consisting of 1 pages if the seal of this office is impressed in purple ink.

Gary W. Freeman
JUL 14 2004

GARY FREEMAN
Assessor-Recorder-Ct Clerk
San Joaquin County, CA



**PROPOSED AMENDED BOUNDARIES
(LEGACY ESTATES I&II AND KIRST ESTATES,
ZONE 5 ANNEXATION)
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY,
STATE OF CALIFORNIA**

BEING A PORTION OF THE SOUTHEAST
QUARTER OF SECTION 15, T.3N., R.6E., N.D.B.&M.,
CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA

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

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS 7 DAY
OF JULY 2004.

Susan J. Black
CITY CLERK OF THE CITY OF LODI



RECORDED THIS 14 DAY OF JUN 2004 AT THE HOUR
OF 10:00 A.M. IN BOOK 5 PAGE 216 OF
MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STAT. OF CALIFORNIA

Gary W. Freeman by Christy Moore
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 July 7, 2004, BY ITS RESOLUTION NO. 2004-136

Susan J. Black
CITY CLERK OF THE CITY OF LODI

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

DOC # 2004-155561

07/14/2004 12:01P Fee:7.08
Page 1 of 1
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-Ct Clerk
Paid by INDIVIDUAL OR DOCUMENT



LEGEND:

--- OVERALL DISTRICT BOUNDARY LINE

PROPOSED AMENDED BOUNDARIES
 (THE VILLAS, ZONE 6 ANNEXATION)
 CITY OF LODI CONSOLIDATED LANDSCAPE
 MAINTENANCE ASSESSMENT DISTRICT
 NO. 2003-1 CITY OF LODI,
 SAN JOAQUIN COUNTY
 STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHEAST
 QUARTER OF SECTION 13, T.3N., R.6E., M.D.B.&M.,
 CITY OF LODI,
 SAN JOAQUIN COUNTY, CALIFORNIA

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

NOT TO SCALE

PROJECT SUMMARY

THE VILLAS 80 Acre±

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS 7 DAY
 OF July 2004.

Sum J. Belt
 CITY CLERK OF THE CITY OF LODI



RECORDED THIS 14 DAY OF JULY 2004 AT THE HOUR
 OF 12:00 O'CLOCK P.M. IN BOOK 8 PAGE 21 OF
 MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
 THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W. Freeman
 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 July 7, 2004, BY ITS RESOLUTION NO. 2004-136

Sum J. Belt
 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 105, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF
 SAN JOAQUIN, STATE OF CALIFORNIA.



APN
 058-13

I hereby certify that this is a true copy of
 the record consisting of 1 pages if the
 seal of this office is impressed in purple ink.

Gary W. Freeman
 JUL 14 2004

GARY FREEMAN
 Assessor-Recorder-Co Clerk
 San Joaquin County CA



DOC # 2004-155562

07/14/2004 12:01P Fee:7.00
 Page 1 of 1
 Recorder in Official Records
 County of San Joaquin
 Gary W. Freeman
 Assessor-Recorder-Co Clerk
 Paid by INDIVIDUAL ON DOCUMENT



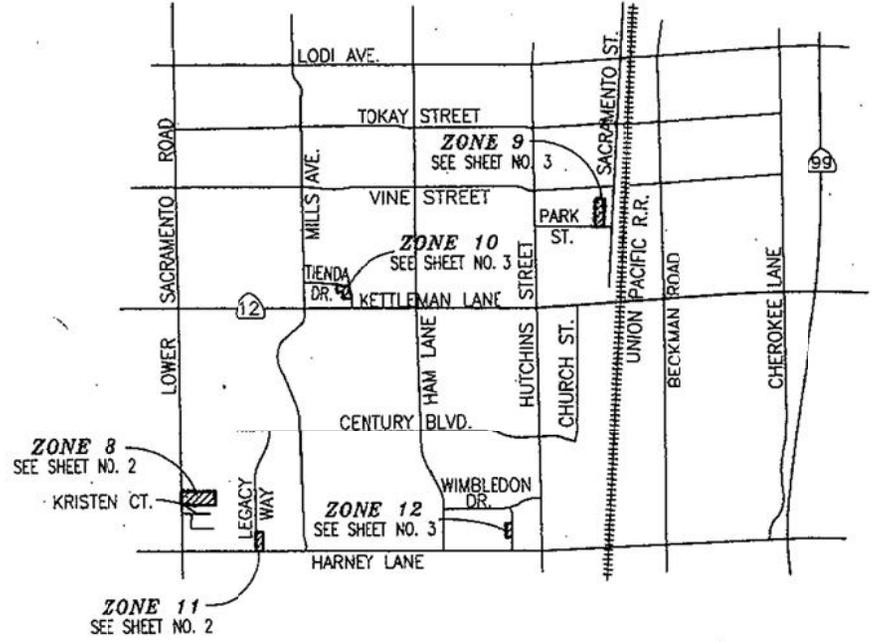
LEGEND:

--- OVERALL DISTRICT BOUNDARY LINE

507

5-78

AMENDED ASSESSMENT DIAGRAM
LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1
ZONES 8-12
CITY OF LODI
SAN JOAQUIN
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS 15
 DAY OF November, 2005

Susan J. Blecht
 CITY CLERK
 CITY OF LODI
 SAN JOAQUIN COUNTY, CALIFORNIA



I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION INTO THE CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1, CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LODI AT A REGULAR MEETING THEREOF HELD ON THE 6TH DAY OF OCTOBER, 2005, BY ITS RESOLUTION NO. 2005-216

Susan J. Blecht
 CITY CLERK
 CITY OF LODI
 SAN JOAQUIN COUNTY, CALIFORNIA

THIS AMENDED ASSESSMENT DIAGRAM WAS ORIGINALLY RECORDED ON OCTOBER 6th 2005, IN BOOK 5, PAGE 68 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

FILED THIS 29 DAY OF May, 2005 AT THE HOUR OF 10:50 O'CLOCK A.M. IN BOOK 5 AT PAGE 68 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

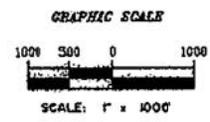
Mona W. Sherman by Patricia Connors
 DEPUTY
 COUNTY RECORDER
 COUNTY OF SAN JOAQUIN

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF SAN JOAQUIN ASSESSOR'S MAPS.

LEGEND

— ANNEXATION BOUNDARY/ BENEFIT ZONE BOUNDARY

DOC # 2005-29277
 11/29/2005 10:58 AM Fee:NC
 Page 1 of 2
 Recorded in Official Records
 County of San Joaquin
 Cary U. Frieson
 Recorder-Recorder-County Clerk
 Paid by SJSJM on document



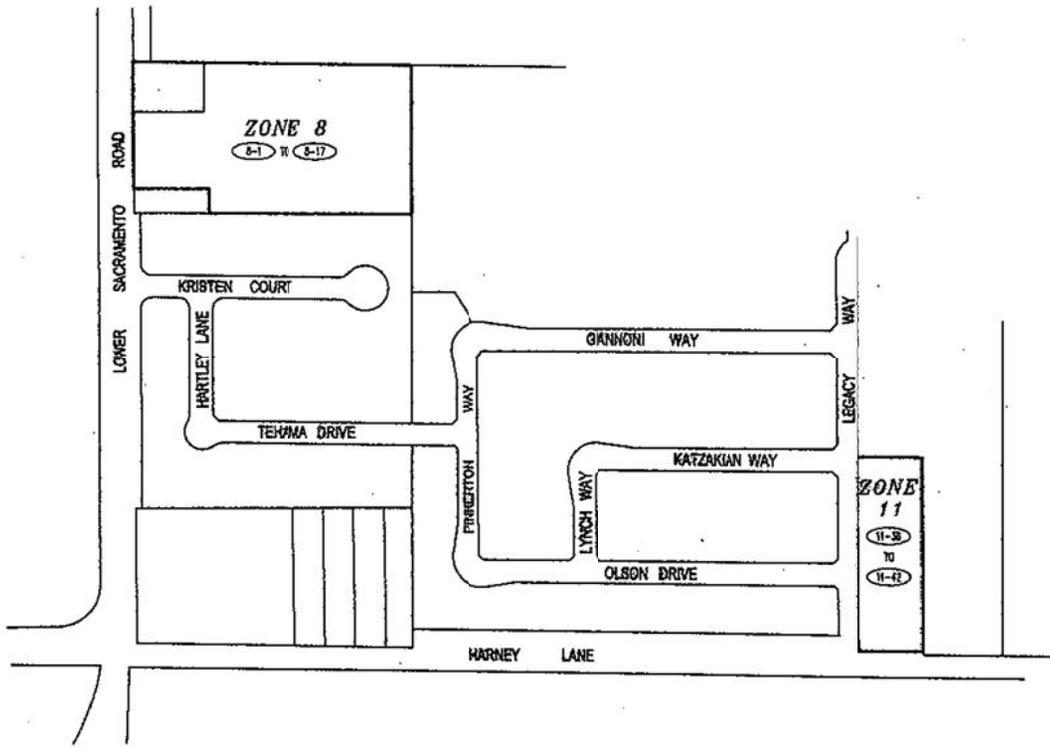
NBS

32605 Highway 79 South, Suite 100
 Teresoto, CA 92592
 Local Government Solutions

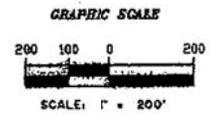
5-78

5-78A

AMENDED ASSESSMENT DIAGRAM
LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1
ZONES 8-12
CITY OF LODI
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA



ASSESSMENT ID		
Zone	Assessment Number	APN
8	8-1	POR OF 058-230-03
8	8-2	POR OF 058-230-03
8	8-3	POR OF 058-230-03
8	8-4	POR OF 058-230-03
8	8-5	POR OF 058-230-03
8	8-6	POR OF 058-230-03
8	8-7	POR OF 058-230-03
8	8-8	POR OF 058-230-03
8	8-9	POR OF 058-230-03
8	8-10	POR OF 058-230-03
8	8-11	POR OF 058-230-03
8	8-12	POR OF 058-230-03
8	8-13	POR OF 058-230-03
8	8-14	POR OF 058-230-03
8	8-15	POR OF 058-230-03
8	8-16	POR OF 058-230-03
8	8-17	POR OF 058-230-03
11	11-35	POR OF 058-230-14
11	11-37	POR OF 058-230-14
11	11-38	POR OF 058-230-14
11	11-40	POR OF 058-230-14
11	11-41	POR OF 058-230-14
11	11-42	POR OF 058-230-14



- LEGEND**
- ASSESSMENT DISTRICT BOUNDARY
 - PARCEL LINES
 - ASSESSMENT NUMBER

N | B | S
 32605 Highway 79 South, Suite 100
 Yreka, CA 92592
 Local Government Solutions

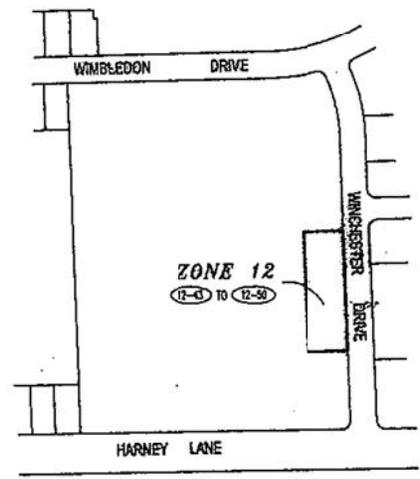
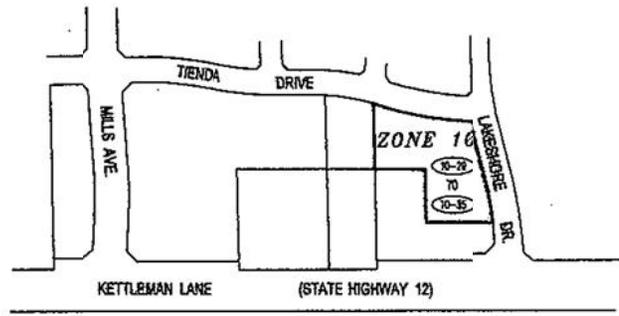
5-78A

AMENDED ASSESSMENT DIAGRAM

LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1

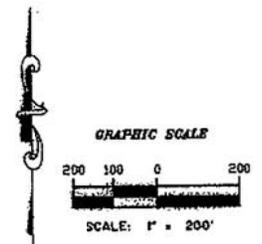
ZONES 8-12

CITY OF LODI
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA



ASSESSMENT ID

Zone	Assessment Number	APN
9	9-18	FOR OF 043-250-07
9	9-19	FOR OF 043-250-07
9	9-20	FOR OF 043-250-07
9	9-21	FOR OF 043-250-07
9	9-22	FOR OF 043-250-07
9	9-23	FOR OF 043-250-07
9	9-24	FOR OF 043-250-07
9	9-25	FOR OF 043-250-07
9	9-26	FOR OF 043-250-07
9	9-27	FOR OF 043-250-07
9	9-28	FOR OF 043-250-07
10	10-21	FOR OF 043-250-07
10	10-22	FOR OF 043-250-07
10	10-23	FOR OF 043-250-07
10	10-24	FOR OF 043-250-07
10	10-25	FOR OF 043-250-07
10	10-26	FOR OF 043-250-07
10	10-27	FOR OF 043-250-07
10	10-28	FOR OF 043-250-07
10	10-29	FOR OF 043-250-07
10	10-30	FOR OF 043-250-07
10	10-31	FOR OF 043-250-07
10	10-32	FOR OF 043-250-07
10	10-33	FOR OF 043-250-07
10	10-34	FOR OF 043-250-07
10	10-35	FOR OF 043-250-07
12	12-43	FOR OF 043-250-07
12	12-44	FOR OF 043-250-07
12	12-45	FOR OF 043-250-07
12	12-46	FOR OF 043-250-07
12	12-47	FOR OF 043-250-07
12	12-48	FOR OF 043-250-07
12	12-49	FOR OF 043-250-07
12	12-50	FOR OF 043-250-07



- LEGEND**
- ASSESSMENT DISTRICT BOUNDARY
 - PARCEL LINES
 - ASSESSMENT NUMBER

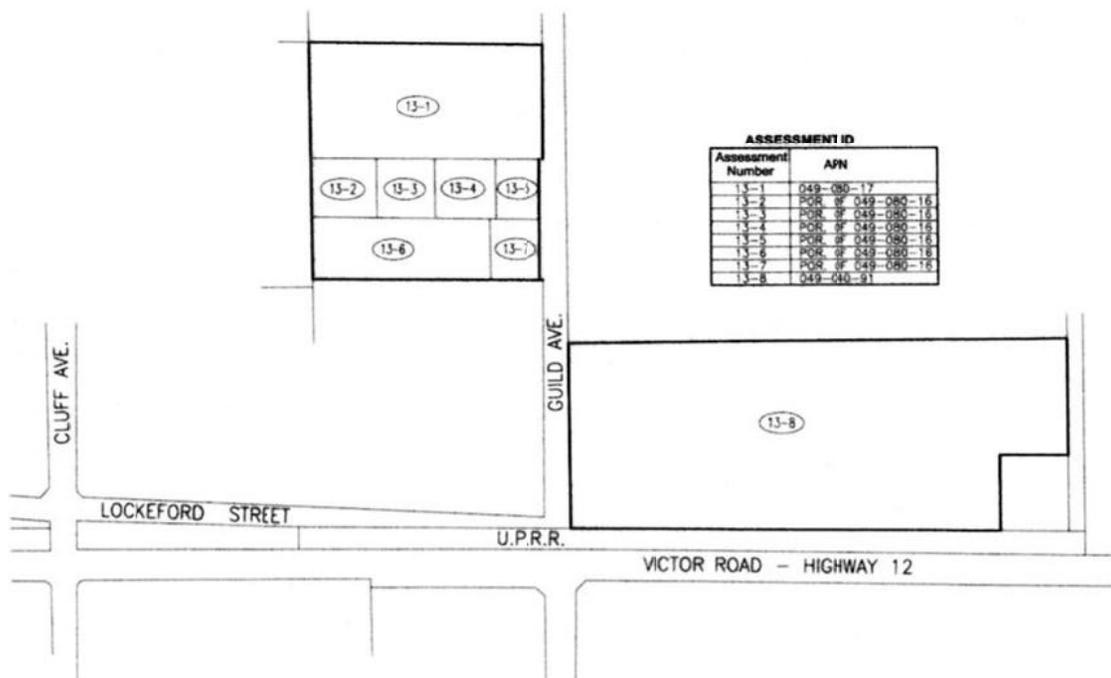
NBS
 32805 Highway 79 South, Suite 100
 Temecula, CA 92592
 Local Government Solutions

5-161

SHEET 1 OF 1

ASSESSMENT DIAGRAM LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1 ZONE 13 - GUILD AVENUE INDUSTRIAL

CITY OF LODI
SAN JOAQUIN
STATE OF CALIFORNIA



ASSESSMENT ID	
Assessment Number	APN
13-1	049-080-17
13-2	POR. OF 049-080-18
13-3	POR. OF 049-080-18
13-4	POR. OF 049-080-18
13-5	POR. OF 049-080-18
13-6	POR. OF 049-080-18
13-7	POR. OF 049-080-18
13-8	049-040-81

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS 21st DAY OF February, 2007

Christina Lopez
CITY CLERK
CITY OF LODI
SAN JOAQUIN COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION INTO THE CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1, CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LODI AT A REGULAR MEETING THEREOF HELD ON THE 14th DAY OF April, 2007, BY ITS RESOLUTION NO. 8007-03

Christina Lopez
CITY CLERK
CITY OF LODI
SAN JOAQUIN COUNTY, CALIFORNIA

FILED THIS 2 DAY OF MAY, 2007, AT THE HOUR OF 1:41 O'CLOCK P.M. IN BOOK 5 AT PAGE 161 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Gary W. Freeman by Christina Lopez
DEPUTY
COUNTY RECORDER
COUNTY OF SAN JOAQUIN

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF SAN JOAQUIN ASSESSOR'S MAPS.

Doc # 2007-08438
1/2/07 1:41 PM
Page 1 of 1 Fee \$7.00
Gary W. Freeman
San Joaquin County Recorder
Filed By SHOW ON DOCUMENT



LEGEND

- ANNEXATION BOUNDARY
- PARCEL LINES
- (13-6) ASSESSMENT NUMBER

GRAPHIC SCALE



SCALE: 1" = 200'



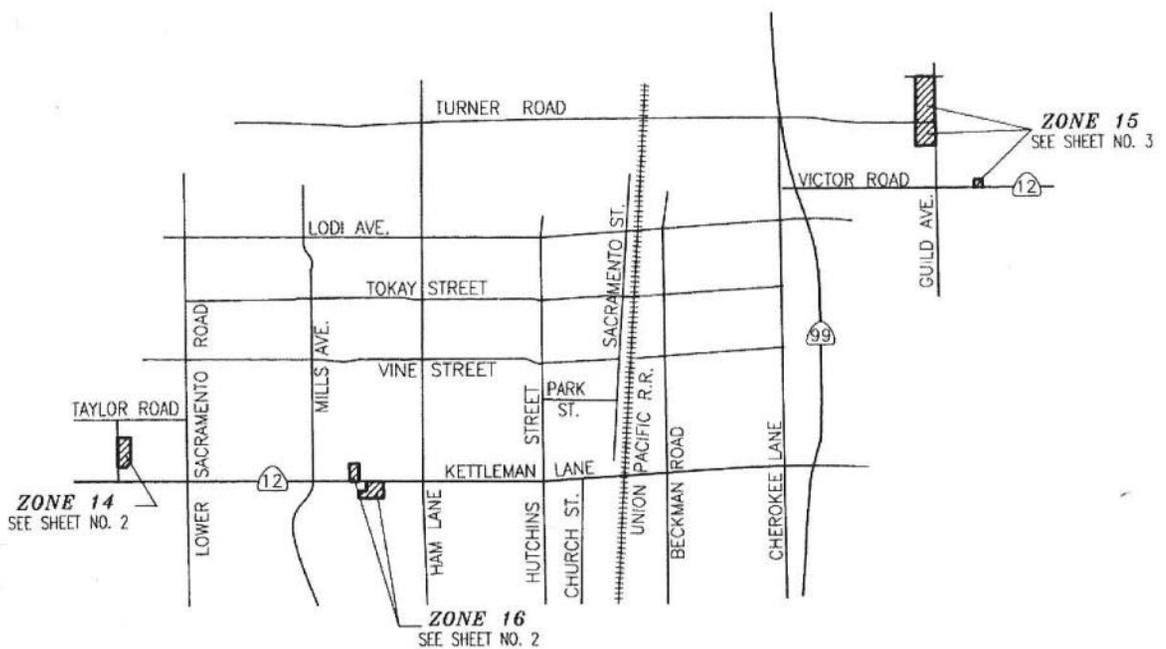
NBS

32605 Highway 79 South, Suite 100
Temecula, CA 92592

Local Government Solutions

5-161

ASSESSMENT DIAGRAM
LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1
ZONES 14, 15 & 16
CITY OF LODI
SAN JOAQUIN
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS 21ST DAY OF May, 2008.

[Signature]
 CITY CLERK
 CITY OF LODI
 SAN JOAQUIN COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED ANNEXATION INTO THE CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1, CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LODI AT A REGULAR MEETING THEREOF HELD ON THE 21ST DAY OF May, 2008, BY ITS RESOLUTION NO. 4008-23.

[Signature]
 CITY CLERK
 CITY OF LODI
 SAN JOAQUIN COUNTY, CALIFORNIA

FILED THIS 13th DAY OF JUNE, 2008, AT THE HOUR OF 9:37 O'CLOCK A.M. IN BOOK 5 AT PAGE 105 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

[Signature]
 DEPUTY COUNTY RECORDER
 COUNTY OF SAN JOAQUIN
Jennette A. Davis

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF SAN JOAQUIN ASSESSOR'S MAPS.

LEGEND

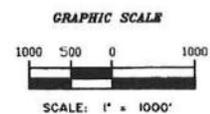
———— ANNEXATION BOUNDARY/ BENEFIT ZONE BOUNDARY

NBS

32605 Temecula Parkway, Suite 100
 Temecula, CA 92592

Local Government Solutions

Doc #: 2008-997666
 Fri Jun 13 08:37:48 PDT 2008 8:37 AM
 Page: 1 of 2 Fee: \$14.00
 Gary W. Fremont
 San Joaquin County Recorder
 Filed By: SHOWN ON DOCUMENT

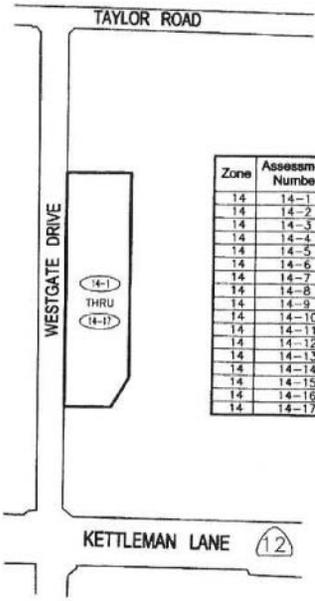


ASSESSMENT DIAGRAM

LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1

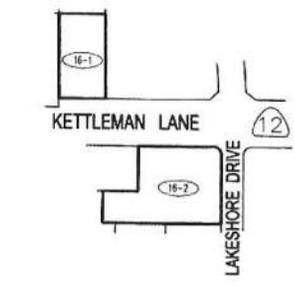
ZONES 14, 15 & 16

CITY OF LODI
 COUNTY OF SAN JOAQUIN
 STATE OF CALIFORNIA



Zone	Assessment Number	APN
14	14-1	027-420-09
14	14-2	027-420-09
14	14-3	027-420-09
14	14-4	027-420-09
14	14-5	027-420-09
14	14-6	027-420-09
14	14-7	027-420-09
14	14-8	027-420-09
14	14-9	027-420-09
14	14-10	027-420-09
14	14-11	027-420-09
14	14-12	027-420-09
14	14-13	027-420-09
14	14-14	027-420-09
14	14-15	027-420-09
14	14-16	027-420-09
14	14-17	027-420-09

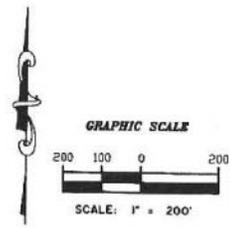
ZONE 14
 LUCA PLACE



ZONE 16
 WEST KETTLEMAN LANE COMMERCIAL

ASSESSMENT ID		
Zone	Assessment Number	APN
16	16-1	031-330-10
16	16-2	058-160-85

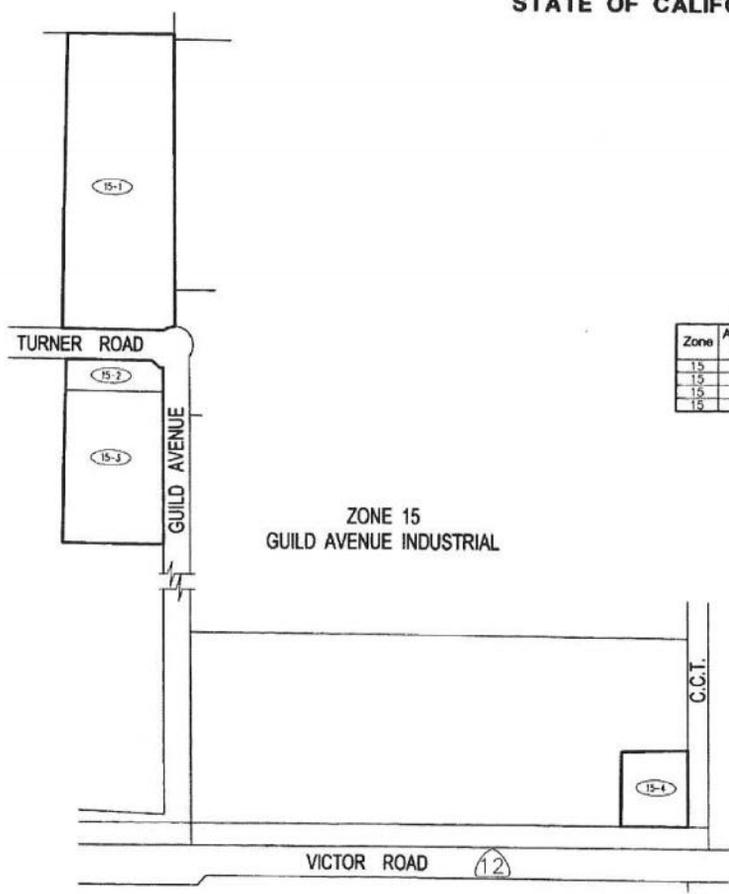
NBS
 32605 Temecula Parkway, Suite 100
 Temecula, CA 92592
 Local Government Solutions



- LEGEND**
- ASSESSMENT DISTRICT BOUNDARY
 - PARCEL LINES
 - ASSESSMENT NUMBER

5-193B

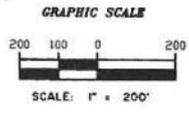
ASSESSMENT DIAGRAM
LODI CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1
ZONES 14, 15 & 16
 CITY OF LODI
 COUNTY OF SAN JOAQUIN
 STATE OF CALIFORNIA



ASSESSMENT ID

Zone	Assessment Number	APN
15	15-1	049-330-04
15	15-2	049-330-10
15	15-3	049-330-11
15	15-4	049-340-38

ZONE 15
 GUILD AVENUE INDUSTRIAL



- LEGEND**
- ASSESSMENT DISTRICT BOUNDARY
 - PARCEL LINES
 - (15-1) ASSESSMENT NUMBER

N | B | S
 32805 Temecula Parkway, Suite 100
 Temecula, CA 92592
 Local Government Solutions

5-192A

9. FISCAL YEAR 2014/15 ASSESSMENT ROLL

The assessment roll for each zone is shown on the following pages. The description of each lot or parcel as part of the records of the County Assessor of the County of San Joaquin are, by reference, made part of this Report.

CITY OF LODI
CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1
Assessment Roll
Fiscal Year 2014/15

Zone	APN	Property Type	Lot Size	Benefit Points	Benefit Factor (DUE)	Benefit Units	Rate per Benefit Unit	Rate per DUE	Total Assessment	Rounding Adjustment	Applied Assessment
1	062-620-25	Single Family Residential	0.212	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-26	Single Family Residential	0.119	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-27	Single Family Residential	0.134	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-28	Single Family Residential	0.135	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-29	Single Family Residential	0.119	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-30	Single Family Residential	0.212	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-31	Single Family Residential	0.192	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-32	Single Family Residential	0.213	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-33	Single Family Residential	0.119	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
1	062-620-34	Single Family Residential	0.135	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-01	Single Family Residential	0.186	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-02	Single Family Residential	0.196	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-03	Single Family Residential	0.188	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-04	Single Family Residential	0.201	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-05	Single Family Residential	0.187	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-06	Single Family Residential	0.168	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-07	Single Family Residential	0.192	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-08	Single Family Residential	0.168	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-09	Single Family Residential	0.155	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-10	Single Family Residential	0.174	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-11	Single Family Residential	0.191	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-12	Single Family Residential	0.162	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-13	Single Family Residential	0.155	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-14	Single Family Residential	0.164	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-15	Single Family Residential	0.152	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-16	Single Family Residential	0.152	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-17	Single Family Residential	0.174	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-18	Single Family Residential	0.163	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-19	Single Family Residential	0.156	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-20	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-21	Single Family Residential	0.172	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-22	Single Family Residential	0.172	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-23	Single Family Residential	0.174	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-24	Single Family Residential	0.183	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-25	Single Family Residential	0.171	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-26	Single Family Residential	0.166	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-27	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-28	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-29	Single Family Residential	0.159	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-30	Single Family Residential	0.155	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-31	Single Family Residential	0.241	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-32	Single Family Residential	0.250	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-33	Single Family Residential	0.152	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-34	Single Family Residential	0.154	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-35	Single Family Residential	0.152	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-36	Single Family Residential	0.258	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-37	Single Family Residential	0.232	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-38	Single Family Residential	0.137	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-39	Single Family Residential	0.139	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-40	Single Family Residential	0.139	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-41	Single Family Residential	0.139	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-42	Single Family Residential	0.144	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-43	Single Family Residential	0.165	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-44	Single Family Residential	0.149	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-45	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-46	Single Family Residential	0.159	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-47	Single Family Residential	0.161	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-48	Single Family Residential	0.174	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-49	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-50	Single Family Residential	0.172	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-51	Single Family Residential	0.182	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-52	Single Family Residential	0.144	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-53	Single Family Residential	0.167	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
2	058-520-54	Single Family Residential	0.173	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08

CITY OF LODI
CONSOLIDATED LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1
Assessment Roll
Fiscal Year 2014/15

Zone	APN	Property Type	Lot Size	Benefit Points	Benefit Factor (DUE)	Benefit Units	Rate per Benefit Unit	Rate per DUE	Total Assessment	Rounding Adjustment	Applied Assessment
6	062-650-47	Single Family Residential	0.110	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-01	Single Family Residential	0.171	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-02	Single Family Residential	0.187	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-03	Single Family Residential	0.205	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-04	Single Family Residential	0.212	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-05	Single Family Residential	0.212	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-06	Single Family Residential	0.202	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-07	Single Family Residential	0.186	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-08	Single Family Residential	0.211	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-09	Single Family Residential	0.234	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-10	Single Family Residential	0.240	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-11	Single Family Residential	0.241	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-12	Single Family Residential	0.258	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-13	Single Family Residential	0.282	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-14	Single Family Residential	0.193	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-15	Single Family Residential	0.183	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-16	Single Family Residential	0.163	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
8	058-640-17	Single Family Residential	0.164	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
9	045-340-01	Single Family Residential	0.142	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-02	Single Family Residential	0.130	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-03	Single Family Residential	0.129	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-04	Single Family Residential	0.127	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-05	Single Family Residential	0.126	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-06	Single Family Residential	0.125	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-07	Single Family Residential	0.123	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-08	Single Family Residential	0.122	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-09	Single Family Residential	0.120	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-10	Single Family Residential	0.104	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
9	045-340-11	Single Family Residential	0.093	1	1.00	1.000	18.36	18.36	18.36	0.00	18.36
11	058-570-67	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
11	058-570-68	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
11	058-570-69	Multi-Family Residential (Duplex)	0.304	3	2.00	6.000	18.36	55.08	110.16	0.00	110.16
11	058-570-70	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
11	058-570-71	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
11	058-570-72	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
11	058-570-73	Single Family Residential	0.160	3	1.00	3.000	18.36	55.08	55.08	0.00	55.08
13	049-340-12	Industrial	4.690	1	18.76	18.760	18.36	18.36	344.43	(0.01)	344.42
13	049-340-15	Industrial	0.610	1	2.44	2.440	18.36	18.36	44.80	0.00	44.80
13	049-340-16	Industrial	0.569	1	2.28	2.276	18.36	18.36	41.79	(0.01)	41.78
13	049-340-17	Industrial	0.569	1	2.28	2.276	18.36	18.36	41.79	(0.01)	41.78
13	049-340-18	Industrial	0.460	1	1.84	1.840	18.36	18.36	33.78	0.00	33.78
13	049-340-19	Industrial	0.569	1	2.28	2.276	18.36	18.36	41.79	(0.01)	41.78
13	049-340-20	Industrial	1.919	1	7.68	7.676	18.36	18.36	140.93	(0.01)	140.92
13	049-340-36	Industrial	13.890	1	55.56	55.560	18.36	18.36	1,020.08	0.00	1,020.08
14	027-420-09	Single Family Residential	2.180	2	17.00	34.000	18.36	36.72	624.24	0.00	624.24
15	049-330-10	Industrial	0.555	1	2.22	2.220	18.36	18.36	40.76	0.00	40.76
15	049-330-11	Industrial	2.500	1	10.00	10.000	18.36	18.36	183.60	0.00	183.60
15	049-330-23	Industrial	5.180	1	20.72	20.720	18.36	18.36	380.42	0.00	380.42
15	049-340-38	Industrial	0.832	1	3.33	3.328	18.36	18.36	61.10	0.00	61.10
16	031-330-10	Commercial or Office	0.580	1	2.90	2.900	18.36	18.36	53.24	0.00	53.24
16	058-160-86	Commercial or Office	1.092	1	5.46	5.460	18.36	18.36	100.25	(0.01)	100.24
TOTALS:					773.732	1,860.732			\$34,163.04	(\$0.06)	\$34,162.98

RESOLUTION NO. 2014-94

A RESOLUTION OF THE LODI CITY COUNCIL INITIATING
PROCEEDINGS FOR THE LEVY AND COLLECTION OF
ASSESSMENTS FOR THE LODI CONSOLIDATED
LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 FOR FISCAL YEAR 2014/15

=====

WHEREAS, the City Council previously completed its proceedings in accordance with and pursuant to the *Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500)* ("Act") to establish the *Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1* ("Assessment District"); and

WHEREAS, the City of Lodi has retained NBS for the purpose of assisting with the annual levy of the Assessment District, and to prepare and file an Annual Report, in accordance with §22567 of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL, AS FOLLOW:

1. Annual Report: The City Council hereby orders NBS to prepare and file with the City Clerk the Annual Report concerning the levy and collection of assessments within the Assessment District for the fiscal year commencing July 1, 2014 and ending June 30, 2015.
2. New Improvements or Changes to Existing Improvements: There are no changes to existing improvements nor are there any items being added to the list of improvements previously approved at the formation of the Assessment District.

Dated: June 4, 2014

=====

I hereby certify that Resolution No. 2014-94 was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 4, 2014, by the following vote:

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

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



RANDI JOHL-OLSON
City Clerk

RESOLUTION NO. 2014-95

A RESOLUTION OF THE LODI CITY COUNCIL
APPROVING THE ANNUAL REPORT FOR THE LODI
CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1 FOR FISCAL
YEAR 2014/15

=====

WHEREAS, the City Council previously completed its proceedings in accordance with and pursuant to the *Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500)* ("Act") to establish the *Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1* ("Assessment District"); and

WHEREAS, the City of Lodi has retained NBS for the purpose of assisting with the annual levy of the Assessment District, and to prepare and file an Annual Report, in accordance with §22567 of the Act; and

WHEREAS, the City Council has, by previous resolution, ordered NBS to prepare and file such Annual Report; and

WHEREAS, NBS has prepared and filed such Annual Report with the City Clerk.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL, AS FOLLOW:

1. Approval of Report: The City Council hereby approves the Annual Report concerning the levy of assessments as submitted by NBS for the fiscal year commencing July 1, 2014 and ending June 30, 2015.

Dated: June 4, 2014

=====

I hereby certify that Resolution No. 2014-95 was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 4, 2014, by the following vote:

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

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


RANDI JOHL-OLSON
City Clerk

RESOLUTION NO. 2014-96

A RESOLUTION OF THE LODI CITY COUNCIL
DECLARING ITS INTENTION TO LEVY AND COLLECT
ASSESSMENTS FOR THE LODI CONSOLIDATED
LANDSCAPE MAINTENANCE ASSESSMENT
DISTRICT NO. 2003-1 FOR FISCAL YEAR 2014/15

=====

WHEREAS, the City Council previously completed its proceedings in accordance with and pursuant to the *Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500)* ("Act") to establish the *Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1* ("Assessment District"); and

WHEREAS, the City of Lodi has retained NBS for the purpose of assisting with the annual levy of the Assessment District, and to prepare and file an Annual Report, in accordance with §22567 of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL, AS FOLLOW:

1. Intention: The City Council hereby declares its intention to levy and collect assessments within the Assessment District to pay the costs of the improvements for the fiscal year commencing July 1, 2014 and ending June 30, 2015. The City Council finds that the public's best interest requires such action.
2. Improvements: The improvements include, but are not limited to: turf, shrubs, plants and trees, landscaping, irrigation and drainage systems, graffiti removal, and associated appurtenances within the public right-of-ways or specific easements. Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition.
3. Assessment District Boundaries: The boundaries of the Assessment District are as shown by the assessment diagram filed in the offices of the City Clerk, which map is made a part hereof by reference.
4. Annual Report: Reference is made to the Annual Report prepared by NBS, on file with the City Clerk, for a full and detailed description of the improvements, the boundaries of the Assessment District and zones therein and the proposed assessments upon assessable lots and parcels of land within the Assessment District.
5. Notice of Public Hearing: The City Council hereby declares its intention to conduct a Public Hearing concerning the levy of assessments in accordance with §22629 of the Act. All objections to the assessment, if any, will be considered by the City Council. The Public Hearing will be held on **Wednesday, July 16, 2014, at 7:00 p.m.** or as soon thereafter as is feasible in the City Council Chambers located at 305 West Pine Street, Lodi, CA, 95240. The City Council further orders the City Clerk to publish notice of this resolution in accordance with §22626 of the Act.

6. Increase of Assessment: The maximum assessment is not proposed to increase from the previous year above that previously approved by the property owners (as "increased assessment" is defined in §54954.6 of the Government Code).

Dated: June 4, 2014

=====

I hereby certify that Resolution No. 2014-96 was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 4, 2014, by the following vote:

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

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



RANDI JOHL-OLSON
City Clerk



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

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

ADVERTISING INSTRUCTIONS

**SUBJECT: PUBLIC HEARING TO CONSIDER THE LEVY AND COLLECTION
OF ASSESSMENTS FOR THE LODI CONSOLIDATED
LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 FOR FISCAL YEAR 2014/15**

PUBLISH DATE: SATURDAY, JUNE 7, 2014

LEGAL AD

TEAR SHEETS WANTED: One (1) please

**SEND AFFIDAVIT AND BILL TO:
LNS ACCT. #0510052**

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

DATED: THURSDAY, JUNE 5, 2014

**ORDERED BY: RANDI JOHL-OLSON
CITY CLERK**


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA DITMORE
ADMINISTRATIVE CLERK

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

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



DECLARATION OF POSTING

PUBLIC HEARING TO CONSIDER THE LEVY AND COLLECTION OF ASSESSMENTS FOR THE LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 FOR FISCAL YEAR 2014/15

On Friday, June 6, 2014, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider the levy and collection of assessments for the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 for fiscal year 2014/15 (attached and marked as Exhibit A) was posted at the following locations:

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

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

Executed on June 6, 2014, at Lodi, California.

ORDERED BY:

**RANDI JOHL-OLSON
CITY CLERK**


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA DITMORE
ADMINISTRATIVE CLERK



NOTICE OF PUBLIC HEARING

RESOLUTION NO. 2014-96

A RESOLUTION OF THE LODI CITY COUNCIL
DECLARING ITS INTENTION TO LEVY AND COLLECT
ASSESSMENTS FOR THE LODI CONSOLIDATED
LANDSCAPE MAINTENANCE ASSESSMENT
DISTRICT NO. 2003-1 FOR FISCAL YEAR 2014/15



WHEREAS, the City Council previously completed its proceedings in accordance with and pursuant to the *Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500)* ("Act") to establish the *Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1* ("Assessment District"); and

WHEREAS, the City of Lodi has retained NBS for the purpose of assisting with the annual levy of the Assessment District, and to prepare and file an Annual Report, in accordance with §22567 of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL, AS FOLLOW:

1. Intention: The City Council hereby declares its intention to levy and collect assessments within the Assessment District to pay the costs of the improvements for the fiscal year commencing July 1, 2014 and ending June 30, 2015. The City Council finds that the public's best interest requires such action.
2. Improvements: The improvements include, but are not limited to: turf, shrubs, plants and trees, landscaping, irrigation and drainage systems, graffiti removal, and associated appurtenances within the public right-of-ways or specific easements. Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition.
3. Assessment District Boundaries: The boundaries of the Assessment District are as shown by the assessment diagram filed in the offices of the City Clerk, which map is made a part hereof by reference.
4. Annual Report: Reference is made to the Annual Report prepared by NBS, on file with the City Clerk, for a full and detailed description of the improvements, the boundaries of the Assessment District and zones therein and the proposed assessments upon assessable lots and parcels of land within the Assessment District.
5. **Notice of Public Hearing:** The City Council hereby declares its intention to conduct a Public Hearing concerning the levy of assessments in accordance with §22629 of the Act. All objections to the assessment, if any, will be considered by the City Council. The Public Hearing will be held on **Wednesday, July 16, 2014, at 7:00 p.m.**, or as soon thereafter as is feasible in the City Council Chambers located at 305 West Pine Street, Lodi, CA, 95240. The City Council further orders the City Clerk to publish notice of this resolution in accordance with §22626 of the Act.

6. Increase of Assessment: The maximum assessment is not proposed to increase from the previous year above that previously approved by the property owners (as "increased assessment" is defined in §54954.6 of the Government Code).

Dated: June 4, 2014

=====

I hereby certify that Resolution No. 2014-96 was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 4, 2014, by the following vote:

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

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



RANDI JOHL-OLSON
City Clerk

CITY COUNCIL

PHIL KATZAKIAN, Mayor
LARRY D. HANSEN,
Mayor Pro Tempore
BOB JOHNSON
JOANNE L. MOUNCE
ALAN NAKANISHI

CITY OF LODI

PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710
EMAIL pwdept@lodi.gov
<http://www.lodi.gov>

STEPHEN SCHWABAUER
Interim City Manager
RANDI JOHL-OLSON
City Clerk
JANICE D. MAGDICH
Interim City Attorney
F. WALLY SANDELIN
Public Works Director

May 29, 2014

NBS
32605 Temecula Parkway, Ste. 100
Temecula, CA 92592

SUBJECT: Adopt Resolution Initiating Proceedings for the Levy and Collection of Assessments, Resolution Approving the Annual Report, and Resolution Declaring Intention to Levy and Collect Assessments for the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 for Fiscal Year 2014/15; Set Public Hearing for July 16, 2014

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, June 4, 2014. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Randi Johl, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Charlie Swimley, City Engineer/Deputy Public Works Director, at (209) 333-6800, extension 2593.



for: F. Wally Sandelin
Public Works Director

FWS/pmf

Enclosure

cc: City Clerk