

May 10, 2021 – City Council Regular Meeting – 7:00 p.m.



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

City Council

Sonny Dhaliwal, Mayor
Jennifer Torres-O'Callaghan, Vice Mayor
Paul Akinjo
Minnie Diallo
Diane Lazard

City Staff

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

General Order of Business

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

Order of Discussion

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

Consent Calendar

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



IMPORTANT NOTICE REGARDING THIS MEETING & COVID-19

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 12, 2020, Governor Newsom issued Executive Order N-25-20, which allows Council Meetings to be conducted telephonically. On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which allows for the public to participate in any meeting of the City Council by electronic means.

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20, dated March 17, 2020, regarding the COVID-19 pandemic. In accordance with Executive Order N-29-20, the public may view the meeting on television and/or online. Council Meetings are live-streamed (with Closed Captioning) on Comcast Cable Channel 97, and on the City Council Webpage: <https://www.ci.lathrop.ca.us/citycouncil/page/live-stream>

This meeting will be available for public participation by video/teleconference via Cisco Webex at the following link:

✚ Event address for attendees (copy and paste link on browser):

<https://cityoflathrop.webex.com/cityoflathrop/onstage/g.php?MTID=e31f8bdac89f9d765e16b6955a93e4d31>

✚ Please register at the bottom of the page, at least thirty minutes (30 min.) prior to the meeting.

✚ If you wish to participate in public comment please call-in using WebEx audio (instructions are listed when you login to WebEx)

✚ For audio only: +1-408-418-9388 (to listen in only)

✚ Event Access code: 187 934 9998

In accordance with Executive Orders listed above, guidance from the California Department of Public Health on gatherings, and to protect our employees and the public, remote public participation is allowed in the following ways:

- Public comment/questions will be accepted by email to City Clerk Teresa Vargas at Tvargas@ci.lathrop.ca.us or by calling (209) 941-7230
- Questions or comments must be submitted by 4:00 p.m., on the day of the meeting.

- During the meeting, those joining by teleconference (Cisco Webex link listed above), will be allowed to speak prior to the close of public comment on an item, and read into the record during public comment. If you are using this method, send a "chat" message to the City Clerk (meeting host) indicating the item number you wish to speak on.

To leave a voice message for the Mayor and all Councilmembers simultaneously, dial (209) 941-7230. To send an e-mail for the Mayor and all Councilmembers simultaneously email: citycouncil@ci.lathrop.ca.us

This City Council Agenda and meeting materials can be accessed by computer or any smart device at: <https://www.ci.lathrop.ca.us/meetings>

General Information

For reports citing supplemental documents relating to specific agenda items, these are available for review in the City Clerk's Office. This agenda was posted at the following locations: City Hall, Community Center, Generations Center, Senior Center, and the Lathrop-Manteca Fire District "J" Street and Somerston Parkway Offices. The meetings of the Lathrop City Council are broadcast on Lathrop Comcast Cable Television Channel 97 and live streamed on the City's website.

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

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

Teresa Vargas, City Clerk
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330
Telephone: (209) 941-7230

**CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, MAY 10, 2021
7:00 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330**

AGENDA

PLEASE NOTE: There will be a Closed Session commencing at 6:30 p.m. The Regular Meeting will reconvene at 7:00 p.m., or immediately following the Closed Session, whichever is later.

1. PRELIMINARY

1.1 CALL TO ORDER

1.2 CLOSED SESSION

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

RECONVENE

1.2.2 REPORT FROM CLOSED SESSION

1.3 ROLL CALL

1.4 INVOCATION

1.5 PLEDGE OF ALLEGIANCE

1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

1.7 INFORMATIONAL ITEM(S) – None

1.8 DECLARATION OF CONFLICT(S) OF INTEREST

2. PRESENTATIONS

2.1 PRESENTATION REGARDING THE LATHROP POLICE DEPARTMENT PROJECT UPDATE, CIP GG 20-11

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

3. CITIZEN'S FORUM

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

4. CONSENT CALENDAR

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

- 4.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS
Waive the Reading in Full of Ordinances and Resolutions on Agenda and Adopt by Reading of Title Only, Unless Otherwise Requested by the Mayor or a Councilmember
- 4.2 APPROVAL OF MINUTES
Approve Minutes for the Special Council Meeting of March 22, 2021 and Regular Council Meeting of April 12, 2021
- 4.3 TREASURER'S REPORT FOR MARCH 2021
Approve Quarterly Treasurer's Report for March 2021
- 4.4 HOMELESSNESS RESPONSE PLAN
Adopt a Resolution Approving Homelessness Guiding Principles to Address Homelessness within the Community
- 4.5 RATIFY SAN JOAQUIN COUNCIL OF GOVERNMENTS' ANNUAL FINANCIAL PLAN
Adopt Resolution Ratifying the San Joaquin Council of Governments (SJCOG) Annual Financial Plan for FY 2021-22

- 4.6 RATIFY MASTER CONSULTING AGREEMENT, TASK ORDER NO. 1, AND APPROVE TASK ORDER NO. 2, WITH CPS HR CONSULTING FOR THE RECRUITMENT AND SELECTION OF PERSONNEL ASSIGNED TO THE NEW LATHROP POLICE DEPARTMENT, GG 21-11
Adopt Resolution Ratifying a Master Consultant Agreement and Task Order No. 1, and Approving Task Order No. 2 Between the City of Lathrop and CPS HR Consulting, for the Recruitment and Selection of Personnel Assigned to the New Lathrop Police Department, GG 21-11
- 4.7 CREATE POLICE CHIEF POSITION
Adopt a Resolution Approving the Creation of a Police Chief Position, Job Description, Amending the Grade Step Table and Position Control Roster
- 4.8 PARTIAL ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR TRACT 4017, PHASE 1B1, IN THE CENTRAL LATHROP SPECIFIC PLAN
Adopt Resolution Partially Accepting Public Improvements for Tract 4017, Phase 1B1, in the Central Lathrop Specific Plan
- 4.9 ACCEPTANCE OF PUBLIC IMPROVEMENTS CONSTRUCTED BY MCGUIRE AND HESTER FOR CIP PS 06-06 RIVER ISLANDS PARKWAY WIDENING (PHASE I)
Adopt Resolution Accepting Public Improvements Constructed by McGuire and Hester for CIP PS 06-06 River Islands Parkway Widening (Phase I), Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release of Performance and Payment Bonds
- 4.10 ACCEPTANCE OF PUBLIC IMPROVEMENTS, RIGHT-OF-WAY EASEMENT, AND PUBLIC UTILITY EASEMENT FOR THE TRU BY HILTON DEVELOPMENT AND AUTHORIZE THE RELEASE OF BONDS ASSOCIATED WITH EP NO. 2019-34
Adopt Resolution Accepting Public Improvements, Right-of-Way Easement, and Public Utility Easement for the Tru by Hilton Development Located at 161 E. Louise Avenue and Authorize the Release of Bonds Associated with Encroachment Permit No. 2019-34
- 4.11 APPROVE JOINT COMMUNITY FACILITIES AGREEMENT WITH RIVER ISLANDS PUBLIC FINANCING AUTHORITY
Adopt Resolution Approving a Joint Community Facilities Agreement with River Islands Public Financing Authority for Community Facilities District No. 2020-1 (Stage 2B Public Improvements) and No. 2021-1 (Public Improvements)
- 4.12 APPROVE TASK ORDER NO. 21 WITH 4LEAF, INC., FOR BUILDING INSPECTION SERVICES
Adopt Resolution Approving Task Order No. 21 with 4LEAF, Inc., to Provide Building Inspection Services Pursuant to Master Professional Services Consulting Agreement dated September 21, 2015 with 4LEAF, Inc.

- 4.13 APPROVE PROFESSIONAL SERVICES AGREEMENT WITH EKI ENVIRONMENT & WATER, INC., FOR WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE
Adopt Resolution Approving an Agreement with EKI Environment & Water, Inc., for Groundwater Monitoring and Reporting Service for Waste Discharge Requirements Permit Compliance for the Lathrop Consolidated Treatment Facility for FY 2021-2022
- 4.14 APPROVE THE 2021 REQUEST FOR FEE WAIVER
Adopt a Resolution Approving the Facility Fee Waiver Request from Lathrop Little League
- 4.15 APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 43 LOTS IN TRACT 4030 VILLAGE "S2" WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS
Adopt Resolution Approving Final Map for Tract 4030 Village "S2" within the Lakeside East District of River Islands, Totaling 43 Single Family Detached Units (43 Lots) and a Subdivision Improvement Agreement with River Islands Stage 2A, LLC
- 4.16 APPROVE THE PRELIMINARY ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2021/22 FOR INDUSTRIAL LIGHTING MAINTENANCE DISTRICT; RESIDENTIAL LIGHTING MAINTENANCE DISTRICT; MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT; STORM DRAIN DISTRICT ZONE 1; AND STORM DRAIN DISTRICT ZONE 1A
Council to Consider the Following:
1. Adopt a Resolution Approving the Preliminary Engineer's Report for the Industrial Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22
 2. Adopt a Resolution Approving the Preliminary Engineer's Report for the Residential Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22
 3. Adopt a Resolution Approving the Preliminary Engineer's Report for the Mossdale Landscape and Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22
 4. Adopt a Resolution Approving the Preliminary Engineer's Report for the Storm Drain Districts Zones 1 and 1A and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22

- 4.17 APPROVE THE PRELIMINARY ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2021/22 FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 93-1 (WOODFIELD PARK)
Adopt a Resolution Approving the Preliminary Engineer's Report for Landscape and Lighting Maintenance District No. 93-1 (Woodfield Park) and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22
- 4.18 APPROVE THE PRELIMINARY ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2021/22 FOR STONEBRIDGE LANDSCAPING MAINTENANCE DISTRICT AND STONEBRIDGE DRAINAGE AND LIGHTING DISTRICT
Council to Consider the Following:
1. Adopt a Resolution Approving the Preliminary Engineer's Report for the Stonebridge Landscaping Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22
 2. Adopt a Resolution Approving the Preliminary Engineer's Report for the Stonebridge Drainage & Lighting District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22
- 4.19 CITY OF LATHROP COMMUNITY FACILITIES DISTRICT 2021-1 (GATEWAY BUSINESS PARK CITY SERVICES) INTENT TO LEVY AND FUTURE ANNEXATION AREA
Adopt a Resolution Declaring Intention to Establish Community Facilities District 2021-1 (Gateway Business Park City Services), Establish Future Annexation Area and Setting a Public Hearing Date for June 14, 2021

5. SCHEDULED ITEMS

- 5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN ORDINANCE AMENDING THE SPEED LIMITS IN THE CITY OF LATHROP, TITLE 10 VEHICLES AND TRAFFIC, CHAPTER 10.08 SPEED LIMITS, SECTION 10.08.030 SPEED LIMITS OF THE LATHROP MUNICIPAL CODE
City Council to Consider the Following:
1. Hold a Public Hearing; and
 2. Introduction and First Reading of an Ordinance of the City Council of the City of Lathrop Amending Section 10.08.030 "Speed Limits" of the Lathrop Municipal Code
- 5.2 DISCUSS CIP GG 21-15 LOUISE AVENUE AND LATHROP ROAD LANDSCAPE IMPROVEMENTS AND APPROVE RELATED BUDGET AMENDMENT
Discuss and Adopt Resolution Approving the Creation of Capital Improvement Project (CIP) GG 21-15 Louise Avenue Landscape Improvements and Related Budget Amendment

6. COUNCIL COMMUNICATIONS

6.1 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)

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

6.2 MAYOR & COUNCILMEMBER COMMENT(S)

7. ADJOURNMENT

/Teresa Vargas/

Teresa Vargas, CMC
City Clerk



**CITY OF LATHROP
CITY COUNCIL SPECIAL MEETING
FRIDAY, MARCH 22, 2021, 6:00 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive, Lathrop, CA 95330**

MINUTES

IMPORTANT NOTICE REGARDING THIS MEETING & COVID-19

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1. PRELIMINARY

1.1 CALL TO ORDER – Mayor Dhaliwal called the meeting to order at 6:02 p.m.

1.2 ROLL CALL Present: Mayor Dhaliwal; Vice Mayor Torres-O’Callaghan;
Councilmembers: Diallo and Lazard.

Absent: Councilmember Akinjo (absent at roll call only)

*Councilmember Akinjo arrived after roll call, at 6:03 p.m.

1.3 PLEDGE OF ALLEGIANCE - Vice Mayor Torres-O’Callaghan led the pledge of allegiance.

2. CONSENT ITEMS

On a motion by Vice Mayor Torres-O’Callaghan, second by Councilmember Diallo, the City Council approved the Consent Calendar, by the following roll call vote, unless otherwise indicated:

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

2.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS

Waived the reading in full of ordinances and resolutions on agenda and adopted by reading of title only, unless otherwise requested by the Mayor or a Councilmember.

2.2 APPROVE LATHROP CONSOLIDATED TREATMENT FACILITY SURFACE WATER DISCHARGE CAPITAL IMPROVEMENT PROJECT WW 20-17

Adopted **Resolution 21-4851** approving the Lathrop Consolidated Treatment Facility Surface Water Discharge Capital Improvement Project (CIP) WW 20-17.

3. SCHEDULED ITEMS

3.1 APPROVE THE CREATION OF CAPITAL IMPROVEMENT PROJECT GG 21-11 - CREATE THE LATHROP POLICE DEPARTMENT, IMPLEMENT THE TRANSITION OF LAW ENFORCEMENT SERVICES FROM THE COUNTY TO THE CITY AND AUTHORIZE THE RELATED BUDGET AMENDMENT

Finance and Administrative Services Director Cari James and Deputy Finance Director Thomas Hedegard provided the presentation. A question and answer period ensued throughout the presentation.

Ashley Bounds (WebEx speaker) expressed various concerns related to the San Joaquin Sheriff's agreement with the City, related to startup costs previously spend for San Joaquin Officers and unpaid overhead charges, and spoke in support of continuing the law enforcement agreement with the San Joaquin Sheriff's Office. Bennie Gatto (in person speaker) spoke in support of the proposed item and supported creating a Lathrop Police Department. Tosh Ishihara (in person speaker) spoke in support of the proposed item, citing escalating costs and not being able to retain officers rotated out of Lathrop back to County. Jack Varella (in person speaker) expressed various concerns, requested that the matter be put to a vote of the people, spoke in support of continuing the law enforcement agreement with the San Joaquin Sheriff's Office, and opposed the item as proposed. Christina Laughlin (in person speaker) expressed various concerns related to timing of the project, career opportunities for future officers, and requested that the City Council put the matter on hold and schedule future public discussions. Mark Elliott (in person speaker) commented on and expressed gratitude for the previously expressed support from Sheriff Pat Withrow and District 3 Board Supervisor Tom Patti regarding Lathrop transitioning into their own Police Department, spoke in support of the item as proposed and having local control over law enforcement services. Steve Dresser (in person speaker) expressed various concerns and echoed similar sentiments related to the previously expressed support from Sheriff Pat Withrow and District 3 Board Supervisor Tom Patti regarding Lathrop transitioning into their own Police Department, commented on prior Council discussions on the matter and spoke in support of the item. Amy Vaughn (in person speaker) commented on prior Council discussions on the matter, commented on service recently received by the Sheriff's Office, spoke in support of the item and having local control over law enforcement services.

District 3 Board Supervisor Tom Patti (in person speaker) commented on various matters, reiterated prior expressed support to the Lathrop community, spoke in support of a hybrid transition model with San Joaquin County Sheriff's Office, commented on fees discussed during the presentation, expressed appreciation to Lathrop staff, and cautioned against a swift change in law enforcement services. Reverend Lu Davis (WebEx speaker; due to audio difficulties City Clerk Teresa Vargas called the resident at his request) commented on various matters, including potential cost savings associated with forming an in-house Police Department, expressed appreciation to Sheriff staff for their work in the Lathrop community, and spoke in support of the item citing potential cost savings. Rosita Jennings (WebEx speaker, due to technical difficulties the speaker requested that her comments be read by City Clerk Teresa Vargas) expressed various concerns regarding hiring a Police Chief that exhibits emotional intelligence, inclusiveness and diversity awareness, process to ensure selection of good candidates and retention measures for future officers. Lathrop Police Chief Ryan Biedermann (in person speaker) commented on serving the Lathrop Community for 14 years, commented on his relationship with management staff, lack of communication regarding the proposed matter, and service levels provided by the Sheriff Officers. San Joaquin County Sheriff Pat Withrow (in person speaker) expressed various concerns, expressed support in doing what was best for Lathrop citizens, complimented services provided by Chief Biedermann and his staff, commented on lack of communication regarding the city's intent to transition into its own department, commented on the County's high retirement pension costs and prior startup costs previously paid by the city.

The question and answer period continued by the Council. Councilmember Akinjo requested remarks from City Manager Stephen Salvatore on the matters discussed and his on-the-job motivation. City Manager Stephen Salvatore responded, citing his 13 year tenure with the city, being able to work on high-level development projects within the city, and competent city staff working together to achieve sustainability and fiscal health. Councilmember Diallo requested additional information regarding the data gathered for the presentation and consultant resources used, expressed concern with Sheriff Withrow not being involved in the transition discussions. Mayor Dhaliwal responded and commented on his discussions with Sheriff Withrow. City Manager Stephen Salvatore commented on the live feed provided by Sheriff Withrow on social media, and on other matters pertaining to the law enforcement agreement between the City and the Sheriff's Office. Mayor Dhaliwal stated that the first step in the process prior to having additional in-depth discussions on the transition process, was to consider the vote of the Council whether to move forward or not on creating an in-house police department. The question and answer period continued. Ashley Bounds (WebEx speaker) requested to speak again, requested that Council take additional time to consider additional information prior to the voting on the matter. The question and answer period continued. Councilmember Lazard requested clarification on statements made by Sheriff Withrow related to funds owed to the County.

City Attorney Salvador Navarrete responded to the matter, cited overhead charges/costs in dispute were withheld subject to Government Code 51350.

On a motion by Councilmember Akinjo, second by Councilmember Lazard, the City Council adopted **Resolution 21-4852** approving the creation of Capital Improvement Project GG 21-11, creating the Lathrop Police Department, implementing the transition of law enforcement services and authorizing the related budget amendment.

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

**Councilmember Diallo abstained on Item 3.1, citing insufficient information. The City of Lathrop City Council Handbook of Rules and Procedures, page 13, Chapter IV, Section B(5) applies to abstentions without identified legal disqualifications.*

Prior to adjournment of the meeting Mayor Dhaliwal announced memorial donation received from Kim and Judith Pratt, in the amount of one hundred dollars (\$100), in memory of former Senior Advisory Commissioner and Lathrop Resident Anna Dimas. Mayor Dhaliwal also announced the untimely passing of Charles Scott Edwards, eldest son of Lathrop Residents and Community Volunteers Chad and Tamara Edwards.

4. **ADJOURNMENT** – There being no further business, Mayor Dhaliwal adjourned the meeting at 8:17 p.m. in memory of Charles Scott Edwards.



Teresa Vargas, CMC
City Clerk

This meeting was called by a majority of the City Council per Government Code Section 54956.5. Members of the public interested in addressing the City Council during this Special Meeting may address the item(s), which have been described in the notice of this Special Meeting in accordance with Government Code Section 54954.3(a).

**CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, APRIL 12, 2021
7:00 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330**

MINUTES

IMPORTANT NOTICE REGARDING THIS MEETING & COVID-19

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PLEASE NOTE: There was a Closed Session, which commenced at 6:18 p.m. The Regular Meeting reconvened at 7:01 p.m.

1. PRELIMINARY

1.1 CALL TO ORDER – Mayor Dhaliwal called the meeting to order at 6:18 p.m.

1.2 CLOSED SESSION

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

- 4 Potential Case(s)

RECONVENE – Mayor Dhaliwal reconvened the meeting at 7:01 p.m.

1.2.2 REPORT FROM CLOSED SESSION

City Attorney Salvador Navarrete reported that direction was provided in regards to Item 1.2; no other reportable action taken.

1.3 ROLL CALL Present: Mayor Dhaliwal; Vice Mayor Torres-O’Callaghan; Councilmembers: Akinjo, Diallo and Lazard.

Absent: None

1.4 INVOCATION – Senior Pastor Donald Britton, Grace Community Church, provided the invocation.

- 1.5 PLEDGE OF ALLEGIANCE – Senior Pastor Donald Britton led the pledge of allegiance.
- 1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER – None
- 1.7 INFORMATIONAL ITEM(S) – None
- 1.8 DECLARATION OF CONFLICT(S) OF INTEREST – None

2. PRESENTATIONS

2.1 ECONOMIC DEVELOPMENT UPDATE

Economic Development Administrator Shelley Burcham provided a presentation related to economic development activity for the period of January 1, 2021 to March 31, 2021.

2.2 MAYOR'S COMMITTEE REPORT(S)

- Parks & Recreation Update on Committee Events and Programs

Parks and Recreation Director Zach Jones reported the following past and upcoming events and programs:

- *CPRS Virtual Conference*

Reported on staff's attendance to the Annual California Parks and Recreation Society virtual conference, held March 22-26, 2021.

- *Past Easter Programs*

Reported on past special events: Facebook/Virtual Easter Egg Hunt, Donuts with the Easter Bunny, and Easter Craft Kits.

- *Upcoming Special Events*

Provided an overview on various upcoming events: Family Portraits Event, held April 24, 2021 at 2:00 p.m., Earth Day Recycling Event, held April 24, 2021 at Valverde Park from 9 a.m., and Mother's Day Gift Workshop, held April 28, 2021 at 4:00 p.m., pre-registration required.

- *Upcoming Special Events*

Provided an overview on various upcoming classes and programs: Take Home Kid's Craft Kits, Basic and Advanced Dog Obedience Classes, Family Paint Night, and Youth Karate (ages 5-13).

- *Senior Programs*

Provided an overview on Brown Bag & Commodities Program; and Park and Play Bingo at the Senior Center.

- *Sports Programs*

Announced past sold out events: Mini Movers for Ages 3-5, and Jr. NBA Outdoor Clinic for Ages 14-17.

For additional information or program registration, the public was advised to visit the city's website at www.ci.lathrop.ca.us/parksrec or call (209) 941-7370.

3. **CITIZEN'S FORUM**

City Clerk Teresa Vargas announced public comment letter submitted by Nellie Zavala reporting her attendance to the San Joaquin County Commission on Aging teleconference meeting held April 5, 2021. Brandy Perkins presented Mayor Dhaliwal, Vice Mayor Torres-O'Callaghan, and Councilmember Diallo with plaques in recognition of their social media presence in the Lathrop community social media groups.

4. **CONSENT CALENDAR**

On a motion by Councilmember Akinjo, seconded by Councilmember Lazard, the City Council approved the Consent Calendar, by the following roll call vote, unless otherwise indicated:

Ayes:	Akinjo, Diallo, Lazard, Torres-O'Callaghan, and Dhaliwal
Noes:	None
Absent:	None
Abstain:	*Diallo (Item 4.13 only)

**Councilmember Diallo abstained on Item 4.13, citing insufficient information. The City of Lathrop City Council Handbook of Rules and Procedures, page 13, Chapter IV, Section B(5) applies to abstentions without identified legal disqualifications.*

4.1 **WAIVING OF READING OF ORDINANCES AND RESOLUTIONS**

Waived the reading in full of ordinances and resolutions on agenda and adopt by reading of title only, unless otherwise requested by the Mayor or a Councilmember.

4.2 **APPROVAL OF MINUTES**

Approved Minutes for the Regular Council Meeting of March 8, 2021.

4.3 **SECOND READING AND ADOPTION OF ORDINANCE 21-419 BY TITLE ONLY AMENDING TITLE 2 "ADMINISTRATION AND PERSONNEL" OF THE LATHROP MUNICIPAL CODE BY ADDING A NEW CHAPTER TITLED "ELECTRONIC RECORDS AND SIGNATURES" TO ESTABLISH A POLICY FOR THE PROPER USE OF ELECTRONIC/DIGITAL SIGNATURES**

Waived full reading and adopted **Ordinance 21-419** by title only amending Title 2 "Administration and Personnel" of the Lathrop Municipal Code by adding new Chapter 2.50 titled "Electronic Records and Signatures" to establish a policy for the proper use of electronic/digital signatures for specific city related documents.

4.4 ACCEPT CIP PS 19-05 WARREN AVENUE SIDEWALK IMPROVEMENTS CONSTRUCTED BY DSS COMPANY DBA KNIFE RIVER CONSTRUCTION

Adopted **Resolution 21-4853** accepting improvements constructed by DSS Company DBA Knife River Construction for the Warren Avenue sidewalk improvements CIP PS 19-05, authorized filing a Notice of Completion, release of contract retention, and release performance and payment bonds.

4.5 ACCEPT THE GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2020

Adopted **Resolution 21-4854** accepting the General Plan Housing Element Annual Progress Report for Calendar Year 2020 and authorized staff to submit the Report to the Governor's Office of Planning and Research and State Department of Housing and Community Development.

4.6 CREATE CIP PW 21-07 WATER SYSTEM REPAIRS AND RELATED BUDGET AMENDMENT

Adopted **Resolution 21-4855** approving the creation of Capital Improvement Project (CIP) PW 21-07 Water System Repairs and related budget amendment.

4.7 CREATE CIP PS 21-12 PAVEMENT MAINTENANCE AND REPAIR PROJECT, AND RELATED BUDGET AMENDMENT

Adopted **Resolution 21-4856** approving the creation of Capital Improvement Project (CIP) PS 21-12 Pavement Maintenance and Repair Project, and related budget amendment.

4.8 CREATE CIP GG 21-13 FOR THE CITY'S MUNICIPAL CORPORATION YARD IMPROVEMENTS AND APPROVE RELATED BUDGET AMENDMENT

Adopted **Resolution 21-4857** approving the creation of Capital Improvement Project (CIP) GG 21-13 for the City's Municipal Corporation Yard Improvements, and related budget amendment.

4.9 CREATE CIP GG 21-14 CITY HALL PUBLIC SAFETY POWER SHUTOFF (PSPS) GRANT BACKUP GENERATOR

Pulled by Councilmember Akinjo. A question and answer period ensued. Deputy Finance Director Thomas Hedegard and City Manager Stephen Salvatore provided additional information regarding the grant requirements and location of the backup generation.

Adopted **Resolution 21-4858** approving the creation of CIP GG 21-14 City Hall PSPS Grant Backup Generator, and related budget amendment.

4.10 APPROVE FISCAL YEAR 2021-22 PROJECT LIST ASSOCIATED WITH SENATE BILL 1

Adopted **Resolution 21-4859** approving a list of projects for Fiscal Year 2021-2022, Funded by Senate Bill 1, the Road Repair and Accountability Act of 2017.

4.11 APPROVE RECOMMENDATION TO CHANGE "ATHENA STREET" TO "TROLLEY STREET"

Pulled by Councilmember Akinjo. A question and answer period ensued. Community Development Director Mark Meissner provided additional information regarding the need for the street name change.

Adopted **Resolution 21-4860** approving street name modification to change "Athena Street" to "Trolley Street" located at Tract 3810, in the Central Lathrop Stanford Crossing Development.

4.12 APPROVE PROFESSIONAL CONSULTING SERVICES AGREEMENT WITH DOKKEN ENGINEERING FOR THE MANTHEY ROAD BRIDGE REPLACEMENT PROJECT CIP PS 12-04

Adopted **Resolution 21-4861** approving Professional Services Agreement with Dokken Engineering for the preparation of plans, specifications and estimates (PS&E), construction permitting, right-of-way (ROW) services for the Manthey Road Bridge Replacement Project CIP PS 12-04.

4.13 *APPROVE MASTER CONSULTING SERVICES AGREEMENT AND TASK ORDER NO. 1 WITH MUNICIPAL RESOURCE GROUP, LLC FOR PROFESSIONAL CONSULTING SERVICES RELATED TO GG 21-11, CREATION OF THE NEW LATHROP POLICE DEPARTMENT & TRANSITION PROJECT

Pulled by Councilmember Diallo. A question and answer period ensued. City Manager Stephen Salvatore, Municipal Resource Group Consultant Michael Oliver, Finance and Administrative Services Director Cari James, and City Attorney Salvador Navarrete responded to questions regarding proposed and prior scopes of work and budgets, project research data, information provided to the Subcommittee Members, and redaction of invoices with confidential project information provided for payment processing.

Ashley Bounds (in person speaker) requested information related to the proposed scope of work and phases of the project. City Clerk Teresa Vargas announced public comment letters submitted by Ashley Bounds, Christina Laughlin and an unidentified public member, received prior to the meeting; all documents were made available on the City website and during the meeting. Christina Laughlin (in person speaker) requested information related to project timeline, setting up special police divisions (records and evidence, dispatch, etc.), and expressed concern with insufficient time to complete the transition project. M Bounds (webex speaker) provided comments via WebEx chat regarding the project timeline, expenditures made for city projects, and "Use of Force" policy for the new Police Department. City Clerk Teresa Vargas read the comments into the record. Bennie Gatto (in person speaker) commented on prior Council discussions regarding transitioning into an in-house police department, expressed concern with escalating costs associated with the San Joaquin County law enforcement agreement, and urged the Council to allow staff to continue with the transition project.

Adopted **Resolution 21-4862** approving a Master Consulting Services Agreement and Task Order No. 1 with Municipal Resource Group, LLC to begin the creation and transition of the new City of Lathrop Police Department.

5. SCHEDULED ITEMS - None

6. COUNCIL COMMUNICATIONS

- 6.1 MAYOR DHALIWAL REFERRAL – Appointment of a Delegate and Alternate to the San Joaquin Council of Government Board of Directors for Calendar Year 2021 (Form 700 Committee)

Mayor Dhaliwal made the following appointments for Calendar Year 2021:

San Joaquin Council of Government Board of Directors

Delegate – Councilmember Lazard

Alternate – Councilmember Diallo

Term Ending

December 31, 2021

- 6.2 MAYOR DHALIWAL REFERRAL – Set Application Deadline for One (1) Member to the Senior Advisory Commission with Term Ending June 30, 2022, due to Unexpired Term Vacancy

Mayor Dhaliwal set June 30, 2021, as the application deadline. Appointments to be made during the July 2021 Regular Meeting.

6.3 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)

Councilmember Akinjo reported his attendance to recent LOCC Environmental Quality Committee Part 1 Meeting and the San Joaquin Area Flood Control Agency Regular Meeting. Vice Mayor Torres-O'Callaghan reported her attendance to the San Joaquin County - Greater Valley Kaiser Informational Conference Calls.

6.4 MAYOR & COUNCILMEMBER COMMENT(S)

Councilmember Diallo expressed her support for the Lathrop Police Department transition project, expressed various concerns related to funds expend to date on the transition project, including the Sheriff on discussions regarding the transition, and discussed the role of the City Treasurer and related treasurer reports. Councilmember Lazard commented on the smooth vaccination process she experienced earlier in the month. Councilmember Akinjo encouraged vaccine participation. Vice Mayor Torres-O'Callaghan thanked those in attendance and those that participated in public comment, and encouraged the public to be vigilant during the upcoming warmer weather and check in on those most vulnerable. Mayor Dhaliwal echoed similar sentiments and thanked those that participated during the public meeting, and expressed his confidence in staff, consulting team and assistance from the Sheriff's Office during the transition process. Vice Mayor Akinjo wished a belated Happy Birthday to Vice Mayor Torres-O'Callaghan.

7. **ADJOURNMENT** – There being no further business, Mayor Dhaliwal adjourned the meeting at 8:57 p.m.


Terjesa Vargas, CMC
City Clerk

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Quarterly Investment Report March 2021

This report presents a detailed discussion of the City’s investment portfolio as of March 31, 2021. It includes all investments managed by the City on its own behalf as well as the City’s Trustees. The report provides information on cash flows, broken down by both investment manager (City or Trustee) and by percentage allocation within the portfolio.

As of March 31, 2021, the investment portfolio was in compliance with all state laws and the City’s Investment Policy.

Current Portfolio Summary

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

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

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

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

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

The following table (Table: 1) provides a summary of the City’s cash and investments, by holding party, based on recorded value as of March 31, 2021 compared with the prior quarter:

Table: 1				
Holding Party	December 31, 2020		March 31, 2021	
	Fund Amounts (1)	% of Portfolio	Fund Amounts (1)	% of Portfolio
Investments/Cash held by the City	\$150,430,318	80%	\$161,563,692	81%
Investments held by Trustees	38,200,392	20%	38,106,873	19%
TOTAL	\$188,630,710	100%	\$199,670,565	100%

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

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

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

Significant payables paid out during the quarter include:

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

Quarterly Economic Update

According to the latest projections from PFM Asset Management, In Q1, U.S. economic conditions were impacted by: (1) optimism regarding a lower COVID-19 caseload as vaccine inoculations ramped up despite initial logistical challenges; (2) a new administration in Washington pushing new policies and priorities; (3) improving economic data supported by an additional \$1.9 trillion in relief funds from the American Rescue Plan Act; (4) reaffirmed commitment by the Federal Reserve (Fed) to keep short-term rates near-zero for the foreseeable future; (5) expectations for higher inflation; and (6) a significantly steeper U.S. Treasury yield curve. The Fed spent much of the first quarter continuing to convey its commitment to utilize the full scope of its monetary authority to facilitate economic recovery. As a result, the Fed made no changes to the near-zero fed funds policy rate and continued its large-scale monthly asset purchases. The Fed's most recent messaging has evolved to require actual outcomes—not just strong forecasts before considering any current policy changes. Building on positive vaccine news and the new relief package, the Federal Open Market Committee raised its projections for real GDP growth to 6.5% for 2021. Shorter-term U.S. Treasury yields remained low and range-bound, while longer-term Treasury yields rose sharply, steepening the yield curve. Locally, the San Joaquin Valley area experienced a decrease in unemployment rates (San Joaquin County: 9.2%; City of Lathrop: 7.8%).

I certify that all of the investments reported herein are in accordance with the "City of Lathrop Investment Policy" adopted on November 9, 2020, with the Government Code, and other contractual agreements. I further certify the investments reported herein provide for the ability of the City to meet cash flow needs for the next six months.


 Stephen J. Salvatore
 City Manager



 Cari James
 Director of Finance and Administrative Services

TABLE: 2
CITY OF LATHROP
Summary of All Investments
As of March 31, 2021

City Held Investments	Recorded Value	Current Yield	Percent of Portfolio	Market Value
Local Agency Investment Fund	\$ 73,805,399	0.357%	59.02%	\$ 73,805,399
Wells Fargo Money Market Mutual Funds	\$ 2,886,231	0.010%	2.31%	\$ 2,886,231
California Asset Management Program	\$ 10,254,289	0.080%	8.20%	\$ 10,254,289
Total Investments Held by the City (1)	\$ 86,945,919	0.313%	69.53%	\$ 86,945,919

Trustee Held Investments	Recorded Value	Current Yield	Percent of Portfolio	Market Value
Union Bank	\$ 3,488,744	0.027%	2.79%	\$ 3,488,744
UMB Bank	\$ 940,900	0.000%	0.75%	\$ 940,900
US Bank	\$ -	0.000%	0.00%	\$ -
SJ County Pooled Funds	\$ 325,841	0.260%	0.26%	\$ 325,841
PFM Asset Management	\$ 32,858,560	0.880%	26.28%	\$ 32,858,560
BBVA Compass Bank	\$ 492,828	0.230%	0.39%	\$ 492,828
Total Investments Held by Trustees (2)	\$ 38,106,873	0.767%	30.47%	\$ 38,106,873

Total City & Trustee Held Investments & Cash	Recorded Value	Current Yield	Percent of Portfolio	Market Value
Investments Held by the City and Trustees	\$ 125,052,792	0.451%	100.00%	\$ 125,052,792
Cash in Checking Accounts - Recorded Value	\$ 74,617,773			
Total Cash and Investments	\$ 199,670,565			

One month benchmark for U.S. Treasuries: 0.01%
Three month benchmark for U.S. Treasuries: 0.03%

Notes:

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

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

TABLE: 3
CITY OF LATHROP
Investments Cash Flow Analysis
As of March 31, 2021

Investments Held by the City	Prior Month Recorded Value	Purchased (Buy)	Redeemed (Sell)	Current Month Recorded Value
Local Agency Investment Fund (1)	\$ 73,805,399	-	-	\$ 73,805,399
Wells Fargo Money Market Mutual Funds (2)	\$ 2,886,209	22	-	\$ 2,886,231
California Asset Management Program	\$ 10,253,561	728	-	\$ 10,254,289
Total Investments Held by the City	\$ 86,945,168	750	-	\$ 86,945,919
Investments Held by Trustees	Prior Month Recorded Value	Purchased (Buy)	Redeemed (Sell)	Current Month Recorded Value
BBVA Compass Bank	\$ 492,448	380	-	\$ 492,828
SJ County Pooled Funds	\$ 326,260	-	(419)	\$ 325,841
UMB Bank	\$ 2,182,684	7,506	(1,249,290)	\$ 940,900
Union Bank (3)	\$ 4,557,778	161,770	(1,230,803)	\$ 3,488,744
PFM Asset Management	\$ 32,800,867	3,357,501	(3,299,808)	\$ 32,858,560
Total Investments Held by Trustees	\$ 40,360,036	\$ 3,527,156	\$ (5,780,319)	\$ 38,106,873
Total Cash in Checking Accounts Held by the City (2)	\$ 74,576,594	9,151,633	(9,110,454)	\$ 74,617,773
Total Cash and Investments Held by the City and Trustees	\$ 201,881,799	\$ 12,679,540	\$ (14,890,774)	\$ 199,670,565

Notes:

- (1) LAIF interest income is paid quarterly (Mar/Jun/Sept/Dec) and received in the following month (Apr/Jul/Oct/Jan).
- (2) Property Tax, Building permit revenue, TOT, Developer payments, and Utility payments; nonrecurring expenses paid during the month: General government, Parks, Streets, Wastewater, and Water CIPs; also, recurring expenses: Park & street landscape maintenance, and water treatment services; lastly, intergovernmental payments and transfers: Police Services expenses, and SSJID SCSWSP O & M expenses.
- (3) Interest earnings, debt service payments.

TABLE: 4

CITY OF LATHROP

Investments Held by City - Detail

As of March 31, 2021

Agency (Broker)	Investment Description	Coupon Rate	Yield to Maturity	Purchase Date	Maturity Date	Market Value (No Accruals)	Recorded Value
Local Agency Investment Fund							
	Money Market Fund City Acct No. 98-39-437	N/A	0.357%	Varies	On Demand	73,805,399	73,805,399
						\$ 73,805,399	\$ 73,805,399
Wells Fargo Mutual Funds							
	Money Market Mutual Fund City Acct No. 12641627	N/A	0.010%	Varies	On Demand	2,886,231	2,886,231
						\$ 2,886,231	\$ 2,886,231
Califorina Asset Management Program							
	Liquidity Account No. 6084-001	N/A	0.080%	Varies	On Demand	10,254,289	10,254,289
						\$ 10,254,289	\$ 10,254,289
TOTAL INVESTMENTS HELD BY CITY						\$ 86,945,919	\$ 86,945,919

TABLE: 5
CITY OF LATHROP
Investments Held by Trustee - Detail
As of March 31, 2021

Investment Description	Acct Number	CUSIP	Current Yield	Purchase Date	Maturity Date	Value	Recorded Value
Investments Held by Union Bank by Account							
03-1 Series 2015 - Mossdale Village Assessment District							
Mossdale Village Assessment Dist. No. 03-1 Series 2015 - Redemption Fund	6712138601		0.010%	10/18/05	On Demand	\$ 51	\$ 51
Mossdale Village Assessment Dist. No. 03-1 Series 2005/2015 - Reserve Fund	6712138602		0.010%	10/18/05	On Demand	\$ 240,186	\$ 240,186
2000 North Harlan Improvement District 99-01							
Money Market - Reserve Account	6711651103		0.010%	7/12/00	On Demand	\$ -	\$ -
Money Market - Redemption Account	6711651101		0.010%	7/12/00	On Demand	\$ -	\$ -
2003-2A Lathrop CFD							
Money Market- Interest Account	6711720001		0.010%	12/12/03	On Demand	\$ 1	\$ 1
Money Market-Reserve Account	6711712200		0.010%	12/12/03	On Demand	\$ -	\$ -
LAIF - Interest Account	6711720002		0.357%	03/19/03	On Demand	\$ 698,037	\$ 698,037
CDPH/CDWR - SRF Loan							
Agreement Account	6711908800		0.000%	12/22/10	On Demand	\$ 2,180	\$ 2,180
Agreement Account - Reserve Fund	6711908801		0.000%	12/22/10	On Demand	\$ 597,608	\$ 597,608
2013-1 Mossdale Village							
2013-1 Refunding Improvement Bonds	6712076900		0.000%	10/01/13	On Demand	\$ -	\$ -
2013-1 Refunding Improvement Bonds	6712076901		0.000%	10/01/13	On Demand	\$ 178	\$ 178
2013-1 Refunding Improvement Bonds	6712076903		0.000%	10/01/13	On Demand	\$ 946,068	\$ 946,068
2013-1 Special Tax Bonds							
2013-1 Mossdale Special Tax	6712076801		0.000%	10/01/13	On Demand	\$ 51	\$ 51
2013-1 Mossdale Special Tax	6712076803		0.000%	10/01/13	On Demand	\$ -	\$ -
2013-1 Mossdale Special Tax	6712076804		0.000%	10/01/13	On Demand	\$ 262,593	\$ 262,593
2013-1 Mossdale Special Tax	6712076806		0.000%	10/01/13	On Demand	\$ 75	\$ 75
2015 Crossroads Series B							
2015 Crossroads Series B - LOIB RDP	6712138801		0.000%	09/01/15	On Demand	\$ 56	\$ 56
2015 Crossroads Series B - LOIB Reserve	6712138803		0.000%	09/01/15	On Demand	\$ 741,264	\$ 741,264
2015 Crossroads Series B - Cost of Issuance	6712138804		0.000%	09/01/15	On Demand	\$ -	\$ -
2015 Crossroads Series B - Improvements	6712138805		0.000%	09/01/15	On Demand	\$ 396	\$ 396
2015 Crossroads Series B - COI Custodian Agreement	6712198801		0.000%	09/01/15	On Demand	\$ -	\$ -
Total Investments Held by Trustee - Union Bank						\$ 3,488,744	\$ 3,488,744
Investments Held by BBVA Compass Bank by Account							
2012 Water Loan (Refunding of 2000 Water COPs)							
Certificate of Deposit - Reserve Fund			0.090%	5/22/19	5/21/21	\$ 492,828	\$ 492,828
Total Investments Held by Trustee -BBVA Compass Bank						\$ 492,828	\$ 492,828

TABLE: 5
CITY OF LATHROP
Investments Held by Trustee - Detail
As of March 31, 2021

Investment Description	Acct Number	CUSIP	Current Yield	Purchase Date	Maturity Date	Value	Recorded Value
Investments Held by UMB Bank by Account							
2006-1 Central Lathrop Phase I Infrastructure CFD							
Special Tax Fund	141226.1			09/12/06	On Demand	\$ -	\$ -
Interest Fund	141226.2			09/12/06	On Demand	\$ -	\$ -
Principal	141226.3			08/26/10	On Demand	\$ -	\$ -
Redemption	141226.4			08/26/10	On Demand	\$ -	\$ -
TTEE Fee & Comp Exp	141226.5			09/12/06	On Demand	\$ -	\$ -
Reserve Fund	141226.6			09/12/06	On Demand	\$ -	\$ -
Improvement Fund	141226.7			09/12/06	On Demand	\$ -	\$ -
2018-1 Central Lathrop CFD							
Improvement Area 1 - Admin Expense Reserve Fund	149232.1			02/01/19	On Demand	\$ 40,182	\$ 40,182
Other Improvement Areas - Admin Expense Reserve Fund	149232.2			02/01/19	On Demand	\$ 160,731	\$ 160,731
Improvement Area 1 - Principal Account	149232.3			02/01/19	On Demand	\$ 10,001	\$ 10,001
Improvement Area 1 - Redemption Account	149232.4			02/01/19	On Demand	\$ -	\$ -
Improvement Area 1 - Interest Account	149232.5			02/01/19	On Demand	\$ 36	\$ 36
Improvement Area 1 - Admin Expense Account	149232.6			02/01/19	On Demand	\$ 29,056	\$ 29,056
Improvement Area 1 - Reserve Fund	149232.7			02/01/19	On Demand	\$ 175,242	\$ 175,242
Improvement Area 1 - Surplus Fund	149232.8			02/01/19	On Demand	\$ -	\$ -
Improvement Area 2 - Principal Account	149265.1			02/01/19	On Demand	\$ 7,501	\$ 7,501
Improvement Area 2 - Redemption Account	149265.2			02/01/19	On Demand	\$ -	\$ -
Improvement Area 2 - Interest Account	149265.3			02/01/19	On Demand	\$ 22	\$ 22
Improvement Area 2 - Admin Expense Account	149265.4			02/01/19	On Demand	\$ 29,233	\$ 29,233
Improvement Area 2 - Reserve Fund	149265.5			02/01/19	On Demand	\$ 91,303	\$ 91,303
Improvement Area 2 - Surplus Fund	149265.6			02/01/19	On Demand	\$ -	\$ -
Improvement Area 3 - Principal Account	149267.1			02/01/19	On Demand	\$ 12,501	\$ 12,501
Improvement Area 3 - Redemption Account	149267.2			02/01/19	On Demand	\$ -	\$ -
Improvement Area 3 - Interest Account	149267.3			02/01/19	On Demand	\$ 44	\$ 44
Improvement Area 3 - Admin Expense Account	149267.5			02/01/19	On Demand	\$ 28,299	\$ 28,299
Improvement Area 3 - Reserve Fund	149267.6			02/01/19	On Demand	\$ 222,678	\$ 222,678
Improvement Area 3 - Surplus Fund	149267.7			02/01/19	On Demand	\$ -	\$ -
Improvement Area 4 - Principal Account	149268.1			02/01/19	On Demand	\$ 5,000	\$ 5,000
Improvement Area 4 - Redemption Account	149268.2			02/01/19	On Demand	\$ -	\$ -
Improvement Area 4 - Interest Account	149268.3			02/01/19	On Demand	\$ -	\$ -
Improvement Area 4 - Admin Expense Account	149268.4			02/01/19	On Demand	\$ 29,779	\$ 29,779
Improvement Area 4 - Reserve Fund	149268.5			02/01/19	On Demand	\$ 46,095	\$ 46,095
Improvement Area 4 - Surplus Fund	149268.6			02/01/19	On Demand	\$ -	\$ -
Improvement Area 5 - Principal Account	149269.1			02/01/19	On Demand	\$ 2,500	\$ 2,500
Improvement Area 5 - Redemption Account	149269.2			02/01/19	On Demand	\$ -	\$ -
Improvement Area 5 - Interest Account	149269.3			02/01/19	On Demand	\$ 12	\$ 12
Improvement Area 5 - Admin Expense Account	149269.4			02/01/19	On Demand	\$ 30,216	\$ 30,216

TABLE: 5
CITY OF LATHROP
Investments Held by Trustee - Detail
As of March 31, 2021

Investment Description	Acct Number	CUSIP	Current Yield	Purchase Date	Maturity Date	Value	Recorded Value	
Improvement Area 5 - Reserve Fund	149269.5			02/01/19	On Demand	\$ 20,469	\$ 20,469	
Improvement Area 5 - Surplus Fund	149269.6			02/01/19	On Demand	\$ -	\$ -	
2018-2 Central Lathrop CFD								
Special Tax Fund	149261.1			02/01/19	On Demand	\$ -	\$ -	
Surplus Fund	149261.2			02/01/19	On Demand	\$ -	\$ -	
Total Investments Held by Trustee - UMB Bank							\$ 940,900	\$ 940,900
Investments Held by San Joaquin County by Account								
<i>Sanitary Sewer Assessment District #1</i>								
Pooled Funds - Redemption Account	SI CO FUND # 57961		0.260%	10/1/87	On Demand	\$ 325,841	\$ 325,841	
Total Investments Held by Trustee -San Joaquin County							\$ 325,841	\$ 325,841
Investments Held by PFM Asset Management by Account								
<i>PFM Asset Management</i>								
Money Market Fund	20260109	PFM Funds - Govt Select		AAA		\$ 17,110	\$ 17,110	
US Treasury Bond / Note								
US Treasury Notes	912828V72		1.88%	01/31/17	01/31/22	\$ 888,125	\$ 888,125	
US Treasury Notes	912828V72		1.88%	01/31/17	01/31/22	\$ 1,334,725	\$ 1,334,725	
US Treasury Notes	9128286C9		2.50%	02/15/19	02/15/22	\$ 153,164	\$ 153,164	
US Treasury Notes	912828W55		1.88%	02/28/17	02/28/22	\$ 304,875	\$ 304,875	
US Treasury Notes	9128286M7		2.25%	04/15/19	04/15/22	\$ 204,500	\$ 204,500	
US Treasury Notes	912828WZ9		1.75%	04/30/15	04/30/22	\$ 1,017,969	\$ 1,017,969	
US Treasury Notes	9128282P4		1.88%	07/31/17	07/31/22	\$ 639,648	\$ 639,648	
US Treasury Notes	9128282P4		1.88%	07/31/17	07/31/22	\$ 741,992	\$ 741,992	
US Treasury Notes	912828YA2		1.50%	08/15/19	08/15/22	\$ 866,070	\$ 866,070	
US Treasury Notes	9128282S8		1.63%	08/31/17	08/31/22	\$ 280,801	\$ 280,801	
US Treasury Notes	9128282S8		1.63%	08/31/17	08/31/22	\$ 893,457	\$ 893,457	
US Treasury Notes	912828YK0		1.38%	10/15/19	10/15/22	\$ 764,297	\$ 764,297	
US Treasury Notes	912828Z29		1.50%	01/15/20	01/15/23	\$ 1,024,063	\$ 1,024,063	
US Treasury Notes	912828P38		1.75%	02/01/16	01/31/23	\$ 540,258	\$ 540,258	
US Treasury Notes	912828ZD5		0.50%	03/15/20	03/15/23	\$ 352,242	\$ 352,242	
US Treasury Notes	912828Q29		1.50%	03/31/16	03/31/23	\$ 1,693,828	\$ 1,693,828	
US Treasury Notes	912828ZP8		0.125%	05/15/20	05/15/23	\$ 724,094	\$ 724,094	
US Treasury Notes	91282CAP6		0.125%	10/15/20	10/15/23	\$ 299,016	\$ 299,016	
US Treasury Notes	91282CBA8		0.125%	12/15/20	12/15/23	\$ 248,906	\$ 248,906	
US Treasury Notes	91282CBE0		0.125%	01/15/21	01/15/24	\$ 994,844	\$ 994,844	
US Treasury Notes	91282CBM2		0.125%	02/15/21	02/15/24	\$ 198,906	\$ 198,906	
US Treasury Notes	91282CBM2		0.125%	02/15/21	02/15/24	\$ 1,143,711	\$ 1,143,711	
US Treasury Notes	91282CBR1		0.250%	03/11/21	03/15/24	\$ 523,606	\$ 523,606	
US Treasury Subtotal:							\$ 15,833,096	\$ 15,833,096

TABLE: 5
CITY OF LATHROP
Investments Held by Trustee - Detail
As of March 31, 2021

Investment Description	Acct Number	CUSIP	Current Yield	Purchase Date	Maturity Date	Value	Recorded Value
Supra-national Agency Bond / Note							
Int'l BK Recon & Develop SN Note		459058GU1	2.125%	05/29/19	07/01/22	\$ 307,156	\$ 307,156
Inter-American Devel BK Corporate Notes		4581XDDM7	0.500%	04/24/20	05/24/23	\$ 326,755	\$ 326,755
Int'l BK Recon & Develop Corporate		459058JM6	0.250%	11/17/20	11/24/23	\$ 314,204	\$ 314,204
						\$ 948,115	\$ 948,115
Supra-National Agency Subtotal							
Federal Agency Bond/Note							
Federal Farm Credit Banks Notes		3133ELTN4	0.530%	03/18/20	01/18/22	\$ 652,418	\$ 652,418
Federal Farm Credit Banks Notes		3133ELWD2	0.375%	04/08/20	04/08/22	\$ 501,368	\$ 501,368
Federal Farm Credit Banks Notes		3133ELYR9	0.250%	05/06/20	05/06/22	\$ 650,952	\$ 650,952
Federal Home Loan Banks Notes		3130AJPU7	0.250%	06/12/20	06/03/22	\$ 625,905	\$ 625,905
Fannie Mae Notes		3134GVJ66	0.250%	06/12/20	06/03/22	\$ 801,172	\$ 801,172
Federal Home Loan Banks Agcy		313379O69	2.125%	06/01/12	06/10/22	\$ 639,869	\$ 639,869
Fannie Mae Notes		3137EAE72	0.125%	07/23/20	07/25/22	\$ 399,993	\$ 399,993
Fannie Mae Notes		3135GOW33	1.375%	09/06/19	09/06/22	\$ 625,794	\$ 625,794
FFCB Notes		3133EMGX4	0.125%	11/23/20	11/23/22	\$ 634,673	\$ 634,673
Federal Farm Credit Banks Notes		3133EMPH9	0.125%	02/03/21	02/03/23	\$ 269,746	\$ 269,746
Federal Home Loan Banks Notes		3130AJ7E3	1.375%	02/21/20	02/17/23	\$ 557,241	\$ 557,241
Fannie Mae Notes		3137EAEQ8	0.375%	04/20/20	04/20/23	\$ 602,318	\$ 602,318
Fannie Mae Notes		3137EAE66	0.375%	05/07/20	05/05/23	\$ 572,127	\$ 572,127
Fannie Mae Notes		3135G04Q3	0.250%	05/22/20	05/22/23	\$ 650,745	\$ 650,745
Fannie Mae Notes		3134GVR67	0.500%	06/16/20	06/16/23	\$ 500,411	\$ 500,411
Fannie Mae Notes		3137EAE54	0.250%	06/26/20	06/26/23	\$ 880,856	\$ 880,856
Fannie Mae Notes		3135G05G4	0.250%	07/10/20	07/10/23	\$ 400,086	\$ 400,086
Fannie Mae Notes		3135G05G4	0.250%	07/10/20	07/10/23	\$ 925,200	\$ 925,200
Fannie Mae Notes (Callable)		3135G05R0	0.300%	08/10/20	08/10/23	\$ 399,824	\$ 399,824
Fannie Mae Notes		3137EAEV7	0.250%	08/21/20	08/24/23	\$ 649,993	\$ 649,993
Fannie Mae Notes		3137EAEW5	0.250%	09/04/20	09/08/23	\$ 399,802	\$ 399,802
Fannie Mae Notes		3137EAEW5	0.250%	09/04/20	09/08/23	\$ 414,794	\$ 414,794
Fannie Mae Notes		3137EAEW5	0.250%	09/04/20	09/08/23	\$ 499,752	\$ 499,752
Fannie Mae Notes		3137EAEW5	0.250%	09/04/20	09/08/23	\$ 559,722	\$ 559,722
Fannie Mae Notes		3137EAEY1	0.125%	10/16/20	10/16/23	\$ 473,131	\$ 473,131
Fannie Mae Notes		3137EAEZ8	0.250%	11/05/20	11/06/23	\$ 749,216	\$ 749,216
Fannie Mae Notes		3135G06H1	0.250%	11/25/20	11/27/23	\$ 434,535	\$ 434,535
Fannie Mae Notes		3137EAF42	0.250%	12/04/20	12/04/23	\$ 534,424	\$ 534,424
						\$ 16,006,066	\$ 16,006,066
Federal Agency Subtotal:							
Interest						\$	\$
Accrued Interest						\$ 54,173	\$ 54,173
Total Investments Held by Trustee -PFM Asset Management						\$ 32,858,560	\$ 32,858,560

* Investments made per CLSP Bond Indenture

Total Investments Held by Trustees \$ 38,106,873 \$ 38,106,873

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ITEM: HOMELESSNESS RESPONSE PLAN

RECOMMENDATION: Adopt a Resolution Approving Homelessness Guiding Principles to Address Homelessness Within the Community.

BACKGROUND:

The City recognizes the impact that homelessness has on the community and how the uncertainty of the current COVID-19 pandemic has exacerbated this issue. The San Joaquin County Continuum of Care non-profit agency's most recent survey of homeless individuals residing within the geographic region of San Joaquin County, and subsequent report on the point-in-time count of the homeless dated April 22, 2019 found that as of January 2019, 14 unsheltered homeless individuals were found to be residing in Lathrop.

While the number of homeless in Lathrop is substantially smaller compared to other neighboring communities, Lathrop is nonetheless affected by the compounding public health and safety concerns surrounding homelessness such as blight, illegal encampments, panhandling, littering and loitering. Cooperation between governments, and private and non-profit businesses is essential to identify long-lasting, regional solutions to alleviating the strain homelessness creates on our local economies.

The following Homelessness Guiding Principles are offered to City Council as a starting point to identify strategies to alleviate the burden of homelessness on individuals and the community as a whole:

1. Collaboration

Work collaboratively with public and private agencies in support of system wide strategies which reduce barriers to housing, offer a continuum of coordinated services to the housing-vulnerable population, including emergency housing and community programs which aim to prevent homelessness before it occurs.

2. Accountability

Transparency in all decisions involving the homeless. Use an evidence-based and data-driven approach to addressing issues of homelessness.

3. Communication

Value the voices and experiences of the homeless community and homelessness advocates. Communicate frequently and openly in order to build trust and ensure engagement in a meaningful and collaborative way.

RECOMMENDATION:

Staff recommends City Council approve the proposed resolution accepting the Homelessness Guiding Principles.

COUNCIL GOAL(S) ADVANCED BY THIS AGENDA ITEM:

This response to homelessness and the Homelessness Guiding Principles intends to further the goals of inter-agency cooperation and community values.

FISCAL IMPACT:


None.

ATTACHMENTS:

- A. A Resolution of the City Council of the City of Lathrop Approving the City of Lathrop Homelessness Guiding Principles.

**CITY MANAGER'S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
HOMELESSNESS RESPONSE PLAN**


APPROVALS:



Salvador Navarrete
City Attorney

5-4-2021

Date



Stephen J. Salvatore
City Manager

5.4.21

Date

RESOLUTION NO. 21-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING HOMELESSNESS GUIDING PRINCIPLES TO ADDRESS
HOMELESSNESS WITHIN THE COMMUNITY**

WHEREAS, the City recognizes the impact that homelessness has on the community and how the uncertainty of the current COVID-19 pandemic has exacerbated this issue; and

WHEREAS, while the number of homeless in Lathrop is substantially smaller compared to other neighboring communities, Lathrop is nonetheless affected by the compounding public health and safety concerns surrounding homelessness such as blight, illegal encampments, panhandling, littering and loitering; and

WHEREAS, cooperation between governments and private and non-profit businesses is essential to identify long-lasting, regional solutions to alleviating the strain homelessness creates on our local economies; and

WHEREAS, the following Homelessness Guiding Principles would serve as a starting point to identify strategies to alleviate the burden of homelessness on individuals and the community as a whole:

1. Collaboration

Work collaboratively with public and private agencies in support of system wide strategies which reduce barriers to housing, offer a continuum of coordinated services to the housing-vulnerable population, including emergency housing and community programs which aim to prevent homelessness before it occurs.

2. Accountability

Transparency in all decisions involving the homeless. Use an evidence-based and data-driven approach to addressing issues of homelessness.

3. Communication

Value the voices and experiences of the homeless community and homelessness advocates. Communicate frequently and openly in order to build trust and ensure engagement in a meaningful and collaborative way.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop, does hereby adopt the Homelessness Guiding Principles listed above.

The foregoing resolution was passed and adopted this 10th day of May, 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:


ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

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**CITY MANAGER’S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
RATIFY SJCOG ANNUAL FINANCIAL PLAN FOR FY 21-22**

SJCOG Annual Financial Plan Summary

<i>Expenditure Funds</i>	FY 2020-2021	FY 2021-2022
<i>Salary & Benefits</i>	\$4,641,882	\$5,153,228
<i>Services & Supplies</i>	\$1,154,800	\$1,121,300
<i>Professional Services</i>	\$11,457,627	\$12,453,258
<i>Capital Outlay</i>	\$195,500	\$195,500
<i>Total Expenditures</i>	\$17,449,809	\$18,923,286

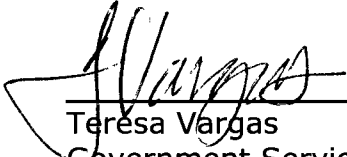
- Highlights:
 - General Fund Operating Revenues increased by \$1,473,477.53
 - Federal Funding increased by 11.51%
 - State Funding Sources increased by 9.48%
 - Local Revenues increased by 3.35%
 - Budgeted Expenditures are \$18,923,286
 - Salaries and Benefits increased by 11.02%
 - Services and Supplies decreased by 2.9%
 - Training & Travel remained the same as prior FY.
 - Professional Services increased \$995,631 over FY 20-21
 - Fixed Assets remained the same at \$195,000.

ATTACHMENTS:

- A. Resolution Ratifying the San Joaquin Council of Governments Annual Financial Plan for FY 2020-21
- B. Letter from SJCOG Dated April 6, 2021, including SJCOG Resolution R-21-22 & Staff Report Adopting the FY 2021-22 Annual Financial Plan

**CITY MANAGER'S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
RATIFY SJCOG ANNUAL FINANCIAL PLAN FOR FY 21-22**

APPROVALS:



Teresa Vargas
Government Services Director
& City Clerk

5/3/2021

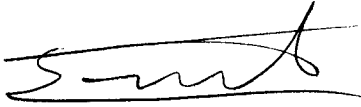
Date



Cari James
Administrative Services
& Finance Director

5/4/2021

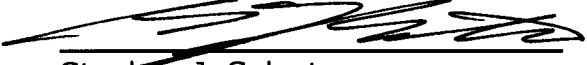
Date



Salvador Navarrete
City Attorney

5-3-2021

Date



Stephen J. Salvatore
City Manager

5.4.21

Date

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP RATIFYING THE SAN JOAQUIN COUNCIL OF GOVERNMENTS' ANNUAL FINANCIAL PLAN FOR FY 2021-2022

WHEREAS, every year pursuant to Section 7(b) of the San Joaquin Council of Governments' (SJCOG) Joint Powers Agreement, in anticipation of the new fiscal budget year, SJCOG provides a letter, resolution, and report requesting that each City ratify SJCOG's Annual Financial Plan for the upcoming fiscal year; and

WHEREAS, the Annual Financial Plan provides a detail of expenditures by cost category and line item comparing the proposed 2021-22 budgets with the current fiscal year's (FY 2020-21) adopted budget; and

WHEREAS, the SJCOG Board approved the Annual Financial Plan for FY 2021-2022 on March 25, 2021, by Board Resolution No. R-21-22; and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop hereby ratify the FY 2021-2022 Annual Financial Plan for the San Joaquin Council of Governments.

The foregoing resolution was passed and adopted this 10th day of May, 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

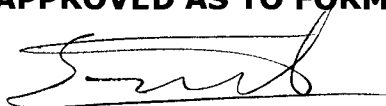
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney



SAN JOAQUIN COUNCIL OF GOVERNMENTS

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

April 6, 2021

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

ATTACHMENT B

Dear Mr. Salvatore:

Enclosed is a summary of the San Joaquin Council of Governments' Annual Financial Plan (AFP) for Fiscal Year 2021/22.

The SJCOG Board staff report is included in this letter as well as a copy of the adopting resolution. Pursuant to SJCOG's Joint Powers Agreement, following adoption of the budget by the SJCOG Board, it is to be delivered to member agencies for ratification by each governing body. Approval by a majority of the governing bodies representing 55% or more of the county's population is considered ratification.

Therefore, SJCOG requests you place SJCOG's Annual Financial Plan for Fiscal Year 2021/22 on a forthcoming agenda prior to June 30, 2021 for approval.

The Annual Financial Plan implements the FY 2021/22 Overall Work Program (OWP) that was also adopted by the SJCOG Board on March 25, 2021.

The attached Annual Financial Plan (AFP) provides a detail of expenditures by cost category and line item comparing the proposed budgets with the current year (FY 2020/21) adopted budget, as most recently amended, along with FY 2019/20 actual expenditures. The Annual Financial Plan represents the general fund budget for SJCOG. The revenues and expenditures in the AFP are the same as the Overall Work Program (OWP) presented in a traditional line item format compared to the work element format of the OWP.

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

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

- SJCOG revenue sources are quite different from our member agencies.
- SJCOG employs staff on an at-will basis vis-à-vis civil service and has its own employee handbook and policies.

Sol Jobrack
CHAIR

Leo Zuber
VICE CHAIR

Diane Nguyen
EXECUTIVE DIRECTOR

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

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

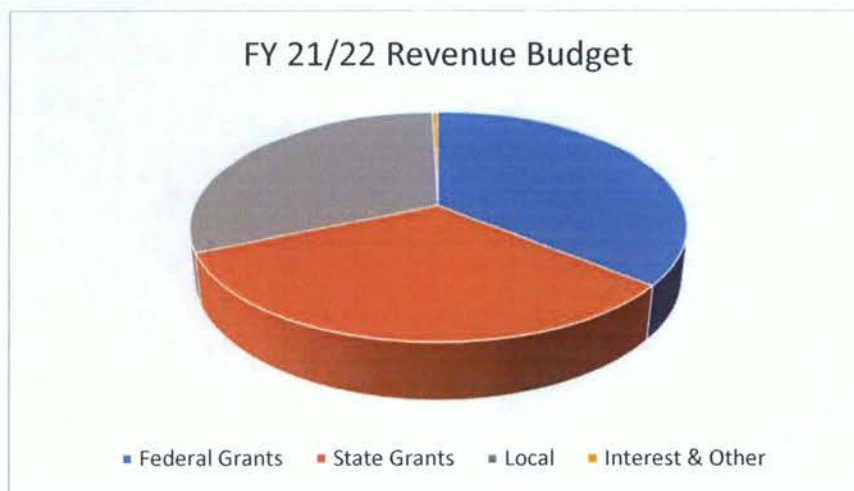
- SJCOG has its own Financial and Accounting Policy guiding our financial matters including procurement procedures.
- SJCOG employees are exempted from Social Security except for Medicare.
- As noted below, SJCOG offers a defined contribution retirement plan to its employees. SJCOG has no CalPERS or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

The following assumptions are incorporated in the budget:

1. Work will not begin, and expenses will not be incurred unless anticipated revenue sources are secured.
2. The AFP anticipates SJCOG to be fully staffed. The budget includes a 6.7% pool that can be drawn upon for merit-based increases and potential promotions. The full impact of that pool is incorporated into the salary-driven benefits (retirement, Medicare, disability).
3. SJCOG has no significant liability exposure for post-employment benefits.
 - a. The employee retirement program is a defined contribution program managed by the International City Managers Association Retirement Program.
 - b. SJCOG employee vacation accruals are capped at two times the individual's annual leave.
 - c. Upon retirement (50 years of age/20 years of SJCOG employment), an employee can convert accrued sick leave hours to pay for health care premiums until their sick leave account is exhausted and is based upon the employee's salary at retirement. There is no inflation factor in post-retirement years. Payout is limited to a maximum of one year's value of documented premium costs per year.

REVENUES

Compared to the current year amended AFP, SJCOG general fund operating revenues increase from \$17,449,808.80 to \$18,923,286.33, and an increase of \$1,473,477.53.



Overall, federal funding for general fund activities is 11.51%, or \$703,050.90 higher than FY 2020-21.

State funding sources are \$533,062.63 higher or 9.48%.

Local revenues are higher by \$189,764.00 or 3.35%.

EXPENDITURES

Budgeted expenditures are \$18,923,286.33.



Salaries and Benefits increase by 11.02% \$4,641,882 to \$5,153,228.26 compared to the FY 20-21 amended budget primarily due to the addition of two deputy directors to replace the deputy director of planning, programming, and project management who is now the executive director. The budget includes a 5.67% pool for merit-based raises. The salary-driven benefits adjust accordingly.

Services and Supplies are decreased by -2.9% or \$33,500.00. Adjustments have been made to reflect pandemic conditions.

Rents and Leases are reduced by \$25,000 reflecting the rightsizing of production and copying machines with smaller, less expensive machines.

Transportation, Travel, and Training

Budget remains the same as FY 20-21 at \$66,000. Even during the pandemic, training continues. With several new employees coming on board, more training expenses are expected. As conditions improve later in the fiscal year, travel may be reinstated.

Professional Services – Increases \$995,631 over FY 20-21

There is consumption of various grants and funding sources, replaced with new grants. For example, the SB-1 Sustainable Communities Grants. There is an influx in Measure K funding for dibs. While the San Joaquin Valley Early Action Planning Committee for Housing (REAP) has expended \$121,000, there remains over \$724,000 for contract purposes. The Sustainable Transportation Equity Project (STEP) has over \$2 million for pass-through to sub-recipients.

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

Position Classification and Salary Schedule

Per board policy, the salary ranges at both the minimum and maximum levels are adjusted by the CPI change. The past year saw a 1.689% increase in CPI.

Staff allocation


This schedule includes two new deputy director positions. These positions replace the deputy director for planning, programming, and project delivery who is now the executive director. Two positions have been added because of the dramatic increase in the work of the agency. SJCOG’s Overall Work Program (OWP) has doubled in the past five years going from \$8 million to this year’s \$18 million. In addition, SJCOG has not filled the project manager position since the completion of the Prop 1B projects nor has an associate planner position responsible for Measure K activity been filled. Each

deputy will be responsible for different areas of the OWP.

SJCOG staff would be pleased to appear before your policymakers to answer any questions they might have regarding this matter. **We request ratification prior to June 30, 2021.** Please let me know when this will be on your agenda. If you have any questions regarding this matter, don't hesitate to contact me at 209-235-0600.

Thank you for your assistance.

Sincerely,

DocuSigned by:


77C9E4A491524D2...
STEVE DIAL

Deputy Executive Director/Chief Financial Officer

Attachments:

R-21-22

FY 2021-22 Annual Financial Plan Staff Report

FY 2021-22 Annual Financial Plan Board Summary



**RESOLUTION
SAN JOAQUIN COUNCIL OF GOVERNMENTS**

R-21-22

**RESOLUTION APPROVING THE ADOPTION OF THE 2021-2022
ANNUAL FINANCIAL PLAN
FOR THE SAN JOAQUIN COUNCIL OF GOVERNMENTS**

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

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

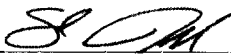
NOW THEREFORE BE IT RESOLVED, that the San Joaquin Council of Governments adopts the FY 2021-2022 Annual Financial Plan and directs the Executive Director to transmit it to the member agencies for ratification.

PASSED AND ADOPTED this 25th day of March 2021 by the following vote of the San Joaquin Council of Governments, to wit:

AYES: Councilmember Bellinger, Escalon; Councilmember Fugazi, Stockton; Councilmember Jobrack, Stockton; Councilmember Kuehne, Lodi; Supervisor Rickman, SJC; Vice-Mayor Singh, Manteca; Supervisor Villapudua, SJC; Councilmember Wright, Stockton; Mayor Young, Tracy; Councilmember Zuber, Ripon.

NOES: None.

ABSENT: Mayor Dhaliwal, Lathrop; and Supervisor Patti, SJC.



SOL JOBRACK
Chair

STAFF REPORT

SUBJECT: FY 2021-2022 Proposed Annual Financial Plan (AFP)

RECOMMENDED ACTION: That the Board Adopt Resolution 21-22 Approving the FY 2021-2022 Annual Financial Plan, Including the Addition of Two Deputy Director Positions

The attached Annual Financial Plan (AFP) provides a detail of expenditures by cost category and line item comparing the proposed FY 2021-2022 budgets with the current year (FY 2020-2021) adopted budget, as most recently amended, along with FY 2019-2020 actual expenditures. The total revenues and expenditures total **\$18,923,286.33**. The Annual Financial Plan (attached) represents the general fund budget for SJCOG. The revenues and expenditures in the AFP are the same as the Overall Work Program (OWP), however, presented in a traditional line item format compared to the work element format of the OWP.

The attached includes a summary of revenues and expenditures in the AFP and detail for each of those categories.

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

- SJCOG revenue sources are quite different from our member agencies.
- SJCOG employs staff on an at-will basis vis-à-vis civil service and has its own employee handbook and policies.
- SJCOG has its own Financial and Accounting Policy guiding our financial matters including procurement procedures.
- SJCOG employees are exempted from Social Security except Medicare.
- As noted below, SJCOG offers a defined contribution retirement plan to its employees. SJCOG has no CalPERS or post employments benefit obligations except limited sick leave conversion as noted.

Upon adoption by the Board, pursuant to the SJCOG Joint Powers Agreement, the AFP will be sent to the member agencies for ratification. Ratification is achieved when a majority of the member agencies representing 55% of the county population approve the AFP.

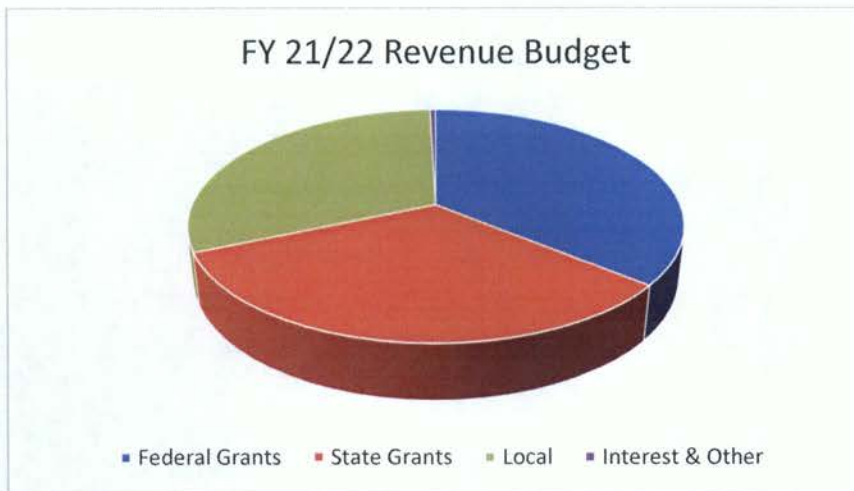
The following assumptions are incorporated in the budget:

1. Work will not begin, and expenses will not be incurred, unless anticipated revenue sources are secured.
2. The AFP anticipates SJCOG to be fully staffed. The budget includes a 5.67% pool that can be drawn upon for merit-based increases and potential promotions. The full impact of that pool is incorporated into the salary driven benefits (retirement, Medicare, disability).

3. SJCOG has no significant liability exposure for post-employment benefits.
 - a. The employee retirement program is a defined contribution program managed by the International City Managers Association Retirement Program.
 - b. SJCOG employee vacation accruals are capped at two times the individual's annual leave.
 - c. Upon retirement (50 years of age/20 years of SJCOG employment), an employee can convert accrued sick leave hours to pay for health care premiums until their sick leave account is exhausted and is based upon the employee's salary at retirement. There is no inflation factor in post-retirement years. Payout is limited to a maximum of one year's value of documented premium costs per year.

REVENUES

Compared to the current year amended AFP, SJCOG general fund operating revenues are proposed to increase from \$17,449,808.80 to \$18,923,286.33, an increase of \$1,473,477.53. Budgeted expenditures are \$18,923,286.33.



Overall, federal funding for general fund activities is 11.51%, or \$703,050.90 higher than FY 2020-21 due to:

- Programmed additional \$1,063,252.00 of Congestion Management funds (CMAQ) for dubs, Transportation Demand Management, program
- There is a slight decreases in the allocation of Federal Highways Administration planning funds (FHWA PL) totaling \$22,632.00
- There is a slight increase in the allocation of Federal Transit Administration (FTA 5303) totaling \$32,509.00
- Staff is not proposing to program any FHWA PL and FTA 5303 carryover; therefore, there's a reduction of \$370,078.10 from last year.

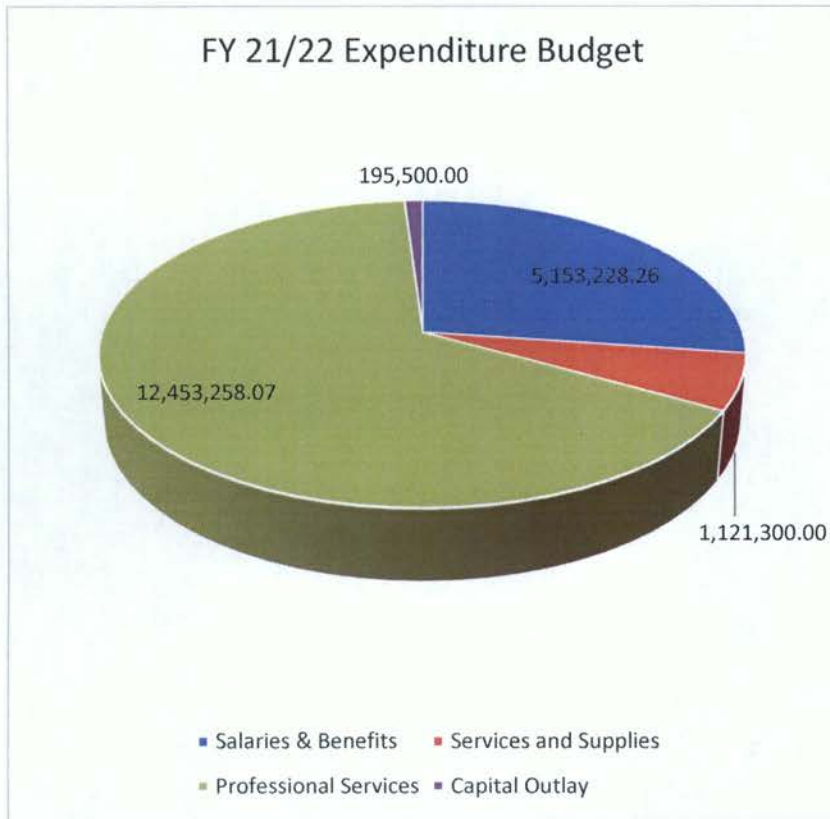
State funding sources are \$533,062.63 higher or 9.48% due to:

- \$1,129,380.51 drawdown on prior year's Freeway Service Patrol funding.

- \$1,000,995.00 is available for FY 21-22 future years of Freeway Service Patrol funding.
- \$624,084.86 drawdown has occurred on four years of Senate Bill 1 (SB1) Sustainable Transportation Planning Grants offset by a FY 21-22 allocation of \$341,671.00
- There is \$100,000.00 State Transportation Improvement Program (STIP) carryover
- Programmed an additional \$867,092.00 for State grant for Sustainable Transportation Equity Project (STEP)
- \$23,320.00 drawdown on prior year's Affordable Housing & Sustainable Community funds

Local revenues are higher by \$189,764.00 or 3.35% due to:

- Programmed an additional \$169,000.00 Measure K for the dubs, Transportation Demand Management, program.
- Additional \$34,800.00 of Local Transportation Planning & Administration funds
- \$34,700.00 increase of Transportation Demand funds for Merced
- \$13,189.00 decrease of Tri-County Travel Demand funds
- \$35,547.00 decrease of Merced Modeling funds



EXPENDITURES

Salaries and Benefits are proposed to increase by 11.02% \$4,641,882 to \$5,153,228.26 compared to the FY 20-21 amended budget primarily due to the requested addition of two deputy directors to replace the deputy director of planning, programming and project management who is now the executive director. The budget includes a 5.67% pool for merit-based raises. The salary-driven benefits adjust accordingly.

Services and Supplies are proposed to decrease by -2.9% or \$33,500.00. Adjustments have been made to reflect pandemic conditions.

Computer software and licenses have been increased to accommodate working remotely. Postage is reduced \$4,500 reflecting lower mailings. Subscriptions lowered \$4,000 reflecting actual experience. Total office expense reduced \$8,500.

Rents and leases is reduced by \$25,000 reflecting the right-sizing of production and copying machines with smaller, less expensive machines. Total Services and Supplies reduced by \$33,500.

Transportation, Travel and Training

Even during the pandemic, training continues. With several new employees coming on-board, more training expenses are expected. As conditions improve later in the fiscal year, travel may be reinstated. Budget remains same as FY 20-21 at \$66,000.

Professional Services – Increases \$995,631 over FY 20-21

There is consumption of various grants and funding sources, replaced with new grants. For example, the SB-1 Sustainable Communities Grants. There is an influx in of Measure K funding for dibs. While the San Joaquin Valley Early Action Planning Committee for Housing (REAP) has expended \$121,000, there remains over \$724,000 for contract purposes. The Sustainable Transportation Equity Project (STEP) has over \$2 million for pass through to sub-recipients.

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

Position Classification and Salary Schedule

Per board policy, the salary ranges at both the minimum and maximum levels are adjusted by the CPI change. The past year saw an 1.689% increase in CPI.

Note that group A still shows the deputy director for planning, programming and project delivery. Upon approval, two deputy directors will replace this position and a salary range (as a result of the compensation and classification study) will be created. These will either enter group A or a new group will be created.

Staff allocation

This schedule includes the proposed deputy director positions. These positions are requested to replace the deputy director for planning, programming and project delivery who is now the executive director. Two positions are being requested because of the dramatic increase in the work of the agency. SJCOG's Overall Work Program (OWP) has doubled in the past five years going from \$8 million to this year's \$18 million. In addition, SJCOG has not filled the project manager position since the completion of the Prop 1B projects nor has an associate planner position responsible for Measure K activity been filled. Each deputy will be responsible for different areas of the OWP.

FISCAL IMPACT

The Annual Financial Plan is required to be adopted by the Board of Directors prior to April 1 each year and disseminated to the member agencies for ratification. The Annual Financial Plan is the traditional line item budget identifying estimated revenues and expenditures for the fiscal year. The Annual Financial Plan is complimentary to the Overall Work Program.

RECOMMENDATION

That the Board adopt Resolution 21-22 approving the FY 2021-2022 Annual Financial Plan.

Prepared by: Steve Dial, Deputy Executive Director/CFO and Grace Orosco, Chief Accountant



**San Joaquin Council of Governments
ANNUAL FINANCIAL PLAN
Fiscal Year 2021/22**

Proposed March 25, 2021

CHAIR

Councilmember Sol Jobrack, City of Stockton

VICE-CHAIR

Councilmember Leo Zuber, City of Ripon

BOARD OF DIRECTORS

Councilmember Doug Kuehne	City of Lodi
Mayor Sonny Dhaliwal	City of Lathrop
Vice Mayor Gary Singh	City of Manteca
Councilmember Dan Wright	City of Stockton
Councilmember Christina Fugazi	City of Stockton
Supervisor Miguel Villapudua	County of San Joaquin
Supervisor Robert Rickman	County of San Joaquin
Supervisor Tom Patti	County of San Joaquin
Mayor Nancy Young	City of Tracy
Councilmember David Bellinger	City of Escalon

EX OFFICIO DIRECTORS

Dennis Agar, Director	Caltrans District 10
Gary Giovanetti, Director	San Joaquin Regional Transit District
Anthony Barkett	Port of Stockton

SUBMITTED BY:

Diane Nguyen
Executive Director

Steve Dial
Deputy Executive Director/
Chief Financial Officer

**San Joaquin Council of Governments
 ANNUAL FINANCIAL PLAN
 Fiscal Year 2021/2022
 Proposed Final March 25, 2021**

REVENUES	FY 2019-20 Actual	FY 2020-21 Amendment #3	FY 2021-22 Proposed Final	+/- Change	+/- % Change
Federal Grants	\$ 2,628,599	\$ 6,106,371	6,809,422.00	703,050.90	11.51%
State Grants	\$ 1,342,113	\$ 5,624,911	6,174,573.33	549,662.63	9.77%
Local	\$ 4,435,567	\$ 5,669,527	5,859,291.00	189,764.00	3.35%
Interest	\$ 20,487	\$ 20,000	20,000.00	-	0.00%
Other	\$ 19,828	\$ 29,000	60,000.00	31,000.00	106.90%
SJCOG OPERATING REVENUE	8,446,593.45	17,449,808.80	18,923,286.33	1,473,477.53	8.44%
EXPENDITURES					
Salaries & Benefits	4,105,244	4,641,882	5,153,228.26	511,346.36	11.02%
Services & Supplies	1,036,988	1,154,800	1,121,300.00	(33,500.00)	-2.90%
Office Expense	271,770	270,000	261,500.00	(8,500.00)	0.00%
Communications	64,415	60,000	60,000.00	-	0.00%
Memberships	34,814	45,000	45,000.00	-	0.00%
Maintenance - Equipment	3,750	10,000	10,000.00	-	0.00%
Rents & Leases - Equipment	142,357	150,000	125,000.00	(25,000.00)	-16.67%
Transportation, Travel & Training (In & Out of State)	50,606	66,000	66,000.00	-	0.00%
Publications & Legal Notices	6,957	7,500	7,500.00	-	0.00%
Insurance	119,823	146,300	146,300.00	-	0.00%
Building Operations & Maintenance	214,816	200,000	200,000.00	-	0.00%
SJCOG Building Debt Service Principal and Interest	127,679	200,000	200,000.00	-	0.00%
Professional Services	3,197,015	11,457,627	12,453,258.07	995,631.17	8.69%
Capital Outlay	52,216	195,500	195,500.00	-	0.00%
Unallocated/Reserve					
SJCOG OPERATING EXPENDITURES	8,391,464	17,449,809	18,923,286.33	1,473,477.53	8.44%

San Joaquin Council of Governments
 ANNUAL FINANCIAL PLAN
 Fiscal Year 2021/2022
 Proposed Final March 25, 2021

REVENUE

Revenue Source	FY 2019-20 Actual	FY 2020-21 Amendment #3	FY 2021-22 Proposed Final	+/- Change
FEDERAL GRANTS				
<i>U.S. Department of Transportation:</i>				
Federal Highway Administration (PL)	\$ 1,325,221	\$ 1,406,262	\$ 1,383,630	\$ (22,632)
Federal Highway Administration (PL C/O)		\$ 85,785	\$ -	\$ (85,785)
Federal Transit Administration MPO Planning (FTA 5303)	\$ 346,932	\$ 346,272	\$ 378,781	\$ 32,509
Federal Transit Administration MPO Planning (FTA 5303 C/O)		\$ 284,293	\$ -	\$ (284,293)
RSTP SR99 and SR 120 Ramps: STPL 6088(057)	\$ 75,134	\$ -	\$ -	\$ -
RSTPCML 6088(068) I-205 Managed Lanes Widening	\$ 1,375	\$ 2,421,802	\$ 2,421,802	\$ -
CMAQ TDM	\$ 879,937	\$ 1,561,957	\$ 2,625,209	\$ 1,063,252
				\$ -
	\$ 2,628,599	\$ 6,106,371	\$ 6,809,422	\$ 703,051
STATE GRANTS				
<i>California Department of Transportation:</i>				
STIP Planning & Programming		\$ 290,000	\$ 290,000	\$ -
STIP Planning & Programming FY 20/21 Carryover			\$ 100,000	\$ 100,000
FY 17/18 Caltrans Sustainable Transportation Planning Grant (SB1)	\$ 218,638	\$ -	\$ -	\$ -
FY 18/19 Caltrans Sustainable Transportation Planning Grant (SB1)	\$ 184,055	\$ 121,583	\$ -	\$ (121,583)
FY 19/20 Caltrans Sustainable Transportation Planning Grant (SB1)	\$ 18,735	\$ 335,077	\$ 100,000	\$ (235,077)
FY 19/20 Caltrans Adaptation Planning Grant (SB1)	\$ 11,386	\$ 188,614	\$ 125,000	\$ (63,614)
FY 20/21 Caltrans Sustainable Transportation Planning Grant (SB1)		\$ 353,812	\$ 150,000	\$ (203,812)
FY 21/22 Caltrans Sustainable Transportation Planning Grant (SB1)			\$ 341,671	\$ 341,671
Sub-recipient of SB1 Competitive Planning Grant (City of Lodi)		\$ 80,750	\$ 97,350	\$ 16,600
State Planning & Research (Fmrlly CT Rural Planning Assistance)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Caltrans-FSP (I-205) FY 18-19 Carryover FSP19-6088(064)	\$ 305,235	\$ 200,000	\$ -	\$ (200,000)
Caltrans-FSP (I-205) FY 19-20 allocation FSP20-6088(069)		\$ 400,000	\$ 100,000	\$ (300,000)
Caltrans-FSP (I-205) FY 20-21 allocation FSP21-6088(073)			\$ 546,122	\$ 546,122
Freeway Service Patrol (FSP18 SB1 6088-063) Carryover	\$ 357,127	\$ 200,000	\$ -	\$ (200,000)
Caltrans-FSP18SB1 FY 18-19 allocation FSP19 SB1-6088(066)	\$ 42,797	\$ 429,381	\$ -	\$ (429,381)
Caltrans-FSP19SB1 (6088-070) FY 19-20 allocation		\$ 490,646	\$ 490,646	\$ -
Caltrans-FSP21 SB1 (6088-074) FY 20-21 allocation			\$ 454,873	\$ 454,873
Affordable Housing & Sustainable Communities FY 19/20 Enterprise	\$ 4,866	\$ 3,230	\$ -	\$ (3,230)
Affordable Housing & Sustainable Communities FY 20/21 Enterprise	\$ 20,000	\$ 40,000	\$ 20,000	\$ (20,000)
State Transit Assistance	\$ 129,273	\$ 134,391	\$ 134,391	\$ -
SJV Regional Early Action Planning Committee for Housing (REAP)		\$ 845,097	\$ 845,097	\$ -
Sustainable Transportation Equity Project (STEP)		\$ 1,462,331	\$ 2,329,423	\$ 867,092
SUBTOTAL	\$ 1,342,113	\$ 5,624,911	\$ 6,174,573	\$ 549,662.63
LOCAL				
TDA (LTF Planning + TDA Administration)	\$ 1,361,071	\$ 1,389,100	\$ 1,423,900	\$ 34,800
Measure K Project Management	\$ 1,365,184	\$ 1,000,000	\$ 1,000,000	\$ -
Measure K Administration	\$ 234,816	\$ 671,000	\$ 671,000	\$ -
Measure K dibs		\$ 695,000	\$ 864,000	\$ 169,000
RTIF	\$ 40,974	\$ 341,491	\$ 341,491	\$ -
Valley MPOs Air Quality Planning	\$ 194,019	\$ 181,100	\$ 181,100	\$ -
TDM - Merced CAG CMAQ	\$ 34,693	\$ 50,300	\$ 85,000	\$ 34,700
TDM - Merced CAG CMAQ	\$ 88,043	\$ 75,000	\$ 75,000	\$ -
TDM - StanCOG CMAQ	\$ 200,000	\$ 245,800	\$ 245,800	\$ -
Tri-County Travel Demand (Merced, Stanislaus, San Joaquin)	\$ 2,477	\$ 13,189	\$ -	\$ (13,189)
SACOG TDM (Trip Planning System, 511, dibs)	\$ 71,102	\$ 150,000	\$ 150,000	\$ -
Merced- Modeling	\$ 3,210	\$ 35,547	\$ -	\$ (35,547)
SACOG FSP Match	\$ 190,506	\$ 207,000	\$ 207,000	\$ -
COG Fees		\$ 10,000	\$ 10,000	\$ -
SJCOGI	\$ 649,472	\$ 605,000	\$ 605,000	\$ -
SUBTOTAL	\$ 4,435,567	\$ 5,669,527	\$ 5,859,291	\$ 189,764.00
OTHER				
Interest	\$ 20,487	\$ 20,000	\$ 20,000	\$ -
Other (ALUC Fees+doc fees)	\$ 19,828	\$ 29,000	\$ 60,000	\$ 31,000
SUBTOTAL	\$ 40,315	\$ 49,000	\$ 80,000	\$ 31,000
TOTAL	\$ 8,446,593.45	\$ 17,449,808.80	\$ 18,923,286.33	\$ 1,473,477.53

San Joaquin Council of Governments
 ANNUAL FINANCIAL PLAN
 Fiscal Year 2021/2022
 Proposed Final March 25, 2021

SERVICE AND SUPPLIES

Title	Line Item Description	FY 2019-20 Actual	FY 2020-21 Amendment #3	FY 2021-22 Proposed Final	+/- Change
Office Expense - General	General Supplies	\$ 34,482	\$ 40,000	\$ 35,000	\$ (5,000)
	Recognitions		\$ 500	\$ 500	\$ -
	Printing	\$ 2,491	\$ 4,000	\$ 4,000	\$ -
	Noncapital Equip/Furniture	\$ 43,876	\$ 20,000	\$ 20,000	\$ -
	Computer Software & License	\$ 187,677	\$ 190,000	\$ 195,000	\$ 5,000
Office Expense - General Subtotal		\$ 268,526	\$ 254,500	\$ 254,500	\$ -
Office Expense - Postage Subtotal		\$ 1,363	\$ 7,500	\$ 3,000	\$ (4,500)
Office Expense - Subscriptions Subtotal		\$ 1,882	\$ 8,000	\$ 4,000	\$ (4,000)
Office Expense - Subtotal		\$ 271,770	\$ 270,000	\$ 261,500	\$ (8,500)
Communications-Subtotal		\$ 64,415	\$ 60,000	\$ 60,000	\$ -
Memberships - Subtotal		\$ 34,814	\$ 45,000	\$ 45,000	\$ -
Maintenance - Equipment - Subtotal		\$ 3,750	\$ 10,000	\$ 10,000	\$ -
Rents & Leases - Equipment - Subtotal		\$ 142,357	\$ 150,000	\$ 125,000	\$ (25,000)
Publications & Legal Notices - Subtotal		\$ 6,957	\$ 7,500	\$ 7,500	\$ -
Insurances - Subtotal		\$ 119,823	\$ 146,300	\$ 146,300	\$ -
Building Maintenance - Subtotal		\$ 214,816	\$ 200,000	\$ 200,000	\$ -
BuildingDebt Service - Principle & Interest		\$ 127,679	\$ 200,000	\$ 200,000	\$ -
TOTAL SERVICES & SUPPLIES		\$ 986,382	\$ 1,088,800	\$ 1,055,300	\$ (33,500)

**San Joaquin Council of Governments
 ANNUAL FINANCIAL PLAN
 Fiscal Year 2021/2022
 Proposed Final March 25, 2021**

Tranportation Travel & Training

	FY 2019-20	FY 2020-21	FY 2021-22	+/-
	Actual	Amendment #3	Proposed Final	Change
In and Out of State Travel	\$ 30,591	\$ 45,000	\$ 45,000	\$ -
Training	\$ 19,592	\$ 20,000	\$ 20,000	\$ -
Rideshare Incentive	\$ 423	\$ 1,000	\$ 1,000	\$ -
Transportation & Travel - Subtotal	\$ 50,606	\$ 66,000	\$ 66,000	\$ -

San Joaquin Council of Governments
ANNUAL FINANCIAL PLAN
Fiscal Year 2021/2022
Proposed Final March 25, 2021

PROFESSIONAL SERVICES

<i>Work Element No./Project Description</i>	FY 2019-20 Actual	FY 2020-21 Amendment #3	FY 2021-22 Proposed Final	+/- Change
601.01--Regional Transportation Plan	\$ 53,728	\$ 471,883	\$ 471,883	\$ -
601.011--Regional Transportation Plan (AHSC)	\$ 4,969	\$ 32,000	\$ 32,000	\$ -
601.012--SCS Implementation FY 17/18 SB1 grant	\$ 165,484	\$ -	\$ -	\$ -
601.013--SCS Implementation FY 18/19 SB1 grant	\$ 204,950	\$ 126,828	\$ -	\$ (126,828)
601.014--SCS Implementation FY 19/20 SB1 grant	\$ 8,357	\$ 175,000	\$ 75,000	\$ (100,000)
601.015--19/20 Caltrans Adaptation Planning grant SB1		\$ 200,000	\$ 100,000	\$ (100,000)
601.016--SCS Implementation FY 20/21 SB1 grant		\$ 325,000	\$ 200,000	\$ (125,000)
601.01--SCS Implementation FY 20/21 SB1 grant		\$ 200,000	\$ 200,000	\$ -
601.017--SCS Implementation FY 21/22 SB1 grant			\$ 325,000	\$ 325,000
601.02--Regional Planning Studies		\$ 30,000	\$ 30,000	\$ -
602.01--RTIP				\$ -
603.01--Road & Street Monitoring	\$ 50,032	\$ 900,000	\$ 900,000	\$ -
603.015--I-205 Managed Lanes Widening Project	\$ 4,925	\$ 2,000,000	\$ 2,000,000	\$ -
603.02--Transit Coordination	\$ 28,000			\$ -
603.03--Transportation Air Quality	\$ 151,241	\$ 200,000	\$ 200,000	\$ -
603.04--Goods Movement				\$ -
603.041 --Goods Movement Partnership Planning Grant				\$ -
701.01--Technical Assistance		\$ 80,750	\$ 97,350	\$ 16,600
801.01--Intergovernmental Coordination	\$ 93,140	\$ 130,000	\$ 130,000	\$ -
801.012--Intergovernmental Coordination (St. Pln. & Reas)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
801.02--Projections & Forecasts	\$ 66,892	\$ 140,000	\$ 140,000	\$ -
801.03--Airport Land Use Commission	\$ 2,967	\$ 10,000	\$ 10,000	\$ -
801.04--Congestion Management	\$ 19	\$ 50,000	\$ 50,000	\$ -
801.05--Regional Planning		\$ 15,000	\$ 15,000	\$ -
801.06--Valley MPO Coordination	\$ 27,573	\$ 45,000	\$ 45,000	\$ -
801.09--SJCOG Inc		\$ 85,000	\$ 85,000	\$ -
901.01--Measure K	\$ 50,500	\$ 50,000	\$ 50,000	\$ -
901.02--RTIF	\$ 8,615	\$ 15,000	\$ 15,000	\$ -
901.03--Smart Growth				\$ -
1001.01--COG OWP		\$ 5,000	\$ 5,000	\$ -
1001.02--TDA Administration	\$ 168,196	\$ 250,000	\$ 250,000	\$ -
1001.03--Community Involvement	\$ 24,468	\$ 25,000	\$ 25,000	\$ -
1001.04--FAST ACT Management				\$ -
1101.01--Transportation Demand Management	\$ 435,268	\$ 1,324,248	\$ 1,900,515	\$ 576,267
1101.03--Transportation Demand Management				\$ -
1201.01--Freeway Service Patrol	\$ 851,830	\$ 1,720,027	\$ 1,720,027	\$ -
1201.03 - SJCOG Interns				\$ -
1301.01 - Performance Based Planning and Programming				\$ -
1350.01 - SJV Regional Early Action Planning Committee for Housing (REAP)		\$ 845,097	\$ 724,097	\$ (121,000)
1375.01 - Sustainable Transportation Equity Project (STEP)		\$ 1,462,331	\$ 2,079,423	\$ 617,092
Indirect	\$ 745,862	\$ 494,463	\$ 527,963	\$ 33,500
TOTAL	\$ 3,197,015	\$ 11,457,627	\$ 12,453,258	\$ 995,631

**San Joaquin Council of Governments
 ANNUAL FINANCIAL PLAN
 Fiscal Year 2021/2022
 Proposed Final March 25, 2021**

FIXED ASSETS

<i>Title</i>	<i>Description</i>	FY 2019-20	FY 2020-21	FY 2021-22	+/-
		Actual	Amendment #3	Proposed Final	Change
	Office Furniture/Equipment		\$ 10,000	\$ 10,000	\$ -
	Replacement Printers (2)		\$ -	\$ -	\$ -
	Server Upgrade		\$ 20,500	\$ 20,500	\$ -
	ERP Accounting System		\$ -	\$ -	\$ -
	Customer Relation Management		\$ 25,000	\$ 25,000	\$ -
	Computer Upgrades	\$ 52,216	\$ 20,000	\$ 20,000	\$ -
	Capitalized Building Maintenance/Upgrades		\$ 120,000	\$ 120,000	\$ -
TOTAL		\$ 52,216	\$ 195,500	\$ 195,500	\$ -

POSITION CLASSIFICATIONS & SALARY SCHEDULE
 ANNUAL

Proposed March 25, 2021 - Effective July 1, 2021

Position	12 month Change in CPI	Minimum		Maximum	
		Previous	New	Previous	New
Executive Director		227,735.66	\$ 227,735.66		
GROUP A	1.6890%			\$ 207,032.43	\$ 210,529.21
Deputy Executive Director/Chief Financial Officer Deputy Director Planning, Prog. & Project Delivery					
GROUP B	1.68900%	92,793.76	\$ 94,361.05	\$ 145,000.00	\$ 145,000.00
Habitat Conservation Program Manager* Manager of Administrative Services Project Manager					
GROUP C	1.68900%	78,145.59	\$ 79,465.47	132,990.33	\$ 135,236.54
Chief Accountant Payroll Specialist/HR Assistant Senior Regional Planner Senior Program Specialist Information Technology Manager					
GROUP D	1.68900%	69,149.54	\$ 70,317.48	103,330.25	\$ 105,075.50
Associate Regional Planner Associate Habitat Planner Associate Program Specialist Staff Accountant Public Information Officer					
GROUP E	1.68900%	61,059.19	\$ 62,090.48	86,839.75	\$ 88,306.47
Junior Accountant Contract/Grants Specialist Assistant Regional Planner Assistant Program Specialist Assistant Habitat Planner Administrative Analyst					
GROUP F	1.68900%	54,246.57	\$ 55,162.79	73,233.73	\$ 74,470.65
Office Administrator					
GROUP G	1.68900%	47,878.33	\$ 48,686.99	70,085.78	\$ 71,269.53
Administrative Technician Accounting Assistant II Planning Technician					
GROUP H	1.68900%	41,027.55	\$ 41,720.51	58,005.10	\$ 58,984.81
Accounting Assistant I Administrative Clerk II					
GROUP I	1.68900%	36,084.20	\$ 36,693.66	50,144.60	\$ 50,991.54
Administrative Clerk I					

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

**San Joaquin Council of Governments
 STAFF ALLOCATION
 Proposed March 25, 2021**

<u>Position</u>	<u>2019-20</u>	<u>2020-21</u>	<u>02/25/2021 proposed 2020-21</u>	<u>03/25/2021 proposed 2021-22</u>
Executive Director	1	1	1	1
Deputy Executive Director/Chief Financial Officer	1	1	1	1
Deputy Director (proposed)	1	1	1	2
Project Manager Habitat	1	1	1	1
Public Communications Officer	1	0	1	1
Senior Regional Planner	4	4	4	4
Senior Program Specialist	1	1	1	1
Chief Accountant	1	1	1	1
Assistant/Associate Regional Transportation Planner	6	8	5	6
Assistant/Associate Program Specialist	2	1	1	2
Assistant/Associate Habitat Planner	1	1	1	1
Planner Tech	0	0	0	1
Administrative Analyst	1	1	1	0
Administrative Technician	1	1	3	3
Manager of Administrative Services	1	1	1	1
Information Technology Manager	1	1	1	1
Office Administrator	1	1	1	1
Administrative Clerk I/II	2	2	0	0
Staff Accountant	1	1	1	1
Junior Accountant	0	0	1	1
Contract/Grant Specialist	0	0	1	1
Payroll Specialist-HR Assistant	1	1	1	1
Accounting Assistants I/II	1	2	2	2
TOTAL	30	31	31	34
Regular Positions:	33	33	33	34
Interns/Temporary/Part-Time Positions:	2	2	2	3

PROPOSAL ACTIVITIES

Task Order No. 1 — \$40,000 - Police Chief Recruitment and General Consulting

Task Order No. 2 – \$265,000 - Police Department Recruitment and General Consulting

I. Executive Recruitment Methodology

Phase I – Strategic Recruitment Plan

Review of the City's needs, culture, and goals; preparation of the recruitment and selection process, and the schedule. Meet with key stakeholders to obtain input in developing the ideal candidate profile.

Phase II – Marketing and Applicant Screening

Prepare, submit for approval, and publish advertisements in appropriate magazines, journals, newsletters, job bulletins, websites, social media and other sources to attract candidates on a nationwide, regional, local, or targeted basis based on the recruitment strategy.

Phase III – Selection

Will design a selection process based on information gathered in Phase I. Will review with City the process and discuss the City's preferred approach in assessing the final candidates. Will coordinate all aspects of the selection process for the City, including preparing appropriate materials such as interview questions, evaluation manuals, and other assessment exercises, and facilitating interviews.

II. General Consulting

Will provide consulting hours as requested for the development of a strategic recruitment plan for all job classifications.

BACKGROUND:

Since the City's incorporation, the SJCSO has provided comprehensive law enforcement services including traffic enforcement and crime prevention programs. The City of Lathrop is the only incorporated City using the SJCSO for police services. Most recently, Lathrop executed a five-year contract with the SJCSO on April 17, 2017, that expires on June 30, 2022. For 31 years, the SJCSO has implemented a community-based policing model that has very successfully engaged the community and administered programs geared toward reducing crime while meeting the goals of City Council. The community is grateful to all the hardworking law enforcement men and women that have served Lathrop over the years making the community a safe place to live, work and raise their families.

CITY MANAGER'S REPORT **Page 3**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
CPS HR CONSULTING MASTER AGREEMENT, TASK ORDER NO. 1 & TASK
ORDER NO 2

In recent years, the cost of the SJCSO police services has increased annually with the current year's budget rising to over \$9 million for 28 sworn officers. The cost increases are mainly due to the unusually high pension cost paid for each officer and the ever-increasing officer startup costs.

In the past, Council has directed police services reviews including possible modifications of the San Joaquin County's contract, contracting with other public agencies for law enforcement services, review of pending development impacts on current law enforcement activities and the feasibility of creating our own Department. Those studies have laid the groundwork from which we will launch the formation of a new City of Lathrop Police Department.

City Council and staff have been working diligently for the past decade or so on achieving financial stability. Since 2010, Council has made difficult fiscal decisions and held the line on staffing requests to set Lathrop up for the success it has reached today. Council has routinely set aside funds for unforeseeable events that prepared the City to effectively endure difficult conditions without affecting its structure and core services.

During the March 22, 2021, Special City Council Meeting, Council decided that now is the ideal time for Lathrop to transition to a city police department and directed staff to create Capital Improvement Project GG 21-11, to begin the creation of the new Lathrop Police Department, and implement the transition of law enforcement services from the San Joaquin County Sheriff to the City. The new Police Department project identifies 46 new sworn and nonsworn positions that each require knowledge, skills and abilities to be successful in their roles. CPS HR Consulting has been identified to offer turn key staffing solutions including a full range of services from marketing and outreach to managing the entire recruitment and selection process.

CPS HR Consulting is a client-centered human resources and management consulting firm specializing in government and non-profit clients. As a self-supporting public agency, they understand the unique needs of the public sector and have served as a trusted colleague to clients across North America for more than 30 years. CPS HR's client list includes federal, state, county and city governments, special districts and non-profit organizations.

Tonight, staff is requesting Council ratify a Master Consulting Services Agreement and Task Order No. 1 and approve Task Order No. 2 with CPS HR Consulting (CPS), to begin recruitment of personnel for the new City of Lathrop Police Department. In an effort to move quickly, the City Manager has authorized Task Order No. 1 in the amount of \$40,000. Task Order No. 1 is for the executive recruitment of the Chief of Police and general consulting services, including a strategic recruitment plan for all job classifications in the new Police Department. Task Order No. 2 in the amount of \$265,000, includes recruitment services of the remaining proposed positions, assessment center, oral interviews and exam costs and general consulting services as needed.

Cost Summary		
Task Order 1		
Police Chief Executive Search	\$25,000	
General Consulting	\$14,950	
Total	\$39,950	
Task Order 1 do not exceed		\$40,000
Task Order 2		
Recruitments (HR Director, Lieutenants, Sergeants, Mgmt/Crime Analyst, Police Services Mgr, Records Supervisor, CSO, Officers, & Records Assists)	\$150,000	
Assessment Centers	\$39,000	
Oral Interviews	\$28,000	
Exams	\$4,000	
General Consulting	\$39,000	
Reimbursable Expenses	\$5,000	
Total	\$265,000	
Task Order 2 do not exceed		\$265,000
Total to date CPS HR		\$305,000

REASON FOR RECOMMENDATION:

CPS is a full-service human resources consulting firm dedicated to assisting organizations with their talent management needs, among other functions. CPS's core competency is its knowledge of and expertise in the public sector. In the past three years, CPS has provided over 50,000 entry and promotional public safety exams for at least 170 clients. CPS's work with local government agencies throughout the United States has given them an in-depth understanding of government operations, programs and services. Using best practices and innovative and targeted recruitment strategies, CPS is well positioned to support the City of Lathrop in the hiring process for the new Lathrop Police Department.

FISCAL IMPACT:

During the March 22, 2021 Special Meeting, the City Council approved the project budget for CIP GG 21-11, to begin the creation of the new Lathrop Police Department, and implement the transition of law enforcement services from the San Joaquin County Sheriff to the City.

Tonight's request ratifies the City Manager's approval of a Master Consulting Services Agreement and Task Order No. 1 in the amount of \$40,000 and authorizes the City Manager to execute Task Order No 2 in the amount of \$265,000 with CPS HR Consulting, to begin the recruitment process for personnel to form the new City of Lathrop Police Department.

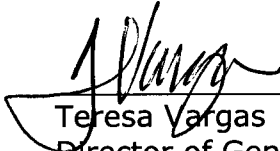
CITY MANAGER'S REPORT **Page 5**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
CPS HR CONSULTING MASTER AGREEMENT, TASK ORDER NO. 1 & TASK
ORDER NO 2

ATTACHMENTS:

- A. Resolution Ratifying a Master Consulting Services Agreement and Task Order No. 1, and Approving Task Order No. 2 with CPS HR Consulting, for the Recruitment and Selection of Personnel Assigned to the New Lathrop Police Department, GG 21-11
- B. Master Agreement and Task Order No. 1 CPS HR Consulting
- C. Task Order No. 2 CPS HR Consulting

CITY MANAGER'S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
CPS HR CONSULTING MASTER AGREEMENT, TASK ORDER NO. 1 & TASK
ORDER NO 2

APPROVALS:



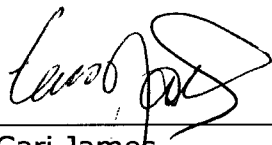
Teresa Vargas
Director of General Services &
City Clerk

5/4/2021
Date



Thomas Hedegard
Deputy Finance Director

5/4/21
Date



Cari James
Director of Finance &
Administrative Services

5/4/2021
Date



Salvador Navarrete
City Attorney

5-4-2021
Date



Stephen J Salvatore
City Manager

5.4.21
Date

RESOLUTION NO. 21-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
RATIFYING A MASTER CONSULTING SERVICES AGREEMENT AND TASK
ORDER NO. 1 AND APPROVING TASK ORDER NO. 2 WITH CPS HR
CONSULTING, FOR RECRUITMENT AND SELECTION OF PERSONNEL
ASSIGNED TO THE NEW LATHROP POLICE DEPARTMENT, GG 21-11**

WHEREAS, at the March 22, 2021, Special City Council Meeting, Council directed staff to create Capital Improvement Project GG 21-11, to begin the creation of the new Lathrop Police Department, and implement the transition of law enforcement services from the San Joaquin County Sheriff to the City; and

WHEREAS, the new Police Department project identifies 46 new sworn and nonsworn positions that each require knowledge, skills and abilities to be successful in their roles; and

WHEREAS, CPS HR Consulting (CPS) has been identified to offer turnkey staffing solutions including a full range of services from marketing and outreach to managing the entire recruitment and selection process; and

WHEREAS, CPS is a client-centered human resources and management consulting firm specializing in government and non-profit clients; and

WHEREAS, as a self-supporting public agency, CPS understand the unique needs of the public sector and have served as a trusted colleague to clients across North America for more than 30 years; and

WHEREAS, CPS HR's client list includes federal, state, county and city governments, special districts and non-profit organizations, working with all levels of positions in both safety and civilian classifications; and

WHEREAS, staff is requesting Council ratify a Master Consulting Services Agreement and Task Order No. 1 and approve Task Order No. 2 with CPS HR Consulting (CPS), to begin recruitment of personnel for the new City of Lathrop Police Department. In an effort to move quickly, the City Manager has authorized Task Order No. 1 in the amount of \$40,000; and

WHEREAS, Task Order No. 1 funds the executive recruitment of the Chief of Police and general consulting services, including development of a strategic recruitment plan for all job classifications in the new Police Department; and

WHEREAS, Task Order No. 2 in the amount of \$265,000, includes recruitment services of the remaining proposed positions, assessment centers, oral interviews, exam costs and general consulting services as needed; and

WHEREAS, tonight's request ratifies the Master Consulting Services Agreement and Task Order No. 1 and approves Task Order No. 2 with CPS HR Consulting to begin recruitment of personnel for the new City of Lathrop Police Department; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop does hereby ratify a Master Consulting Services Agreement and Task Order No. 1 in the amount of \$40,000 and approves Task order No. 2 in the amount of \$265,000 with CPS HR Consulting to provide recruitment of personnel for the new City of Lathrop Police Department from the project GG 21-11 budget.

The foregoing resolution was passed and adopted this 10th day of May, 2021, by the following vote of the City Council, to wit:

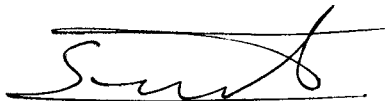
- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

CITY OF LATHROP MASTER CONSULTING AGREEMENT WITH CPS HR CONSULTING, FOR PROFESSIONAL CONSULTING SERVICES RELATED TO RECRUITMENT AND SELECTION SERVICES RELATED TO ESTABLISHING THE CITY OF LATHROP LAW ENFORCEMENT DEPARTMENT

THIS AGREEMENT, dated for convenience this 20 day of April, 2021, is by and between CPS HR CONSULTING ("CONSULTANT") and the CITY OF LATHROP, a California municipal corporation ("CITY");

RECITALS:

WHEREAS, CONSULTANT is specially trained, experienced, and competent to provide professional consulting services to assist the City in the recruitment and selection of sworn and non-sworn personnel for the new City of Lathrop Law Enforcement Department, which are required by this agreement; and

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

WHEREAS, CONSULTANT is willing to render such professional consulting services for various related specialized projects, as hereinafter defined, on the following terms and conditions;

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

AGREEMENT

(1) Scope of Service

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

(2) Compensation

CITY hereby agrees to pay CONSULTANT the amount indicated in each approved Task Order, for Professional Consulting Services related to various specialized recruitment and selection projects in assisting the City in developing and establishing their own Law Enforcement Department. City agrees to pay CONSULTANT within thirty (30) days of receipt of billings containing all information required per Paragraph 5 below. Compensation for any task must be equal to or less than the percentage of task complete.

In no event shall CONSULTANT be entitled to compensation for work not included in the approved Task Order Scope of Work unless CITY's authorized representative executes a written change order or authorization describing the extra work and payment terms prior to the commencement of the work.

**CITY OF LATHROP – CONSULTING SERVICES MASTER AGREEMENT
CPS HR CONSULTING**

(3) Effective Date and Term

The effective date of this Agreement is April 20, 2021, and it shall terminate no later than June 30, 2023 provided, that the City may renew this agreement under the same terms and conditions for additional twelve (12) month periods, commencing on July 1 of each year and terminating on June 30 of each subsequent year. Each such renewal shall be automatic unless CONSULTANT is given thirty (30) days' written notice of CITY's intention not to renew this agreement.

(4) Independent Contractor Status

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

(5) Billings

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

(6) Advice and Status Reporting

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

(7) Assignment of Personnel

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

**CITY OF LATHROP – CONSULTING SERVICES MASTER AGREEMENT
CPS HR CONSULTING**

(8) Assignment and Subcontracting

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

(9) Insurance

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

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

(b) Commercial General and Automobile Liability Insurance. CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain commercial general and automobile liability insurance for the period covered by this Agreement in an amount not less than one million dollars per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall

**CITY OF LATHROP – CONSULTING SERVICES MASTER AGREEMENT
CPS HR CONSULTING**

be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

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

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

- (i) CITY, its officers, employees, agents, and volunteers are to be covered as insured with respect to each of the following: liability arising out of activities performed by or on behalf of CONSULTANT, including the insider's general supervision of CONSULTANT; products and completed operations of CONSULTANT; premises owned, occupied or used by CONSULTANT. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents, or volunteers.
 - (ii) The insurance shall cover on an occurrence or an accident basis, and not on a claim made basis.
 - (iii) An endorsement must state that coverage is primary insurance and that no other insurance affected by the CITY will be called upon to contribute to a loss under the coverage.
 - (iv) Any failure of CONSULTANT to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.
 - (v) Insurance is to be placed with California-admitted insurers with a Best's rating of no less than A: VII.
 - (vi) Notice of cancellation or non-renewal must be received by CITY at least thirty days prior to such change.
- (c) Professional Liability. CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than One Million Dollars (\$1,000,000) per claim made and per policy

**CITY OF LATHROP – CONSULTING SERVICES MASTER AGREEMENT
CPS HR CONSULTING**

aggregate covering the licensed professionals' errors and omissions, as follows:

- (i) Any deductible or self-insured retention shall not exceed \$150,000 per claim.
- (ii) Notice of cancellation, material change, or non-renewal must be received by the CITY at least thirty days prior to such change shall be included in the coverage or added as an endorsement to the policy.
- (iii) The policy must contain a cross liability or severability of interest clause.
- (iv) The following provisions shall apply if the professional liability coverages are written on a claims made form:
 - 1. The retroactive date of the policy must be shown and must be before the date of the Agreement.
 - 2. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.
 - 3. If coverage is canceled or not renewed and it is not replaced with another claims made policy form with a retroactive date that precedes the date of this Agreement, CONSULTANT must provide extended reporting coverage for a minimum of five years after completion of the Agreement or the work. The CITY shall have the right to exercise at the CONSULTANT'S cost, any extended reporting provisions of the policy should the CONSULTANT cancel or not renew the coverage.
 - 4. A copy of the claim reporting requirements must be submitted to the CITY prior to the commencement of any work under this Agreement.
- (d) Deductibles and Self-Insured Retentions. CONSULTANT shall disclose the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. During the period covered by this Agreement, upon express written authorization of the CITY's authorized representative, CONSULTANT may increase such deductibles or self-insured retentions with respect to CITY, its officers, employees, agents, and volunteers. The CITY's authorized representative may condition

**CITY OF LATHROP – CONSULTING SERVICES MASTER AGREEMENT
CPS HR CONSULTING**

approval of an increase in deductible or self-insured retention levels upon a requirement that CONSULTANT procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.

- (e) **Notice of Reduction in Coverage.** In the event that any coverage required under subsections (a), (b), or (c) of this section of the Agreement is reduced, limited, or materially affected in any other manner, CONSULTANT shall provide written notice to CITY at CONSULTANT'S earliest possible opportunity and in no case later than five days after CONSULTANT is notified of the change in coverage.
- (f) In addition to any other remedies CITY may have if CONSULTANT fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, CITY may, at its sole option:
 - (i) Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
 - (ii) Order CONSULTANT to stop work under this Agreement or withhold any payment which becomes due to CONSULTANT hereunder, or both stop work and withhold any payment, until CONSULTANT demonstrates compliance with the requirements hereof;
 - (iii) Terminate this Agreement.

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

(10) Indemnification - CONSULTANT'S Responsibility

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

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

**CITY OF LATHROP – CONSULTING SERVICES MASTER AGREEMENT
CPS HR CONSULTING**

CONSULTANT'S profession.

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

(11) Licenses

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

(12) Business Licenses

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

(13) Termination

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

(14) Funding

CONSULTANT agrees and understands that renewal of this agreement in subsequent years is contingent upon action by the City Council consistent with the

**CITY OF LATHROP – CONSULTING SERVICES MASTER AGREEMENT
CPS HR CONSULTING**

appropriations limits of Article XIII (B) of the California Constitution and that the Council may determine not to fund this agreement in subsequent years.

(15) Notices

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

To City	Copy To	To Consultant
City of Lathrop City Clerk 390 Towne Centre Lathrop, CA 95330 Main: (209) 941-7230 Fax: (209) 941-7229	City of Lathrop City Manager's Office 390 Towne Centre Lathrop, CA 95330 Main: (209) 941-7220 Fax: (209) 941-7229	CPS HR CONSULTING Christina Batorski Peacock Manager, Recruitment Solutions 2450 Del Paso Road, Suite 220 Sacramento, CA 95834 Phone: (916) 471-3358

(16) Miscellaneous

- (a) **Consent.** Whenever in this Agreement the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.
- (b) **Controlling Law.** The parties agree that this Agreement shall be governed and construed by and in accordance with the Laws of the State of California.
- (c) **Definitions.** The definitions and terms are as defined in these specifications.
- (d) **Force Majeure.** Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.
- (e) **Headings.** The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of

**CITY OF LATHROP – CONSULTING SERVICES MASTER AGREEMENT
CPS HR CONSULTING**

any part of this Agreement.

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

**CITY OF LATHROP – CONSULTING SERVICES MASTER AGREEMENT
CPS HR CONSULTING**

the following Business Day.

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

(17) Notice to Proceed

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

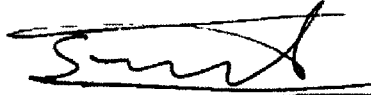
(18) Signatures

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

**CITY OF LATHROP – CONSULTING SERVICES MASTER AGREEMENT
CPS HR CONSULTING**

Approved as to Form:

City of Lathrop
City Attorney



Salvador Navarrete

4.20.2021
Date

Accepted By:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

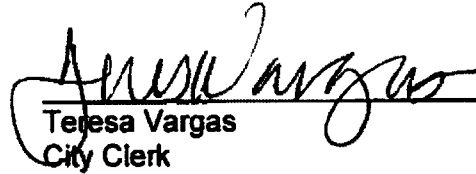


Stephen J. Salvatore
City Manager

4.20.21

Date

Attest:

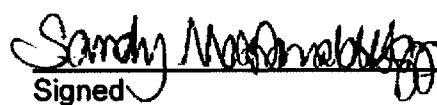


Teresa Vargas
City Clerk

4/20/2021
Date

CONSULTANT:

CPS HR CONSULTING
Christina Batorski Peacock, Manager
2450 Del Paso Rd, Suite 220 Sacramento, CA 95834
Fed ID # 68-0067209
Business License # 80054



Signed

4/16/2021
Date

Sandy MacDonald-Hopp, Chief Financial Officer
(Print Name and Title)

**CITY OF LATHROP
TASK ORDER NO 1 PURSUANT TO
MASTER AGREEMENT FOR CONSULTING SERVICES
DATED APRIL 20, 2021**

**CPS HR CONSULTING – RECRUITMENT AND SELECTION SERVICES
FOR THE DEVELOPMENT OF THE NEW
CITY OF LATHROP LAW ENFORCEMENT DEPARTMENT**

THIS TASK ORDER, dated for convenience this 20 day of April 2021, is by and made and entered into by and between CPS HR CONSULTING (“CONSULTANT”) and the CITY OF LATHROP, a California municipal corporation (“CITY”);

RECITALS:

WHEREAS, on April 20, 2021, CONSULTANT entered into a Master Agreement (“AGREEMENT”) with the CITY, by which the CONSULTANT has agreed to provide Professional Consulting Services to Assist the City of Lathrop with Recruitment and Selection Services Related to Establishing their own Law Enforcement Department.

WHEREAS, at the request of CITY, CONSULTANT submitted the scope of work and fee estimate to perform specialized services related to the recruitment and selection of sworn and non-sworn personnel for the new City of Lathrop Law Enforcement Department, and said fee estimate is attached hereto as Exhibit “A ” and incorporated herein by reference.

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

AGREEMENT

(1) Incorporation Of Master Agreement

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

(2) Scope of Service

CONSULTANT agrees to perform and develop specialized services related to the recruitment and selection of sworn and non-sworn personnel for the new City of Lathrop Law Enforcement Department in accordance with the scope of work and fee proposal provided in Exhibit “A”, dated April 7, 2021. CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and to the CITY’S satisfaction.

**CITY OF LATHROP – CONSULTING SERVICES AGREEMENT
TASK ORDER NO. 1 - CPS HR CONSULTING**

(3) Time of Performance

CONSULTANT shall commence performance and shall complete all required services by this Task Order, no later June 30, 2023.

(4) Compensation

CITY hereby agrees to pay CONSULTANT a sum not to exceed \$39,950, to perform and develop specialized services related to the recruitment and selection of sworn and non-sworn personnel for the new City of Lathrop Law Enforcement Department set forth in Exhibit "A". CONSULTANT shall be paid any uncontested sum due and payable within thirty (30) days of receipt of billings containing all information pursuant to Paragraph 5 of the Master Agreement. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in Exhibit "A", unless a written change order or authorization describing the extra work and payment terms has been executed by CITY's authorized representative prior to the commencement of the work.

(5) Notice to Proceed

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

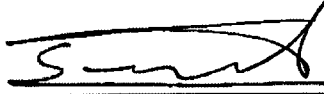
(6) Signatures

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

**CITY OF LATHROP – CONSULTING SERVICES AGREEMENT
TASK ORDER NO. 1 - CPS HR CONSULTING**

Approved as to Form:

City of Lathrop
City Attorney



Salvador Navarrete

4.20.21

Date

Accepted By:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330



Stephen J. Salvatore
City Manager

4-20-21

Date

Attest:



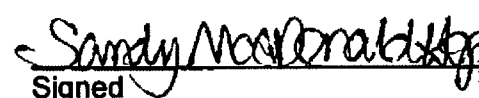
Teresa Vargas
City Clerk

4/20/2021

Date

CONSULTANT:

CPS HR CONSULTING
Christina Batorski Peacock, Manager
2450 Del Paso Rd, Suite 220 Sacramento, CA 95834
Fed ID # 68-0067209
Business License # 80054



Signed

Date

4/16/2021

Sandy MacDonald-Hopp, Chief Financial Officer
(Print Name and Title)

CPS HR  CONSULTING

PROPOSAL

City of Lathrop

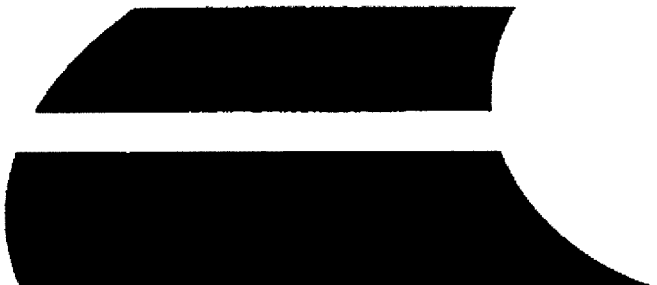
Scope of Services for Professional Services Agreement

April 7, 2021

SUBMITTED BY:
CHRISTINA BATORSKI PEACOCK
Manager, Recruitment Solutions

CPS HR Consulting
2450 Del Paso Road, Suite 220
Sacramento, CA 95834
P: 916-471-3358
masher@cpshr.us
Tax ID: 68-0067209

www.cpshr.us



Your Path to Performance

April 7, 2021

Cari James
Finance Director
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Submitted via e-mail at: cjames@ci.lathrop.ca.us

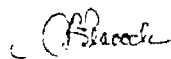
Dear Ms. James:

CPS HR Consulting (CPS HR) is pleased to have the opportunity to submit a scope of services for the City of Lathrop ("City") to authorize a professional services agreement. It is understood that the work outlined will be performed through July 31, 2021 and is in anticipation of CPS HR's full proposal of recruitment and selection services to be approved by the City of Lathrop's City Council.

The development of an in-house Police Department is an opportunity to shape and prepare your organization for the future. We understand how important this initiative is, and CPS HR is perfectly placed to assist the City of Lathrop in these endeavors. It is our commitment to work in partnership with your organization to reach successful results.

Thank you for the opportunity to be considered for this assignment. Should you have questions or comments about the information presented in this proposal, please contact Christina Batorski Peacock at cbpeacock@cps hr.us or (916) 471-3426.

Sincerely,



Christina Batorski Peacock
Manager, Recruitment Solutions

Scope of Services

For this engagement, we understand the executive level recruitment and selection service for the position of Police Chief is of the utmost importance. We recommend kicking off these efforts immediately with the goal of completing the Police Chief recruitment as soon as possible while maintaining the integrity of the process. The typical timeline for an executive level recruitment is approximately 12 to 14 weeks. Additionally, we will work collaboratively with the City of Lathrop, Municipal Resources Group, Switzer and Associates, and other stakeholders to develop a strategic recruitment plan for all of the job classifications under the new Police Department.

I. Executive Recruitment Methodology Snapshot

PHASE I – Strategic Recruitment Plan

The first step in this engagement is a thorough review of the City’s needs, culture, and goals; the recruitment and selection process; and the schedule. CPS HR is prepared to meet with key stakeholders to obtain input in developing the ideal candidate profile and to assist us in understanding key issues and challenges.

PHASE II – Marketing and Applicant Screening

The recruitment process is tailored to fit the City’s specific wants and needs, with targeted advertising, combined with personal contacts with qualified individuals from our extensive database. CPS HR will prepare, submit for your approval, and publish advertisements in appropriate magazines, journals, newsletters, job bulletins, and websites to attract candidates on a nationwide, regional, local, or targeted basis based on the recruitment strategy. CPS HR is focused on reaching a diverse candidate pool and would recommend publications/websites that are targeted to minority and female candidates.

PHASE III – Selection

CPS HR will design a selection process based on information gathered in Phase I. We will meet with the City to review this process and discuss the City’s preferred approach in assessing the final candidates. We can coordinate all aspects of the selection process for the City. This includes preparing appropriate materials such as interview questions, evaluation manuals, and other assessment exercises; and facilitating the interviews.

II. General Consulting

As requested by the City, we will provide consulting hours for the development of a strategic recruitment plan for all job classifications under the new Police Department.

Pricing

For this engagement, we recommend a not-to-exceed contract amount of \$40,000 to be billed in the following manner:

Task	Fee Structure	Cost	Total
Police Chief Executive Search	Flat Fee (inclusive of expenses for advertising, marketing) <i>Billed in equal increments at the end of each recruitment Phase</i>	\$25,000	\$25,000
General Consulting	Time and Materials <i>Billed monthly for time expended</i>	\$130/hour for 115 hours	\$14,950
Estimated Total Cost:			\$39,950

**CITY OF LATHROP
TASK ORDER NO 2 PURSUANT TO
MASTER AGREEMENT FOR CONSULTING SERVICES
DATED MAY ___, 2021**

**CPS HR CONSULTING – RECRUITMENT AND SELECTION SERVICES
FOR THE DEVELOPMENT OF THE NEW
CITY OF LATHROP LAW ENFORCEMENT DEPARTMENT**

THIS TASK ORDER, dated for convenience this ___ day of May 2021, is by and made and entered into by and between CPS HR CONSULTING (“CONSULTANT”) and the CITY OF LATHROP, a California municipal corporation (“CITY”);

RECITALS:

WHEREAS, on April 20, 2021, CONSULTANT entered into a Master Agreement (“AGREEMENT”) with the CITY, by which the CONSULTANT has agreed to provide Professional Consulting Services to Assist the City of Lathrop with Recruitment and Selection Services Related to Establishing their own Law Enforcement Department.

WHEREAS, at the request of CITY, CONSULTANT submitted the scope of work and fee estimate to perform specialized services related to the recruitment and selection of sworn and non-sworn personnel for the new City of Lathrop Law Enforcement Department, and said fee estimate is attached hereto as Exhibit “A “ and incorporated herein by reference.

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

AGREEMENT

(1) **Incorporation Of Master Agreement**

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

(2) **Scope of Service**

CONSULTANT agrees to perform and develop specialized services related to the recruitment and selection of sworn and non-sworn personnel for the new City of Lathrop Law Enforcement Department in accordance with the scope of work and fee proposal provided in Exhibit “A”, dated April 27, 2021. CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and to the CITY’S satisfaction.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT
TASK ORDER NO. 2 - CPS HR CONSULTING

(3) **Time of Performance**

CONSULTANT shall commence performance and shall complete all required services by this Task Order, no later June 30, 2023.

(4) **Compensation**

CITY hereby agrees to pay CONSULTANT a sum not to exceed \$251,000, to perform and develop specialized services related to the recruitment and selection of sworn and non-sworn personnel for the new City of Lathrop Law Enforcement Department set forth in Exhibit "A". CONSULTANT shall be paid any uncontested sum due and payable within thirty (30) days of receipt of billings containing all information pursuant to Paragraph 5 of the Master Agreement. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in Exhibit "A", unless a written change order or authorization describing the extra work and payment terms has been executed by CITY's authorized representative prior to the commencement of the work.

(5) **Notice to Proceed**

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

(6) **Signatures**

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

**CITY OF LATHROP – CONSULTING SERVICES AGREEMENT
TASK ORDER NO. 2 - CPS HR CONSULTING**

Approved as to Form: City of Lathrop
City Attorney

Salvador Navarrete Date

Accepted By: City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore Date
City Manager

Attest:

Teresa Vargas Date
City Clerk

CONSULTANT:

CPS HR CONSULTING
Christina Batorski Peacock, Manager
2450 Del Paso Rd, Suite 220 Sacramento, CA 95834
Fed ID # 68-0067209
Business License # **80054**

Signed Date

Sandy MacDonald-Hopp, Chief Financial Officer
(Print Name and Title)

CPS HR CONSULTING

PROPOSAL

City of Lathrop

Human Resource Consulting Services

April 30, 2021

SUBMITTED BY:

Christina Batorski Peacock
Manager, Recruitment Solutions

CPS HR Consulting
2450 Del Paso Road, Suite 220
Sacramento, CA 95834
P: 916-471-3426
cbpeacock@cpshr.us
Tax ID: 68-0067209

www.cpshr.us



Your Path to Performance

April 30, 2021

Cari James
Finance Director
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Submitted via e-mail at: cjames@ci.lathrop.ca.us

Dear Ms. James:

CPS HR Consulting (CPS HR) is pleased to have the opportunity to submit a proposal to assist the City of Lathrop (“City”) with a variety of human resource consulting services associated with the creation of the City’s in-house Police Department including but not limited to recruitment and selection, job analysis, test development, and test administration. We are uniquely qualified to undertake this effort as we have vast experience in assisting public agencies in these efforts.

We understand that each agency is unique, and our extensive experience allows us to tailor our process to specifically meet your needs. Our work with local government agencies throughout the United States gives us an in-depth understanding of government operations, programs, and services.

The development of an in-house Police Department is an opportunity to shape and prepare your organization for the future. We understand how important this initiative is, and CPS HR is perfectly placed to assist the City of Lathrop in these endeavors. It is our commitment to work in partnership with your organization to reach successful results.

Thank you for the opportunity to be considered for this assignment. Should you have questions or comments about the information presented in this proposal, **please contact me at cbpeacock@cps hr.us or (916) 471-3426.**

Sincerely,



Christina Batorski Peacock
Manager, Recruitment Solutions

Table of Contents

About CPS HR Consulting 3

Menu of Services..... 5

 Recruitment & Selection Methodology and Scope of Work 5

PHASE I – Strategic Recruitment Plan 5

PHASE II – Marketing and Applicant Screening..... 6

PHASE III – Selection 7

 Testing Services Methodology and Scope of Work..... 9

 General Consulting/Vendor Collaboration..... 11

 Pricing 12

 Category 12

 Fee Structure 12

 Cost 12

 Total Cost..... 12

 Reimbursable Expenses 13

 Project Staffing 14

About CPS HR Consulting

CPS HR Consulting (CPS HR) has been assisting organizations with their talent management needs since 1985. We have unique expertise in delivering HR management and consulting services, employment testing, and assessment services to government agencies throughout North America.

CPS HR's core competency is its knowledge of and expertise in the public sector. As a public agency, we understand the challenges and issues facing our client base. As a self-supporting public entity, we also understand the need for innovative yet practical results. CPS HR can provide expertise that is unique because we share with our clients a common perspective. There is no competitor in the industry that can make this claim.

CPS HR is a public agency governed by regulations and public sector concerns. We understand what it is to work with and within government. Unlike other public sector organizations, CPS HR is self-supporting. We employ the strategy, innovation, and flexibility found in the private sector to the client's advantage. CPS HR's unique position in the public arena attracts professionals from both public and private sectors who are driven to help the client reach its organization's vision and mission. We work collaboratively with the client to generate solutions that are creative yet practical, to meet the organization "where it is" while also moving it to the next level.

With more than 90 full-time employees as well as 200+ project consultants and technical experts nationwide, CPS HR delivers breakthrough solutions that help public sector organizations impact the communities they serve. CPS HR has worked with more than 1,200 government and public/non-profit clients throughout the United States and Canada.

CPS HR has been extremely successful in performing job analyses, developing examinations, and administering and scoring examinations for law enforcement positions that are congruent with the needs of the City. In addition, our specific focus on the public safety arena provides us with an in-depth level of knowledge about the jobs we study.

In the past three years, CPS HR has provided over 50,000 entry and promotional public safety exams for at least 170 clients, and in the past 10 years, we provided approximately 350 public safety promotional process for at least 76 clients throughout the United States and Canada.

Our headquarters are located in Sacramento, California. We have regional offices in Austin, TX; Littleton, CO; and Orange County, CA.

CPS HR offers clients a comprehensive range of competitively priced services, all of which can be customized to meet your organization’s specific needs. We are committed to supporting and developing strategic organizational leadership and human resource management in the public sector. We offer expertise in the areas of organizational strategy, recruitment and selection, training and development, and organization and workforce management



ORGANIZATIONAL STRATEGY

- + Workforce Planning
- + Succession Planning
- + Performance Management
- + Employee Engagement
- + Change Management
- + Organizational Assessment, Redesign & Re-engineering



TESTING, RECRUITMENT & SELECTION

- + Job Analysis
- + Recruitment Solutions
- + Assessment Center Services
- + Executive Search
- + Selection Tools Development
- + Test Administration
- + Test Rental



CLASSIFICATION & COMPENSATION

- + Classification
- + Compensation



TRAINING & DEVELOPMENT

- + Training Courses
- + Training Programs
- + Supervisory Skills
- + Leadership Development
- + Executive Coaching
- + Accelerated Leader 360° Assessment™



GENERAL HR SERVICES

- + HR On-Demand
- + Complaint Investigations



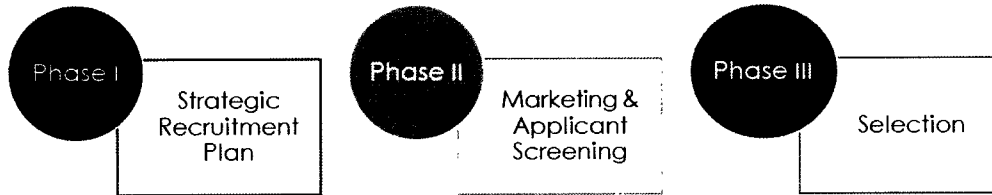
LICENSING & CERTIFICATION

- + Testing Services
- + Applicant / Candidate Management
- + Credential Program Management
- + Accreditation

Menu of Services

Recruitment & Selection Methodology and Scope of Work

Our proposed process is designed to provide the City of Lathrop with the full range of services required to ensure the ultimate selection of a new Incumbents are uniquely suited to the City's needs.



PHASE I – Strategic Recruitment Plan

The first step in this engagement is a thorough review of the City's needs, culture, and goals; the recruitment and selection process; and the schedule. CPS HR is prepared to meet with key stakeholders to obtain input in developing the ideal candidate profile and to assist us in understanding key issues and challenges.

Executive Search

- Foster client collaboration.
- Create a tailored plan for the City and unique positions.
- Review of job duties and compensation for marketability.
- Define ideal candidate profile with hiring authority and key stakeholders.
- Identify testing/assessment needs.
- Conduct stakeholder engagement (surveys, focus group, community meetings).
- Leadership assessment.

Specialized

- Foster client collaboration.
- Create a tailored plan for the City and unique positions.
- Review of job duties and compensation for marketability.
- Define ideal candidate profile with hiring authority and key stakeholders.
- Identify testing/assessment needs.

Professional

- Foster client collaboration.
- Develop a recruitment plan.
- Review job specifications/classification.
- Define candidate profile with hiring authority and key stakeholders.
- Identify testing/assessment needs

PHASE II – Marketing and Applicant Screening

The recruitment process is tailored to fit the City's specific wants and needs, with targeted advertising, combined with personal contacts with qualified individuals from our extensive database. CPS HR will prepare, submit for your approval, and publish advertisements in appropriate magazines, journals, newsletters, job bulletins, and websites to attract candidates on a nationwide, regional, local, or targeted basis based on the recruitment strategy. CPS HR is focused on reaching a diverse candidate pool and would recommend publications/websites that are targeted to minority and female candidates.

CPS HR would execute the following tasks for this phase at each recruitment level including:

Executive Search

- Create a four-page colored brochure or electronic flip book.
- Conduct targeted research to identify ideal passive candidates.
- Execute active and passive sourcing of candidates through e-mail, phone, and social media.
- Devise advertising & marketing strategy.
- Develop innovative media campaigns.
- Review applicant resumes and ensure minimum qualifications are met.
- Facilitate comprehensive screening interviews.

Specialized

- Create a two-page to four-page colored brochure.
- Identify advertising sources.
- Coordinate advertising placements.
- Create targeted marketing campaigns.
- Conduct active and passive sourcing of candidates through e-mail, phone, and social media.

- Review applicant resumes and ensure minimum qualifications are met utilizing the City's NEOGOV applicant tracking system.
- Develop and administer secondary rated screening.
- Provide list of qualified candidates.

Professional

- Create standard job bulletin.
- Identify advertising sources.
- Create marketing campaign.
- Review applicant resumes and ensure minimum qualifications are met utilizing City's NEOGOV applicant tracking system.
- Develop and/or administer applicable screening tool (i.e., secondary rated screening)
- Provide a list of eligible candidates.

PHASE III – Selection

CPS HR will design a selection process based on information gathered in Phase I. We will meet with the City to review this process and discuss the City's preferred approach in assessing the final candidates. We can coordinate all aspects of the selection process for the City. This includes preparing appropriate materials such as interview questions and evaluation manuals exercises; and facilitating the interviews.

Executive Search

- Develop and facilitate all required selection processes including development of interview questions.
- Coordinate all candidate communication and scheduling.
- Train interview panel and handle onsite facilitation of interview process.
- Execute extensive background and reference checks.
- Provide assistance with contract negotiation.
- Facilitate appointment of selected candidate.
- Prepare a written report that summarizes the results of the recruitment process.

Specialized

- Develop interview questions.
- Develop and facilitate training of interview panel for client's interview process.
- Coordinate all candidate communication and scheduling.

- Facilitate hiring interview process.
- Conduct professional reference checks available upon request.
- Facilitate appointment of selected candidate upon request.
- Prepare a written report that summarizes the results of the recruitment process

Professional

- Develop interview questions and train interview panel for client’s interview process.
- If requested by client, coordinate and facilitate administration of interviews.

Recruitment and Selection Services		
Description	Fixed Fee Per Recruitment <i>(includes professional labor and expenses)</i>	TOTAL
Executive Search – 1 Recruitment <ul style="list-style-type: none"> ■ Human Resources Director 	\$24,000	\$24,000
Specialized – 6 Recruitments <ul style="list-style-type: none"> ■ Lieutenant (2 Vacancies) ■ Sergeant (6 Vacancies) ■ Management/Crime Analyst (1 Vacancy) ■ Police Services Manager (1 Vacancy) ■ Records Supervisor (1 Vacancy) ■ Community Service Officer (2 Vacancies) 	\$19,000 – 1 st Recruitment \$16, 000 – 2 nd , 3 rd , 4 th , 5 th & 6 th Recruitments	\$99,000
Professional - 2 Recruitments <ul style="list-style-type: none"> ■ Officer (24 Vacancies) ■ Records Assistant I (2 Vacancies) 	\$15,000 – 1 st Recruitment \$12,000 – 2 nd Recruitment	\$27,000

Testing Services Methodology and Scope of Work

The City of Lathrop will conduct a job analysis for each position and select appropriate test content based on job analysis results.

Written Examinations

CPS HR offers numerous cognitive, written exams that are used by cities, counties, and states nationwide. CPS HR goes to great lengths to ensure the integrity and quality of our testing products, and each of our tests is designed to help identify those candidates who will perform at the highest level in the job.

CPS HR can accommodate test development/rental processes that include stock (off-the-shelf) exams, semi-stock exams (that include any combination of our stock exams), or custom exams (which may include new item development and/or other agency-specific content) to meet the needs of the classification being tested.

CPS HR's test rental catalog offers more than 50 types of multiple-choice entry-level and promotional employment testing products for a wide range of public agency positions including public safety (i.e., fire and law enforcement), clerical, professional, skilled trades, and other paraprofessional positions. A more in-depth description of each of our different formats is below.

1. **Stock exam** – A standardized, off-the-shelf exam for a specific job position.
2. **Semi-stock exam** – Developed from items selected by Subject Matter Experts (SMEs) from two or more stock exams or from items from specialized item sets.
3. **Custom exam** – Exam created from existing items in the extensive CPS HR item bank or written specifically for the appropriate position. Custom items can be written from agency-specific policies and procedures.

Written Examination Development			
	STOCK TESTS	SEMI-STOCK TESTS	CUSTOM TESTS
Base Fee (per order) ‡	\$295.00	\$595.00	\$995.00
1-100 Candidates (per candidate)	\$9.00	\$14.00	\$15.00
101-500 Candidates (per candidate)	\$8.50	\$13.00	\$14.00
501+ Candidates (per candidate)	\$8.00	\$12.00	\$13.00
New Item Writing/Entry	N/A	N/A	\$35.00 (per item)

Pick Up/Handling	5%	5%	5%
Standard Shipping/Handling **	10%	10%	10%
Expedited Shipping/Handling **	15%	15%	15%
Premium Shipping/Handling **	20%	20%	20%

Assessment Centers and Structured Oral Interviews

CPS HR can provide assessment centers and/or structured oral interviews as requested. The project deliverables will be designed to be legally defensible as valid and job-related procedures and fully comply with the aforementioned *Uniform Guidelines, Standards, Principles, and Guidelines and Ethical Considerations*, Department policy, and other related professional standards.

To accomplish these objectives, the proposed process will include four primary components, which are outlined.

Project Planning, Job Analysis, and Examination Plan Development

- Schedule and conduct meetings in conjunction with City personnel
- Conduct a job analysis for each rank

Assessment Center Development, Administration, and Scoring

- Research, develop, and customize job-related exercises
- Conduct a candidate orientation session
- Train assessors for the assessment center
- Administer the assessment center

Structured Oral Interview Development, Administration, and Scoring

- Research, develop, and customize interview questions
- Train raters for the structured interview
- Administer the structured interview

Scoring Metrics, Compilation, and ranking

- Compile and provide candidate scores
- Provide feedback reports for candidates (assessment center only)
- Gather candidate feedback regarding impressions and opinions about the applicable promotional process (assessment center only)

Project Management and Communication Process

- Monitor and control the project
- Provide oversight and quality assurance

- Respond in a timely manner to all requests and needs
- Recognize, report, and resolve any developments or changes that may affect the project

CPS HR consultants will work closely with the City in all phases of development and implementation of this plan.

Assessment Center/Oral Interview Development and Administration	
Description	Flat Fee Price (per classification)
Assessment Center <ul style="list-style-type: none"> ■ Police Chief ■ Lieutenant ■ Sergeant 	\$8,000 – \$16,000 Dependent upon candidate count
Structured Oral Interview <ul style="list-style-type: none"> ■ Lieutenant ■ Sergeant ■ Police Officer (Lateral) ■ Police Officer (Entry-Level) 	\$4,000 - \$10,000 Dependent upon candidate count

General Consulting/Vendor Collaboration

We anticipate continued collaboration with Municipal Resources Group (MRG), and Merle Switzer and Associates throughout this engagement. This will require regular meetings to ensure project milestones are met as well as ongoing efforts toward the overall strategic plan for this project. We would bill this time at an hourly rate of \$130 and only charge the City for hours actually expended on a monthly basis.

Pricing

For this engagement, we recommend a master services agreement which encumbers a lump sum for all potential project activities¹. The services will be developed and delivered at the express request of the City. CPS HR recommends a **not-to-exceed total of \$265,000** for activities described in this proposal.

Category	Fee Structure	Cost	Total Cost
Recruitment Efforts	Flat Fee	\$24,000 (1)	\$150,000
	(inclusive of expenses for advertising, marketing)	\$19,000 (1)	
	<i>Billed in equal increments at the end of each recruitment Phase</i>	\$16,000 (5)	
		\$15,000 (1)	
		\$12,000 (1)	
Assessment Centers	Flat Fee	\$13,000 (3)	\$39,000
Oral Interviews	Flat Fee	\$7,000 (4)	\$28,000
Test Rental/Written Exam Development	Cost per candidate	\$800 (5)	\$4,000 ²
General Consulting	Time and Materials <i>Billed monthly for time expended</i>	\$130/hour for 300 hours	\$39,000
Reimbursable Expense Cap	At Cost	TBD, if requested	\$5,000
Estimated Total Cost³:			\$265,000

¹ CPS HR has already entered into a Professional Services Agreement (PSA) with the City for the Police Chief recruitment and start-up general consulting guidance.

² Total Cost for this line item assumes 50 candidates each for 5 different recruitments.

³ Actual costs charged will be based on the rates provided in each service area menu. Please note that job analysis costs have not been included in this chart since they were not requested by the City.

Reimbursable Expenses

CPS HR assumes that the majority of the work will be performed remotely. Actual out-of-pocket expenses for such items as consultant travel, printing/copying, and postage/delivery charges are reimbursable at cost. There is no mark-up on expenses, and ***we will work proactively with the client to ensure that the dollars being spent for expenses are in keeping with the City's expectations.*** Any travel expenses for candidates or assessors are not included under our reimbursable range.

Project Staffing

Christina Batorski Peacock, PHR

Mrs. Peacock has over 19 years of professional and management experience in public sector Human Resources, including experience in the areas of employee recruitment and selection, compliance, labor relations, test administration, employee relations, and policy development. Specifically, Mrs. Peacock worked directly on recruitment efforts for entry-level Police Officer and entry-level Firefighter as well as sworn and uniform promotional recruitments with the City of Chicago for over 10 years.

Pamela Derby

Ms. Derby has conducted a wide range of recruitments for county, city, special district and association executives including city attorney, executive director, general manager, city manager, assistant and deputy city manager, police chief, community and economic development director, human resource director, finance director, city administrator, registrar of voters, library director, and director of information technology in addition to specialized support positions.

Amy Bigone, M.B.A., SPHR, SHRM-SCP

Ms. Bigone is experienced in the design, development, and administration of selection processes for public agencies, along with having expertise in job analysis and test development. She develops customized selection instruments and written exams, candidate orientation materials, scoring criteria, and rater training materials. She writes technical reports documenting and validating work performed. Ms. Bigone manages and oversees project budgets, including expenses and project costs, and ensures all project timelines and deliverables are achieved. Currently, Ms. Bigone manages the Test Development and Assessment Division of CPS HR Consulting.

Breana Lopez, B.A.

Ms. Lopez is qualified in the design, development, and administration of assessment center processes for public safety promotional opportunities, along with having experience in test development and assessment center logistics. She develops customized assessment exercises, candidate orientation materials, assessor scoring criteria, training materials, and all other work associated with assessment centers. She conducts candidate orientations and training sessions for assessors. Ms. Lopez spent a significant amount of time with the City of Anaheim responsible for the design, development, and evaluation of City-wide employee development and training programs. She also served as the Public Safety Recruitment Specialist planning and coordinating all selection and recruitment activities for both sworn and civilian personnel, ensuring decisions were made in accordance with merit system principles and in compliance with laws, regulations, rules, and bargaining agreements.

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ITEM: CREATE POLICE CHIEF POSITION

RECOMMENDATION: Adopt a Resolution Approving the Creation of a Police Chief Position, Job Description, and Amending the Grade Step Table and Position Control Roster

SUMMARY:

At the March 22, 2021, Special City Council Meeting, Council directed staff to create Capital Improvement Project GG 21-11, to begin the creation of the new Lathrop Police Department, and implement the transition of law enforcement services from the San Joaquin County Sheriff to the City.

One of the initial steps of the plan to form the Police Department recognizes the City has an immediate need for a Police Chief. The Police Chief will provide expertise in configuring, equipping, designing, and organizing the Lathrop Police Department. This is among the highest priorities in the police department formation process because the Police Chief will be a vital member of the team that will drive many of the other decisions that must be made.

To determine appropriate placement in the City's compensation system, consideration is given to several factors:

- 1) The ability to pay is the most important factor to maintain a sustainable work force.
- 2) Consideration of external data, which is the marketplace for the position.
- 3) Evaluation of internal factors, where this position fits into the organization and existing pay system.

Based on the three factors described above, the recommendation is to establish the Police Chief salary at Grade 94 with a range of \$188,782 to \$229,465 on the July 1, 2021 Grade Step Table. It is important this position is competitive in the market to recruit a highly qualified and experienced candidate to lead the founding of the new Lathrop Police Department.

Tonight, staff is requesting Council approve the following:

1. Create a Police Chief position and Job Description (Attachment B)
2. Amend the Grade Step Table (Attachment C) and Position Control Roster (Attachment D)
 - a. Increase salary ranges by 3% as agreed to with City Bargaining units effective 7/1/2021
 - b. Add new position

BACKGROUND:

At the March 22, 2021, Special City Council Meeting, Council directed staff to create Capital Improvement Project GG 21-11, to begin the creation of the new Lathrop Police Department, and implement the transition of law enforcement services from the San Joaquin County Sheriff to the City.

One of the initial steps of the plan to form the Police Department recognizes the City has an immediate need for a Police Chief. The Police Chief will be able to provide expertise in configuring, equipping, designing, and organizing the Lathrop Police Department. This is among the highest priorities in the police department formation process because the Police Chief will be a vital member of the team that will drive many of the other decisions that must be made.

The first step is developing a written job descriptions for staff in the new Department. These documents are a statement of each classification, general duties and responsibilities, describe minimum qualifications and basic working conditions. Job descriptions are intended to illustrate the level and authority of a position within an organization. These documents do not list every task and responsibility, but provide a summary of the types and complexity of work. Job descriptions are important for many purposes including recruitment, training, performance management and properly allocating positions into the compensation system.

To determine appropriate placement in the City's compensation system, consideration is given to several factors:

- 1) The ability to pay is the most important factor to maintain a sustainable work force.
- 2) Consideration of external data, which is the marketplace for the position.
- 3) It is also important to look at internal factors as well, where this position fits into the organization and existing pay system.

Ability to Pay

The City has conducted extensive short- and long-term financial planning and is one of the most financially stable cities in the State according to the State Auditor's current ranking. After years of financial analysis, projections and planning, the City is now able to initiate an increase in City services provided to the community by forming its own Police Department.

External Factor – Market Research

The first classification to move forward for recruitment will be the Police Chief. It is a common public sector human resources practice to identify comparable agencies based on characteristics including geographic proximity, potential for providing candidates, similar size and complexity.

Recently market data has been gathered from 10 comparable agencies, including the Cities of Brentwood, Galt, Livermore, Lodi, Manteca, Merced, Oakley, Pleasanton, Tracy and Turlock. Four of these are aligned closer to the Bay Area, and six are in the greater Valley area. There is no City exactly like Lathrop, but these agencies will likely be good sources for recruitment. All of these cities have a police department.

Typically, the median salary point from comparable cities serves as a benchmark for measurement, and minimizes the impact of any outlying data points. The median is the center point of the data, with half of the data entries above and half below the median value. The median value of \$225,000 is the key data point produced in the market survey conducted.

Internal Factor – City of Lathrop Existing Personnel System

The Police Chief position will have overall responsibility for over 40 full-time positions and a broad variety of functions. This will be the largest Department in City Hall; only the City Manager will have a larger span of control. Other factors considered include the complexity and impact of the Chief position on delivery of services to the community. The new Police Chief will be responsible for hiring all command staff and personnel, and creating the culture of the new Police Department. The Police Chief and Police personnel are responsible for the most critical life and safety protections to residents and the public.

Based on the three factors described above, the recommendation is to establish the Police Chief salary at Grade 94 with a range of \$188,782 to \$229,465 on the July 1, 2021 Grade Step Table. It is important this position is competitive in the market to recruit a highly qualified and experienced candidate to lead the founding of the new Lathrop Police Department.

Tonight, staff is requesting Council approve the following:

1. Create a Police Chief position and Job Description (Attachment B)
2. Amend the Grade Step Table (Attachment C) and Position Control Roster (Attachment D)
 - a. Increase salary ranges by 3% as agreed to with City Bargaining units effective 7/1/2021
 - b. Add new position

REASON FOR RECOMMENDATION:

One of the first steps in creating a new Police Department is the recruitment and hiring of a Police Chief to oversee the formation of the Department's roster, and planning and development of facilities and equipment. The approval of the creation of a Police Chief position will allow staff to begin the recruitment process for the City of Lathrop's first Police Chief.

FISCAL IMPACT:


External and internal compensation factors have been reviewed, and the recommendation is to establish the Police Chief salary at Grade 94 with a range of \$188,782 to \$229,465 on the July 1, 2021 Grade Step Table. It is important this position is competitive in the market to recruit a highly qualified and experienced candidate to lead the opening of the new Lathrop Police Department. The annual cost of the Police Chief was anticipated and is included in the transition cost budget approved through the formation of Project GG 21-11.

ATTACHMENTS:

- A. Resolution Approving the Creation of a Police Chief Position, Job Description, Amending the Grade Step Table and Position Control Roster
- B. Police Chief Job Description
- C. Grade Step Table 7/1/2021
- D. Position Control Roster

**CITY MANAGER'S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
CREATE POLICE CHIEF POSITION**

APPROVALS:



Teresa Vargas
Director of General Services &
City Clerk

5/4/2021
Date




Thomas Hedegard
Deputy Finance Director

5/4/2021
Date



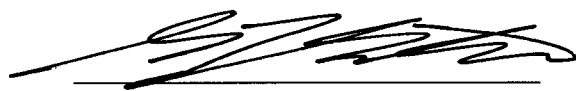
Cari James
Director of Finance &
Administrative Services

5/4/2021
Date



Salvador Navarrete
City Attorney

5.4.2021
Date



Stephen J Salvatore
City Manager

5.4.21
Date

RESOLUTION NO. 21-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING THE CREATION OF A POLICE CHIEF POSITION, JOB
DESCRIPTION, AND AMENDING THE GRADE STEP TABLE AND POSITON
CONTROL ROSTER**

WHEREAS, at the March 22, 2021, Special City Council Meeting, Council directed staff to create Capital Improvement Project GG 21-11, to begin the creation of the new Lathrop Police Department, and implement the transition of law enforcement services from the San Joaquin County Sheriff to the City; and

WHEREAS, one of the initial steps of the plan to form the Police Department recognizes the City has an immediate need for a Police Chief; and

WHEREAS, the Police Chief will be able to provide expertise in configuring, equipping, designing, and organizing the Lathrop Police Department. This is among the highest priorities in the police department formation process because the Police Chief will be a vital member of the team that will drive many of the other decisions that must be made; and

WHEREAS, to determine appropriate placement in the City's compensation system, consideration is given to several factors:

- 1) The ability to pay is the most important factor to maintain a sustainable work force.
- 2) Consideration of external data, which is the marketplace for the position.
- 3) It is also important to look at internal factors as well, where this position fits into the organization and existing pay system; and

WHEREAS, based on the three factors described above, the recommendation is to establish the Police Chief salary at Grade 94 with a range of \$188,782 to \$229,465 on the July 1, 2021 Grade Step Table; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop does hereby approve the following:

1. Create a Police Chief position and Job Description (Attachment B)
2. Amend the Grade Step Table (Attachment C) and Position Control Roster (Attachment D)
 - a. Increase salary ranges by 3% as agreed to with City Bargaining units effective 7/1/2021
 - b. Add new position

The foregoing resolution was passed and adopted this 10th day of May, 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

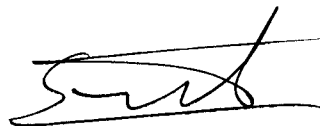
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

CITY OF LATHROP

POLICE CHIEF

*Class specifications are only intended to present a descriptive summary of the range of duties and responsibilities associated with specified positions. Therefore, specifications **may not include all** duties performed by individuals within a classification. In addition, specifications are intended to outline the **minimum** qualifications necessary for entry into the class and do not necessarily convey the qualifications of incumbents within the position.*

DEFINITION:

Under administrative direction of the City Manager, the Police Chief is responsible with directing, planning, and managing the provision of law enforcement; providing leadership and oversight for all functions and activities of the Police Department, including field operations, criminal investigations, communications, and management services; coordinates assigned activities with other City departments, officials, outside agencies, and the public; fosters cooperative working relationships among City departments and with intergovernmental and regulatory agencies and various public and private groups; and performs other related work as required.

DISTINGUISHING CHARACTERISTICS:

The **Police Chief** is the Department Director classification that oversees, directs, and participates in all activities of the Police Department, including short- and long-range planning, development, and administration of departmental policies, procedures, and services. This class provides assistance to the City Manager in a variety of administrative, coordinative, analytical, and liaison capacities. Successful performance of the work requires knowledge of public policy, municipal functions and activities, including the role of an elected City Council, and the ability to develop, oversee, and implement projects and programs in a variety of areas. Responsibilities include coordinating the activities of the department with those of other departments and agencies and managing and overseeing the complex and varied functions of the department. The incumbent is accountable for accomplishing departmental planning and operational goals and objectives and for furthering City goals and objectives within general policy guidelines.

SUPERVISION RECEIVED/EXERCISED:

Receives administrative direction from the City Manager, or designee. Exercises direct supervision over assigned staff and general direction over assigned staff through subordinate levels of management and supervision.

ESSENTIAL FUNCTIONS: *(include but are not limited to the following)*

- Plans, directs, and oversees all City police functions, including patrol, law enforcement, investigation, police communications, community and administrative services; assumes full management responsibility for the Police Department programs, services, and activities.

- Develops and directs implementation of goals, objectives, policies, procedures, and work standards for the Police Department; establishes, within City policy, appropriate budget, service, and staffing levels.
- Works closely with the City Manager, the City Council, City departments, a variety of public and private organizations, and citizen groups in developing programs and implementing projects to prevent crime, and protect people and property;
- Prepares, reviews, and presents staff reports, presentations, various management and information updates, and reports on special projects as assigned by the City Manager.
- Directs the preparation and administration of the annual budget for the department; directs the forecast of additional funds needed for staffing, equipment, and supplies; directs the monitoring of and approves expenditures and budgetary adjustments as necessary.
- Selects, motivates, and directs Department personnel; evaluates and reviews work for acceptability and conformance with department standards, including program and project priorities and performance evaluations.
- Develops specific proposals for action on current and future City and community needs; contributes to the overall quality of the department's service by continuously monitoring and evaluating the efficiency and effectiveness of service delivery methods and procedures; assesses and monitors the distribution of work, support systems and internal reporting relationships; identifies opportunities for improvement; directs the implementation of change.
- Develops cooperative working relationships and mutual aid agreements with representatives of other local public safety departments; coordinates activities with other law enforcement and public service agencies, including participation in high profile or complex investigations.
- Monitors legal, regulatory, technological and societal changes and court decisions that may affect the work of the department; approves equipment acquisition, training programs, staff development and procedural changes to ensure retention and selection of qualified staff for the provision of services to the community in an effective, efficient and economical manner.
- Attends and participates in professional group meetings; stays abreast of new trends and innovations in the field of police safety and other services as they relate to the area of assignment.
- Responds to public inquiries and resolves citizen complaints;
- Serves as a spokesperson for the Police Department at a variety of community events, meetings, and other public relations activities.
- Establishes positive working relationships with representatives of community organizations, state/local agencies and associations, City Council, City management and staff, and the public.

QUALIFICATIONS: *(The following are minimum qualifications necessary for entry into the classification.)*

Education and/or Experience:

Any combination of training and experience that would provide the required knowledge, skills, and abilities is qualifying. A typical way to obtain the required qualifications would be the equivalent to a Bachelor's Degree in criminal justice, police science, public administration, or a related field and five (5) years of supervisory or management experience in sworn police service including at least three (3) years in an administrative capacity at a level equivalent to a Police Captain with another public agency.

License/Certificate:

Possession of a valid California Driver License, Class C or higher, prior to date of appointment. Possession of California P.O.S.T. Management Certificate is required and the ability to obtain a California P.O.S.T. Executive Certificate within three years of appointment. Completion of California P.O.S.T. Command College, Federal Bureau of Investigation National Academy or equivalent law enforcement executive curriculum is highly desirable. Possession of, or ability to obtain, a valid CPR certification. Possession of, or the ability to obtain, a complete National Incident Management System (NIMS) Training within three years of appointment.

KNOWLEDGE/ABILITIES/PHYSICAL DEMANDS & WORK ENVIRONMENT: *(The following are a representative sample of the KAS's necessary to perform essential duties of the position.)*

Knowledge of:

Administrative principles, practices and methods, including goals and objectives development, program development and implementation, work planning and organization, delegation, employee supervision assignment review and evaluation, discipline, and the training of staff in work procedures; principles and practices of law enforcement, investigation, patrol, community services, and related police services; criminal law, codes, ordinances and court interpretations, including rights of citizens, apprehension, arrest, search and seizure, and rules of evidence; principles of budget development and administration. Local government organizations and functions as related to public safety. Principles and practices of leadership. Public agency budget development, contract administration, City-wide administrative practices, and general principles of risk management related to the functions of the assigned area. Principles and practices of police safety program development, management in a municipal setting, and police safety and occupational hazards program planning and budgeting. Applicable Federal, State, and local laws, regulatory codes, ordinances, and procedures relevant to assigned area of responsibility. Methods and techniques for the use of modern computer and business software, development of presentations, contract negotiations, business correspondence,

information distribution; research and reporting methods, techniques, and procedures; proper English and grammar. Police record and evidence keeping principles and procedures.

Ability to:

Select and supervise staff, provide training and development opportunities, ensure work is performed effectively, and evaluate performance in an objective and positive manner. Provide administrative, management, and professional leadership for the Police Department. Prepare and administer large and complex budgets; allocate limited resources in a cost effective manner. Plan, organize and oversee the work of management, supervisory, professional, and technical personnel; delegate authority and responsibility. Analyze complex technical and administrative police services problems, evaluating alternative solutions, and adopting effective courses of action; effectively administer special projects with contractual agreements and ensure compliance with stipulations; effectively administer a variety of public safety programs and administrative activities; ; develop and implement goals, objectives, policies, procedures, work standards and internal controls; establish and maintain cooperative working relationships with a variety of citizens, public and private organizations, boards and commissions, and City staff; exercise sound independent judgment within general policy and administrative guidelines. Understand, interpret, and apply all pertinent laws, codes, regulations, policies and procedures, and standards relevant to work performed. Conduct effective negotiations and effectively represent the department and the City in meetings with governmental agencies; community groups; various business, professional, and regulatory organizations; and in meetings with individuals. Learn and understand the organization and operation of the City and of outside agencies as necessary to assume assigned responsibilities. Independently organize work, set priorities, meet critical deadlines, and follow-up on assignments. Prepare clear and concise reports, correspondence, policies, procedures, and other written materials. Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax. Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines. Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.

Physical Demands

Must possess mobility to work in a standard office setting and use standard office equipment, including a computer; maintain P.O.S.T. physical standards, including mobility, physical strength, and stamina to respond to emergency situations and apprehend suspects; vision to maintain firearms qualification and to read printed materials and a computer screen; and hearing and speech to communicate in person, before groups, and over the telephone or radio. Due to the varied and unpredictable nature of police work, the incumbent may also be required to perform the following: make precise arm-hand positioning movements and maintain static arm-hand position such as when sighting and shooting a firearm; may require continuous and repetitive arm-hand movements; use sufficient strength and agility to enable the incumbent to sprint, or jump; coordinate the movement of more than one limb simultaneously such as when using hand radio while

driving a vehicle or searching a building with firearm drawn, flashlight on and opening and closing doors; bend or stoop repeatedly and continuously over time such as getting in and out of patrol car or gathering evidence at crime scenes; wear a 15 lbs. utility/gun belt which requires the continuous support from stomach and lower back muscles; may require the movement of heavy objects 50lbs and more. The incumbent may respond to complex police situations or emergencies and is therefore subject to any of the hazards encountered by police patrol officers. Operate various office equipment such as telephones, computers, copiers, fax machines, etc. Safely operate the following equipment in the performance of duties: A variety of City-owned vehicles; firearms; communications equipment, such as two-way radios, cell phones, and pagers; Mobile display terminals (MDT), various audio visual equipment and any other equipment assigned.

Vision: See in the normal visual range with or without correction.

Hearing: Hear in the normal audio range with or without correction.

Environmental Conditions

Work is generally performed in a typical office environment, with most time spent sitting, standing or walking. Position may require work outdoors and using body, ear and eye protection, and are exposed to loud noise levels, cold and hot temperatures, inclement weather conditions, vibration, confining workspace, chemicals, mechanical and/or electrical hazards, and hazardous physical substances and fumes. Incumbent may be required to work rotating shifts and assignments, and may work overtime with little or no notice. Incumbent may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures. The principal duties of this class are performed in a police station environment with exposure to criminal offenders, mentally ill individuals, and persons potentially infected with communicable diseases.

Working Conditions

Must be willing to work extended shifts or be called back in emergency situations and respond to personal danger which may include exposure to armed/dangerous persons, dangerous animals, communicable diseases, hazards of emergency driving, hazards associated with traffic control and working in and near traffic, and natural and man-made disasters.

Disaster Service Worker

All City of Lathrop employees are, by State and Federal law, Disaster Service Workers. The roles and responsibilities for Disaster Service Workers are authorized by the California Emergency Services Act and are defined in the California Labor Code. In the event of a declaration of emergency, any employee of the District may be assigned to perform activities which promote the protection of public health and safety or the preservation of lives and property. Such assignments may require service at locations, times, and under conditions that are significantly different than the normal work assignments and may continue into the recovery phase of the emergency. If a “Local Emergency” is declared during the employee’s shift, employees will be expected to remain at work to respond to the emergency needs of the community. If a “Local Emergency” is declared outside of the employee’s shift, employees must make every effort to contact their direct supervisor or department head to obtain reporting instructions as Disaster Service Workers.

**CITY OF LATHROP
GRADE-STEP TABLE
Eff. 07/01/2021**

*FOR REFERENCE USE ONLY

Adopted Per Resolution No. 21-_____

GRADE	CLASSIFICATION	UNIT		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
20			hourly	\$ 14.60	\$ 15.33	\$ 16.10	\$ 16.90	\$ 17.75
			bi-weekly	1,168	1,226	1,288	1,352	1,420
			monthly	2,531	2,657	2,790	2,930	3,076
			annual	30,368	31,886	33,481	35,155	36,912
21	RECREATION LEADER (1/1/21)		hourly	\$ 14.96	\$ 15.71	\$ 16.49	\$ 17.32	\$ 18.18
			bi-weekly	1,197	1,257	1,319	1,385	1,455
			monthly	2,593	2,723	2,859	3,002	3,152
			annual	31,117	32,673	34,306	36,022	37,823
22			hourly	\$ 15.34	\$ 16.11	\$ 16.91	\$ 17.76	\$ 18.65
			bi-weekly	1,227	1,289	1,353	1,421	1,492
			monthly	2,659	2,792	2,931	3,078	3,232
			annual	31,907	33,503	35,178	36,937	38,783
23			hourly	\$ 15.72	\$ 16.51	\$ 17.33	\$ 18.20	\$ 19.11
			bi-weekly	1,258	1,320	1,387	1,456	1,529
			monthly	2,725	2,861	3,004	3,154	3,312
			annual	32,698	34,332	36,049	37,852	39,744
24	SENIOR RECREATION LEADER	SEIU	hourly	\$ 16.11	\$ 16.92	\$ 17.76	\$ 18.65	\$ 19.58
			bi-weekly	1,289	1,353	1,421	1,492	1,567
			monthly	2,792	2,932	3,079	3,233	3,394
			annual	33,509	35,184	36,943	38,791	40,730
25			hourly	\$ 16.52	\$ 17.35	\$ 18.21	\$ 19.12	\$ 20.08
			bi-weekly	1,322	1,388	1,457	1,530	1,606
			monthly	2,863	3,007	3,157	3,315	3,481
			annual	34,362	36,080	37,884	39,778	41,767
26			hourly	\$ 16.93	\$ 17.78	\$ 18.67	\$ 19.60	\$ 20.58
			bi-weekly	1,354	1,422	1,493	1,568	1,646
			monthly	2,935	3,081	3,235	3,397	3,567
			annual	35,214	36,975	38,824	40,765	42,803
27			hourly	\$ 17.35	\$ 18.22	\$ 19.13	\$ 20.08	\$ 21.09
			bi-weekly	1,388	1,457	1,530	1,607	1,687
			monthly	3,007	3,158	3,316	3,481	3,655
			annual	36,088	37,892	39,787	41,776	43,865
28			hourly	\$ 17.79	\$ 18.68	\$ 19.61	\$ 20.59	\$ 21.62
			bi-weekly	1,423	1,494	1,569	1,648	1,730
			monthly	3,084	3,238	3,400	3,570	3,748
			annual	37,003	38,853	40,796	42,836	44,978
29			hourly	\$ 18.23	\$ 19.14	\$ 20.10	\$ 21.10	\$ 22.16
			bi-weekly	1,458	1,531	1,608	1,688	1,773
			monthly	3,160	3,318	3,484	3,658	3,841
			annual	37,918	39,814	41,805	43,895	46,090
30			hourly	\$ 18.69	\$ 19.62	\$ 20.61	\$ 21.64	\$ 22.72
			bi-weekly	1,495	1,570	1,648	1,731	1,817
			monthly	3,240	3,402	3,572	3,750	3,938
			annual	38,875	40,819	42,860	45,003	47,253
31			hourly	\$ 19.15	\$ 20.11	\$ 21.11	\$ 22.17	\$ 23.28
			bi-weekly	1,532	1,609	1,689	1,773	1,862
			monthly	3,319	3,485	3,660	3,843	4,035
			annual	39,832	41,824	43,915	46,111	48,416
32	OFFICE ASSISTANT I	SEIU	hourly	\$ 19.63	\$ 20.61	\$ 21.64	\$ 22.72	\$ 23.86
			bi-weekly	1,570	1,649	1,731	1,818	1,909
			monthly	3,403	3,573	3,751	3,939	4,136
			annual	40,830	42,872	45,016	47,266	49,630
33			hourly	\$ 20.12	\$ 21.13	\$ 22.18	\$ 23.29	\$ 24.46
			bi-weekly	1,610	1,690	1,775	1,863	1,956
			monthly	3,487	3,662	3,845	4,037	4,239
			annual	41,850	43,942	46,139	48,446	50,868
34			hourly	\$ 20.63	\$ 21.66	\$ 22.74	\$ 23.88	\$ 25.08
			bi-weekly	1,650	1,733	1,820	1,911	2,006
			monthly	3,576	3,755	3,942	4,140	4,346
			annual	42,910	45,056	47,309	49,674	52,158
35	OFFICE ASSISTANT II	SEIU	hourly	\$ 21.14	\$ 22.20	\$ 23.31	\$ 24.47	\$ 25.70
			bi-weekly	1,691	1,776	1,865	1,958	2,056
			monthly	3,664	3,847	4,040	4,242	4,454
			annual	43,971	46,170	48,478	50,902	53,447

**CITY OF LATHROP
GRADE-STEP TABLE**

*FOR REFERENCE USE ONLY

Eff. 07/01/2021

Adopted Per Resolution No. 21-_____

GRADE	CLASSIFICATION	UNIT		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
36			hourly	\$ 21.67	\$ 22.75	\$ 23.89	\$ 25.09	\$ 26.34
			bi-weekly	1,734	1,820	1,911	2,007	2,107
			monthly	3,756	3,944	4,141	4,348	4,566
			annual	45,074	47,327	49,694	52,178	54,787
37	ANIMAL SERVICES ASSISTANT RECREATION SPECIALIST	SEIU SEIU	hourly	\$ 22.21	\$ 23.32	\$ 24.49	\$ 25.71	\$ 27.00
			bi-weekly	1,777	1,866	1,959	2,057	2,160
			monthly	3,850	4,042	4,244	4,457	4,679
			annual	46,197	48,507	50,932	53,479	56,152
38	ACCOUNTING SPECIALIST I WATER METER READER I	SEIU SEIU	hourly	\$ 22.77	\$ 23.91	\$ 25.10	\$ 26.36	\$ 27.68
			bi-weekly	1,822	1,913	2,008	2,109	2,214
			monthly	3,947	4,144	4,351	4,569	4,797
			annual	47,362	49,730	52,216	54,827	57,568
39			hourly	\$ 23.34	\$ 24.51	\$ 25.73	\$ 27.02	\$ 28.37
			bi-weekly	1,867	1,961	2,059	2,162	2,270
			monthly	4,046	4,248	4,460	4,683	4,917
			annual	48,547	50,975	53,523	56,199	59,009
40			hourly	\$ 23.92	\$ 25.12	\$ 26.37	\$ 27.69	\$ 29.07
			bi-weekly	1,914	2,009	2,110	2,215	2,326
			monthly	4,146	4,353	4,571	4,800	5,040
			annual	49,754	52,241	54,853	57,596	60,476
41	ADMINISTRATIVE ASSISTANT I UTILITY OPERATOR I MAINTENANCE WORKER I	SEIU SEIU SEIU	hourly	\$ 24.52	\$ 25.75	\$ 27.03	\$ 28.38	\$ 29.80
			bi-weekly	1,962	2,060	2,163	2,271	2,384
			monthly	4,250	4,463	4,686	4,920	5,166
			annual	51,002	53,552	56,229	59,041	61,993
42	ACCOUNTING SPECIALIST II WATER METER READER II	SEIU SEIU	hourly	\$ 25.13	\$ 26.39	\$ 27.71	\$ 29.09	\$ 30.55
			bi-weekly	2,010	2,111	2,216	2,327	2,444
			monthly	4,356	4,574	4,802	5,042	5,295
			annual	52,270	54,884	57,628	60,510	63,535
43			hourly	\$ 25.76	\$ 27.05	\$ 28.40	\$ 29.82	\$ 31.31
			bi-weekly	2,061	2,164	2,272	2,386	2,505
			monthly	4,465	4,688	4,923	5,169	5,427
			annual	53,581	56,260	59,073	62,026	65,128
44	INFORMATION TECHNOLOGY TECHNICIAN	SEIU	hourly	\$ 26.40	\$ 27.72	\$ 29.11	\$ 30.56	\$ 32.09
			bi-weekly	2,112	2,218	2,328	2,445	2,567
			monthly	4,576	4,805	5,045	5,297	5,562
			annual	54,912	57,658	60,540	63,568	66,746
45	ADMINISTRATIVE ASSISTANT II RECREATION COORDINATOR UTILITY OPERATOR II MAINTENANCE WORKER II	SEIU SEIU SEIU SEIU	hourly	\$ 27.07	\$ 28.42	\$ 29.84	\$ 31.34	\$ 32.90
			bi-weekly	2,166	2,274	2,388	2,507	2,632
			monthly	4,692	4,927	5,173	5,432	5,703
			annual	56,306	59,121	62,077	65,181	68,440
46	ANIMAL SERVICES OFFICER	SEIU	hourly	\$ 27.74	\$ 29.13	\$ 30.58	\$ 32.11	\$ 33.72
			bi-weekly	2,219	2,330	2,447	2,569	2,697
			monthly	4,808	5,049	5,301	5,566	5,844
			annual	57,699	60,584	63,613	66,794	70,134
47	PERMIT TECHNICIAN ADMINISTRATIVE TECHNICIAN I ADMINISTRATIVE ASSISTANT III	SEIU SEIU SEIU	hourly	\$ 28.44	\$ 29.86	\$ 31.36	\$ 32.92	\$ 34.57
			bi-weekly	2,275	2,389	2,508	2,634	2,766
			monthly	4,930	5,176	5,435	5,707	5,992
			annual	59,155	62,113	65,219	68,480	71,904
48	MAINTENANCE WORKER III SOLID WASTE&RESOURCE CONSERV. COORD.	SEIU SEIU	hourly	\$ 29.15	\$ 30.61	\$ 32.14	\$ 33.74	\$ 35.43
			bi-weekly	2,332	2,449	2,571	2,700	2,835
			monthly	5,053	5,305	5,571	5,849	6,142
			annual	60,632	63,664	66,847	70,189	73,699
49	ACCOUNTING TECHNICIAN	SEIU	hourly	\$ 29.87	\$ 31.36	\$ 32.93	\$ 34.58	\$ 36.31
			bi-weekly	2,390	2,509	2,635	2,766	2,905
			monthly	5,177	5,436	5,708	5,994	6,293
			annual	62,130	65,236	68,498	71,923	75,519
50	ENGINEERING TECHNICIAN I SENIOR ANIMAL SERVICES OFFICER	SEIU SEIU	hourly	\$ 30.62	\$ 32.15	\$ 33.76	\$ 35.45	\$ 37.22
			bi-weekly	2,450	2,572	2,701	2,836	2,978
			monthly	5,307	5,573	5,851	6,144	6,451
			annual	63,690	66,874	70,218	73,729	77,415
51	CRIME & INTELLIGENCE ANALYST SENIOR ADMINISTRATIVE ASSISTANT ADMINISTRATIVE TECHNICIAN II	SEIU LMCEA SEIU	hourly	\$ 31.39	\$ 32.96	\$ 34.61	\$ 36.34	\$ 38.15
			bi-weekly	2,511	2,637	2,769	2,907	3,052
			monthly	5,441	5,713	5,999	6,299	6,613
			annual	65,291	68,556	71,984	75,583	79,362

**CITY OF LATHROP
GRADE-STEP TABLE**

*FOR REFERENCE USE ONLY

Eff. 07/01/2021

Adopted Per Resolution No. 21-_____

GRADE	CLASSIFICATION	UNIT		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
52	ACCOUNTANT I	SEIU	hourly	\$ 32.17	\$ 33.78	\$ 35.47	\$ 37.24	\$ 39.10
	BUILDING INSPECTOR I	SEIU	bi-weekly	2,574	2,702	2,837	2,979	3,128
	CODE COMPLIANCE OFFICER I	SEIU	monthly	5,576	5,855	6,148	6,455	6,778
			annual	66,914	70,259	73,772	77,461	81,334
53	CONSTRUCTION INSPECTOR I	SEIU	hourly	\$ 32.98	\$ 34.63	\$ 36.36	\$ 38.18	\$ 40.09
			bi-weekly	2,638	2,770	2,909	3,054	3,207
	LEGAL SECRETARY	EXEMPT	monthly	5,717	6,002	6,302	6,618	6,948
			annual	68,598	72,028	75,630	79,411	83,382
54	ENGINEERING TECHNICIAN II	SEIU	hourly	\$ 33.80	\$ 35.49	\$ 37.26	\$ 39.13	\$ 41.08
	EXECUTIVE ASSISTANT	LMCEA	bi-weekly	2,704	2,839	2,981	3,130	3,287
			monthly	5,859	6,152	6,459	6,782	7,121
			annual	70,304	73,819	77,510	81,386	85,455
55	ASSISTANT PLANNER	SEIU	hourly	\$ 34.65	\$ 36.38	\$ 38.20	\$ 40.11	\$ 42.12
	BUILDING INSPECTOR II	SEIU	bi-weekly	2,772	2,911	3,056	3,209	3,369
	CODE COMPLIANCE OFFICER II	SEIU	monthly	6,006	6,306	6,622	6,953	7,300
	SENIOR ACCOUNTING TECHNICIAN	SEIU	annual	72,072	75,676	79,459	83,432	87,604
56	ACCOUNTANT II	SEIU	hourly	\$ 35.51	\$ 37.29	\$ 39.15	\$ 41.11	\$ 43.16
	MANAGEMENT ANALYST I (CONFIDENTIAL)	LMCEA	bi-weekly	2,841	2,983	3,132	3,289	3,453
			monthly	6,155	6,463	6,786	7,125	7,482
			annual	73,861	77,554	81,432	85,503	89,778
57	CONSTRUCTION INSPECTOR II	SEIU	hourly	\$ 36.40	\$ 38.22	\$ 40.13	\$ 42.14	\$ 44.24
			bi-weekly	2,912	3,058	3,210	3,371	3,540
	LEGAL ASSISTANT	EXEMPT	monthly	6,309	6,625	6,956	7,304	7,669
	PARKS & RECREATION SUPERVISOR	LMCEA	annual	75,712	79,498	83,472	87,646	92,028
58	ASSOCIATE PLANNER	SEIU	hourly	\$ 37.31	\$ 39.18	\$ 41.13	\$ 43.19	\$ 45.35
	JUNIOR ENGINEER	SEIU	bi-weekly	2,985	3,134	3,291	3,455	3,628
	SENIOR ENGINEERING TECHNICIAN	SEIU	monthly	6,467	6,790	7,130	7,486	7,861
			annual	77,605	81,485	85,559	89,837	94,329
59	BUILDING INSPECTOR III	SEIU	hourly	\$ 38.24	\$ 40.15	\$ 42.16	\$ 44.27	\$ 46.48
	CHIEF UTILITY OPERATOR	SEIU	bi-weekly	3,059	3,212	3,373	3,541	3,718
	CODE COMPLIANCE OFFICER III	SEIU	monthly	6,628	6,960	7,308	7,673	8,057
	MAINTENANCE SERVICES SUPERVISOR	LMCEA	annual	79,539	83,516	87,692	92,077	96,680
	UTILITY OPERATOR III	SEIU						
60	EXECUTIVE ASSISTANT TO THE CITY MANAGER	LMCEA	hourly	\$ 39.20	\$ 41.16	\$ 43.22	\$ 45.38	\$ 47.65
	HUMAN RESOURCES MANAGER	EXEMPT	bi-weekly	3,136	3,293	3,457	3,630	3,812
	MANAGEMENT ANALYST II (CONFIDENTIAL)	LMCEA	monthly	6,795	7,134	7,491	7,866	8,259
	INFORMATION TECHNOLOGY ENGINEER I	LMCEA	annual	81,536	85,613	89,893	94,388	99,108
61	POLICE SERVICES MANAGER	LMCEA	hourly	\$ 40.18	\$ 42.19	\$ 44.30	\$ 46.51	\$ 48.84
	CONSTRUCTION INSPECTOR III	SEIU	bi-weekly	3,214	3,375	3,544	3,721	3,907
	UTILITY MAINTENANCE SUPERVISOR	LMCEA	monthly	6,965	7,313	7,678	8,062	8,465
			annual	83,574	87,753	92,141	96,748	101,585
62	WASTEWATER TREATMENT PLANT SUPERVISOR	LMCEA	hourly	\$ 41.18	\$ 43.24	\$ 45.40	\$ 47.67	\$ 50.05
			bi-weekly	3,294	3,459	3,632	3,814	4,004
			monthly	7,138	7,495	7,869	8,263	8,676
			annual	85,654	89,937	94,434	99,156	104,113
63	SENIOR BUILDING INSPECTOR	SEIU	hourly	\$ 42.21	\$ 44.32	\$ 46.54	\$ 48.86	\$ 51.31
			bi-weekly	3,377	3,546	3,723	3,909	4,105
			monthly	7,316	7,682	8,066	8,470	8,893
			annual	87,797	92,187	96,796	101,636	106,718
64	ANIMAL SERVICES MANAGER	LMCEA	hourly	\$ 43.27	\$ 45.43	\$ 47.71	\$ 50.09	\$ 52.59
	ASSISTANT ENGINEER	SEIU	bi-weekly	3,462	3,635	3,816	4,007	4,208
	PARKS AND RECREATION ADMINISTRATOR	SEIU	monthly	7,500	7,875	8,269	8,682	9,116
			annual	90,002	94,502	99,227	104,188	109,398
65	BUDGET MANAGER	LMCEA	hourly	\$ 44.35	\$ 46.57	\$ 48.90	\$ 51.34	\$ 53.91
	SENIOR ACCOUNTANT	LMCEA	bi-weekly	3,548	3,725	3,912	4,107	4,313
			monthly	7,687	8,072	8,475	8,899	9,344
			annual	92,248	96,860	101,703	106,789	112,128
66			hourly	\$ 45.46	\$ 47.73	\$ 50.12	\$ 52.63	\$ 55.26
			bi-weekly	3,637	3,819	4,010	4,210	4,421
			monthly	7,880	8,274	8,687	9,122	9,578
			annual	94,557	99,285	104,249	109,461	114,934

**CITY OF LATHROP
GRADE-STEP TABLE
Eff. 07/01/2021**

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Adopted Per Resolution No. 21-_____

GRADE	CLASSIFICATION	UNIT		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
67	CODE COMPLIANCE SUPERVISOR	LMCEA	hourly	\$ 46.59	\$ 48.92	\$ 51.37	\$ 53.93	\$ 56.63
	INFORMATION TECHNOLOGY ENGINEER II	LMCEA	bi-weekly	3,727	3,914	4,109	4,315	4,530
	SENIOR PLANNER	LMCEA	monthly	8,076	8,479	8,903	9,349	9,816
	SENIOR MANAGEMENT ANALYST	LMCEA	annual	96,907	101,753	106,840	112,182	117,791
	SPECIAL DISTRICTS MANAGER	LMCEA						
68	PERMIT AND PLAN CHECK SUPERVISOR	LMCEA	hourly	\$ 47.76	\$ 50.15	\$ 52.66	\$ 55.29	\$ 58.05
			bi-weekly	3,821	4,012	4,212	4,423	4,644
			monthly	8,278	8,692	9,127	9,583	10,062
			annual	99,341	104,308	109,523	114,999	120,749
69	UTILITY PLANT SUPERVISOR	LMCEA	hourly	\$ 48.95	\$ 51.40	\$ 53.97	\$ 56.67	\$ 59.50
			bi-weekly	3,916	4,112	4,317	4,533	4,760
			monthly	8,485	8,909	9,354	9,822	10,313
			annual	101,816	106,907	112,252	117,865	123,758
70	ASSOCIATE ENGINEER	SEIU	hourly	\$ 50.18	\$ 52.69	\$ 55.32	\$ 58.09	\$ 60.99
			bi-weekly	4,014	4,215	4,426	4,647	4,880
			monthly	8,698	9,133	9,589	10,069	10,572
			annual	104,374	109,593	115,073	120,826	126,868
71	PARKS AND RECREATION SUPERINTENDENT INFORMATION TECHNOLOGY ENGINEER III	LMCEA	hourly	\$ 51.43	\$ 54.00	\$ 56.70	\$ 59.54	\$ 62.51
			bi-weekly	4,114	4,320	4,536	4,763	5,001
			monthly	8,915	9,360	9,828	10,320	10,836
			annual	106,974	112,323	117,939	123,836	130,028
72	PRINCIPAL PLANNER	LMCEA	hourly	\$ 52.72	\$ 55.36	\$ 58.12	\$ 61.03	\$ 64.08
			bi-weekly	4,218	4,428	4,650	4,882	5,127
			monthly	9,138	9,595	10,075	10,579	11,107
			annual	109,658	115,140	120,898	126,942	133,289
73	ASSISTANT CHIEF BUILDING OFFICIAL	LMCEA	hourly	\$ 54.04	\$ 56.74	\$ 59.58	\$ 62.56	\$ 65.69
			bi-weekly	4,323	4,539	4,766	5,005	5,255
			monthly	9,367	9,835	10,327	10,843	11,386
			annual	112,403	118,023	123,925	130,121	136,627
74	CITY CLERK SENIOR CIVIL ENGINEER SENIOR ENGINEER FINANCE MANAGER	EXEMPT LMCEA LMCEA LMCEA	hourly	\$ 55.39	\$ 58.16	\$ 61.07	\$ 64.12	\$ 67.33
			bi-weekly	4,431	4,653	4,885	5,130	5,386
			monthly	9,601	10,081	10,585	11,114	11,670
			annual	115,211	120,972	127,020	133,371	140,040
75			hourly	\$ 56.77	\$ 59.61	\$ 62.59	\$ 65.72	\$ 69.00
			bi-weekly	4,542	4,769	5,007	5,257	5,520
			monthly	9,840	10,332	10,849	11,391	11,961
			annual	118,082	123,986	130,185	136,694	143,529
76	ACCOUNTING MANAGER	LMCEA	hourly	\$ 58.19	\$ 61.10	\$ 64.15	\$ 67.36	\$ 70.73
	CONSTRUCTION SUPERINTENDENT	LMCEA	bi-weekly	4,655	4,888	5,132	5,389	5,658
	PARKS PROJECT MANAGER	LMCEA	monthly	10,086	10,591	11,120	11,676	12,260
	PROJECTS MANAGER	LMCEA	annual	121,035	127,087	133,441	140,113	147,119
	UTILITIES & STREET MAINTENANCE SUPERINTENDENT							
77	ASSISTANT CITY ATTORNEY CHIEF BUILDING OFFICIAL	EXEMPT UNREP	hourly	\$ 59.64	\$ 62.62	\$ 65.75	\$ 69.04	\$ 72.49
			bi-weekly	4,771	5,010	5,260	5,523	5,799
			monthly	10,338	10,854	11,397	11,967	12,565
			annual	124,051	130,254	136,766	143,605	150,785
78	DEPUTY FINANCE DIRECTOR	LMCEA	hourly	\$ 61.14	\$ 64.20	\$ 67.41	\$ 70.78	\$ 74.32
			bi-weekly	4,891	5,136	5,393	5,662	5,945
			monthly	10,598	11,127	11,684	12,268	12,881
			annual	127,171	133,530	140,206	147,217	154,577
79	ECONOMIC DEVELOPMENT ADMINISTRATOR LAND DEVELOPMENT MANAGER	LMCEA LMCEA	hourly	\$ 62.66	\$ 65.79	\$ 69.08	\$ 72.54	\$ 76.16
			bi-weekly	5,013	5,263	5,527	5,803	6,093
			monthly	10,861	11,404	11,974	12,573	13,202
			annual	130,333	136,849	143,692	150,877	158,420
80	ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR CHIEF PLANNING OFFICIAL PRINCIPAL ENGINEER	LMCEA LMCEA LMCEA	hourly	\$ 64.23	\$ 67.44	\$ 70.81	\$ 74.35	\$ 78.07
			bi-weekly	5,138	5,395	5,665	5,948	6,246
			monthly	11,133	11,690	12,274	12,888	13,532
			annual	133,598	140,278	147,292	154,657	162,390
81	SENIOR CONSTRUCTION MANAGER CHIEF INFORMATION OFFICER	LMCEA EXEMPT	hourly	\$ 65.84	\$ 69.13	\$ 72.59	\$ 76.22	\$ 80.03
			bi-weekly	5,267	5,531	5,807	6,097	6,402
			monthly	11,412	11,983	12,582	13,211	13,872
			annual	136,947	143,795	150,984	158,534	166,460

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GRADE-STEP TABLE
Eff. 07/01/2021**

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GRADE	CLASSIFICATION	UNIT		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
82	ASSISTANT PUBLIC WORKS DIRECTOR	LMCEA	hourly	\$ 67.48	\$ 70.85	\$ 74.40	\$ 78.12	\$ 82.02
			bi-weekly	5,398	5,668	5,952	6,249	6,562
			monthly	11,697	12,281	12,895	13,540	14,217
			annual	140,358	147,376	154,745	162,482	170,607
83	DIRECTOR OF HUMAN RESOURCES	EXEMPT	hourly	\$ 69.17	\$ 72.63	\$ 76.26	\$ 80.07	\$ 84.08
			bi-weekly	5,534	5,810	6,101	6,406	6,726
			monthly	11,989	12,589	13,218	13,879	14,573
			annual	143,874	151,067	158,621	166,552	174,879
84			hourly	\$ 70.90	\$ 74.45	\$ 78.17	\$ 82.08	\$ 86.18
			bi-weekly	5,672	5,956	6,253	6,566	6,894
			monthly	12,289	12,904	13,549	14,226	14,938
			annual	147,472	154,846	162,588	170,717	179,253
85	DIRECTOR OF PARKS & RECREATION DIRECTOR OF GOVERNMENT SERVICES/CITY CLERK	EXEMPT EXEMPT	hourly	\$ 72.67	\$ 76.30	\$ 80.12	\$ 84.12	\$ 88.33
			bi-weekly	5,814	6,104	6,409	6,730	7,066
			monthly	12,596	13,226	13,887	14,582	15,311
			annual	151,154	158,711	166,647	174,979	183,728
86	DIRECTOR OF ADMINISTRATIVE SERVICES	EXEMPT	hourly	\$ 74.49	\$ 78.21	\$ 82.13	\$ 86.23	\$ 90.54
			bi-weekly	5,959	6,257	6,570	6,899	7,243
			monthly	12,912	13,557	14,235	14,947	15,694
			annual	154,939	162,686	170,820	179,361	188,330
87	DEPUTY CITY MANAGER/DIRECTOR OF PUBLIC WORKS DIRECTOR OF FINANCE	EXEMPT EXEMPT	hourly	\$ 76.35	\$ 80.17	\$ 84.18	\$ 88.38	\$ 92.80
			bi-weekly	6,108	6,413	6,734	7,071	7,424
			monthly	13,234	13,896	14,590	15,320	16,086
			annual	158,808	166,748	175,086	183,840	193,032
88	DIRECTOR OF COMMUNITY DEVELOPMENT DIRECTOR OF PUBLIC WORKS	EXEMPT EXEMPT	hourly	\$ 78.26	\$ 82.17	\$ 86.28	\$ 90.60	\$ 95.13
			bi-weekly	6,261	6,574	6,903	7,248	7,610
			monthly	13,565	14,243	14,955	15,703	16,488
			annual	162,781	170,920	179,466	188,439	197,861
89	CITY ENGINEER	EXEMPT	hourly	\$ 80.22	\$ 84.23	\$ 88.44	\$ 92.86	\$ 97.51
			bi-weekly	6,418	6,738	7,075	7,429	7,801
			monthly	13,905	14,600	15,330	16,097	16,901
			annual	166,858	175,200	183,961	193,159	202,816
90			hourly	\$ 82.22	\$ 86.33	\$ 90.65	\$ 95.18	\$ 99.94
			bi-weekly	6,578	6,906	7,252	7,614	7,995
			monthly	14,251	14,964	15,712	16,498	17,323
			annual	171,018	179,568	188,547	197,974	207,873
91	ASSISTANT CITY MANAGER	EXEMPT	hourly	\$ 84.28	\$ 88.49	\$ 92.92	\$ 97.56	\$ 102.44
			bi-weekly	6,742	7,080	7,433	7,805	8,195
			monthly	14,609	15,339	16,106	16,911	17,757
			annual	175,302	184,068	193,271	202,934	213,081
92			hourly	\$ 86.39	\$ 90.71	\$ 95.24	\$ 100.00	\$ 105.00
			bi-weekly	6,911	7,257	7,619	8,000	8,400
			monthly	14,974	15,722	16,509	17,334	18,201
			annual	179,685	188,669	198,103	208,008	218,408
93			hourly	\$ 88.55	\$ 92.97	\$ 97.62	\$ 102.50	\$ 107.63
			bi-weekly	7,084	7,438	7,810	8,200	8,610
			monthly	15,348	16,115	16,921	17,767	18,656
			annual	184,177	193,386	203,055	213,208	223,868
94	POLICE CHIEF	EXEMPT	hourly	\$ 90.76	\$ 95.30	\$ 100.06	\$ 105.07	\$ 110.32
			bi-weekly	7,261	7,624	8,005	8,405	8,826
			monthly	15,732	16,518	17,344	18,212	19,122
			annual	188,782	198,221	208,132	218,538	229,465
95			hourly	\$ 93.03	\$ 97.68	\$ 102.56	\$ 107.69	\$ 113.08
			bi-weekly	7,442	7,814	8,205	8,615	9,046
			monthly	16,125	16,931	17,778	18,667	19,600
			annual	193,501	203,176	213,335	224,002	235,202
96			hourly	\$ 95.36	\$ 100.12	\$ 105.13	\$ 110.39	\$ 115.90
			bi-weekly	7,628	8,010	8,410	8,831	9,272
			monthly	16,528	17,355	18,222	19,133	20,090
			annual	198,339	208,256	218,668	229,602	241,082

**CITY OF LATHROP
GRADE-STEP TABLE
Eff. 07/01/2021**

**FOR REFERENCE USE ONLY*

Adopted Per Resolution No. 21-_____

GRADE	CLASSIFICATION	UNIT	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
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CONTRACT							
	CITY ATTORNEY	EXEMPT	annual	\$ 227,302			
	CITY MANAGER	EXEMPT	annual	\$ 241,634			

Changes

Added: 5/10/2021 Police Chief Grade 94

Budget for Fiscal Year 19/20 - 20/21



	Amended 3/9/2020	Amended 7/13/2020	Amended 9/14/20	Amended 12/14/20	Amended 03/08/21	Amended 05/10/21
ADMINISTRATIVE SERVICES						
Animal Services						
Animal Services Assistant	1.00	1.00	1.00	1.00	1.00	1.00
Animal Services Officer	1.00	1.00	1.00	1.00	1.00	1.00
Director of Finance	0.05	0.05	0.05	0.05	0.05	0.05
Senior Animal Services Officer	1.00	1.00	1.00	1.00	1.00	1.00
Total	3.05	3.05	3.05	3.05	3.05	3.05
Human Resources						
Director of Finance	0.45	0.45	0.45	0.45	0.45	0.45
Human Resources Manager	1.00	1.00	1.00	1.00	1.00	1.00
Total	1.45	1.45	1.45	1.45	1.45	1.45
ADMINISTRATIVE SERVICES - Total	4.50	4.50	4.50	4.50	4.50	4.50
CITY ATTORNEY						
City Attorney						
Administrative Assistant I/II/III	2.00	2.00	1.00	1.00	1.00	1.00
City Attorney	1.00	1.00	1.00	1.00	1.00	1.00
Senior Administrative Assistant	0.00	0.00	1.00	1.00	1.00	1.00
Total	3.00	3.00	3.00	3.00	3.00	3.00
CITY ATTORNEY - Total	3.00	3.00	3.00	3.00	3.00	3.00
CITY CLERK						
City Clerk						
Administrative Assistant I/II/III	1.00	1.00	1.00	1.00	1.00	1.00
City Clerk	0.50	0.50	0.50	0.50	0.00	0.00
Director of Government Services/City Clerk	0.00	0.00	0.00	0.00	0.50	0.50
Total	1.50	1.50	1.50	1.50	1.50	1.50
CITY CLERK - Total	1.50	1.50	1.50	1.50	1.50	1.50
CITY MANAGER						
City Manager						
City Clerk	0.50	0.50	0.50	0.50	0.00	0.00
City Engineer	0.15	0.15	0.15	0.15	0.15	0.15
City Manager	1.00	1.00	1.00	1.00	1.00	1.00
Director of Government Services/City Clerk	0.00	0.00	0.00	0.00	0.50	0.50
Economic Development Administrator	1.00	1.00	1.00	1.00	1.00	1.00
Executive Assistant	0.05	0.05	0.05	0.05	0.05	0.05
Total	2.70	2.70	2.70	2.70	2.70	2.70
CITY MANAGER - Total	2.70	2.70	2.70	2.70	2.70	2.70
COMMUNITY DEVELOPMENT						
Planning						
Accounting Manager	0.07	0.07	0.07	0.07	0.07	0.07
Administrative Assistant I/II/III	0.33	0.33	0.33	0.33	0.33	0.33
Associate Planner	1.00	1.00	1.00	1.00	1.00	1.00

Budget for Fiscal Year 19/20 - 20/21

	Amended 3/9/2020	Amended 7/13/2020	Amended 9/14/20	Amended 12/14/20	Amended 03/08/21	Amended 05/10/21
Director of Community Development	1.00	1.00	1.00	1.00	1.00	1.00
Principal Planner	1.00	1.00	1.00	1.00	1.00	1.00
Senior Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00
Total	4.40	4.40	4.40	4.40	4.40	4.40
COMMUNITY DEVELOPMENT - Total	4.40	4.40	4.40	4.40	4.40	4.40
FINANCE						
Finance						
Accountant I/II	1.00	1.00	1.00	1.00	1.00	1.00
Accounting Manager	0.82	0.82	0.82	0.82	0.82	0.82
Accounting Specialist I/II/Technician	5.00	5.00	5.00	5.00	5.00	5.00
Administrative Technician I/II	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Finance Director	1.00	1.00	1.00	1.00	1.00	1.00
Director of Finance	0.50	0.50	0.50	0.50	0.50	0.50
Finance Manager	1.00	1.00	1.00	1.00	1.00	1.00
Management Analyst II	0.50	0.50	0.50	0.50	0.50	0.50
Senior Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00
Senior Management Analyst	1.00	1.00	1.00	1.00	1.00	1.00
Total	12.82	12.82	12.82	12.82	12.82	12.82
Information Technology						
Accounting Manager	0.11	0.11	0.11	0.11	0.11	0.11
Chief Information Officer	1.00	1.00	1.00	1.00	1.00	1.00
GIS Specialist I/II	1.00	1.00	0.00	0.00	0.00	0.00
Information Technology Engineer I/II/III	0.00	0.00	3.00	3.00	3.00	3.00
Information Technology Manager	0.00	0.00	0.00	0.00	0.00	0.00
Programmer Analyst	1.00	1.00	0.00	0.00	0.00	0.00
Total	3.11	3.11	4.11	4.11	4.11	4.11
FINANCE - Total	15.93	15.93	16.93	16.93	16.93	16.93
MEASURE C						
Essential City Services						
Facility Attendant	0.45	0.45	0.45	0.00	0.00	0.00
Office Assistant I/II	1.00	1.00	1.00	1.00	1.00	1.00
Parks and Recreation Superintendent	1.00	1.00	1.00	1.00	1.00	1.00
Recreation Leader	0.45	0.45	0.45	0.90	0.90	0.90
Senior Facility Attendant	1.00	1.00	1.00	0.00	0.00	0.00
Senior Recreation Leader	0.00	0.00	0.00	1.00	1.00	1.00
Total	3.90	3.90	3.90	3.90	3.90	3.90
Essential City Services - Contract Staff						
Deputy Sheriff II	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Sheriff II for Community Impact	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Sheriff II for Investigations	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Sheriff II for School Resource Off	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Sheriff II Patrol	0.50	0.50	0.50	0.50	0.50	0.50
Sergeant to serve as Supervisor	1.00	1.00	1.00	1.00	1.00	1.00
Total	5.50	5.50	5.50	5.50	5.50	5.50

Budget for Fiscal Year 19/20 - 20/21



	Amended 3/9/2020	Amended 7/13/2020	Amended 9/14/20	Amended 12/14/20	Amended 03/08/21	Amended 05/10/21
Lathrop Manteca Fire District						
Battalion Chiefs	1.98	1.98	1.98	1.98	1.98	1.98
Firefighters/Engineers	6.00	6.00	6.00	6.00	6.00	6.00
Total	7.98	7.98	7.98	7.98	7.98	7.98
MEASURE C - Total	17.38	17.38	17.38	17.38	17.38	17.38
PARKS AND RECREATION						
Parks and Recreation						
Administrative Assistant I/II/III	1.00	1.00	1.00	1.00	1.00	1.00
Director of Parks and Recreation	1.00	1.00	1.00	1.00	1.00	1.00
Facility Attendant	1.35	1.35	1.35	0.00	0.00	0.00
Management Analyst I/II	0.25	0.25	0.25	0.25	0.25	0.25
Recreation Coordinator	3.00	3.00	3.00	3.00	3.00	3.00
Recreation Leaders	7.65	16.65	16.65	18.00	18.00	18.00
Recreation Supervisor	2.00	2.00	2.00	2.00	2.00	2.00
Senior Recreation Leaders	2.00	3.35	3.35	3.35	3.35	3.35
Total	18.25	28.60	28.60	28.60	28.60	28.60
PARKS AND RECREATION - Total	18.25	28.60	28.60	28.60	28.60	28.60
PUBLIC SAFETY						
Administration (Non-Sworn)						
Management Analyst I/II	1.00	1.00	1.00	1.00	1.00	1.00
Police Office Manager	1.00	1.00	1.00	1.00	1.00	1.00
Senior Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00
Total	3.00	3.00	3.00	3.00	3.00	3.00
Lathrop Police Department (Sworn)						
Police Chief	0.00	0.00	0.00	0.00	0.00	1.00
Total	0.00	0.00	0.00	0.00	0.00	1.00
Contract Staff						
Chief of Police	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Sheriff II for Com Resource Off	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Sheriff II for Investigations	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Sheriff II for Patrol	16.50	16.50	16.50	16.50	16.50	16.50
Deputy Sheriff II for School Resource Off	1.00	1.00	1.00	1.00	1.00	1.00
Lieutenant to serve as Supervisor	0.00	0.00	1.00	1.00	1.00	1.00
Sergeant to serve as Supervisor	2.00	2.00	1.00	1.00	1.00	1.00
Total	22.50	22.50	22.50	22.50	22.50	22.50
PUBLIC SAFETY - Total	25.50	25.50	25.50	25.50	25.50	26.50
PUBLIC WORKS						
Building						
Administrative Assistant I/II/III	0.33	0.33	0.33	0.33	0.33	0.33
Building Inspector I/II/III	2.00	2.00	2.00	2.00	2.00	2.00
Chief Building Official	1.00	1.00	1.00	1.00	1.00	1.00

Budget for Fiscal Year 19/20 - 20/21

	Amended 3/9/2020	Amended 7/13/2020	Amended 9/14/20	Amended 12/14/20	Amended 03/08/21	Amended 05/10/21
Permit and Plan Check Supervisor	0.00	0.00	1.00	1.00	1.00	1.00
Permit Technician	1.00	1.00	2.00	2.00	2.00	2.00
Total	4.33	4.33	6.33	6.33	6.33	6.33
Code Compliance Division						
Administrative Assistant I/II/III	1.00	1.00	1.00	1.00	1.00	1.00
Code Compliance Officer I/II/III	1.00	1.00	1.00	1.00	1.00	1.00
Code Compliance Supervisor	0.75	0.75	0.75	0.75	0.75	0.75
Total	2.75	2.75	2.75	2.75	2.75	2.75
Public Works						
Administrative Assistant I/II	2.34	2.34	2.34	2.34	2.34	2.34
Assistant Engineer	1.00	1.00	1.00	1.00	1.00	1.00
Associate Engineer	1.00	2.00	2.00	2.00	2.00	2.00
City Engineer	0.85	0.85	0.85	0.85	0.85	0.85
Construction Inspector I/II	2.00	2.00	2.00	2.00	2.00	2.00
Construction Inspector III	0.00	0.00	0.00	1.00	1.00	1.00
Construction Superintendent	0.00	0.00	0.00	1.00	1.00	1.00
Director of Public Works	1.00	1.00	1.00	1.00	1.00	1.00
Executive Assistant	0.95	0.95	0.95	0.95	0.95	0.95
Maintenance Services Supervisor	1.00	1.00	1.00	1.00	1.00	1.00
Maintenance Worker I/II	6.00	6.00	6.00	6.00	6.00	6.00
Maintenance Worker III	0.00	0.00	0.00	3.00	3.00	3.00
Management Analyst I/II	0.25	0.25	0.25	0.25	0.25	0.25
Meter Reader	1.00	1.00	1.00	1.00	1.00	1.00
Principal Engineer	1.00	0.00	0.00	0.00	0.00	0.00
Public Works Superintendent	1.00	1.00	1.00	1.00	1.00	1.00
Senior Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00
Senior Civil Engineer	1.00	1.00	1.00	1.00	1.00	1.00
Senior Construction Inspector	1.00	1.00	1.00	0.00	0.00	0.00
Senior Construction Manager	1.00	1.00	1.00	1.00	1.00	1.00
Senior Maintenance Worker	2.00	2.00	3.00	0.00	0.00	0.00
Senior Management Analyst	0.00	0.00	0.00	0.00	0.00	0.00
Utility Operator I/II/III	5.00	5.00	5.00	5.00	5.00	5.00
Water Treatment Plant Manager	1.00	1.00	1.00	1.00	1.00	1.00
Total	31.39	31.39	32.39	33.39	33.39	33.39
PUBLIC WORKS - Total	38.47	38.47	41.47	42.47	42.47	42.47
Grand Total	131.63	141.98	145.98	146.98	146.98	147.98
Total City Staff Positions	95.65	106.00	110.00	111.00	111.00	112.00
Total Contractual Positions	35.98	35.98	35.98	35.98	35.98	35.98
Total funded Positions	131.63	141.98	145.98	146.98	146.98	147.98

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ITEM 4.8

CITY MANAGER'S REPORT MAY 10, 2021 CITY COUNCIL REGULAR MEETING

ITEM: PARTIAL ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR TRACT 4017, PHASE 1B1, IN THE CENTRAL LATHROP SPECIFIC PLAN

RECOMMENDATION: Adopt Resolution Partially Accepting Public Improvements for Tract 4017, Phase 1B1, in the Central Lathrop Specific Plan

SUMMARY:

Lathrop Land Acquisition, LLC (Saybrook), the developer for the Central Lathrop Specific Plan (CLSP), has completed construction of the public improvements listed in the GASB 34 reports (Attachment C) for Tract 4017 (Attachment B), Phase 1B1, in accordance with their Subdivision Improvement Agreement (SIA). These improvements have been inspected by the City Engineer and have been deemed complete.

Saybrook has provided a one-year warranty bond based on 10% of the completed improvement construction cost and a lien release for the improvements being accepted. Staff recommends City Council accept the public improvements in accordance with City specifications.

BACKGROUND:

On October 5, 2006, the City approved a Vesting Tentative Map (VTM) for Tract 3533 to create 62 parcels on 960 acres of land. On March 20, 2007, the City approved a VTM for Tract 3647 to subdivide a portion of Tract 3533 into 1,071 parcels on 190 acres of land. On August 13, 2018, the City approved VTM 3967 to subdivide a portion of Tract 3533 into 113 parcels on 18 acres of land to replace the previously planned school location with residential lots. The land for Tract 4017 is within the geographic boundaries of the VTMs for Tracts 3647 and 3967.

On January 11, 2021, City Council approved Tract 4017, establishing 311 single-family lots. As required by the City's subdivision ordinance, the approved Tract 4017 included an SIA to guarantee certain public improvements associated with the final map. The public improvements listed in the GASB 34 report (Attachment C) for the Tract are complete.

Saybrook has completed all improvements associated with the SIA for Tract 4017 except for the following offsite improvements, which will be accepted at a later date:

1. Sidewalk, Slurry Seal and Striping for Barbara Terry Boulevard as noted in Paragraph 6 of the SIA.
2. Traffic signal for Golden Valley Parkway and Stanford Crossing Drive as noted in Paragraph 7 of the SIA.

CITY MANAGER’S REPORT **PAGE 2**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
PARTIAL ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR TRACT 4017, PHASE
1B1, IN THE CENTRAL LATHROP SPECIFIC PLAN

3. Stage 2 recycled water storage and disposal facilities as noted in Paragraph 9 of the SIA.

Performance Bond No. PB01987300002 in the sum of \$11,855,574.46 and Labor and Materials No. PB01987300002 in the sum of \$5,927,787.23 will remain in place until the Barbara Terry Boulevard improvements are completed and accepted by the City. The Stage 2 Recycled Water infrastructure and the Golden Valley Parkway and Stanford Crossing Drive traffic signal are guaranteed by separate securities, which will be released upon completion.

Saybrook has provided the one-year warranty bonds based on 10% of the completed improvements construction cost listed in Table 1 below and lien releases from each contractor (Attachment D) for the improvements being accepted. Staff recommends City Council accept the public improvements in accordance with City specifications.

Table 1

Contractor	Scope of Work	Bond Number	Bond Value
Teichert Construction	Underground	070212143	\$1,368,503.67
Teichert Construction	Top Side	070212844	\$479,254.07
David Hall Masonry	Sound Walls	1001086868	\$126,502.50
Odyssey Environmental	Landscaping	CAC718774M	\$102,365.74
Smith Denison Construction	Joint Trench	100564832	\$290,854.22

REASON FOR RECOMMENDATION:

The City Engineer has inspected the improvements for the Tract 4017 and confirmed that the improvements listed in Attachment C have been completed in accordance with City specifications. Saybrook has submitted a master lien release, confirming all contractors have been paid in full and a one-year maintenance bond for the improvements being accepted. Staff recommends Council accept the improvements identified in Attachment C to allow for the City to provide maintenance.

FISCAL IMPACT:

The City’s maintenance costs will increase because of the additional improvements that have to be maintained.

The one-year warranty bond covers any repairs or replacements that become necessary during the one-year period, beginning with this acceptance, due to defective materials or workmanship in connection with the completed improvements.

The City’s Service Maintenance CFD 2019-02 has been established to help fund City maintenance and operating costs.

ATTACHMENTS:

- A. Resolution Partially Accepting Public Improvements for Tract 4017, Phase 1B1, in the Central Lathrop Specific Plan
- B. CLSP Tract Acceptance Vicinity Map
- C. GASB 34 Report for Tract 4017
- D. Lien Releases & Maintenance Warranty Bonds

CITY MANAGER'S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
PARTIAL ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR TRACT 4017, PHASE
1B1, IN THE CENTRAL LATHROP SPECIFIC PLAN

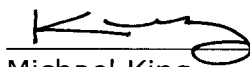
APPROVALS:



Brad Taylor
Associate Engineer

4/29/2021


Date



Michael King
Director of Public Works

4/29/2021

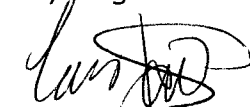
Date



Glenn Gebhardt
City Engineer

5/3/2021

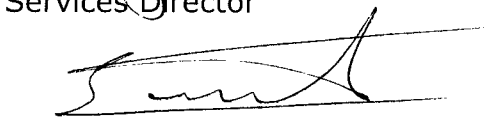
Date



Cari James
Finance & Administrative
Services Director

5/4/2021

Date



Salvador Navarrete
City Attorney

5-3-2021

Date



Stephen J. Salvatore
City Manager

5-4-21

Date

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP PARTIALLY ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 4017, PHASE 1B1, IN THE CENTRAL LATHROP SPECIFIC PLAN

WHEREAS, on October 5, 2006, the City approved a Vesting Tentative Map (VTM) for Tract 3533 to create 62 parcels on 960 acres of land. On March 20, 2007, the City approved a VTM for Tract 3647 to subdivide a portion of Tract 3533 into 1,071 parcels on 190 acres of land; and

WHEREAS, on August 13, 2018, the City approved VTM 3967 to subdivide a portion of Tract 3533 into 113 parcels on 18 acres of land to replace the previously planned school location with residential lots. The land for Tract 4017 is within the geographic boundaries of the VTMs for Tracts 3647 and 3967; and

WHEREAS, on January 11, 2021, the City Council approved one Final Map for Tract 4017, establishing 311 single-family lots. As required by the City's subdivision ordinance, the approved Tract 4017 included an SIA to guarantee certain public improvements associated with the final map; and

WHEREAS, Lathrop Land Acquisition, LLC (Saybrook) has completed all improvements associated with the SIA for Tract 4017 except for the following offsite improvements, which will be accepted at a later date:

1. Sidewalk, Slurry Seal and Striping for Barbara Terry Boulevard as noted in Paragraph 6 of the SIA.
2. Traffic signal for Golden Valley Parkway and Stanford Crossing Drive as noted in Paragraph 7 of the SIA.
3. Stage 2 recycled water storage and disposal facilities as noted in Paragraph 9 of the SIA; and

WHEREAS, Performance Bond No. PB01987300002 in the sum of \$11,855,574.46 and Labor and Materials No. PB01987300002 in the sum of \$5,927,787.23 will remain in place until the Offsite Improvements are completed and accepted by the City. The Stage 2 Recycled Water infrastructure and the Golden Valley Parkway and Stanford Crossing Drive traffic signal are guaranteed by separate securities, which will be released upon completion; and

WHEREAS, Saybrook has provided the one-year warranty bonds based on 10% of the completed improvement construction cost listed in Table 1 below and lien releases from each contractor for the improvements being accepted, a lien release for the improvements being accepted and a GASB 34 Report:

Table 1

Contractor	Scope of Work	Bond Number	Bond Value
Teichert Construction	Underground	070212143	\$1,368,503.67
Teichert Construction	Top Side	070212844	\$479,254.07
David Hall Masonry	Sound Walls	1001086868	\$126,502.50
Odyssey Environmental	Landscaping	CAC718774M	\$102,365.74
Smith Denison	Joint Trench	100564832	\$290,854.22

Staff recommends City Council accept the public improvements in accordance with City specifications; and

WHEREAS, the City’s Service Maintenance CFD 2019-02 has been established to help fund City maintenance and operating costs.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop does hereby accept the completed public improvements listed in the Subdivision Improvement Agreement for Tract 4017 in the Central Lathrop Specific Plan from Lathrop Land Acquisition, LLC and not accept the following incomplete Offsite Improvements:

1. Sidewalk, Slurry Seal and Striping for Barbara Terry Boulevard as noted in Paragraph 6 of the SIA.
2. Traffic signal for Golden Valley Parkway and Stanford Crossing Drive as noted in Paragraph 7 of the SIA.
3. Stage 2 recycled water storage and disposal facilities as noted in Paragraph 9 of the SIA.

The foregoing resolution was passed and adopted this 10th day of May 2021, by the following vote of the City Council, to wit:


- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas
City Clerk

APPROVED AS TO FORM:



Salvador Navarrete
City Attorney

CENTRAL LATHROP SPECIFIC PLAN - TRACT 4017 - VICINITY MAP



12-17-2020 2:12pm Jeff Watson P:\25226\DES\EXH=D\TRACT 4017 - VICINITY MAP.DWG

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Date: 4/26/2021

Submitted by: MacKay & Soms
Tract 4017 - Lathrop, CA

*Based on Improvement and Grading Plans prepared by MacKay & Soms dated June 2020

<u>Item</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Cost</u>
Structural Section (4" AC, 4" AB, 12" LTB)	SF	508,120	4.00 \$	2,032,480.00
Survey Monuments	EA	53	800.00 \$	42,400.00
Community Wall	LF	5,662	150.00 \$	849,300.00
6" Standard curb and gutter	LF	26,833	16.00 \$	429,328.00
9" Median curb & apron (Type F)	LF	909	33.50 \$	30,451.50
6" Sidewalk	SF	123,826	5.00 \$	619,130.00
Curb Return and ADA ramp	EA	60	2,500.00 \$	150,000.00
Driveways	EA	311	725.00 \$	225,475.00
SS Manholes including reset to finish grade and vacuum test	EA	45	6,000.00	
			\$	270,000.00
SS 60" Manhole incl.reset to finish grade &vacuum test	EA	11	7,000.00 \$	77,000.00
8" SS Pipe including backfill	LF	14,073	32.00 \$	450,336.00
Storm drain manhole including reset to finish grade	EA	25	5,500.00 \$	137,500.00
15" RCP Storm drain pipe	LF	5,108	65.75 \$	335,851.00
18" RCP Storm drain pipe	LF	2,867	66.00 \$	189,222.00
24" RCP Storm drain pipe	LF	3,149	85.00 \$	267,665.00
36" RCP Storm drain pipe	LF	1,817	124.00 \$	225,308.00
48" RCP Storm drain pipe	LF	1,247	198.00 \$	246,906.00
60" RCP Storm drain pipe	LF	455	250.00 \$	113,750.00
72" RCP Storm drain pipe	LF	680	310.00 \$	210,800.00
84" RCP Storm drain pipe	LF	156	360.00 \$	56,160.00
Curb inlet	EA	115	3,800.00 \$	437,000.00
Curb inlet (with saddle type mahole base)	EA	15	5,500.00 \$	82,500.00
Field inlet	EA	3	3,000.00 \$	9,000.00
8" Potable Water Main including fittings	LF	15,217	30.00 \$	456,510.00
6" Recycled Water Main including fittings	LF	1,236	24.00 \$	29,664.00
Fire hydrant assembly	EA	29	5,500.00 \$	159,500.00
1" Service Lateral including meter box	EA	311	1,200.00 \$	373,200.00
8" Butterfly Valves	EA	79	800.00 \$	63,200.00
Water sampling station	EA	1	2,500.00 \$	2,500.00
			Total \$	8,572,136.50

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

NOTICE OF WAIVER AND RELEASE

Saybrook CLSP, LLC has received Unconditional Waiver and Release On Final Payment forms from contractor(s) it engaged for construction of the following improvement:

Stanford Crossing Neighborhoods Phase 1B (Tract 4017 & Tract 4018) Mass Grading & Underground Improvements Project

Copies of those documents are attached to this Notice.

Those documents waive and release lien, stop payment notice, and payment bond rights the claimants had for all labor and service provided, and equipment and material delivered, for the work of improvement listed above.

In addition, CLSP certifies:

- 1) To the best of its knowledge, any and all persons entitled to record mechanics lien, stop payment notices or payment bond claims for labor, service, equipment, or material provided to the work of improvement identified above have been paid in full; and
- 2) That it has not received any notice or claim from any persons entitled to record mechanics lien, stop payment notices or payment bond claims for labor, service, equipment, or material provided to the work of improvement identified above.

SAYBROOK CLSP, LLC

Date: 4/28/2021

By: Saybrook Fund Investors, LLC
Its: Managing Member

By: 
Jeffrey M. Wilson

UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: Teichert Construction

Name of Customer: Saybrook CLSP, LLC

Job Location: STANFORD CROSSING PHASE 1B MG&UG, Tract 4017 & 4018, Lathrop Rd, Lathrop

Owner: Saybrook CLSP, LLC

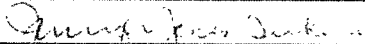
Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for all labor and service provided, and equipment and material delivered. to the customer on this job. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has been paid in full.

Exceptions

This document does not affect any of the following:
Disputed claims for extras in the amount of: \$ 0.00

Signature

Claimant's Signature: 

Claimant's Title: Jennifer Jones-Dickens, Credit Analyst

Date of Signature: 03/24/2021

7/1/12

MAINTENANCE AND WARRANTY BOND

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, City of Lathrop, hereinafter called the Obligee or City, and Saybrook CLSP, LLC, hereinafter called Saybrook, the developer for the Central Lathrop Specific Plan ("CLSP"), entered into a Development Agreement dated December 5, 2016 and subsequently, a Subdivision Improvement Agreement dated January 11, 2021, requiring construction of certain improvements including but not limited to mass grading and underground improvements at Neighborhood Phase 1B – Tract 4017 and Tract 4018 ("Phase 1B Improvements"); and

WHEREAS, A Teichert & Son, Inc., dba Teichert Construction hereinafter called the Principal or Contractor, constructed and completed the Phase 1B Improvements under a contract with Saybrook dated July 10, 2020; and

WHEREAS, the City has inspected the Phase 1B Improvements and deemed said improvements to be complete and built to the Obligee's specifications and the City Council of Lathrop accepted the Phase 1B Improvements at its meeting on May 10, 2021; and

WHEREAS, Saybrook is required to guarantee replacement and/or repair of the Phase 1B Improvements as a result of defective materials, equipment or defective workmanship for a period of one (1) year from the date of acceptance of the Phase 1B Improvements by the City Council of Lathrop.

NOW, THEREFORE, Principal and Liberty Mutual Insurance Company, hereinafter called Surety, are held and firmly bound unto the Obligee, in the penal sum of One Million Three Hundred Sixty-Eight Thousand Five Hundred Three and 67/100 Dollars (\$1,368,503.67) the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

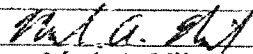

The condition of this obligation is such that, if Principal shall, upon receipt of notice in writing from City, promptly investigate and make all repairs to the Phase 1B Improvements arising out of defective materials, workmanship, or equipment that appear within one (1) year from the date City accepts the Phase 1B Improvements, then this obligation shall be null and void; otherwise is shall remain in full force and effect.

PROVIDED, HOWEVER, that the Obligee shall give Principal and Surety notice of observed defects with reasonable promptness.

City is hereby authorized to make such repairs, and the Principal and Surety shall be liable for the cost thereof, if ten (10) days after giving of such notice to the Contractor, the Contractor has failed to make or undertake the repairs with due diligence. In case of emergency, where in the opinion of the City delay could cause serious loss or damage, repairs may be made without notice being sent to the Contractor, and the expense in connection therewith shall be charged to the Contractor, and its Surety shall be liable for the cost thereof.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Development Agreement, Subdivision Improvement Agreement, or to the Phase 1B Improvements to be performed thereunder shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Development Agreement, Subdivision Improvement Agreement, or to the Phase 1B Improvements, including but not limited to the provisions of sections 2819 and 2845 of the California Civil Code.

IN WITNESS WHEREOF, this instrument has been duly executed by the Contractor and Surety above named, on the 27th day of April, 2021.

CONTRACTOR, as Principal	SURETY
A Teichert & Son, Inc., dba Teichert Construction	Liberty Mutual Insurance Company
By: 	By: 
Print Name: Mark A. Nilsen	Print Name: Jessica L. Nowlin
Title: Vice-President	Title: Attorney-in-Fact
Address: 265 Val Dervin Parkway Stockton, CA 95206 Attn.: Mark A. Nilsen	Address: 175 Berkeley Street Boston, MA 02116

NOTE: NOTARY ACKNOWLEDGMENT FOR SURETY AND SURETY'S POWER OF ATTORNEY MUST BE ATTACHED.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

Civil Code § 1189

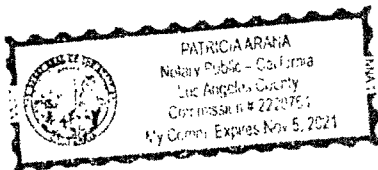
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California)
) ss
County of San Francisco)

On APR 27 2021, before me, Patricia Arana, Notary Public, personally appeared Jessica L. Nowlin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



(Seal) .

Signature: *Patricia Arana*
Patricia Arana, Notary Public



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No. 8205005-985582

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"); pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Jessica L. Nowlin, John D. Gilliland, John T. Lettner, William Phillips, Jr.

all of the city of San Francisco state of CA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 10th day of March, 2021.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 10th day of March, 2021 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2023
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12 Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President and subject to such limitation as the Chairman or the President may prescribe shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5, Surety Bonds and Undertakings

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 17th day of APR 27 2021.



By: Renee C. Llewellyn, Assistant Secretary

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

NOTICE OF WAIVER AND RELEASE

Saybrook CLSP, LLC has received Unconditional Waiver and Release On Final Payment forms from contractor(s) it engaged for construction of the following improvement:

Stanford Crossing Neighborhoods Phase 1B-1 (Tract 4017) Topside Improvements

Copies of those documents are attached to this Notice.

Those documents waive and release lien, stop payment notice, and payment bond rights the claimants had for all labor and service provided, and equipment and material delivered, for the work of improvement listed above.

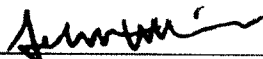
In addition, CLSP certifies:

- 1) To the best of its knowledge, any and all persons entitled to record mechanics lien, stop payment notices or payment bond claims for labor, service, equipment, or material provided to the work of improvement identified above have been paid in full; and
- 2) That it has not received any notice or claim from any persons entitled to record mechanics lien, stop payment notices or payment bond claims for labor, service, equipment, or material provided to the work of improvement identified above.

SAYBROOK CLSP, LLC

Date: 4/28/2021

By: Saybrook Fund Investors, LLC
Its: Managing Member

By: 
Jeffrey M. Wilson

UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: Teichert Construction

Name of Customer: Saybrook CLSP, LLC

Job Location: STANFORD CROSSING PH 1B-1 Topside Lathrop Rd and Golden Valley Lane, Lathrop

Owner: Saybrook CLSP, LLC

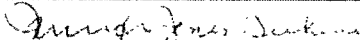
Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for all labor and service provided, and equipment and material delivered, to the customer on this job. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has been paid in full.

Exceptions

This document does not affect any of the following:
Disputed claims for extras in the amount of: \$ 0.00

Signature

Claimant's Signature: 

Claimant's Title: Jennifer Jones-Dickens, Credit Analyst

Date of Signature: 04/28/2021

7/1/12

MAINTENANCE AND WARRANTY BOND

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, City of Lathrop, hereinafter called the Obligee or City, and Saybrook CLSP, LLC, hereinafter called Saybrook, the developer for the Central Lathrop Specific Plan ("CLSP"), entered into a Development Agreement dated December 5, 2016 and subsequently, a Subdivision Improvement Agreement dated January 11, 2021, requiring construction of certain improvements including but not limited to topside improvements at Neighborhood Phase 1B-1 - Tract 4017 ("Phase 1B-1 Topside Improvements"); and

WHEREAS, A Teichert & Son, Inc., dba Teichert Construction hereinafter called the Principal or Contractor, constructed and completed the Phase 1B-1 Topside Improvements under a contract with Saybrook dated October 7, 2020; and

WHEREAS, the City has inspected the Phase 1B-1 Topside Improvements and deemed said improvements to be complete and built to the Obligee's specifications and the City Council of Lathrop accepted the Phase 1B-1 Topside Improvements at its meeting on May 10, 2021; and

WHEREAS, Saybrook is required to guarantee replacement and/or repair of the Phase 1B-1 Topside Improvements as a result of defective materials, equipment or defective workmanship for a period of one (1) year from the date of acceptance of the Phase 1B-1 Topside Improvements by the City Council of Lathrop.

NOW, THEREFORE, Principal and Liberty Mutual Insurance Company, hereinafter called Surety, are held and firmly bound unto the Obligee, in the penal sum of Four Hundred Seventy-Nine Thousand Two Hundred Fifty-Four and 07/100 Dollars (\$479,254.07) the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

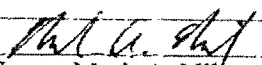
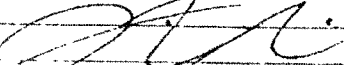
The condition of this obligation is such that, if Principal shall, upon receipt of notice in writing from City, promptly investigate and make all repairs to the Phase 1B-1 Topside Improvements arising out of defective materials, workmanship, or equipment that appear within one (1) year from the date City accepts the Phase 1B-1 Topside Improvements, then this obligation shall be null and void; otherwise is shall remain in full force and effect.

PROVIDED, HOWEVER, that the Obligee shall give Principal and Surety notice of observed defects with reasonable promptness.

City is hereby authorized to make such repairs, and the Principal and Surety shall be liable for the cost thereof, if ten (10) days after giving of such notice to the Contractor, the Contractor has failed to make or undertake the repairs with due diligence. In case of emergency, where in the opinion of the City delay could cause serious loss or damage, repairs may be made without notice being sent to the Contractor, and the expense in connection therewith shall be charged to the Contractor, and its Surety shall be liable for the cost thereof.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Development Agreement, Subdivision Improvement Agreement, or to the Phase 1B-1 Topside Improvements to be performed thereunder shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Development Agreement, Subdivision Improvement Agreement, or to the Phase 1B-1 Topside Improvements, including but not limited to the provisions of sections 2819 and 2845 of the California Civil Code.

IN WITNESS WHEREOF, this instrument has been duly executed by the Contractor and Surety above named, on the 27th day of April, 2021.

CONTRACTOR, as Principal	SURETY
A Teichert & Son, Inc., dba Teichert Construction	Liberty Mutual Insurance Company
By: 	By: 
Print Name: Mark A. Nilsen	Print Name: Jessica L. Nowlin
Title: Vice-President	Title: Attorney-in-Fact
Address: 265 Val Dervin Parkway Stockton, CA 95206 Attn.: Mark A. Nilsen	Address: 175 Berkeley Street Boston, MA 02116

NOTE: NOTARY ACKNOWLEDGMENT FOR SURETY AND SURETY'S POWER OF ATTORNEY MUST BE ATTACHED.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

Civil Code § 1189

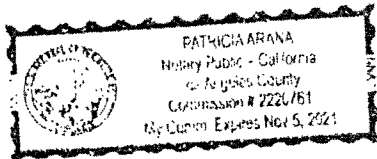
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California)
) ss
County of San Francisco)

On APR 27 2021, before me, Patricia Arana, Notary Public, personally appeared Jessica L. Nowlin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



(Seal)

Signature: *Patricia Arana*
Patricia Arana, Notary Public



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8205005-985582

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies") pursuant to and by authority herein set forth does hereby name, constitute and appoint Jessica L. Nowlan, John D. Gilliland, John T. Lettieri, William Phillips, Jr.

all of the city of San Francisco state of CA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 10th day of March, 2021.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY

On this 10th day of March, 2021 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company and that he, as such being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member Pennsylvania Association of Notaries

By: Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the By-laws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this APR 27 2021 day of.



By: Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

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

NOTICE OF WAIVER AND RELEASE

Saybrook CLSP, LLC has received Unconditional Waiver and Release On Final Payment forms from contractor(s) it engaged for construction of the following improvement:

Stanford Crossing Neighborhoods Phase 1B-1 (Tract 4017) Sound Wall Improvements

Copies of those documents are attached to this Notice.

Those documents waive and release lien, stop payment notice, and payment bond rights the claimants had for all labor and service provided, and equipment and material delivered, for the work of improvement listed above.

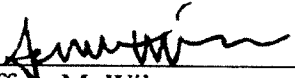
In addition, CLSP certifies:

- 1) To the best of its knowledge, any and all persons entitled to record mechanics lien, stop payment notices or payment bond claims for labor, service, equipment, or material provided to the work of improvement identified above have been paid in full; and
- 2) That it has not received any notice or claim from any persons entitled to record mechanics lien, stop payment notices or payment bond claims for labor, service, equipment, or material provided to the work of improvement identified above.

SAYBROOK CLSP, LLC

Date: 4/28/2021

By: Saybrook Fund Investors, LLC
Its: Managing Member

By: 
Jeffrey M. Wilson

UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Name of Claimant: DAVID HALL MASONRY, INC.

Name of Customer: SAYBROOK CLSP, LLC

Job Location: STANFORD CROSSING 1B-1
(ADDRESS)
STANFORD CROSSING AND SPARTAN WAY, LATHROP, CA.
(CITY) (STATE) (ZIP)

Owner: SAYBROOK CLSP, LLC


Unconditional Waiver and Release:

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for all labor and service provided, and equipment and material delivered, to the customer on this job. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has been paid in full.

Exceptions:

This document does not affect the following:
Disputed claims for extras in the amount of: \$ ZERO

Signature:

Claimant's Signature: 

Claimant's Title: OFFICE MANAGER

Date of Signature: 4/26/21

MAINTENANCE AND WARRANTY BOND

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, City of Lathrop, hereinafter called the Obligee or City, and Saybrook CLSP, LLC, hereinafter called Saybrook, the developer for the Central Lathrop Specific Plan ("CLSP"), entered into a Development Agreement dated December 5, 2016 and subsequently, a Subdivision Improvement Agreement dated January 11, 2021, requiring construction of certain improvements including but not limited to sound wall improvements at Neighborhood Phase 1B-1 - Tract 4017 ("Phase 1B-1 Sound Wall Improvements"); and

WHEREAS, David Hall Masonry, Inc. hereinafter called the Principal or Contractor, constructed and completed the Phase 1B-1 Sound Wall Improvements under a contract with Saybrook dated October 14, 2020; and

WHEREAS, the City has inspected the Phase 1B-1 Sound Wall Improvements and deemed said improvements to be complete and built to the Obligee's specifications and the City Council of Lathrop accepted the Phase 1B-1 Sound Wall Improvements at its meeting on May 10, 2021; and

WHEREAS, Saybrook is required to guarantee replacement and/or repair of the Phase 1B-1 Sound Wall Improvements as a result of defective materials, equipment or defective workmanship for a period of one (1) year from the date of acceptance of the Phase 1B-1 Sound Wall Improvements by the City Council of Lathrop.

NOW, THEREFORE, Principal and U.S. Specialty Insurance Company, hereinafter called Surety, are held and firmly bound unto the Obligee, in the penal sum of One Hundred Twenty-Six Thousand Five Hundred Two and 50/100 Dollars (\$126,502.50) the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

The condition of this obligation is such that, if Principal shall, upon receipt of notice in writing from City, promptly investigate and make all repairs to the Phase 1B-1 Sound Wall Improvements arising out of defective materials, workmanship, or equipment that appear within one (1) year from the date City accepts the Phase 1B-1 Sound Wall Improvements, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

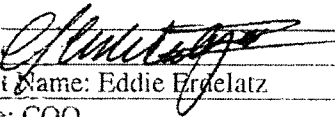
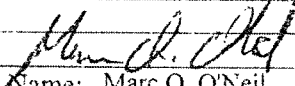
PROVIDED, HOWEVER, that the Obligee shall give Principal and Surety notice of observed defects with reasonable promptness.

City is hereby authorized to make such repairs, and the Principal and Surety shall be liable for the cost thereof, if ten (10) days after giving of such notice to the Contractor, the Contractor has failed to make or undertake the repairs with due diligence. In case of emergency, where in the opinion of the City delay could cause serious loss or damage, repairs may be made without notice being sent to the Contractor, and the expense in connection therewith shall be charged to the Contractor, and its Surety shall be liable for the cost thereof.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Development Agreement, Subdivision Improvement

Agreement, or to the Phase 1B-1 Sound Wall Improvements to be performed thereunder shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Development Agreement, Subdivision Improvement Agreement, or to the Phase 1B-1 Sound Wall Improvements, including but not limited to the provisions of sections 2819 and 2845 of the California Civil Code.

IN WITNESS WHEREOF, this instrument has been duly executed by the Contractor and Surety above named, on the 27th day of April, 2021.

CONTRACTOR, as Principal	SURETY
David Hall Masonry, Inc.	U.S. Specialty Insurance Company
By: 	By: 
Print Name: Eddie Erdelatz	Print Name: Marc Q. O'Neil
Title: COO	Title: Attorney-in-Fact
Address: 651 S. Stockton Avenue Ripon, CA 95366 Attn.: Eddie Erdelatz	Address: 501 W. Broadway, Suite 1470 San Diego, CA 92101

NOTE: NOTARY ACKNOWLEDGMENT FOR SURETY AND SURETY'S POWER OF ATTORNEY MUST BE ATTACHED.



POWER OF ATTORNEY
AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Jeffrey J. Quinn, Marc Q. O'Neil, Nancy Q. O'Neil, Alma G. Sablan
 or Carol F. McFarland of Modesto, California

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed *****Three Million***** Dollars (***\$3,000,000.00***) . This Power of Attorney shall expire without further action on April 23rd, 2022. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1st day of June, 2018.

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

State of California
 County of Los Angeles



By:
 Daniel P. Aguilar, Vice President

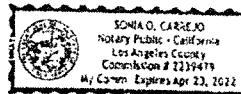
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

On this 1st day of June, 2018, before me, Sonia O. Carrejo, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature (seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 27th day of April, 2021.

Corporate Seals
 Bond No. _____
 Agency No. 19832



Kio Lo, Assistant Secretary

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

NOTICE OF WAIVER AND RELEASE

Saybrook CLSP, LLC has received Unconditional Waiver and Release On Final Payment forms from contractor(s) it engaged for construction of the following improvement:

Stanford Crossing Neighborhoods Phase 1B-1 (Tract 4017) Landscape Improvements

Copies of those documents are attached to this Notice.

Those documents waive and release lien, stop payment notice, and payment bond rights the claimants had for all labor and service provided, and equipment and material delivered, for the work of improvement listed above.

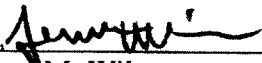
In addition, CLSP certifies:

- 1) To the best of its knowledge, any and all persons entitled to record mechanics lien, stop payment notices or payment bond claims for labor, service, equipment, or material provided to the work of improvement identified above have been paid in full; and
- 2) That it has not received any notice or claim from any persons entitled to record mechanics lien, stop payment notices or payment bond claims for labor, service, equipment, or material provided to the work of improvement identified above.

SAYBROOK CLSP, LLC

Date: 4/28/2021

By: Saybrook Fund Investors, LLC
Its: Managing Member

By: 
Jeffrey M. Wilson

UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: Odyssey Environmental Services, Inc

Name of Customer: Saybrook CLSP, LLC

Job Location: Stanford Crossing 1B-1, Lathrop, CA

Owner: Saybrook CLSP, LLC

Unconditional Waiver and Release

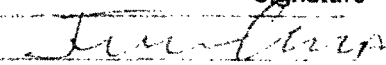
This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for all labor and service provided, and equipment and material delivered, to the customer on this job. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has been paid in full.

Exceptions

This document does not affect any of the following:
Disputed claims for extras in the amount of: \$ 0.00

Signature

Claimant's Signature:



Claimant's Title: Contracts Administrator

Date of Signature: 04/28/2021

7/1/12

MAINTENANCE AND WARRANTY BOND

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, City of Lathrop, hereinafter called the Obligee or City, and Saybrook CLSP, LLC, hereinafter called Saybrook, the developer for the Central Lathrop Specific Plan ("CLSP"), entered into a Development Agreement dated December 5, 2016 and subsequently, a Subdivision Improvement Agreement dated January 11, 2021, requiring construction of certain improvements including but not limited to landscape improvements at Neighborhood Phase 1B-1 - Tract 4017 ("Phase 1B-1 Landscape Improvements"); and

WHEREAS, Odyssey Environmental Services, Inc. hereinafter called the Principal or Contractor, constructed and completed the Phase 1B-1 Landscape Improvements under a contract with Saybrook dated October 7, 2020; and

WHEREAS, the City has inspected the Phase 1B-1 Landscape Improvements and deemed said improvements to be complete and built to the Obligee's specifications and the City Council of Lathrop accepted the Phase 1B-1 Landscape Improvements at its meeting on May 10, 2021; and

WHEREAS, Saybrook is required to guarantee replacement and/or repair of the Phase 1B-1 Landscape Improvements as a result of defective materials, equipment or defective workmanship for a period of one (1) year from the date of acceptance of the Phase 1B-1 Landscape Improvements by the City Council of Lathrop.

NOW, THEREFORE, Principal and Merchants Bonding Company (Mutual), hereinafter called Surety, are held and firmly bound unto the Obligee, in the penal sum of One Hundred Two Thousand Three Hundred Sixty-Five and 74/100 Dollars (\$102,365.74) the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

The condition of this obligation is such that, if Principal shall, upon receipt of notice in writing from City, promptly investigate and make all repairs to the Phase 1B-1 Landscape Improvements arising out of defective materials, workmanship, or equipment that appear within one (1) year from the date City accepts the Phase 1B-1 Landscape Improvements, then this obligation shall be null and void; otherwise is shall remain in full force and effect.


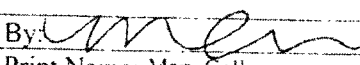
PROVIDED, HOWEVER, that the Obligee shall give Principal and Surety notice of observed defects with reasonable promptness.

City is hereby authorized to make such repairs, and the Principal and Surety shall be liable for the cost thereof, if ten (10) days after giving of such notice to the Contractor, the Contractor has failed to make or undertake the repairs with due diligence. In case of emergency, where in the opinion of the City delay could cause serious loss or damage, repairs may be made without notice being sent to the Contractor, and the expense in connection therewith shall be charged to the Contractor, and its Surety shall be liable for the cost thereof.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Development Agreement, Subdivision Improvement

Agreement, or to the Phase 1B-1 Landscape Improvements to be performed thereunder shall in any way affect its obligations on this bond. and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Development Agreement, Subdivision Improvement Agreement, or to the Phase 1B-1 Landscape Improvements, including but not limited to the provisions of sections 2819 and 2845 of the California Civil Code.

IN WITNESS WHEREOF, this instrument has been duly executed by the Contractor and Surety above named, on the 28th day of April, 2021.

CONTRACTOR, as Principal	SURETY
Odyssey Environmental Services, Inc.	Merchants Bonding Company (Mutual)
By: 	By: 
Print Name: Martin Gates	Print Name: Mary Collins
Title: President	Title: Attorney-in-Fact
Address: 5400 W. Highway 12 Lodi, CA 95242 Attn.: Martin Gates	Address: 6700 Westown Parkway West Des Moines, IA 50266-7754

NOTE: NOTARY ACKNOWLEDGMENT FOR SURETY AND SURETY'S POWER OF ATTORNEY MUST BE ATTACHED.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

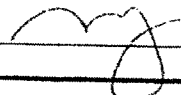
State of California
County of Sacramento)

On April 28, 2021 before me, Marissa Robinson, Notary Public
(insert name and title of the officer)

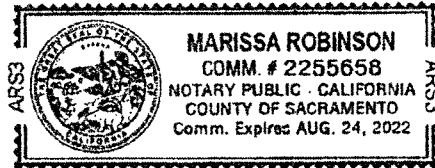
personally appeared Mary Collins
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature 

(Seal)



MERCHANTS
BONDING COMPANY
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Bill Rapp, Claudine Gordon; Deanna Quintero; Elizabeth Colodi, Jason March, Jennifer Lakmann; John Hopkins, K Corey Ward; Kristie Phillips; Marissa Robinson; Mary Collins; Matthew Foster; Michael K Feeney; Mindy Whitehouse; Phillip Watkins; Renee Ramsey; Samantha Watkins; Sara Walliser; Sarah Otto; Stephanie Agapoff, Steven Lee Williams, Tony Clark

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015

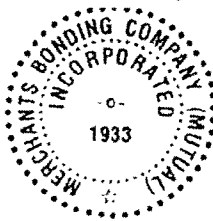
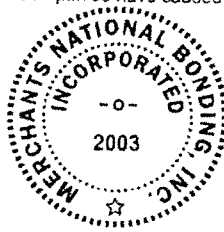
"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner, Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 27th day of January, 2021.

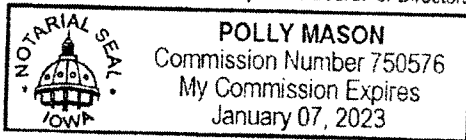


MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.

By *Larry Taylor*
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 27th day of January, 2021, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies, and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

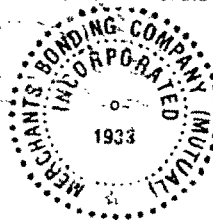


(Expiration of notary's commission does not invalidate this instrument)

Polly Mason
Notary Public

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 28th day of April, 2021.



William Warner Jr.
Secretary

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

NOTICE OF WAIVER AND RELEASE

Saybrook CLSP, LLC has received Unconditional Waiver and Release On Final Payment forms from contractor(s) it engaged for construction of the following improvement:

Stanford Crossing Neighborhoods Phase 1B-1 (Tract 4017) Joint Trench Improvements

Copies of those documents are attached to this Notice.

Those documents waive and release lien, stop payment notice, and payment bond rights the claimants had for all labor and service provided, and equipment and material delivered, for the work of improvement listed above.

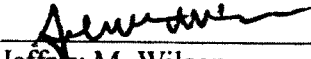
In addition, CLSP certifies:

- 1) To the best of its knowledge, any and all persons entitled to record mechanics lien, stop payment notices or payment bond claims for labor, service, equipment, or material provided to the work of improvement identified above have been paid in full; and
- 2) That it has not received any notice or claim from any persons entitled to record mechanics lien, stop payment notices or payment bond claims for labor, service, equipment, or material provided to the work of improvement identified above.

SAYBROOK CLSP, LLC

Date: 4/28/2021

By: Saybrook Fund Investors, LLC
Its: Managing Member

By: 
Jeffrey M. Wilson

MAINTENANCE AND WARRANTY BOND

Bond # 100564832

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, City of Lathrop, hereinafter called the Obligee or City, and Saybrook CLSP, LLC, hereinafter called Saybrook, the developer for the Central Lathrop Specific Plan ("CLSP"), entered into a Development Agreement dated December 5, 2016 and subsequently, a Subdivision Improvement Agreement dated January 11, 2021, requiring construction of certain improvements including but not limited to joint trench improvements at Neighborhood Phase 1B-1 - Tract 4017 ("Phase 1B-1 Joint Trench Improvements"); and

WHEREAS, Smith Denison Construction Company hereinafter called the Principal or Contractor, constructed and completed the Phase 1B-1 Joint Trench Improvements under a contract with Saybrook dated October 13, 2020; and

WHEREAS, the City has inspected the Phase 1B-1 Joint Trench Improvements and deemed said improvements to be complete and built to the Obligee's specifications and the City Council of Lathrop accepted the Phase 1B-1 Joint Trench Improvements at its meeting on May 10, 2021; and

WHEREAS, Saybrook is required to guarantee replacement and/or repair of the Phase 1B-1 Joint Trench Improvements as a result of defective materials, equipment or defective workmanship for a period of one (1) year from the date of acceptance of the Phase 1B-1 Joint Trench Improvements by the City Council of Lathrop.

NOW, THEREFORE, Principal and U.S. Specialty Insurance Company, hereinafter called Surety, are held and firmly bound unto the Obligee, in the penal sum of Two Hundred Ninety Thousand Eight Hundred Fifty-Four and 22/100 Dollars (\$290,854.22) the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

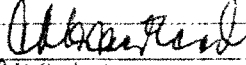

The condition of this obligation is such that, if Principal shall, upon receipt of notice in writing from City, promptly investigate and make all repairs to the Phase 1B-1 Joint Trench Improvements arising out of defective materials, workmanship, or equipment that appear within one (1) year from the date City accepts the Phase 1B-1 Joint Trench Improvements, then this obligation shall be null and void; otherwise is shall remain in full force and effect.

PROVIDED, HOWEVER, that the Obligee shall give Principal and Surety notice of observed defects with reasonable promptness.

City is hereby authorized to make such repairs, and the Principal and Surety shall be liable for the cost thereof, if ten (10) days after giving of such notice to the Contractor, the Contractor has failed to make or undertake the repairs with due diligence. In case of emergency, where in the opinion of the City delay could cause serious loss or damage, repairs may be made without notice being sent to the Contractor, and the expense in connection therewith shall be charged to the Contractor, and its Surety shall be liable for the cost thereof.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Development Agreement, Subdivision Improvement Agreement, or to the Phase 1B-1 Joint Trench Improvements to be performed thereunder shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Development Agreement, Subdivision Improvement Agreement, or to the Phase 1B-1 Joint Trench Improvements, including but not limited to the provisions of sections 2819 and 2845 of the California Civil Code.

IN WITNESS WHEREOF, this instrument has been duly executed by the Contractor and Surety above named, on the 26th day of April, 2021.

CONTRACTOR, as Principal	SURETY
Smith Denison Construction Company, a California corporation	U.S. Specialty Insurance Company
By: 	By: 
Print Name: <u>C. McCausland</u>	Print Name: <u>Keith E. Clements</u>
Title: <u>CEO</u>	Title: <u>Attorney in Fact</u>
Address: 50 Greenville Road Livermore, CA 94550 Attn.: <u>C. McCausland</u>	Address: 501 W. Broadway, Suite 1470 San Diego, CA 92101

NOTE: NOTARY ACKNOWLEDGMENT FOR SURETY AND SURETY'S POWER OF ATTORNEY MUST BE ATTACHED.



TOKIO MARINE
HCC

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That, U.S. SPECIALTY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint,

KEITH E. CLEMENTS

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver bond number 100564832, issued in the course of its business and to bind the Company thereby, in an amount not to exceed Five hundred thousand and 00/100 (\$500,000.00). Said appointment is made under and by authority of the following resolutions of the Board of Directors of U. S. Specialty Insurance Company:

"Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached." Adopted by unanimous written consent in lieu of meeting on September 1st, 2011.

The Attorney-in-Fact named above may be an agent or a broker of the Company. The granting of this Power of Attorney is specific to this bond and does not indicate whether the Attorney-in-Fact is or is not an appointed agent of the Company.

IN WITNESS WHEREOF, U.S. Specialty Insurance Company has caused its seal to be affixed hereto and executed by its Senior Vice President on this 18th day of December 2017.

State of California
County of Los Angeles



U.S. SPECIALTY INSURANCE COMPANY

By: Adam S. Pessin
Adam S. Pessin, Senior Vice President

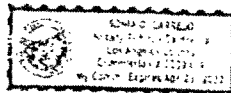
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On this 1st day of June, 2018, before me, Sonia O. Carrejo, a notary public, personally appeared Adam S. Pessin, Senior Vice President of U.S. Specialty Insurance Company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Sonia O. Carrejo (seal)



I, Kio Lo, Assistant Secretary of U.S. Specialty Insurance Company, do hereby certify that the Power of Attorney and the resolution adopted by the Board of Directors of said Company as set forth above, are true and correct transcripts thereof and that neither the said Power of Attorney nor the resolution have been revoked and they are now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand this 26th day of April, 2021.

Bond No. 100564832

Agency No. 5579



Kio Lo
Kio Lo, Assistant Secretary

HCCSZZ POAUSSIC6/2018

visit tmhcc.com/surety for more information

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

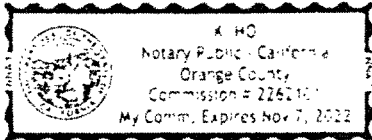
State of California)
County of Orange)

On 4-26-21 before me, K Ho, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Keith E. Clements
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Bond # 100564832 Document Date: 4-26-21
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Keith E. Clements
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
Other: _____
Signer Is Representing: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda)

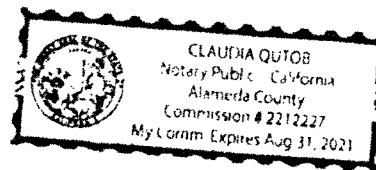
On April 27, 2021 before me, Claudia Qutob, notary public
(insert name and title of the officer)

personally appeared Cynthia L McCaustland
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *Claudia Qutob* (Seal)



UNCONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT

(California Civil Code § 8138)

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

IDENTIFYING INFORMATION

Name of Claimant: SMITH DENISON CONSTRUCTION COMPANY

Name of Customer: SAYBROOK CLSP, LLC

Job Location: STANFORD CROSSING NBH PHASE 1B - 1 TRACT # 4017 LATHROP, CA CONTRACT # 33295648.4

Owner: SAYBROOK CLSP, LLC

UNCONDITIONAL WAIVER AND RELEASE

This document waives and release lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has been paid in full.

EXCEPTIONS

This document does not affect any of the following:

Disputed claims for extras in the amount of: \$0.00

SIGNATURE

Claimant's Signature: 

Claimant's Title: CFO

Date of Signature: 04/28/21

ITEM 4.9

CITY MANAGER'S REPORT MAY 10, 2021 CITY COUNCIL REGULAR MEETING

**ITEM: ACCEPTANCE OF PUBLIC IMPROVEMENTS
CONSTRUCTED BY MCGUIRE AND HESTER FOR CIP
PS 06-06 RIVER ISLANDS PARKWAY WIDENING
(PHASE I)**

**RECOMMENDATION: Adopt Resolution Accepting Public Improvements
Constructed by McGuire and Hester for CIP PS 06-06
River Islands Parkway Widening (Phase I),
Authorize the Filing of a Notice of Completion,
Release of Contract Retention, and Release of
Performance and Payment Bonds**

SUMMARY:

McGuire and Hester has completed construction of the Capital Improvement Project (CIP) PS 06-06 River Islands Parkway Widening (Phase I). Staff has inspected the improvements and has deemed these improvements complete and in accordance with the approved plans and specifications.

McGuire and Hester has submitted lien releases, confirming all sub-contractors and suppliers have been paid in full, and a one-year maintenance bond (based on 10% of the construction contract) for the improvements to be accepted.

Staff requests City Council accept the improvements constructed by McGuire and Hester for CIP PS 06-06 River Islands Parkway Widening (Phase I). Staff also requests City Council authorize the filing of a Notice of Completion with the San Joaquin County Clerk, release of contract retention to McGuire and Hester, in the amount of \$69,009 within forty-five (45) days after the recording of the Notice of Completion, and the release of performance and payment bonds.

BACKGROUND:

On September 14, 2020, City Council awarded a construction contract to McGuire and Hester for improvements to CIP PS 06-06 River Islands Parkway Widening (Phase I). The scope of work included widening River Islands Parkway from two (2) lanes to five (5) lanes between Interstate 5 and Golden Valley Parkway, signal modification at River Islands Parkway and Golden Valley Parkway, pavement overlay, restriping, and lighting. McGuire and Hester completed the construction of the project and staff has inspected the improvements and deemed them complete and in accordance with the approved plans and specifications.

The awarded contract was in the amount of \$1,270,501, and a 10% construction contingency of \$127,050 was authorized for staff to use as necessary to achieve the goals of the project. The total construction budget for the project was \$1,397,551.

**ACCEPTANCE OF PUBLIC IMPROVEMENTS CONSTRUCTED BY MCGUIRE AND
HESTER FOR CIP PS 06-06 RIVER ISLANDS PARKWAY WIDENING (PHASE I)**

During construction, contract change orders totaling \$109,675 were issued for a final contract amount of \$1,380,176.

The project has been completed within the available construction budget, original contract period, and in accordance with the plans, specifications, and City of Lathrop Standards. The construction costs referenced below capture all expenditures.

Construction costs are as follows:

A.	Construction Contract Amount	\$ 1,270,501
B.	Approved Change Orders	\$ 109,675
		<hr/> <hr/>
	Total Construction Costs	\$ 1,380,176

Upon acceptance of the improvements, the performance and payment bonds (Bond No. 30105594) will be released and replaced with the maintenance bond (Bond No. 30105594). The maintenance bond covers any repairs or replacements that become necessary during the one-year period, beginning with this acceptance, due to defective materials or workmanship in connection with the completed improvements. McGuire and Hester has also provided the necessary lien releases for the materials supplied and completed work.

Staff requests City Council accept the public improvements constructed by McGuire and Hester for CIP PS 06-06 River Islands Parkway Widening (Phase I). Staff also requests City Council authorize the filing of a Notice of Completion with the San Joaquin County Clerk, the release of contract retention to McGuire and Hester, in the amount of \$69,009 within forty-five (45) days after the recording of the Notice of Completion, and the release of performance and payment bonds.

REASON FOR RECOMMENDATION:

The project was completed by McGuire and Hester pursuant to the contract documents dated September 14, 2020. Staff has inspected the improvements and deemed them complete and in accordance with City standards. The performance and payment bonds (Bond No. 30105594) will be released and replaced with a one-year maintenance bond (Bond No. 30105594, \$127,050.10) upon City Council's acceptance of the improvements.

FISCAL IMPACT:

The final construction contract amount with McGuire and Hester for CIP PS 06-06 River Islands Parkway Widening (Phase I) is \$ 1,380,176. Adequate funds have been allocated in the FY 20/21 budget to close out the project. With the completion of this project, staff requests that unused funds be transferred back into the Gas Tax Fund (2030).

MAY 10, 2021 CITY COUNCIL REGULAR MEETING

**ACCEPTANCE OF PUBLIC IMPROVEMENTS CONSTRUCTED BY MCGUIRE AND
HESTER FOR CIP PS 06-06 RIVER ISLANDS PARKWAY WIDENING (PHASE I)**

ATTACHMENTS:

- A. Resolution Accepting Public Improvements Constructed by McGuire and Hester for CIP PS 06-06 River Islands Parkway Widening (Phase I), Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release of Performance and Payment Bonds
- B. Notice of Completion – CIP PS 06-06 River Islands Parkway Widening (Phase I)
- C. Project Vicinity Map – CIP PS 06-06 River Islands Parkway Widening (Phase I)

CITY MANAGER'S REPORT **PAGE 4**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
ACCEPTANCE OF PUBLIC IMPROVEMENTS CONSTRUCTED BY MCGUIRE AND
HESTER FOR CIP PS 06-06 RIVER ISLANDS PARKWAY WIDENING (PHASE I)

APPROVALS:



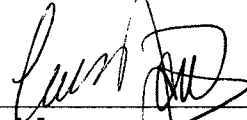
Ken Reed
Senior Construction Manager

5-4-2021
Date



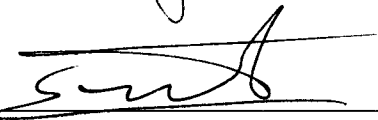
Michael King
Public Works Director

5/4/2021
Date




Carl James
Finance and Administrative
Services Director

5/5/2021
Date



Salvador Navarrete
City Attorney

5.4.2021
Date



Stephen J. Salvatore
City Manager

5.4.21
Date

RESOLUTION NO. 21 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING PUBLIC IMPROVEMENTS CONSTRUCTED BY MCGUIRE AND HESTER FOR CIP PS 06-06 RIVER ISLANDS PARKWAY WIDENING (PHASE I), AUTHORIZE THE FILING OF A NOTICE OF COMPLETION, RELEASE OF CONTRACT RETENTION, AND RELEASE OF PERFORMANCE AND PAYMENT BONDS

WHEREAS, on September 14, 2020, City Council awarded a construction contract with McGuire and Hester for improvements to CIP PS 06-06 River Islands Parkway Widening (Phase I); and

WHEREAS, the scope of work included widening River Islands Parkway from two (2) lanes to five (5) lanes between Interstate 5 and Golden Valley Parkway, signal modification at River Islands Parkway and Golden Valley Parkway, pavement overlay, restriping, and lighting; and

WHEREAS, the awarded contract was in the amount of \$1,270,501 and a 10% construction contingency of \$127,050 was authorized for staff to use as necessary to achieve the goals of the project; and

WHEREAS, during construction, contract amendments totaling \$109,675 were issued for a final contract amount of \$1,380,176; and

WHEREAS, McGuire and Hester has satisfactorily completed the construction of the project, and staff has inspected the improvements and has deemed them complete and in accordance with the approved plans and specifications; and

WHEREAS, McGuire and Hester has provided the necessary lien releases for the materials supplied and completed work; and

WHEREAS, McGuire and Hester has submitted a one-year maintenance bond (based on 10% of total project cost) for the improvements being accepted; and

WHEREAS, the performance and payment bonds (Bond No. 30105594) will be released and replaced with a one-year maintenance bond (Bond No. 30105594, \$127,050.10) upon City Council's acceptance of the improvements; and

WHEREAS, the construction budget for the River Islands Widening (Phase I) CIP PS 06-06 was sufficient to fund the project, and staff requests that unused funds be transferred back into the Gas Tax Fund (2030); and

WHEREAS, staff requests City Council accept the public improvements constructed by McGuire and Hester for CIP PS 06-06 River Islands Parkway Widening (Phase I); and

WHEREAS, staff also requests City Council authorize the filing of a Notice of Completion with the San Joaquin County Clerk upon acceptance of the improvements and the release of the contract retention to McGuire and Hester, in the amount of \$69,009, within forty-five (45) days after the recording of the Notice of Completion and the release of the performance and payment bonds (Bond No. 30105594).

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby accept the public improvements constructed by McGuire and Hester for CIP PS 06-06 River Islands Parkway Widening (Phase I) pursuant to the contract documents dated September 14, 2020; and

BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop authorizes the filing of the Notice of Completion with the San Joaquin County Clerk and the release of the contract retention to McGuire and Hester, in the amount of \$69,009 within forty-five (45) days after the recording of the Notice of Completion, and authorizes the release of the performance and payment bonds; and

BE IT FURTHER RESOLVED, that City Council also authorizes the transfer of the unused project funds into the Gas Tax Fund (2030).

The foregoing resolution was passed and adopted this 10th day of May 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:


ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

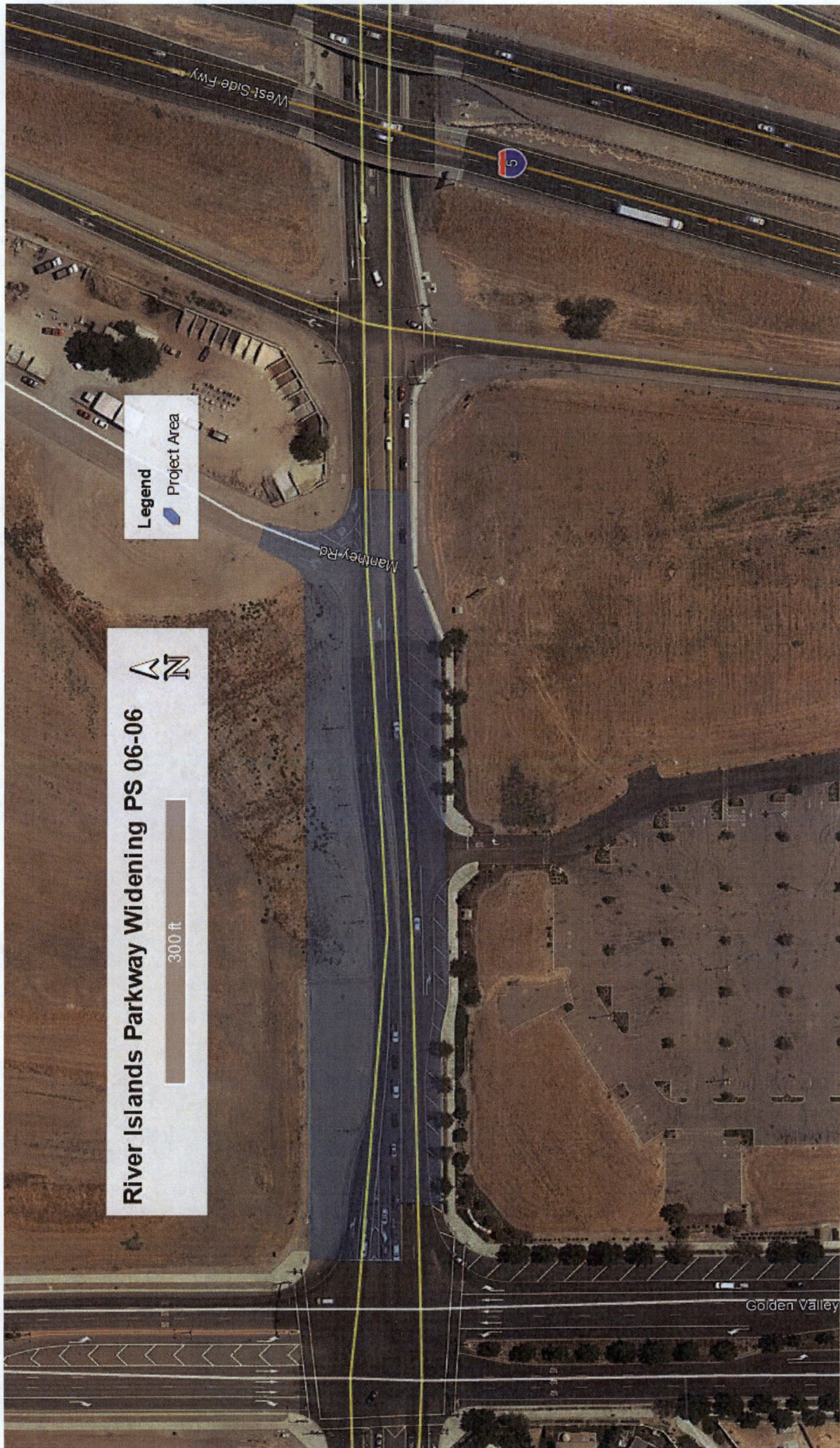
CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the NOTICE OF COMPLETION dated **May 10, 2021** by **McGuire and Hester** to the **City of Lathrop**, a political corporation and/or governmental agency, is hereby accepted by the undersigned officer or agent on behalf of the City Council pursuant to authority conferred by minute action of the City Council adopted on **May 10, 2021**, and the grantee consents to recordation thereof by its duly authorized officer.

Dated _____

By _____
Stephen J. Salvatore, City Manager

ATTACHMENT C - PROJECT VICINITY MAP



ITEM 4.10

CITY MANAGER'S REPORT MAY 10, 2021 CITY COUNCIL REGULAR MEETING

ITEM: **ACCEPTANCE OF PUBLIC IMPROVEMENTS, RIGHT-OF-WAY EASEMENT, AND PUBLIC UTILITY EASEMENT FOR THE TRU BY HILTON DEVELOPMENT AND AUTHORIZE THE RELEASE OF BONDS ASSOCIATED WITH EP NO. 2019-34**

RECOMMENDATION: **Adopt Resolution Accepting Public Improvements, Right-of-Way Easement, and Public Utility Easement for the Tru by Hilton Development Located at 161 E. Louise Avenue and Authorize the Release of Bonds Associated with Encroachment Permit No. 2019-34**

SUMMARY:

Louise Avenue Partners, the developer for the Tru by Hilton hotel located at 161 E. Louise Avenue, has completed the construction of the public improvements. The approximate value of the improvements being accepted is \$173,280.05, as shown in the project Governmental Accounting Standards Board Statement 34 (GASB34) Report in Attachment "C". These improvements have been inspected by the City Engineer and have been deemed complete. Staff recommends City Council accept the public improvements in accordance with City specifications. The costs to maintain these facilities will be covered through the existing City of Lathrop Public Works operating budget.

The developer has provided a one-year warranty bond based on 10% of the performance bond value, as-built drawings, GASB 34 Report, and a lien release for the improvements being accepted. The developer has also provided offers of dedication for the public right-of-way easement on Louise Avenue and public utility easement on both Louise Avenue and Harlan Road.

BACKGROUND:

The 161 E. Louise Avenue site is approximately 1.3 acres in size and was vacant and undeveloped prior to the construction of the Tru by Hilton project. Historically, the site included a single-family residence, barn, and storage building on the southern portion of the site and a domestic well, in the middle of site. According to City records, the single-family residence, barn and storage structure were demolished in 2009 by the property owner. No improvements to the site were made since that time and the site was vacant.

On November 28, 2018, the City of Lathrop Planning Commission approved the Site Plan Review No. SPR-18-102. This allowed the construction of a four (4) story, seventy-nine (79) room, 38,660 square foot hotel building on the 1.3-acre site.

MAY 10, 2021 CITY COUNCIL REGULAR MEETING

ACCEPTANCE OF PUBLIC IMPROVEMENTS, RIGHT-OF-WAY EASEMENT, AND PUBLIC UTILITY EASEMENT FOR THE TRU BY HILTON DEVELOPMENT AND AUTHORIZE THE RELEASE OF BONDS ASSOCIATED WITH EP NO. 2019-34

The Conditions of Approval (COAs) associated with SPR-18-102 required the installation of frontage improvements on E. Louise Avenue and Harlan Road. The public improvements included but were not limited to curb, gutter, sidewalk, landscape, street light, fire hydrant, etc.

The COAs also required the dedication of all public right-of-way easement (ROW) necessary for the ultimate width of E. Louise Avenue. A 10-foot public utility easement (PUE) was also required to be dedicated along all ROW frontages. The developer has provided offers of dedication for both the ROW and PUE.

Construction of the public improvements are complete and the approximate value of the improvements being accepted is \$173,280.05 as shown in the project GASB34 Report, included as Attachment “C”. The public facilities will be maintained by the City and the costs to maintain these facilities will be covered through the existing City of Lathrop Public Works operating budget.

Louise Avenue Partners, LLP, provided a performance bond (Bond No. 4428554) to the City upon issuance of Encroachment Permit (EP) 2019-34 in the amount shown in Table 1 that guaranteed the construction of the offsite improvements. The performance bond will be released and replaced with a warranty bond upon acceptance of the improvements.

Table 1

Description	Performance Bond Number & Amount	Warranty Bond Number & Amount
Encroachment Permit 2019-34	4428554 \$174,200	4428554 \$17,420

REASON FOR RECOMMENDATION:

The City Engineer has inspected the offsite improvements for the Tru by Hilton project located at 161 E. Louise Avenue and confirmed that the improvements have been completed in accordance with City specifications. Louise Avenue Partners, LLP, has submitted a master lien release, confirming all contractors have been paid in full, offers of dedication for ROW and PUE, and a one-year warranty bond for the improvements being accepted. Staff recommends Council accept the improvements to allow the City to provide maintenance.

FISCAL IMPACT:

The approximate value of the improvements being accepted is \$173,280.05 as shown in the project GASB34 report, included as Attachment “C” and the costs to maintain these facilities will be covered through the existing City of Lathrop Public Works operating budget.

MAY 10, 2021 CITY COUNCIL REGULAR MEETING

ACCEPTANCE OF PUBLIC IMPROVEMENTS, RIGHT-OF-WAY EASEMENT, AND PUBLIC UTILITY EASEMENT FOR THE TRU BY HILTON DEVELOPMENT AND AUTHORIZE THE RELEASE OF BONDS ASSOCIATED WITH EP NO. 2019-34

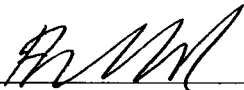
The one-year warranty bond covers any repairs or replacements that become necessary during the one-year period, beginning with this acceptance, due to defective materials or workmanship in connection with the completed improvements.

ATTACHMENTS:

- A. Resolution Accepting Public Improvements, Right-of-Way Easement, and Public Utility Easement for the Tru by Hilton Development Located at 161 E. Louise Avenue and Authorize the Release of Bonds Associated with Encroachment Permit No. 2019-34
- B. Location Exhibit – 161 E. Louise Avenue Offsite Improvements
- C. GASB 34 Report – 161 E. Louise Avenue Offsite Improvements
- D. Offer of Dedication of Right of Way Easement for E. Louise Avenue
- E. Offer of Dedication of Public Utility Easement for E. Louise Avenue
- F. Offer of Dedication of Public Utility Easement for Harlan Road

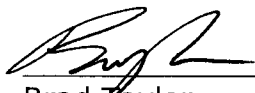
CITY MANAGER'S REPORT **PAGE 4**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
ACCEPTANCE OF PUBLIC IMPROVEMENTS, RIGHT-OF-WAY EASEMENT, AND
PUBLIC UTILITY EASEMENT FOR THE TRU BY HILTON DEVELOPMENT AND
AUTHORIZE THE RELEASE OF BONDS ASSOCIATED WITH EP NO. 2019-34

APPROVALS:



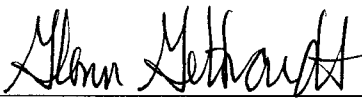
Bellal Nabizadah
Junior Engineer

4/21/21
Date



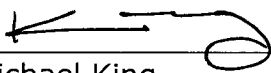
Brad Taylor
Associate Engineer

4/21/2021
Date



Glenn Gebhardt
City Engineer

4/21/2021
Date



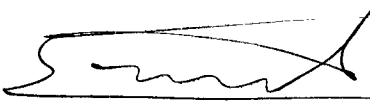
Michael King
Public Works Director

4/22/2021
Date



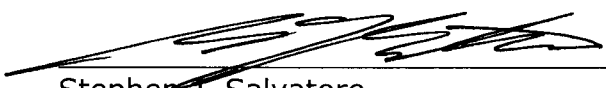
Cari James
Finance & Administrative Services Director

4/21/2021
Date



Salvador Navarrete
City Attorney

4.22.2021
Date



Stephen J. Salvatore
City Manager

5.4.21
Date

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING PUBLIC IMPROVEMENTS, RIGHT-OF-WAY EASEMENT, AND PUBLIC UTILITY EASEMENT FOR THE TRU BY HILTON DEVELOPMENT LOCATED AT 161 E. LOUISE AVENUE AND AUTHORIZE THE RELEASE OF BONDS ASSOCIATED WITH ENCROACHMENT PERMIT NO. 2019-34

WHEREAS, 161 E. Louise Avenue site is approximately 1.3 acres in size and was vacant and undeveloped. Historically, the site included a single-family residence, barn, and storage building on the southern portion of the site and a domestic well, in the middle of site; and

WHEREAS, according to City records, the single-family residence, barn and storage structure were demolished in 2009 by the property owner. No improvements to the site were made since that time and the site was vacant; and

WHEREAS, on November 28, 2018, the City of Lathrop Planning Commission approved the Site Plan Review No. SPR-18-102 for the Tru by Hilton development. This allowed the construction of four a (4) story, seventy-nine (79) room, 38,660 square foot hotel building on the 1.3-acre site; and

WHEREAS, the Conditions of Approval (COAs) associated with SPR-18-102 required the installation of frontage improvements on E. Louise Avenue and Harlan Road. The public improvements included but were not limited to curb, gutter, sidewalk, landscape, street light, fire hydrant, etc.; and

WHEREAS, construction of the public improvements are complete and the approximate value of the improvements being accepted is \$173,280.05 as shown in the project GASB34 Report, included as Attachment "C" to the City Managers Report; and

WHEREAS, the COAs also required the dedication of all public right-of-way easement (ROW) necessary for the ultimate width of E. Louise Avenue. A 10-foot public utility easement (PUE) was also required to be dedicated along all ROW frontages. The developer has provided offers of dedication for both the ROW and PUE; and

WHEREAS, the public facilities will be maintained by the City and the costs to maintain these facilities will be covered through the existing City of Lathrop Public Works operating budget; and

WHEREAS, Louise Avenue Partners, LLP, has provided Warranty Bonds to guarantee replacement and/or repair of the improvements as a result of defective materials, equipment, or defective workmanship for a period of one year from the date of acceptance; and

WHEREAS, Louise Avenue Partners, LLP, provided a performance bond (Bond No. 4428554) to the City upon issuance of Encroachment Permit (EP) 2019-34 in the amount shown in Table 1 that guaranteed the construction of the offsite improvements. The performance bond will be released and replaced with a warranty bond upon acceptance of the improvements; and

Table 1

Description	Performance Bond Number & Amount	Warranty Bond Number & Amount
Encroachment Permit 2019-34	4428554 \$174,200.00	4428554 \$17,420.00

WHEREAS, the City Engineer has inspected the offsite improvements for the Tru by Hilton project located at 161 E. Louise Avenue and confirmed that the improvements have been completed in accordance with City specifications; and

WHEREAS, Louise Avenue Partners, LLP, has submitted a master lien release, confirming all contractors have been paid in full, offers of dedication for ROW and PUE, and a one-year warranty bond for the improvements being accepted. Staff recommends Council accept the improvements to allow the City to provide maintenance.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby accept the public improvements, public right-of-way easement, and public utility easements for the Tru by Hilton development located at 161 E. Louise Avenue and authorize the release of bonds associated with Encroachment Permit No. 2019-34.

The foregoing resolution was passed and adopted this 10th day of May 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

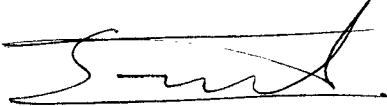
ABSENT:

Sonny Dhaliwal, Mayor

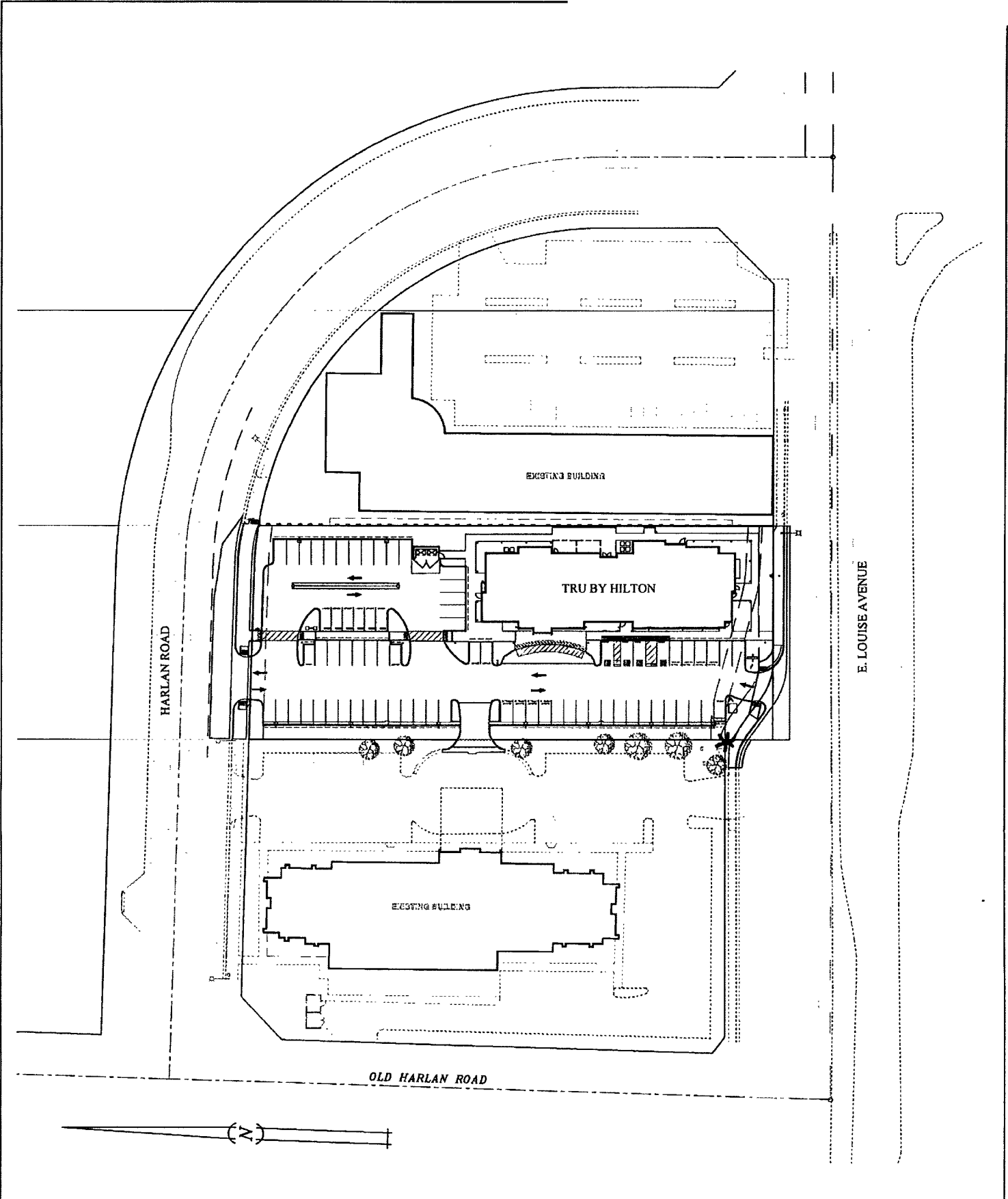
ATTEST:

APPROVED AS TO FORM:

Teresa Vargas
City Clerk



Salvador Navarrete
City Attorney



**HAWKINS & ASSOCIATES
ENGINEERING, INC.**
436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
FX: (209) 578 - 4295

IMPROVEMENT LOCATION EXHIBIT

TRU by HILTON
LATHROP, CALIFORNIA

BY: RRH
CHK: OWNER
DATE: 04/16/2021
SCALE: NONE
JOB #: 3461

1
OF
1

Attachment C

GASB 34 REPORT
FOR
TRU BY HILTON, LATHROP, CA
OFF-SITE IMPROVMENTS

DESCRIPTION	QUANTITY	UNIT	UNIT COST	AMOUNT
A. SANITARY SEWER				
1 10" P.V.C. SDR26	15	L.F.	\$ 560.67	\$ 8,410.00
2 MANHOLE, STANDARD	2	EA.	\$ 4,323.00	\$ 8,646.00
3 TIE INTO EXISTING MANHOLE	1	EA.	\$ 2,830.00	\$ 2,830.00
		SUB-TOTAL		\$ 19,886.00
B. WATER SYSTEM				
1 6" P.V.C.	15	L.F.	\$ 543.67	\$ 8,155.05
2 HYDRANT, BURY & GATE	1	EA.	\$ 2,898.00	\$ 2,898.00
3 CITY APPROVED TAPPING TEE AND VALVE TO EX MAIN	1	EA.	\$ 2,500.00	\$ 2,500.00
		SUB-TOTAL		\$ 13,553.05
C. STREET WORK				
1 GRADING AND EXCAVATION	7,500	S.F.	\$ 6.22	\$ 46,650.00
2 6" VERTICAL CURB & GUTTER	240	L.F.		\$ 8,500.00
3 6" CONCRETE SIDEWALK ONLY (CITY)	2,000	S.F.		\$ 19,850.00
4 TRUNCATED DOMES	4	EA.		\$ 1,400.00
5 6" THICK DRIVE APPROACH	1,000	S.F.		\$ 15,250.00
6 WHEELCHAIR RAMP	4	EA.		\$ 8,995.00
7 REMOVE EXISTING PAVEMENT	350	S.F.	\$ 3.19	\$ 1,116.00
8 12" A.B. & 7" A.C.	1,000	S.F.	\$ 12.03	\$ 12,030.00
9 14" A.B. & 5" A.C.	2,000	S.F.	\$ 9.95	\$ 19,900.00
10 RE-STRIPING	1,000	L.S.		\$ 1,500.00
		SUB-TOTAL		\$ 135,191.00
D. STREET LIGHTING				
1 ELECTROLIER PER CITY OF LATHROP R-31A	1	EA		\$ 4,650.00
		SUB-TOTAL		\$4,650.00
		GRAND TOTAL		\$173,280.05

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:

CITY OF LATHROP
ATTN: CITY CLERK
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330

Exempt from payment of recording fees (GC 27383)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

OFFER OF DEDICATION

for Public Right-of-Way

(E. Louise Avenue)

THIS INSTRUMENT BENEFITS THE CITY ONLY. NO FEE REQUIRED.

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$ 0.00 R&TC Transfer to Government Agency

- () computed on full value of property conveyed, or
- () computed on full value less liens and encumbrances remaining at time of sale.
- () Unincorporated area (X) City of Lathrop

For a valuable consideration, receipt of which is hereby acknowledged,
Louise Avenue Partners, LLP, as legal landowner "**GRANTOR**",

hereby grants to City of Lathrop, a California municipal corporation "**GRANTEE**",

for public purposes, public right-of-way easement over all that real property situated in the State of California,
County of San Joaquin, City of Lathrop and more particularly described as follows:

See attached Exhibit "A" and Exhibit "B" attached hereto and made a part hereof

In witness whereof the undersigned have executed this instrument on this _____ day of _____, _____.

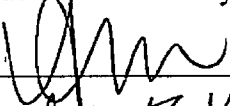
GRANTOR:

Louise Avenue Partners, LLP,
a California limited liability partnership

By: _____

Name: _____

Title: _____


Ananta Kotecha
General Partner

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California
County of San Joaquin

On 4/21/2021 before me, AJ Popal, Notary Public
(insert name and title of the officer)

personally appeared Amita Kotecha
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (Seal)

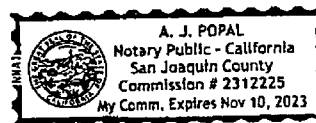


EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION
A.P.N. 196-270-023 (PORTION)

The real property described below is dedicated as an easement for public purposes:


Being that real property situate in the Southeast Quarter of Section 27, Township 1 South, Range 6 East, Mount Diablo Base and Meridian, City of Lathrop, County of San Joaquin, State of California, more particularly described as follows:

All that portion of that real property as described in that Grant Deed recorded May 25, 2017 in Document No. 2017-059003, San Joaquin County Records, more particularly described as follows:

BEGINNING at the southwest corner of above said property as described in that Grant Deed recorded May 25, 2017 in Document No. 2017-059003, San Joaquin County Records, said point lying on the north right-of-way line of Louise Avenue, said right-of-way line being 42.00 feet north of and parallel with the south line of above said Section 27; thence along the west line of last said property North 0°27'30" East, a distance of 27.75 feet to a point on a curve concave to the southwest and having a radius of 55.00 feet, to which a radial line bears North 21°30'58" East; thence southeasterly along said curve through a central angle of 15°06'42", a distance of 14.51 feet; thence South 53°22'21" East, a distance of 21.56 feet to the point of tangency with a curve concave to the northeast and having a radius of 42.00 feet; thence southeasterly along said curve through a central angle of 36°10'09", a distance of 26.51 feet to a point on the south line of said property and the north right-of-way line of Louise Avenue, to which a radial line bears South 0°27'30" West; thence along last said south line and said right-of-way line North 89°32'30" West, a distance of 54.89 feet to the **POINT OF BEGINNING**.

CONTAINING 629 square feet, more or less.

Attached hereto is a plat entitled "EXHIBIT B" which by reference is made a part hereof.
Prepared by:


Rodrick H. Hawkins, L.S. 9489
September 26, 2019

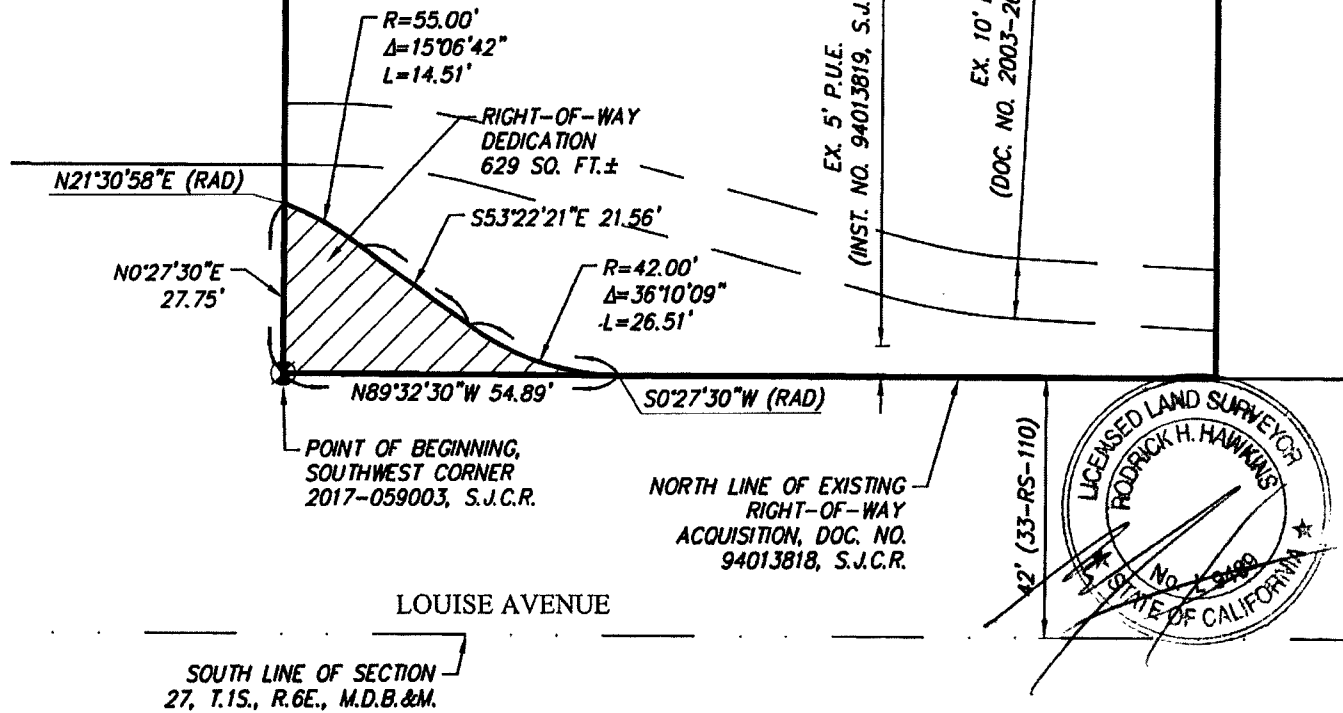


HARLAN ROAD

A.P.N.
196-270-28

PATEL
2017-059003
A.P.N. 196-270-23

A.P.N.
196-270-30



**HAWKINS & ASSOCIATES
ENGINEERING, INC.**
436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
FX: (209) 578 - 4295

EXHIBIT "B"
RIGHT-OF-WAY DEDICATION
A.P.N. 196-270-023 (PORTION)
LATHROP, CALIFORNIA

BY: RCS
CHK: RHH
DATE: 5/22/2019
SCALE: 1"=30'
JOB #: 3461
FILE: SUR/LGL

1
OF
1

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:

CITY OF LATHROP
ATTN: CITY CLERK
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330

Exempt from payment of recording fees (GC 27383)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

OFFER OF DEDICATION

for Public Utility Easement

(E. Louise Avenue)

THIS INSTRUMENT BENEFITS THE CITY ONLY. NO FEE REQUIRED.

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$ 0.00 R&TC Transfer to Government Agency

- () computed on full value of property conveyed, or
- () computed on full value less liens and encumbrances remaining at time of sale.
- () Unincorporated area (X) City of Lathrop

For a valuable consideration, receipt of which is hereby acknowledged,
Louise Avenue Partners, LLP, as legal landowner "**GRANTOR**",

hereby grants to City of Lathrop, a California municipal corporation "**GRANTEE**",

for public purposes, a non-exclusive public utility easement together with the right to construct, reconstruct, repair and maintain, poles, wires, cables, pipes, and conduits and their appurtenances upon. (the "Public Utility Easement") over all that real property situated in the State of California, County of San Joaquin, City of Lathrop and more particularly described as follows:

See attached Exhibit "A" and Exhibit "B" attached hereto and made a part hereof

In witness whereof the undersigned have executed this instrument on this _____ day of _____, _____.

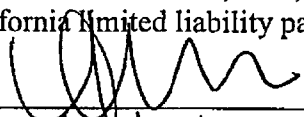
GRANTOR:

Louise Avenue Partners, LLP,
a California limited liability partnership

By: _____

Name: _____

Title: _____


Anita Kotedia
General Partner

Notary Acknowledgement to Follow

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

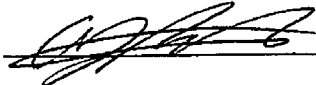
State of California
County of San Joaquin

On 4/21/2021 before me, AJ Popal, Notary Public
(insert name and title of the officer)

personally appeared Anita Kotecha
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (Seal)

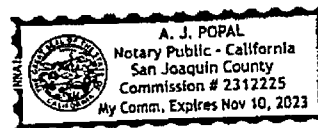


EXHIBIT "A"
LEGAL DESCRIPTION
PUBLIC UTILITY EASEMENT
A.P.N. 196-270-023 (PORTION)

The real property described below is dedicated as an easement for public purposes:


Being that real property situate in the Southeast Quarter of Section 27, Township 1 South, Range 6 East, Mount Diablo Base and Meridian, City of Lathrop, County of San Joaquin, State of California, more particularly described as follows:

All that portion of real property as described in that Grant Deed recorded May 25, 2017 in Document No. 2017-059003, San Joaquin County Records, lying 10.00 feet north of the following described line:

COMMENCING at the southwest corner of above said property as described in that Grant Deed recorded May 25, 2017 in Document No. 2017-059003, San Joaquin County Records, said point lying on the north right-of-way line of Louise Avenue, said right-of-way line being 42.00 feet north of and parallel with the south line of above said Section 27; thence along the west line of last said property North $0^{\circ}27'30''$ East, a distance of 27.75 feet to the **POINT OF BEGINNING**, said point lying on a curve concave to the southwest and having a radius of 55.00 feet, to which a radial line bears North $21^{\circ}30'58''$ East; thence southeasterly along said curve through a central angle of $15^{\circ}06'42''$, a distance of 14.51 feet; thence South $53^{\circ}22'21''$ East, a distance of 21.56 feet to the point of tangency with a curve concave to the northeast and having a radius of 42.00 feet; thence southeasterly along said curve through a central angle of $36^{\circ}05'40''$, a distance of 26.46 feet to a point on the south line of said property and the north right-of-way line of Louise Avenue; thence along last said south line and said right-of-way line South $89^{\circ}32'30''$ East a distance of 97.61 feet to the southeast corner of said property and the **POINT OF TERMINATION**.

CONTAINING 1,603 square feet, more or less.

Attached hereto is a plat entitled "EXHIBIT B" which by reference is made a part hereof.
Prepared by:


Rodrick H. Hawkins, L.S. 9489
September 26, 2019

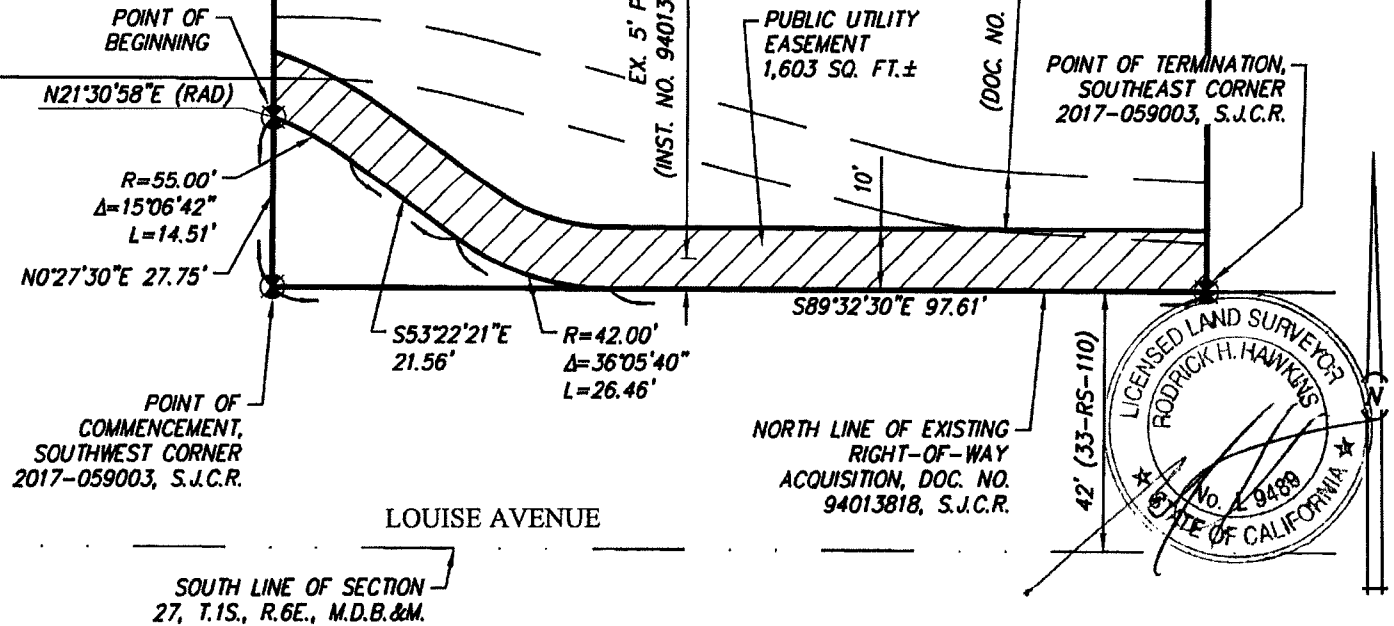


HARLAN ROAD

A.P.N.
196-270-28

PATEL
2017-059003
A.P.N. 196-270-23

A.P.N.
196-270-30



**HAWKINS & ASSOCIATES
ENGINEERING, INC.**
436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
FX: (209) 578 - 4295

EXHIBIT "B"
PUBLIC UTILITY EASEMENT
A.P.N. 196-270-023 (PORTION)
LATHROP, CALIFORNIA

BY: RCS
CHK: RHH
DATE: 5/22/2019
SCALE: 1"=30'
JOB #: 3461
FILE: SUR/GL

1
OF
1

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:

CITY OF LATHROP
ATTN: CITY CLERK
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330

Exempt from payment of recording fees (GC 27383)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

OFFER OF DEDICATION

for Public Utility Easement

(Harlan Road)

THIS INSTRUMENT BENEFITS THE CITY ONLY. NO FEE REQUIRED.

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$ 0.00 R&TC Transfer to Government Agency

- () computed on full value of property conveyed, or
- () computed on full value less liens and encumbrances remaining at time of sale.
- () Unincorporated area (X) City of Lathrop

For a valuable consideration, receipt of which is hereby acknowledged,
Louise Avenue Partners, LLP, as legal landowner "**GRANTOR**",

hereby grants to City of Lathrop, a California municipal corporation "**GRANTEE**",

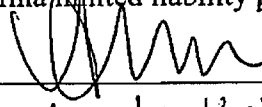
for public purposes, a non-exclusive public utility easement together with the right to construct, reconstruct, repair and maintain, poles, wires, cables, pipes, and conduits and their appurtenances upon. (the "Public Utility Easement") over all that real property situated in the State of California, County of San Joaquin, City of Lathrop and more particularly described as follows:

See attached Exhibit "A" and Exhibit "B" attached hereto and made a part hereof

In witness whereof the undersigned have executed this instrument on this _____ day of _____, _____.

GRANTOR:

Louise Avenue Partners, LLP,
a California limited liability partnership

By: 

Name: Anita Kotecha

Title: General Partner

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Joaquin

On 4/21/2021 before me, AJ Popal, Notary Public
(insert name and title of the officer)

personally appeared Amita Kotecha,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature



(Seal)

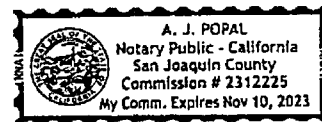


EXHIBIT "A"
LEGAL DESCRIPTION
PUBLIC UTILITY EASEMENT
A.P.N. 196-270-023 (PORTION)


The real property described below is dedicated as an easement for public purposes:

Being that real property situate in the Southeast Quarter of Section 27, Township 1 South, Range 6 East, Mount Diablo Base and Meridian, City of Lathrop, County of San Joaquin, State of California, more particularly described as follows:

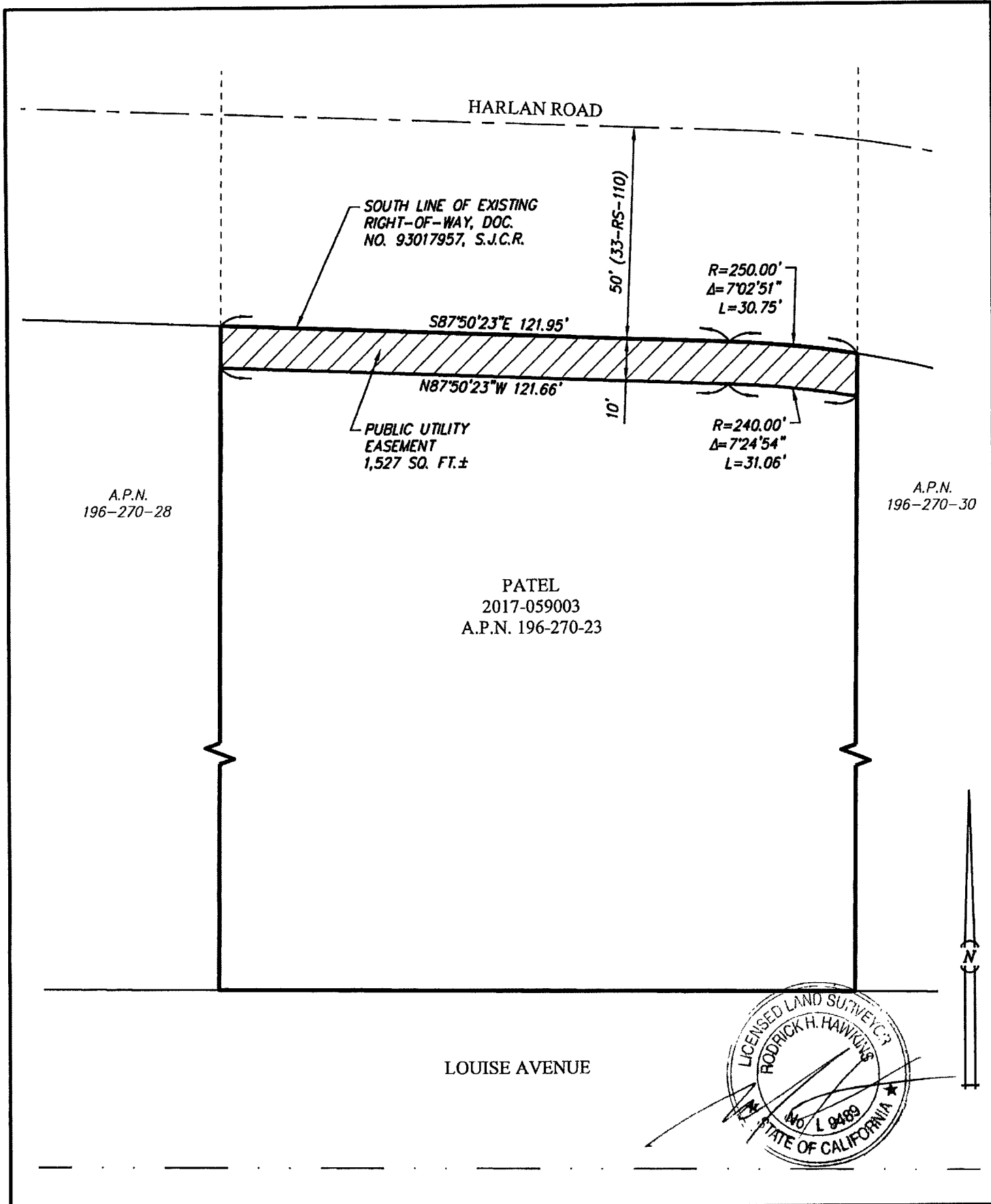
BEING the north 10.00 feet of that real property as described in that Grant Deed recorded May 25, 2017 in Document No. 2017-059003, San Joaquin County Records.

CONTAINING 1,527 square feet, more or less.

Attached hereto is a plat entitled "EXHIBIT B" which by reference is made a part hereof.
Prepared by:


Rodrick H. Hawkins, L.S. 9489
September 26, 2019





A.P.N.
196-270-28

A.P.N.
196-270-30

PATEL
2017-059003
A.P.N. 196-270-23

SOUTH LINE OF EXISTING
RIGHT-OF-WAY, DOC.
NO. 93017957, S.J.C.R.

PUBLIC UTILITY
EASEMENT
1,527 SQ. FT. ±

S87°50'23"E 121.95'

N87°50'23"W 121.66'

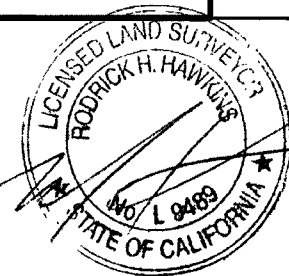
50' (33-RS-110)

10'

R=250.00'
Δ=7°02'51"
L=30.75'

R=240.00'
Δ=7°24'54"
L=31.06'

LOUISE AVENUE



**HAWKINS & ASSOCIATES
ENGINEERING, INC.**
436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
FX: (209) 578 - 4295

EXHIBIT "B"
PUBLIC UTILITY EASEMENT
A.P.N. 196-270-023 (PORTION)
LATHROP, CALIFORNIA

BY: RCS
CHK: RHH
DATE: 5/22/2019
SCALE: 1"=30'
JOB #: 3461
FILE: SUR/LGL

1
OF
1

ITEM 4.11

CITY MANAGER'S REPORT MAY 10, 2021 CITY COUNCIL REGULAR MEETING

ITEM: APPROVE JOINT COMMUNITY FACILITIES AGREEMENT WITH RIVER ISLANDS PUBLIC FINANCING AUTHORITY

RECOMMENDATION: Adopt Resolution Approving a Joint Community Facilities Agreement with River Islands Public Financing Authority for Community Facilities District No. 2020-1 (Stage 2B Public Improvements) and No. 2021-1 (Public Improvements)

SUMMARY:

In June 2003, City Council approved a Joint Community Facilities Agreement (JCFA) with River Islands Public Financing Authority (RIPFA) to facilitate the formation of Community Facilities District (CFD) 2003-1. The primary purpose of the CFD was to provide for the financing of public improvements related to development occurring within and adjacent to the River Islands Project. Since that time, the City has entered into several JCFA's with RIPFA for additional infrastructure financed with bonds issued by RIPFA, the most recent being in July 2019 for CFD 2019-1.

The JCFA (Attachment B) commits the City to own and operate certain infrastructure, financed with bonds issued by RIPFA, in conjunction with the newly created CFDs 2020-1 and 2021-1 pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"). As with other CFDs formed on the River Islands project, special taxes will be levied on River Islands property owners, including the land owned by the master developer (entities include River Islands Development, LLC, Califia, LLC, and River Islands Stage 2B, LLC), as debt service for the bonds being issued. Under the Act, the City is considered a "Participating Agency" that will own and operate some of the improvements financed by RIPFA, which requires the establishment of a JCFA between the two public agencies.

BACKGROUND:

In June 2003, City Council approved the first JCFA with RIPFA to facilitate the formation of a CFD on the Stewart Tract. The primary purpose of this CFD was to provide the financing of public improvements related to development occurring within and adjacent to River Islands, including financing the River Islands Project's share of the South County Surface Water Project. Since that time, the City has entered into several JCFA's with RIPFA for additional infrastructure.

The proposed JCFA commits the City to own and operate certain infrastructure, which was financed with bonds issued by RIPFA, in conjunction with the newly created CFDs 2020-1 and 2021-1. The list of improvements that will be owned and maintained by the City is included in Exhibit A of Attachment B.

A brief summary of the infrastructure subject to this JCFA is shown below:

**DESCRIPTION OF THE IMPROVEMENTS
TO BE OWNED AND OPERATED BY THE PARTICIPATING AGENCY**

- Roadway improvements and bridges, including curb, gutter and sidewalks; landscaping and irrigation; and related improvements.
- Water supply and distribution improvements, including construction of tanks, pump stations, pipelines and related facilities.
- Storm drains and related improvements.
- Sewer improvements, including pipelines, lift stations, treatment plant improvements, spray fields for disposal of recycled water, force mains and related facilities.
- Drainage improvements, storm water detention basins, pump stations and related facilities.
- Parks, trails, parkways, open space and related improvements.
- Public safety facilities, other than fire stations, and equipment related to the operation thereof.

**DESCRIPTION OF THE IMPROVEMENTS
TO BE OWNED BUT NOT MAINTAINED BY THE PARTICIPATING AGENCY**

- Public parks (dry),
- Landscaping and recreational features along rivers, lakes, within parks and along and including pathways.
- Any public park areas adjacent to lakes or rivers (wet) are not included.

Under the Mello-Roos Community Facilities Act of 1982, the City is considered a "Participating Agency" that will own and operate some of the improvements financed by RIPFA, which requires the establishment of a JCFA between the two public agencies.

REASON FOR RECOMMENDATION:

Additional infrastructure associated with the second phase of development for the River Islands Project is proposed at this time. Staff recommends that Council approve the JCFA and associated newly created CFDs 2020-1 and 2021-1 to provide for the funding of the maintenance of the additional infrastructure.

FISCAL IMPACT:

The City shall have no obligation under the JCFA for the financing, completion or payment of any costs associated with the design and construction of the improvements. All costs associated with review and approval of the design, inspections and all aspects associated with the acceptance of improvements shall be paid from the River Islands Public Financing Authority's Improvement Account or by

CITY MANAGER'S REPORT **PAGE 3**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
APPROVE JOINT COMMUNITY FACILITIES AGREEMENT WITH RIVER ISLANDS PUBLIC FINANCING AUTHORITY

(a) Island Reclamation District No. 2062 ("RD 2062"), (b) River Islands Construction, LLC, (c) River Islands Stage 2B, LLC or (d) another entity related to River Islands Development, LLC (collectively, the "Development Entities").


It should be noted that the City has no control over the actual CFD's assessments levied by RIPFA. The City is only agreeing to own and operate improvements that will be built with RIPFA CFD funds.

ATTACHMENTS:

- A. A Resolution Approving a Joint Community Facilities Agreement with River Islands Public Financing Authority for Community Facilities District No. 2020-1 (Stage 2B Public Improvements) and No. 2021-1 (Public Improvements)
- B. Joint Community Facilities Agreement between the City of Lathrop and River Islands Public Financing Authority Community Facilities District No. 2020-1 (Stage 2B Public Improvements) and River Islands Public Financing Authority Community Facilities District No. 2021-1 (Public Improvements)
- C. Boundary Maps - River Islands Stage 2B development area (CFD 2020-1 and 2021-1)

CITY MANAGER'S REPORT **PAGE 4**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
APPROVE JOINT COMMUNITY FACILITIES AGREEMENT WITH RIVER ISLANDS PUBLIC FINANCING AUTHORITY

APPROVALS



Glenn Gebhardt
City Engineer

4/6/21
Date




Michael King
Public Works Director

4-6-2021
Date



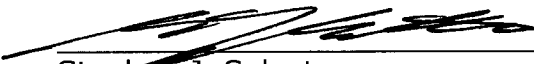
Cari James
Finance & Administrative Services Director

4/12/2021
Date



Salvador Navarrete
City Attorney

4-7-2021
Date



Stephen J. Salvatore
City Manager

5.4.21
Date

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A JOINT COMMUNITY FACILITIES AGREEMENT WITH RIVER ISLANDS PUBLIC FINANCING FOR COMMUNITY FACILITIES DISTRICT NO. 2020-1 (STAGE 2B PUBLIC IMPROVEMENTS) AND NO. 2021-1 (PUBLIC IMPROVEMENTS)

WHEREAS, the Board of Directors of the River Islands Public Financing Authority (RIPFA) has advised the City of Lathrop (City) that it has formed the RIPFA Community Facilities District No. 2020-1 (Stage 2B Public Improvements) and the RIPFA Community Facilities District No. 2021-1 (Public Improvements) (CFDs) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (Act); and

WHEREAS, RIPFA intends to use proceeds from special taxes levied on property in the CFDs and to issue bonds for the CFDs (the "Bonds") in order to finance the costs of certain public improvements that will be owned by the City (the Improvements); and

WHEREAS, in order to finance the Improvements with the CFDs, Section 53316.2 of the California Government Code requires that the City and RIPFA enter into a Joint Community Facilities Agreement (JCFA) in substantially the form as attached to the May 10, 2021 staff report; and

WHEREAS, staff recommends that City Council approve the JCFA to provide for the funding of the maintenance of the additional infrastructure.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop approves the following actions:

Section 1. Approval of Joint Community Facilities Agreement. The City Council hereby approves the Joint Community Facilities Agreement between the City of Lathrop and River Islands Public Financing Authority for its Community Facilities District No. 2020-1 (Stage 2B Public Improvements) and its Community Facilities District No. 2021-1 (Public Improvements), in the form provided in the City staff report for this matter, and hereby authorizes and directs the City Manager to execute and the City Clerk to attest the Joint Community Facilities Agreement in such form. The City Council hereby declares that the Joint Community Facilities Agreement will be beneficial to City residents.

Section 2. Official Actions. The Mayor, City Manager, City Clerk and all other proper officers of the City are hereby authorized and directed to take all actions and do all things necessary or desirable to implement the Joint Community Facilities Agreement, including but not limited to the execution and delivery of any and all agreements, certificates, instruments and other documents, which they, or any of them, may deem necessary or desirable and not inconsistent with the purposes of this Resolution and the Joint Community Facilities Agreement.

Section 3. Effective Date. This Resolution shall take effect upon its adoption.

The foregoing resolution was passed and adopted this 10th day of May 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

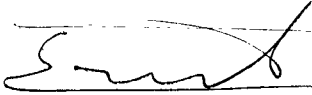
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

**JOINT COMMUNITY FACILITIES AGREEMENT
CITY OF LATHROP**

**RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(STAGE 2B PUBLIC IMPROVEMENTS)
AND
RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2021-1
(PUBLIC IMPROVEMENTS)**

This Joint Community Facilities Agreement – City of Lathrop (the “Agreement”), dated for convenience as of **May 10th, 2021**, is by and between the **River Islands Public Financing Authority** (the “Authority”) and the **City of Lathrop**, California (the “Participating Agency”).

RECITALS:

WHEREAS, the Board of Directors of the Authority has formed the River Islands Public Financing Authority Community Facilities District No. 2020-1 (Stage 2B Public Improvements) and the River Islands Public Financing Authority Community Facilities District No. 2021-1 (Public Improvements) (collectively, the “CFDs”), each pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the “Act”), being Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code, and the Authority intends to levy special taxes for the CFDs (the “Special Taxes”) and to issue bonds of the Authority for the CFDs (the “Bonds”) under the Act in order to finance various public improvements necessitated by the development occurring within the River Islands at Lathrop community; and

WHEREAS, the CFDs are authorized to finance, among other improvements the public improvements described in Exhibit A hereto (the “Improvements”), which Exhibit is, by this reference, incorporated herein; and

WHEREAS, the parties hereto expect that the Participating Agency will own some of the Improvements if they comply with the standards, and have been completed to the satisfaction, of the Participating Agency, and certain other of the Improvements will be owned but not maintained by the Participating Agency after they have been completed as indicated on Exhibit A; and

WHEREAS, Section 53316.2 of the Act requires that the Authority enter into a joint community facilities agreement with the Participating Agency in respect of the Improvements which Improvements are to be financed, in part, with the proceeds of the Special Taxes and the Bonds, and, upon completion, are to be owned or operated by the Participating Agency; and

WHEREAS, the Authority and the Participating Agency now desire to enter into this Agreement to satisfy the requirements of Section 53316.2 of the Act and to memorialize their understanding with respect to the proceeds of the Special Taxes, the Bonds and the Improvements, all as more particularly set forth below.

A G R E E M E N T :

NOW, THEREFORE, in consideration of the foregoing and mutual covenants set forth below, the parties hereto do hereby agree as follows:

Section 1. Reservation of Bond Funds; Use of Special Taxes. The Authority intends to use proceeds of Special Taxes and proceeds of the Bonds, when and if issued by the Authority for one or both of the CFDs, to finance the costs incurred in connection with the acquisition and construction of the Improvements and other public improvements authorized to be financed by the CFDs. Proceeds of the Bonds and of Special Tax levies on property in the CFDs not needed to pay costs of administration of the respective CFD or needed to pay Bonds issued for the CFD will be held, with respect to each CFD, in an Improvement Fund established by the Authority for the respective CFD (each an "Improvement Fund" and collectively, the "Improvement Funds") for the sole and exclusive benefit of the respective CFD, and amounts in the Improvement Funds shall in no way be pledged as security for any Bonds.

Other than the funds available in the Improvement Funds described in the preceding paragraph, to the extent they are allocated by the Authority to pay costs of the Improvements, the Authority shall have no obligation to pay for any of the costs of the Improvements, including but not limited to any costs of planning, acquisition, construction, installation or inspection of the Improvements. Any costs of the Improvements in excess of the available Special Taxes and proceeds of Bonds will be paid by or on behalf of the master developer of the land in the applicable CFD, which is River Islands Development, LLC for the 2020-1 CFD and River Islands Stage 2B, LLC for the 2021-1 CFD.

The Participating Agency shall have no obligation whatsoever to pay for any of the costs to complete the Improvements, and will only accept title to, and/or the maintenance of, those Improvements which conform to all of the Participating Agency's standards and are free and clear of all liens, stop notices and other obligations.

All Special Taxes levied by the Authority on property in a CFD shall be used as provided in the proceedings of the Authority to form the respective CFD.

Section 2. Construction of Improvements. The Improvements will be constructed pursuant to plans and specifications approved by the Participating Agency and in accordance with all applicable requirements of the Participating Agency. It is expected that all construction of the Improvements will be done by independent contractors employed, supervised and administered by (a) Island Reclamation District No. 2062 ("RD 2062"), (b) River Islands Construction, LLC, (c) River Islands Stage 2B, LLC or (d) another entity related to River Islands Development, LLC (collectively, the "Development Entities"). The Participating Agency shall not have any liability whatsoever in respect of any work performed in connection with the Improvements that is undertaken by or at the direction of any of the Development Entities; provided that this sentence shall in no way limit any rights the Participating Agency may have against any persons or entities in respect of the acquisition or construction of the Improvements once the Participating Agency accepts title to and control over the Improvements to be owned by it.

To the extent that the Participating Agency incurs expenses incident to reviewing and approving design plans and specifications, conducting field inspections and otherwise in connection with the design and construction of the Improvements, or in connection with the acceptance of the Improvements to be owned by it, such expenses shall be reimbursed to the Participating Agency, upon presentation of an invoice as to the nature and amount of such expenses, from available amounts in an Improvement Fund or, if there are no such available funds, from one of the Development Entities described in clauses (b), (c) or (d) of the second sentence of the preceding paragraph.

Section 3. Inspection and Acceptance; Use of Bond Funds. The Participating Agency shall cause inspections to be made during the construction of the Improvements not yet completed in accordance with its customary procedures for construction projects of a similar nature.

Upon completion of construction of the Improvements to be owned by it to the sole and complete satisfaction of the Participating Agency, the Participating Agency shall accept dedication of such Improvements in accordance with its customary procedures, and shall accept ownership, and (as applicable) responsibility for operation of the Improvements to be owned by it conditioned upon the passage to the Participating Agency of title clear of all encumbrances unacceptable to the Participating Agency in its sole discretion. The Participating Agency shall have no responsibility with respect to the ownership or operation of any of the Improvements unless and until construction has been completed to the satisfaction of the Participating Agency, and with respect to the Improvements to be owned by it the Participating Agency has accepted dedication of the Improvements.

The Authority shall have no obligation to at any time to own or operate any of the Improvements.

The Authority shall disburse the proceeds of Special Taxes and of Bonds described in Section 1 above to pay or reimburse payment of the costs incurred by the Development Entities in connection with the construction of the Improvements. The Authority may disburse such amounts as are necessary to pay costs of construction of the Improvements prior to completion of all of the Improvements, to the extent that such disbursement is permissible under the Act.

Section 4. Limited Obligations. All obligations of the Authority under and pursuant to this Agreement shall be limited to the amounts on deposit in the Improvement Funds and identified in Section 1 above. No Boardmember, officer, employee or agent of the Authority shall in any event be personally liable hereunder.

The sole obligation of the Participating Agency hereunder shall be to inspect and accept the Improvements to be owned by it as described above. The Participating Agency shall have no responsibility or obligation with respect to the Improvements to be owned by it for any action occurring prior to acceptance of dedication by the Participating Agency. If, for any reason whatsoever there are insufficient funds to complete the Improvements or any portion thereof, the Participating Agency shall have no obligation to fund any such shortfall. If the Participating Agency shall fail to perform any of its obligations hereunder, the sole remedy of the Authority shall be the commencement of an action in the Superior Court for specific performance by the Participating Agency of such obligations.

Section 5. Termination. This Agreement shall terminate upon the earlier of December 31, 2040, or acceptance of the ownership and/or operation, as applicable, of all the Improvements by the Participating Agency, and disbursement from the Improvement Funds by the Authority of amounts therein to pay costs of the Improvements.

Section 6. Agreement of Benefit to Residents. By their respective approvals of this Agreement, the Authority and the Participating Agency have each declared and hereby confirm that this Agreement is beneficial to the residents within the jurisdiction of their respective entities in assuring the provision of financing for a portion of the costs of the Improvements in furtherance of the purposes of the Act.

Section 7. Partial Invalidity. If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent reasonably possible.

Section 8. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto. This Agreement is for the sole benefit of the Authority, the CFDs and the Participating Agency and their successors and assigns, and no other person or entity shall be deemed to be a beneficiary hereof or have an interest herein.

Section 9. Amendment. This Agreement may be amended at any time but only in writing signed by each party hereto.

Section 10. Entire Agreement. This Agreement contains the entire agreement between the parties hereto with respect to the matters provided for herein and supersedes all prior agreements and negotiations between the parties hereto with respect to the subject matter of this Agreement. The signatories hereto represent that they have been appropriately authorized to enter into this Agreement on behalf of the party for whom they sign.

Section 11. Severability. If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent reasonably possible.

Section 12. Governing Law. This Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California applicable to contracts made and performed in such State.

Section 13. Execution in Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

* * * * *

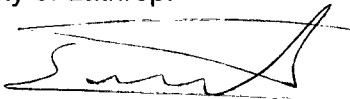
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year written alongside their signature below.

CITY OF LATHROP, CALIFORNIA (the
"Participating Agency")

Date of Execution: _____,
2021

By: _____
Stephen J. Salvatore, City Manager

Approved as to form for the
City of Lathrop:



Salvador Navarrete, City Attorney

Attest:

Teresa Vargas, City Clerk

RIVER ISLANDS PUBLIC FINANCING
AUTHORITY (the "Authority")

Date of Execution: _____,
2021

By: _____
Herb Moniz, Executive Director

EXHIBIT A

DESCRIPTION OF THE IMPROVEMENTS TO BE OWNED AND OPERATED BY THE PARTICIPATING AGENCY

- Roadway improvements and bridges, including curb, gutter and sidewalks; landscaping and irrigation; and related improvements.
- Water supply and distribution improvements, including construction of tanks, pump stations, pipelines and related facilities.
- Storm drains and related improvements.
- Sewer improvements, including pipelines, lift stations, treatment plant improvements, spray fields for disposal of reclaimed water, force mains and related facilities.
- Drainage improvements, storm water detention basins, pump stations and related facilities.
- Parks, trails, parkways, open space and related improvements.
- Public safety facilities other than fire stations, and equipment related to the operation thereof.

DESCRIPTION OF THE IMPROVEMENTS TO BE OWNED BUT NOT MAINTAINED BY THE PARTICIPATING AGENCY

- Public parks (dry),
- Landscaping and recreational features along rivers, lakes, within parks and along and including pathways.
- Any public park areas adjacent to lakes or rivers (wet) are not included.

7-21

PROPOSED BOUNDARY OF

RIVER ISLANDS PUBLIC FINANCING AUTHORITY
 COMMUNITY FACILITIES DISTRICT NO. 2020-1
 (STAGE 2B PUBLIC IMPROVEMENTS)

SAN JOAQUIN COUNTY, STATE OF CALIFORNIA

SECRETARY'S CERTIFICATE

I, FILED IN THE OFFICE OF THE SECRETARY OF THE BOARD OF DIRECTORS OF THE RIVER ISLANDS PUBLIC FINANCING AUTHORITY THIS 24 DAY OF Sept, 2020.

[Signature]
 SECRETARY

I HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE BOARD OF DIRECTORS OF THE RIVER ISLANDS PUBLIC FINANCING AUTHORITY ON THIS DATE AND WHEREOF, FILED ON THE 22 DAY OF Sept, 2020, BY ITS RESOLUTION NO. 20-10

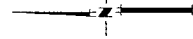
[Signature]
 SECRETARY

COUNTY RECORDER'S CERTIFICATE

FILED THIS 24 DAY OF September, 2020, AT THE HOUR OF 10:53 AM, IN THE OFFICE OF THE COUNTY RECORDER, COMMUNITY FACILITIES DISTRICT NO. 2020-1, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

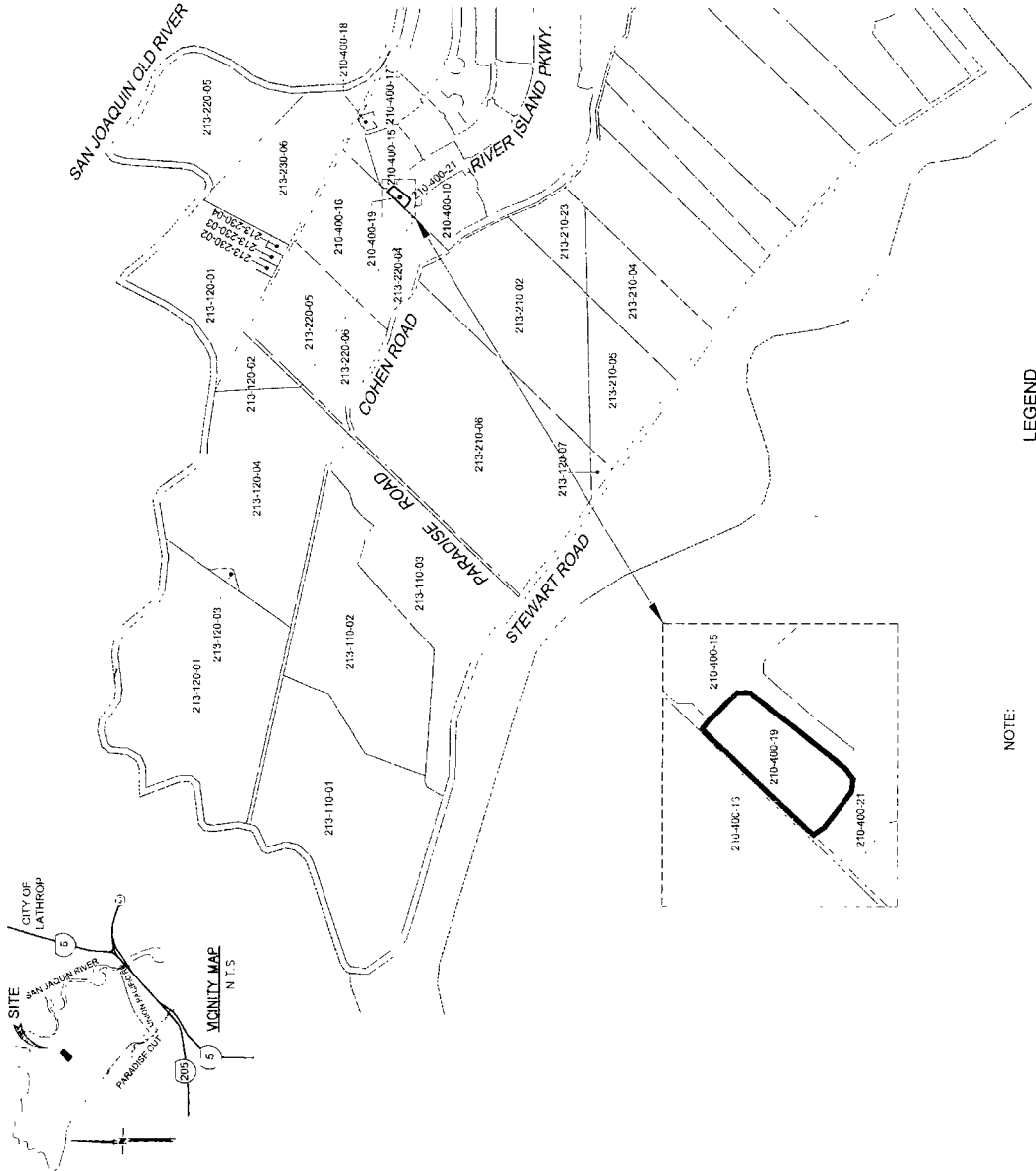
Steve G. Goodwin
 COUNTY RECORDER STEVE J. GOODWIN
 COUNTY OF SAN JOAQUIN
 STATE OF CALIFORNIA

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 Title: 1 - 1st 10' of 25' 00"
 San Joaquin County
 State of California



GCG
 GOODWIN CONSULTING GROUP

7-21



LEGEND

- 210-400-19 ASSESSOR'S PARCEL NUMBER
- FUTURE ANNEXATION AREA
- ASSESSOR'S PARCEL LOT LINE
- COMMUNITY FACILITIES DISTRICT NO. 2020-1

NOTE:

- 1 REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF SAN JOAQUIN FOR THE DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREON.
- 2 CFD NO. 2020-1 INCLUDES ONLY APR 210-400-19 AT FORMATION

07 027

PROPOSED BOUNDARY OF RIVER ISLANDS PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2021-1 (PUBLIC IMPROVEMENTS)

SAN JOAQUIN COUNTY, STATE OF CALIFORNIA

SECRETARY'S CERTIFICATE

I, FILED IN THE OFFICE OF THE SECRETARY OF THE BOARD OF DIRECTORS OF THE RIVER ISLANDS PUBLIC FINANCING AUTHORITY THIS 17 DAY OF Feb, 2021.

[Signature]
SECRETARY

I HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE BOARD OF DIRECTORS OF THE RIVER ISLANDS PUBLIC FINANCING AUTHORITY AT A MEETING THEREOF, HELD ON THE 17 DAY OF Feb, 2021, BY ITS RESOLUTION NO. 21-07.

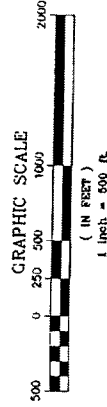
[Signature]
SECRETARY

COUNTY RECORDER'S CERTIFICATE

FILED THIS 22 DAY OF Feb, 2021, AT THE HOUR OF 09:47 O'CLOCK AM, IN BOOK 07 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT NO. 2021-1 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

[Signature]
COUNTY RECORDER
COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA

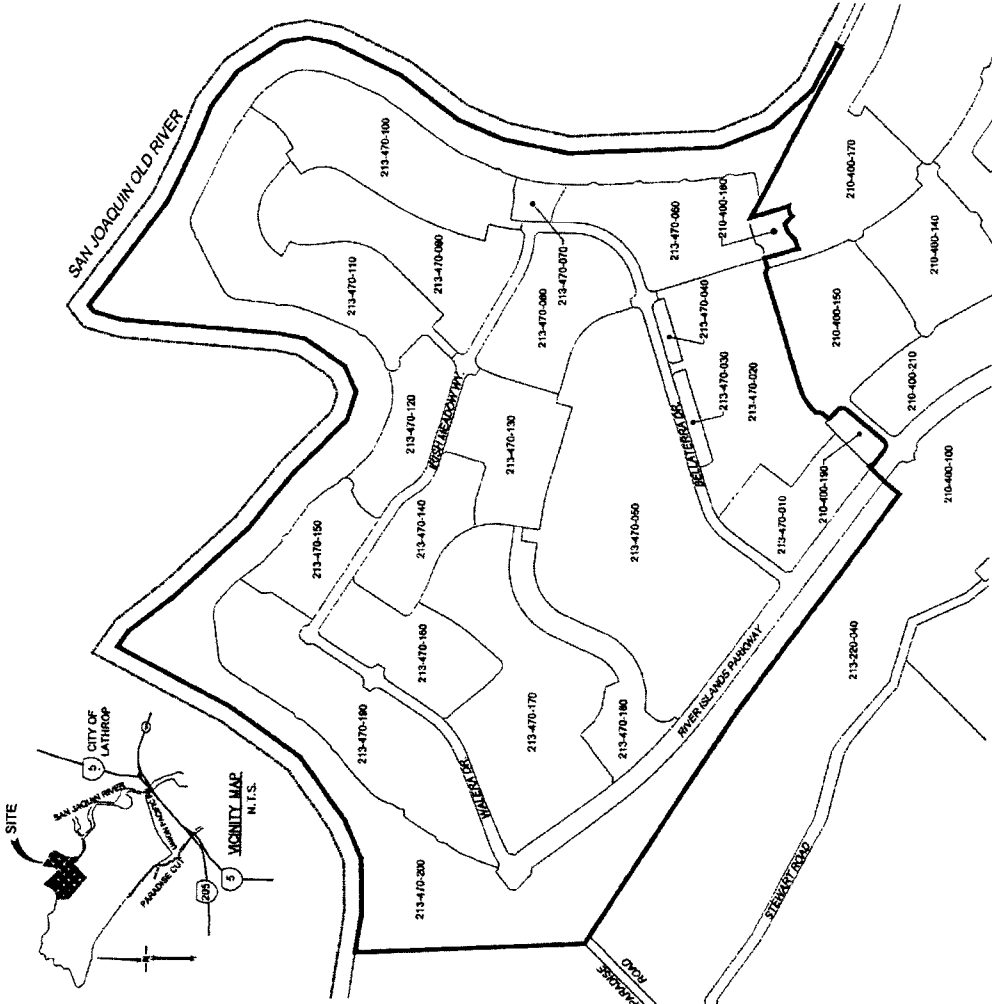
Doc #: 2021-022337
2/22/2021 09:47:56 AM
1777 S. Market Ave.,
Stockton, CA 95210
TEL: 209.486.0000
WWW.COUNTYCLERKSOCIETY.COM



GCG
GOODWIN CONSULTING GROUP

SHEET 1 OF 1

07 027



NOTE:

1. REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR AND COUNTY RECORDER FOR THE DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN THEREON.

LEGEND

- 213-470-010 ASSESSOR'S PARCEL NUMBER
- ASSESSOR'S PARCEL LOT LINE
- COMMUNITY FACILITIES DISTRICT NO. 2021-1

ITEM 4.12

CITY MANAGER'S REPORT MAY 10, 2021 CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE TASK ORDER NO. 21 WITH 4LEAF, INC., FOR BUILDING INSPECTION SERVICES**

RECOMMENDATION: **Adopt Resolution Approving Task Order No. 21 with 4LEAF, Inc., to provide Building Inspection Services Pursuant to Master Professional Services Consulting Agreement dated September 21, 2015 with 4LEAF, Inc.**

SUMMARY:

The Public Works Department is the largest City department and is responsible for executing all development projects, capital improvements projects, regulatory compliance, building permits, as well as the operations of public utilities. The City of Lathrop continues to experience rapid growth over the past few years, and even during the recent pandemic, the increase in construction and development projects has remained steady.

Due to the continued increase in construction activity related to capital improvement, private land development, residential, commercial, and industrial projects, staff requested a proposal from 4LEAF, Inc. (4LEAF), to provide continued professional services in the Building Division. A series of various task orders have been previously approved to provide various professional services within the Building Division, such as professional building inspection, plan checking, and staff augmentation services.

Staff is requesting City Council approval of Task Order No. 21 with 4LEAF to provide continued professional consultant services in the capacity of a Building Inspector for an amount not to exceed \$128,000.

BACKGROUND:

The Public Works Department is comprised of five divisions: Administration, Building, Engineering, Construction, and Utility Operations. The Building Division is responsible for serving the public by ensuring that the safety initiatives depicted by the current adopted California Codes and the Lathrop Municipal Code are enforced during the construction, use occupancy and inspecting all aspects of on-site construction.

Due to the continued increase in construction activity related to capital improvement, private land development, residential, commercial, and industrial projects, staff requested a proposal from 4LEAF to provide continued professional services in the Building Division in the capacity of a Building Inspector.

CITY MANAGER'S REPORT **PAGE 2**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
APPROVE TASK ORDER NO. 21 WITH 4LEAF, INC., FOR BUILDING
INSPECTION SERVICES

The City recovers its costs to provide building services for active construction projects by charging a construction permit fee collected when building permits are issued. These services are fully funded in the Building Division budget and offset by revenue received from building permits.

Below is a summary table of previously approved task orders to date:

Task Order No.	Date Approved	Work Scope Description
1,2	09/21/15	Staff Augmentation, Plan Check Services
3	07/18/16	Plan Check Services
4	10/17/16	Plan Check Services
5	12/05/16	Inspection Services
6-7	06/19/17	Plan Check / Inspection Services
8	01/29/18	Chief Building Official
9	06/11/18	Chief Building Official
10	06/21/18	Inspection Services
11	10/08/18	Plan Check Services
12-13	05/13/19	Inspection & Staff Augmentation Services
14	6/10/2019	Interim Chief Building Official
15	10/14/2019	Professional Services
16	12/9/2019	Staff Augmentation Services
17	10/12/2020	Interim Chief Building Official
18	11/9/2020	Inspection Services
19	12/14/2020	Staff Augmentation Building Division
20	03/08/2021	Interim Chief Building Official

REASON FOR RECOMMENDATION:

Additional professional services are needed in the Building Division to keep up with the continued increase in construction activity related to capital improvement, private land development, and residential, commercial and industrial projects.

FISCAL IMPACT:

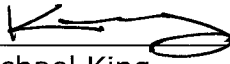
The cost of Task Order No. 21 is not to exceed \$128,000, and will be paid on a time and material basis of 2020-2021 billing rates. The proposed scope will provide professional services from July 2021 to December 2021. Task Order No. 21 is contingent on City Council approval of the new FY 21-22 budget in June 2021.

ATTACHMENTS:

- A. Resolution Approving Task Order No. 21 Pursuant to Master Consulting Agreement dated September 21, 2015 with 4LEAF, Inc. to provide Building Inspection Services
- B. Task Order No. 21 Pursuant to Master Consulting Agreement dated September 21, 2015 with 4LEAF, Inc. to provide Building Inspection Services

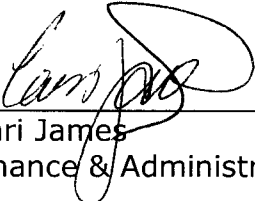
CITY MANAGER'S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
APPROVE TASK ORDER NO. 21 WITH 4LEAF, INC., FOR BUILDING
INSPECTION SERVICES

APPROVALS:




Michael King
Public Works Director

4/29/2021
Date



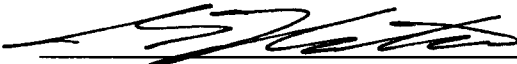
Cari James
Finance & Administrative Services Director

5/4/2021
Date



Salvador Navarrete
City Attorney

5-3-2021
Date



Stephen J. Salvatore
City Manager

5.4.21
Date

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING TASK ORDER NO. 21 WITH 4LEAF, INC., TO PROVIDE BUILDING INSPECTION SERVICES, PURSUANT TO MASTER PROFESSIONAL SERVICES CONSULTING AGREEMENT DATED SEPTEMBER 21, 2015 WITH 4LEAF, INC.

WHEREAS, the Public Works Department is the largest City department and is responsible for executing all development projects, capital improvements projects, regulatory compliance, building permits, as well as the operations of public utilities; and

WHEREAS, due to the continued increase in construction activity related to capital improvement, private land development, residential, commercial, and industrial projects, staff requested a proposal from 4LEAF to provide continued professional services in the Building Division in the capacity of a Building Inspector in the amount of \$128,000; and

WHEREAS, the City utilizes contracting professional personnel services in the Building Division in order to keep pace with ongoing construction activity; and

WHEREAS, furthermore, professional services will allow the Building Division to adjust to the changing demands created by the Coronavirus (COVID-19) pandemic; and

WHEREAS, the cost of Task Order No. 21 is not to exceed \$128,000, and will be paid on a time and material basis of 2020-2021 billing rates. The proposed scope will provide professional services from July 2021 to December 2021. Task Order No. 21 is contingent on City Council approval of the new FY 21-22 budget in June 2021.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby approve Task Order No. 21 with 4LEAF, Inc. to provide Building Inspection Services, pursuant to Master Professional Services Consulting Agreement dated September 21, 2015 with 4LEAF, Inc.

The foregoing resolution was passed and adopted this 10th day of May 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

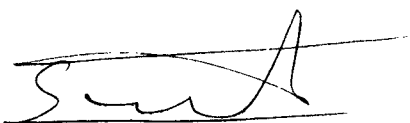
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

CITY OF LATHROP

TASK ORDER NO. 21

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

TO PROVIDE BUILDING INSPECTOR SERVICES

THIS TASK ORDER NO. 21 dated for convenience this **10th day of May 2021** is by and made and entered into by and between **4LEAF, Inc.** (“CONSULTANT”) and the CITY OF LATHROP, a California municipal corporation (“CITY”);

RECITALS:

WHEREAS, on September 21, 2015, CONSULTANT entered into a Master Agreement with the CITY, and parties approved an extension of the term to June 30, 2021, pursuant to Amendment No. 2, dated May 13, 2019. On March 8, 2021, City Council approved an extension of the term to June 30, 2023 pursuant to Amendment No.3 (“AGREEMENT”), by which the CONSULTANT has agreed to provide Building Inspector Services; and

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

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

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

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

AGREEMENT

(1) **Incorporation Of Master Agreement**

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

(2) **Scope of Service**

CONSULTANT agrees to perform Building Inspector Services in accordance with the scope of work and fee proposal provided in Exhibit “A” to this Task Order.

CITY OF LATHROP – TASK ORDER NO. 21 WITH 4LEAF INC. FOR BUILDING INSPECTOR SERVICES

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

(3) **Effective Date and Term**

The effective date of this **Task Order No. 21** is **May 10, 2021**, and it shall terminate no later than **December 30, 2021**.

(4) **Compensation**

CITY hereby agrees to pay CONSULTANT hourly rates and other charges detailed in Exhibit "A" up to a total sum not to exceed **\$128,000** for the Interim Building Inspector Services. CONSULTANT shall be paid any uncontested sum due and payable within thirty (30) days of receipt of billings containing all information pursuant to Paragraph 5 in the Master Consulting Agreement Dated September 21, 2015.

(5) **Notice to Proceed**

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

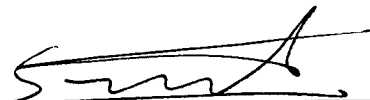
(6) **Signatures**

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

CITY OF LATHROP – TASK ORDER NO. 21 WITH 4LEAF INC. FOR BUILDING INSPECTOR SERVICES

Approved as to Form:

City of Lathrop
City Attorney



Salvador Navarrete 5-4-2021
Date

Recommended for Approval:

City of Lathrop
Public Works Director

Michael King Date

Approved by:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore Date
City Manager

CONSULTANT:

4LEAF Inc.
2126 Rheem Drive
Pleasanton, CA 94588
Fed ID # 94-3393574
Bus License # 20088

Signature Date

Kevin J. Duggan, President
(Print Name and title)



4LEAF, INC.

ENGINEERING . CONSTRUCTION MANAGEMENT
PLAN CHECK . BUILDING INSPECTION . PLANNING

Inspection Services

4LEAF maintains the largest database of qualified inspectors of varied qualifications. Inspectors vary from current full-time inspection staff, idle staff (temporarily between assignments), and pre-qualified staff which include inspectors who are available subject to client demand. 4LEAF's inspectors are all ICC Certified and experienced working within a municipal work environment. 4LEAF will provide inspectors with all the necessary tools, equipment, and current code books sufficient to facilitate all required inspections. **4LEAF can provide interim or full-time inspectors same-day or within one business day. Simply call, email, or text our assigned Project Manager for an immediate response.**

We maintain an on-call database for as-needed requests with our clients. 4LEAF utilizes this service for more than 140 municipalities. Below is a snapshot of our database.

Building Department Staffing Sheet

Monthly Inspection Assignment Schedule

	Brentwood	Burien	Calaver	Camp	Col Poly	Crat Mad	Cup	Dublin	EPA	Fremont	Folsom	Galt	Gilroy	Hayward	Hidburg	Hollister	Kent	Lathrop	Liv	Lvg	LFPD	Mendoc	Merio P	Merio Fin	Modesto	Napa
2-Oct	ME/CW	RS2			RS/HC	PM		8		ME2/TN/RM	JD/CS/L	GO	DH/CP			8	JB	BA		TS/IL			BC	SB		RST
3-Oct	ME/CW	RS2			RS/HC			8		ME2/TN/RM	JD/CS/L	GO	DH/CP			8	JB	BA		IL	GM		BC	SB		RST
4-Oct	ME/CW	RS2			RS/HC	PM		8		ME2/RM	JD/CS/L	GO	DH/CP			8	JB	BA		TS/IL			BC	JS/SB		RST
5-Oct	ME	RS2	BL		RS/HC			8		ME2/TN/RM			DH/CP			7	JB	BA		IL			BC	JS/SB		RST
6-Oct	ME	RS2	BL		RS/HC	PM		8		ME2/RM/MW			DH/CP	TO		7	JB	BA		TS/IL			BC			RST
9-Oct	ME	RS2	BL	TN	RS/HC	PM		8		RM/2x			DH/IT			6	JB	BA		TS/IL			BC			RST
10-Oct	ME/CW	RS2	BL	TN	RS/HC			8		RM/DC/GC			DH/IT	MJ		6	JB	BA		IL	GM		BC	SB		RST
11-Oct	ME/CW	RS2	BL	TN	RS/HC	PM		8		RM/IL/2x			DH/GC 1/2 Day	MJ		7.5	JB	BA		TS/IL			BC	JS/SB	RST	JT
12-Oct	ME	RS2	BL		RS/HC			8		RM/IL/1x			DH/IT	MJ		7	JB	BA		IL			BC	JS/SB	RST	RST
13-Oct	ME/PK	RS2	BL	TN	RS/HC	PM		8		RM/DB			DH/IT	ZK		7	JB	BA		TS/IL			BC		RST	RST
16-Oct	ME	RS2	BL		RS/HC	PM		8		ME2/RM			DH/CP			7	JB	BA		TS/IL			BC	SB		RST
17-Oct	ME	RS2	BL		RS/HC			8		ME2/RM/SH			DH/CP			7	JB	BA		IL	GM		BC	SB		RST
18-Oct	ME	RS2	BL		RS/HC	PM		8		ME2/RM			DH/CP/1x			7	JB	BA		TS/IL			BC	JS/SB		RST
19-Oct	ME	RS2	BL		RS/HC			8		ME2/RM			DH/CP/1			7	JB	BA		IL			BC	JS/SB		RST
20-Oct	ME	RS2	BL		RS/HC	PM	GC	8		ME2/RM/MW/TO			DH/CP/1			7	JB	BA		TS/IL			BC			RST
23-Oct	ME	RS2	BL		RS/HC	PM		9		MC			DH/CP			7	JB	BA		TS/IL			BC			RST/IT
24-Oct	ME	RS2	BL		RS/HC			9		MC			DH/CP			7	JB	BA		IL	GM		BC	SB		RST/IT
25-Oct	ME	RS2	BL		RS/HC	PM		9		MC			DH/CP			7	JB	BA		TS/IL			BC	JS/SB		RST/IT
28-Oct	ME	RS2	BL		RS/HC			9		MC			DH/CP			7	JB	BA		IL			BC	JS/SB		RST
27-Oct	ME	RS2	BL		RS/HC	PM		9		MC			DH/CP			7	JB	BA		TS/IL			BC			RST
30-Oct	ME	RS2	BL		RS/HC	PM	GC	9		MC			DH/CP	DK/TO/DB		7	JB	BA		TS/IL			BC			RST
31-Oct	ME	RS2	BL		RS/HC		GC	9		MC			DH/CP			7	JB	BA		IL	GM		BC	SB		RST
1-Nov	ME	RS2	BL		RS/HC	PM	GC	9		MC			DH/CP	RH		7	JB	BA		TS/IL			BC	JS/SB		RST
2-Nov	ME	RS2	BL		RS/HC		GC	9		MC			DH/CP			7	JB	BA		IL			BC	JS/SB		RST
3-Nov	ME	RS2	BL		RS/HC	PM	GC	9		MC			DH/CP			7	JB	BA		TS/IL			BC			RST

Inspection Options

Periodic Inspection Services → Available Next Day

4LEAF can fulfill inspection requests immediately upon request including same day. 4LEAF has a wealth of local and available inspectors ready to serve the City. In addition, 4LEAF has a proven track record of providing such services to a number of different building departments.

Part-Time Inspection Services → Available Next Day

4LEAF will provide the City with part-time inspectors upon request. 4LEAF can provide part-time staff within 24 hours of request for any duration of time. 4LEAF's Project Manager will work closely with the department to identify the right personnel and determine the appropriate work schedule.

Full-Time Inspection Services → Available Two Days or Less

4LEAF can provide full-time inspectors upon request. 4LEAF provides this service regularly to many clients throughout Northern California, Central Coast, Sacramento Valley, Peninsula/South Bay, East Bay, North Bay, and Central Valley.

Project Specific Inspection Services → Available Two Days or Less

4LEAF is often tasked with providing inspection services to large projects on behalf of municipalities. 4LEAF currently handles large-scale projects for such clients as the City of Palo Alto, City of Cupertino, etc. These projects are developer funded into a separate City account which is distributed to 4LEAF using a separate invoice and contract number. This is particularly helpful to fast paced projects looking for continuous inspection services over a short period of time (i.e. 6 – 36 Months).



2020-21 FEE SCHEDULE & BASIS OF CHARGES

For the City of Lathrop

All Rates are Subject to Basis of Charges

Plan Check Services	Fee for 1 st review and two (2) subsequent rechecks	Hourly rate for on-site and/or greater than three (3) reviews off-site (with authorization from Director):
Life Health Safety, Structural, ADA Requirements, and Title 24 Energy Requirement Plan Checks	65% of City fee	\$129/hour structural \$98/hour non-structural
Plumbing/Mechanical/Electrical Only Plan Checks	40% of City fee	\$98/hour non-structural
Structural Only Plan Checks	40% of City fee	\$129/hour structural

Additional Building Department Services

Senior Combination Building Inspector (BIII)	\$98/hour
Commercial Building Inspector (BII)	\$93/hour
Residential Building Inspector (BI)	\$83/hour
Training Building Inspector	\$73/hour
Code Enforcement	\$88/hour
Senior Permit Technician	\$73/hour
Permit Technician	\$67/hour
Administrative Support	\$62/hour
On-Site Plan Review Engineer	\$124/hour
On-Site Non-Structural Plans Examiner	\$93/hour
Fire Review	\$160/hour
Inspector of Record (including DSA or OSHPD)	\$139/hour
Public Works Inspector	\$150/hour
Interim Chief Building Official	\$135/hour
CASp Inspection	\$160/hour
Off-Site Project Manager	\$165/hour
Principal-in-Charge	\$191/hour
Hourly overtime charge per inspector	1.5 x hourly rate
Mileage (for inspections performed within the City)	IRS Rate+ 20%



BASIS OF CHARGES

Rates are inclusive of “tools of the trade” such as forms, telephones, and consumables.

- All invoicing will be submitted monthly.
- Staff Augmentation work (excluding plan review) is subject to 4-hour minimum charges unless stated otherwise.
- Most fire plan reviews will be done within 10 business days and within 5 business days for re-checks. This is not inclusive of holidays or the day of the pick-up of plans.
- Expedited reviews will be billed 45% of the plan check fee collected by the City, return time will be within seven (7) days of receipt of the plans from the City.
- Plan review of deferred submittals & revisions will be billed at the hourly rates listed above.
- All plan review services will be subject to a \$250.00 minimum fee if percentage-based fee or two (2) hour minimum charge if hourly rates apply.
- 4LEAF assumes that these rates reflect the 2020-2021 contract period. 3% escalation for 2021/2022 is negotiable per market conditions. See Attachment A for reference to a 3% escalation for 2021/2022 if escalation is enacted.
- Overtime and Premium time will be charged as follows:

- Regular time (work begun after 5AM or before 4PM)	1 x hourly rate
- Nighttime (work begun after 4PM or before 5AM)	1.125 x hourly rate
- Overtime (over 8-hour M-F or Saturdays)	1.5 x hourly rate
- Overtime (over 8 hours Sat or 1 st 8-hour Sun)	2 x hourly rate
- Overtime (over 8 hours Sun or Holidays)	3 x hourly rate
- Overtime will only be billed with prior authorization of designated Authority personnel.
- All work with less than 8 hours rest between shifts will be charged the appropriate overtime rate.
- Mileage driven during Inspections will be charged at cost plus 20%.
- Payment due on receipt. All payments over 30 days will be assessed a 1.5% interest charge.
- Client shall pay attorneys’ fees, or other costs incurred in collecting delinquent amounts.
- Client agrees that 4LEAF’s liability will be limited to the value of services provided.

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ITEM 4.13

CITY MANAGER'S REPORT MAY 10, 2021 CITY COUNCIL REGULAR MEETING

ITEM: APPROVE PROFESSIONAL SERVICES AGREEMENT WITH EKI ENVIRONMENT & WATER, INC. FOR WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE

RECOMMENDATION: Adopt Resolution Approving an Agreement with EKI Environment & Water, Inc. for Groundwater Monitoring and Reporting Service for Waste Discharge Requirements Permit Compliance for the Lathrop Consolidated Treatment Facility for FY 2021-2022

SUMMARY:

An agreement with EKI Environment & Water, Inc. is necessary to continue providing groundwater and water supply monitoring and reporting services to maintain compliance with the Waste Discharge Requirements (WDRs) set forth by the Regional Water Quality Control Board (RWQCB) to protect the public's health and the environment.

Staff is requesting that City Council approve the agreement for EKI Environment & Water, Inc. to provide Groundwater Monitoring and Reporting Services for Waste Discharge Requirements Permit Compliance for the Lathrop Consolidated Treatment Facility for FY 2021-2022. The annual cost of these services are not to exceed \$77,100 in accordance with the scope and fee proposal provided by EKI Environment & Water, Inc. Funds to pay for these services will be included in the FY 2021-2022 biennial budget.

BACKGROUND:

EKI Environment & Water, Inc. has been providing groundwater and water supply monitoring and reporting services to assist the City of Lathrop in meeting the provisions of the Waste Discharge Requirements for the Lathrop Consolidated Treatment Facility and Crossroads wastewater treatment plants since 2005. In May 2016, the Regional Water Quality Control Board approved a new permit that consolidated the monitoring requirements for both the Lathrop Consolidated Treatment Facility and Crossroads facilities under a single permit. The cost of the EKI Environment & Water, Inc. agreement for services needed for permit compliance for groundwater monitoring and reporting requirements for FY 2021-2022 is not to exceed \$77,100.

CITY MANAGER'S REPORT **PAGE 2**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
APPROVE AGREEMENT WITH EKI ENVIRONMENT & WATER, INC. FOR
WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE

REASON FOR RECOMMENDATION:

Groundwater and water supply monitoring services are needed for compliance with the Waste Discharge Requirement for the Lathrop Consolidated Treatment Facility wastewater treatment plant to ensure that the City's land application of recycled water does not degrade water resources. EKI Environment & Water, Inc. has been providing these services to assist the City with permit compliance since 2005 and has developed a unique knowledge base of the City's groundwater monitoring permit requirements.

Pending the biennial budget approval, staff requests City Council to authorize the City Manager to approve an agreement with EKI Environment & Water, Inc. to continue to provide groundwater monitoring and reporting services for FY 2021-2022.

FISCAL IMPACT:

The effective date of the agreement is subject to City Council's approval of the biennial budget. In accordance with the scope and fee proposal by EKI Environment & Water, Inc., the annual cost of services are not to exceed \$77,100. Funds to pay for these services will be included in the biennial budget for FY 2021-2022 to be paid from Sewer Fund 6080-50-34-420-01-00.

ATTACHMENTS:

- A. Resolution Approving an Agreement with EKI Environment & Water, Inc. for Groundwater Monitoring and Reporting Service for Waste Discharge Requirements Permit Compliance for the Lathrop Consolidated Treatment Facility for FY 2021-2022

- B. Agreement with EKI Environment & Water, Inc. for Groundwater Monitoring and Reporting Service for Waste Discharge Requirements Permit Compliance for the Lathrop Consolidated Treatment Facility for FY 2021-2022

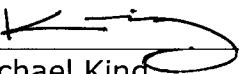
CITY MANAGER'S REPORT **PAGE 3**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
APPROVE AGREEMENT WITH EKI ENVIRONMENT & WATER, INC. FOR
WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE

APPROVALS:



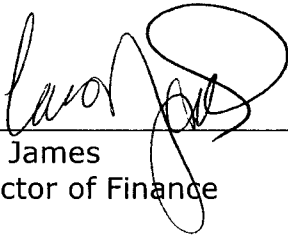
Greg Gibson
Senior Civil Engineer

4/28/2021
Date



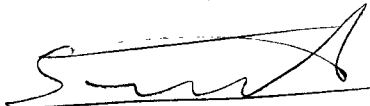
Michael King
Director of Public Works

4/28/2021
Date



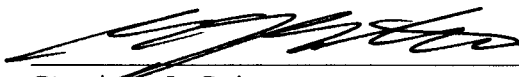
Cari James
Director of Finance

4/29/2021
Date



Salvador V. Navarrete
City Attorney

4-28-2021
Date



Stephen J. Salvatore
City Manager

5.3.21
Date

RESOLUTION NO. 21 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE AN AGREEMENT WITH EKI ENVIRONMENT & WATER, INC. FOR GROUNDWATER MONITORING AND REPORTING SERVICE FOR WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY FOR FISCAL YEAR 2021-2022

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

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

WHEREAS, the RWQCB adopted a permit in May 2016 that consolidated the monitoring requirements for the LCTF and Crossroads facilities under a single permit; and

WHEREAS, EKI Environment & Water, Inc. has provided a scope and fee proposal to provide services for groundwater monitoring and reporting required under the new permit for FY 2021-2022 for a cost of \$77,100; and

WHEREAS, appropriations in Sewer Fund 6080-50-34-420-01-00 are to be included in the FY 2021-2022 biennial budget to pay for the cost of these services;

NOW, THEREFORE, BE IT RESOLVED, contingent on the approval of the biennial budget, the City Council of the City of Lathrop approves an agreement with EKI Environment & Water, Inc. for Groundwater Monitoring and Reporting Service for Waste Discharge Requirements Permit Compliance for the Lathrop Consolidated Treatment Facility for Fiscal Year 2021-2022 for a cost not to exceed \$77,100.

The foregoing resolution was passed and adopted this 10th day of May 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

CITY OF LATHROP

AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES WITH EKI ENVIRONMENT & WATER, INC.

TO PROVIDE GROUNDWATER MONITORING AND REPORTING SERVICES FOR WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY FOR FY 2021-2022

THIS AGREEMENT, dated for convenience this 1st day of July 2021, is by and between **EKI Environment & Water, Inc.** (“CONSULTANT”) and the **City of Lathrop**, a California municipal corporation (“CITY”);

RECITALS:

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

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

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

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

AGREEMENT

(1) Scope of Service

CONSULTANT agrees to perform Professional Engineering Consulting Services for Groundwater Monitoring and Reporting Service for the Waste Discharge Requirements Permit Compliance for the Lathrop Consolidated Treatment Facility for FY 2021-2022 in accordance with the scope of work and fee proposal provided by CONSULTANT, attached hereto as Exhibit “A” and incorporated herein by reference. CONSULTANT represents it is prepared to and can diligently perform these services in accordance with the professional skill and care ordinarily provided by engineers practicing in the same or similar locality under the same or similar circumstances and to CITY’S reasonable satisfaction. The fee proposal shall include all reimbursable costs required for the performance of the Scope of Services. Payment of additional reimbursable costs considered to be over and above those inherent in the original Scope of Services shall be approved of in advance and in writing, by the CITY.

CITY OF LATHROP – AGREEMENT WITH EKI ENVIRONMENT AND WATER INC. FOR GROUNDWATER MONITORING AND REPORTING SERVICE FOR THE WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY FOR FY 2021-2022

(2) Compensation

CITY hereby agrees to pay CONSULTANT a sum not to exceed **\$77,100.00**, for the Professional Engineering Consulting Services set forth in Exhibit “A”. CONSULTANT shall be paid any uncontested sum due and payable within thirty (30) days of receipt of billings containing all information pursuant to Paragraph 5 below. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in Exhibit “A”, unless a written change order or authorization describing the extra work and payment terms has been executed by CITY’s authorized representative prior to the commencement of the work. Payment is made based on a time and materials basis.

(3) Effective Date and Term

The effective date of this Agreement is **July 1, 2021**, and it shall terminate no later than **June 30, 2022**.

(4) Independent Contractor Status

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

(5) Billings

CONSULTANT shall submit invoices for completed work on a monthly basis, or as otherwise agreed, providing without limitation, details as to amount of hours, individual performing said work, hourly rate, and indicating to what aspect of the Scope of Services said work is attributable. CONSULTANT’S bills shall include a list of all tasks, a total amount due, the amounts previously billed, and the net amount due on the invoice. Except as specifically authorized by CITY, CONSULTANT shall not bill CITY for duplicate services performed by more than one person. In no event shall CONSULTANT submit any billing for an amount in excess of the rates or the maximum amount of compensation provided in section (2) for either task or for the entire Agreement, unless modified by a properly executed amendment.

CITY OF LATHROP – AGREEMENT WITH EKI ENVIRONMENT AND WATER INC. FOR GROUNDWATER MONITORING AND REPORTING SERVICE FOR THE WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY FOR FY 2021-2022

(6) Advice and Status Reporting

CONSULTANT shall provide the CITY with timely reports, orally or in writing, of all significant developments arising during performance of its services hereunder, and shall furnish to CITY such information as is necessary to enable CITY to monitor the performance of this Agreement. CONSULTANT shall submit to CITY such reports, diagrams, drawings and other work products developed pursuant to the Scope of Services.

(7) Auditing

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

CONSULTANT agrees that CITY or its delegate will have the right to review, obtain and copy all records pertaining to performance of this Agreement. CONSULTANT agrees to provide CITY or its delegate with any relevant information requested and shall permit CITY or its delegate access to its premises, upon reasonable notice, during normal business hours for the purpose of inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with the requirement. CONSULTANT further agrees to maintain such records for a period of three (3) years after final payment under this agreement.

(8) Assignment of Personnel

CONSULTANT acknowledges that the CITY has relied on CONSULTANT's capabilities and on the qualifications of CONSULTANT's principals and staff as identified in its proposal to CITY. The services shall be performed by, or under the direct supervision, of CONSULTANT's Authorized Representative: **John Fio, Principal Hydrogeologist**. CITY shall be notified by CONSULTANT of any change of its Authorized Representative, and CITY is granted the right of approval of all original, additional, and replacement personnel at CITY's sole discretion, and shall be notified by CONSULTANT of any changes of CONSULTANT's project staff prior to any change.

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

CITY OF LATHROP – AGREEMENT WITH EKI ENVIRONMENT AND WATER INC. FOR GROUNDWATER MONITORING AND REPORTING SERVICE FOR THE WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY FOR FY 2021-2022

(9) Assignment and Subcontracting

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

(10) Insurance

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

(a) Workers' Compensation. CONSULTANT shall, at CONSULTANT'S sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by CONSULTANT. Said Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than \$1,000,000 (one million dollars). In the alternative, CONSULTANT may rely on a self-insurance program to meet these requirements provided that the program of self-insurance complies fully with the provisions of the California Labor Code. The insurer, if insurance is provided, or the CONSULTANT, if a program of self-insurance is provided, shall waive all rights of subrogation against the CITY, and provide a waiver of subrogation endorsement in favor of the CITY, its officers, agents, employees and volunteers, for loss arising from work performed under this Agreement.

(b) Commercial General and Automobile Liability Insurance. CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain commercial general and automobile liability insurance for the period covered by this Agreement in an amount not less than \$1,000,000 (one million dollars) per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement.

CITY OF LATHROP – AGREEMENT WITH EKI ENVIRONMENT AND WATER INC. FOR GROUNDWATER MONITORING AND REPORTING SERVICE FOR THE WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY FOR FY 2021-2022

If Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles, and blanket contractual liability. Coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 00 01 (ed. 04/13) (or equivalent) and Insurance Services Office Business Auto Coverage form CA 00 01 (ed. 03/06) (or equivalent) for owned, non-owned, and hired autos.

Coverage shall contain a waiver of subrogation in favor of the CITY.

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

- (i) CITY, its officers, employees, agents, and volunteers are to be covered as insured with respect to each of the following: liability arising out of activities performed by or on behalf of CONSULTANT, including the insider's general supervision of CONSULTANT; products and completed operations of CONSULTANT; premises owned, occupied or used by CONSULTANT. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents, or volunteers.
- (ii) The insurance shall cover on an occurrence or an accident basis, and not on a claim made basis.
- (iii) An endorsement must state that coverage is primary insurance and that no other insurance affected by the CITY will be called upon to contribute to a loss under the coverage, and be endorsed using Insurance Services Office form CG 20 10 (or equivalent).
- (iv) Any failure of CONSULTANT to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.

CITY OF LATHROP – AGREEMENT WITH EKI ENVIRONMENT AND WATER INC. FOR GROUNDWATER MONITORING AND REPORTING SERVICE FOR THE WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY FOR FY 2021-2022

- (v) Insurance shall be placed with California-admitted insurers with a Best rating of no less than A: VII.
 - (vi) Each insurance policy required by this AGREEMENT shall be endorsed to state that coverage shall not be cancelled except after thirty (30) days' prior written notice has been given to the City except that ten (10) days' prior written notice shall apply in the event of cancellation for nonpayment of premium.
- (c) Professional Liability. CONSULTANT, at CONSULTANT'S own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than (\$1,000,000) one million dollars per claim made and per policy aggregate covering the licensed professionals' negligent errors and omissions, as follows:
- (i) Any deductible or self-insured retention shall not exceed \$150,000 per claim.
 - (ii) Notice of cancellation, must be received by the CITY at least thirty days prior to such change shall be included in the coverage or added as an endorsement to the policy.
 - (iii) The following provisions shall apply if the professional liability coverages are written on a claims made form:
 1. The retroactive date of the policy must be shown and must be before the date of the Agreement.
 2. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.
 3. If coverage is canceled or not renewed and it is not replaced with another claims made policy form with a retroactive date that precedes the date of this Agreement, CONSULTANT must provide extended reporting coverage for a minimum of three years after completion of the Agreement or the work. The CITY shall have the right to exercise at the CONSULTANT'S cost, any extended reporting provisions of the policy should the CONSULTANT cancel or not renew the coverage.

CITY OF LATHROP – AGREEMENT WITH EKI ENVIRONMENT AND WATER INC. FOR GROUNDWATER MONITORING AND REPORTING SERVICE FOR THE WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY FOR FY 2021-2022

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

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

CITY OF LATHROP – AGREEMENT WITH EKI ENVIRONMENT AND WATER INC. FOR GROUNDWATER MONITORING AND REPORTING SERVICE FOR THE WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY FOR FY 2021-2022

(11) Indemnification - CONSULTANT'S Responsibility

Acceptance by CITY of the work performed under this Agreement does not operate as a release of said CONSULTANT from such professional responsibility for the work performed. It is further understood and agreed that CONSULTANT is apprised of the scope of the work to be performed under this Agreement and CONSULTANT agrees that said work can and shall be performed in a fully competent manner in accordance with the standard of care applicable to CONSULTANT'S profession. CONSULTANT shall indemnify, defend, and hold CITY, its officers, employees, agents, and volunteers harmless from and against any and all liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused by the willful misconduct or negligent acts or omissions of CONSULTANT, its employees, subcontractors, or agents, except for any such claim arising out of the negligence or willful misconduct of the CITY, its officers, employees, agents, or volunteers or any third parties for whom CONSULTANT is not legally liable. It is understood that the duty of CONSULTANT to indemnify and hold harmless includes the duty to defend as set forth in Section 2782.8 of the California Civil Code. Notwithstanding anything to the contrary in this Agreement, the CONSULTANT shall have no duty to hire counsel to defend the CITY, but at the time of any settlement or adjudication of a matter the CONSULTANT shall pay as damages to CITY all reasonable attorney's fees and costs incurred by CITY to the extent caused by the willful misconduct or negligent acts or omissions of CONSULTANT, its employees, subcontractors, or agents. Acceptance of insurance certificates and endorsements required under this Agreement does not relieve CONSULTANT from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

(12) Licenses

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

(13) Business Licenses

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

CITY OF LATHROP – AGREEMENT WITH EKI ENVIRONMENT AND WATER INC. FOR GROUNDWATER MONITORING AND REPORTING SERVICE FOR THE WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY FOR FY 2021-2022

(14) Termination

Either CITY or CONSULTANT may cancel this Agreement upon 30 days written notification to the other party. Upon termination, or completion of services and payment of all amounts owed to CONSULTANT under this Agreement, all information collected, work product and documents shall be delivered by CONSULTANT to CITY within ten (10) calendar days.

(15) Funding

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

(16) Notices

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

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

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

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

CITY OF LATHROP – AGREEMENT WITH EKI ENVIRONMENT AND WATER INC. FOR GROUNDWATER MONITORING AND REPORTING SERVICE FOR THE WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY FOR FY 2021-2022

To Consultant: EKI Environment & Water
2001 Junipero Serra Blvd., Suite 300
Daly City, CA 94014
Phone: (650) 292-9100

(17) Miscellaneous

- (a) Consent. Whenever in this Agreement the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.
- (b) Contract Terms Prevail. All exhibits and this Agreement are intended to be construed as a single document. Should any inconsistency occur between the specific terms of this Agreement and attached exhibits, the terms of this Agreement shall prevail.
- (c) Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the Laws of the State of California.
- (d) Definitions. The definitions and terms are as defined in these specifications.
- (e) Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.
- (f) Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.
- (g) Incorporation of Documents. All documents constituting the Agreement documents described in Section 1 hereof and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated in the Agreement and shall be deemed to be part of this Agreement.
- (h) Integration. This Agreement and any amendments hereto between the parties constitute the entire Agreement between the parties concerning the Project and Work, and there are no other prior oral or written agreements between the parties that are not incorporated in this Agreement.
- (i) Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.

CITY OF LATHROP – AGREEMENT WITH EKI ENVIRONMENT AND WATER INC. FOR GROUNDWATER MONITORING AND REPORTING SERVICE FOR THE WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY FOR FY 2021-2022

- (j) Ownership of Documents. All documents, photographs, reports, analyses, audits, computer media, or other material documents or data, and working papers, whether or not in final form, which have been obtained or prepared under this Agreement, shall, upon payment to CONSULTANT of all amounts owed under this Agreement, be deemed the property of the CITY. Upon CITY's request, CONSULTANT shall allow CITY to inspect all such documents during the CONSULTANT's regular business hours.
- (k) Provision. Any agreement, covenant, condition, clause, qualification, restriction, reservation, term or other stipulation in the Agreement shall define or otherwise control, establish or limit the performance required or permitted or to be required of or permitted by either party. All provisions, whether covenants or conditions, shall be deemed to be both covenants and conditions.
- (l) Severability. The invalidity in whole or part of any provision of this Agreement shall not void or affect the validity of any other provision of this agreement. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.
- (m) Status of CONSULTANT. In the exercise of rights and obligations under this Agreement, CONSULTANT acts as an independent contractor and not as an agent or employee of CITY. CONSULTANT shall not be entitled to any rights and benefits accorded or accruing to the City Council members, officers or employees of CITY, and CONSULTANT expressly waives any and all claims to such right and benefits.
- (n) Successors and Assigns. The provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.
- (o) Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.
- (p) Venue. In the event that suit is brought by either party hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin or in the United States District Court for the Eastern District of California.

CITY OF LATHROP – AGREEMENT WITH EKI ENVIRONMENT AND WATER INC. FOR GROUNDWATER MONITORING AND REPORTING SERVICE FOR THE WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY FOR FY 2021-2022

- (q) Recovery of Costs. The prevailing party in any action brought to enforce the terms of this Agreement or arising out of this Agreement may recover its reasonable costs, including reasonable attorney’s fees, incurred or expended in connection with such action against the non-prevailing party.
- (r) Except as may be specifically allowed under this Agreement, nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either CITY or CONSULTANT. CONSULTANT’s Services hereunder are being performed solely for the benefit of CITY.
- (s) In the event of any dispute between the parties arising under this Agreement, the parties shall first endeavor to settle such disputes through mediation. The parties shall bear their own attorney’s fees and costs but shall share equally in the cost of the mediator. If the parties are unable to settle the dispute through mediation, the dispute shall be settled by recourse to litigation.

(18) Notice to Proceed

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

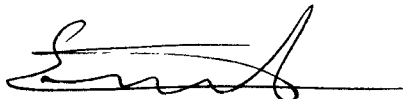
(19) Signatures

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

CITY OF LATHROP – AGREEMENT WITH EKI ENVIRONMENT AND WATER INC. FOR GROUNDWATER MONITORING AND REPORTING SERVICE FOR THE WASTE DISCHARGE REQUIREMENTS PERMIT COMPLIANCE FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY FOR FY 2021-2022

Approved as to Form:

City of Lathrop
City Attorney



Salvador Navarrete

4-28-2021

Date

Recommended for Approval:

City of Lathrop
Public Works Director

Michael King

Date

Approved by:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore
City Manager

Date

Consultant:

EKI Environment & Water, Inc.
2001 Junipero Serra Blvd., Suite 300
Daly City, CA 94014

Fed ID # **94-3087395**
Business License # **20137**

Signature

Date

Print Name and Title

31 March 2021

Greg Gibson
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Subject: Proposed Scope of Work and Budget 2021-2022 Lathrop Consolidated Treatment Facility
Groundwater Monitoring and Reporting, WDR No. R5-2018-023
City of Lathrop
(EKI C1-031)

Dear Mr. Gibson:

EKI Environment & Water, Inc. (EKI) is pleased to present this proposed scope of work and budget for providing groundwater monitoring and reporting services for assisting the City of Lathrop (City) with compliance with Waste Discharge Requirements (WDR) Order No. R5-2018-023. This Scope of Work (SOW) is for continued Consolidated Treatment Facility (CTF) groundwater monitoring and reporting for the City of Lathrop for the performance period 1 July 2021 through 30 June 2022.

BACKGROUND

On 6 April 2018, WDR Order No. R5-2018-023 was approved by the Regional Water Quality Control Board (RWQCB) amending WDR Order R5-2016-0028-01 for the CTF. On 23 September 2019, the RWQCB approved Lathrop's request to increase flow capacity from 1.55 million gallons per day (MGD) to 1.69 MGD based on the addition of LAA A34, the partial decommissioning of LAA A28, and the increased percolation capacity demonstrated at percolation basin PB-1, resulting in the issuance of a revised Monitoring and Reporting Plan (MRP) (R5-2016-0028-02 Rev2). The approved MRP requires semiannual monitoring of compliance wells and reporting. Two Central Lathrop Specific Plan (CLSP) wells (CLSP-11 and CLSP-12) installed in 2018 have been sampled for the minimum eight (8) quarters. On 7 February 2020 EKI submitted a request to the RWQCB on behalf of the City of Lathrop to reduce the monitoring frequency in monitoring wells CLSP-11 and CLSP-12 from quarterly to semiannually, but the RWQCB indicated they will not consider the monitoring frequency reduction request until existing the WDR is revised, anticipated by 2022.¹

¹ Personal communication, Dina Calanchini, Regional Water Quality Control Board, 22 April 2020.

SCOPE OF WORK

Task 1 – Groundwater Monitoring and Reporting for the CTF

Task 1 consists of CTF WDR Permit Compliance and includes required annual and semiannual groundwater monitoring and reporting events as well as quarterly groundwater monitoring of wells CLSP-11 and CLSP-12.

Throughout the 2021-2022 performance period, EKI may be requested to review and provide comment on issues related to groundwater conditions, the MRP, and monitoring well network modifications (e.g., well destruction plan review, well destruction and installation reports, and WDR and MRP review). Task 1 includes estimated costs for these incidental permit compliance and report review needs based on requests from previous years (see *subtask 1e* below). For cost estimating purposes, we assumed monitoring and reporting for Mossdale, River Islands, CTF, Pond S6, and CLSP Land Development Areas only.

During the performance period, the WDR require semiannual monitoring. The monitoring results shall be summarized in two individual reports (one semiannual report and one annual report). The required monitoring and reporting schedule follow:

Year	Report	Months in Period	Due Date
2021	Annual	July-December	1 February 2022
2022	Semiannual	January-June	1 August 2022

Two quarterly sampling events for wells CLSP-11 and CLSP-12 are included because the RWQCB has not approved the City's request to reduce their monitoring frequency. If the RWQCB approves a monitoring frequency reduction during the 2021-2022 performance period, the actual costs incurred will be reduced accordingly.

Groundwater monitoring includes water level measurements, water quality sampling from monitoring wells, and water quality sampling from four recycled water storage ponds.² Duplicates and blanks will also be collected as specified in the approved Sampling and Analysis Plan (SAP); a minimum of 10 percent of the total samples will be field duplicates and a minimum of 10 percent will be field blanks.

² In addition to the monitoring requirements specified in the MRP, this SOW includes monitoring of groundwater in selected wells adjacent to storage ponds, sampling of recycled water storage ponds, and analysis of wastewater indicator constituents. Monitoring of groundwater in wells adjacent to storage ponds can identify possible leaks (for example, in 2007 groundwater quality changes due to a leak in the Pond S4 liner were detected in samples from monitoring well MBRMW-1). Sample collection and analysis of pond water provides the chemical composition of water applied to the LAAs, and wastewater indicators (stable isotopes and bromide ion) can detect the presence of recycled water in shallow groundwater.

Site	2021		2022		Total
	3 rd Qtr	4 th Qtr (Annual)	1 st Qtr	2 nd Qtr (Semiannual)	
Water Level Measurement Sites	2	25	2	46	75
Well Sample Collection Sites	2	25	2	21	50
Pond Sample Collection Sites	0	4	0	1	5
Quality Control Sites	1	3	1	2	9

Notes:

1. Fourth Quarter 2021 water level data from wells not sampled by FGL will be provided by EKI as part of the annual well inspection.
2. River Islands monitoring well water level data has been provided by River Islands’ consultant (ENGEO, Inc.). This SOW assumes River Islands’ consultant (ENGEO) will continue to provide water level data for the 2021-2022 performance period.
3. Counts include water level measurement from Pond S6 wells RMW-1, RMW-2, and RMW-3 which are proposed for abandonment by the City.

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

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

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

Subtask 1a - Groundwater Monitoring and Laboratory Analysis (2 events)

EKI’s subconsultant FGL will provide all water quality monitoring and associated water level data collection and analytical services under this SOW. Accordingly, FGL has provided to EKI the estimated costs to collect the required data in accordance with the City’s approved SAP provided in Exhibit A. The total cost for Subtask 1a is \$28,500.

Subtask 1b - Sampling Coordination and Oversight

EKI will provide coordination and oversight with FGL and ENGEO during both sampling events. The total cost for Subtask 1b is \$3,300.

Subtask 1c - Well Inspection and Maintenance Coordination

During the 4th Quarter sampling event, in addition to the active monitoring network wells, all monitoring wells for which the City has approved access³ will be inspected by EKI personnel and identified maintenance needs will be communicated to the City of Lathrop Public Works Operations and Maintenance Department. Inspection will include collecting the annual water level measurements. The estimated costs assume that the City has access agreements in place with all applicable landowners and well owners. The total cost for Subtask 1c is \$9,100.

Subtask 1d – Reporting

During the performance period, one annual and one semiannual report shall be prepared and submitted to the City. A draft semiannual report shall be provided electronically to the City for review at least five working days prior to the report due date. The final semiannual report shall be submitted by EKI to the City for submittal to the RWQCB by the City. A draft annual report shall be provided to the City electronically 10 days prior to the report due date; the final annual report shall be provided to the City electronically five days prior to the report due date to facilitate production and submittal to the RWQCB by the City. The total cost for Subtask 1d is \$31,000.

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

Throughout the performance period, EKI may be requested to review and provide comment on issues related to groundwater conditions, the MRP, monitoring well network modifications, and so forth. This typically includes tasks such as review of well destruction plans, well destruction and installation reports, and WDR and MRP review. Estimated costs for permit compliance and report review based on past requests is \$1,600.

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

As part of the City’s Engineering Feasibility Study Findings Report, Former Land Application Area LAS-2, four (4) down-gradient Mossdale monitoring wells were recommended for semiannual water quality monitoring (MWM-5, -8, -9, and -13). Groundwater monitoring includes water level measurements and water quality sampling from the monitoring wells. As part of the CTF monitoring and reporting (Task 1), well MWM-5 is sampled annually; therefore, this task includes one additional monitoring event for well MWM-5, and both annual and semiannual monitoring events for wells MWM-8, -9, and -13. The semiannual event will only include analysis for a partial list of monitored constituents. Duplicates and blanks will be collected as specified in the approved SAP.

This task includes costs associated with: (a) groundwater monitoring and laboratory analysis performed by FGL, and (b) reporting by EKI. During the performance period, results from Task 2 groundwater monitoring will be included in the semiannual and annual CTF monitoring reports. The total cost for Task 2 is \$3,600.

³ These include North Lathrop monitoring wells. As identified during the 4th Quarter 2019 well inspection, land ownership changed for five North Lathrop monitoring wells (NMW-3, MN-N1, MN-N2, MN-N3, and MW-N4).

SCHEDULE

The performance period for this SOW is 1 July 2021 through 30 June 2022. The annual report will be delivered in January 2022 and the semiannual report will be delivered in July 2022.

COMPENSATION

We propose that compensation for consulting services by EKI be on a time and expense reimbursement basis in accordance with our attached schedule of charges dated 2 January 2021. On the basis of the SOW described above and in the attached Table 1, we propose the following budget:

TASK	Cost Estimate
Task 1 – Groundwater Monitoring and Reporting for the CTF	\$73,500
Task 2 - Groundwater Monitoring and Reporting for the City’s Engineering Feasibility Study	\$3,600
TOTAL:	\$77,100

TERMS AND CONDITIONS

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

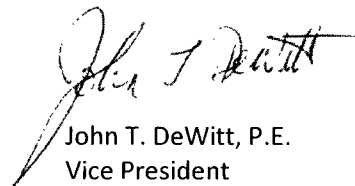
We are pleased to have the opportunity to continue to work with the City of Lathrop. Please call us at (650) 292-9100 if you have any questions or wish to discuss this SOW in greater detail.

Very truly yours,

EKI ENVIRONMENT & WATER, INC.



John Fio
Principal Hydrogeologist



John T. DeWitt, P.E.
Vice President



Christina Lucero, P.G.
Hydrogeologist

Attachments

Table 1 – Budget Estimate for Proposed Scope of Work
EKI Schedule of Charges, dated 2 January 2021

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

TASKS	EKI Labor						Expenses			TOTAL (1)	
	Admin Assistant 111	Hydrogeologist - Grade 5 139	Hydrogeologist - Grade 4 159	Hydrogeologist - Grade 1 206	Supervising Engineer- Scientist I 275	Principal Hydrogeologist 285	TOTAL EKI Labor, including 4% Comm. Charge (1) (2) (\$)	CAD/GIS Charge (per hour) \$20	OTHER DIRECT COSTS, (3)	TOTAL EXPENSES (1) (\$)	TOTAL (\$)
Task 1a - Groundwater Monitoring and Laboratory Analysis (4 events)											
Field Measurements						\$0	\$0	\$4,565	\$4,565	\$4,565	
Well Sampling						\$0	\$0	\$4,750	\$4,750	\$4,750	
Pond Sampling						\$0	\$0	\$150	\$150	\$150	
Field Filtering						\$0	\$0	\$1,725	\$1,725	\$1,725	
Water Level Only Measurements						\$0	\$0	\$725	\$725	\$725	
Laboratory Analysis											
Cations/Anions						\$0	\$0	\$6,278	\$6,278	\$6,278	
Nitrogen Constituents						\$0	\$0	\$3,556	\$3,556	\$3,556	
Coliform						\$0	\$0	\$2,176	\$2,176	\$2,176	
Total Trihalomethane (TTHM)						\$0	\$0	\$1,938	\$1,938	\$1,938	
Wastewater Indicators						\$0	\$0	\$2,560	\$2,560	\$2,560	
Subtotal	0	0		0	0	\$0	\$0	\$28,423	\$28,500	\$28,500	
Task 1b - Sampling Coordination and Oversight (2 events)											
Coordination and Oversight	0	8	0	10	0	\$3,299	\$0		\$0	\$3,299	
Subtotal	0	8	0	10	0	\$3,300	\$0	\$0	\$0	\$3,300	
Task 1c - Well Inspection and Maintenance Coordination (1 event)											
Well Inspection and Maintenance Coordination	0	40	10	2	0	\$7,864	\$0	\$1,165	\$1,165	\$9,029	
Subtotal	0	40	10	2	0	\$7,900	\$0	\$1,165	\$1,200	\$9,100	
Task 1d - Reporting (2 reports)											
Data entry and QA/QC	0	44	2	8	0	\$8,405	\$0		\$0	\$8,405	
Figures and maps	0	17	0	0	0	\$2,458	\$0		\$0	\$2,458	
Analysis and reporting	0	36	28	18	10	\$19,515	\$0		\$0	\$19,515	
Production and distribution	4	0	0	0	0	\$462	\$0	\$100	\$100	\$562	
Subtotal	4	97	30	26	10	\$30,900	\$0	\$100	\$100	\$31,000	
Task 1e - Groundwater Monitoring and Reporting Activities for CTF Permit Compliance											
CTF Permit Compliance	0	0	0	2	2	\$1,593	\$0		\$0	\$1,593	
Subtotal	0	0	0	2	2	\$1,600	\$0	\$0	\$0	\$1,600	
Task 1 Subtotal										\$73,500	
Task 2- Monitoring per Engineering Feasibility Study (2 events)											
Field Measurements						\$0	\$0	\$581	\$581	\$581	
Well Sampling						\$0	\$0	\$665	\$665	\$665	
Field Filtering						\$0	\$0	\$175	\$175	\$175	
Laboratory Analysis						\$0	\$0				
Cations/Anions						\$0	\$0	\$504	\$504	\$504	
Nitrogen Constituents						\$0	\$0	\$98	\$98	\$98	
Reporting	0	6	2	0	0	\$1,494	\$0		\$0	\$1,494	
Subtotal	0	6	2	0	0	\$1,500	\$0	\$2,023	\$2,100	\$3,600	
TOTAL:	4	151	42	40	12	\$45,200	\$0	\$31,711	\$31,900	\$77,100	

Notes:

- (1) Subtotals may not exactly sum due to rounding.
- (2) A communications charge of 4% of labor costs covers e-mail access, web conferencing, cellphone calls, messaging and data access, file sharing, local and long distance telephone calls and conferences, facsimile transmittals, standard delivery U.S. postage, and incidental in-house copying.
- (3) "Other Direct Costs" includes direct expenses, as listed below, incurred in connection with the work and will be reimbursed at cost for items such as:
 - Laboratories and contractors.
 - Rented vehicles or travel.
 - Field equipment daily rental rate and associated field supplies.

Client/Address: City of Lathrop
 390 Towne Centre Drive
 Lathrop, CA 95330



Proposal/Agreement Date: 31 March 2021

EKI Proposal/Project # C1-031

SCHEDULE OF CHARGES FOR EKI ENVIRONMENT & WATER, INC.

2 January 2021

<u>Personnel Classification</u>	<u>Hourly Rate</u>
Officer and Chief Engineer-Scientist	295
Principal Engineer-Scientist	285
Supervising I, Engineer-Scientist	275
Supervising II, Engineer-Scientist	265
Senior I, Engineer-Scientist	255
Senior II, Engineer-Scientist	245
Associate I, Engineer-Scientist	235
Associate II, Engineer-Scientist	221
Engineer-Scientist, Grade 1	206
Engineer-Scientist, Grade 2	194
Engineer-Scientist, Grade 3	178
Engineer-Scientist, Grade 4	159
Engineer-Scientist, Grade 5	139
Engineer-Scientist, Grade 6	123
Technician	112
Senior GIS Analyst	144
CADD Operator / GIS Analyst	128
Senior Administrative Assistant	141
Administrative Assistant	111
Secretary	92

Direct Expenses

Reimbursement for direct expenses, as listed below, incurred in connection with the work will be at cost for items such as:

- a. Maps, photographs, reproductions, printing, equipment rental, and special supplies related to the work.
- b. Consultants, soils engineers, surveyors, drillers, laboratories, and contractors.
- c. Rented vehicles, local public transportation and taxis, travel and subsistence.
- d. Special fees, insurance, permits, and licenses applicable to the work.
- e. Outside computer processing, computation, and proprietary programs purchased for the work.

A Communication charge for e-mail access, web conferencing, cellphone calls, messaging and data access, file sharing, local and long distance telephone calls and conferences, facsimile transmittals, standard delivery U.S. postage, and incidental in-house copying will be charged at a rate of 4% of labor charges. Large volume copying of project documents, e.g., bound reports for distribution or project-specific reference files, will be charged as a project expense as described above.

Reimbursement for company-owned automobiles, except trucks and four-wheel drive vehicles, used in connection with the work will be at the rate of sixty cents (\$0.60) per mile. The rate for company-owned trucks and four-wheel drive vehicles will be seventy-five cents (\$0.75) per mile. There will be an additional charge of thirty dollars (\$30.00) per day for vehicles used for field work. Reimbursement for use of personal vehicles will be at the federally allowed rate plus fifteen percent (15%).

CADD Computer time will be charged at twenty dollars (\$20.00) per hour. In-house material and equipment charges will be in accordance with the current rate schedule or special quotation. Excise taxes, if any, will be added as a direct expense.

Rate for professional staff for legal proceedings or as expert witnesses will be at a rate of one and one-half times the Hourly Rates specified above.

The foregoing Schedule of Charges is incorporated into the Agreement for the Services of EKI Environment & Water, Inc. and may be updated annually.

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ITEM 4.14

CITY MANAGER'S REPORT MAY 10, 2021 CITY COUNCIL REGULAR MEETING

ITEM: APPROVE THE 2021 REQUEST FOR FEE WAIVER

RECOMMENDATION: Adopt a Resolution Approving the Facility Fee Waiver request from Lathrop Little League.

SUMMARY: Staff requests that the City Council review and approve a fee waiver for Lathrop Little Leagues use of City facilities in accordance with the City of Lathrop Fee Waiver Policy. The Parks and Recreation staff have reviewed this request and found the waiver by Lathrop Little League to utilize local athletic fields to hold practices and games to be of public benefit, de Minimis in nature and not subsidized from other facility fees.

BACKGROUND: Annually staff receive requests for fee waivers from local organizations for the use of City facilities in support their local activities. The Lathrop Little League organization is a local 501(c)3 non-profit organization who are active in the Lathrop Community. This report includes a facility fee waiver request for the use of local athletic fields for practice and games in support of the organization in the amount listed below:

- Lathrop Little League \$508.00

RECOMMENDATION: Staff requests that the City Council review and find that the requested waiver from Lathrop Little League provides a public benefit to the community and that the amount of the request is de Minimis in nature and not subsidized from other facility fees, and approve the fee waiver for the organization listed above.

FISCAL IMPACT: The fees associated with the facility fee waiver request total \$508.00 for the use of local athletic fields to allow Lathrop Little League to hold local practices and games.

ATTACHMENTS:

- A. Resolution to approve the Lathrop Little League Fee Waiver Request.
- B. Lathrop Little League Request for Fee Waiver and Facility Usage Calculations.

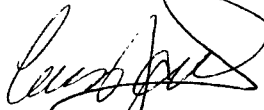
**CITY MANAGER'S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
APPROVE THE 2021 REQUEST FOR FEE WAIVER**

APPROVALS:



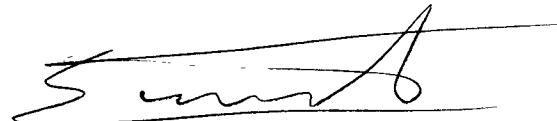
Zachary Jones
Director of Parks and Recreation

5.4.2021
Date



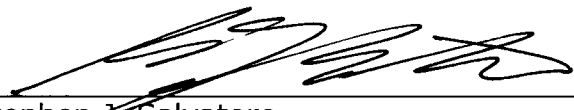
Cari James
Director of Finance and Administrative Services

5-4-2021
Date



Salvador Navarrete
City Attorney

5.4.2021
Date



Stephen J. Salvatore
City Manager

5.4.21
Date

RESOLUTION NO. 21 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A FACILITY FEE WAIVER REQUEST FROM THE LATHROP LITTLE LEAGUE FOR USE OF CITY FACILITIES TOTALING \$508.00

WHEREAS, the Lathrop Little League has requested the use of City Facilities; and

WHEREAS, the Parks & Recreation Commission voted at their May 6, 2021 meeting to recommend City Council approval of the requested fee waiver; and

WHEREAS, the City Council finds that this request provides a public benefit to the community, that the amount of the request is de minimis in nature and not subsidized from other facility fees:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop does hereby authorize waiving facility fees for the use of City facilities in the amount of \$508.00 to allow Lathrop Little League to host practice and games.

The foregoing resolution was passed and adopted this 10th day of May 2021, by the following vote:

AYES:

NOES:

ABSENT:


ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney



Lathrop Parks & Recreation

390 Towne Centre Drive – Lathrop, CA 95330
Phone (209) 941-7360 – Fax (209) 941-7219
www.ci.lathrop.ca.us

FACILITY RENTAL FEE WAIVER REQUEST FORM

Organization Name: Lathrop Little League
Contact Name: Ron Bindell Email: rabinell@yahoo.com
Address: 242 Shadywood Ave. CA 95330
Type of Organization: 501(c)3, 501(c)4, Governmental Agency,
 Other ; please specify: _____

Date(s) of event: 4/1/2021 - 6/15/2021 Facility(s) requested: _____

Name and Purpose of Event: _____
practices and games at [Mossdale, Sangalang,
and Valverde] for ages 5-12.

Describe Frequency of Event: daily April to June, hours

I have read the Facility Rental Fee Waiver policy. I am applying for a fee waiver based on the understanding and belief that my organization qualifies based on criterion identified in the Facility Fee Waiver Policy.

Signature: [Handwritten Signature]

Date: MARCH 29-2021

Printed Name: Ron BINDELL

Title: MARCH 29-2021

PRESIDENT

Lathrop Little League						
Fee Calculations for 2021 Request for Use of Facilities						
Facility	Month Rqstd	Dates Requested	Purpose	Total Days	Rate/Day	Total Price
Mossdale Baseball Field (#1)		Saturday	Try outs	2	\$ 1.00	\$ 2.00
Valverde Baseball Fields(#1)		Monday-Friday	Practice/Games	55	\$ 1.00	\$ 55.00
Valverde Baseball Fields(#2)		Monday-Friday	Practice/Games	55	\$ 1.00	\$ 55.00
Sangalang Baseball Field		Monday-Friday	Practice/Games	55	\$ 1.00	\$ 55.00
Mossdale Baseball Field (#1)		Monday-Saturday	Practice/Games	66	\$ 1.00	\$ 66.00
Mossdale Baseball Field (#2)		Monday-Saturday	Practice/Games	66	\$ 1.00	\$ 66.00
Mossdale Baseball Field (#3)		Monday-Saturday	Practice/Games	66	\$ 1.00	\$ 66.00
Mossdale Baseball Field (#1)		Sunday	Games	11	\$ 1.00	\$ 11.00
Mossdale Baseball Field (#2)		Sunday	Games	11	\$ 1.00	\$ 11.00
Mossdale Baseball Field (#3)		Sunday	Games	11	\$ 1.00	\$ 11.00
Concession Stand		Saturday & Sunday	Concessions	22	\$ 5.00	\$ 110.00
TOTAL						\$508.00

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ITEM 4.15

CITY MANAGER'S REPORT MAY 10, 2021 CITY COUNCIL REGULAR MEETING

ITEM: APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 43 LOTS IN TRACT 4030 VILLAGE "S2" WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS

RECOMMENDATION: Adopt Resolution Approving Final Map for Tract 4030 Village "S2" within the Lakeside East District of River Islands, Totaling 43 Single Family Detached Units (43 Lots) and a Subdivision Improvement Agreement with River Islands Stage 2A, LLC

SUMMARY:

The proposed Final Map for Tract 4030, included as Attachment "D" will be the second of three final tract maps within the Village "S" area. River Islands Stage 2A, LLC ("River Islands") is proposing forty-three (43) 51' x 63' single-family lots within Tract 4030 and will be selling these lots to Lennar Communities. A Vicinity Map is included as Attachment "B". This village is unique, in that it contains "Four-Pack" style lots that consist of four detached single family units that share a private driveway. A layout exhibit is included as Attachment "F".

Staff recommends that City Council approve the proposed Final Map Tract 4030, Village "S2", and a Subdivision Improvement Agreement with River Islands Stage 2A, LLC ("River Islands"), included as Attachment "C".

BACKGROUND:

The City of Lathrop City Council approved Vesting Tentative Map (VTM) 3694 on March 27, 2007 and an amended VTM 3694 with updated conditions of approval on June 1, 2015. The land for the proposed Final Map for Tract 4030 is within the geographic boundaries of VTM 3694 and Stage 2A and is in compliance with the most current conditions of approval.

As required by the City's subdivision ordinance, all final maps must include a Subdivision Improvement Agreement (SIA) to guarantee specific offsite and onsite improvements. Performance and Labor & Material securities have been provided with the SIA for Tract 4021 that guarantee the unfinished improvements for Village S, which includes Tract 4030, in the amount shown in Table 1 below and therefore no additional security is needed for Tract 4030.

Table 1

Unfinished Improvement Total	\$3,835,421
Performance Bond (Bond No. 0757341)	\$4,602,505
Labor & Materials Bond (Bond No. 0757341)	\$2,301,253

CITY MANAGER’S REPORT **PAGE 2**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA)
FOR 43 LOTS IN TRACT 4030 VILLAGE “S2” WITHIN LAKESIDE EAST
DISTRICT OF RIVER ISLANDS

The SIA for Tract 4030 refers to the Agreement for Dedication, Inspection, and Guarantee of Streets and Public Improvements (“Off-site Agreement”) that was approved by the City on September 30, 2013. Although the Off-site Agreement applies to Tract 4030, the Final Map will not trigger any additional offsite improvements or security.

Acceptance of the public improvements will be processed by staff at a later date and when the unfinished improvements are completed. Prior to acceptance, River Islands will be required to provide a one (1) year warranty bond.

Village “S2” was annexed to the three different Community Facilities Districts (CFDs) for maintenance purposes with the approval of the Tract 4021 Final Map in 2020. The three CFDs are for the City, Reclamation District 2062, and River Islands Public Financing Authority (RIPFA).

River Islands must satisfy the Escrow Instructions, included as Attachment “E”, to guarantee the payment of all fees and execution of the documents related to the SIA.

REASON FOR RECOMMENDATION:

River Islands has fulfilled all of the requirements of the City’s subdivision ordinance as listed below:

Documents	Status
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Landscaping and Miscellaneous Improvements	Provided with Tract 4021
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Provided with Tract 4021
5. Street Improvement, Landscape, Light & Joint Trench	Completed
6. Geotechnical Report	Completed
7. Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed
8. Approval of 3 rd Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency Maintenance	Completed
9. Allocation of Water and Sewer capacity	Completed
10. Recommendation for approval from Stewart Tract Design Review Committee	Completed

CITY MANAGER’S REPORT **PAGE 3**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA)
FOR 43 LOTS IN TRACT 4030 VILLAGE “S2” WITHIN LAKESIDE EAST
DISTRICT OF RIVER ISLANDS

11. Submitted Certificate of Insurance, Tax Letter	Completed
12. Submitted Preliminary Guarantee of Title	Completed
13. Escrow Instructions	Completed
14. Village “S” – City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities) Annexation No. 12	Annexed with Tract 4021 on 5/11/2020
Fees	Status
1. Final Map plan check fee	Paid
2. Improvement Plans - Plan check and inspection fees	Paid
3. Sierra Club Settlement fee	To be paid in escrow

FISCAL IMPACT:

There is no budget impact to the City as all costs are covered by development fees and any shortfalls in the City’s maintenance and operating costs are covered by the CFDs.

ATTACHMENTS:

- A. Resolution Approving Final Map for Tract 4030 Village “S2” within the Lakeside East District of River Islands, Totaling 43 Single Family Detached Units (43 Lots) and a Subdivision Improvement Agreement with River Islands Stage 2A, LLC
- B. Vicinity Map - Village S
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Stage 2A, LLC, a Delaware limited liability company, for Tract 4030, Village “S2”
- D. Final Map - Tract 4030 Village “S2”
- E. Escrow Instructions for Final Map Tract 4030 Village “S2”
- F. Layout Exhibit - Village S

CITY MANAGER'S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA)
FOR 43 LOTS IN TRACT 4030 VILLAGE "S2" WITHIN LAKESIDE EAST
DISTRICT OF RIVER ISLANDS

APPROVALS



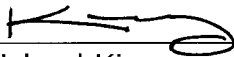
Brad Taylor
Associate Engineer

5/4/2021
Date



Glenn Gebhardt
City Engineer

5/4/2021
Date



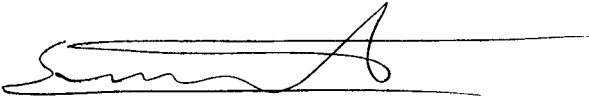
Michael King
Public Works Director

5/4/2021
Date



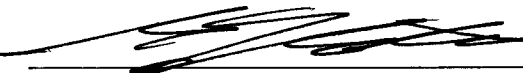
Cari James
Finance & Administrative Services Director

5/4/2021
Date



Salvador Navarrete
City Attorney

5-4-2021
Date



Stephen J. Salvatore
City Manager

5-4-21
Date

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAP FOR TRACT 4030 VILLAGE "S2" WITHIN THE LAKESIDE EAST DISTRICT OF RIVER ISLANDS, TOTALING 43 SINGLE FAMILY DETACHED UNITS (43 LOTS) AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS STAGE 2A, LLC

WHEREAS, the City of Lathrop City Council approved Vesting Tentative Map (VTM) 3694 on March 27, 2007 and an amended VTM 3694 with updated conditions of approval on June 1, 2015; and

WHEREAS, the land for the proposed Final Map for Tract 4030 is within the geographic boundaries of VTM 3694 and Stage 2A and is in compliance with the most current conditions of approval; and

WHEREAS, required by the City's subdivision ordinance, all final maps must include a Subdivision Improvement Agreement (SIA) to guarantee specific offsite and onsite improvements; and

WHEREAS, Performance and Labor & Material securities have been provided with the SIA for Tract 4021 that guarantee the unfinished improvements for Village S, which includes Tract 4030, in the amount shown in Table 1 below and therefore no additional security is needed for Tract 4030; and

Table 1

Unfinished Improvement Total:	\$3,835,421
Performance Bond (110% of Unfinished Improvements):	\$4,602,505
Labor & Materials Bond (50% of Performance Bond)	\$2,301,253

WHEREAS, acceptance of the public improvements will be processed by staff at a later date and when the unfinished improvements are completed. Prior to acceptance, River Islands will be required to provide a one (1) year warranty bond; and

WHEREAS, Village "S2" was annexed to the three different Community Facilities Districts (CFDs) for maintenance purposes with the approval of the Tract 4021 Final Map in 2020. The three CFDs are for the City, Reclamation District 2062, and River Islands Public Financing Authority (RIPFA); and

WHEREAS, River Islands Stage 2A must satisfy the Escrow Instructions, included as Attachment "E" to the City Manager's Report, to guarantee the payment of all fees and execution of the documents related to the SIA.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop that approves and accepts the following actions:

1. The Final Map for Tract 4030 and is hereby approved as submitted for recordation with the San Joaquin County Assessor/Recorder/County Clerk Office. The recorded executed copy will be filed with the City Clerk.
2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands Stage 2A, LLC, in substantially the form as attached to the May 10, 2021 staff report, the file executed copy will be filed with the City Clerk.

The foregoing resolution was passed and adopted this 10th day of May 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

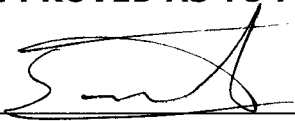
ABSENT:

Sonny Dhaliwal, Mayor

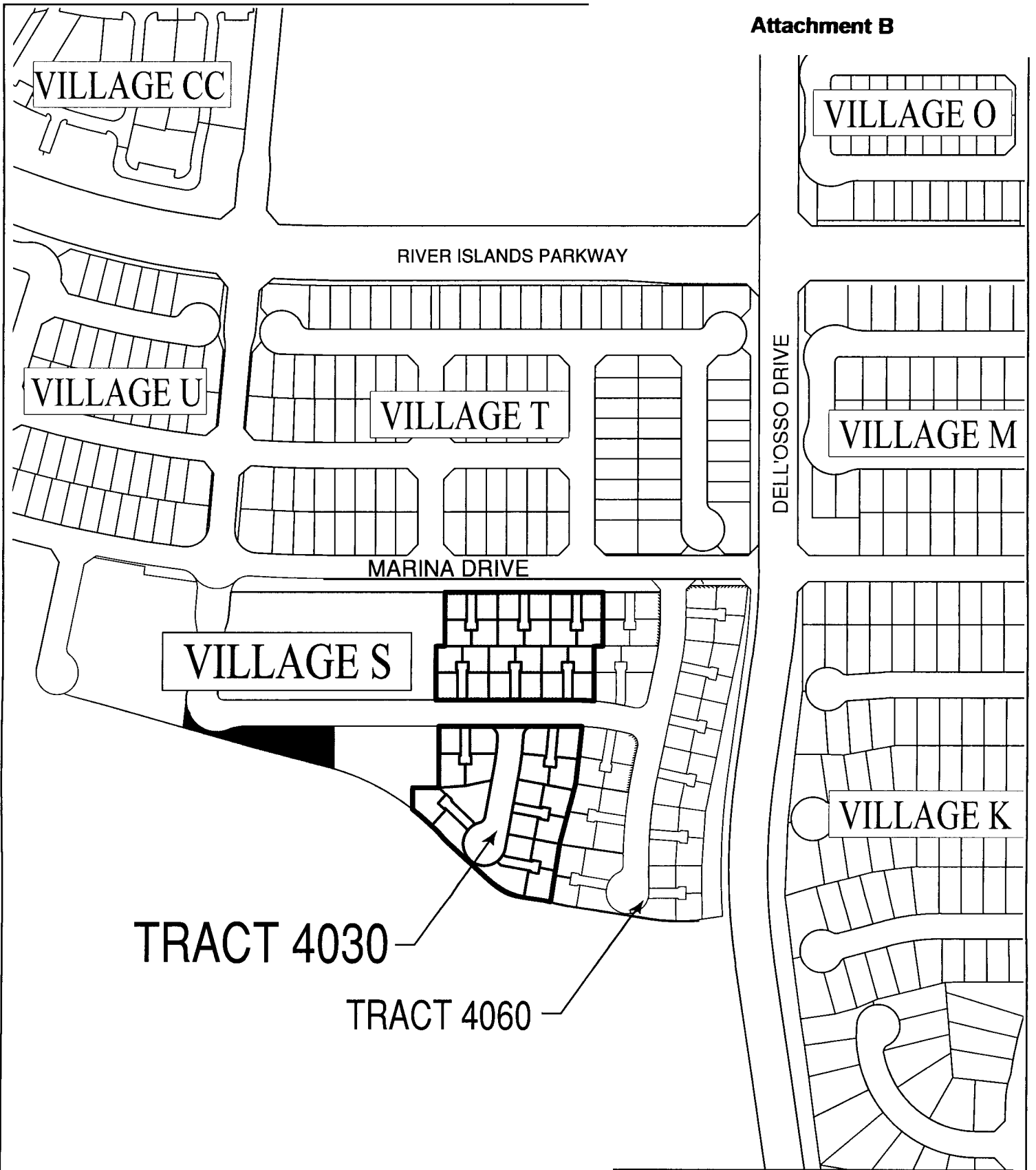
ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney



TRACT 4030

TRACT 4060

**TRACT 4030
VICINITY MAP
APRIL 2021**

SUBDIVISION IMPROVEMENT AGREEMENT

BY AND BETWEEN THE CITY OF LATHROP AND

RIVER ISLANDS STAGE 2A, LLC, A DELAWARE LIMITED LIABILITY COMPANY

FOR TRACT 4030 VILLAGE "S2" 43 RESIDENTIAL LOTS

RECITALS

A. This Agreement is made and entered into this **10th day of May 2021**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **River Islands Stage 2A, LLC**, a Delaware limited liability company, (hereinafter "SUBDIVIDER").

B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4030. However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 4030 (Village "S") located within the Lakeside East District of River Islands Phase 1, which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided with the SIA for Tract 4021 that guarantee the unfinished improvements for Village S, which includes Tract 4030, in the amount shown in Section 8, and therefore no additional security is needed for Tract 4030.

C. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4030 and as noted in Recital B, security shall be required for the unfinished portion of these improvements, along with other required infrastructure associated with Tract 4030 and Village S overall. Improvement plans, and street light plans prepared by Power Systems Design, Inc. have already been approved by the City. The street, sidewalk, underground utility, storm drainage, streetlight and joint trench improvements (hereinafter "Improvements") are substantially completed and minor improvements not yet constructed as part of the required infrastructure for Tract 4030 are required security as outlined in this Agreement is required.

NOW THEREFORE in consideration of CITY'S pending approval and acceptance of the Improvements upon their satisfactory completion, and in consideration of SUBDIVIDER'S construction of Improvements in strict accordance with the terms of this Agreement, all applicable laws, statutes, ordinances, rules and regulations currently in force and effect in CITY, the terms and conditions of which are incorporated herein by this reference, the parties hereto mutually covenant and agree as follows:

Subdivision Improvement Agreement (River Islands Stage 2A, LLC)
Tract 4030 Village "S2"

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements for all of the lots within the Lakeside East neighborhood, to the limits identified in Exhibit "A", including the public landscaping, streetlight and joint trench improvements. A Vicinity Map is included as Exhibit "B".

All improvements shall be constructed to the satisfaction and approval of the City Engineer, in a good and workmanlike manner in accordance with the above referenced improvement plans and specifications, the improvement standards and specifications of the CITY'S Department of Public Works, the applicable Ordinances of the City of Lathrop and the California Subdivision Map Act.

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements, prior to occupancy of the last home constructed in Tract 4030 that is conveyed to a private interest not associated with the transfer of title of Tract 4030 associated with the filing of Tract 4030 (homebuilder), prior to the completion and occupancy of the last production dwelling unit associated with Tract 4030, or May 10, 2022, whichever comes first. Such occupancy shall be documented by CITY in the form of a Certificate of Occupancy or Final Building Permit.

3. CITY, or its agent(s), shall, at any time during the progress of the Improvements, have free access thereto, and shall be allowed to examine the same and all material to be used therein. If the Improvements or any part thereof are not completed in strict compliance with the standards set forth in Paragraph 1 above, CITY may refuse to accept and may reject the defective Improvements and/or materials therein.

4. SUBDIVIDER shall secure the services of skilled personnel necessary to construct the Improvements. CITY is not skilled in these matters and relies upon the skill of the SUBDIVIDER to ensure that the construction of the Improvements is in the most skillful and durable manner.

5. CITY'S acceptance of the Improvements does not operate as a release of SUBDIVIDER from any guarantee hereunder.

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond in the amount of \$460,251, equal to 10% of the estimated cost of the Improvements for the Village S entire area (\$4,602,505) as included in the Engineer's estimate attached to this Agreement as Exhibit "D", to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one year guarantee period, provided there are no claims against it are then outstanding.

7. If SUBDIVIDER, in whole or in part, abandons the Improvements, or unnecessarily or unreasonably delays construction of the Improvements, fails to complete construction of the Improvements within the time specified in this Agreement, or fails to repair.

Subdivision Improvement Agreement (River Islands Stage 2A, LLC)
Tract 4030 Village "S2"

Replace or reconstruct any defects, as set forth in Paragraph 6 above, CITY may, but is not required to, proceed to complete and/or repair, replace, or reconstruct the Improvements, either by itself or by contract for such service, and CITY may cause to be forfeited such portion of any security deposited therein as is necessary to cover the costs of completion, repair, replacement, or reconstruction incurred by CITY.

Once action is taken by CITY to complete, repair, replace and/or reconstruct the Improvements, SUBDIVIDER shall be responsible for all costs incurred by CITY, even if SUBDIVIDER subsequently completes the work.

The CITY shall have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security (including but not limited to any Letter of Guarantee, Certificate of Deposit, cash, bond for performance, labor and materials and repair and maintenance, letter of credit or cash deposit) therefore is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Government Code Section 66499.4, incurred by the CITY, in addition to the costs of the improvements shall be a proper charge against the security and SUBDIVIDER. In the event it becomes necessary for CITY to bring an action to compel performance of this Agreement or to recover costs of completing such improvements, SUBDIVIDER shall pay reasonable attorney's fees, costs of suit and all other expenses of litigation incurred by CITY in connection therewith.

8. Because the Improvements are not entirely complete, the SUBDIVIDER is required to only post Performance or Labor & Materials bonds to guarantee the unfinished improvements associated with Tract 4030 as included and described in Exhibit "D" of this Agreement. Performance and Labor & Material securities have been provided with the SIA for Tract 4021 that guarantee the unfinished improvements for Village S, which includes Tract 4030, in the amount shown in Table 1 below and therefore no additional security is needed for Tract 4030. SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

Table 1 – Bond Values

Unfinished Improvement Total:	\$3,835,421
Performance Bond (Bond No. 0757341):	\$4,602,505
Labor & Materials Bond (Bond No. 0757341)	\$2,301,253

9. Any alteration(s) made to the plans and specifications, which are a part of this Agreement, or any provision of this Agreement shall not operate to release any surety or sureties from liability on any bond or bonds attached hereto and made a part thereof. The above referenced sureties hereby consent to such alterations and waive the provisions of California Civil Code Section 2819.

10. Neither the CITY nor any of its officers, employees or agents shall be liable to SUBDIVIDER, and/or SUBDIVIDER'S agents, contractors or subcontractors for any error or omission arising out of or in connection with any work to be performed under this Agreement.

11. Neither the CITY nor any of its officers, employees, or agents, shall be liable to the SUBDIVIDER or to any person, entity, or organization, for any injury or damage that may result to any person or property by or from any cause in, on, or about the subdivision of all or any part of the land covered by this Agreement.

12. SUBDIVIDER hereby agrees to, and shall hold CITY, its elective and appointive boards, commissions, officers, agents and employees (collectively, "Indemnitees"), harmless from any liability for damage or claims which may arise from SUBDIVIDER and/or SUBDIVIDER'S contractors, subcontractors, agents, or employees' operations under this Agreement, whether such operations be by SUBDIVIDER or by any SUBDIVIDER contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for, SUBDIVIDER or any of SUBDIVIDER'S contractors or subcontractors. SUBDIVIDER shall, at its own cost and expense, defend any and all actions, suits, or legal proceedings or any type that may be brought or instituted against CITY and indemnities on any claim or demand, of any nature whatsoever, and pay or satisfy any judgment that may be rendered against CITY and the Indemnitees in any such action, suit or legal proceedings, resulting from or alleged to have resulted from SUBDIVIDER'S performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, contractors, representatives, servants or employees. The promises and Agreement to indemnify and hold harmless set forth in this section is not conditioned or dependent on whether or not any indemnity has prepared, supplied or approved any plan or specification in connection with this work or subdivision, whether or not any such indemnity has insurance or indemnification covering any of these matters. CITY does not, and shall not; waive any rights against SUBDIVIDER which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by CITY of any deposit with CITY by SUBDIVIDER. The aforesaid hold harmless agreement by SUBDIVIDER shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not CITY has prepared, supplied or approved of, plans and/or specifications for the subdivision.

13. Neither SUBDIVIDER nor any of SUBDIVIDER'S agents, contractors or subcontractors are, or shall be, considered to be agents of CITY in connection with the performance of SUBDIVIDER'S obligations under this Agreement.

14. Prior to acceptance of the Improvements by the City Council, the SUBDIVIDER shall be solely responsible for maintaining the quality of the Improvements, and maintaining safety at the project site. The SUBDIVIDER'S obligation to provide the Improvements shall not be satisfied until after the City Engineer has made a written determination that all obligations of the Agreement have been satisfied and all outstanding fees and charges have been paid, and the City Council has accepted the Improvements as complete. The CITY and SUBDIVIDER have formed Community Facilities Districts to finance maintenance and improvements. The CITY expects to preserve the ability to use future special taxes of the CFD for payment of the cost of acquisition of the Improvements, which may require that acceptance of improvements by CITY be subject to the provisions of an acquisition agreement to be entered into by the CITY and SUBDIVIDER providing that CITY expects to be paid or reimbursed acquisition costs through future CFD special taxes. SUBDIVIDER shall cooperate to facilitate such method of acquisition.

15. SUBDIVIDER shall pay service fees for the utility services from the time the Improvements are accepted by the CITY to the end of the fiscal year, or up to a one (1) year period, whichever is needed to ensure an opportunity for the Improvements to be included in the next fiscal year annual assessment.

16. SUBDIVIDER shall be responsible to sweep streets within the subdivision every two weeks as directed by the City Engineer, on all streets where lots are occupied and all streets providing access to occupied lots until the Improvements are accepted by the CITY.

17. SUBDIVIDER shall not assign this Agreement without the prior written consent of CITY. If such consent is given, the terms of this Agreement shall apply to and bind the heirs, successors, executors, administrators and assignees of SUBDIVIDER, and any heirs, successors, executors, administrators and assignees of the SUBDIVIDER and shall be jointly and severally liable hereunder.

18. The SUBDIVIDER shall, at the SUBDIVIDER'S expense, obtain and maintain all necessary permits and licenses for construction of the Improvements. Prior to the commencement of Improvement construction, the SUBDIVIDER shall obtain a City of Lathrop Business License. The SUBDIVIDER shall comply with all local, state and federal laws, whether or not said laws are expressly stated in this Agreement.

19. This Agreement and any amendments hereto comprise the entire understanding and agreement between the parties regarding the improvements to be constructed and dedications for Tract 4030.

20. The following miscellaneous provisions are applicable to this Agreement:

a. Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the laws of the State of California.

b. Definitions. The definitions and terms are as defined in this Agreement.

c. Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.

d. Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.

e. Incorporation of Documents. All documents referred to herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated herein and shall be deemed to be part of this Agreement.

f. Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.

Subdivision Improvement Agreement (River Islands Stage 2A, LLC)
Tract 4030 Village "S2"

g. Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.

h. Successors and Assigns. Except as otherwise expressly provided herein, the provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.

i. Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.

j. Venue. In the event either party brings that suit hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin.

ATTACHMENTS:

EXHIBIT A FINAL MAP - TRACT 4030

EXHIBIT B TRACT 4030 AND VILLAGE S AREA

EXHIBIT C: CITY INSURANCE REQUIREMENTS

EXHIBIT D: UNFINISHED IMPROVEMENT COST ESTIMATE AND VILLAGE S
IMPROVEMENTS COST ESTIMATE

Subdivision Improvement Agreement (River Islands Stage 2A, LLC)
Tract 4030 Village "S2"

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 10th day of May 2021, at Lathrop, California.


ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

CITY OF LATHROP, a
municipal corporation of the
State of California

BY: _____
Teresa Vargas Date
City Clerk

BY: _____
Stephen J. Salvatore Date
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY:  5-3-2021
Salvador Navarrete Date
City Attorney

Subdivision Improvement Agreement (River Islands Stage 2A, LLC)
Tract 4030 Village "S2"

SUBDIVIDER

River Islands Stage 2A, LLC,
a Delaware limited liability company

BY: _____
Susan Dell'Osso
President

Subdivision Improvement Agreement (River Islands Stage 2A, LLC)
Tract 4030 Village "S2"

EXHIBIT "A"

FINAL MAP - TRACT 4030

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4030, RIVER ISLANDS-STAGE 2A, VILLAGE S2", CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2021.

DARRYL A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT, LLC, ON OCTOBER 15, 2020. HEREBY STATE THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ACT AND LOCAL ORDINANCE OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2023, AND THAT THE MONUMENTS ARE OF SUCH SIZE AND POSITION AS TO BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED AMENDED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2021.

DTLAIN CRAWFORD, P.L.S. NO 7788



CITY ENGINEER'S STATEMENT

I, GLENN GEBHARDT, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4030, RIVER ISLANDS-STAGE 2A, VILLAGE S2", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE AMENDED VESTING TENTATIVE MAP NO. 3894A, AND ANY APPROVED ALTERATIONS THEREOF. I HEREBY STATE THAT THIS FINAL MAP COMPLETS WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THEREID, APPLICABLE AT THE TIME OF APPROVAL OF THE AMENDED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2021

GLENN GEBHARDT, P.L.C.E. 34681
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA



ABANDONMENT STATEMENT

THE OFFER OF REDICATION FOR PUBLIC UTILITY EASEMENTS RECORDED DECEMBER 28, 2020 AS DOCUMENT NO. 2020-183109, SAN JOAQUIN COUNTY RECORDS IS HEREBY ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

**TRACT 4030
RIVER ISLANDS - STAGE 2A
VILLAGE S2**

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCELS 1 & 2 OF TRACT 4021 (43 MAP 139)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
APRIL 2021



REFERENCES

- (R1) TRACT 3908, RIVER ISLANDS-STAGE 2A LARGE LOT FINAL MAP, FILED SEPTEMBER 20, 2018, IN BOOK 43 MAPS AND PLATS, PAGE 52, S.J.C.R. (43 MAP 52)
- (R2) TRACT 3905, RIVER ISLANDS-STAGE 2A VILLAGE U FINAL MAP, FILED NOVEMBER 2, 2018, IN BOOK 43 MAPS AND PLATS, PAGE 54, S.J.C.R. (43 MAP 54)
- (R3) TRACT 3992, RIVER ISLANDS-STAGE 2A VILLAGE V FINAL MAP, FILED NOVEMBER 8, 2019, IN BOOK 43 MAPS AND PLATS, PAGE 111, S.J.C.R. (43 MAP 111)
- (R4) TRACT 3994, RIVER ISLANDS-STAGE 2A VILLAGE T FINAL MAP, FILED DECEMBER 13, 2018, IN BOOK 43 MAPS AND PLATS, PAGE 60, S.J.C.R. (43 MAP 60)
- (R5) TRACT 3995, RIVER ISLANDS-STAGE 2A VILLAGE T FINAL MAP, FILED DECEMBER 17, 2019, IN BOOK 43 MAPS AND PLATS, PAGE 114, S.J.C.R. (43 MAP 114)
- (R6) TRACT 3995, RIVER ISLANDS-PHASE 1B VILLAGES J & K FINAL MAP, FILED JUNE 20, 2017, IN BOOK 42 MAPS AND PLATS, PAGE 88, S.J.C.R. (42 MAP 88)
- (R7) TRACT 4021, RIVER ISLANDS-STAGE 2A VILLAGE S FINAL MAP, FILED SEPTEMBER 15, 2020, IN BOOK 43 MAPS AND PLATS, PAGE 139, S.J.C.R. (43 MAP 139)
- (R8) TRACT 3831, RIVER ISLANDS-PHASE 1B, VILLAGE J & K FINAL MAP, FILED JANUARY 23, 2018, IN BOOK 43 MAPS AND PLATS, PAGE 16, S.J.C.R. (43 MAP 16)
- (R9) TRACT 3832, RIVER ISLANDS-PHASE 1B, VILLAGE J & K FINAL MAP, FILED AUGUST 1, 2016, IN BOOK 42 MAPS AND PLATS, PAGE 66, S.J.C.R. (42 MAP 66)
- (R10) RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, PAGE 142, AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JULY 15, 2005 AS DOCUMENT NUMBER 2005-177284, S.J.C.R. (35 SURVEYS 142)
- (R11) TRACT 4060, RIVER ISLANDS-PHASE 2A, VILLAGE 54 FINAL MAP, FILED FEBRUARY 19, 2021, IN BOOK 43 MAPS AND PLATS, PAGE 161, S.J.C.R. (43 MAP 161)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

- 1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-040771, S.J.C.R.

RECITALS

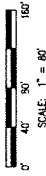
- 1. RIGHT TO FARM STATEMENT PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15-48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTICED THAT THE PROPERTY YOU ARE PURCHASING MAY BE SUBJECT TO SUCH AGRICULTURAL OPERATIONS AND YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWN AND PROPER USE OF AGRICULTURAL OPERATIONS, INCLUDING SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM PREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, ROBBETS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, THE PURCHASER OF THIS PROPERTY MUST BE AWARE OF THE POSSIBILITY OF INCONVENIENCE OR DISCOMFORT ARISING FROM SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
- 2. A SOILS REPORT ENTITLED "GEO-TECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044-S.001.01 AND DATED JULY 29, 2005, HAS BEEN FILED FOR THIS PROJECT BY ENVOI, INCORPORATED, JOSEF J. TOOTLE, P.E. NO. 2877, AND IS ON FILE WITH THE CITY OF LATHROP.
- 3. "TRACT 4020, RIVER ISLANDS-STAGE 2A, VILLAGE S2" CONTAINS 43 RESIDENTIAL LOTS, CONTAINING 4.681 ACRES, MORE OR LESS, INCLUDING PARCEL A THROUGH K CONTAINING 1.080 ACRES, MORE OR LESS, ALL AS SHOWN ON SAID MAP HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW):

TRACT 4030 AREA SUMMARY	
LOTS 1 THROUGH 43	3,645 AC±
STREET	0,512 AC±
PARCELS A THROUGH K	0,524 AC±
TOTAL	4,681 AC±

- 4. THOSE AREAS DESIGNATED AS "A.E." OR PRIVATE NON-EXCLUSIVE ACCESS EASEMENT ARE SHOWN FOR ACCESS PURPOSES FOR THE USE OF THE ADJOINING LOT AS SHOWN AND SHALL BE MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION. SAID AREAS TO BE CREATED BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP
- 5. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT ORDER NUMBER 171402175-18, DATED FEBRUARY 12, 2021, PROVIDED BY QAD REPUBLIC TITLE COMPANY.

TRACT 4030 RIVER ISLANDS - STAGE 2A VILLAGE S2

A PORTION OF RANCHO EL PESADERO, BEING
A SUBDIVISION OF PARCELS 1 & 2 OF TRACT 4021 (43 MAP 139)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
APRIL 2021



LINE AND CURVE TABLES FOR COURSES
SHOWN ON THIS SHEET

LINE	DIRECTION	LENGTH
L1	NORTH	124.00'
L2	EAST	20.81'
L3	NORTH	126.06'
L4	EAST	20.81'
L5	N05°31'20"E	131.86'
L6	N15°12'08"E	143.38'
L7	N80°49'45"W	50.24'
L8	N48°14'46"W	134.98'
L9	N40°57'30"W	10.92'
L10	N48°14'46"W	32.46'
L11	N05°00'00"E	49.15'
L12	N09°00'00"E	62.00'
L13	N07°24'08"W	61.68'
L14	N09°35'52"E	20.00'

CURVE	RADIUS	DELTA	LENGTH
C1	500.00'	43°12'30"	49.18'
C2	250.00'	3°55'34"	171.3'
C3	153.00'	32°34'59"	87.01'
C4	100.00'	7°17'08"	12.72'
C5	100.00'	7°17'08"	12.72'
C6	550.00'	41°24'42"	40.43'
C7	500.00'	2°22'32"	21.96'
C8	580.00'	12°11'14"	123.37'
C9	550.00'	12°11'14"	116.99'
C10	500.00'	12°11'14"	110.61'

NOTES

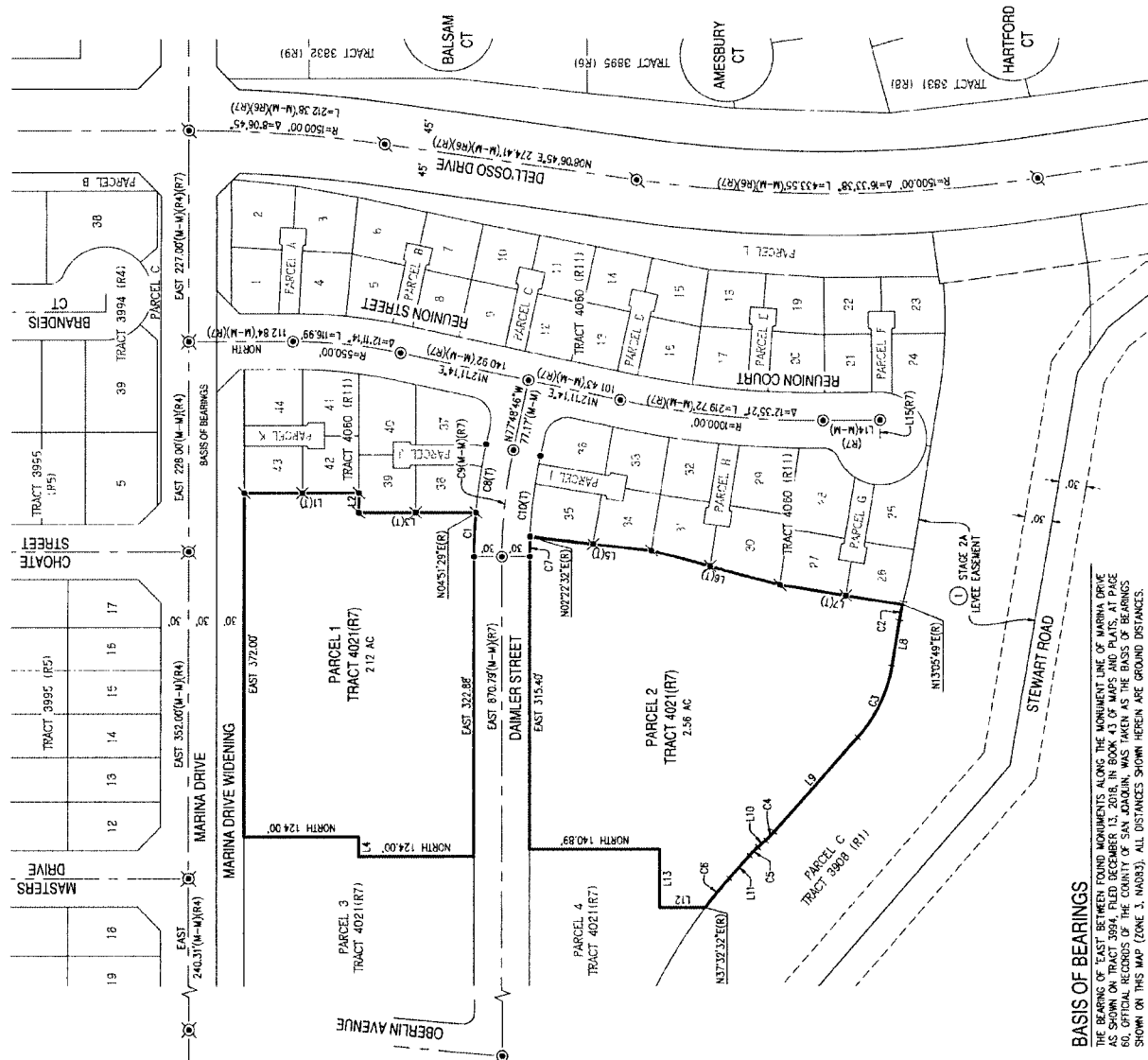
1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.

EXISTING EASEMENTS

① STAGE 2A LEASE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2062 PER DOCUMENT NUMBER 2018-060092, S.J.C.R.

LEGEND

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT PER (R7)
- ⊗ FOUND MONUMENT PER (R4)
- ⊙ FOUND MONUMENT PER (R6)
- ✱ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R11)
- ✱ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788" PER (R11)
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R7), UNLESS OTHERWISE NOTED
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED) SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" 100' INTO PROPERTY ALONG PROPERTY LINE FOR ALL FRONT LOT CORNERS
- 200.00'(R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- (T) TOTAL
- (B) BOUNDARY
- P.U.E. PRIVATE ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY
- EASEMENT LINE
- STREET THE LINE
- CENTERLINE
- RESTRICTED ACCESS

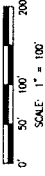


BASIS OF BEARINGS

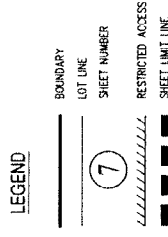
THE BEARING OF "EAST BETWEEN FOUND MONUMENTS ALONG THE MONUMENT LINE OF MARINA DRIVE IS SHOWN ON TRACT 3995 (R5) AS BEING 12.011 IN DEGREES TAKEN AS THE BASIS OF BEARINGS FOR ALL BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES.

TRACT 4030
RIVER ISLANDS - STAGE 2A
VILLAGE S2

A PORTION OF RANCHO EL PESCARO, BEING
 A SUBDIVISION OF PARCELS 1 & 2 OF TRACT 4021 (43 MAP 139)
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 APRIL, 2021

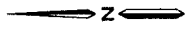
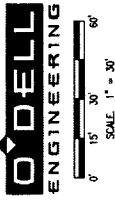


SHEET INDEX



TRACT 4030 RIVER ISLANDS - STAGE 2A VILLAGE S2

A PORTION OF RANCHO EL PESQUERO, BEING
A SUBDIVISION OF PARCELS 1 & 2 OF TRACT 4021 (43 MAP 139)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
APRIL 2021

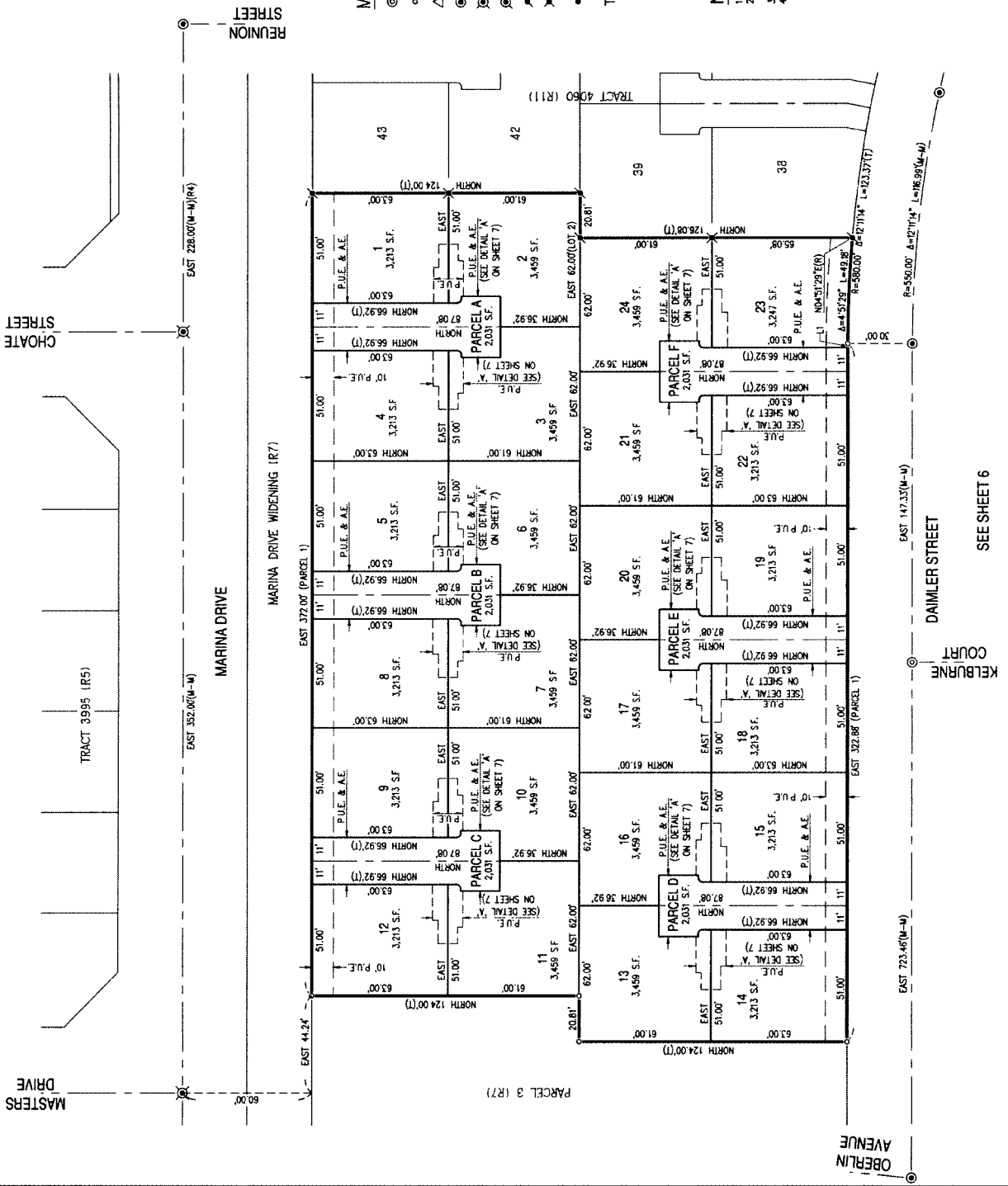


MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- △ SET 1/2" BRASS DISK STAMPED "PLS 7788"
- ⊙ FOUND MONUMENT PER (R7)
- ⊗ FOUND MONUMENT PER (R4)
- ⊙ FOUND MONUMENT PER (R6)
- ✂ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R1)
- ✂ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788" PER (R1), UNLESS OTHERWISE NOTED
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R7), UNLESS OTHERWISE NOTED
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" 1.00' INTO PROPERTY ALONG PROPERTY LINE FOR ALL FRONT LOT CORNERS
- SEE SHEET 7 FOR LOCATIONS OF MONUMENTS SET ON PARCELS A THROUGH K

NOTES

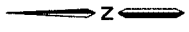
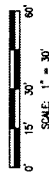
1. SEE SHEET 2 FOR ADDITIONAL NOTES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
3. SEE SHEET 7 FOR LINE AND CURVE TABLES.
4. NO MONUMENTS TO BE SET ALONG PARCEL BOUNDARIES (SEE DETAIL A ON SHEET 7 FOR MONUMENT LOCATIONS).



SEE SHEET 6

TRACT 4030 RIVER ISLANDS - STAGE 2A VILLAGE S2

A PORTION OF RANCHO EL PESQUERO, BEING
A SUBDIVISION OF PARCELS 1 & 2 OF TRACT 4021 (43 MAP 139)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
APRIL 2021



MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
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- ✱ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788" PER (R1), UNLESS OTHERWISE NOTED
- ✱ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R7), UNLESS OTHERWISE NOTED
- ✱ FOUND 5/8" X 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" 1.00' INTO PROPERTY ALONG PROPERTY LINE FOR ALL FRONT LOT CORNERS
- T SET SHEET 7 FOR LOCATIONS OF MONUMENTS SET ON PARCELS A THROUGH K

NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
3. SEE SHEET 7 FOR LINE AND CURVE TABLES.
4. THIS SHEET IS TO BE SET ALONG PARCEL BOUNDARIES (SEE DETAIL A ON SHEET 7 FOR MONUMENT LOCATIONS).

TRACT 4030 RIVER ISLANDS - STAGE 2A VILLAGE S2

A PORTION OF RANCHO EL PESQUERO, BEING
A SUBDIVISION OF PARCELS 1 & 2 OF TRACT 4021 (43 MAP 139)
CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA
APRIL 2021

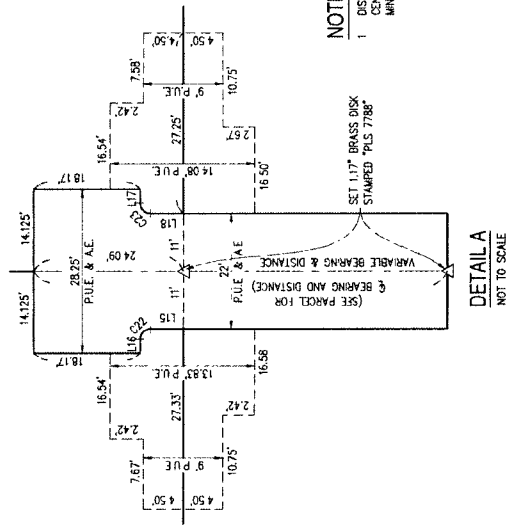


LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 5 THROUGH 7 ONLY

CURVE TABLE	
CURVE	DELTA
C2	90°00'00"
C3	90°00'00"

CURVE	RADIUS	DELTA	LENGTH
C2	520.00	722'32"	21.56'
C3	250.00	355'34"	17.13'
C4	100.00	71'70"	12.72'
C5	100.00	71'70"	12.72'
C6	550.00	412'42"	46.43'
C7	25.00	92'33'42"	46.53'
C8	520.00	403'46"	36.88'
C9	520.00	328'01"	31.16'
C10	17.00	66'17'06"	19.65'
C11	50.00	125'12'1"	11.22'
C12	50.00	1132'14"	19.07'
C13	50.00	1352'51"	12.11'
C14	50.00	863'59"	75.57'
C15	50.00	7728'45"	67.61'
C16	50.00	636'36"	5.77'
C17	50.00	1848'28"	16.41'
C18	50.00	1827'51"	16.11'
C19	580.00	411'28"	42.43'
C20	580.00	349'56"	36.80'
C21	25.00	8737'54"	36.24'

LINE	DIRECTION	LENGTH
L1	EAST	1.88'
L2	N79°36'28"W	20.00'
L3	NORTH	5.86'
L4	NORTH	6.90'
L5	N40°57'36"W	10.92'
L6	N48°14'46"W	32.46'
L7	N48°26'04"W	6.65'
L8	N48°26'04"W	12.79'
L9	N41°45'14"E	5.00'
L10	N48°14'46"W	13.95'
L11	N48°14'46"W	18.51'
L12	N47°07'08"W	22.76'
L13	N38°36'15"W	9.09'
L14	N38°36'15"W	7.51'
L15	VARIABLE	3.92'
L16	VARIABLE	1.12'
L17	VARIABLE	1.12'
L18	VARIABLE	3.92'



NOTES

- DISTANCE BETWEEN BRASS DISK MONUMENTS FOR EACH PARCEL IS THE CENTERLINE DISTANCE FOR EACH PARCEL (SHOWN ON SHEETS 5 AND 6) MINUS 24.09 FEET

SET 1.17" BRASS DISK
STAMPED "PLS 7/88"

DETAIL A
NOT TO SCALE

Subdivision Improvement Agreement (River Islands Stage 2A, LLC)
Tract 4030 Village "S2"

EXHIBIT "B"

TRACT 4030 AND VILLAGE S AREA

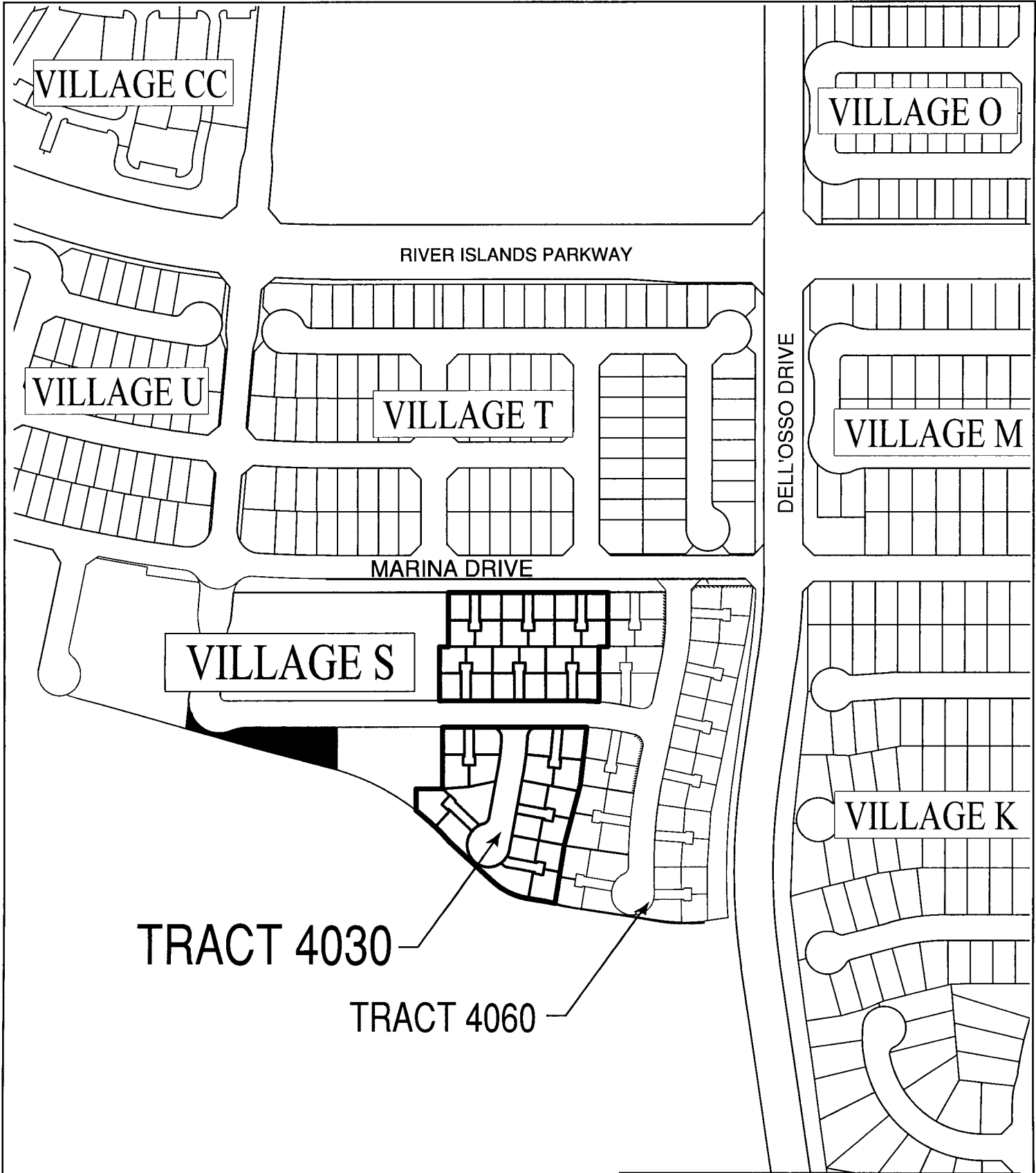


EXHIBIT B
TRACT 4030
VICINITY MAP
APRIL 2021

EXHIBIT "C"

CITY INSURANCE REQUIREMENTS

1. The Subdivider shall obtain commercial general liability insurance companies licensed to do business in the State of California with an A.M. Best Company rating Insurance rating of no less than A:VII which provides coverage for bodily injury, personal injury and property damage liability in the amount of at least \$1,000,000 for each occurrence and \$2,000,000 in the aggregate.

Said insurance coverage shall be evidenced by a certificate of insurance with policy endorsements, executed by an authorized official of the insurer(s). All parties to the Subdivision Improvement Agreement must be named insured on the policy. The policy endorsements to be attached to the certificate must provide all the following:

a. Name the City of Lathrop, its officers, City Council, boards and commissions, and members thereof, its employees and agents as additional insured as respects to any liability arising out of the activities of the named insured. A CG 2010 or CG 2026 endorsement form or the equivalent is the appropriate form.

b. State that "the insurance coverage afforded by this policy shall be primary insurance as respects to the City of Lathrop, its officers, employees and agents. Any insurance or self-insurance maintained by the City of Lathrop, its officers, employees, or agents shall be in excess of the insurance afforded to the named insured by this policy and shall not contribute to any loss.

c. Include a statement that, "the insurer will provide to the City at least thirty (30) days prior notice of cancellation or material change in coverage." The above language can be included on the additional insured endorsement form or on a separate endorsement form.

d. The policy must contain a cross liability or severability of interest clause.

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/09/2021

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

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

PRODUCER Willis Towers Watson Insurance Services West, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: Willis Towers Watson Certificate Center PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378 E-MAIL ADDRESS: certificates@willis.com																						
	INSURED River Islands Stage 2A, LLC 73 W Stewart Rd Lathrop, CA 95330	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A:</td> <td>United Specialty Insurance Company</td> <td>12537</td> </tr> <tr> <td>INSURER B:</td> <td>Navigators Specialty Insurance Company</td> <td>36056</td> </tr> <tr> <td>INSURER C:</td> <td>Homesite Insurance Company</td> <td>17221</td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	United Specialty Insurance Company	12537	INSURER B:	Navigators Specialty Insurance Company	36056	INSURER C:	Homesite Insurance Company	17221	INSURER D:			INSURER E:			INSURER F:	
INSURER(S) AFFORDING COVERAGE		NAIC #																					
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INSURER D:																							
INSURER E:																							
INSURER F:																							

COVERAGES **CERTIFICATE NUMBER: W20676403** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	Y		ATN217764P	03/19/2021	03/19/2024	EACH OCCURRENCE \$ 2,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$						
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			LA21FXSZ07W8RIC	03/19/2021	03/19/2024	EACH OCCURRENCE \$ 3,000,000
	AGGREGATE \$ 3,000,000						
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		CPX-7558052-00	03/19/2021	03/19/2024	PER STATUTE OTH-ER
	E.L. EACH ACCIDENT \$						
	Excess Liability						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
							Each Occurrence \$5,000,000
							Aggregate \$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Project: Tract 4030, Village S2

City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds as respects to General Liability.

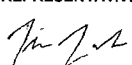
CERTIFICATE HOLDER

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



AGENCY CUSTOMER ID: _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

AGENCY Willis Towers Watson Insurance Services West, Inc.		NAMED INSURED River Islands Stage 2A, LLC 73 W Stewart Rd Lathrop, CA 95330	
POLICY NUMBER See Page 1		EFFECTIVE DATE: See Page 1	
CARRIER See Page 1	NAIC CODE See Page 1		

ADDITIONAL REMARKS

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

General Liability shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by City of Lathrop, its officers, employees and agents.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

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

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330	As Required By Written Contract, Fully Executed Prior To The Named Insured's Work
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

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

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

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

However:

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

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

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

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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

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

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

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

United Specialty Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 051 00 (02/20)

PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following is added to **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS** of the **COMMERCIAL GENERAL LIABILITY COVERAGE PART**, and supersedes any provision to the contrary:

Primary and Non-Contributory Insurance

Any coverage provided to an Additional Insured under this policy shall be excess over any other valid and collectible insurance available to such Additional Insured whether primary, excess, contingent or on any other basis unless:

- a. (1) The Additional Insured is a Named Insured under such other insurance;
and
 - (2) A fully written contract fully executed prior to the Named Insured's commencement of work for such Additional Insured for the specific project that is the subject of the claim, "suit," or "occurrence" expressly requires that this insurance:
 - (i) apply on a primary and non-contributory basis;
and
 - (ii) would not seek contribution from any other insurance available to the additional insured.
- or
- b. Prior to a loss, you request in writing and we agree in writing that this insurance shall apply on a primary and non-contributory basis.

Name Of Person(s) Or Organization(s)
As Required By Written Contract, Fully Executed Prior To The Named Insured's Work.

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

Policy: ATN217764P

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 064 00 (01/15)

THIRD PARTY CANCELLATION NOTICE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

If we cancel this policy for any reason other than nonpayment of premium, we will mail notification to the persons or organizations shown in the schedule below (according to the number of days listed below) once the Named Insured has been notified.

If we cancel this coverage for nonpayment of premium, we will mail a copy of such written notice of cancellation to the name and address below at least 10 days prior to the effective date of such cancellation.

Our failure to provide such advance notification will not extend the policy cancellation date nor negate cancellation of the policy.

SCHEDULE

Name and Address of Other Person/Organization

Number of Days Notice

**City of Lathrop, its officers, City Council,
boards and commissions and members thereof,
its employees and agents
390 Towne Centre Drive
Lathrop, CA 95330**

30

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

Subdivision Improvement Agreement (River Islands Stage 2A, LLC)
Tract 4030 Village "S2"

EXHIBIT "D"

**UNFINISHED IMPROVEMENT COST ESTIMATE
AND VILLAGE S – FULL IMPROVEMENT COST**

ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - STAGE 2A
VILLAGE S PUBLIC IMPROVEMENTS
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

March 19, 2020
 Job No.: 25504-23

Item	Description	Quantity	Unit	Unit Price	Amount
1	Rough Grading & Pad Finish (90% Completion)	1	LS	\$ 22,132.00	\$ 22,132.00
2	Sanitary Sewer Main Line (40% Completion)	1	LS	\$ 253,585.00	\$ 253,585.00
3	Sanitary Sewer Courts (40% Completion)	1	LS	\$ 107,222.00	\$ 107,222.00
4	Storm Drain (40% Completion)	1	LS	\$ 317,798.00	\$ 317,798.00
5	Domestic Water (40% Completion)	1	LS	\$ 224,010.00	\$ 224,010.00
6	Joint Trench (0% Completion)	1	LS	\$ 1,065,559.00	\$ 1,065,559.00
7	Concrete (0% Completion)	1	LS	\$ 336,652.00	\$ 336,652.00
8	Finish Grade, AB & AC Paving (0% Completion)	1	LS	\$ 518,180.00	\$ 518,180.00
TOTAL COST TO COMPLETE					\$ 2,845,138.00

Notes:

- 1) Estimate for cost to complete based on cost to complete summary sheet and backup documents for Village S received on March 19, 2020.



River Islands - Village "S" Park
100% Improvement Plans

OPINION OF PROBABLE COST

Lathrop, CA
3/18/2020

ITEM DESCRIPTION	UNIT	QUANT.	UNIT COST	AMOUNT
A. Site Preparation				
1 Site Grading (Rough/Fine)	SF	43,869	\$ 0.25	\$ 10,967.25
2 Storm Drain Curb Inlet Tie-In	EA	1	\$ 1,000.00	\$ 1,000.00
3 Storm Drain Inlet	EA	4	\$ 3,500.00	\$ 14,000.00
4 8" Storm Drain Line	LF	152	\$ 40.00	\$ 6,080.00
4 12" Storm Drain Line	LF	93	\$ 40.00	\$ 3,720.00
SUB-TOTAL				\$ 35,767.25
B. Flatwork / Surfacing / Walls				
1 Natural colored 6" Conc. Flatwork	SF	4,013	\$ 12.00	\$ 48,156.00
2 Concrete Ramp (Playground)	EA	1	\$ 3,000.00	\$ 3,000.00
3 Asphalt Trail	SF	1,196	\$ 10.00	\$ 11,960.00
4 Gravel Shoulder	SF	797	\$ 5.00	\$ 3,985.00
5 Fibar	SF	1,810	\$ 75.00	\$ 135,750.00
6 Flagstone Steppers	SF	213	\$ 16.00	\$ 3,408.00
7 12" Concrete Mow Curb	LF	773	\$ 23.58	\$ 18,227.34
8 Monolithic Sidewalk/Deepend Edge at Playground	LF	158	\$ 160.00	\$ 25,280.00
9 Deepend Edge at Playground	LF	32	\$ 160.00	\$ 5,120.00
10 4' Tubular Steel Fence	LF	195	\$ 45.00	\$ 8,775.00
SUB-TOTAL				\$ 263,661.34
C. Furnishings / Equipment / Structures				
1 Benches	EA	9	\$ 2,905.00	\$ 26,145.00
2 Trash Receptacles	EA	2	\$ 3,025.00	\$ 6,050.00
3 Recycling Receptacles	EA	2	\$ 3,025.00	\$ 6,050.00
4 Picnic Table	EA	2	\$ 3,587.00	\$ 7,174.00
5 Shade Structure	EA	1	\$ 25,000.00	\$ 25,000.00
6 Playground Equipment	LS	1	\$ 100,000.00	\$ 100,000.00
7 Removable Bollards	EA	3	\$ 2,500.00	\$ 7,500.00
SUB-TOTAL				\$ 177,919.00
D. Planting				
1 Soil Conditioning & Amendments	SF	36,849	\$ 0.53	\$ 19,529.97
2 Sod Lawn	SF	7,320	\$ 0.20	\$ 1,464.00
2 Hydroseeded Wildflower Mix	SF	18,725	\$ 0.20	\$ 3,745.00
3 1 Gallon Shrubs	EA	1,047	\$ 12.50	\$ 13,087.50
4 15 Gallon Trees	EA	53	\$ 243.00	\$ 12,879.00
5 Bark	SF	10,804	\$ 0.85	\$ 9,183.40
6 Root Barrier	LF	629	\$ 12.60	\$ 7,925.40
SUB-TOTAL				\$ 67,814.27
E. Irrigation Controls & Distribution				
1 Irrigation System	SF	36,849	\$ 2.25	\$ 82,910.25
SUB-TOTAL				\$ 82,910.25
F. Miscellaneous				



OPINION OF PROBABLE COST

River Islands (Stage 2A) - Village S Marina Ave

Lathrop, CA

90% Submittal

3/19/2020

ITEM DESCRIPTION	UNIT	QUANT.	UNIT COST	AMOUNT
A. Site Preparation				
1 Site Grading (Fine)	SF	43,362	\$0.50	\$21,681.00
SUB-TOTAL				\$21,681.00
B. Flatwork / Surfacing / Walls				
1 Cobbles Set in Concrete	SF	467	\$2.20	\$1,027.40
2 12" Concrete Mow Curb	LF	866	\$12.00	\$10,392.00
3 Wood Perimeter Fence	LF	723	\$32.00	\$11,520.00
4 Pilasters	LF	7	\$1,500.00	\$11,520.00
SUB-TOTAL				\$34,459.40
C. Planting				
1 1 Gallon Shrubs	EA	3,637	\$8.25	\$30,005.25
2 15 Gallon Trees	EA	103	\$120.00	\$12,360.00
3 Soil Conditioning & Amendments	SF	42,895	\$0.30	\$12,868.50
4 Bark	SF	42,895	\$0.25	\$10,723.75
5 Root Barrier	LF	588	\$6.00	\$3,528.00
SUB-TOTAL				\$69,485.50
D. Irrigation Controls & Distribution				
1 18" o.c. In-line Drip Tubing Irrigation System	LF	38,076		
2 Flush cap & Valve Box	EA	78		
3 Operation Indicator	EA	78		
4 Tree RWS System	EA	206		
5 Sch 40 Ball Valve	EA	39		
6 QF Header (10-18/10-12)	LF	689		
7 3/4" Lateral Line	LF	3,371		
8 1" Lateral Line	LF	843		
9 1-1/4" Lateral Line	LF	1,405		
10 2-1/2" Main Line	LF	1,834		
11 1" conduit for control wires	LF	1,937		
12 14-2 Maxi-Cable	LF	2,087		
15 1" Valves, Boxes & Decoders	EA	4		
16 1" Valves/Filter, Boxes & Decoders	EA	21		
17 3/4" Quick Couplers	EA	10		
Irrigation Sub-Total	SF	42,895	\$2.02	\$86,647.90
SUB-TOTAL				\$86,647.90
TOTAL				\$212,273.80
10% Contingency				\$21,227.38
Construction Total				\$233,501.18

Original Budget (2018-06-20)	
\$241,160	
Red=over budget / Green=under budget	
Parcel A88	\$241,160.00
Total:	\$241,160.00
\$7,659	

NOTES:

1. _____

Items not included as a part of this estimate:

- | | |
|----------------------------|--|
| A. Permits | F. Erosion control & siltation cost, SWPPP |
| B. Utility Fees | G. Landscaping Fees |
| C. City fees, bond fees | H. Joint trench |
| D. Engineering/design fees | I. Easement acquisitions |
| E. Soils engineering cost | J. Power Pole Relocation |

2.

This is a preliminary estimate only and not to be used as a bidding quantity sheet

OWNER'S STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OF OR HAVE RECORD TITLE INTEREST IN THE LAND DELINEATED AND EMBARRASSED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREBY EMBARRASSED FINAL MAP ENTITLED, "TRACT 4030, RIVER ISLANDS-STAGE 2A, VILLAGE S2," CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES.

1)THE UNDERSIGNED DOES HEREBY DEDICATE TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS KELBERNE COURT, AS SHOWN ON THIS FINAL MAP

2)THE UNDERSIGNED DOES HEREBY DEDICATE TO THE CITY OF LATHROP FOR ACCESS PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS PARCELS THROUGH WHICH THE PUBLIC RIGHT-OF-WAY PURPOSES ARE FOR PRIVATE NON-EXCLUSIVE ACCESS EASEMENTS AND ARE FOR ACCESS PURPOSES FOR THE USE OF THE ADJOINING LOT AS SHOWN AND SHALL BE MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.

3)THE UNDERSIGNED DOES HEREBY DEDICATE TO THE CITY OF LATHROP FOR PUBLIC PURPOSES, A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF REPAIR AND MAINTAIN PAVES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES, UPON OVERLAPPING STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 26, 27, 40, AND 43, ALONG THE LOT LINES AS INDICATED BY THE SYMBOL. [diagonal lines] AS SHOWN ON THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS A THROUGH K AS ACCESS LOTS AND WILL BE TRANSFERRED TO HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT.

OWNER: RIVER ISLANDS STAGE 2A, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
DATED THIS ____ DAY OF ____ 2021.
BY: _____ NAME _____
ITS: _____

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-160886, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017 AS DOCUMENT NUMBER 2017-190771 AND FURTHER AMENDED IN DOCUMENT RECORDED APRIL 15, 2020 AS DOCUMENT NUMBER 2020-046006, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS ____ DAY OF ____ 2021.
BY: _____
ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

ON _____ 2021 BEFORE ME, _____ WHO PROVED TO A NOTARY PUBLIC, PERSONALLY APPEARED, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT

WITNESS MY HAND:
SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

TRACT 4030
RIVER ISLANDS - STAGE 2A
VILLAGE S2
A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCELS 1 & 2 OF TRACT 4021 (A3 MAP 133)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
APRIL 2021



SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO AMENDED TESTING TENTATIVE MAP NO. 3684 APPROVED BY THE PLANNING COMMISSION
DATED THIS ____ DAY OF ____ 2021.

MARK WESSNER, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

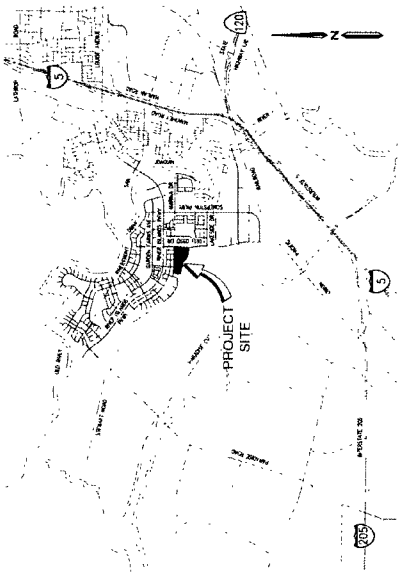
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

ON _____ 2021 BEFORE ME, _____ WHO PROVED TO A NOTARY PUBLIC, PERSONALLY APPEARED, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT

WITNESS MY HAND:
SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
NOT TO SCALE

CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREBY EMBARRASSED MAP ENTITLED "TRACT 4030, RIVER ISLANDS-STAGE 2A, VILLAGE S2," CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS CONVENED AND HELD IN REGULAR MEETING OF SAID CITY COUNCIL ON _____ DAY OF _____ 2021, AND THAT SAID CITY COUNCIL HAS PASSED AND ADOPTED SAID MAP AND AUTHORIZED ITS RECORRATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE RECONQUISHMENT OF ACCESS RIGHTS TO LOTS 26, 27, 40, AND 43, ALONG THE LOT LINES AS INDICATED BY THE SYMBOL. [diagonal lines] THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS, ACCEPTED BY THE OFFER OF DEDICATION OF ALL COURTS AND PARCELS A THROUGH K AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

ALSO, PURSUANT TO SECTION 66434(G) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE PUBLIC UTILITY EASEMENT RECORDED DECEMBER 26, 2020 AS DOCUMENT NO. 2020-183109, SAN JOAQUIN COUNTY RECORDS.

I FURTHER STATE THAT ALL SECURITIES, AS REQUIRED BY LAW, TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

RECORDERS STATEMENT

FILED THIS ____ DAY OF ____ 2021, AT ____ M
____ OF MAPS AND PLATS, AT PAGE ____ AT THE REQUEST OF OLD REPUBLIC
TITLE COMPANY
FEE \$ _____

BY: _____
STEVE J. BUSTOLARDES, ASSISTANT/DEPUTY RECORDER
ASSessor-RECORDER-COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4030, RIVER ISLANDS-STAGE 2A, VILLAGE S2", CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2021.

DARRYL A. ALEXANDER, P.L.S. 5371
ACTING CITY SURVEYOR



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE PROFESSIONAL SURVEYING ACT AND THE LOCAL ORDINANCES AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT, LLC, ON OCTOBER 15, 2020. HEREBY STATE THAT THE LOCATION, AREA, AND DIMENSIONS OF THE LOTS SHOWN ON THIS MAP OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2023, AND THAT THE MONUMENTS OR MARKERS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED AMENDED TESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2021.

DYLAN CRAWFORD, P.L.S. NO. 7788



CITY ENGINEER'S STATEMENT

I, GLENN GERHARDT, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA, AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4030, RIVER ISLANDS-STAGE 2A, VILLAGE S2", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE AMENDED TESTING TENTATIVE MAP NO. 3694, AND ANY APPROVED ALTERATIONS THEREOF. I HEREBY STATE THAT I AM SATISFIED THAT ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THEREOF, APPLICABLE AT THE TIME OF APPROVAL OF THE AMENDED TESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2021.

GLENN GERHARDT, P.C.E. 34681
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA



ABANDONMENT STATEMENT

THE OFFER OF DEDICATION FOR PUBLIC UTILITY EASEMENTS IS HEREBY ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S RECORDS ON SHEET 1.

**TRACT 4030
RIVER ISLANDS - STAGE 2A
VILLAGE S2**

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCELS 1 & 2 OF TRACT 4021 (43 MAP 139)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
APRIL 2021



REFERENCES

- (R1) TRACT 3998, RIVER ISLANDS-STAGE 2A LARGE LOT FINAL MAP, FILED SEPTEMBER 20, 2018, IN BOOK 43 MAPS AND PLATS, PAGE 52, S.J.C.R. (43 MAP 57)
- (R2) TRACT 3999, RIVER ISLANDS-STAGE 2A VILLAGE U FINAL MAP, FILED NOVEMBER 2, 2018, IN BOOK 43 MAPS AND PLATS, PAGE 54, S.J.C.R. (43 MAP 54)
- (R3) TRACT 3992, RIVER ISLANDS-STAGE 2A VILLAGE V FINAL MAP, FILED NOVEMBER 8, 2019, IN BOOK 43 MAPS AND PLATS, PAGE 111, S.J.C.R. (43 MAP 111)
- (R4) TRACT 3994, RIVER ISLANDS-STAGE 2A VILLAGE T FINAL MAP, FILED DECEMBER 13, 2018, IN BOOK 43 MAPS AND PLATS, PAGE 60, S.J.C.R. (43 MAP 60)
- (R5) TRACT 3995, RIVER ISLANDS-STAGE 2A VILLAGE T FINAL MAP, FILED DECEMBER 17, 2019, IN BOOK 43 MAPS AND PLATS, PAGE 114, S.J.C.R. (43 MAP 114)
- (R6) TRACT 3995, RIVER ISLANDS-PHASE 1B VILLAGES J & K FINAL MAP, FILED JUNE 20, 2017, IN BOOK 47 MAPS AND PLATS, PAGE 89, S.J.C.R. (47 MAP 89)
- (R7) TRACT 4021, RIVER ISLANDS-STAGE 2A VILLAGE S FINAL MAP, FILED SEPTEMBER 15, 2020, IN BOOK 43 MAPS AND PLATS, PAGE 139, S.J.C.R. (43 MAP 139)
- (R8) TRACT 3831, RIVER ISLANDS-PHASE 1B, VILLAGE J & K FINAL MAP, FILED JANUARY 23, 2018, IN BOOK 43 MAPS AND PLATS, PAGE 16, S.J.C.R. (43 MAP 16)
- (R9) TRACT 3832, RIVER ISLANDS-PHASE 1B, VILLAGE N & K FINAL MAP, FILED AUGUST 1, 2016, IN BOOK 42 MAPS AND PLATS, PAGE 86, S.J.C.R. (42 MAP 86)
- (R10) RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, PAGE 142, AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JULY 15, 2005 AS DOCUMENT NUMBER 2005-177264, S.J.C.R. (35 SURVEYS 142)
- (R11) TRACT 4060, RIVER ISLANDS-PHASE 2A, VILLAGE 54 FINAL MAP, FILED FEBRUARY 19, 2021, IN BOOK 43 MAPS AND PLATS, PAGE 101, S.J.C.R. (43 MAP 101)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

- 1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-046177, S.J.C.R.

RECITALS

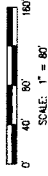
- 1. RIGHT TO FARM STATEMENT
PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTICED THAT THE PROPERTY YOU ARE PURCHASING MAY BE SUBJECT TO SUCH AGRICULTURAL OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAND USE, PRODUCTION, AND OPERATIONS OF SUCH AGRICULTURAL OPERATIONS, INCLUDING AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, FLOWING, SPRINKLING, IRRIGATION, DRINKING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM PREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, THE NATURE OF THE PROPERTY, MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCE OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
- 2. A SOILS REPORT ENTITLED "GEOCHEMICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044-5,001 D1 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO, INCORPORATED, JOSEF J. TOTTLE, C.E. NO. 28777, AND IS ON FILE WITH THE CITY OF LATHROP.
- 3. "TRACT 4020, RIVER ISLANDS-STAGE 2A, VILLAGE S2" CONTAINS 43 RESIDENTIAL LOTS, CONTAINING 4,681 ACRES, MORE OR LESS, INCLUDING PARCEL A THROUGH K CONTAINING 1,860 ACRES, MORE OR LESS, ALL AS SHOWN ON SAID MAP HEREON. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW):

TRACT 4030 AREA SUMMARY	
LOTS 1 THROUGH 43	3,645 AC±
STREET	0,512 AC±
PARCELS A THROUGH K	0,524 AC±
TOTAL	4,681 AC±

- 4. THOSE AREAS DESIGNATED AS "A.E." OR PRIVATE NON-EXCLUSIVE ACCESS EASEMENT ARE SHOWN FOR ACCESS PURPOSES FOR THE USE OF THE ADJOINING LOT AS SHOWN AND SHALL BE MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION. SAID AREAS TO BE CREATED BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.
- 5. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT ORDER NUMBER 1214021752-01, DATED FEBRUARY 12, 2021, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

TRACT 4030 RIVER ISLANDS - STAGE 2A VILLAGE S2

A PORTION OF RANCHO EL PESQUERO, BEING
A SUBDIVISION OF PARCELS 1 & 2 OF TRACT 4021 (43 MAP 139)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
APRIL 2021



LINE AND CURVE TABLES FOR COURSES
SHOWN ON THIS SHEET

LINE	DIRECTION	LENGTH
L1	N08°18'W	124.00'
L2	EAS1	20.81'
L3	N08°18'W	126.08'
L4	EAS1	20.81'
L5	N83°12'0"E	131.86'
L6	N15°22'0"E	143.36'
L7	N87°22'0"E	133.81'
L8	N88°49'45"W	50.24'
L9	N45°14'45"W	134.98'
L10	N40°57'38"W	10.92'
L11	N48°14'45"W	32.46'
L12	N00°00'0"E	49.15'
L13	N00°00'0"E	62.00'
L14	N07°10'0"W	61.68'
L15	N69°35'32"E	70.00'

CURVE	RADIUS	DELTA	LENGTH
C1	580.00'	451°29'	49.16'
C2	250.00'	336°34'	17.13'
C3	153.00'	327°45'9"	87.07'
C4	100.00'	71°7'08"	12.72'
C5	100.00'	71°7'08"	12.72'
C6	550.00'	412°42'	40.43'
C7	530.00'	222°32'	21.56'
C8	580.00'	127°11'4"	116.99'
C9	550.00'	127°11'4"	116.99'
C10	520.00'	127°11'4"	110.81'

NOTES

1 SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.

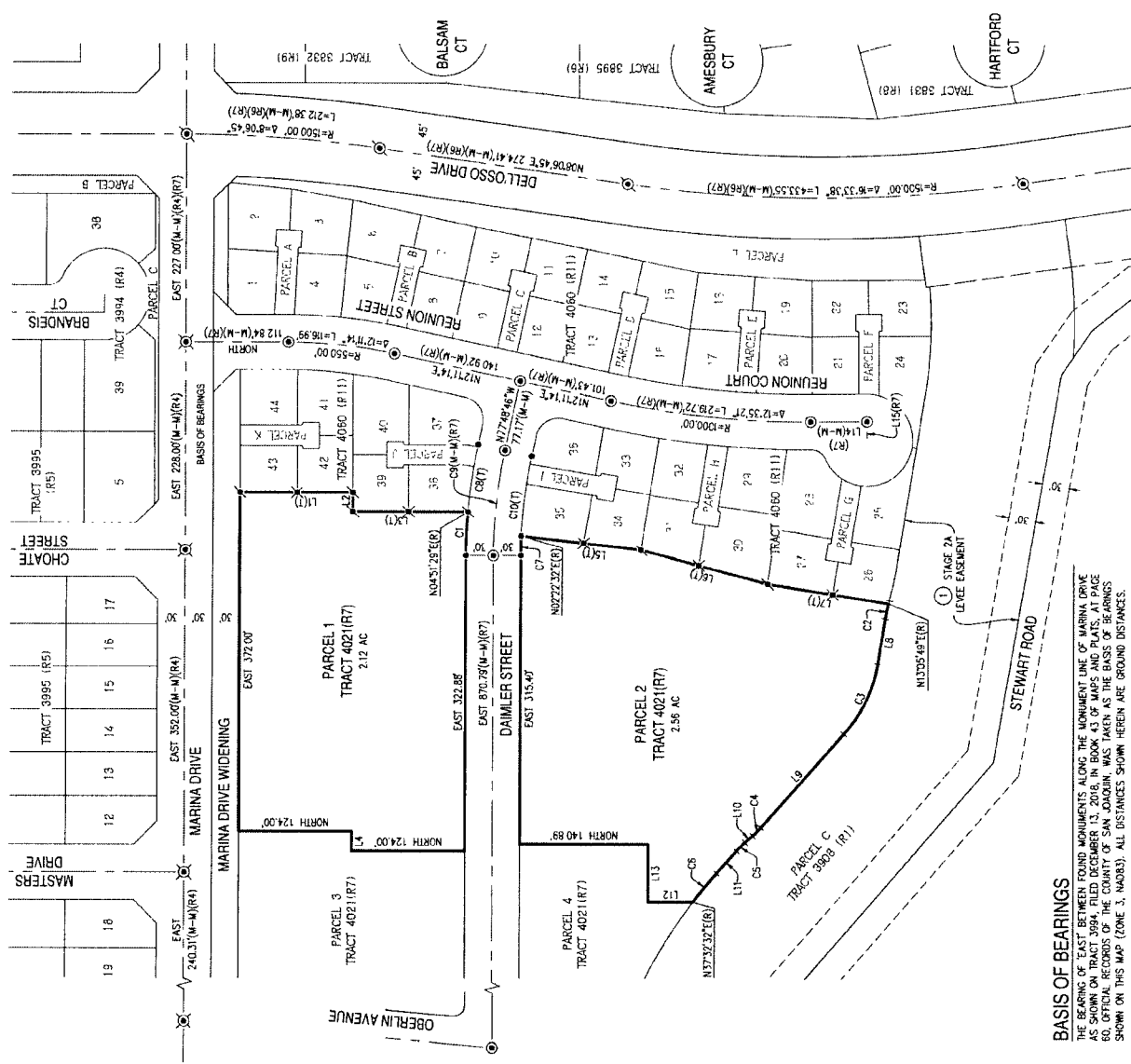
EXISTING EASEMENTS

① STAGE 2A LEASE EASEMENT IN FAVOR OF ISLAND RECREATION DISTRICT 2062 PER DOCUMENT NUMBER 2019-082092, S.J.C.R.

LEGEND

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT PER (R7)
- ⊙ FOUND MONUMENT PER (R4)
- ⊙ FOUND MONUMENT PER (R6)
- ⊙ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R1)
- ⊙ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788" PER (R7), UNLESS OTHERWISE NOTED
- ⊙ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED) SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" 1.00' INTO PROPERTY ALONG PROPERTY LINE FOR ALL FRONT LOT CORNERS

200.00'(R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
(R4) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
(M-M) MONUMENT TO MONUMENT
(M-B) MONUMENT TO BOUNDARY
(T) TOTAL
(B) BOUNDARY
A.E. PRIVATE ACCESS EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
LOT LINE
BOUNDARY
SHEET TIE LINE
CENTERLINE
RESTRICTED ACCESS



BASIS OF BEARINGS

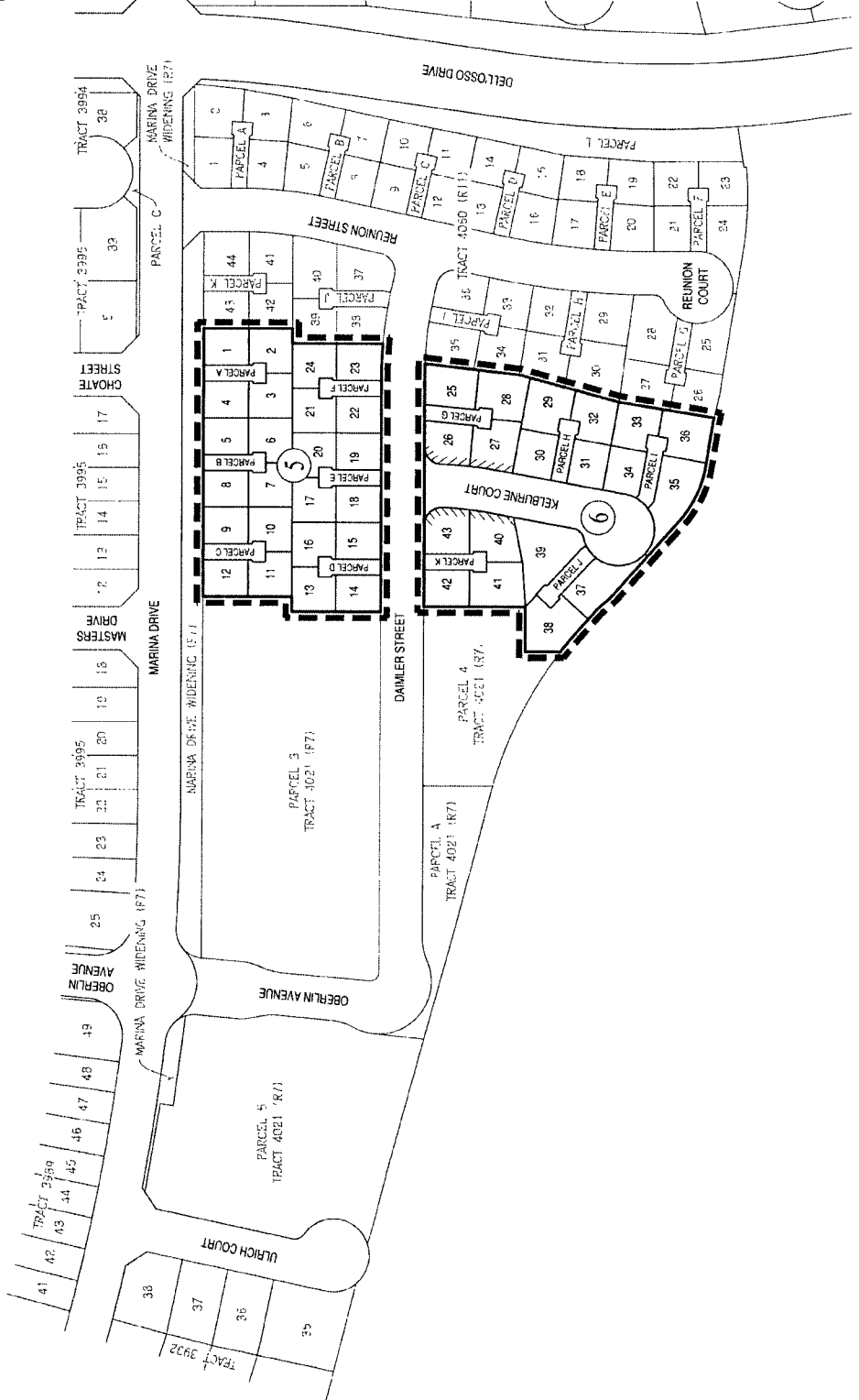
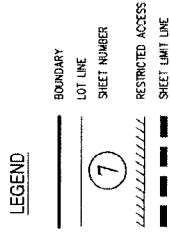
THE BEARINGS OF EACH COURSE SHOWN ALONG THE MONUMENT LINE OF MARINA DRIVE ARE SHOWN TO BE EXACT BETWEEN COURSE BEARINGS. THE BEARINGS OF THE OTHER COURSES SHOWN ON THIS MAP (ZONE 3, NA083). ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES.

TRACT 4030
RIVER ISLANDS - STAGE 2A
VILLAGE S2

A PORTION OF RANCHO EL PESQUERO, BEING
 A SUBDIVISION OF PARCELS 1 & 2 OF TRACT 401 (AS MAP 139)
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 APRIL 2021

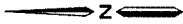


SHEET INDEX



TRACT 4030 RIVER ISLANDS - STAGE 2A VILLAGE S2

A PORTION OF RANCHO EL PESQUERO, BEING
A SUBDIVISION OF PARCELS 1 & 2 OF TRACT 4021 (43 MAP 139)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
APRIL 2021



MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
 - SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
 - △ SET 1 1/2" BRASS DISK STAMPED "PLS 7788"
 - ⊕ FOUND MONUMENT PER (R7)
 - ⊗ FOUND MONUMENT PER (R4)
 - ⊖ FOUND MONUMENT PER (R6)
 - ✂ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R1)
 - ✂ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788" PER (R1), UNLESS OTHERWISE NOTED
 - ✂ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R7), UNLESS OTHERWISE NOTED
 - ✂ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788" PER (R1), UNLESS OTHERWISE NOTED
 - ✂ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R1), UNLESS OTHERWISE NOTED
 - T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" 100' INTO PROPERTY ALONG PROPERTY LINE FOR ALL FRONT LOT CORNERS
- SEE SHEET 7 FOR LOCATIONS OF MONUMENTS SET ON PARCELS A THROUGH K

NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES.
2. SEE SHEET 3 FOR EXISTING EASMENTS, BASIS OF BEARINGS, AND REFERENCES FOR LINE AND CURVE TABLES.
3. NO MONUMENTS TO BE SET ALONG PARCEL BOUNDARIES (SEE DETAIL A ON SHEET 7 FOR MONUMENT LOCATIONS).

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)**

May 10, 2021

Via Email and Hand Delivery

Old Republic Title Company
1215 W. Center Street, Suite 103
Manteca, CA 95337
Attn: Lori Richardson

Re: Recordation of Final Map 4030; Escrow No. 1214021752

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Stage 2A, LLC, a Delaware limited liability company ("**RIS2A**") and the City of Lathrop ("**City**") in connection with the above-referenced escrow ("**Escrow**"). The Escrow was opened in connection with recordation of the above-referenced final map ("**Final Map**"). Recordation of the Final Map is subject to the conditions set forth below. The transactions described in these Escrow Instructions are referred to as the "**Transaction**." Old Republic Title Company is referred to as "you" or "**ORTC**."

A. Date for Closings

The Final Map will be recorded at the time designated by RIS2A as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by June 30, 2021, at the time designated in writing by RIS2A, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by December 31, 2021, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Documents

In connection with the Transaction, you have in your possession or will receive the following documents from City and RIS2A for recordation in the Official Records of San Joaquin County, California ("**Official Records**").

- One original Final Map for Tract 4030, executed and acknowledged by the City (provided to title by City).

The document listed above is referred to as the "**Recordation Document**." The Recordation Document shall be recorded in the order referred to above. The date on which the Recordation Document is recorded in the Official Records is the Recordation Date.

C. Funds and Settlement Statement

You also have received, or will receive from RIS2A, prior to the recordation of the Recordation Document, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIS2A and City ("**Settlement Statement**"): recordation costs, escrow fees and other amounts as set forth in the Settlement Statement. Such costs, fees and other amounts are the sole responsibility of RIS2A.

JOINT ESCROW INSTRUCTIONS RECORDATION OF FINAL MAPS (RIVER ISLANDS AT LATHROP)

• Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **\$15,575.04**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended "**Sierra Club Agreement**"), constituting the amount of **\$3,328.00** multiplied by **4.681** acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City's wire instructions are set forth below.

The amounts set forth in Section C are referred to as the "**Closing Funds**."

D. Closing Requirements

When the following has occurred, you are authorized to close the Escrow at the time(s) and in accordance with the process set forth below:

D.1. You have delivered copies of your Settlement Statement by email transmission to: (a) Susan Dell'Osso (sdelloso@riverslands.com); (b) Debbie Belmar (dbelmar@riverislands.com); (c) Brad Taylor (btaylor@ci.lathrop.ca.us); (d) Salvador Navarrete (snavarrete@ci.lathrop.ca.us); (e) Glenn Gebhardt (ggebhardt@ci.lathrop.ca.us), (f) Sandra Lewis (slewis@ci.lathrop.ca.us), and have confirmation (by telephone or email) from Susan Dell'Osso and Glenn Gebhardt or Brad Taylor that the Settlement Statement is accurate and acceptable;

D.2. You have not received any instructions contrary to these Escrow Instructions;

D.3. The Recordation Document and all other documents described herein as being held by you or delivered to you have been received by you and have been fully executed and, where applicable, acknowledged, and you have attached all legal descriptions or have confirmed that all exhibits and legal descriptions are attached;

D.4. You are prepared to record the Recordation Document, as designated, release funds in accordance with the Settlement Statement and complete the Transaction in compliance with these Escrow Instructions;

D.5. You have delivered a copy of these instructions, executed by an authorized signatory of ORTC with authority to bind ORTC, and initialed all pages, by email transmission (with original hard copy to follow by U.S. Mail) to Debbie Belmar and Glenn Gebhardt at the email addresses set forth above; and

D.6. You have received confirmation (by email or other writing) from Susan Dell'Osso and Stephen Salvatore or Glenn Gebhardt to record the Recordation Document and complete the Transaction.

E. Closing Process and Priorities

When you have fully satisfied all of the closing requirements set forth in Section D, then you are authorized and instructed to do the following in the chronological order given:

E.1. Date the Recordation Document to be recorded;

E.2. Record the Recordation Document in the Official Records;

E.3. Pay the costs associated with the Transaction;

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)**

E.4. Refund any funds delivered to you by RIS2A that are not disbursed at the time of the final Closing pursuant to these Escrow Instructions to the following entity and address:

River Islands Stage 2A, LLC
73 W. Stewart Road
Lathrop, CA 95330
Attn: Susan Dell'Osso

E.5. Notify Susan Dell'Osso, Debbie Belmar, Glenn Gebhardt, Brad Taylor, Sandra Lewis, Teresa Vargas (tvargas@ci.lathrop.ca.us), Sarah Pimentel (spimentel@ci.lathrop.ca.us) and Jose Molina (JMolina@sjgov.org) of the completion of the Transaction;

E.6. Within five (5) business days after the Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier to: (1) Susan Dell'Osso, River Islands Stage 2A, LLC, 73 W. Stewart Road, Lathrop, CA 95330; and (2) Mr. Salvador Navarrete, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330:

(A) a certified copy of the Recordation Document, showing all recording information; and

(B) a certified copy of the final Settlement Statement.

F. Additional Instructions

When assembling the final documents, signature pages from all parties shall be inserted into each respective final document in creating fully executed counterparts.

Please acknowledge receipt of these instructions and your agreement to act as Escrow agent in connection with this Transaction in accordance with these Escrow Instructions, by executing and dating a copy of these Escrow Instructions where indicated below, initialing all pages and returning it to both of the undersigned.

The Escrow Instructions may be modified only in a writing signed by both of the undersigned.

Very truly yours,

Stephen J. Salvatore Date
City Manager
City of Lathrop

Susan Dell'Osso Date
President
River Islands Stage 2A, LLC

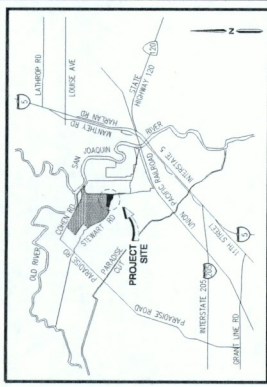
**JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)**

ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:

Receipt of the foregoing Escrow Instructions from RIS2A and the City is hereby acknowledged. The undersigned agrees, for itself, and on behalf of ORTC, to proceed in strict accordance with these Escrow Instructions. The undersigned represents and warrants to River Islands Stage 2A, LLC and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of ORTC.

Old Republic Title Company

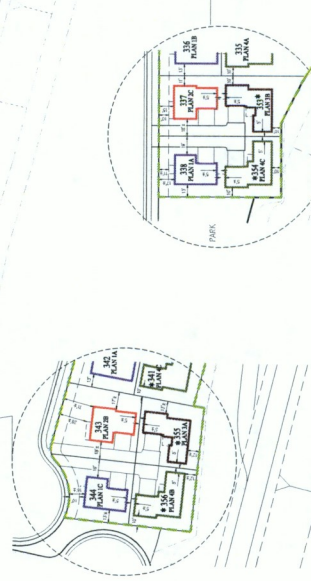
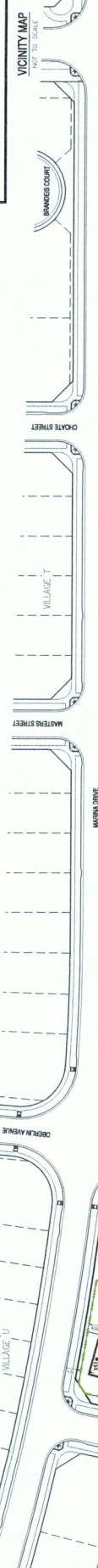
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Its: _____
Date: _____



LEGEND

- LOT LINE
- LOT NUMBER
- PLAN TYPE
- MODEL LOTS
- MODEL PARKING
- DIMMED ELEVATION
- PHASE 1 100 SERIES
- PHASE 2 200 SERIES
- PHASE 3 300 SERIES

PRODUCT MIX				
PLAN	A	B	C	TOTAL
1	12	12	12	36
2	12	12	12	36
3	12	12	12	36
4	11	11	11	33
5	11	10	12	33
TOTAL	47	45	47	139



HORIZON
STAGE 2A - VILLAGES S
DEVELOPMENT PLAN
RIVER ISLANDS
 CITY OF LATHROP
 SAN JOAQUIN COUNTY CALIFORNIA
 DATE: APRIL 20, 2020



DRAFT **LENNAR**

POSSIBLE FUTURE 4-PACK
 *SUBJECT TO LEVEE EASEMENT ABANDONMENT AND A LOT LINE ADJUSTMENT
 POSSIBLE FUTURE 4-PACK
 *SUBJECT TO LEVEE EASEMENT ABANDONMENT AND A LOT LINE ADJUSTMENT

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ITEM: APPROVE THE PRELIMINARY ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2021/22 FOR INDUSTRIAL LIGHTING MAINTENANCE DISTRICT; RESIDENTIAL LIGHTING MAINTENANCE DISTRICT; MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT; STORM DRAIN DISTRICT ZONE 1; AND STORM DRAIN DISTRICT ZONE 1A

RECOMMENDATION: Council to Consider the Following:

- 1. Adopt a Resolution Approving the Preliminary Engineer's Report for the Industrial Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22**
- 2. Adopt a Resolution Approving the Preliminary Engineer's Report for the Residential Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22**
- 3. Adopt a Resolution Approving the Preliminary Engineer's Report for the Mosssdale Landscape and Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22**
- 4. Adopt a Resolution Approving the Preliminary Engineer's Report for the Storm Drain Districts Zones 1 and 1A and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22**

SUMMARY:

Each year, City Staff prepares annual budgets for the City's maintenance assessment districts for City Council review. By way of their assessments, these districts provide the funding for a broad scope of City services including: park & street landscape maintenance, street lighting, and storm drain system maintenance. Ideally, the districts are structured to collect enough revenue to fund their expenditures. Listed below are the districts with current and proposed assessment rates:

CITY MANAGER’S REPORT **PAGE 2**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2021/22 ASSESSMENTS FOR ALL MAINTENANCE DISTRICTS
EXCEPT WOODFIELD PARK & STONEBRIDGE

District	FY 2020/21	FY 2021/22	% Change	Notes
	Proposed Rates	Proposed Rates		
Mossdale LLMD	\$276.10	\$292.91	6.09%	Levy needed to minimize draw on reserve
Storm Drain Zone 1	\$112.52	\$112.52	0.00%	Rate unchanged since FY 1996/97
Storm Drain Zone 1A	\$199.92	\$199.92	0.00%	Rate unchanged since FY 1996/97
Industrial LMD	\$7.94 or \$40.47	\$8.10 or \$41.28	2.00%	Max Levy needed to minimize draw on reserve
Residential LMD	\$8.03 to \$61.04	\$8.27 to \$62.87	3.00%	Max Levy needed to minimize draw on reserve

Two (2) out of five (5) districts present “General Benefit” costs that require funding from sources other than the assessments collected by the districts. General Benefit is the benefit of the improvements on the public at large. Therefore, the General Fund covers these costs because the City benefits overall from these portions of the improvements. The general benefit cost for all districts for Fiscal Year 2021/22 is \$21,986 as shown in the table below:

District	General Benefit Amount
Industrial Lighting Maintenance District	\$12,899
Residential Lighting Maintenance District	\$9,087
Total General Benefit Cost	\$21,986

The Storm Drain District Zone 1A requires a general fund contribution. Due to the limitations placed on stormwater funding by Proposition 218 the district operates on fixed revenue to cover its annual operating and regulatory expenses. The amount required for Fiscal Year 2021/22 is \$50,000.

The total amount needed from the General Fund to cover is \$71,986.

Tonight, Staff recommends City Council approve the districts’ preliminary Engineer’s Reports and declare its intention to levy annual assessments for Fiscal Year 2021/22. After tonight’s actions, notices will be published and mailed to the affected property owners regarding the public hearing. The public hearing will be scheduled for June 14, 2021 at 7:00 p.m.

BACKGROUND:

Each year, City Staff bring the maintenance assessment districts to City Council for review and approval. Ideally, a maintenance district is created to pay for the costs of ongoing maintenance and operations of improvements which may include public landscaping, park sites, street lighting and storm drainage that provide special benefit to properties in given areas of the City. Special benefit is defined as that benefit, over and above the general benefit provided by the improvements, which is conferred upon parcels within an assessment district, as identified and measured by

MAY 10, 2021 CITY COUNCIL REGULAR MEETING**FISCAL YEAR 2021/22 ASSESSMENTS FOR ALL MAINTENANCE DISTRICTS EXCEPT WOODFIELD PARK & STONEBRIDGE**

the formation assessment engineer. Within the City of Lathrop, there are eight (8) maintenance assessment districts (five (5) of which are included in this report): four (4) Landscaping and Lighting Maintenance Districts (LLMD) and three (3) Benefit Assessment Districts (BAD). Each district levies assessments according to the method of apportionment of assessment to provide funding for the district's budgeted expenditures attributable to the operation and maintenance activities of the services provided.

Most public landscaping and street lights along Lathrop's streets and entrances to various residential communities ("medians") are maintained through LLMDs. Additionally, the City has a number of parks maintained by LLMDs; most of which are included in the districts that comprise this report. Many of the storm drain systems in Historical Lathrop are maintained through the BADs. Property owners in the LLMDs and BADs are levied an annual assessment for ongoing maintenance based on each LLMD and BAD method of apportionment of assessment. The assessments are paid by the property owners via payment of each parcel's secured property tax bill.

Annually, Staff evaluates the anticipated costs for maintenance for the upcoming year. This analysis takes into consideration any increases in costs as well as cost savings realized. Some of the costs include: routine maintenance and mowing contracts; equipment repair; weed abatement; shrub and tree pruning; radios and computers; irrigation parts and controllers; water; electricity; fertilizer and other chemicals; vehicles and vehicle maintenance; street lighting repairs; storm drain system maintenance; and other administrative costs to operate the maintenance assessment districts. In addition to ongoing, annual expenditures, sometimes extraordinary maintenance and/or small asset replacement is needed due to the limited useful lives of the assets (e.g. the overhaul/replacement of storm drain pumps, the replacement of a dead tree, or the replacement of a downed street light.)

An annual budget is then developed using these cost estimates. The total costs are divided among the parcels in each district based on the proportionate share of benefit received from the improvements. The proposed assessments are then reviewed and approved each year by the City Council during a public hearing process.

By law, maximum annual assessments may only be adjusted by the formula amount approved by property owners at the time of district formation. This amount is typically either a fixed percentage (e.g. 3%) or an annual measure of a Consumer Price Index (CPI) or a combination of the two, and is frequently referred to as the "annual escalation factor". This annual escalation factor exists to maintain district revenue purchasing power. When purchasing power is maintained, a district should have sufficient funding to perform its operations and maintenance at a given level of service in perpetuity. Any proposed assessment requiring an assessment greater than the maximum assessment, requires the approval of the property owners via the Proposition 218 balloting process. Each of the City's districts has a maximum assessment amount; however some of the districts lack an annual escalation factor.

CITY MANAGER’S REPORT **PAGE 4**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2021/22 ASSESSMENTS FOR ALL MAINTENANCE DISTRICTS
EXCEPT WOODFIELD PARK & STONEBRIDGE

This means in these districts while expenses have increased over time due to inflation revenue stays the same, which creates annual shortfalls in these districts.

City Council may authorize any level of assessment up to the maximum assessment. Given this ability, Council could decide to levy the maximum assessment, if the proposed budget required it. However, if it is determined that the maximum is not needed, Council could lower the actual annual assessment and only calculate the maximum assessment for archive purposes.

The Preliminary Engineer’s Reports are available in the City Clerk’s office and the Finance Department for review and copies will be available at the City Council meeting by request.

The following subsections summarize the district-specific information for each maintenance district:

(1) Industrial Lighting Maintenance District

The Lathrop Industrial Lighting Maintenance District was created to pay for the maintenance of the public lighting within commercial and industrial areas of the City. The Fiscal Year 2021/22 maximum assessment rates have increased by 2.00%, which is the applicable annual escalation factor approved by the property owners. The Fiscal Year 2021/22 proposed assessment rates are the maximums.

District/Zone	FY 2020/21 Annual	Proposed	Variance	Maximum
	Assessment Rate	FY 2021/22 Annual		FY 2021/22
	per EDU*	Assessment Rate		Assessment Rate
		per EDU*		per EDU*
Industrial LMD - Zone A	\$7.94	\$8.10	\$0.16	\$8.10
Industrial LMD - Zone B	\$40.47	\$41.28	\$0.81	\$41.28
Industrial LMD - Zone C	\$7.94	\$8.10	\$0.16	\$8.10

*EDU = Equivalent Dwelling Unit

The District will receive \$59,250.72 in assessment revenue plus a General Benefit Contribution from the General Fund of \$12,899 for a total of \$72,149.72. The total estimated expenditures are anticipated to be \$61,200. The fund balance at the beginning of Fiscal Year 2021/22 is estimated to be \$130,101.68 which will increase by \$10,949.72 to \$141,051.40 at the end of Fiscal Year 2021/22.

(2) Residential Lighting Maintenance District

The Lathrop Residential Lighting Maintenance District was created on May 18, 1999 to pay for the operation and maintenance of street lighting to benefit residential areas in East Lathrop.

CITY MANAGER’S REPORT **PAGE 5**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2021/22 ASSESSMENTS FOR ALL MAINTENANCE DISTRICTS
EXCEPT WOODFIELD PARK & STONEBRIDGE

The Fiscal Year 2021/22 maximum assessment rates have increased by 3.00%, which is the applicable annual escalation factor approved by the property owners. The District is required to maintain a reserve fund of approximately 50% of its annual revenues and expenses; thus, it is proposed for the District to be assessed at its maximum assessment. The largest annual increase per EDU is in Zone E at \$1.83 annually or approximately \$0.15 per month.

District/Zone	FY 2020/21 Annual	Proposed	Variance	Maximum
	Assessment Rate	FY 2021/22 Annual		FY 2021/22
	per EDU*	Assessment Rate		Assessment Rate
		per EDU*		per EDU*
Residential LMD - Zone A	\$44.30	\$45.63	\$1.33	\$45.63
Residential LMD - Zone B	\$47.47	\$48.90	\$1.43	\$48.90
Residential LMD - Zone C	\$31.21	\$32.15	\$0.94	\$32.15
Residential LMD - Zone D	\$58.06	\$59.80	\$1.74	\$59.80
Residential LMD - Zone E	\$61.04	\$62.87	\$1.83	\$62.87
Residential LMD - Zone F	\$35.11	\$36.16	\$1.05	\$36.16
Residential LMD - Zone G	\$8.03	\$8.27	\$0.24	\$8.27

*EDU = Equivalent Dwelling Unit

The District will receive \$134,609.28 in assessment revenues plus a General Benefit contribution from the General Fund of \$9,087.00 for a total of \$143,696.28. The total estimated expenditures are anticipated to be \$129,400. The fund balance at the beginning of Fiscal Year 2021/22 is estimated to be \$203,090.28 which will increase by \$14,296.28 to \$217,386.56 at the end of Fiscal Year 2021/22.

(3) Mossdale Landscape and Lighting Maintenance District

On June 15, 2004, Mossdale property owners approved the creation of the Mossdale Landscape and Lighting Maintenance District to provide funding to maintain the landscaping, park sites, and street lighting for the District. The maximum assessment for Fiscal Year 2021/22 will increase by 3%; this is the applicable annual escalation factor approved by the property owners at the time of district formation. The Fiscal Year 2021/22 maximum assessment rate per single-family and multi-family unit is \$292.91. The Fiscal Year 2021/22 assessment rate is \$292.91 because a financial review of the District shows that this rate will continue the required level of service.

The District will receive \$657,855.80 in assessment revenues and expenditures are anticipated to be at \$776,500.00. The fund balance at the beginning of Fiscal Year 2021/22 is estimated to be \$354,300.30, which will be reduced by \$118,644.20 to \$235,656.10 by the end of Fiscal Year 2021/22.

MAY 10, 2021 CITY COUNCIL REGULAR MEETING

FISCAL YEAR 2021/22 ASSESSMENTS FOR ALL MAINTENANCE DISTRICTS EXCEPT WOODFIELD PARK & STONEBRIDGE

District	FY 2020/21 Annual	Proposed	Variance	Maximum
	Assessment Rate	FY 2021/22 Annual		FY 2021/22
	per EDU*	Assessment Rate		Assessment Rate
	per EDU*	per EDU*		per EDU*
Mossdale LLMD	\$276.10	\$292.91	\$16.81	\$292.91

*EDU = Equivalent Dwelling Unit

(4) Storm Drain Districts Zone 1 and Zone 1A

On June 6, 1989, property owners approved a ballot measure for storm drainage maintenance fees for the Lathrop Storm Drain District, City Zone 1. In 1993, the City annexed an additional Storm Drain Maintenance District incorporating the area known as City Zone 1A (Crossroads Development).

These districts were created without any annual escalation factor for the maximum assessment and both districts have been levied at their static maximum assessments for many years. Over the last few fiscal years, inflationary effects have occurred on ordinary expenditures, asset replacements have been necessary, and assessment revenue remained static; thus, District deficits have occurred. Without a modification, sizeable deficits in future fiscal years are possible. In order to change this, a Proposition 218 balloting of the districts’ property owners would have to be successfully completed. This is not being proposed at this time.

Storm Drain Zone 1 will receive \$239,140.96 in assessment revenues and expenditures are expected to be \$340,400. Zone 1 is required to draw from the reserves in the amount of \$101,259.04 to keep operations at the current required levels of service. The fund balance at the beginning of Fiscal Year 2021/22 is estimated at \$103,034.50 which will decrease by \$101,259.04 to \$1,775.46 at the end of Fiscal Year 2021/22.

Storm Drain Zone 1A will receive \$113,363.90 in assessment revenues plus a contribution from the General Fund of \$50,000 for a total of \$163,363.90 and expenditures are expected to be \$148,500.00. Zone 1A is contributing to reserves in the amount of \$14,863.90 to keep operations at the current required levels of service. The fund balance at the beginning of Fiscal Year 2021/22 is estimated at \$13,019.82 which will increase by \$14,863.90 to \$27,883.72 at the end of Fiscal Year 2021/22. Due to the limitations placed on stormwater funding by Proposition 218 a General Fund contribution of \$50,000 is needed to maintain the current required levels of service.

District	FY 2020/21 Annual	Proposed	Variance	Maximum
	Assessment Rate	FY 2021/22 Annual		FY 2021/22
	per EDU*	Assessment Rate		Assessment Rate
	per EDU*	per EDU*		per EDU*
Storm Drain - Zone 1	\$112.52	\$112.52	\$0.00	\$112.52
Storm Drain - Zone 1A	\$199.92	\$199.92	\$0.00	\$199.92

CITY MANAGER’S REPORT **PAGE 7**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2021/22 ASSESSMENTS FOR ALL MAINTENANCE DISTRICTS
EXCEPT WOODFIELD PARK & STONEBRIDGE

REASON FOR RECOMMENDATION:

Staff has prepared Preliminary Engineer Reports and annual budgets for the service, operation and maintenance of all the districts in order to establish the annual assessments, which provide the funding for said services that benefit parcels within the districts.

Upon adoption of the attached Resolutions, the Preliminary Engineer Reports will be approved and the Council will declare its intention to levy annual assessments for Fiscal Year 2021/22 and a public hearing will be scheduled for June 14, 2021 at 7:00 p.m., to permit public testimony. Written protests will be accepted from property owners until the close of the public hearing. At the close of the public hearing, the City Council may approve the Engineer Reports as submitted or amend them and order the levy and collection of the assessments.

FISCAL IMPACT:

The proposed Fiscal Year 2021/22 assessments for the Residential Lighting Maintenance District and Industrial Lighting Maintenance District fully fund the budgeted expenditures to maintain the current required levels of service within each of the districts.

In Mossdale Landscape and Lighting District and Storm Drain District Zone 1, expenditures exceed revenue; however, these districts have sufficient funding within their Fund Balance reserves to cover the shortfalls.

Storm Drain District Zone 1A has expenditures which exceed revenues. In order to maintain the current required service levels in the District, and due to the limitations placed on stormwater funding by Proposition 218, a General Fund contribution of \$50,000 is needed.

In two (2) of the districts, there are “General Benefit” costs that require funding from sources other than the assessments collected by the districts, as quantified by the formation assessment engineer. General Benefit is defined as the benefit of the improvements on the public at large. Therefore, the General Fund funds these costs because the city benefits overall from these improvements. The Fiscal Year 2021/22 General Benefit costs for each of the two (2) districts are:

District	General Benefit Amount
Industrial Lighting Maintenance District	\$12,899
Residential Lighting Maintenance District	\$9,087
Total General Benefit Cost	\$21,986

CITY MANAGER'S REPORT **PAGE 8**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2021/22 ASSESSMENTS FOR ALL MAINTENANCE DISTRICTS
EXCEPT WOODFIELD PARK & STONEBRIDGE

The total amount needed from the General Fund to cover the General Benefit costs and contribution to Storm for Drain Zone 1A is \$71,986.

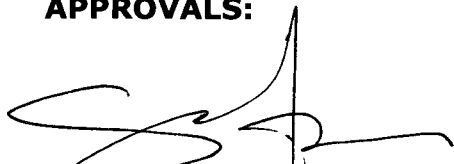
ATTACHMENTS:

- A. A Resolution Approving the Preliminary Engineer's Report for the Industrial Lighting Maintenance District Zone A, Zone B, and Zone C and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22
- B. A Resolution Approving the Preliminary Engineer's Report for the Residential Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22
- C. A Resolution Approving the Preliminary Engineer's Report for the Mossdale Landscape and Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22
- D. A Resolution Approving the Preliminary Engineer's Report for the Storm Drain Districts Zones 1 and 1A and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22
- E. District Diagrams for All Districts

*** Note - Preliminary Engineer's Reports are available for review in the City Clerk's Office.**

CITY MANAGER'S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2021/22 ASSESSMENTS FOR ALL MAINTENANCE DISTRICTS
EXCEPT WOODFIELD PARK & STONEBRIDGE

APPROVALS:



Sandra Frias
Sr. Management Analyst

5/3/21

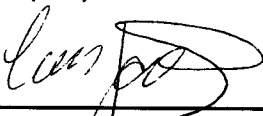
Date



Thomas Hedegard
Deputy Finance Director

5/3/21

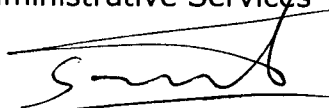
Date



Cari James
Director of Finance &
Administrative Services

5/3/2021

Date



Salvador Navarrete
City Attorney

5-3-2021

Date



Stephen J Salvatore
City Manager

5.4.21

Date

RESOLUTION NO. 21-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING THE PRELIMINARY ENGINEER'S REPORT FOR THE INDUSTRIAL
LIGHTING MAINTENANCE DISTRICT AND DECLARING INTENTION TO LEVY
ANNUAL ASSESSMENTS FOR FISCAL YEAR 2021/22**

WHEREAS, the City Council has by previous Resolutions formed the Lathrop Industrial Lighting Maintenance District (hereafter referred to as the "District"), and initiated proceedings for Fiscal Year 2021/22 pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500)* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of San Joaquin for the City of Lathrop to pay the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the City Council has retained NBS for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and

WHEREAS, NBS has prepared the Engineer's Report and Annual Levy Report (collectively referred to herein as the "Report") for the district known as the Lathrop Industrial Lighting Maintenance District; and

WHEREAS, the Report has now been presented to the City Council; and

WHEREAS, the Report includes the District's budget and assessments and contains the data necessary to determine the special benefit conferred upon each property included in the District; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented on May 10, 2021, and is preliminarily satisfied with the Lathrop Industrial Lighting Maintenance District, and all of the budget items and charges, and is satisfied that the levy amounts, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements, operation, maintenance and services performed in and provided by the District.

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

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Description of Improvements and any substantial changes proposed: The improvements within the District include: the operation, administration, maintenance and servicing of all street lighting improvements and appurtenant facilities and expenses associated with the District. The Report, attached hereto as Exhibit "A" and incorporated herein by this reference is hereby approved on a preliminary basis and ordered to be filed with this Resolution in the Office of the City Clerk as a permanent record. Such Report shall remain open to public inspection. The Report provides a full and complete description of all improvements and any or all substantial changes to the District or improvements within the District.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District, within the incorporated City Limits of the City, within the County of San Joaquin, State of California. Also described as:

Lathrop Industrial Lighting Maintenance District

Section 4 Proposed Assessment Amounts: For Fiscal Year 2021/22, the proposed assessments are outlined in the Report which details any changes or increases in the annual assessment.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the Districts in accordance with *Chapter 3, Section 22626* of the Act and Articles XIII (C) and XIII (D) of the California Constitution.

Section 6 Notice: The City shall give notice of the time and place of the Public Hearing to all property owners within the District by causing the publishing of this Resolution once in a newspaper of local circulation for two consecutive weeks not less than ten (10) days before the date of the public hearing, and by posting a copy of this resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Notice of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on Monday, June 14, 2021, at 7:00 p.m. or as soon thereafter as feasible in the City Council Chambers, located at 390 Towne Centre Dr., Lathrop, California.

Section 8 Compliance with Article XIII (C) and XIII (D) of the California Constitution: The City Council hereby finds that the proposed assessments are exempt from the requirements for Article XIII (C) and XIII (D) of the California Constitution in that the amount of the assessment is based upon a prior ballot procedure in which the majority of the affected property owners consented to the imposition of the assessment, its amount and a modifier. The amount of the assessment proposed does not exceed the authorized amount.

The foregoing resolution was passed and adopted this 10th day of May, 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:


ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

RESOLUTION NO. 21-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING THE PRELIMINARY ENGINEER'S REPORT FOR THE
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT AND DECLARING
INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2021/22**

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") desires to initiate proceedings for the establishment of benefit zones within the "Lathrop Residential Lighting Maintenance District" (hereafter referred to as the "District") and to levy and collect annual assessments to pay for the operation, maintenance and servicing of the lighting improvements and all appurtenant facilities related thereto. The Act provides for the establishment of benefit zones within an assessment district pursuant to *Chapter 2 Article 4 Section 22574*, and the levy and collection of assessments by the County on behalf of the City pursuant to *Chapter 4 Article 2 Section 22646*; and

WHEREAS, the City Council has retained NBS as the Engineer of Work, for the purpose of assisting with the establishment of benefit zones within the District, the establishment of annual assessments, and to prepare and file an Engineer's Report with the City Clerk in accordance with the Act; and

WHEREAS, NBS has prepared the Engineer's Report and Annual Levy Report (collectively referred to herein as the "Report") for the district known as the Lathrop Residential Lighting Maintenance District); and

WHEREAS, the Report has now been presented to the City Council; and

WHEREAS, the Report includes the District's budget and assessments and contains the data necessary to determine the special benefit conferred upon each property included in the District; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented on May 10, 2021, and is preliminarily satisfied with the Lathrop Residential Lighting Maintenance District, and all of the budget items and charges, and is satisfied that the levy amounts, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements, operation, maintenance and services performed in and provided by the District.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT, AS FOLLOWS:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Description of Improvements and any substantial changes proposed: The improvements include the operation, administration, maintenance and servicing of all street lighting improvements and appurtenant facilities and expenses associated with the District.

Section 3 Boundaries and Designation: The proposed territory within the District includes all lots and parcels to be assessed for special benefits from the lighting improvements. The District is generally located in the northern part of the City and consists of lots and parcels north of Louise Avenue, west of the Southern Pacific Railroad, east of Interstate 5, and south of the Stonebridge Development. The District is within the City of Lathrop, the County of San Joaquin, State of California and shall be designated as:

Lathrop Residential Lighting Maintenance District

Section 4 Proposed Assessment Amounts: For Fiscal Year 2021/22, the proposed assessments are outlined in the Report which details any changes or increases in the annual assessment.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act and Articles XIII (C) and XIII (D) of the California Constitution.

Section 6 Notice: The City shall give notice of the time and place of the Public Hearing to all property owners within the District by causing the publishing of this Resolution once in a newspaper of local circulation for two consecutive weeks not less than ten (10) days before the date of the public hearing, and by posting a copy of this resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Notice of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on Monday, June 14, 2021 at 7:00 p.m. or as soon thereafter as feasible in the City Council Chambers, located at 390 Towne Centre Dr., Lathrop, California.

Section 8 Compliance with Article XIII (C) and XIII (D) of the California Constitution: The City Council hereby finds that the proposed assessments are exempt from the requirements for Article XIII (C) and XIII (D) of the California Constitution in that the amount of the assessment is based upon a prior ballot procedure in which the majority of the affected property owners consented to the imposition of the assessment, its amount and a modifier. The amount of the assessment proposed does not exceed the authorized amount.

The foregoing resolution was passed and adopted this 10th day of May, 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

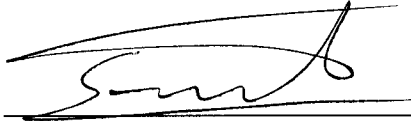
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

RESOLUTION NO. 21-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING THE PRELIMINARY ENGINEER'S REPORT FOR THE MOSSDALE
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT AND DECLARING
INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2021/22**

WHEREAS, the City Council has by previous Resolutions formed the Mossdale Landscape and Lighting Maintenance District (hereafter referred to as the "District"), and initiated proceedings for Fiscal Year 2021/22, pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500)* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of San Joaquin for the City of Lathrop to pay the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the City Council has retained NBS for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and

WHEREAS, NBS has prepared the Engineer's Report and Annual Levy Report (collectively referred to herein as the "Report") for the district known as the Mossdale Landscape and Lighting Maintenance District; and

WHEREAS, the Report has now been presented to the City Council; and

WHEREAS, the Report includes the District's budget and assessments and contains the data necessary to determine the special benefit conferred upon each property included in the District; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented on May 10, 2021, and is preliminarily satisfied with the Mossdale Landscape and Lighting Maintenance District, and all of the budget items and charges, and is satisfied that the levy amounts, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements, operation, maintenance and services performed in and provided by the District.

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

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Description of Improvements and any substantial changes proposed: The improvements within the District may include, but are not limited to: landscaping, planting, shrubbery, trees, turf, irrigation systems, street lighting, park sites, site lighting and appurtenant facilities. Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a healthy, vigorous and satisfactory condition. The Report, attached hereto as Exhibit "A" and incorporated herein by this reference is hereby approved on a preliminary basis and ordered to be filed with this Resolution in the Office of the City Clerk as a permanent record. Such Report shall remain open to public inspection. The Report provides a full and complete description of all improvements and any or all substantial changes to the District or improvements within the District.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District, within the incorporated City Limits of the City, within the County of San Joaquin, State of California. Also described as:

Mossdale Landscape and Lighting Maintenance District

Section 4 Proposed Assessment Amounts: For Fiscal Year 2021/22, the proposed assessments are outlined in the Report which details any changes or increases in the annual assessment.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act and Articles XIII (C) and XIII (D) of the California Constitution.

Section 6 Notice: The City shall give notice of the time and place of the Public Hearing to all property owners within the District by causing the publishing of this Resolution once in a newspaper of local circulation for two consecutive weeks not less than ten (10) days before the date of the public hearing, and by posting a copy of this resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Notice of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on Monday, June 14, 2021, at 7:00 p.m. or as soon thereafter as feasible in the City Council Chambers, located at 390 Towne Centre Dr., Lathrop, California.

Section 8 Compliance with Article XIII (C) and XIII (D) of the California Constitution: The City Council hereby finds that the proposed assessments are exempt from the requirements for Article XIII (C) and XIII (D) of the California Constitution in that the amount of the assessment is unchanged and the assessment is imposed exclusively to finance the maintenance and operation expenses for street trees, and street-side landscaping and park maintenance.

The foregoing resolution was passed and adopted this 10th day of May, 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

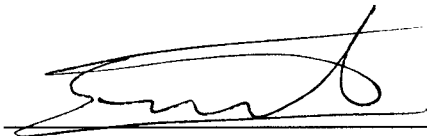
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

RESOLUTION NO. 21-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING THE PRELIMINARY ENGINEER'S REPORTS FOR THE STORM
DRAIN DISTRICTS ZONE 1 AND ZONE 1A AND DECLARING INTENTION TO
LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2021/22**

WHEREAS, the City Council has, as successor in interest to the County of San Joaquin and the Lathrop County Water District, the authority to assess and collect storm drain charges for the Lathrop Storm Drain Districts Zone 1 and Zone 1A (hereafter referred to as the "Districts"), and initiated proceedings for Fiscal Year 2021/22, pursuant to the provisions of the *Benefit Assessment Act of 1982, Division 2, Title 5 of the California Government Code (commencing with Section 54703)* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of San Joaquin for the City of Lathrop to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained NBS, for the purpose of assisting with the Annual Levy of the Districts, and to prepare and file a report with the City Clerk in accordance with the Act; and

WHEREAS, NBS has prepared the Engineer's Report and Annual Levy Report (collectively referred to herein as the "Reports") for the districts known as the Lathrop Storm Drain Districts Zone 1 and Zone 1A; and

WHEREAS, the Reports has now been presented to the City Council; and,

WHEREAS, the Reports includes the Districts' budgets and assessments and contains the data necessary to determine the special benefit conferred upon each property included in the Districts; and

WHEREAS, the City Council has carefully examined and reviewed the Reports as presented on May 10, 2021, and is preliminarily satisfied with the Lathrop Storm Drain Districts Zone 1 and Zone 1A, and all of the budget items and charges, and is satisfied that the levy amounts, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements, operation, maintenance and services performed in and provided by the Districts.

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

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the Districts pursuant to the Act, over and including the land within the Districts' boundaries, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Description of Improvements and any substantial changes proposed: The improvements within the Districts include: storm drainage and all necessary appurtenances. The Reports, attached hereto as Exhibit "A" and incorporated herein by this reference, are hereby approved on a preliminary basis and ordered to be filed with this Resolution in the Office of the City Clerk as a permanent record. Such Reports shall remain open to public inspection. The Reports provides a full and complete description of all improvements and any or all substantial changes to the Districts or improvements within the Districts.

Section 3 Boundaries and Designation: The boundaries of the Districts are described as the boundaries previously defined in the formation documents of the original Districts, within the incorporated City Limits of the City, within the County of San Joaquin, State of California. Also described as:

Lathrop Storm Drain District Zone 1

Lathrop Storm Drain District Zone 1A

Section 4 Proposed Assessment Amounts: For Fiscal Year 2021/22, the proposed assessments are outlined in the Reports which detail any changes or increases in the annual assessment.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the Districts in accordance with *Chapter 3, Section 22626* of the Act and Articles XIII (C) and XIII (D) of the California Constitution.

Section 6 Notice: The City shall give notice of the time and place of the Public Hearing to all property owners within the Districts by causing the publishing of this Resolution once in a newspaper of local circulation for two consecutive weeks not less than ten (10) days before the date of the public hearing, and by posting a copy of this resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Notice of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on Monday, June 14, 2021, at 7:00 p.m. or as soon thereafter as feasible in the City Council Chambers, located at 390 Towne Centre Dr., Lathrop, California.

Section 8 Compliance with Article XIII(C) and XIII(D) of the California Constitution: The City Council hereby finds that the proposed assessments are exempt from the requirements for Article XIII(C) and XIII(D) of the California Constitution in that the amount of the assessment is unchanged and the assessment is imposed exclusively to finance the maintenance and operation expenses for flood control and drainage systems.

The foregoing resolution was passed and adopted this 10th day of May, 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

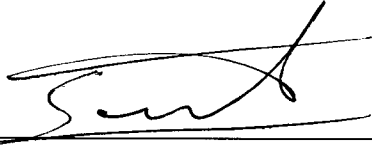
ABSTAIN:

Sonny Dhaliwal, Mayor

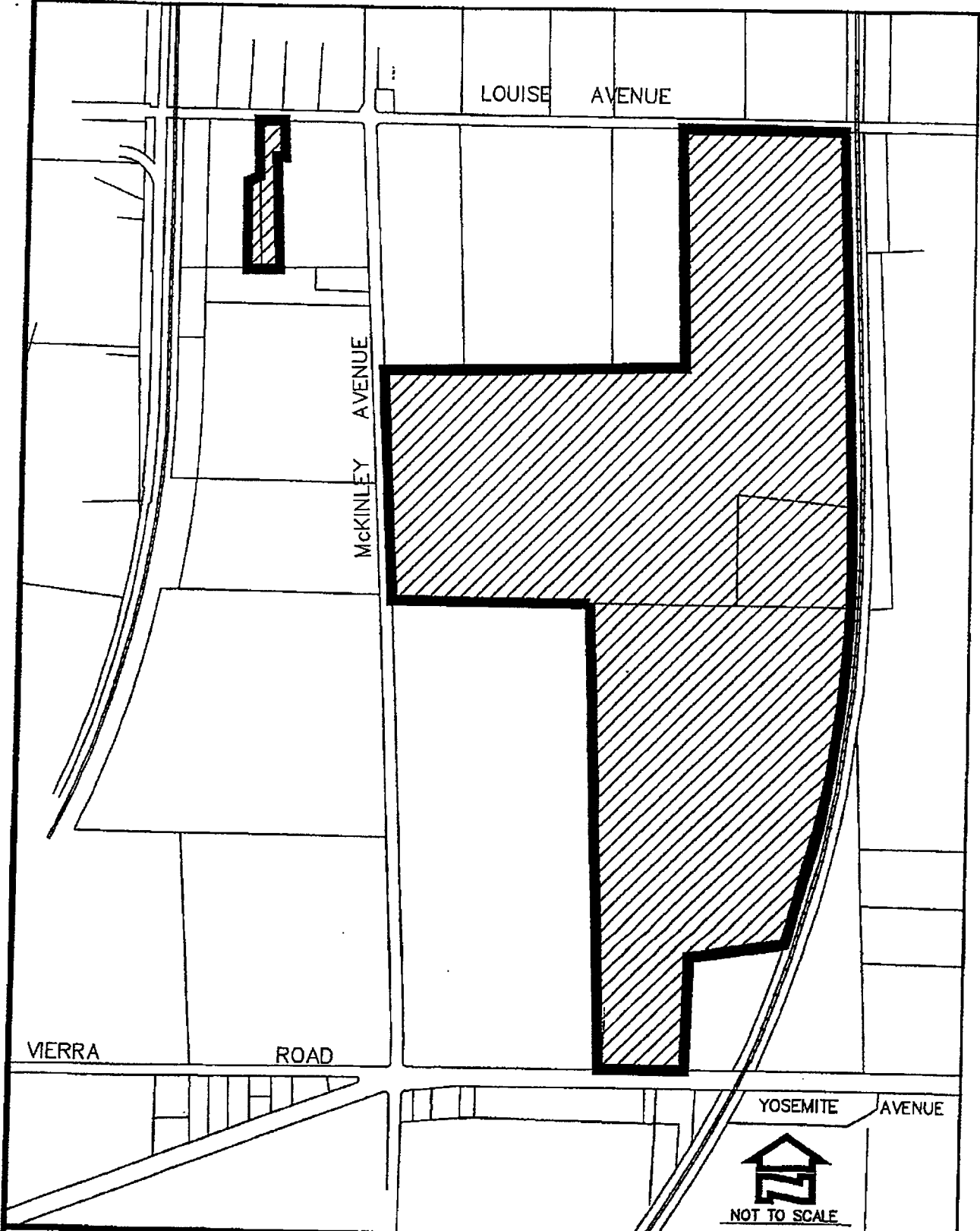
ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



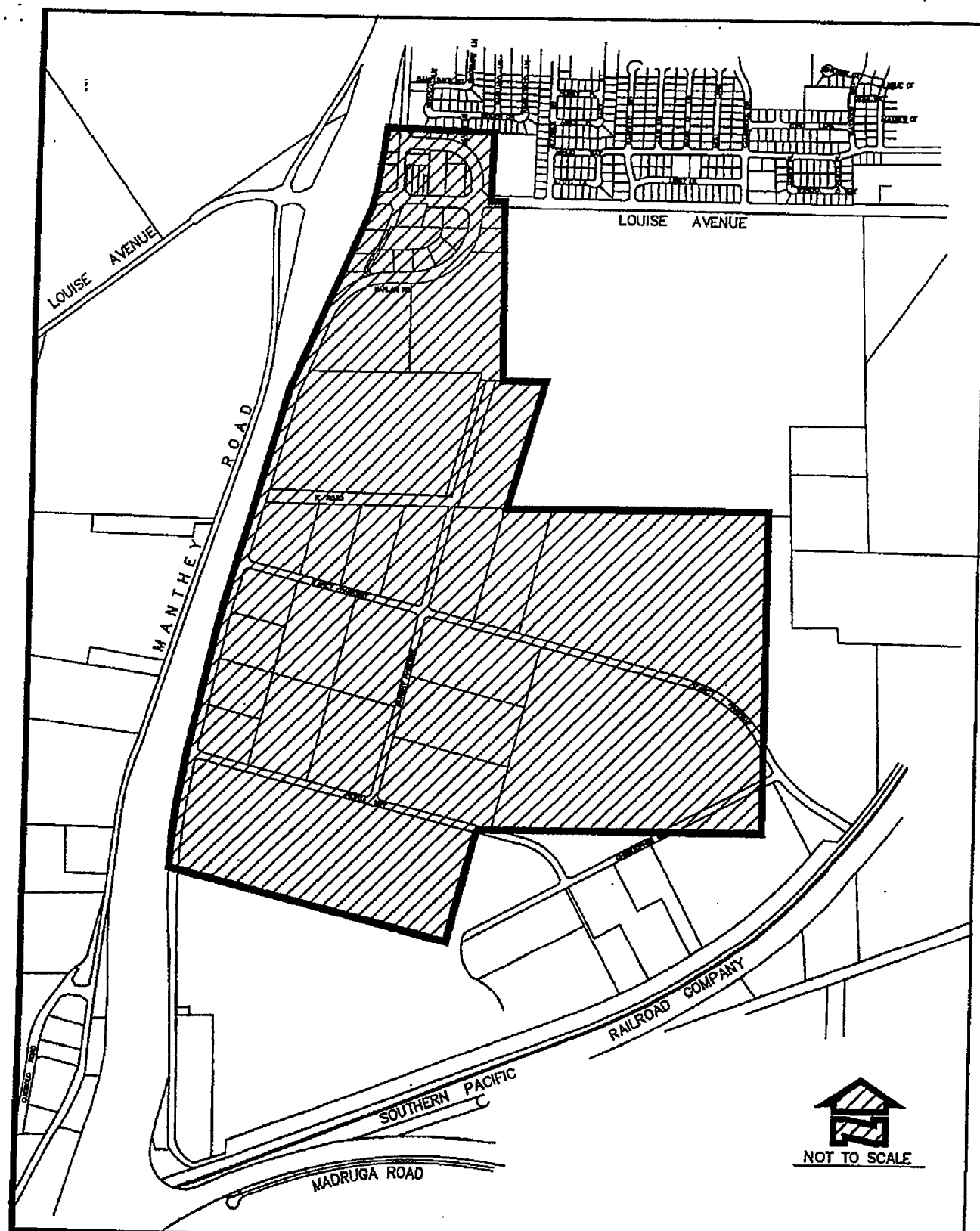
Salvador Navarrete, City Attorney



City of Lathrop
Industrial Lighting - Zone A



Date: February 1999

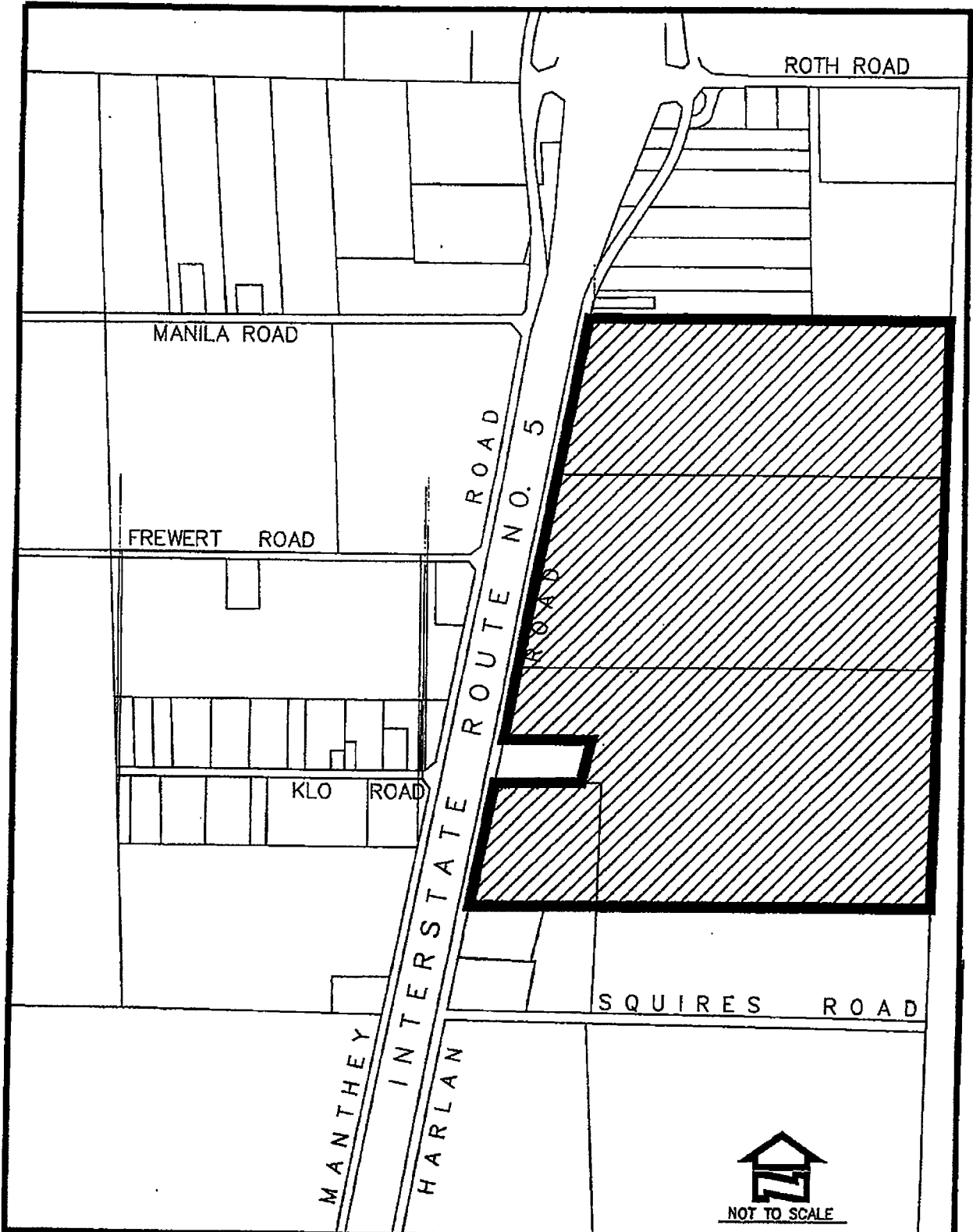


City of Lathrop


Industrial Lighting - Zone B



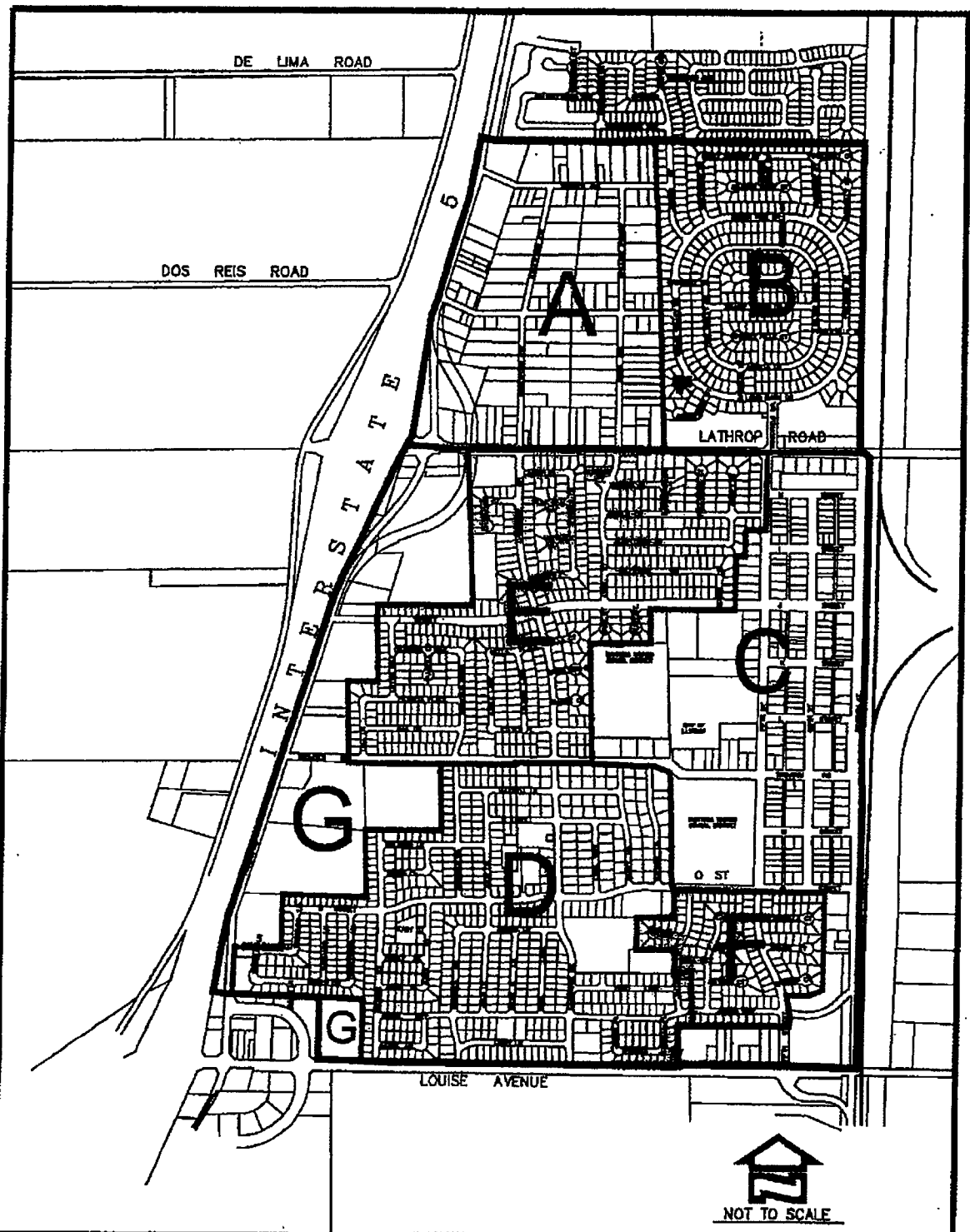
Date: February 1999



City of Lathrop
Industrial Lighting - Zone C



Date: February 1999



City of Lathrop
Residential Lighting District



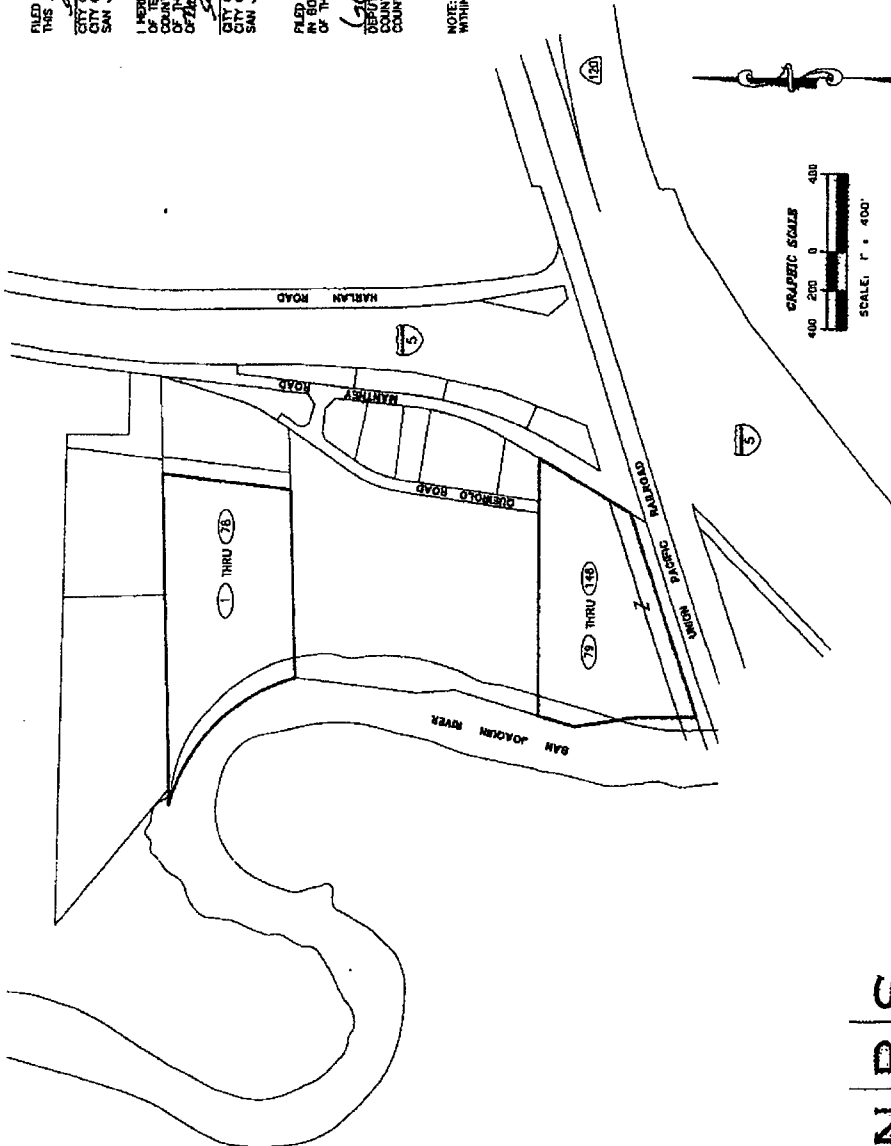
Date: March 1999

5-151

SHEET 1 OF 2

ANNEXATION DIAGRAM MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT ANNEXATION NO. 1, ZONE 2 (MOSSDALE LANDING SOUTH)

CITY OF LATHROP
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LATHROP
THIS 17 DAY OF February, 2007

CITY CLERK
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF THE ANNEXATION OF TERRITORY INTO MOSSDALE LANDSCAPE MAINTENANCE DISTRICT, CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, HELD ON THE 17 DAY OF February, 2007, BY ITS RESOLUTION NO. 06-2007-001.

CITY CLERK
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

FILED THIS 9 DAY OF JANUARY, 2007 AT THE HOUR OF 2:30 O'CLOCK P.M.
IN BOOK 18 AT PAGE 18 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE
OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

Given in Evidence by Christine MORGAN
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 # 00887-0088777
4/18/2007 02:30 PM 18.00
Page 1 of 2 Records
Recorded by San Joaquin
County of San Joaquin
Assessor/Recorder/County Clerk
0088777
0088777

LEGEND
ASSESSMENT DISTRICT BOUNDARY
PARCEL LINES
ASSESSMENT NUMBER



GRAPHIC SCALE
400 200 0 400
SCALE: 1" = 400'

NBS
2700 Maple St., Suite 100
Folsom, CA 95630
Local Government Solutions

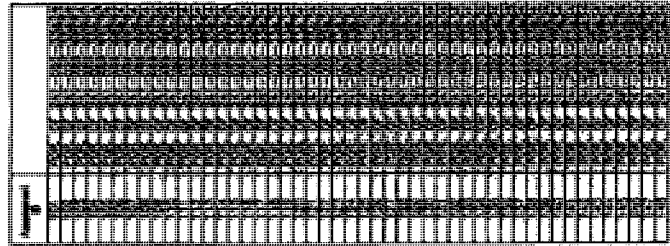
5-151

5-151A

SHEET 2 OF 2

**ANNEXATION DIAGRAM
MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT
ANNEXATION NO. 1, ZONE 2 (MOSSDALE LANDING SOUTH)**

**CITY OF LATHROP
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA**



Assessment	Area's Value
1	0.00
2	0.00
3	0.00
4	0.00
5	0.00
6	0.00
7	0.00
8	0.00
9	0.00
10	0.00
11	0.00
12	0.00
13	0.00
14	0.00
15	0.00
16	0.00
17	0.00
18	0.00
19	0.00
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53	0.00
54	0.00
55	0.00
56	0.00
57	0.00
58	0.00
59	0.00
60	0.00

Assessment	Area's Value
1	0.00
2	0.00
3	0.00
4	0.00
5	0.00
6	0.00
7	0.00
8	0.00
9	0.00
10	0.00
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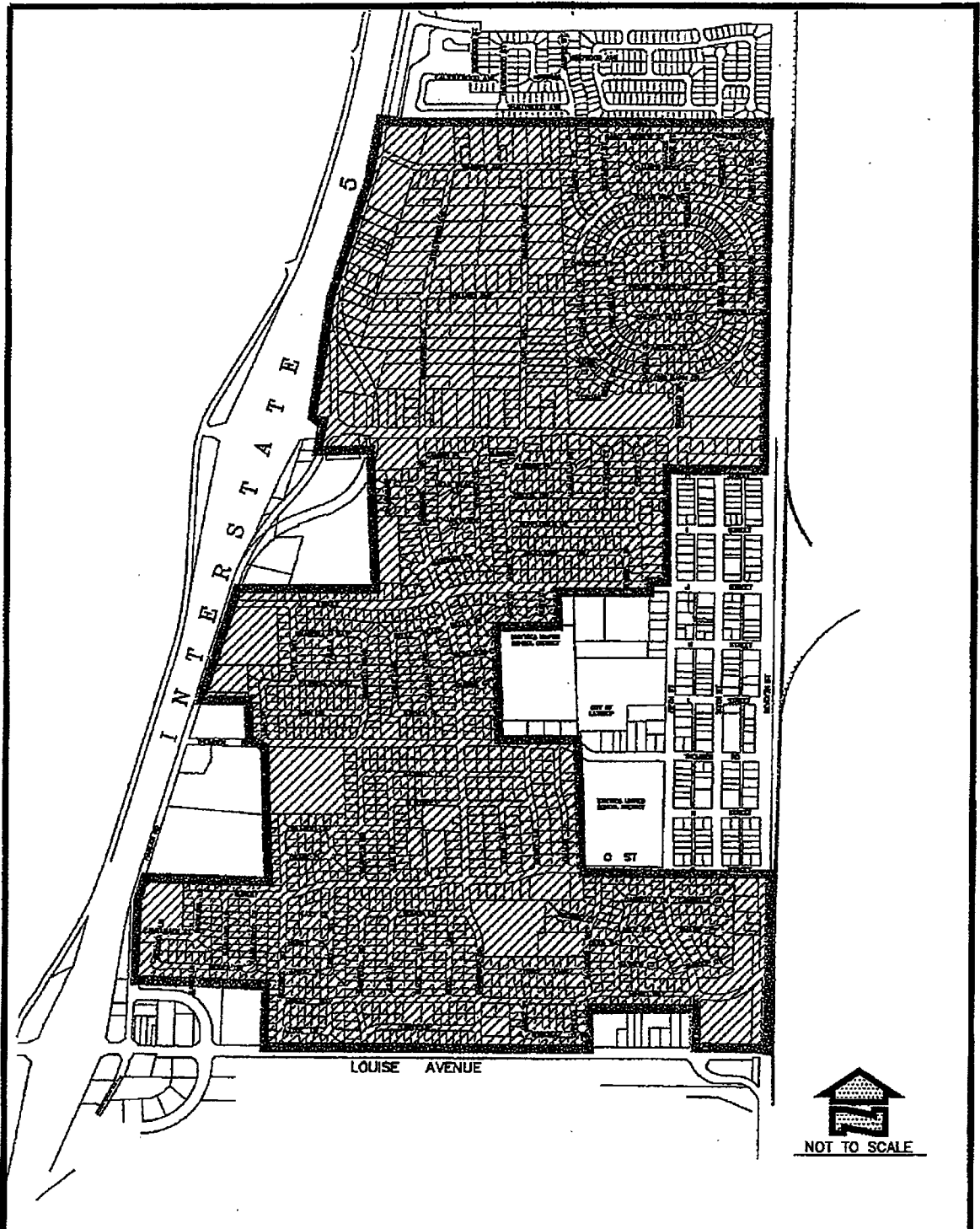


NBS

2005 May 23, 2005 5:15 PM
LATHROP, CA 95027

Lead Government Official

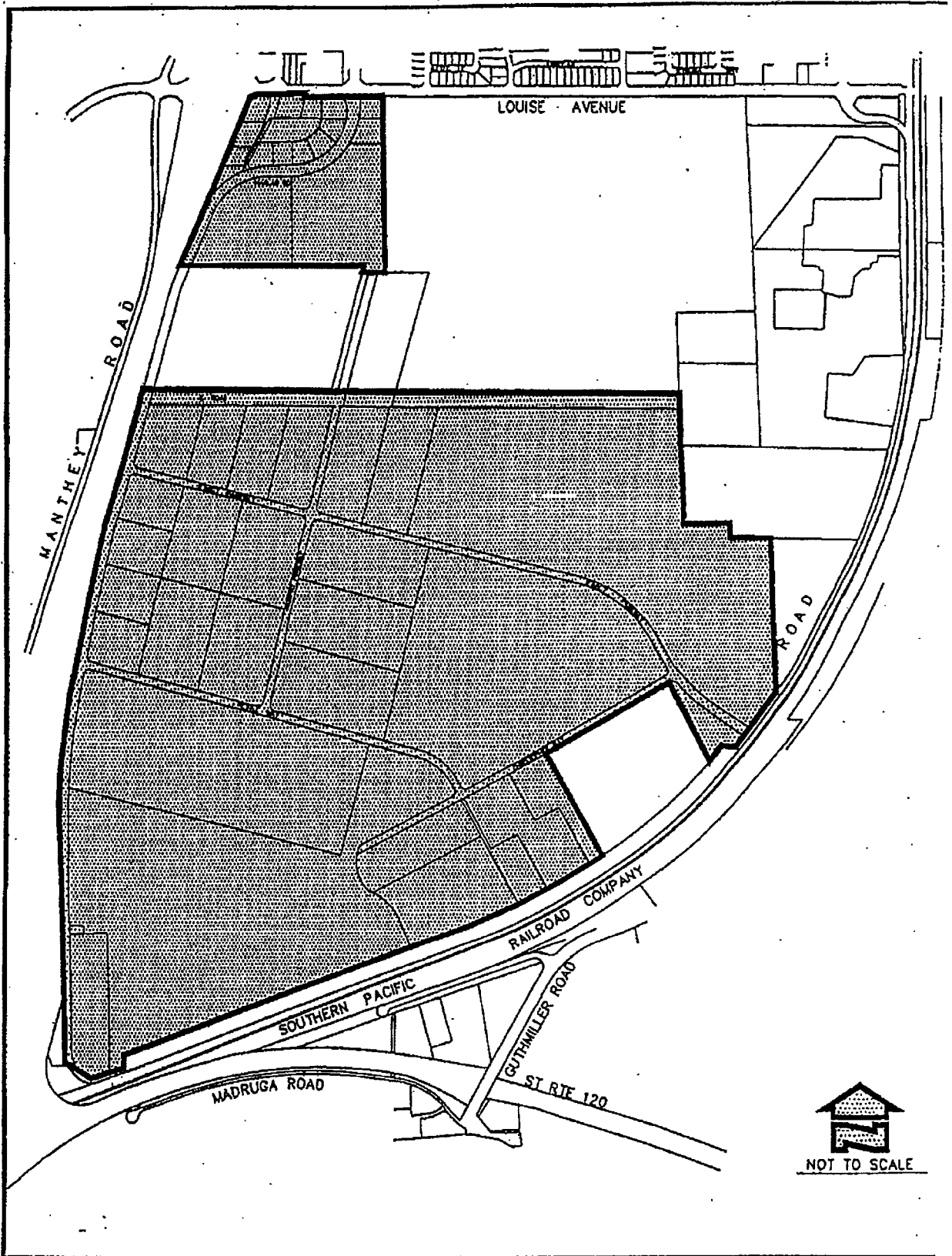
5-151A



City of Lathrop
 Storm Drain Zone 1



Date: February 1999



City of Lathrop

Storm Drain Zone 1A



Date: February 15



CITY OF LATHROP

Industrial Lighting Maintenance District Annual Engineer's Report

Fiscal Year 2021/22



Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

**CITY OF LATHROP
INDUSTRIAL LIGHTING MAINTENANCE DISTRICT**

**390 Towne Centre Drive
Lathrop, California 95330
Phone - (209) 941-7320
Fax - (209) 941-7339**

CITY COUNCIL

Sonny Dhaliwal, Mayor

Jennifer Torres-O'Callaghan, Vice Mayor

Paul Akinjo, Councilmember

Minnie Diallo, Councilmember

Diane Lazard, Councilmember

CITY STAFF

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Cari James, Finance Director

Glenn Gebhardt, City Engineer

NBS

Tim Seufert, Client Services Director

Kristin Harvey, Senior Consultant

TABLE OF CONTENTS

1. ENGINEER'S LETTER	1
2. OVERVIEW.....	2
2.1 Introduction.....	2
2.2 Effect of Proposition 218.....	2
2.3 Plans and Specifications for the Improvements	3
3. ESTIMATE OF COSTS	4
3.1 Description of Budget Items.....	4
3.2 District Budget.....	4
3.3 Balance to Levy.....	5
3.4 Operational & Maintenance Reserve Information	6
4. METHOD OF APPORTIONMENT.....	7
4.1 Method of Apportionment.....	7
4.2 Benefit Unit Factors.....	7
4.3 Assessment Per EDU - Zone A	7
4.4 Assessment Per EDU - Zone B	8
4.5 Assessment Per EDU - Zone C	9
5. DISTRICT DIAGRAMS.....	10
6. PARCEL LISTING	11

1. ENGINEER’S LETTER

WHEREAS, the City Council of the City of Lathrop (the “City”), State of California, directed NBS to prepare and file a report presenting plans and specifications describing the general nature, location, and extent of the improvements to be maintained, and an estimate of the costs of the maintenance, operations and servicing of the improvements for the City of Lathrop Industrial Lighting Maintenance District (the “District”) for Fiscal Year 2021/22. The report includes a diagram for the District showing the area and properties proposed to be assessed, an assessment of the estimated costs of the maintenance, operations and servicing of the improvements, and the net amount to be assessed upon all assessable lots and/or parcels within the District in proportion to the special benefit received;

WHEREAS, the assessment rates and the annual rate escalation factor of the annual San Francisco Bay Area Consumer Price Index (“CPI-U”) (not to exceed 3%) were approved by property owners through the assessment balloting procedures set forth in Section 4 of Article XIII D of the California Constitution at a public hearing held on July 3, 2001;

NOW THEREFORE, only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated special benefit received. The following assessment is made to fund the portion of the estimated costs of maintenance, operation, and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF ASSESSMENT

Description	Zone A	Zone B	Zone C
Balance to Levy ⁽¹⁾	\$1,818.92	\$54,613.46	\$2,818.34
Total Equivalent Dwelling Units (“EDU”)	224.520	1,322.972	347.880
Total Assessment Per EDU ⁽¹⁾	\$8.10	\$41.28	\$8.10
Maximum Assessment Per EDU	\$8.10	\$41.28	\$8.10
Total Parcels to be Assessed	9	152	10

(1) Where applicable, the actual levy will be rounded down to an even cent for San Joaquin County tax roll purposes.

I, the undersigned, respectfully submit the enclosed Engineer’s Report and, to the best of my knowledge, information, and belief, the Engineer’s Report, Assessments, and the District Diagram herein have been prepared and computed in accordance with the order and historical practices of the City Council of the City.

John G. Egan, P.E.
Assessment Engineer



2. OVERVIEW

2.1 Introduction

The District was formed and is levied pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”).

This Annual Engineer’s Report (the “Report”) describes the District and the charge per EDU for Fiscal Year 2021/22 based on the historical and estimated cost to maintain the improvements and provide the services that benefit parcels within the District. Special benefit arising from the maintenance and operation of the facilities includes improvement to traffic circulation, reduction in nighttime accidents, deterrence of crime, and reduction in vandalism. The parcels contained within the District receive such special benefit from the improvements and will pay only their fair share of the costs of the operations, servicing, and maintenance of the improvements within the District.

The City provides a contribution of 50% of all lighting maintenance costs for the City General Plan arterial streets (including: Lathrop Road, Louise Avenue, Harlan Road, McKinley Avenue, Roth Road, and Yosemite Avenue) to pay the portion of costs of maintenance and operation of the facilities that provides a general benefit to the real property within the District and to the public at large and to pay the portion of costs that provides a special benefit to non-assessed real property within the District. The District is divided into three zones to allow the assessments to properly match the special benefits provided by the improvements to the assessed parcels within the District.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number by the San Joaquin County (the “County”) Assessor’s Office. The County Auditor-Controller uses Assessor’s Parcel Numbers and specific fund numbers to identify, on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments at a noticed public hearing, and review of the Report, the City Council may confirm the submittal of the Report and order the levy and collection of assessments for Fiscal Year 2021/22. If approved, the assessment information will be submitted to the County Auditor-Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2021/22.

2.2 Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 by a vote of 56.5% to 43.5%. The provisions of the Proposition, now California Constitutional Articles XIII C and XIII D, added substantive and procedural requirements for assessments, which affect the City’s lighting maintenance assessments.

The assessment for the District for Fiscal Year 2021/22 is \$8.10 per EDU for Zone A, \$41.28 per EDU for Zone B, and \$8.10 per EDU for Zone C. The proposed assessment rates are not greater than 102% of the prior year maximum assessment rates, as approved by the land owners.

The annual rate escalation factor approved by property owners through the assessment balloting procedures set forth in Section 4 of Article XIII D at a public hearing held on July 3, 2001, is the annual CPI-U (which increased 2.0003% for Fiscal Year 2021/22), not to exceed 3%.

2.3 Plans and Specifications for the Improvements

The City operates, services, and maintains the street lighting within the District. Zone A consists of 9 parcels located near the intersection of Louise Avenue and McKinley Avenue. Zone B consists of 152 parcels generally located in the southwestern half of the area bounded by Harlan Road, Howland Road, and Louise Avenue. Zone C consists of 10 parcels, generally located east of Interstate 5, west of the Southern Pacific Railroad, north of Squires Road, and south of Roth Road.

The services provided by the District include the maintenance of the street lighting facilities and other appurtenances particular to the District improvements.

3. ESTIMATE OF COSTS

3.1 Description of Budget Items

Maintenance & Operations - Includes the following:

Advertising/Legal Notices - Includes the cost of publishing the required legal notices necessary to complete the required procedures for levying the assessments.

Contract Services - Includes professional services necessary for District maintenance including computer technical support and the preparation of the Report.

Light Costs - Includes the electricity costs of street lighting within the District.

Other Maintenance & Repair - Includes contracted maintenance and repair services such as emergency repairs.

Utilities - Gas & Electric - Includes electrical power for street lighting.

Fixed Charges - Includes the charges per parcel to collect the assessments on the County Secured Property Tax Roll.

Personnel Services - Includes employee salaries, salary related costs, and employee benefits including retirement, medical benefits, and workers compensation costs, etc.

Indirect Costs - Includes overhead costs of the City related to the maintenance, operation, and administration of the District.

3.2 District Budget

The budget for Zone A for Fiscal Year 2021/22 is as follows.

Description	2021/22 Budget
Maintenance & Operations Total	\$1,625.40
Personnel Services Total	56.58
Machine & Equipment Total	0.00
Indirect Costs	<u>196.77</u>
Zone A Total Cost	\$1,878.75

The budget for Zone B for Fiscal Year 2021/22 is as follows.

Description	2021/22 Budget
Maintenance & Operations Total	\$48,803.11
Personnel Services Total	1,698.76
Machine & Equipment Total	0.00
Indirect Costs	<u>5,908.33</u>
Zone B Total Cost	\$56,410.20

The budget for Zone C for Fiscal Year 2021/22 is as follows.

Description	2021/22 Budget
Maintenance & Operations Total	\$2,518.49
Personnel Services Total	87.66
Machine & Equipment Total	0.00
Indirect Costs	<u>304.90</u>
Zone C Total Cost	\$2,911.05

3.3 Balance to Levy

Total Zone Costs - Includes the maintenance and operations, personnel services, machine, equipment, and indirect costs determined above.

Contribution to (from) Operational Reserves - The Operational Reserves item provides funds by the District to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy. Using reserve amounts in this way allows the levy per EDU to remain at prior period rates, despite increases in District costs.

Contribution to (from) Capital Reserves - The Capital Reserve Account item provides funds to maintain reserves for extraordinary maintenance items and unexpected capital expenditures that may occur as a result of natural occurrences or other unforeseen circumstances.

General Benefit - Includes the City contribution of 50% of all lighting maintenance costs for the City General Plan arterial streets (including: Lathrop Road, Louise Avenue, Harlan Road, and McKinley Avenue) to pay the portion of costs of maintenance and operation of the facilities that provides a general benefit to the real property within the District and to the public at large and to pay the portion of costs that provides a special benefit to non-assessed real property within the District.

Balance to Levy - This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of the total direct and administration costs, reserves, contributions, and other revenue sources minus General Benefit contributions.

The following table shows the balance to levy for Zone A for the Fiscal Year 2021/22 levy.

Description	Amount
Total Zone A Costs	\$1,878.75
Contribution to (from) Operational Reserves	336.15
Contribution to (from) Capital Reserves	0.00
Less General Benefit	<u>(395.98)</u>
Zone A Balance to Levy	\$1,818.92

The following table shows the balance to levy for Zone B for the Fiscal Year 2021/22 levy.

Description	Amount
Total Zone B Costs	\$56,410.20
Contribution to (from) Operational Reserves	10,092.73
Contribution to (from) Capital Reserves	0.00
Less General Benefit	<u>(11,889.47)</u>
Zone B Balance to Levy	\$54,613.46

The following table shows the balance to levy for Zone C for the Fiscal Year 2021/22 levy.

Description	Amount
Total Zone C Costs	\$2,911.05
Contribution to (from) Operational Reserves	520.84
Contribution to (from) Capital Reserves	0.00
Less General Benefit	<u>(613.55)</u>
Zone C Balance to Levy	\$2,818.34

3.4 Operational & Maintenance Reserve Information

The following table shows the estimated balance in the Operational and Maintenance Reserves for the Fiscal Year 2021/22 levy.

Description	Amount
Estimated Beginning Balance – July 1, 2021	\$130,101.68
Contribution to (from) Operational and Maintenance Reserves – Zone A	336.15
Contribution to (from) Operational and Maintenance Reserves – Zone B	10,092.73
Contribution to (from) Operational and Maintenance Reserves – Zone C	520.84
Estimated Ending Balance – June 30, 2022	\$141,051.40

The reserves are intended to be used and/or accumulated for repair and/or capital replacement, as needed for improvements within the District.

4. METHOD OF APPORTIONMENT

4.1 Method of Apportionment

The costs of the District are apportioned by a formula or method which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefit to be received by each such parcel from the maintenance, servicing, and operation of the improvements. The assessment has been levied in accordance with the assessment methodology adopted and approved by the City Council at the time of District formation.

The basis of special benefit for the District was determined to be equal for all EDU within each Zone. The method uses a Benefit Unit Factor (“BUF”) as described below.

The method used to calculate the assessments within each Zone is as follows:

$$\text{Total Zone Balance to Levy} / \text{Total Zone EDU} = \text{Zone Levy per EDU}$$

$$\text{Parcel BUF} \times \text{Acres or Units} \times \text{Zone Levy per EDU} = \text{Parcel Levy Amount}$$

To determine the EDU for non-residential parcels and unimproved parcels, the BUF is multiplied by the acreage. For those non-residential parcels and unimproved parcels that are less than one acre, the BUF is multiplied by one. For non-residential parcels and unimproved residential parcels that are greater than 10 acres, the BUF is multiplied by 10. To determine the EDU for residential parcels, the BUF is multiplied by the number of developed residential units on the parcel.

4.2 Benefit Unit Factors

The table below shows the BUF per acre or unit for each property type.

Property Type/Land Use	BUF
Single Family Residential	1.00
Multi Family Residential	0.70
Mobile Homes	0.70
Vacant Land	1.00
Commercial/Industrial	4.00
Churches	1.00
Government	1.00

4.3 Assessment Per EDU - Zone A

The following table shows the total assessment per EDU for Zone A for the Fiscal Year 2021/22 levy.

Description	Amount
Balance to Levy ⁽¹⁾	\$1,818.92
Total EDU - Zone A	224.520
Total Assessment Per EDU	\$8.10

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

The following table provides sample calculations for the parcel levy amount in Zone A.

Property Type/ Land Use	BUF X Units or Acres = EDU	Parcel EDU X Levy Per EDU = Parcel Levy	Parcel Levy
Single Family Residential	1.00 X 1 Unit	1.00 X \$8.10	\$8.10
Multi Family Residential	0.70 X 100 Units	70.00 X \$8.10	567.00
Mobile Home Park	0.70 X 10 Units	7.00 X \$8.10	56.70
Vacant Land	1.00 X 5 Acres ⁽¹⁾	5.00 X \$8.10	40.50
Commercial/Industrial	4.00 X 5 Acres ⁽¹⁾	20.00 X \$8.10	162.00
Churches	1.00 X 0.5 Acres ⁽¹⁾	0.50 X \$8.10	4.05
Government	1.00 X 0.5 Acres, minimum 1 ⁽¹⁾	1.00 X \$8.10	8.10

(1) For non-residential or unimproved parcels that are less than one acre, the BUF is multiplied by one. For non-residential or unimproved parcels that are more than 10 acres, the BUF is multiplied by 10.

4.4 Assessment Per EDU - Zone B

The following table shows the total assessment per EDU for Zone B for the Fiscal Year 2021/22 levy.

Description	Amount
Balance to Levy ⁽¹⁾	\$54,613.46
Total EDU - Zone B	1,322.972
Total Assessment Per EDU	\$41.28

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

The following table provides sample calculations for the parcel levy amount in Zone B.

Property Type/ Land Use	BUF X Units or Acres = EDU	Parcel EDU X Levy Per EDU = Parcel Levy	Parcel Levy
Single Family Residential	1.00 X 1 Unit	1.00 X \$41.28	\$41.28
Multi Family Residential	0.70 X 100 Units	70.00 X \$41.28	2,889.60
Mobile Home Park	0.70 X 10 Units	7.00 X \$41.28	288.96
Vacant Land	1.00 X 5 Acres ⁽¹⁾	5.00 X \$41.28	206.40
Commercial/Industrial	4.00 X 5 Acres ⁽¹⁾	20.00 X \$41.28	825.60
Churches	1.00 X 0.5 Acres ⁽¹⁾	0.50 X \$41.28	20.64
Government	1.00 X 0.5 Acres, minimum 1 ⁽¹⁾	1.00 X \$41.28	41.28

(1) For non-residential or unimproved parcels that are less than one acre, the BUF is multiplied by one. For non-residential or unimproved parcels that are more than 10 acres, the BUF is multiplied by 10.

4.5 Assessment Per EDU - Zone C

The following table shows the total assessment per EDU for Zone C for the Fiscal Year 2021/22 levy.

Description	Amount
Balance to Levy ⁽¹⁾	\$2,818.34
Total EDU - Zone C	347.880
Total Assessment Per EDU	\$8.10

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

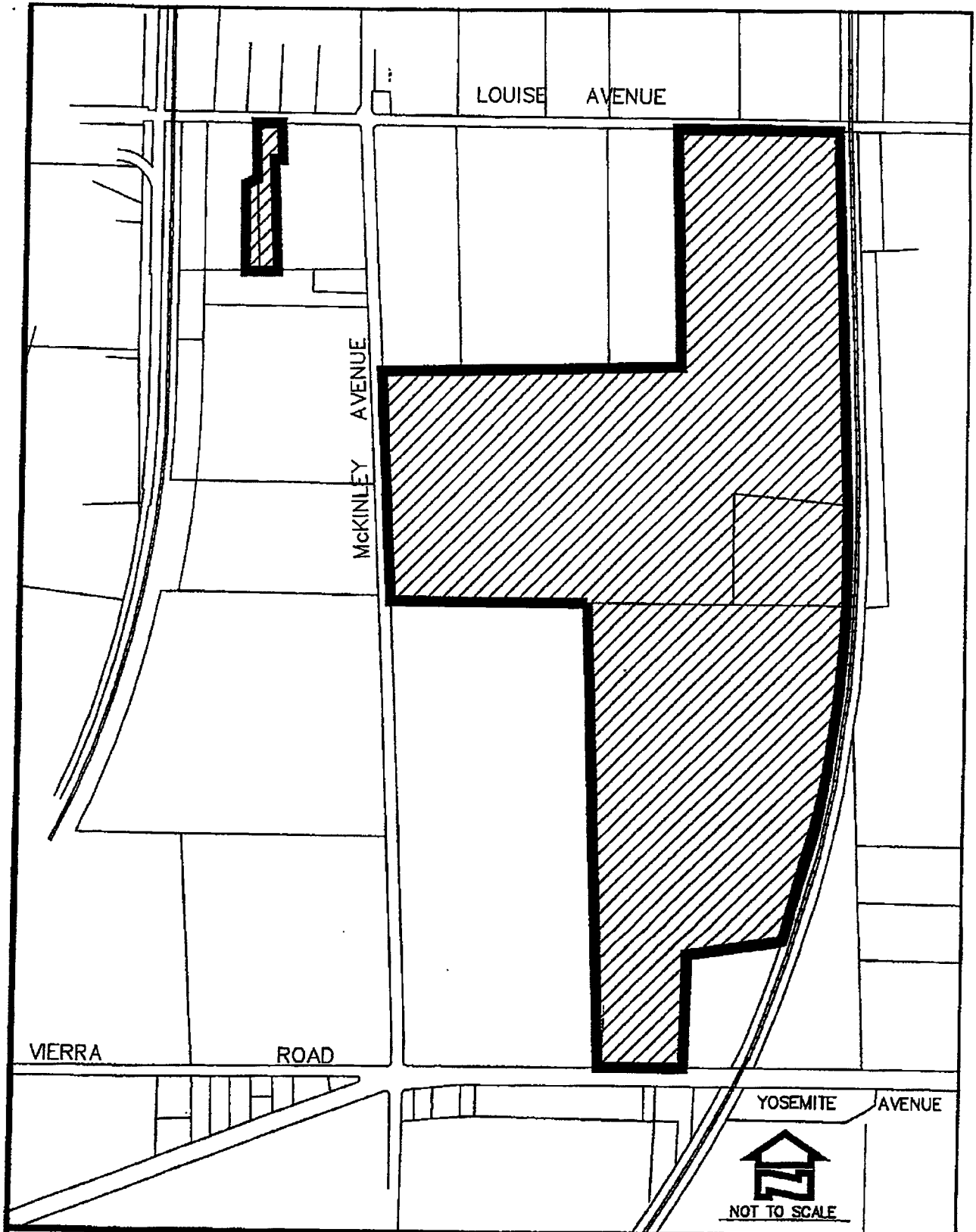
The following table provides sample calculations for the parcel levy amount in Zone C.

Property Type/ Land Use	BUF X Units or Acres = EDU	Parcel EDU X Levy Per EDU = Parcel Levy	Parcel Levy
Single Family Residential	1.00 X 1 Unit	1.00 X \$8.10	\$8.10
Multi Family Residential	0.70 X 100 Units	70.00 X \$8.10	567.00
Mobile Home Park	0.70 X 10 Units	7.00 X \$8.10	56.70
Vacant Land	1.00 X 5 Acres ⁽¹⁾	5.00 X \$8.10	40.50
Commercial/Industrial	4.00 X 5 Acres ⁽¹⁾	20.00 X \$8.10	162.00
Churches	1.00 X 0.5 Acres ⁽¹⁾	0.50 X \$8.10	4.05
Government	1.00 X 0.5 Acres, minimum 1 ⁽¹⁾	1.00 X \$8.10	8.10

(1) For non-residential or unimproved parcels that are less than one acre, the BUF is multiplied by one. For non-residential or unimproved parcels that are more than 10 acres, the BUF is multiplied by 10.

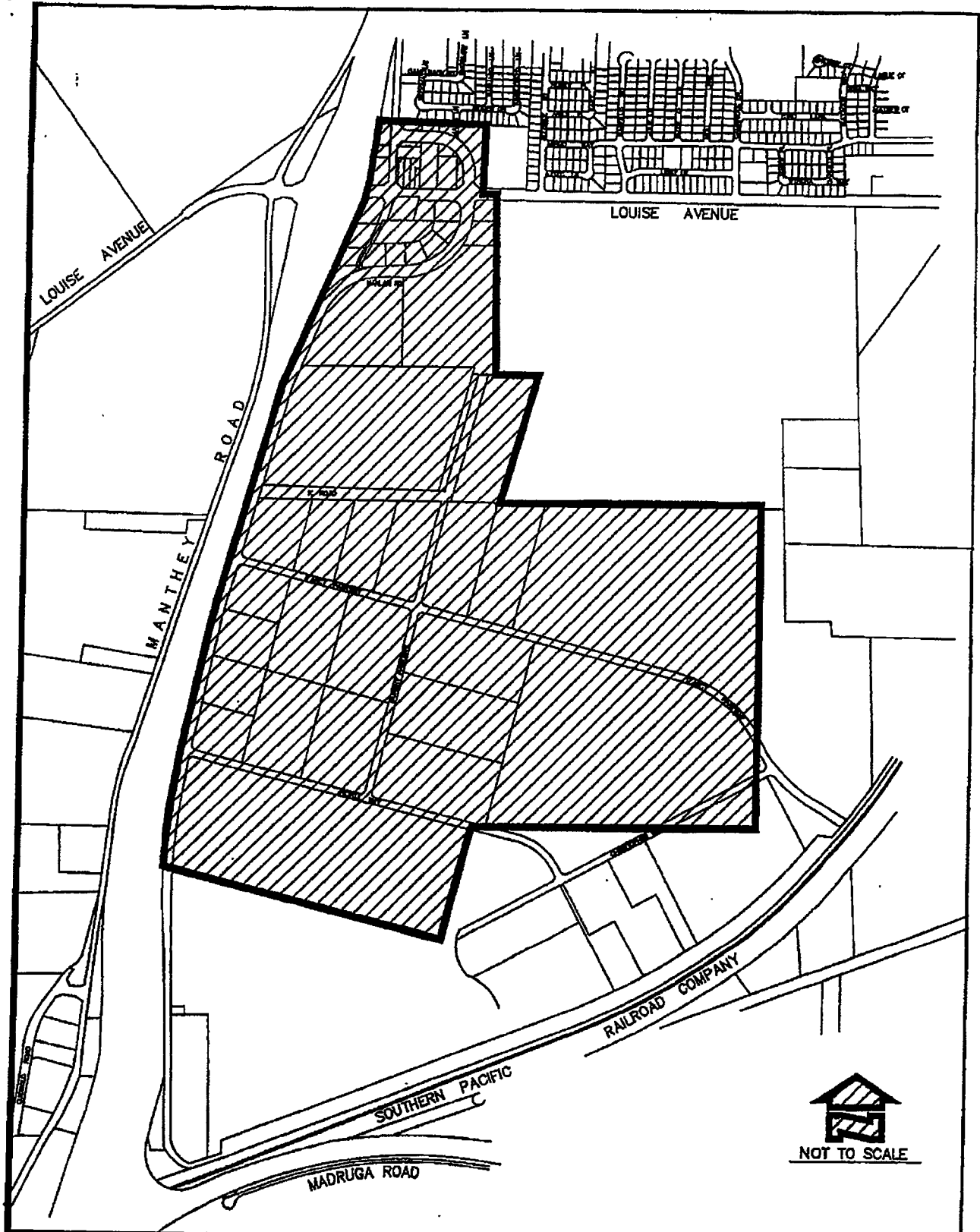
5. DISTRICT DIAGRAMS

Reference is made to the District Diagrams on file with the City Clerk. The following pages provide the boundaries of the District. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference and made part of this Report.



City of Lathrop
Industrial Lighting - Zone A

Date: February 1999



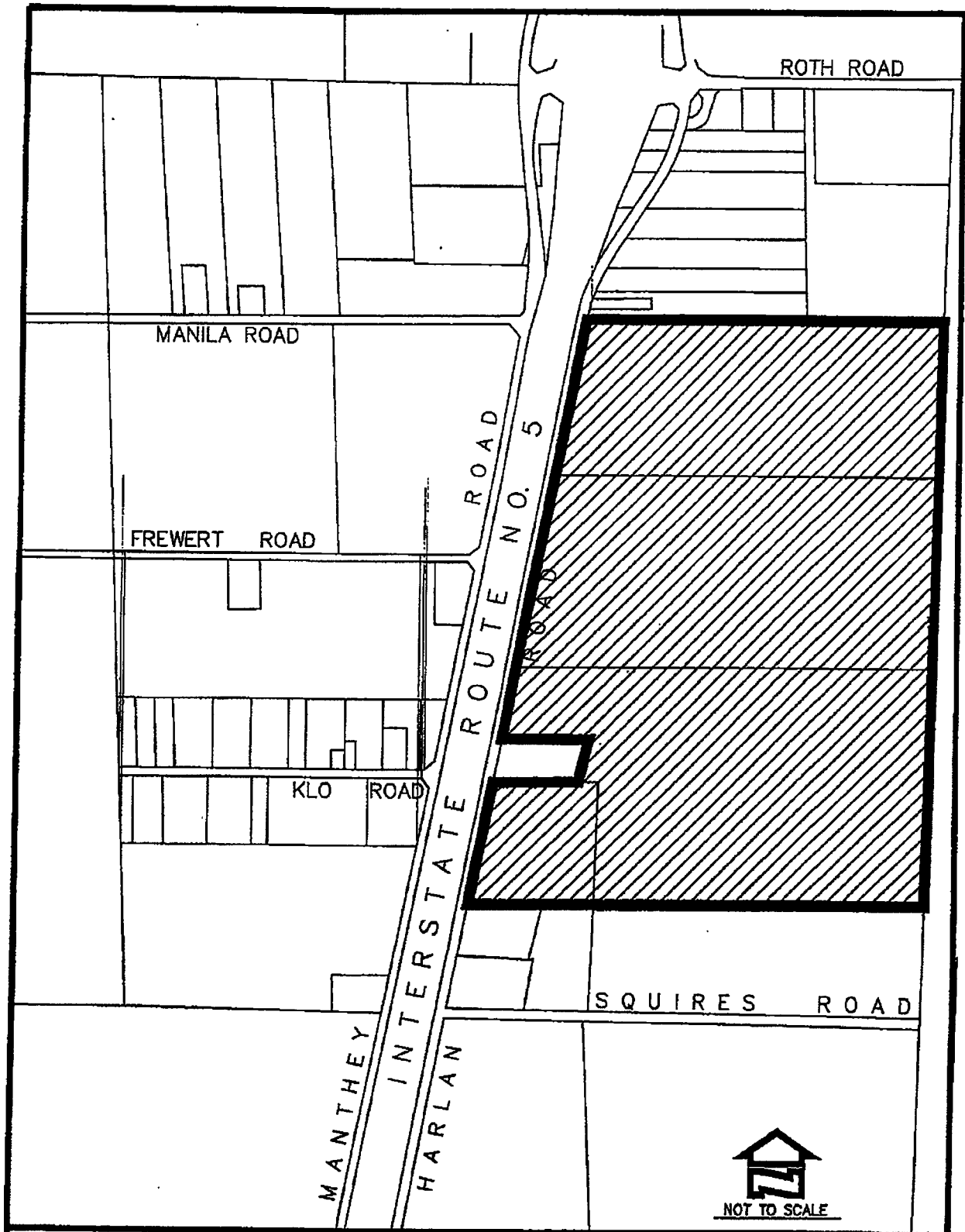
City of Lathrop
Industrial Lighting - Zone B



NOT TO SCALE



Date: February 1999



NOT TO SCALE

City of Lathrop
Industrial Lighting - Zone C



Date: February 1999

6. PARCEL LISTING

The parcel listing of assessments is provided on the following pages. The description of each lot or parcel is a part of the records of the County Assessor and is incorporated by reference and made part of this Report.

CITY OF LATHROP
INDUSTRIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Max Rate	Levy Rate	Levy ⁽¹⁾
A	198-140-140-000	IND	3.130	3.130	4.00	12.520	\$8.10	\$8.10	\$101.42
A	198-160-030-000	GOVT	12.000	10.000	1.00	10.000	8.10	8.10	81.00
A	198-160-230-000	GOVT	0.128	1.000	1.00	1.000	8.10	8.10	8.10
A	198-160-250-000	VAC	0.035	1.000	1.00	1.000	8.10	8.10	8.10
A	198-160-260-000	IND	106.050	10.000	4.00	40.000	8.10	8.10	324.06
A	198-230-170-000	IND	15.180	10.000	4.00	40.000	8.10	8.10	324.06
A	198-230-180-000	IND	18.650	10.000	4.00	40.000	8.10	8.10	324.06
A	198-230-190-000	IND	12.850	10.000	4.00	40.000	8.10	8.10	324.06
A	198-230-150-000	IND	11.780	10.000	4.00	40.000	8.10	8.10	324.06
SUBTOTAL:		9 Assessable Parcels				224.520			\$1,818.92

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Max Rate	Levy Rate	Levy*
B	196-270-080-000	CMD	0.540	1.000	4.00	4.000	\$41.28	\$41.28	\$165.12
B	196-270-090-000	CMD	0.300	1.000	4.00	4.000	41.28	41.28	165.12
B	196-270-100-000	CMD	0.809	1.000	4.00	4.000	41.28	41.28	165.12
B	196-270-230-000	CMV	1.307	1.307	1.00	1.307	41.28	41.28	53.94
B	196-270-260-000	GOVT	1.657	1.657	1.00	1.657	41.28	41.28	68.40
B	196-270-280-000	CMD	1.725	1.725	4.00	6.900	41.28	41.28	284.84
B	196-270-300-000	CMD	1.437	1.437	4.00	5.748	41.28	41.28	237.28
B	198-120-040-000	IND	34.460	10.000	4.00	40.000	41.28	41.28	1,651.26
B	198-120-050-000	IND	10.010	10.000	4.00	40.000	41.28	41.28	1,651.26
B	198-130-390-000	IND	27.930	10.000	4.00	40.000	41.28	41.28	1,651.26
B	198-130-420-000	IND	47.160	10.000	4.00	40.000	41.28	41.28	1,651.26
B	198-130-640-000	IND	49.640	10.000	4.00	40.000	41.28	41.28	1,651.26
B	198-190-040-000	IND	6.310	6.310	4.00	25.240	41.28	41.28	1,041.94
B	198-190-060-000	CMD	8.990	8.990	4.00	35.960	41.28	41.28	1,484.48
B	198-190-190-000	IND	12.490	10.000	4.00	40.000	41.28	41.28	1,651.26
B	198-190-200-000	IND	12.500	10.000	4.00	40.000	41.28	41.28	1,651.26
B	198-190-210-000	IND	13.200	10.000	4.00	40.000	41.28	41.28	1,651.26
B	198-190-300-000	IND	11.000	10.000	4.00	40.000	41.28	41.28	1,651.26
B	198-190-310-000	IND	14.720	10.000	4.00	40.000	41.28	41.28	1,651.26
B	198-190-320-000	IND	29.110	10.000	4.00	40.000	41.28	41.28	1,651.26
B	198-190-330-000	IND	7.280	7.280	4.00	29.120	41.28	41.28	1,202.12
B	198-210-020-000	CMD	1.170	1.170	4.00	4.680	41.28	41.28	193.18
B	198-210-030-000	CMD	0.839	1.000	4.00	4.000	41.28	41.28	165.12
B	198-210-040-000	CMD	0.639	1.000	4.00	4.000	41.28	41.28	165.12
B	198-210-050-000	CMD	0.850	1.000	4.00	4.000	41.28	41.28	165.12
B	198-210-060-000	CMD	0.689	1.000	4.00	4.000	41.28	41.28	165.12
B	198-210-070-000	CMV	0.760	1.000	1.00	1.000	41.28	41.28	41.28
B	198-210-080-000	CMV	0.739	1.000	1.00	1.000	41.28	41.28	41.28
B	198-210-090-000	CMD	0.850	1.000	4.00	4.000	41.28	41.28	165.12
B	198-210-100-000	CMD	0.830	1.000	4.00	4.000	41.28	41.28	165.12
B	198-210-140-000	CMV	0.739	1.000	1.00	1.000	41.28	41.28	41.28
B	198-210-160-000	CMD	0.993	1.000	4.00	4.000	41.28	41.28	165.12
B	198-210-170-000	CMD	0.916	1.000	4.00	4.000	41.28	41.28	165.12

CITY OF LATHROP
INDUSTRIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Max Rate	Levy Rate	Levy ⁽¹⁾
B	198-210-180-000	CMD	14.280	10.000	4.00	40.000	41.28	41.28	1,651.26
B	198-210-190-000	CMV	18.700	10.000	1.00	10.000	41.28	41.28	412.80
B	198-210-200-000	CMD	0.774	1.000	4.00	4.000	41.28	41.28	165.12
B	198-210-210-000	CMV	0.385	1.000	1.00	1.000	41.28	41.28	41.28
B	198-210-220-000	CMD	1.340	1.340	4.00	5.360	41.28	41.28	221.26
B	198-210-230-000	CMD	1.070	1.070	4.00	4.280	41.28	41.28	176.68
B	198-220-020-000	IND	19.390	10.000	4.00	40.000	41.28	41.28	1,651.26
B	198-220-030-000	IND	10.010	10.000	4.00	40.000	41.28	41.28	1,651.26
B	198-220-090-000	IND	27.790	10.000	4.00	40.000	41.28	41.28	1,651.26
B	198-220-100-000	IND	11.490	10.000	4.00	40.000	41.28	41.28	1,651.26
B	198-220-120-000	IND	23.070	10.000	4.00	40.000	41.28	41.28	1,651.26
B	198-240-010-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-020-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-030-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-040-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-050-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-060-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-070-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-080-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-090-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-100-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-110-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-120-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-130-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-140-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-150-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-160-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-170-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-180-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-190-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-200-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-210-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-220-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-230-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-240-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-250-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-260-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-270-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-280-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-290-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-300-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-310-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-320-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-330-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-340-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-350-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12

CITY OF LATHROP
INDUSTRIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Max Rate	Levy Rate	Levy ⁽¹⁾
B	198-240-360-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-370-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-380-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-390-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-400-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-410-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-420-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-430-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-440-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-450-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-460-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-470-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-240-480-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-010-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-020-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-030-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-040-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-050-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-060-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-070-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-080-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-090-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-100-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-110-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-120-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-130-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-140-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-150-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-160-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-170-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-180-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-190-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-200-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-210-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-220-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-230-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-240-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-250-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-260-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-270-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-280-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-290-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-300-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-310-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-320-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-330-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12

CITY OF LATHROP
INDUSTRIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Max Rate	Levy Rate	Levy ⁽¹⁾
B	198-250-340-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-350-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-360-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-370-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-380-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-390-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-400-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-410-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-420-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-430-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-440-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-450-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-460-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-470-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-480-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-490-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-500-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-510-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-520-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-530-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-540-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-550-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-560-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-570-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-580-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-590-000	IND	0.130	1.000	4.00	4.000	41.28	41.28	165.12
B	198-250-600-000	IND	8.180	8.180	4.00	32.720	41.28	41.28	1,350.72
SUBTOTAL:		152 Assessable Parcels				1,322.972			\$54,613.46

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Max Rate	Levy Rate	Levy*
C	196-030-030-000	IND	41.730	10.000	4.00	40.000	\$8.10	\$8.10	\$324.06
C	196-030-190-000	CMD	5.730	5.730	4.00	22.920	8.10	8.10	185.68
C	196-030-220-000	IND	20.160	10.000	4.00	40.000	8.10	8.10	324.06
C	196-030-230-000	IND	11.730	10.000	4.00	40.000	8.10	8.10	324.06
C	196-030-250-000	IND	21.710	10.000	4.00	40.000	8.10	8.10	324.06
C	196-030-260-000	IND	8.620	8.620	4.00	34.480	8.10	8.10	279.34
C	196-030-270-000	IND	13.900	10.000	4.00	40.000	8.10	8.10	324.06
C	196-030-280-000	IND	32.640	10.000	4.00	40.000	8.10	8.10	324.06
C	196-030-290-000	IND	13.360	10.000	4.00	40.000	8.10	8.10	324.06
C	196-030-310-000	IND	2.620	2.620	4.00	10.480	8.10	8.10	84.90
SUBTOTAL:		10 Assessable Parcels				347.880			\$2,818.34

Grand Total: **1,895.372** **\$59,250.72**

(1) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.



CITY OF LATHROP

Residential Lighting Maintenance District

Annual Engineer's Report

Fiscal Year 2021/22



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**CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT**

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CITY COUNCIL

Sonny Dhaliwal, Mayor

Jennifer Torres-O'Callaghan, Vice Mayor

Paul Akinjo, Councilmember

Minnie Diallo, Councilmember

Diane Lazard, Councilmember

CITY STAFF

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Cari James, Finance Director

Glenn Gebhardt, City Engineer

NBS

Tim Seufert, Client Services Director

Kristin Harvey, Senior Consultant

TABLE OF CONTENTS

1. ENGINEER’S LETTER	1
2. OVERVIEW.....	2
2.1 Introduction.....	2
2.2 Effect of Proposition 218.....	3
3. PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS	4
3.1 Description of the District and Services	4
3.2 Zones	4
3.3 Improvements and Services Provided.....	5
3.4 Location and Extent of Improvements.....	6
4. ESTIMATE OF COSTS	8
4.1 Description of Budget Items.....	8
4.2 District Budget.....	8
4.3 Balance to Levy.....	9
4.4 Operational & Maintenance Reserve Information	10
5. METHOD OF APPORTIONMENT	11
5.1 Method of Apportionment.....	11
5.2 Improvement Benefit Findings.....	11
5.3 General Benefits.....	11
5.4 Special Benefits	12
5.5 Description of the Method of Apportionment.....	12
5.6 Assessment Range Formula	14
5.7 Assessment Per EDU	15
6. DISTRICT DIAGRAM	16
7. PARCEL LISTING	17

1. ENGINEER'S LETTER

WHEREAS, the City Council of the City of Lathrop (the "City"), State of California, directed NBS to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations, and servicing of the improvements for the City of Lathrop Residential Lighting Maintenance District (the "District") for Fiscal Year 2021/22. The report includes a diagram for the District, showing the area and properties to be assessed, an assessment of the estimated costs of the maintenance, operations and servicing of the improvements, and the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received;

NOW THEREFORE, only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated special benefit received. The following assessment is made to fund the portion of the estimated costs of maintenance, operation, and servicing of said improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF ASSESSMENT

Description	Amount
Balance to Levy ⁽¹⁾	\$134,609.28
Total Equivalent Dwelling Units	2,841.1385

(1) Where applicable, the actual parcel levy will be rounded to an even amount for San Joaquin County tax roll purposes.

The details concerning the Balance to Levy and amount to levy per Equivalent Dwelling Unit are contained within the enclosed Engineer's Report.

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information, and belief, the Engineer's Report, Assessments, and the District Diagram herein have been prepared and computed in accordance with the order and historical practices of the City Council of the City.

John G. Egan, P.E.
Assessment Engineer

2. OVERVIEW

2.1 Introduction

The City proposes to levy special benefit assessments for the District for Fiscal Year 2021/22. Prior to the City's incorporation in 1989, the County of San Joaquin (the "County") had established a maintenance district to fund the cost of operating and maintaining streetlights. After incorporation, the City continued and expanded the boundaries of the District to include lights and properties in newly developed areas of the City. In 1993, the City consolidated several maintenance districts including the lighting district into a single district: "Lathrop Residential Lighting Maintenance District". In response to the provisions of the California Constitution Article XIII C and XIII D (the "Proposition 218"), in 1998 a separate Engineer's Report was prepared for the District and property owner balloting for the assessments was conducted. At the conclusion of the public hearing it was determined that the proposed assessments received a majority protest and no assessment was levied for Fiscal Year 1998/99.

Although no assessment was levied in Fiscal Year 1998/99, the City was able to continue funding the improvements for one year through other revenue sources. However, it was determined that the revenue necessary to maintain the improvements at their existing level was not likely to be available in future years. Therefore, the City conducted another property owner balloting proceeding for the assessments in Fiscal Year 1999/00. After approval of the assessment by the property owners, the City began to levy and collect special assessments on the County tax rolls to provide continued funding for the costs and expenses required for maintenance of the lighting improvements within the District. The District is levied pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act"), and in compliance with the substantive and procedural requirements of Proposition 218.

This Annual Engineer's Report (the "Report") describes the District and assessments to be levied against properties within the District for Fiscal Year 2021/22. The assessments described herein are based on the estimated cost to maintain improvements that will provide a direct and special benefit to properties within the District. All improvements to be maintained and funded through annual assessments were constructed and installed in connection with the development or for the benefit of these properties. The annual costs and assessments described herein include all estimated direct expenditures, incidental expenses, deficits, surpluses, revenues, and reserves associated with the maintenance and servicing of the improvements.

The word "parcel", for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the County Assessor's Office. The County Auditor-Controller uses an APN and specific fund numbers to identify properties assessed on the tax roll for special district benefit assessments.

Following consideration of public comments at a noticed public hearing, and following review of the Report, the City Council may confirm the submittal of the Report and may order the levy and collection of assessments for Fiscal Year 2021/22. If approved, the assessment information will be submitted to the County Auditor-Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2021/22.

2.2 Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 by a vote of 56.5% to 43.5%. The provisions of Proposition 218, now California Articles XIII C and XIII D, added substantive and procedural requirements for assessments, which affect the City's landscaping and lighting maintenance assessments.

The Fiscal Year 2021/22 assessment rates for the District are proposed to increase from the Fiscal Year 2020/21 assessment rates but do not exceed the maximum rates after applying the approved escalation factor. The annual rate escalation factor approved by property owners through the assessment balloting procedures set forth in Section 4 of Proposition 218 is the annual San Francisco Bay Area CPI (which increased 2.00% for Fiscal Year 2021/22), or 3%, whichever is greater.

3. PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS

3.1 Description of the District and Services

The District is generally located in the northern part of the City and consists of lots and parcels north of Louise Avenue, west of the Southern Pacific Railroad, east of Interstate 5, and south of the Stonebridge development.

The District currently includes 2,471 parcels. The estimated annual cost to provide and maintain the street lighting improvements within the District has been apportioned to each property in proportion to the special benefits received. The method of apportionment described in this Report utilizes commonly accepted assessment engineering practices and has been established pursuant to the Act and the provisions of Proposition 218.

The improvements and services that provide a special benefit to each assessable property within the District include all public street lighting facilities within the District boundaries that are directly associated with the properties. All street lighting improvements were originally installed either as a part of the original development and subdivision of the properties or for the benefit of specific areas to enhance the lighting in those areas. That portion of the total street lighting costs that provides a general benefit has been identified and is not included in the assessments. These costs will be funded through the City's General Fund. The location of the improvements, zones, and associated benefits are discussed in the following sections.

3.2 Zones

To ensure a fair and equitable apportionment of street lighting costs, the District has been divided into seven benefit zones that reflect both the geographical location of properties within the District and the specific lighting improvements associated with the properties in that area. Refer to the District Diagram for details of the District boundary and the various benefit zones. The following is a brief description of the Zones.

Zone A – This Zone is located in the northwest region of the District, east of Interstate 5, north of Lathrop Road, west of the Woodfield development, and south of the Stonebridge development. This area of the District is commonly referred to as Lathrop Acres and includes mostly rural residential housing.

Zone B – This Zone is located in the northeast region of the District, west of the Southern Pacific Railroad, north of Lathrop Road, east of Lathrop Acres, and south of the Stonebridge development. This area of the District is commonly referred to as the Woodfield Area and includes the residential development known as Valley Haven.

Zone C – This Zone is located primarily in the eastern region of the District, west of the Southern Pacific Railroad, north of Louise Avenue, and south of Lathrop Road. This Zone includes the areas known as

Old Town, Douglas Acres, and properties located generally east and south of the residential developments of Zones D, E, and F.

Zone D – This Zone includes primarily residential tract developments in the south central region of the District, south of Thomsen Road and north of Louise Avenue. This Zone includes the tract developments known as Lathrop Village Homes, Tumbleweed Park, and Halmar Heights #1.

Zone E – This Zone includes primarily residential tract developments in the central region of the District, north of Thomsen Road and south of Lathrop Road. This Zone includes the tract developments known as Eagle Park, Rosegate Terrace, Brumley Place, Milestone Manor, Sunset Manor, Sunrise Place, and Wild Flower Estates.

Zone F – This Zone is located in the southeast region of the District and includes all residential parcels identified in the Horizon Park development.

Zone G – This Zone is located in the southwestern region of the District, south of Lathrop Road, north of Louise Avenue, east of Interstate 5, and west of the residential developments of Zone D and Zone E, excluding those parcels south and west of Harlan Road at Louise Avenue and Interstate 5.

3.3 Improvements and Services Provided

As generally defined by the Act and applicable to this District, improvements and the associated assessments may include one of any combination of the following:

- 1) The installation or construction of public lighting facilities, including, but not limited to, traffic signals.
- 2) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof.
- 3) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
 - a. Repair, removal, or replacement of all or any part of any improvements;
 - b. The acquisition of any existing improvement otherwise authorized pursuant to this section; and
 - c. Electric current, energy, or other agent for the lighting or operation of any of the improvements.
- 4) Incidental expenses associated with the improvements including, but not limited to:
 - a. The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
 - b. The costs of printing, advertising, and the publishing, posting and mailing of notices;
 - c. Compensation payable to the County for collection of assessments;

- d. Compensation of any engineer or attorney employed to render services;
- e. Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; and
- f. Costs associated with any elections held for the approval of a new or increased assessment.

“Public lighting facilities” means all works or improvements used or useful for the lighting of any public places, including ornamental standards, luminaries, poles, supports, tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms, braces, transformers, insulators, contacts, switches, capacitors, meters, communication circuits, appliances, attachments, and appurtenances.

“Public places” means one or any combination of the following:

- 1) Any public street, highway, road, alley, lane, boulevard, parkway, or other way dedicated to or used for public use.
- 2) Any public property, right-of-way, or leasehold interest which is in use in the performance of a public function and which adjoins any of the ways described in the preceding sections.

3.4 Location and Extent of Improvements

The purpose of the District is to ensure the ongoing maintenance, operation and servicing of local street lighting improvements installed as a result of property development. These improvements include all public street lighting within the District boundary including but not limited to the following streets:

AGUSTA DR	I ST	PRAIRIE DUNES DR
ARIES PL	J ST	QUAKER RIDGE CT
AVON AVE	JACK CT	REIGER DR
AVON ST	JANICE PL	REVERE LN
AZTEC LN	JASPER ST	RUBY CT
BELLA CT	JONQUIL DR	RYHINER LN
BELLA PL	JULIE LN	SAGUARO LN
BIZZIBE ST	K ST	SAINT ANDREW ST
CAMBRIDGE DR	KILARNEY CT	SCHILLING AVE
CAMELBACK ST	L ST	SEDONA LN
CAMISH PL	LARUE CT	SEVENTH ST
CANNELLA CT	LATHROP RD	SHAWN CT
CANNELLA DR	LIBBY LN	SHERRIE CT
CARLETA PL	LISA LN	SHNOOP CT
CASA PL	LONG BARN DR	SHOWLOW LN
CEDAR RIDGE CT	LOTTIE WAY	SILVER CREEK DR
CEDAR VALLEY DR	LOUISE AVE	SIXTH ST
CHANDRA WAY	MAHARAJA DR	SOMOA LN
CHANTILLY CT	MATADOR WAY	SOUTHPORT ST
CHARMAINE CT	MATTHEW CT	STEVEN PL
CHERRY HILLS CT	MAXWELL LN	STONERIDGE CT

3.4 Location and Extent of Improvements (cont.)

CLIFFORD DR
DERA WAY
DERBY LN
DIANE CT
EAGLE LN
EASY ST
ETON WAY
FIFTH ST
GAIL DR
GARDNER CT
GARDNER PL
H ST
HALMAR LN
HARBOR CT
HARLAN RD
HOLLYHOCK CT
HONEY PL

MERLSON CT
MILESTONE DR
MINGO WAY
N ST
NOEL LN
O ST
OAKHILLS ST
ORLANDO LN
OSAGE PL
PAMELA CT
PATRICIA PL
PINE VALLEY DR
PINECREST CT
PINECREST ST
PINEWOOD DR
POPPY CT
POPPY DR

STRATFORD AVE
SUGAR PINE DR
SUNFLOWER DR
SUNRISE CT
SUNRISE PL
SUZIE Q LN
THOMSEN RD
TORO LN
TUMBLEWEED LN
VALVERDE CT
VILLA REAL CT
WARFIELD RD
WARREN AVE
WILLIAMSTOWNE DR
WOODFIELD DR
WYNONA WAY
ZALMAN LN

4. ESTIMATE OF COSTS

4.1 Description of Budget Items

Maintenance & Operations - Includes the following:

Advertising/Legal Notices - Includes the cost of publishing the required legal notices necessary to complete the required procedures for levying the assessments.

Contract Services - Includes professional services necessary for District maintenance, including the computer technical support and the preparation of the Report.

Other Maintenance & Repairs - Includes all labor, material, and equipment costs required to properly maintain the street lighting facilities. This item includes the estimated costs associated with normal repair or replacement of the lighting facilities anticipated for the year.

Utility - Gas & Electric - All utility costs charged for electricity required for street lights.

Fixed Charges (County Administration) - Includes the charges per parcel to collect the assessments on the County Secured Property Tax Roll.

Personnel Services - Includes employee salaries, salary related costs, and employee benefits including retirement, medical benefits, and workers compensation costs, etc.

Indirect Costs - The cost to all pertinent departments and staff of the City for providing the coordination of District services, operations, and maintenance of the District, and response to public concerns and education.

4.2 District Budget

The following pages show the Fiscal Year 2021/22 budget for each Zone.

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
District Budget

Zone A

Description	Amount
Maintenance & Operations Total	\$9,066.08
Personnel Services Total	143.14
Indirect Costs	841.16
Total Costs	\$10,050.38

Zone B

Description	Amount
Maintenance & Operations Total	\$19,389.24
Personnel Services Total	306.14
Indirect Costs	1,798.94
Total Costs	\$21,494.32

Zone C

Description	Amount
Maintenance & Operations Total	\$10,225.64
Personnel Services Total	161.44
Indirect Costs	948.74
Total Costs	\$11,335.82

Zone D

Description	Amount
Maintenance & Operations Total	\$38,002.32
Personnel Services Total	600.02
Indirect Costs	3,525.88
Total Costs	\$42,128.22

Zone E

Description	Amount
Maintenance & Operations Total	\$33,150.59
Personnel Services Total	523.41
Indirect Costs	3,075.73
Total Costs	\$36,749.73

**CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
District Budget**

Zone F

Description	Amount
Maintenance & Operations Total	\$4,783.74
Personnel Services Total	75.54
Indirect Costs	443.84
Total Costs	\$5,303.12

Zone G

Description	Amount
Maintenance & Operations Total	\$2,109.39
Personnel Services Total	33.31
Indirect Costs	195.71
Total Costs	\$2,338.41

4.3 Balance to Levy

Total Costs – This is a total of all maintenance and operations, capital costs, personnel service, and indirect costs for the District.

Contribution to (from) Operational Reserves – The Operational Reserves item provides funds by the District to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy. Using reserve amounts in this way allows the levy per unit to remain at prior period rates, although District costs have increased.

Other Revenue Sources – Includes the amount of additional funds designated for use by the District that are not from District assessments. These funds are added to the District account to reduce assessments and may be from either non-District sources including City General Fund contributions or District sources including interest earnings.

General Benefit – Contribution from the City to the District to cover the cost of street lighting that has been determined to be a benefit to the general public, rather than a specific benefit to the District.

Balance to Levy – This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of total direct and indirect costs, reserves, minus any General Fund contributions.

The following pages shows the balance to levy for each Zone for the Fiscal Year 2021/22 levy.

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
Balance to Levy

Zone A

Description	Amount
Total Zone A Costs	\$10,050.38
Contribution to (from) Operational Reserves	1,110.38
Other Revenue Sources	0.00
Less General Benefit	(705.78)
Balance to Levy	\$10,454.98

Zone B

Description	Amount
Total Zone B Costs	\$21,494.32
Contribution to (from) Operational Reserves	2,374.73
Other Revenue Sources	0.00
Less General Benefit	(1,509.43)
Balance to Levy	\$22,359.62

Zone C

Description	Amount
Total Zone C Costs	\$11,335.82
Contribution to (from) Operational Reserves	1,252.40
Other Revenue Sources	0.00
Less General Benefit	(796.04)
Balance to Levy	\$11,792.18

Zone D

Description	Amount
Total Zone D Costs	\$42,128.22
Contribution to (from) Operational Reserves	4,654.38
Other Revenue Sources	0.00
Less General Benefit	(2,958.42)
Balance to Levy	\$43,824.18

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
Balance to Levy

Zone E

Description	Amount
Total Zone E Costs	\$36,749.73
Contribution to (from) Operational Reserves	4,060.15
Other Revenue Sources	0.00
Less General Benefit	(2,580.70)
Balance to Levy	\$38,229.18

Zone F

Description	Amount
Total Zone F Costs	\$5,303.12
Contribution to (from) Operational Reserves	\$585.89
Other Revenue Sources	0.00
Less General Benefit	(\$372.41)
Balance to Levy	\$5,516.60

Zone G

Description	Amount
Total Zone G Costs	\$2,338.41
Contribution to (from) Operational Reserves	258.35
Other Revenue Sources	0.00
Less General Benefit	(164.22)
Balance to Levy	\$2,432.54

4.4 Operational & Maintenance Reserve Information

The following table shows the estimated balance of the Operational and Maintenance Reserves.

Description	Amount
Estimated Beginning Balance - July 1, 2021	\$203,090.28
Contribution to (from) Operational and Maintenance Reserves	<u>14,296.28</u>
Estimated Ending Balance - June 30, 2022	\$217,386.56

The reserves are intended to be used and/or accumulated for repair and/or capital replacement, as needed for improvements within the District.

5. METHOD OF APPORTIONMENT

5.1 Method of Apportionment

Pursuant to the Act, the costs of the District are apportioned by a formula or method that fairly distributes the net amount to be assessed among all parcels in proportion to benefits received from the improvements. The provisions of Proposition 218 require the City to separate the general benefit from special benefit, since only special benefits may be assessed.

5.2 Improvement Benefit Findings

The Budget section of this Report outlines the amount required to be assessed, taking into consideration Other Revenue Sources, to fund the estimated costs to provide all necessary service, operation, administration, maintenance, and level of service required each year to provide street lighting within the District. It has been determined that each assessable parcel within the District receives proportional special benefits from the improvements. All improvements to be maintained and funded through annual assessments were constructed and installed in connection with the development of properties within the District, and each parcel's close and relatively similar proximity to the improvements makes each parcel's special benefit from the improvements similar and proportionate. All of the lots and parcels that receive special benefit from the improvements are included within the District.

5.3 General Benefits

The location of each street light within the District has been carefully reviewed to identify the benefits it provides to properties within the District. Although it has been determined that a few street lights within the District provide primarily a general benefit to the public, most of the improvements are a direct result of property development within the District and would otherwise not be required or necessary. The costs associated with street lighting facilities identified primarily as general benefit lighting are not assessed against properties within the District. Local street lighting improvements are typically installed to enhance the safety, marketability and value of the surrounding properties. Although these improvements (by virtue of their location), may be visible to properties outside the District or provide illumination for the general public when they drive the streets, the continued operation of these facilities are clearly for the benefit of the properties and property owners within the District.

However, several street lights have been identified as providing both a general benefit to the public at large as well as a direct and special benefit to properties within the various Zones. These street lights are generally located on Louise Avenue, Lathrop Road, Harlan Road, and the Community Center and the costs associated with these street lights have been apportioned 50% special benefit to the respective Zones and 50% as general benefit.

5.4 Special Benefits

The method of apportionment is based on the premise that each of the assessed parcels within the District and Zones receives benefit from the improvements maintained and financed by District assessments. Specifically, the assessments associated with each Zone are for the maintenance of local street lighting improvements associated with the parcels within the Zones. The desirability and security of properties within each Zone is enhanced by the presence of street lighting in close proximity to those properties.

Street lighting improvements may include all energy costs and necessary maintenance to the facilities related thereto. The annual assessments outlined in this Report are proposed to cover the estimated costs to provide all necessary service, operation, administration, and maintenance required each year to keep these improvements in a satisfactory condition.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

1. Enhanced accessibility to properties aiding in fire and police protection.
2. Reduced criminal activity and property-related crimes especially vandalism and other damages to personal property and improvements.
3. Increased nighttime safety on roads and highways.
4. Improved visibility for pedestrians and motorists.
5. Improved ingress and egress to property.
6. Enhanced desirability of properties through association with the improvements.
7. Improved traffic circulation and reduced nighttime accidents and personal property loss.
8. Increased promotion of business during nighttime hours for non-residential properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District and Zones.

5.5 Description of the Method of Apportionment

The District provides maintenance and operation of specific local lighting improvements and associated appurtenances located within the public right-of-ways in each of the various Zones throughout the District. The annual assessments are based on the historical and estimated cost to maintain the improvements that provide a special benefit to properties within the District and Zones.

The assessments outlined in this section represent the proportionate special benefit to each property within the District and the basis of calculating each parcel's proportionate share of the annual costs associated with the District and Zone improvements. The costs associated with the maintenance and operation of special benefit improvements will be collected through annual assessments from each parcel receiving such benefit. The funds collected will be dispersed and used only for the services and operation provided to the District.

The basis of determining each parcel’s special benefit utilizes a weighting formula commonly known as an Equivalent Dwelling Unit (“EDU”). A developed single family residential parcel is used as the base unit for calculation of assessments and is defined as one (1.00) EDU. All other property types are assigned an EDU that reflects their proportional special benefit from the improvements as compared to the single family residential parcel (weighted comparison).

To determine the EDU for non-residential parcels, unimproved residential parcels, and multiple-residential parcels a Benefit Unit Factor (“BUF”) is assigned to each property type. This BUF multiplied by either the parcel’s specific acreage or residential units determines the parcel’s specific EDU. For those non-residential parcels and unimproved parcels that are less than 0.25 acres, the corresponding BUF is multiplied by a minimum acreage of 0.25 acres. For those non-residential parcels and unimproved parcels that are greater than 10.00 acres the corresponding BUF is multiplied by a maximum of 10.00 acres.

The following table provides a listing of the various land use types and the corresponding BUF used to calculate a parcel’s EDU and proportionate benefit.

Property Type/ Land Use	Benefit Units Assigned
Single Family Residential	1.00 per Unit
Multi-family Residential	0.70 per Unit
Vacant Land	1.00 per Acre
Non-Residential Developed	4.00 per Acre
Non-Residential with Limited Development	2.00 per Acre
Vacant Land with Limited/Restricted Development	0.50 per Acre
Exempt	0.00

Non-Residential Developed – includes all land uses identified as commercial or industrial properties, but also includes churches and mobile home parks.

Non-Residential with Limited Development – includes land uses identified as commercial type use, but either has restricted development potential or a large portion of the parcel is considered vacant land (i.e. school site, recreational facilities, etc).

Vacant Land with Limited/Restricted Development – includes land uses identified as vacant type land, but either have very restricted development potential or limited use (i.e. school site, recreational facilities, etc).

Exempt – may include, but are not limited to, bifurcated residential lots, sliver parcels, dedicated easements that have no development potential, and properties not designated by an APN such as streets, utility easements, or rights-of-way. These types of properties receive no special benefit from street lighting improvements and are not assessed for District improvements. Properties that are identified as non-taxable by the County Assessor’s Office such as government owned or utility owned properties are not exempt from District assessments. These properties are often identified as either Non-Residential with Limited Development or Vacant Land with Limited/Restricted Development and

the BUF and corresponding EDU assigned to these types of properties reflect their reduced benefit from the improvements.

As noted previously, to establish a reasonable, fair, and consistent method of apportioning special benefit to each parcel within the District, the District has been divided into Zones. These Zones encompass specific lighting improvements and only the properties that receive a direct and special benefit from those improvements are assessed. The basis of benefit and proportionate assessment for all properties within the District is established by each parcel's calculated EDU and their proportionate share of the improvement costs based on their proportionate EDU within the Zone. The method used to calculate the assessments for each Zone is as follows:

$$\text{Total Zone Balance to Levy} / \text{Total Zone EDU} = \text{Zone Levy per EDU (Levy Rate)}$$

$$\text{Parcel's EDU} \times \text{Zone Levy per EDU (Levy Rate)} = \text{Parcel Levy Amount}$$

5.6 Assessment Range Formula

In accordance with Proposition 218, any new or increased assessment requires certain noticing action and a public hearing. Prior to the passage of Proposition 218, legislative changes in the Brown Act clarified the definition of "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the City or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through SB919 (Proposition 218 implementing legislation).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustments to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District's proposed assessment for Fiscal Year 1999/00, balloting of property owners was required, pursuant to Proposition 218. The property owner ballots included an assessment to be approved, as well as the approval of an assessment range formula. Property owners within the District approved the proposed assessment and the assessment range formula.

The assessment range formula will be applied to all future assessments within the District. If the proposed annual assessment (parcel levy amount) for the current fiscal year is less than or equal to the "Maximum Assessment", then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial assessment approved by property owners adjusted annually by the following formula:

1. Beginning in the second Fiscal Year (Fiscal Year 2000/01) and each fiscal year thereafter, the Maximum Assessment will be recalculated annually.

2. The new Maximum Assessment for the year equals the prior year's Maximum Assessment adjusted by the greater of:
 - a. Three percent (3.0%); or
 - b. The annual increase in the Consumer Price Index ("CPI").

Each year the City shall compute the annual increase in the CPI. The increase in CPI is the percentage difference between the CPI on January 1, of the current year and the CPI for the previous January 1 (or for a similar period of time) as provided and established by the Bureau of Labor Statistics. This percentage difference (annual difference) shall then establish the allowed increase based on CPI. The CPI used shall be based on the CPI established by the Bureau of Labor Statistics for all urban consumers for the San Francisco-Oakland-San Jose Area. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

If CPI is less than three percent (3.0%), then the adjustment to the Maximum Assessment is three percent (3.0%). If CPI is greater than three percent (3.0%), then the adjustment to the Maximum Assessment is based on CPI. The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per levy unit) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior Fiscal Year.

The Maximum Assessment will be recalculated and adjusted annually. However, the City Council may reduce or freeze the Actual Assessment at any time by amending the annual Engineer's Report.

The annual increase in the CPI for 2020 is 2.00%; therefore, the escalation factor for the Maximum Assessment for Fiscal Year 2021/22 is 3.00%.

5.7 Assessment Per EDU

Total Equivalent Dwelling Unit – EDU is a numeric value calculated for each parcel based on the parcel's land use. The EDU shown in each Zone budget represents the total of all parcels that receive special benefit from the improvements.

Assessment per EDU – This amount represents the rate being applied to each parcel's individual EDU. The Assessment per EDU is the result of dividing the total Balance to Levy by the sum of the Zone EDU for the fiscal year.

The assessment has been calculated in accordance with the assessment methodology adopted and approved by the City Council at the time of District formation.

The following pages shows the assessment per EDU for each Zone for the Fiscal Year 2021/22 levy.

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
Assessment per EDU

Zone A

Description	Amount ⁽¹⁾
Balance to Levy	\$10,454.98
Total EDU	229.1610
Assessment Per EDU	\$45.63
Maximum Assessment Per EDU	\$45.63

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

Zone B

Description	Amount ⁽¹⁾
Balance to Levy	\$22,359.62
Total EDU	457.2535
Assessment Per EDU	\$48.90
Maximum Assessment Per EDU	\$48.90

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

Zone C

Description	Amount ⁽¹⁾
Balance to Levy	\$11,792.18
Total EDU	366.8680
Assessment Per EDU	\$32.15
Maximum Assessment Per EDU	\$32.15

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

Zone D

Description	Amount ⁽¹⁾
Balance to Levy	\$43,824.18
Total EDU	732.8480
Assessment Per EDU	\$59.80
Maximum Assessment Per EDU	\$59.80

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
Assessment per EDU

Zone E

Description	Amount ⁽¹⁾
Balance to Levy	\$38,229.18
Total EDU	608.1670
Assessment Per EDU	\$62.87
Maximum Assessment Per EDU	\$62.87

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

Zone F

Description	Amount ⁽¹⁾
Balance to Levy	\$5,516.60
Total EDU	152.5610
Assessment Per EDU	\$36.16
Maximum Assessment Per EDU	\$36.16

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

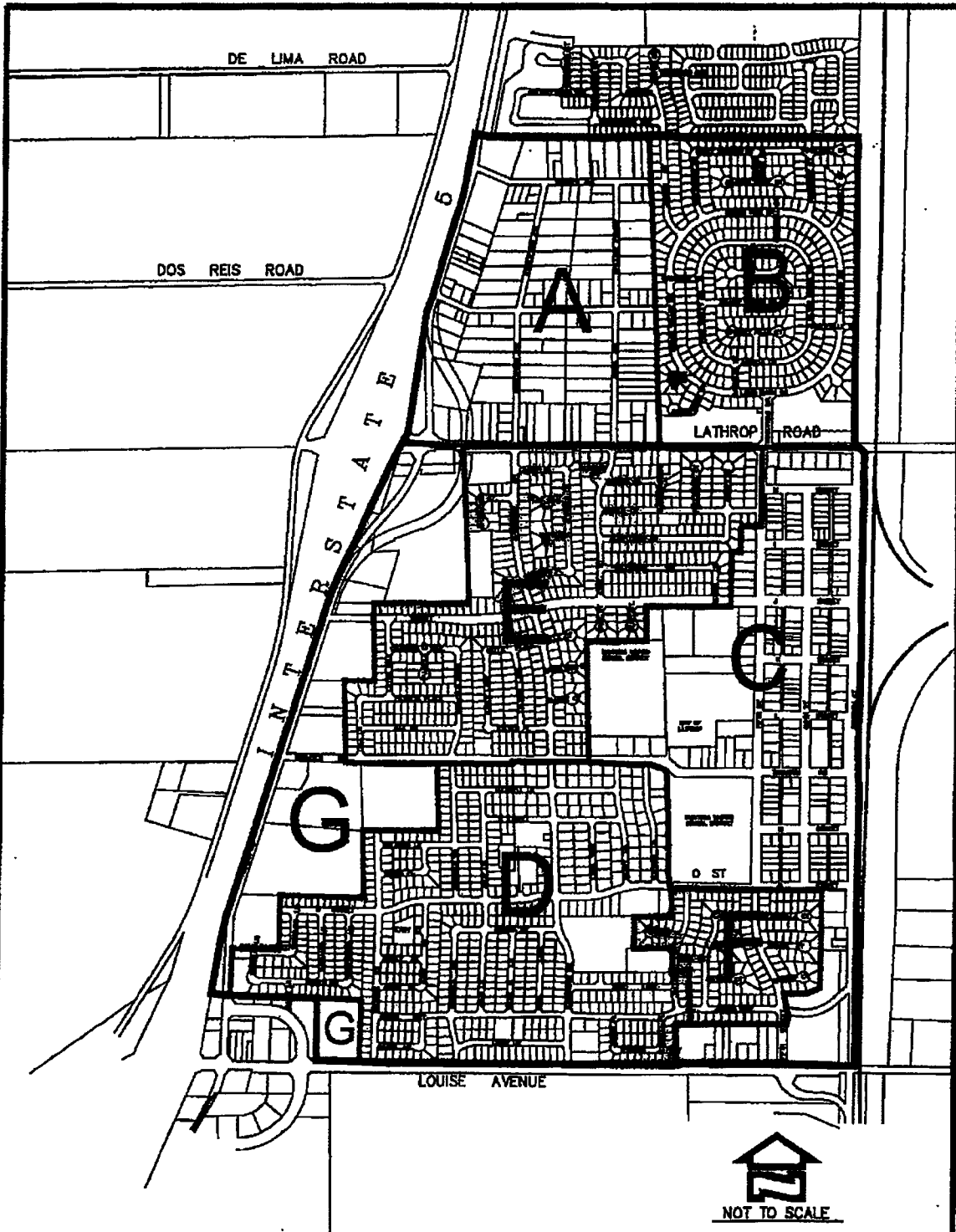
Zone G

Description	Amount ⁽¹⁾
Balance to Levy	\$2,432.54
Total EDU	294.2800
Assessment Per EDU	\$8.27
Maximum Assessment Per EDU	\$8.27

(1) Where applicable, the actual levy will be rounded down to an even cent for County tax roll purposes.

6. DISTRICT DIAGRAM

Reference is made to the District Diagram on file with the City Clerk. The following pages provide the boundaries of the District. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference and made part of this Report.



City of Lathrop
Residential Lighting District



Date: March 1993

7. PARCEL LISTING

The parcel listing of assessments is provided on the following pages. The description of each lot or parcel is a part of the records of the County Assessor and is incorporated by reference and made part of this Report.

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
A	196-050-020-000	SFR	0.380	2.000	1.0	2.0000	\$45.63	\$91.26
A	196-050-040-000	SFR	0.237	1.000	1.0	1.0000	45.63	45.62
A	196-050-050-000	SFR	1.002	1.000	1.0	1.0000	45.63	45.62
A	196-050-090-000	SFR	0.999	1.000	1.0	1.0000	45.63	45.62
A	196-050-100-000	SFR	0.999	1.000	1.0	1.0000	45.63	45.62
A	196-050-110-000	SFR	0.633	1.000	1.0	1.0000	45.63	45.62
A	196-050-120-000	SFR	0.633	1.000	1.0	1.0000	45.63	45.62
A	196-050-130-000	SFR	0.647	1.000	1.0	1.0000	45.63	45.62
A	196-050-140-000	SFR	0.172	1.000	1.0	1.0000	45.63	45.62
A	196-050-150-000	SFR	0.995	1.000	1.0	1.0000	45.63	45.62
A	196-050-160-000	SFR	1.045	1.000	1.0	1.0000	45.63	45.62
A	196-050-170-000	VAC	1.037	1.037	1.0	1.0370	45.63	47.30
A	196-050-180-000	SFR	0.996	1.000	1.0	1.0000	45.63	45.62
A	196-050-190-000	SFR	1.041	1.000	1.0	1.0000	45.63	45.62
A	196-050-200-000	VAC-RESTR DEV	1.000	1.000	0.5	0.5000	45.63	22.80
A	196-050-230-000	SFR	0.259	1.000	1.0	1.0000	45.63	45.62
A	196-050-240-000	SFR	0.383	1.000	1.0	1.0000	45.63	45.62
A	196-050-250-000	VAC	0.259	0.259	1.0	0.2590	45.63	11.80
A	196-050-260-000	SFR	0.279	1.000	1.0	1.0000	45.63	45.62
A	196-050-270-000	SFR	0.988	1.000	1.0	1.0000	45.63	45.62
A	196-050-280-000	SFR	0.968	1.000	1.0	1.0000	45.63	45.62
A	196-050-290-000	MFR	0.995	4.000	0.7	2.8000	45.63	127.76
A	196-050-300-000	SFR	0.974	1.000	1.0	1.0000	45.63	45.62
A	196-050-310-000	SFR	0.995	1.000	1.0	1.0000	45.63	45.62
A	196-050-320-000	VAC	0.972	0.972	1.0	0.9720	45.63	44.34
A	196-050-330-000	VAC	0.999	0.999	1.0	0.9990	45.63	45.58
A	196-050-340-000	SFR	0.990	1.000	1.0	1.0000	45.63	45.62
A	196-050-350-000	SFR	1.008	1.000	1.0	1.0000	45.63	45.62
A	196-050-360-000	SFR	1.010	1.000	1.0	1.0000	45.63	45.62
A	196-050-370-000	SFR	0.357	1.000	1.0	1.0000	45.63	45.62
A	196-050-380-000	SFR	0.199	1.000	1.0	1.0000	45.63	45.62
A	196-050-390-000	SFR	0.204	1.000	1.0	1.0000	45.63	45.62
A	196-050-400-000	SFR	0.528	1.000	1.0	1.0000	45.63	45.62
A	196-050-410-000	SFR	0.530	1.000	1.0	1.0000	45.63	45.62
A	196-050-420-000	MFR	0.530	2.000	0.7	1.4000	45.63	63.88
A	196-050-430-000	SFR	0.530	1.000	1.0	1.0000	45.63	45.62
A	196-050-440-000	SFR	0.530	1.000	1.0	1.0000	45.63	45.62
A	196-050-450-000	SFR	0.268	1.000	1.0	1.0000	45.63	45.62
A	196-050-460-000	SFR	0.259	1.000	1.0	1.0000	45.63	45.62
A	196-050-490-000	SFR	0.298	1.000	1.0	1.0000	45.63	45.62
A	196-050-500-000	NON-RES	1.030	1.030	4.0	4.1200	45.63	187.98
A	196-050-510-000	SFR	1.008	1.000	1.0	1.0000	45.63	45.62
A	196-050-520-000	SFR	1.029	1.000	1.0	1.0000	45.63	45.62
A	196-050-530-000	SFR	1.015	1.000	1.0	1.0000	45.63	45.62
A	196-050-540-000	MFR	0.999	2.000	0.7	1.4000	45.63	63.88
A	196-050-560-000	SFR	0.247	1.000	1.0	1.0000	45.63	45.62
A	196-050-570-000	SFR	0.247	1.000	1.0	1.0000	45.63	45.62
A	196-050-580-000	SFR	0.242	1.000	1.0	1.0000	45.63	45.62
A	196-050-590-000	SFR	0.179	1.000	1.0	1.0000	45.63	45.62
A	196-050-600-000	SFR	0.364	1.000	1.0	1.0000	45.63	45.62
A	196-050-610-000	SFR	0.170	1.000	1.0	1.0000	45.63	45.62
A	196-050-620-000	VAC	0.136	0.250	1.0	0.2500	45.63	11.40
A	196-050-630-000	SFR	0.128	1.000	1.0	1.0000	45.63	45.62
A	196-050-640-000	SFR	0.161	1.000	1.0	1.0000	45.63	45.62
A	196-050-660-000	SFR	0.148	1.000	1.0	1.0000	45.63	45.62
A	196-050-680-000	SFR	0.144	1.000	1.0	1.0000	45.63	45.62
A	196-050-690-000	VAC	1.548	1.548	1.0	1.5480	45.63	70.62

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
A	196-050-700-000	SFR	0.185	1.000	1.0	1.0000	45.63	45.62
A	196-050-710-000	VAC	0.193	0.250	1.0	0.2500	45.63	11.40
A	196-060-010-000	MFR	0.217	2.000	0.7	1.4000	45.63	63.88
A	196-060-020-000	MFR	0.217	2.000	0.7	1.4000	45.63	63.88
A	196-060-030-000	MFR	0.217	2.000	0.7	1.4000	45.63	63.88
A	196-060-040-000	SFR	0.176	1.000	1.0	1.0000	45.63	45.62
A	196-060-050-000	MFR	0.165	2.000	0.7	1.4000	45.63	63.88
A	196-070-010-000	LTD DEV	1.790	1.790	2.0	3.5800	45.63	163.34
A	196-070-050-000	LTD DEV	0.672	0.672	2.0	1.3440	45.63	61.32
A	196-070-070-000	SFR	0.114	1.000	1.0	1.0000	45.63	45.62
A	196-070-080-000	SFR	0.114	1.000	1.0	1.0000	45.63	45.62
A	196-070-090-000	SFR	0.161	1.000	1.0	1.0000	45.63	45.62
A	196-070-100-000	SFR	0.166	1.000	1.0	1.0000	45.63	45.62
A	196-070-110-000	VAC	0.320	0.320	1.0	0.3200	45.63	14.60
A	196-070-120-000	SFR	0.240	1.000	1.0	1.0000	45.63	45.62
A	196-070-140-000	SFR	1.030	1.000	1.0	1.0000	45.63	45.62
A	196-070-150-000	SFR	0.350	1.000	1.0	1.0000	45.63	45.62
A	196-070-160-000	NON-RES	0.172	0.250	4.0	1.0000	45.63	45.62
A	196-070-170-000	VAC	0.149	0.250	1.0	0.2500	45.63	11.40
A	196-070-180-000	SFR	0.149	1.000	1.0	1.0000	45.63	45.62
A	196-070-190-000	SFR	0.172	1.000	1.0	1.0000	45.63	45.62
A	196-070-200-000	SFR	0.688	1.000	1.0	1.0000	45.63	45.62
A	196-070-210-000	NON-RES	0.819	0.819	4.0	3.2760	45.63	149.48
A	196-070-220-000	NON-RES	3.000	3.000	4.0	12.0000	45.63	547.56
A	196-070-240-000	NON-RES	0.980	0.980	4.0	3.9200	45.63	178.86
A	196-070-250-000	NON-RES	0.703	0.703	4.0	2.8120	45.63	128.30
A	196-070-280-000	SFR	0.114	1.000	1.0	1.0000	45.63	45.62
A	196-070-290-000	SFR	0.114	1.000	1.0	1.0000	45.63	45.62
A	196-070-300-000	NON-RES	1.628	1.628	4.0	6.5120	45.63	297.14
A	196-080-010-000	SFR	0.159	1.000	1.0	1.0000	45.63	45.62
A	196-080-020-000	SFR	0.265	1.000	1.0	1.0000	45.63	45.62
A	196-080-030-000	SFR	0.449	1.000	1.0	1.0000	45.63	45.62
A	196-080-040-000	SFR	1.120	1.000	1.0	1.0000	45.63	45.62
A	196-080-050-000	SFR	1.170	1.000	1.0	1.0000	45.63	45.62
A	196-080-070-000	SFR	0.694	1.000	1.0	1.0000	45.63	45.62
A	196-080-160-000	SFR	0.250	1.000	1.0	1.0000	45.63	45.62
A	196-080-170-000	SFR	0.250	1.000	1.0	1.0000	45.63	45.62
A	196-080-180-000	SFR	0.247	1.000	1.0	1.0000	45.63	45.62
A	196-080-190-000	SFR	0.252	1.000	1.0	1.0000	45.63	45.62
A	196-080-210-000	SFR	1.000	1.000	1.0	1.0000	45.63	45.62
A	196-080-220-000	SFR	0.500	1.000	1.0	1.0000	45.63	45.62
A	196-080-230-000	SFR	0.500	1.000	1.0	1.0000	45.63	45.62
A	196-080-240-000	SFR	1.000	1.000	1.0	1.0000	45.63	45.62
A	196-080-260-000	SFR	1.500	1.000	1.0	1.0000	45.63	45.62
A	196-080-270-000	SFR	0.500	1.000	1.0	1.0000	45.63	45.62
A	196-080-280-000	VAC	0.318	0.318	1.0	0.3180	45.63	14.50
A	196-080-290-000	NON-RES	0.120	0.250	4.0	1.0000	45.63	45.62
A	196-080-300-000	SFR	0.500	1.000	1.0	1.0000	45.63	45.62
A	196-080-310-000	MFR	1.000	3.000	0.7	2.1000	45.63	95.82
A	196-080-320-000	SFR	1.000	1.000	1.0	1.0000	45.63	45.62
A	196-080-330-000	SFR	0.247	1.000	1.0	1.0000	45.63	45.62
A	196-080-340-000	SFR	0.250	1.000	1.0	1.0000	45.63	45.62
A	196-080-350-000	SFR	0.500	1.000	1.0	1.0000	45.63	45.62
A	196-080-360-000	SFR	1.000	1.000	1.0	1.0000	45.63	45.62
A	196-080-380-000	SFR	1.000	1.000	1.0	1.0000	45.63	45.62
A	196-080-390-000	SFR	1.080	1.000	1.0	1.0000	45.63	45.62
A	196-080-400-000	SFR	1.000	1.000	1.0	1.0000	45.63	45.62

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
A	196-080-410-000	SFR	1.000	1.000	1.0	1.0000	45.63	45.62
A	196-080-420-000	SFR	0.480	1.000	1.0	1.0000	45.63	45.62
A	196-080-430-000	MFR	0.515	2.000	0.7	1.4000	45.63	63.88
A	196-080-440-000	SFR	1.000	1.000	1.0	1.0000	45.63	45.62
A	196-080-450-000	SFR	0.248	1.000	1.0	1.0000	45.63	45.62
A	196-080-460-000	SFR	0.251	1.000	1.0	1.0000	45.63	45.62
A	196-080-470-000	SFR	0.234	1.000	1.0	1.0000	45.63	45.62
A	196-080-480-000	SFR	0.263	1.000	1.0	1.0000	45.63	45.62
A	196-080-490-000	SFR	0.286	1.000	1.0	1.0000	45.63	45.62
A	196-080-500-000	MFR	0.287	2.000	0.7	1.4000	45.63	63.88
A	196-080-510-000	MFR	0.298	2.000	0.7	1.4000	45.63	63.88
A	196-080-520-000	SFR	0.941	1.000	1.0	1.0000	45.63	45.62
A	196-080-530-000	VAC	0.500	0.500	1.0	0.5000	45.63	22.80
A	196-080-540-000	SFR	0.500	1.000	1.0	1.0000	45.63	45.62
A	196-080-550-000	MFR	0.500	2.000	0.7	1.4000	45.63	63.88
A	196-080-560-000	MFR	0.492	2.000	0.7	1.4000	45.63	63.88
A	196-080-570-000	MFR	0.473	2.000	0.7	1.4000	45.63	63.88
A	196-080-580-000	MFR	0.479	4.000	0.7	2.8000	45.63	127.76
A	196-080-590-000	SFR	0.480	1.000	1.0	1.0000	45.63	45.62
A	196-080-600-000	SFR	0.484	1.000	1.0	1.0000	45.63	45.62
A	196-080-610-000	MFR	0.500	2.000	0.7	1.4000	45.63	63.88
A	196-080-620-000	SFR	0.333	1.000	1.0	1.0000	45.63	45.62
A	196-080-630-000	SFR	0.151	1.000	1.0	1.0000	45.63	45.62
A	196-080-640-000	MFR	0.500	2.000	0.7	1.4000	45.63	63.88
A	196-080-650-000	SFR	0.458	1.000	1.0	1.0000	45.63	45.62
A	196-080-660-000	SFR	1.033	1.000	1.0	1.0000	45.63	45.62
A	196-080-670-000	VAC	0.151	0.250	1.0	0.2500	45.63	11.40
A	196-080-680-000	VAC	0.169	0.250	1.0	0.2500	45.63	11.40
A	196-080-690-000	SFR	0.180	1.000	1.0	1.0000	45.63	45.62
A	196-080-700-000	VAC	1.162	1.162	1.0	1.1620	45.63	53.02
A	196-080-710-000	NON-RES	0.860	0.860	4.0	3.4400	45.63	156.96
A	196-080-720-000	VAC	0.250	0.250	1.0	0.2500	45.63	11.40
A	196-080-730-000	SFR	0.750	1.000	1.0	1.0000	45.63	45.62
A	196-080-770-000	NON-RES	2.020	2.020	4.0	8.0800	45.63	368.68
A	196-080-780-000	VAC	0.559	0.559	1.0	0.5590	45.63	25.50
A	196-080-790-000	VAC	0.803	0.803	1.0	0.8030	45.63	36.64
A	196-080-800-000	SFR	0.696	1.000	1.0	1.0000	45.63	45.62
A	196-740-010-000	MFR	0.000	1.000	0.7	0.7000	45.63	31.94
A	196-740-020-000	MFR	0.000	1.000	0.7	0.7000	45.63	31.94
A	196-740-030-000	MFR	0.000	1.000	0.7	0.7000	45.63	31.94
A	196-740-040-000	MFR	0.000	1.000	0.7	0.7000	45.63	31.94
A	196-740-050-000	MFR	0.000	1.000	0.7	0.7000	45.63	31.94
A	196-740-060-000	MFR	0.000	1.000	0.7	0.7000	45.63	31.94
A	196-740-070-000	MFR	0.000	1.000	0.7	0.7000	45.63	31.94
A	196-740-080-000	MFR	0.000	1.000	0.7	0.7000	45.63	31.94
A	196-740-090-000	MFR	0.000	1.000	0.7	0.7000	45.63	31.94
A	196-760-010-000	SFR	0.119	1.000	1.0	1.0000	45.63	45.62
A	196-760-020-000	SFR	0.116	1.000	1.0	1.0000	45.63	45.62
A	196-760-030-000	SFR	0.116	1.000	1.0	1.0000	45.63	45.62
A	196-760-040-000	SFR	0.115	1.000	1.0	1.0000	45.63	45.62
A	196-760-050-000	SFR	0.116	1.000	1.0	1.0000	45.63	45.62
A	196-760-060-000	SFR	0.116	1.000	1.0	1.0000	45.63	45.62
A	196-760-070-000	SFR	0.116	1.000	1.0	1.0000	45.63	45.62
A	196-760-080-000	SFR	0.152	1.000	1.0	1.0000	45.63	45.62
A	196-760-090-000	SFR	0.168	1.000	1.0	1.0000	45.63	45.62
A	196-760-100-000	SFR	0.118	1.000	1.0	1.0000	45.63	45.62
A	196-760-110-000	SFR	0.115	1.000	1.0	1.0000	45.63	45.62

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
A	196-760-120-000	SFR	0.120	1.000	1.0	1.0000	45.63	45.62
A	196-760-130-000	SFR	0.123	1.000	1.0	1.0000	45.63	45.62
A	196-760-140-000	SFR	0.140	1.000	1.0	1.0000	45.63	45.62
A	196-760-150-000	SFR	0.115	1.000	1.0	1.0000	45.63	45.62
A	196-760-160-000	SFR	0.114	1.000	1.0	1.0000	45.63	45.62
A	196-760-170-000	SFR	0.114	1.000	1.0	1.0000	45.63	45.62
A	196-760-180-000	SFR	0.114	1.000	1.0	1.0000	45.63	45.62
A	196-760-190-000	SFR	0.120	1.000	1.0	1.0000	45.63	45.62
A	196-760-200-000	SFR	0.130	1.000	1.0	1.0000	45.63	45.62
A	196-760-210-000	SFR	0.114	1.000	1.0	1.0000	45.63	45.62
A	196-760-220-000	SFR	0.114	1.000	1.0	1.0000	45.63	45.62
A	196-760-230-000	SFR	0.114	1.000	1.0	1.0000	45.63	45.62
A	196-760-240-000	SFR	0.114	1.000	1.0	1.0000	45.63	45.62
A	196-760-250-000	SFR	0.142	1.000	1.0	1.0000	45.63	45.62
A	196-760-260-000	SFR	0.148	1.000	1.0	1.0000	45.63	45.62
A	196-760-300-000	SFR	0.167	1.000	1.0	1.0000	45.63	45.62
A	196-760-310-000	SFR	0.147	1.000	1.0	1.0000	45.63	45.62
A	196-760-320-000	SFR	0.260	1.000	1.0	1.0000	45.63	45.62
SUBTOTAL:		189 PARCELS				229.1610		\$10,454.98

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Rate	Levy
B	196-040-070-000	VAC-RESTR DEV	1.054	1.054	0.5	0.5270	\$48.90	\$25.76
B	196-040-080-000	VAC-RESTR DEV	0.851	0.851	0.5	0.4255	48.90	20.80
B	196-040-090-000	VAC-RESTR DEV	2.380	2.380	0.5	1.1900	48.90	58.18
B	196-040-100-000	VAC-RESTR DEV	1.166	1.166	0.5	0.5830	48.90	28.50
B	196-040-110-000	LTD DEV	4.800	4.800	2.0	9.6000	48.90	469.44
B	196-040-120-000	VAC-RESTR DEV	0.137	0.250	0.5	0.1250	48.90	6.10
B	196-040-130-000	LTD DEV	1.339	1.339	2.0	2.6780	48.90	130.94
B	196-090-010-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-020-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-030-000	SFR	0.146	1.000	1.0	1.0000	48.90	48.90
B	196-090-040-000	SFR	0.152	1.000	1.0	1.0000	48.90	48.90
B	196-090-050-000	SFR	0.155	1.000	1.0	1.0000	48.90	48.90
B	196-090-060-000	SFR	0.150	1.000	1.0	1.0000	48.90	48.90
B	196-090-070-000	SFR	0.155	1.000	1.0	1.0000	48.90	48.90
B	196-090-080-000	SFR	0.158	1.000	1.0	1.0000	48.90	48.90
B	196-090-090-000	SFR	0.173	1.000	1.0	1.0000	48.90	48.90
B	196-090-100-000	SFR	0.146	1.000	1.0	1.0000	48.90	48.90
B	196-090-110-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-090-120-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-130-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-140-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-150-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-160-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-170-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-180-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-190-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-200-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-210-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-220-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-230-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-240-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-090-250-000	SFR	0.148	1.000	1.0	1.0000	48.90	48.90
B	196-090-260-000	SFR	0.141	1.000	1.0	1.0000	48.90	48.90
B	196-090-270-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-280-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
B	196-090-290-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-090-300-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-090-310-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-320-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-330-000	SFR	0.145	1.000	1.0	1.0000	48.90	48.90
B	196-090-340-000	SFR	0.147	1.000	1.0	1.0000	48.90	48.90
B	196-090-350-000	SFR	0.148	1.000	1.0	1.0000	48.90	48.90
B	196-090-360-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-370-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-380-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-390-000	SFR	0.199	1.000	1.0	1.0000	48.90	48.90
B	196-090-400-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-090-410-000	SFR	0.141	1.000	1.0	1.0000	48.90	48.90
B	196-090-420-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-090-430-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-090-440-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-090-450-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-090-460-000	SFR	0.141	1.000	1.0	1.0000	48.90	48.90
B	196-090-470-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-090-480-000	SFR	0.206	1.000	1.0	1.0000	48.90	48.90
B	196-090-490-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-090-500-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-090-510-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-520-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-090-530-000	SFR	0.152	1.000	1.0	1.0000	48.90	48.90
B	196-090-540-000	SFR	0.147	1.000	1.0	1.0000	48.90	48.90
B	196-090-550-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-560-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-090-570-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-090-580-000	SFR	0.143	1.000	1.0	1.0000	48.90	48.90
B	196-090-590-000	SFR	0.149	1.000	1.0	1.0000	48.90	48.90
B	196-090-600-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-090-610-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-090-620-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-090-630-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-090-640-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-090-650-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-090-660-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-090-670-000	SFR	0.142	1.000	1.0	1.0000	48.90	48.90
B	196-090-680-000	SFR	0.142	1.000	1.0	1.0000	48.90	48.90
B	196-090-690-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-700-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-710-000	SFR	0.139	1.000	1.0	1.0000	48.90	48.90
B	196-090-720-000	SFR	0.139	1.000	1.0	1.0000	48.90	48.90
B	196-090-730-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-740-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-750-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-760-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-770-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-780-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-790-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-800-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-810-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-820-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-830-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-840-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-090-850-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
B	196-090-860-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-090-870-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-090-880-000	SFR	0.159	1.000	1.0	1.0000	48.90	48.90
B	196-090-890-000	SFR	0.155	1.000	1.0	1.0000	48.90	48.90
B	196-100-010-000	SFR	0.158	1.000	1.0	1.0000	48.90	48.90
B	196-100-020-000	SFR	0.149	1.000	1.0	1.0000	48.90	48.90
B	196-100-030-000	SFR	0.149	1.000	1.0	1.0000	48.90	48.90
B	196-100-040-000	SFR	0.151	1.000	1.0	1.0000	48.90	48.90
B	196-100-050-000	SFR	0.164	1.000	1.0	1.0000	48.90	48.90
B	196-100-060-000	SFR	0.157	1.000	1.0	1.0000	48.90	48.90
B	196-100-070-000	SFR	0.148	1.000	1.0	1.0000	48.90	48.90
B	196-100-080-000	SFR	0.157	1.000	1.0	1.0000	48.90	48.90
B	196-100-090-000	SFR	0.166	1.000	1.0	1.0000	48.90	48.90
B	196-100-100-000	SFR	0.222	1.000	1.0	1.0000	48.90	48.90
B	196-100-110-000	SFR	0.185	1.000	1.0	1.0000	48.90	48.90
B	196-100-120-000	SFR	0.182	1.000	1.0	1.0000	48.90	48.90
B	196-100-130-000	SFR	0.149	1.000	1.0	1.0000	48.90	48.90
B	196-100-140-000	SFR	0.149	1.000	1.0	1.0000	48.90	48.90
B	196-100-150-000	SFR	0.149	1.000	1.0	1.0000	48.90	48.90
B	196-100-160-000	SFR	0.149	1.000	1.0	1.0000	48.90	48.90
B	196-100-170-000	SFR	0.149	1.000	1.0	1.0000	48.90	48.90
B	196-100-180-000	SFR	0.193	1.000	1.0	1.0000	48.90	48.90
B	196-100-190-000	SFR	0.150	1.000	1.0	1.0000	48.90	48.90
B	196-100-200-000	SFR	0.151	1.000	1.0	1.0000	48.90	48.90
B	196-100-210-000	SFR	0.149	1.000	1.0	1.0000	48.90	48.90
B	196-100-220-000	SFR	0.197	1.000	1.0	1.0000	48.90	48.90
B	196-100-230-000	SFR	0.177	1.000	1.0	1.0000	48.90	48.90
B	196-100-240-000	SFR	0.154	1.000	1.0	1.0000	48.90	48.90
B	196-100-250-000	SFR	0.143	1.000	1.0	1.0000	48.90	48.90
B	196-100-260-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-100-270-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-100-280-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-100-290-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-100-300-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-100-310-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-100-320-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-100-330-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-100-340-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-100-350-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-100-360-000	SFR	0.176	1.000	1.0	1.0000	48.90	48.90
B	196-100-370-000	SFR	0.160	1.000	1.0	1.0000	48.90	48.90
B	196-100-380-000	SFR	0.150	1.000	1.0	1.0000	48.90	48.90
B	196-100-390-000	SFR	0.150	1.000	1.0	1.0000	48.90	48.90
B	196-100-400-000	SFR	0.150	1.000	1.0	1.0000	48.90	48.90
B	196-100-410-000	SFR	0.150	1.000	1.0	1.0000	48.90	48.90
B	196-100-420-000	SFR	0.150	1.000	1.0	1.0000	48.90	48.90
B	196-100-430-000	SFR	0.150	1.000	1.0	1.0000	48.90	48.90
B	196-100-440-000	SFR	0.146	1.000	1.0	1.0000	48.90	48.90
B	196-100-450-000	SFR	0.147	1.000	1.0	1.0000	48.90	48.90
B	196-100-460-000	SFR	0.147	1.000	1.0	1.0000	48.90	48.90
B	196-100-470-000	SFR	0.147	1.000	1.0	1.0000	48.90	48.90
B	196-100-480-000	SFR	0.147	1.000	1.0	1.0000	48.90	48.90
B	196-100-490-000	SFR	0.141	1.000	1.0	1.0000	48.90	48.90
B	196-100-500-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-100-510-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-100-520-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-100-530-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
B	196-100-540-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-100-550-000	SFR	0.147	1.000	1.0	1.0000	48.90	48.90
B	196-100-560-000	SFR	0.151	1.000	1.0	1.0000	48.90	48.90
B	196-100-570-000	SFR	0.151	1.000	1.0	1.0000	48.90	48.90
B	196-100-580-000	SFR	0.155	1.000	1.0	1.0000	48.90	48.90
B	196-100-590-000	SFR	0.155	1.000	1.0	1.0000	48.90	48.90
B	196-100-600-000	SFR	0.155	1.000	1.0	1.0000	48.90	48.90
B	196-100-610-000	SFR	0.155	1.000	1.0	1.0000	48.90	48.90
B	196-100-620-000	SFR	0.143	1.000	1.0	1.0000	48.90	48.90
B	196-100-630-000	SFR	0.153	1.000	1.0	1.0000	48.90	48.90
B	196-100-640-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-100-650-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-100-660-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-100-670-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-100-680-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-100-690-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-100-700-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-100-710-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-100-720-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-100-730-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-100-740-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-100-750-000	SFR	0.139	1.000	1.0	1.0000	48.90	48.90
B	196-100-760-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-100-770-000	SFR	0.141	1.000	1.0	1.0000	48.90	48.90
B	196-100-780-000	SFR	0.141	1.000	1.0	1.0000	48.90	48.90
B	196-100-790-000	VAC-RESTR DEV	0.038	0.250	0.5	0.1250	48.90	6.10
B	196-520-010-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-520-020-000	SFR	0.145	1.000	1.0	1.0000	48.90	48.90
B	196-520-030-000	SFR	0.152	1.000	1.0	1.0000	48.90	48.90
B	196-520-040-000	SFR	0.152	1.000	1.0	1.0000	48.90	48.90
B	196-520-050-000	SFR	0.152	1.000	1.0	1.0000	48.90	48.90
B	196-520-060-000	SFR	0.160	1.000	1.0	1.0000	48.90	48.90
B	196-520-070-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-520-080-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-090-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-100-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-110-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-120-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-130-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-140-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-150-000	SFR	0.165	1.000	1.0	1.0000	48.90	48.90
B	196-520-160-000	SFR	0.160	1.000	1.0	1.0000	48.90	48.90
B	196-520-170-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-520-180-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-520-190-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-520-200-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-520-210-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-520-220-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-520-230-000	SFR	0.236	1.000	1.0	1.0000	48.90	48.90
B	196-520-240-000	SFR	0.186	1.000	1.0	1.0000	48.90	48.90
B	196-520-250-000	SFR	0.141	1.000	1.0	1.0000	48.90	48.90
B	196-520-260-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-270-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-280-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-290-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-300-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-310-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
B	196-520-320-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-330-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-520-340-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-350-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-360-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-370-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-380-000	SFR	0.142	1.000	1.0	1.0000	48.90	48.90
B	196-520-390-000	SFR	0.148	1.000	1.0	1.0000	48.90	48.90
B	196-520-400-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-410-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-420-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-430-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-520-440-000	SFR	0.141	1.000	1.0	1.0000	48.90	48.90
B	196-520-450-000	SFR	0.160	1.000	1.0	1.0000	48.90	48.90
B	196-520-460-000	SFR	0.147	1.000	1.0	1.0000	48.90	48.90
B	196-520-470-000	SFR	0.147	1.000	1.0	1.0000	48.90	48.90
B	196-520-480-000	SFR	0.147	1.000	1.0	1.0000	48.90	48.90
B	196-520-490-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-520-510-000	SFR	0.182	1.000	1.0	1.0000	48.90	48.90
B	196-520-520-000	SFR	0.247	1.000	1.0	1.0000	48.90	48.90
B	196-520-530-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-520-540-000	SFR	0.143	1.000	1.0	1.0000	48.90	48.90
B	196-520-550-000	SFR	0.146	1.000	1.0	1.0000	48.90	48.90
B	196-520-560-000	SFR	0.154	1.000	1.0	1.0000	48.90	48.90
B	196-520-570-000	SFR	0.218	1.000	1.0	1.0000	48.90	48.90
B	196-530-010-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-530-020-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-530-030-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-530-040-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-530-050-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-530-060-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-530-070-000	SFR	0.169	1.000	1.0	1.0000	48.90	48.90
B	196-530-080-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-530-090-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-530-100-000	SFR	0.139	1.000	1.0	1.0000	48.90	48.90
B	196-530-110-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-530-120-000	SFR	0.223	1.000	1.0	1.0000	48.90	48.90
B	196-530-130-000	SFR	0.180	1.000	1.0	1.0000	48.90	48.90
B	196-530-140-000	SFR	0.220	1.000	1.0	1.0000	48.90	48.90
B	196-530-150-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-530-160-000	SFR	0.139	1.000	1.0	1.0000	48.90	48.90
B	196-530-170-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-530-180-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-530-190-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-530-200-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-530-210-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-530-220-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-530-230-000	SFR	0.159	1.000	1.0	1.0000	48.90	48.90
B	196-530-240-000	SFR	0.161	1.000	1.0	1.0000	48.90	48.90
B	196-530-250-000	SFR	0.181	1.000	1.0	1.0000	48.90	48.90
B	196-530-260-000	SFR	0.141	1.000	1.0	1.0000	48.90	48.90
B	196-530-270-000	SFR	0.139	1.000	1.0	1.0000	48.90	48.90
B	196-530-280-000	SFR	0.143	1.000	1.0	1.0000	48.90	48.90
B	196-530-290-000	SFR	0.194	1.000	1.0	1.0000	48.90	48.90
B	196-530-300-000	SFR	0.181	1.000	1.0	1.0000	48.90	48.90
B	196-530-310-000	SFR	0.208	1.000	1.0	1.0000	48.90	48.90
B	196-530-320-000	SFR	0.160	1.000	1.0	1.0000	48.90	48.90

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
B	196-530-330-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-530-340-000	SFR	0.146	1.000	1.0	1.0000	48.90	48.90
B	196-530-350-000	SFR	0.145	1.000	1.0	1.0000	48.90	48.90
B	196-530-360-000	SFR	0.158	1.000	1.0	1.0000	48.90	48.90
B	196-530-370-000	SFR	0.182	1.000	1.0	1.0000	48.90	48.90
B	196-530-380-000	SFR	0.236	1.000	1.0	1.0000	48.90	48.90
B	196-530-390-000	SFR	0.205	1.000	1.0	1.0000	48.90	48.90
B	196-530-400-000	SFR	0.192	1.000	1.0	1.0000	48.90	48.90
B	196-530-410-000	SFR	0.143	1.000	1.0	1.0000	48.90	48.90
B	196-530-420-000	SFR	0.139	1.000	1.0	1.0000	48.90	48.90
B	196-530-430-000	SFR	0.139	1.000	1.0	1.0000	48.90	48.90
B	196-530-440-000	SFR	0.142	1.000	1.0	1.0000	48.90	48.90
B	196-530-450-000	SFR	0.153	1.000	1.0	1.0000	48.90	48.90
B	196-530-460-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-530-470-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-530-480-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-530-490-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-530-500-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-530-510-000	SFR	0.150	1.000	1.0	1.0000	48.90	48.90
B	196-530-520-000	SFR	0.146	1.000	1.0	1.0000	48.90	48.90
B	196-530-530-000	SFR	0.142	1.000	1.0	1.0000	48.90	48.90
B	196-530-540-000	SFR	0.210	1.000	1.0	1.0000	48.90	48.90
B	196-530-550-000	SFR	0.173	1.000	1.0	1.0000	48.90	48.90
B	196-530-560-000	SFR	0.239	1.000	1.0	1.0000	48.90	48.90
B	196-530-570-000	SFR	0.155	1.000	1.0	1.0000	48.90	48.90
B	196-530-580-000	SFR	0.145	1.000	1.0	1.0000	48.90	48.90
B	196-530-590-000	SFR	0.147	1.000	1.0	1.0000	48.90	48.90
B	196-530-600-000	SFR	0.147	1.000	1.0	1.0000	48.90	48.90
B	196-540-010-000	SFR	0.189	1.000	1.0	1.0000	48.90	48.90
B	196-540-020-000	SFR	0.232	1.000	1.0	1.0000	48.90	48.90
B	196-540-030-000	SFR	0.200	1.000	1.0	1.0000	48.90	48.90
B	196-540-040-000	SFR	0.232	1.000	1.0	1.0000	48.90	48.90
B	196-540-050-000	SFR	0.207	1.000	1.0	1.0000	48.90	48.90
B	196-540-060-000	SFR	0.157	1.000	1.0	1.0000	48.90	48.90
B	196-540-070-000	SFR	0.143	1.000	1.0	1.0000	48.90	48.90
B	196-540-080-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-540-090-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-540-100-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-540-110-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-540-120-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-540-130-000	SFR	0.142	1.000	1.0	1.0000	48.90	48.90
B	196-540-140-000	SFR	0.158	1.000	1.0	1.0000	48.90	48.90
B	196-540-150-000	SFR	0.159	1.000	1.0	1.0000	48.90	48.90
B	196-540-160-000	SFR	0.145	1.000	1.0	1.0000	48.90	48.90
B	196-540-180-000	SFR	0.148	1.000	1.0	1.0000	48.90	48.90
B	196-540-190-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-540-200-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-540-210-000	SFR	0.130	1.000	1.0	1.0000	48.90	48.90
B	196-540-220-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-540-230-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-540-240-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-540-250-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-540-260-000	SFR	0.142	1.000	1.0	1.0000	48.90	48.90
B	196-540-270-000	SFR	0.146	1.000	1.0	1.0000	48.90	48.90
B	196-540-280-000	SFR	0.145	1.000	1.0	1.0000	48.90	48.90
B	196-540-290-000	SFR	0.170	1.000	1.0	1.0000	48.90	48.90
B	196-540-300-000	SFR	0.146	1.000	1.0	1.0000	48.90	48.90

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
B	196-540-310-000	SFR	0.158	1.000	1.0	1.0000	48.90	48.90
B	196-540-320-000	SFR	0.150	1.000	1.0	1.0000	48.90	48.90
B	196-540-330-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-540-340-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-540-350-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-540-360-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-540-370-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-540-380-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-540-390-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-540-400-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-540-410-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-540-420-000	SFR	0.139	1.000	1.0	1.0000	48.90	48.90
B	196-540-430-000	SFR	0.139	1.000	1.0	1.0000	48.90	48.90
B	196-540-440-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-540-450-000	SFR	0.139	1.000	1.0	1.0000	48.90	48.90
B	196-540-460-000	SFR	0.139	1.000	1.0	1.0000	48.90	48.90
B	196-540-470-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-540-480-000	SFR	0.139	1.000	1.0	1.0000	48.90	48.90
B	196-540-490-000	SFR	0.140	1.000	1.0	1.0000	48.90	48.90
B	196-540-500-000	SFR	0.159	1.000	1.0	1.0000	48.90	48.90
B	196-550-010-000	SFR	0.160	1.000	1.0	1.0000	48.90	48.90
B	196-550-020-000	SFR	0.263	1.000	1.0	1.0000	48.90	48.90
B	196-550-030-000	SFR	0.215	1.000	1.0	1.0000	48.90	48.90
B	196-550-040-000	SFR	0.178	1.000	1.0	1.0000	48.90	48.90
B	196-550-050-000	SFR	0.156	1.000	1.0	1.0000	48.90	48.90
B	196-550-060-000	SFR	0.145	1.000	1.0	1.0000	48.90	48.90
B	196-550-070-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-550-080-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-550-090-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-550-100-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-550-110-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-550-120-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-550-130-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-550-140-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-550-150-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-550-160-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-550-170-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-550-180-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-550-190-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-550-200-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-550-210-000	SFR	0.154	1.000	1.0	1.0000	48.90	48.90
B	196-550-220-000	SFR	0.143	1.000	1.0	1.0000	48.90	48.90
B	196-550-230-000	SFR	0.143	1.000	1.0	1.0000	48.90	48.90
B	196-550-240-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-550-250-000	SFR	0.142	1.000	1.0	1.0000	48.90	48.90
B	196-550-260-000	SFR	0.143	1.000	1.0	1.0000	48.90	48.90
B	196-550-270-000	SFR	0.143	1.000	1.0	1.0000	48.90	48.90
B	196-550-280-000	SFR	0.143	1.000	1.0	1.0000	48.90	48.90
B	196-550-290-000	SFR	0.143	1.000	1.0	1.0000	48.90	48.90
B	196-550-300-000	SFR	0.143	1.000	1.0	1.0000	48.90	48.90
B	196-550-310-000	SFR	0.167	1.000	1.0	1.0000	48.90	48.90
B	196-560-010-000	SFR	0.147	1.000	1.0	1.0000	48.90	48.90
B	196-560-020-000	SFR	0.154	1.000	1.0	1.0000	48.90	48.90
B	196-560-030-000	SFR	0.154	1.000	1.0	1.0000	48.90	48.90
B	196-560-040-000	SFR	0.154	1.000	1.0	1.0000	48.90	48.90
B	196-560-050-000	SFR	0.154	1.000	1.0	1.0000	48.90	48.90
B	196-560-060-000	SFR	0.154	1.000	1.0	1.0000	48.90	48.90

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
B	196-560-070-000	SFR	0.154	1.000	1.0	1.0000	48.90	48.90
B	196-560-080-000	SFR	0.163	1.000	1.0	1.0000	48.90	48.90
B	196-560-090-000	SFR	0.196	1.000	1.0	1.0000	48.90	48.90
B	196-560-100-000	SFR	0.228	1.000	1.0	1.0000	48.90	48.90
B	196-560-110-000	SFR	0.247	1.000	1.0	1.0000	48.90	48.90
B	196-560-120-000	SFR	0.246	1.000	1.0	1.0000	48.90	48.90
B	196-560-130-000	SFR	0.281	1.000	1.0	1.0000	48.90	48.90
B	196-560-140-000	SFR	0.163	1.000	1.0	1.0000	48.90	48.90
B	196-560-150-000	SFR	0.175	1.000	1.0	1.0000	48.90	48.90
B	196-560-160-000	SFR	0.200	1.000	1.0	1.0000	48.90	48.90
B	196-560-170-000	SFR	0.174	1.000	1.0	1.0000	48.90	48.90
B	196-560-180-000	SFR	0.154	1.000	1.0	1.0000	48.90	48.90
B	196-560-190-000	SFR	0.150	1.000	1.0	1.0000	48.90	48.90
B	196-570-010-000	SFR	0.171	1.000	1.0	1.0000	48.90	48.90
B	196-570-020-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-570-030-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-570-040-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-570-050-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-570-060-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-570-070-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-570-080-000	SFR	0.156	1.000	1.0	1.0000	48.90	48.90
B	196-570-090-000	SFR	0.162	1.000	1.0	1.0000	48.90	48.90
B	196-570-100-000	SFR	0.158	1.000	1.0	1.0000	48.90	48.90
B	196-570-110-000	SFR	0.160	1.000	1.0	1.0000	48.90	48.90
B	196-570-120-000	SFR	0.160	1.000	1.0	1.0000	48.90	48.90
B	196-570-130-000	SFR	0.160	1.000	1.0	1.0000	48.90	48.90
B	196-570-140-000	SFR	0.161	1.000	1.0	1.0000	48.90	48.90
B	196-570-150-000	SFR	0.149	1.000	1.0	1.0000	48.90	48.90
B	196-570-160-000	SFR	0.146	1.000	1.0	1.0000	48.90	48.90
B	196-570-170-000	SFR	0.143	1.000	1.0	1.0000	48.90	48.90
B	196-570-180-000	SFR	0.149	1.000	1.0	1.0000	48.90	48.90
B	196-570-190-000	SFR	0.145	1.000	1.0	1.0000	48.90	48.90
B	196-570-200-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-570-210-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-570-220-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-570-230-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-570-240-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-570-250-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-570-270-000	SFR	0.139	1.000	1.0	1.0000	48.90	48.90
B	196-570-280-000	SFR	0.153	1.000	1.0	1.0000	48.90	48.90
B	196-570-290-000	SFR	0.149	1.000	1.0	1.0000	48.90	48.90
B	196-570-300-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-570-310-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-570-320-000	SFR	0.139	1.000	1.0	1.0000	48.90	48.90
B	196-570-330-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-570-340-000	SFR	0.137	1.000	1.0	1.0000	48.90	48.90
B	196-570-350-000	SFR	0.147	1.000	1.0	1.0000	48.90	48.90
B	196-570-360-000	SFR	0.149	1.000	1.0	1.0000	48.90	48.90
B	196-570-370-000	SFR	0.149	1.000	1.0	1.0000	48.90	48.90
B	196-570-380-000	SFR	0.149	1.000	1.0	1.0000	48.90	48.90
B	196-570-390-000	SFR	0.149	1.000	1.0	1.0000	48.90	48.90
B	196-570-400-000	SFR	0.149	1.000	1.0	1.0000	48.90	48.90
B	196-570-410-000	SFR	0.149	1.000	1.0	1.0000	48.90	48.90
B	196-570-420-000	SFR	0.152	1.000	1.0	1.0000	48.90	48.90
B	196-570-430-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-570-440-000	SFR	0.147	1.000	1.0	1.0000	48.90	48.90
B	196-570-450-000	SFR	0.145	1.000	1.0	1.0000	48.90	48.90

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
B	196-570-460-000	SFR	0.167	1.000	1.0	1.0000	48.90	48.90
B	196-570-470-000	SFR	0.201	1.000	1.0	1.0000	48.90	48.90
B	196-570-480-000	SFR	0.170	1.000	1.0	1.0000	48.90	48.90
B	196-570-490-000	SFR	0.142	1.000	1.0	1.0000	48.90	48.90
B	196-570-500-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-570-510-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-570-520-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-570-530-000	SFR	0.144	1.000	1.0	1.0000	48.90	48.90
B	196-570-540-000	SFR	0.143	1.000	1.0	1.0000	48.90	48.90
B	196-570-550-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-570-560-000	SFR	0.210	1.000	1.0	1.0000	48.90	48.90
B	196-570-570-000	SFR	0.176	1.000	1.0	1.0000	48.90	48.90
B	196-570-580-000	SFR	0.160	1.000	1.0	1.0000	48.90	48.90
B	196-570-590-000	SFR	0.138	1.000	1.0	1.0000	48.90	48.90
B	196-570-600-000	SFR	0.143	1.000	1.0	1.0000	48.90	48.90
B	196-570-610-000	SFR	0.152	1.000	1.0	1.0000	48.90	48.90
SUBTOTAL:		450 PARCELS				457.2535		\$22,359.62

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Rate	Levy
C	196-150-810-000	SFR	0.301	1.000	1.0	1.0000	\$32.15	\$32.14
C	196-150-820-000	SFR	0.358	1.000	1.0	1.0000	32.15	32.14
C	196-170-010-000	NON-RES	0.305	0.305	4.0	1.2200	32.15	39.22
C	196-170-020-000	LTD DEV	0.320	0.320	2.0	0.6400	32.15	20.56
C	196-170-030-000	SFR	0.310	1.000	1.0	1.0000	32.15	32.14
C	196-170-040-000	SFR	0.316	1.000	1.0	1.0000	32.15	32.14
C	196-170-050-000	SFR	0.310	1.000	1.0	1.0000	32.15	32.14
C	196-170-060-000	SFR	0.307	1.000	1.0	1.0000	32.15	32.14
C	196-170-070-000	SFR	0.305	1.000	1.0	1.0000	32.15	32.14
C	196-170-080-000	NON-RES	0.258	0.258	4.0	1.0320	32.15	33.16
C	196-170-100-000	LTD DEV	0.139	0.250	2.0	0.5000	32.15	16.06
C	196-170-110-000	MFR	1.526	20.000	0.7	14.0000	32.15	450.10
C	196-170-120-000	MFR	0.256	4.000	0.7	2.8000	32.15	90.02
C	196-180-010-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-020-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-030-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-040-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-050-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-060-000	MFR	0.237	2.000	0.7	1.4000	32.15	45.00
C	196-180-070-000	SFR	0.139	1.000	1.0	1.0000	32.15	32.14
C	196-180-080-000	SFR	0.139	1.000	1.0	1.0000	32.15	32.14
C	196-180-090-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-180-100-000	SFR	0.344	1.000	1.0	1.0000	32.15	32.14
C	196-180-110-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-120-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-130-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-150-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-160-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-170-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-180-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-190-000	SFR	0.170	1.000	1.0	1.0000	32.15	32.14
C	196-180-200-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-210-000	SFR	0.110	1.000	1.0	1.0000	32.15	32.14
C	196-180-220-000	SFR	0.114	1.000	1.0	1.0000	32.15	32.14
C	196-180-230-000	SFR	0.110	1.000	1.0	1.0000	32.15	32.14
C	196-180-240-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-250-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
C	196-180-260-000	SFR	0.170	1.000	1.0	1.0000	32.15	32.14
C	196-180-270-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-280-000	MFR	0.172	2.000	0.7	1.4000	32.15	45.00
C	196-180-290-000	SFR	0.344	1.000	1.0	1.0000	32.15	32.14
C	196-180-300-000	MFR	0.172	2.000	0.7	1.4000	32.15	45.00
C	196-180-310-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-320-000	MFR	0.172	2.000	0.7	1.4000	32.15	45.00
C	196-180-330-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-180-340-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-180-350-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-180-360-000	NON-RES	0.258	0.258	4.0	1.0320	32.15	33.16
C	196-180-370-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-380-000	SFR	0.260	1.000	1.0	1.0000	32.15	32.14
C	196-180-390-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-180-400-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-180-410-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-420-000	SFR	0.260	1.000	1.0	1.0000	32.15	32.14
C	196-180-430-000	MFR	0.172	2.000	0.7	1.4000	32.15	45.00
C	196-180-440-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-180-450-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-460-000	SFR	0.086	1.000	1.0	1.0000	32.15	32.14
C	196-180-480-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-490-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-500-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-180-510-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-180-520-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-180-530-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-180-540-000	SFR	0.086	1.000	1.0	1.0000	32.15	32.14
C	196-180-550-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-180-560-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-180-570-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-180-580-000	SFR	0.129	1.000	1.0	1.0000	32.15	32.14
C	196-180-590-000	SFR	0.129	1.000	1.0	1.0000	32.15	32.14
C	196-240-010-000	SFR	0.426	1.000	1.0	1.0000	32.15	32.14
C	196-240-020-000	SFR	0.379	1.000	1.0	1.0000	32.15	32.14
C	196-240-030-000	SFR	0.330	1.000	1.0	1.0000	32.15	32.14
C	196-240-040-000	SFR	0.330	1.000	1.0	1.0000	32.15	32.14
C	196-240-060-000	SFR	0.897	1.000	1.0	1.0000	32.15	32.14
C	196-240-070-000	LTD DEV	2.500	2.500	2.0	5.0000	32.15	160.74
C	196-240-080-000	NON-RES	3.680	3.680	4.0	14.7200	32.15	473.24
C	196-240-090-000	SFR	0.275	1.000	1.0	1.0000	32.15	32.14
C	196-240-100-000	SFR	0.344	1.000	1.0	1.0000	32.15	32.14
C	196-240-110-000	SFR	0.206	1.000	1.0	1.0000	32.15	32.14
C	196-240-120-000	SFR	0.270	1.000	1.0	1.0000	32.15	32.14
C	196-240-130-000	SFR	0.361	1.000	1.0	1.0000	32.15	32.14
C	196-240-140-000	SFR	0.254	1.000	1.0	1.0000	32.15	32.14
C	196-240-150-000	SFR	0.251	1.000	1.0	1.0000	32.15	32.14
C	196-240-170-000	LTD DEV	9.120	9.120	2.0	18.2400	32.15	586.40
C	196-240-180-000	LTD DEV	12.130	10.000	2.0	20.0000	32.15	643.00
C	196-240-190-000	LTD DEV	0.901	0.901	2.0	1.8020	32.15	57.92
C	196-240-200-000	SFR	0.523	1.000	1.0	1.0000	32.15	32.14
C	196-240-210-000	SFR	0.529	1.000	1.0	1.0000	32.15	32.14
C	196-240-220-000	SFR	0.529	1.000	1.0	1.0000	32.15	32.14
C	196-240-240-000	SFR	0.413	1.000	1.0	1.0000	32.15	32.14
C	196-240-250-000	SFR	0.247	1.000	1.0	1.0000	32.15	32.14
C	196-240-260-000	SFR	0.247	1.000	1.0	1.0000	32.15	32.14
C	196-240-290-000	LTD DEV	0.977	0.977	2.0	1.9540	32.15	62.82

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
C	196-240-300-000	LTD DEV	0.427	0.427	2.0	0.8540	32.15	27.44
C	196-240-310-000	MFR	0.258	2.000	0.7	1.4000	32.15	45.00
C	196-240-320-000	MFR	0.275	2.000	0.7	1.4000	32.15	45.00
C	196-240-330-000	VAC	0.144	0.250	1.0	0.2500	32.15	8.02
C	196-240-340-000	MFR	0.230	2.000	0.7	1.4000	32.15	45.00
C	196-240-370-000	MFR	0.340	2.000	0.7	1.4000	32.15	45.00
C	196-240-380-000	SFR	0.340	1.000	1.0	1.0000	32.15	32.14
C	196-250-010-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-250-020-000	SFR	0.080	1.000	1.0	1.0000	32.15	32.14
C	196-250-050-000	SFR	0.344	1.000	1.0	1.0000	32.15	32.14
C	196-250-060-000	SFR	0.062	1.000	1.0	1.0000	32.15	32.14
C	196-250-070-000	SFR	0.167	1.000	1.0	1.0000	32.15	32.14
C	196-250-080-000	SFR	0.200	1.000	1.0	1.0000	32.15	32.14
C	196-250-090-000	SFR	0.430	1.000	1.0	1.0000	32.15	32.14
C	196-250-100-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-250-110-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-250-120-000	SFR	0.086	1.000	1.0	1.0000	32.15	32.14
C	196-250-140-000	SFR	0.180	1.000	1.0	1.0000	32.15	32.14
C	196-250-150-000	SFR	0.114	1.000	1.0	1.0000	32.15	32.14
C	196-250-160-000	SFR	0.134	1.000	1.0	1.0000	32.15	32.14
C	196-250-170-000	SFR	0.129	1.000	1.0	1.0000	32.15	32.14
C	196-250-180-000	SFR	0.129	1.000	1.0	1.0000	32.15	32.14
C	196-250-190-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-250-200-000	SFR	0.170	1.000	1.0	1.0000	32.15	32.14
C	196-250-210-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-250-220-000	MFR	0.258	2.000	0.7	1.4000	32.15	45.00
C	196-250-230-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-250-240-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-250-250-000	NON-RES	0.344	0.344	4.0	1.3760	32.15	44.22
C	196-250-260-000	VAC	0.430	0.430	1.0	0.4300	32.15	13.82
C	196-250-270-000	NON-RES	0.172	0.250	4.0	1.0000	32.15	32.14
C	196-250-280-000	NON-RES	0.172	0.250	4.0	1.0000	32.15	32.14
C	196-250-290-000	NON-RES	0.172	0.250	4.0	1.0000	32.15	32.14
C	196-250-300-000	NON-RES	0.086	0.250	4.0	1.0000	32.15	32.14
C	196-250-310-000	SFR	0.430	1.000	1.0	1.0000	32.15	32.14
C	196-250-320-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-250-330-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-250-340-000	SFR	0.250	1.000	1.0	1.0000	32.15	32.14
C	196-250-350-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-250-360-000	MFR	0.430	2.000	0.7	1.4000	32.15	45.00
C	196-250-370-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-250-380-000	SFR	0.129	1.000	1.0	1.0000	32.15	32.14
C	196-250-390-000	SFR	0.129	1.000	1.0	1.0000	32.15	32.14
C	196-250-400-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-250-410-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-250-420-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-250-430-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-250-440-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-250-450-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-250-460-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-250-480-000	MFR	0.258	2.000	0.7	1.4000	32.15	45.00
C	196-250-490-000	NON-RES	0.309	0.309	4.0	1.2360	32.15	39.72
C	196-250-500-000	NON-RES	0.482	0.482	4.0	1.9280	32.15	61.98
C	196-250-510-000	NON-RES	0.251	0.251	4.0	1.0040	32.15	32.26
C	196-250-520-000	VAC	0.344	0.344	1.0	0.3440	32.15	11.04
C	196-250-530-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-250-540-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
C	196-250-550-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-250-560-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-260-010-000	MFR	0.180	2.000	0.7	1.4000	32.15	45.00
C	196-260-020-000	SFR	0.196	1.000	1.0	1.0000	32.15	32.14
C	196-260-030-000	SFR	0.218	1.000	1.0	1.0000	32.15	32.14
C	196-260-040-000	SFR	0.350	1.000	1.0	1.0000	32.15	32.14
C	196-260-050-000	SFR	0.215	1.000	1.0	1.0000	32.15	32.14
C	196-260-060-000	SFR	0.215	1.000	1.0	1.0000	32.15	32.14
C	196-260-070-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-260-080-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-260-090-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-260-100-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-260-110-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-260-120-000	MFR	0.344	2.000	0.7	1.4000	32.15	45.00
C	196-260-130-000	LTD DEV	0.258	0.258	2.0	0.5160	32.15	16.58
C	196-260-140-000	VAC-RESTR DEV	1.120	1.120	0.5	0.5600	32.15	18.00
C	196-260-150-000	VAC-RESTR DEV	0.286	0.286	0.5	0.1430	32.15	4.58
C	196-260-160-000	LTD DEV	0.114	0.250	2.0	0.5000	32.15	16.06
C	196-260-170-000	LTD DEV	0.110	0.250	2.0	0.5000	32.15	16.06
C	196-260-180-000	LTD DEV	0.230	0.250	2.0	0.5000	32.15	16.06
C	196-260-190-000	VAC	0.172	0.250	1.0	0.2500	32.15	8.02
C	196-260-200-000	SFR	0.260	1.000	1.0	1.0000	32.15	32.14
C	196-260-210-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-260-220-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-260-230-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-260-240-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-260-250-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-260-270-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-260-280-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-260-290-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-260-300-000	SFR	0.344	1.000	1.0	1.0000	32.15	32.14
C	196-260-310-000	MFR	0.206	5.000	0.7	3.5000	32.15	112.52
C	196-260-320-000	NON-RES	0.258	0.258	4.0	1.0320	32.15	33.16
C	196-260-330-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-260-340-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-260-350-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-260-360-000	LTD DEV	0.510	0.510	2.0	1.0200	32.15	32.78
C	196-260-370-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-260-380-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-260-390-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-260-400-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-260-410-000	SFR	0.229	1.000	1.0	1.0000	32.15	32.14
C	196-260-440-000	MFR	0.142	2.000	0.7	1.4000	32.15	45.00
C	196-260-450-000	SFR	0.115	1.000	1.0	1.0000	32.15	32.14
C	196-350-010-000	LTD DEV	14.240	10.000	2.0	20.0000	32.15	643.00
C	196-360-010-000	SFR	0.258	1.000	1.0	1.0000	32.15	32.14
C	196-360-020-000	SFR	0.195	1.000	1.0	1.0000	32.15	32.14
C	196-360-030-000	SFR	0.170	1.000	1.0	1.0000	32.15	32.14
C	196-360-040-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-360-050-000	SFR	0.183	1.000	1.0	1.0000	32.15	32.14
C	196-360-060-000	SFR	0.183	1.000	1.0	1.0000	32.15	32.14
C	196-360-070-000	SFR	0.183	1.000	1.0	1.0000	32.15	32.14
C	196-360-080-000	VAC	0.201	0.250	1.0	0.2500	32.15	8.02
C	196-360-090-000	SFR	0.195	1.000	1.0	1.0000	32.15	32.14
C	196-360-100-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-360-110-000	SFR	0.183	1.000	1.0	1.0000	32.15	32.14
C	196-360-120-000	SFR	0.183	1.000	1.0	1.0000	32.15	32.14

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
C	196-360-130-000	SFR	0.183	1.000	1.0	1.0000	32.15	32.14
C	196-360-140-000	SFR	0.183	1.000	1.0	1.0000	32.15	32.14
C	196-360-150-000	SFR	0.195	1.000	1.0	1.0000	32.15	32.14
C	196-360-160-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-360-170-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-360-180-000	SFR	0.195	1.000	1.0	1.0000	32.15	32.14
C	196-360-190-000	SFR	0.183	1.000	1.0	1.0000	32.15	32.14
C	196-360-200-000	SFR	0.183	1.000	1.0	1.0000	32.15	32.14
C	196-360-210-000	SFR	0.183	1.000	1.0	1.0000	32.15	32.14
C	196-360-220-000	SFR	0.183	1.000	1.0	1.0000	32.15	32.14
C	196-360-230-000	SFR	0.172	1.000	1.0	1.0000	32.15	32.14
C	196-360-240-000	SFR	0.275	1.000	1.0	1.0000	32.15	32.14
C	196-360-250-000	SFR	0.183	1.000	1.0	1.0000	32.15	32.14
C	196-360-260-000	SFR	0.183	1.000	1.0	1.0000	32.15	32.14
C	196-360-270-000	MFR	0.183	2.000	0.7	1.4000	32.15	45.00
C	196-360-280-000	MFR	0.183	2.000	0.7	1.4000	32.15	45.00
C	196-360-290-000	SFR	0.183	1.000	1.0	1.0000	32.15	32.14
C	196-360-300-000	SFR	0.183	1.000	1.0	1.0000	32.15	32.14
C	196-360-310-000	SFR	0.183	1.000	1.0	1.0000	32.15	32.14
C	196-360-320-000	SFR	0.183	1.000	1.0	1.0000	32.15	32.14
C	196-500-010-000	MFR	2.430	3.000	0.7	2.1000	32.15	67.50
C	196-500-020-000	SFR	0.330	1.000	1.0	1.0000	32.15	32.14
C	196-500-030-000	MFR	0.550	2.000	0.7	1.4000	32.15	45.00
C	196-500-040-000	SFR	0.460	1.000	1.0	1.0000	32.15	32.14
C	196-500-050-000	SFR	1.310	1.000	1.0	1.0000	32.15	32.14
C	196-500-060-000	SFR	0.350	1.000	1.0	1.0000	32.15	32.14
C	196-500-070-000	SFR	0.350	1.000	1.0	1.0000	32.15	32.14
C	196-500-080-000	VAC	0.690	0.690	1.0	0.6900	32.15	22.18
C	196-500-090-000	SFR	0.598	1.000	1.0	1.0000	32.15	32.14
C	196-510-020-000	SFR	0.482	1.000	1.0	1.0000	32.15	32.14
C	196-510-080-000	VAC	3.130	3.130	1.0	3.1300	32.15	100.62
C	196-510-090-000	NON-RES	4.570	4.570	4.0	18.2800	32.15	587.70
C	196-510-100-000	VAC	0.482	0.482	1.0	0.4820	32.15	15.48
C	196-510-110-000	VAC	1.353	1.353	1.0	1.3530	32.15	43.48
C	196-510-120-000	SFR	0.251	1.000	1.0	1.0000	32.15	32.14
C	196-510-130-000	SFR	0.520	1.000	1.0	1.0000	32.15	32.14
C	196-510-140-000	SFR	0.569	1.000	1.0	1.0000	32.15	32.14
C	196-510-160-000	SFR	0.139	1.000	1.0	1.0000	32.15	32.14
C	196-510-180-000	SFR	0.090	1.000	1.0	1.0000	32.15	32.14
C	196-510-190-000	SFR	0.091	1.000	1.0	1.0000	32.15	32.14
C	196-510-200-000	VAC	0.110	0.250	1.0	0.2500	32.15	8.02
C	196-510-210-000	VAC	0.178	0.250	1.0	0.2500	32.15	8.02
C	196-770-010-000	SFR	0.083	1.000	1.0	1.0000	32.15	32.14
C	196-770-020-000	SFR	0.095	1.000	1.0	1.0000	32.15	32.14
C	196-770-030-000	SFR	0.110	1.000	1.0	1.0000	32.15	32.14
C	196-770-040-000	SFR	0.095	1.000	1.0	1.0000	32.15	32.14
C	196-770-050-000	SFR	0.235	1.000	1.0	1.0000	32.15	32.14
SUBTOTAL:		255 PARCELS				366.8680		\$11,792.18

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Rate	Levy
D	196-280-010-000	SFR	0.149	1.000	1.0	1.0000	\$59.80	\$59.80
D	196-280-020-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-280-030-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-280-040-000	SFR	0.168	1.000	1.0	1.0000	59.80	59.80
D	196-280-050-000	SFR	0.145	1.000	1.0	1.0000	59.80	59.80
D	196-280-060-000	SFR	0.138	1.000	1.0	1.0000	59.80	59.80

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
D	196-280-070-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-280-080-000	SFR	0.168	1.000	1.0	1.0000	59.80	59.80
D	196-280-090-000	SFR	0.202	1.000	1.0	1.0000	59.80	59.80
D	196-280-100-000	SFR	0.177	1.000	1.0	1.0000	59.80	59.80
D	196-280-110-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-280-120-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-280-130-000	SFR	0.145	1.000	1.0	1.0000	59.80	59.80
D	196-280-140-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-280-150-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-280-160-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-280-170-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-280-180-000	SFR	0.148	1.000	1.0	1.0000	59.80	59.80
D	196-280-190-000	SFR	0.153	1.000	1.0	1.0000	59.80	59.80
D	196-280-200-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-280-210-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-280-220-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-280-230-000	SFR	0.141	1.000	1.0	1.0000	59.80	59.80
D	196-280-240-000	SFR	0.148	1.000	1.0	1.0000	59.80	59.80
D	196-280-250-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-280-260-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-280-270-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-280-280-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-280-290-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-280-300-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-280-310-000	SFR	0.146	1.000	1.0	1.0000	59.80	59.80
D	196-280-320-000	SFR	0.145	1.000	1.0	1.0000	59.80	59.80
D	196-280-330-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-280-340-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-280-350-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-280-360-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-280-370-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-280-380-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-280-390-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-280-400-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-280-410-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-290-010-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-020-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-030-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-040-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-050-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-060-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-070-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-080-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-090-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-100-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-110-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-120-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-290-130-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-140-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-150-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-160-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-170-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-180-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-190-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-200-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-210-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-290-220-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
D	196-290-230-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-240-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-290-250-000	SFR	0.143	1.000	1.0	1.0000	59.80	59.80
D	196-290-260-000	SFR	0.143	1.000	1.0	1.0000	59.80	59.80
D	196-290-290-000	SFR	0.175	1.000	1.0	1.0000	59.80	59.80
D	196-290-300-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-310-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-290-320-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-290-330-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-290-340-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-350-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-290-360-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-290-370-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-290-380-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-290-390-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-290-400-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-290-410-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-420-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-290-430-000	SFR	0.147	1.000	1.0	1.0000	59.80	59.80
D	196-290-440-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-290-450-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-290-460-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-290-470-000	SFR	0.148	1.000	1.0	1.0000	59.80	59.80
D	196-290-480-000	SFR	0.148	1.000	1.0	1.0000	59.80	59.80
D	196-290-490-000	SFR	0.147	1.000	1.0	1.0000	59.80	59.80
D	196-290-500-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-510-000	SFR	0.148	1.000	1.0	1.0000	59.80	59.80
D	196-290-520-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-290-530-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-290-540-000	SFR	0.148	1.000	1.0	1.0000	59.80	59.80
D	196-290-550-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-290-560-000	SFR	0.147	1.000	1.0	1.0000	59.80	59.80
D	196-290-570-000	SFR	0.147	1.000	1.0	1.0000	59.80	59.80
D	196-290-580-000	SFR	0.147	1.000	1.0	1.0000	59.80	59.80
D	196-290-590-000	SFR	0.242	1.000	1.0	1.0000	59.80	59.80
D	196-290-600-000	VAC	0.172	0.250	1.0	0.2500	59.80	14.94
D	196-300-010-000	SFR	0.148	1.000	1.0	1.0000	59.80	59.80
D	196-300-020-000	SFR	0.148	1.000	1.0	1.0000	59.80	59.80
D	196-300-030-000	SFR	0.148	1.000	1.0	1.0000	59.80	59.80
D	196-300-040-000	SFR	0.148	1.000	1.0	1.0000	59.80	59.80
D	196-300-050-000	SFR	0.148	1.000	1.0	1.0000	59.80	59.80
D	196-300-060-000	SFR	0.148	1.000	1.0	1.0000	59.80	59.80
D	196-300-070-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-300-080-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-300-090-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-300-100-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-300-110-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-300-120-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-300-130-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-300-140-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-300-150-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-300-160-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-300-170-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-300-180-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-300-190-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-300-200-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-300-210-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
D	196-300-220-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-300-230-000	SFR	0.173	1.000	1.0	1.0000	59.80	59.80
D	196-300-240-000	SFR	0.173	1.000	1.0	1.0000	59.80	59.80
D	196-300-250-000	SFR	0.138	1.000	1.0	1.0000	59.80	59.80
D	196-300-260-000	SFR	0.136	1.000	1.0	1.0000	59.80	59.80
D	196-300-270-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-300-280-000	SFR	0.146	1.000	1.0	1.0000	59.80	59.80
D	196-300-290-000	SFR	0.790	1.000	1.0	1.0000	59.80	59.80
D	196-300-300-000	SFR	0.514	1.000	1.0	1.0000	59.80	59.80
D	196-300-310-000	SFR	1.210	1.000	1.0	1.0000	59.80	59.80
D	196-300-320-000	SFR	0.340	1.000	1.0	1.0000	59.80	59.80
D	196-300-330-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-300-340-000	SFR	0.201	1.000	1.0	1.0000	59.80	59.80
D	196-300-350-000	SFR	0.187	1.000	1.0	1.0000	59.80	59.80
D	196-300-360-000	SFR	0.176	1.000	1.0	1.0000	59.80	59.80
D	196-300-370-000	SFR	0.160	1.000	1.0	1.0000	59.80	59.80
D	196-300-380-000	SFR	0.136	1.000	1.0	1.0000	59.80	59.80
D	196-300-390-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-300-400-000	SFR	0.138	1.000	1.0	1.0000	59.80	59.80
D	196-300-410-000	SFR	0.154	1.000	1.0	1.0000	59.80	59.80
D	196-300-420-000	SFR	0.136	1.000	1.0	1.0000	59.80	59.80
D	196-300-430-000	SFR	0.136	1.000	1.0	1.0000	59.80	59.80
D	196-300-440-000	SFR	0.136	1.000	1.0	1.0000	59.80	59.80
D	196-300-450-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-300-460-000	SFR	0.136	1.000	1.0	1.0000	59.80	59.80
D	196-300-470-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-310-010-000	SFR	0.241	1.000	1.0	1.0000	59.80	59.80
D	196-310-020-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-310-030-000	SFR	0.238	1.000	1.0	1.0000	59.80	59.80
D	196-310-040-000	SFR	0.240	1.000	1.0	1.0000	59.80	59.80
D	196-310-050-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-310-060-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-310-070-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-310-080-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-310-090-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-310-100-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-310-110-000	SFR	0.241	1.000	1.0	1.0000	59.80	59.80
D	196-310-120-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-310-130-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-310-140-000	SFR	0.231	1.000	1.0	1.0000	59.80	59.80
D	196-310-150-000	SFR	0.241	1.000	1.0	1.0000	59.80	59.80
D	196-310-160-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-310-170-000	SFR	0.247	1.000	1.0	1.0000	59.80	59.80
D	196-310-180-000	SFR	0.215	1.000	1.0	1.0000	59.80	59.80
D	196-310-190-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-310-200-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-310-210-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-310-220-000	SFR	0.206	1.000	1.0	1.0000	59.80	59.80
D	196-310-230-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-310-240-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-310-250-000	SFR	0.238	1.000	1.0	1.0000	59.80	59.80
D	196-310-260-000	SFR	0.238	1.000	1.0	1.0000	59.80	59.80
D	196-310-270-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-310-280-000	SFR	0.234	1.000	1.0	1.0000	59.80	59.80
D	196-310-290-000	VAC-RESTR DEV	1.470	1.470	0.5	0.7350	59.80	43.94
D	196-310-300-000	VAC-RESTR DEV	0.057	0.250	0.5	0.1250	59.80	7.46
D	196-310-310-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
D	196-310-320-000	SFR	0.228	1.000	1.0	1.0000	59.80	59.80
D	196-310-330-000	SFR	0.228	1.000	1.0	1.0000	59.80	59.80
D	196-310-340-000	SFR	0.228	1.000	1.0	1.0000	59.80	59.80
D	196-310-350-000	SFR	0.219	1.000	1.0	1.0000	59.80	59.80
D	196-310-360-000	SFR	0.235	1.000	1.0	1.0000	59.80	59.80
D	196-310-370-000	SFR	0.228	1.000	1.0	1.0000	59.80	59.80
D	196-310-380-000	SFR	0.228	1.000	1.0	1.0000	59.80	59.80
D	196-310-390-000	SFR	0.228	1.000	1.0	1.0000	59.80	59.80
D	196-310-400-000	SFR	0.236	1.000	1.0	1.0000	59.80	59.80
D	196-310-410-000	SFR	0.236	1.000	1.0	1.0000	59.80	59.80
D	196-310-420-000	SFR	0.240	1.000	1.0	1.0000	59.80	59.80
D	196-310-430-000	SFR	0.230	1.000	1.0	1.0000	59.80	59.80
D	196-320-010-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-320-020-000	SFR	0.300	1.000	1.0	1.0000	59.80	59.80
D	196-320-030-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-320-040-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-320-050-000	SFR	0.228	1.000	1.0	1.0000	59.80	59.80
D	196-320-060-000	SFR	0.228	1.000	1.0	1.0000	59.80	59.80
D	196-320-070-000	SFR	0.228	1.000	1.0	1.0000	59.80	59.80
D	196-320-080-000	SFR	0.244	1.000	1.0	1.0000	59.80	59.80
D	196-320-090-000	SFR	0.228	1.000	1.0	1.0000	59.80	59.80
D	196-320-100-000	SFR	0.228	1.000	1.0	1.0000	59.80	59.80
D	196-320-110-000	SFR	0.228	1.000	1.0	1.0000	59.80	59.80
D	196-320-120-000	SFR	0.228	1.000	1.0	1.0000	59.80	59.80
D	196-320-130-000	SFR	0.236	1.000	1.0	1.0000	59.80	59.80
D	196-320-140-000	SFR	0.236	1.000	1.0	1.0000	59.80	59.80
D	196-320-150-000	SFR	0.228	1.000	1.0	1.0000	59.80	59.80
D	196-320-160-000	SFR	0.238	1.000	1.0	1.0000	59.80	59.80
D	196-320-170-000	SFR	0.218	1.000	1.0	1.0000	59.80	59.80
D	196-320-180-000	SFR	0.224	1.000	1.0	1.0000	59.80	59.80
D	196-320-190-000	SFR	0.227	1.000	1.0	1.0000	59.80	59.80
D	196-320-200-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-320-210-000	SFR	0.217	1.000	1.0	1.0000	59.80	59.80
D	196-320-220-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-330-010-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-330-020-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-330-030-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-330-040-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-330-050-000	SFR	0.231	1.000	1.0	1.0000	59.80	59.80
D	196-330-060-000	SFR	0.231	1.000	1.0	1.0000	59.80	59.80
D	196-330-070-000	SFR	0.230	1.000	1.0	1.0000	59.80	59.80
D	196-330-080-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-330-090-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-330-100-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-330-110-000	SFR	0.282	1.000	1.0	1.0000	59.80	59.80
D	196-330-120-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-330-130-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-330-140-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-330-150-000	SFR	0.282	1.000	1.0	1.0000	59.80	59.80
D	196-330-160-000	SFR	0.244	1.000	1.0	1.0000	59.80	59.80
D	196-330-170-000	SFR	0.254	1.000	1.0	1.0000	59.80	59.80
D	196-330-180-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-330-190-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-340-020-000	SFR	0.251	1.000	1.0	1.0000	59.80	59.80
D	196-340-030-000	SFR	0.206	1.000	1.0	1.0000	59.80	59.80
D	196-340-040-000	SFR	0.266	1.000	1.0	1.0000	59.80	59.80
D	196-340-050-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
D	196-340-060-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-340-070-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-340-080-000	SFR	0.241	1.000	1.0	1.0000	59.80	59.80
D	196-340-090-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-340-100-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-340-110-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-340-120-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-340-130-000	SFR	0.190	1.000	1.0	1.0000	59.80	59.80
D	196-340-140-000	SFR	0.236	1.000	1.0	1.0000	59.80	59.80
D	196-340-150-000	SFR	0.263	1.000	1.0	1.0000	59.80	59.80
D	196-340-160-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-340-170-000	SFR	0.229	1.000	1.0	1.0000	59.80	59.80
D	196-340-180-000	SFR	0.238	1.000	1.0	1.0000	59.80	59.80
D	196-340-190-000	SFR	0.644	1.000	1.0	1.0000	59.80	59.80
D	196-340-200-000	SFR	0.223	1.000	1.0	1.0000	59.80	59.80
D	196-370-010-000	SFR	0.126	1.000	1.0	1.0000	59.80	59.80
D	196-370-020-000	SFR	0.123	1.000	1.0	1.0000	59.80	59.80
D	196-370-030-000	SFR	0.123	1.000	1.0	1.0000	59.80	59.80
D	196-370-040-000	SFR	0.123	1.000	1.0	1.0000	59.80	59.80
D	196-370-050-000	SFR	0.123	1.000	1.0	1.0000	59.80	59.80
D	196-370-060-000	SFR	0.123	1.000	1.0	1.0000	59.80	59.80
D	196-370-070-000	SFR	0.123	1.000	1.0	1.0000	59.80	59.80
D	196-370-080-000	SFR	0.123	1.000	1.0	1.0000	59.80	59.80
D	196-370-090-000	SFR	0.123	1.000	1.0	1.0000	59.80	59.80
D	196-370-100-000	SFR	0.123	1.000	1.0	1.0000	59.80	59.80
D	196-370-110-000	SFR	0.123	1.000	1.0	1.0000	59.80	59.80
D	196-370-120-000	SFR	0.123	1.000	1.0	1.0000	59.80	59.80
D	196-370-130-000	SFR	0.123	1.000	1.0	1.0000	59.80	59.80
D	196-370-140-000	SFR	0.132	1.000	1.0	1.0000	59.80	59.80
D	196-370-150-000	SFR	0.120	1.000	1.0	1.0000	59.80	59.80
D	196-370-160-000	SFR	0.124	1.000	1.0	1.0000	59.80	59.80
D	196-370-170-000	SFR	0.124	1.000	1.0	1.0000	59.80	59.80
D	196-370-180-000	SFR	0.138	1.000	1.0	1.0000	59.80	59.80
D	196-370-190-000	SFR	0.124	1.000	1.0	1.0000	59.80	59.80
D	196-370-200-000	SFR	0.115	1.000	1.0	1.0000	59.80	59.80
D	196-370-210-000	SFR	0.117	1.000	1.0	1.0000	59.80	59.80
D	196-370-220-000	SFR	0.119	1.000	1.0	1.0000	59.80	59.80
D	196-370-230-000	SFR	0.120	1.000	1.0	1.0000	59.80	59.80
D	196-370-240-000	SFR	0.129	1.000	1.0	1.0000	59.80	59.80
D	196-370-250-000	SFR	0.208	1.000	1.0	1.0000	59.80	59.80
D	196-370-260-000	SFR	0.206	1.000	1.0	1.0000	59.80	59.80
D	196-370-270-000	SFR	0.125	1.000	1.0	1.0000	59.80	59.80
D	196-370-280-000	SFR	0.173	1.000	1.0	1.0000	59.80	59.80
D	196-370-290-000	SFR	0.172	1.000	1.0	1.0000	59.80	59.80
D	196-370-300-000	SFR	0.173	1.000	1.0	1.0000	59.80	59.80
D	196-370-310-000	SFR	0.177	1.000	1.0	1.0000	59.80	59.80
D	196-370-320-000	SFR	0.172	1.000	1.0	1.0000	59.80	59.80
D	196-370-330-000	SFR	0.173	1.000	1.0	1.0000	59.80	59.80
D	196-370-340-000	SFR	0.119	1.000	1.0	1.0000	59.80	59.80
D	196-370-350-000	SFR	0.120	1.000	1.0	1.0000	59.80	59.80
D	196-370-360-000	SFR	0.120	1.000	1.0	1.0000	59.80	59.80
D	196-370-370-000	SFR	0.119	1.000	1.0	1.0000	59.80	59.80
D	196-370-380-000	SFR	0.123	1.000	1.0	1.0000	59.80	59.80
D	196-370-390-000	SFR	0.114	1.000	1.0	1.0000	59.80	59.80
D	196-370-400-000	SFR	0.114	1.000	1.0	1.0000	59.80	59.80
D	196-370-410-000	SFR	0.114	1.000	1.0	1.0000	59.80	59.80
D	196-370-420-000	SFR	0.114	1.000	1.0	1.0000	59.80	59.80

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
D	196-370-430-000	SFR	0.114	1.000	1.0	1.0000	59.80	59.80
D	196-370-440-000	SFR	0.114	1.000	1.0	1.0000	59.80	59.80
D	196-370-450-000	SFR	0.114	1.000	1.0	1.0000	59.80	59.80
D	196-370-460-000	SFR	0.114	1.000	1.0	1.0000	59.80	59.80
D	196-370-470-000	SFR	0.120	1.000	1.0	1.0000	59.80	59.80
D	196-370-480-000	SFR	0.125	1.000	1.0	1.0000	59.80	59.80
D	196-370-490-000	SFR	0.116	1.000	1.0	1.0000	59.80	59.80
D	196-370-500-000	SFR	0.116	1.000	1.0	1.0000	59.80	59.80
D	196-370-510-000	SFR	0.116	1.000	1.0	1.0000	59.80	59.80
D	196-370-520-000	SFR	0.116	1.000	1.0	1.0000	59.80	59.80
D	196-370-530-000	SFR	0.116	1.000	1.0	1.0000	59.80	59.80
D	196-370-540-000	SFR	0.116	1.000	1.0	1.0000	59.80	59.80
D	196-370-550-000	SFR	0.116	1.000	1.0	1.0000	59.80	59.80
D	196-370-560-000	SFR	0.116	1.000	1.0	1.0000	59.80	59.80
D	196-370-570-000	SFR	0.126	1.000	1.0	1.0000	59.80	59.80
D	196-370-580-000	SFR	0.129	1.000	1.0	1.0000	59.80	59.80
D	196-370-590-000	SFR	0.116	1.000	1.0	1.0000	59.80	59.80
D	196-370-600-000	SFR	0.116	1.000	1.0	1.0000	59.80	59.80
D	196-370-610-000	SFR	0.116	1.000	1.0	1.0000	59.80	59.80
D	196-370-620-000	SFR	0.116	1.000	1.0	1.0000	59.80	59.80
D	196-370-630-000	SFR	0.116	1.000	1.0	1.0000	59.80	59.80
D	196-370-640-000	SFR	0.116	1.000	1.0	1.0000	59.80	59.80
D	196-370-650-000	SFR	0.116	1.000	1.0	1.0000	59.80	59.80
D	196-370-660-000	SFR	0.116	1.000	1.0	1.0000	59.80	59.80
D	196-370-670-000	SFR	0.126	1.000	1.0	1.0000	59.80	59.80
D	196-370-680-000	SFR	0.123	1.000	1.0	1.0000	59.80	59.80
D	196-370-690-000	SFR	0.117	1.000	1.0	1.0000	59.80	59.80
D	196-370-700-000	SFR	0.117	1.000	1.0	1.0000	59.80	59.80
D	196-370-710-000	SFR	0.117	1.000	1.0	1.0000	59.80	59.80
D	196-370-720-000	SFR	0.117	1.000	1.0	1.0000	59.80	59.80
D	196-370-730-000	SFR	0.117	1.000	1.0	1.0000	59.80	59.80
D	196-370-740-000	SFR	0.117	1.000	1.0	1.0000	59.80	59.80
D	196-370-750-000	SFR	0.117	1.000	1.0	1.0000	59.80	59.80
D	196-370-760-000	SFR	0.120	1.000	1.0	1.0000	59.80	59.80
D	196-370-770-000	SFR	0.117	1.000	1.0	1.0000	59.80	59.80
D	196-370-780-000	SFR	0.135	1.000	1.0	1.0000	59.80	59.80
D	196-370-790-000	SFR	0.251	1.000	1.0	1.0000	59.80	59.80
D	196-370-800-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-370-810-000	SFR	0.116	1.000	1.0	1.0000	59.80	59.80
D	196-370-820-000	SFR	0.117	1.000	1.0	1.0000	59.80	59.80
D	196-370-830-000	SFR	0.117	1.000	1.0	1.0000	59.80	59.80
D	196-370-840-000	SFR	0.117	1.000	1.0	1.0000	59.80	59.80
D	196-370-850-000	SFR	0.117	1.000	1.0	1.0000	59.80	59.80
D	196-370-860-000	SFR	0.117	1.000	1.0	1.0000	59.80	59.80
D	196-370-870-000	SFR	0.117	1.000	1.0	1.0000	59.80	59.80
D	196-370-880-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-370-890-000	SFR	0.172	1.000	1.0	1.0000	59.80	59.80
D	196-370-900-000	SFR	0.172	1.000	1.0	1.0000	59.80	59.80
D	196-370-910-000	SFR	0.172	1.000	1.0	1.0000	59.80	59.80
D	196-370-920-000	SFR	0.172	1.000	1.0	1.0000	59.80	59.80
D	196-370-930-000	SFR	0.172	1.000	1.0	1.0000	59.80	59.80
D	196-380-010-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-380-020-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-380-030-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-380-040-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-380-050-000	SFR	0.151	1.000	1.0	1.0000	59.80	59.80
D	196-380-060-000	SFR	0.197	1.000	1.0	1.0000	59.80	59.80

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acres	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
D	196-380-070-000	SFR	0.169	1.000	1.0	1.0000	59.80	59.80
D	196-380-080-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-380-090-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-380-100-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-380-110-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-380-120-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-380-130-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-380-140-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-380-150-000	SFR	0.143	1.000	1.0	1.0000	59.80	59.80
D	196-380-160-000	SFR	0.143	1.000	1.0	1.0000	59.80	59.80
D	196-380-170-000	SFR	0.143	1.000	1.0	1.0000	59.80	59.80
D	196-380-180-000	SFR	0.145	1.000	1.0	1.0000	59.80	59.80
D	196-380-190-000	SFR	0.161	1.000	1.0	1.0000	59.80	59.80
D	196-380-200-000	SFR	0.143	1.000	1.0	1.0000	59.80	59.80
D	196-380-210-000	SFR	0.148	1.000	1.0	1.0000	59.80	59.80
D	196-380-220-000	SFR	0.160	1.000	1.0	1.0000	59.80	59.80
D	196-380-230-000	SFR	0.170	1.000	1.0	1.0000	59.80	59.80
D	196-380-240-000	SFR	0.180	1.000	1.0	1.0000	59.80	59.80
D	196-380-250-000	SFR	0.165	1.000	1.0	1.0000	59.80	59.80
D	196-380-260-000	SFR	0.158	1.000	1.0	1.0000	59.80	59.80
D	196-380-270-000	SFR	0.138	1.000	1.0	1.0000	59.80	59.80
D	196-380-280-000	SFR	0.182	1.000	1.0	1.0000	59.80	59.80
D	196-380-290-000	SFR	0.146	1.000	1.0	1.0000	59.80	59.80
D	196-380-300-000	SFR	0.153	1.000	1.0	1.0000	59.80	59.80
D	196-380-310-000	SFR	0.151	1.000	1.0	1.0000	59.80	59.80
D	196-380-320-000	SFR	0.161	1.000	1.0	1.0000	59.80	59.80
D	196-380-330-000	SFR	0.161	1.000	1.0	1.0000	59.80	59.80
D	196-380-340-000	SFR	0.166	1.000	1.0	1.0000	59.80	59.80
D	196-380-350-000	SFR	0.138	1.000	1.0	1.0000	59.80	59.80
D	196-380-360-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-380-370-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-380-380-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-380-390-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-380-400-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-380-410-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-380-420-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-380-430-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-380-440-000	SFR	0.138	1.000	1.0	1.0000	59.80	59.80
D	196-380-450-000	SFR	0.138	1.000	1.0	1.0000	59.80	59.80
D	196-380-460-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-380-470-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-380-480-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-380-490-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-380-500-000	VAC-RESTR DEV	0.980	0.980	0.5	0.4900	59.80	29.30
D	196-390-010-000	SFR	0.255	1.000	1.0	1.0000	59.80	59.80
D	196-390-020-000	SFR	0.225	1.000	1.0	1.0000	59.80	59.80
D	196-390-030-000	SFR	0.213	1.000	1.0	1.0000	59.80	59.80
D	196-390-040-000	SFR	0.196	1.000	1.0	1.0000	59.80	59.80
D	196-390-050-000	MFR	0.183	2.000	0.7	1.4000	59.80	83.72
D	196-390-060-000	SFR	0.176	1.000	1.0	1.0000	59.80	59.80
D	196-390-070-000	SFR	0.172	1.000	1.0	1.0000	59.80	59.80
D	196-390-080-000	SFR	0.176	1.000	1.0	1.0000	59.80	59.80
D	196-390-090-000	SFR	0.252	1.000	1.0	1.0000	59.80	59.80
D	196-390-100-000	SFR	0.296	1.000	1.0	1.0000	59.80	59.80
D	196-390-110-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-390-120-000	SFR	0.153	1.000	1.0	1.0000	59.80	59.80
D	196-390-130-000	SFR	0.151	1.000	1.0	1.0000	59.80	59.80

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
D	196-390-140-000	SFR	0.153	1.000	1.0	1.0000	59.80	59.80
D	196-390-150-000	SFR	0.150	1.000	1.0	1.0000	59.80	59.80
D	196-390-160-000	SFR	0.145	1.000	1.0	1.0000	59.80	59.80
D	196-390-170-000	SFR	0.138	1.000	1.0	1.0000	59.80	59.80
D	196-390-180-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-190-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-200-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-210-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-220-000	SFR	0.138	1.000	1.0	1.0000	59.80	59.80
D	196-390-230-000	SFR	0.138	1.000	1.0	1.0000	59.80	59.80
D	196-390-240-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-250-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-260-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-270-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-280-000	SFR	0.138	1.000	1.0	1.0000	59.80	59.80
D	196-390-290-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-390-300-000	SFR	0.166	1.000	1.0	1.0000	59.80	59.80
D	196-390-310-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-390-320-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-390-330-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-390-340-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-350-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-360-000	SFR	0.138	1.000	1.0	1.0000	59.80	59.80
D	196-390-370-000	SFR	0.138	1.000	1.0	1.0000	59.80	59.80
D	196-390-380-000	SFR	0.138	1.000	1.0	1.0000	59.80	59.80
D	196-390-390-000	SFR	0.138	1.000	1.0	1.0000	59.80	59.80
D	196-390-400-000	SFR	0.138	1.000	1.0	1.0000	59.80	59.80
D	196-390-410-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-390-420-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-390-430-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-390-440-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-450-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-460-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-470-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-480-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-490-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-500-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-510-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-520-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-530-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-540-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-550-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-560-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-570-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-580-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-590-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-600-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-610-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-620-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-390-630-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-400-010-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-400-020-000	SFR	0.172	1.000	1.0	1.0000	59.80	59.80
D	196-400-030-000	SFR	0.159	1.000	1.0	1.0000	59.80	59.80
D	196-400-040-000	SFR	0.134	1.000	1.0	1.0000	59.80	59.80
D	196-400-050-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-400-060-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-400-070-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
D	196-400-080-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-400-090-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-400-100-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-400-110-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-400-120-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-400-130-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-400-140-000	SFR	0.151	1.000	1.0	1.0000	59.80	59.80
D	196-400-150-000	MFR	0.183	2.000	0.7	1.4000	59.80	83.72
D	196-400-160-000	SFR	0.182	1.000	1.0	1.0000	59.80	59.80
D	196-400-170-000	MFR	0.151	2.000	0.7	1.4000	59.80	83.72
D	196-400-180-000	SFR	0.150	1.000	1.0	1.0000	59.80	59.80
D	196-400-190-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-400-200-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-400-210-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-400-220-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-400-230-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-400-240-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-400-250-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-400-260-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-400-270-000	SFR	0.124	1.000	1.0	1.0000	59.80	59.80
D	196-400-280-000	SFR	0.105	1.000	1.0	1.0000	59.80	59.80
D	196-400-290-000	SFR	0.193	1.000	1.0	1.0000	59.80	59.80
D	196-400-300-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-400-310-000	SFR	0.130	1.000	1.0	1.0000	59.80	59.80
D	196-400-320-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-400-330-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-410-010-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-410-020-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-410-030-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-410-040-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-410-050-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-410-060-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-410-070-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-410-080-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-410-090-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-410-100-000	SFR	0.151	1.000	1.0	1.0000	59.80	59.80
D	196-410-110-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-410-120-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-410-130-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-410-140-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-410-150-000	SFR	0.151	1.000	1.0	1.0000	59.80	59.80
D	196-410-160-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-410-170-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-410-180-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-410-190-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-410-200-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-410-210-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-410-220-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-410-230-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-410-240-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-420-010-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-420-020-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-420-030-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80
D	196-420-040-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-420-050-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-420-060-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-420-070-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
D	196-420-080-000	SFR	0.165	1.000	1.0	1.0000	59.80	59.80
D	196-420-090-000	SFR	0.160	1.000	1.0	1.0000	59.80	59.80
D	196-420-100-000	SFR	0.151	1.000	1.0	1.0000	59.80	59.80
D	196-420-110-000	SFR	0.151	1.000	1.0	1.0000	59.80	59.80
D	196-420-120-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-420-130-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-420-140-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-420-150-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-420-160-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-420-170-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-420-180-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-420-190-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-420-200-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-420-210-000	SFR	0.151	1.000	1.0	1.0000	59.80	59.80
D	196-420-220-000	SFR	0.151	1.000	1.0	1.0000	59.80	59.80
D	196-420-230-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-420-240-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-420-250-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-420-260-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-420-270-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-420-280-000	SFR	0.130	1.000	1.0	1.0000	59.80	59.80
D	196-420-290-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-420-300-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-420-310-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-420-320-000	SFR	0.153	1.000	1.0	1.0000	59.80	59.80
D	196-430-010-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-430-020-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-430-030-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-430-040-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-430-050-000	VAC-RESTR DEV	0.730	0.730	0.5	0.3650	59.80	21.82
D	196-430-060-000	VAC-RESTR DEV	0.460	0.460	0.5	0.2300	59.80	13.74
D	196-430-070-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-430-080-000	MFR	0.150	2.000	0.7	1.4000	59.80	83.72
D	196-430-090-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-430-100-000	SFR	0.160	1.000	1.0	1.0000	59.80	59.80
D	196-430-110-000	MFR	0.173	2.000	0.7	1.4000	59.80	83.72
D	196-430-120-000	SFR	0.168	1.000	1.0	1.0000	59.80	59.80
D	196-430-130-000	MFR	0.181	2.000	0.7	1.4000	59.80	83.72
D	196-430-140-000	MFR	0.200	2.000	0.7	1.4000	59.80	83.72
D	196-430-170-000	SFR	0.127	1.000	1.0	1.0000	59.80	59.80
D	196-430-180-000	SFR	0.204	1.000	1.0	1.0000	59.80	59.80
D	196-430-190-000	SFR	0.203	1.000	1.0	1.0000	59.80	59.80
D	196-430-200-000	SFR	0.203	1.000	1.0	1.0000	59.80	59.80
D	196-430-210-000	SFR	0.203	1.000	1.0	1.0000	59.80	59.80
D	196-430-220-000	SFR	0.202	1.000	1.0	1.0000	59.80	59.80
D	196-430-230-000	SFR	0.202	1.000	1.0	1.0000	59.80	59.80
D	196-430-240-000	SFR	0.202	1.000	1.0	1.0000	59.80	59.80
D	196-430-250-000	SFR	0.201	1.000	1.0	1.0000	59.80	59.80
D	196-430-260-000	SFR	0.201	1.000	1.0	1.0000	59.80	59.80
D	196-430-270-000	SFR	0.200	1.000	1.0	1.0000	59.80	59.80
D	196-430-280-000	SFR	0.200	1.000	1.0	1.0000	59.80	59.80
D	196-430-290-000	SFR	0.200	1.000	1.0	1.0000	59.80	59.80
D	196-430-300-000	SFR	0.199	1.000	1.0	1.0000	59.80	59.80
D	196-430-310-000	MFR	0.185	2.000	0.7	1.4000	59.80	83.72
D	196-430-340-000	NON-RES	0.729	0.729	4.0	2.9173	59.80	174.44
D	196-430-350-000	NON-RES	0.411	0.411	4.0	1.6427	59.80	98.22
D	196-440-010-000	SFR	0.140	1.000	1.0	1.0000	59.80	59.80

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
D	196-440-020-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-440-030-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-440-040-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-440-050-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-440-060-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-440-070-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-440-080-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-440-090-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-440-100-000	MFR	0.151	2.000	0.7	1.4000	59.80	83.72
D	196-440-110-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-440-120-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-440-130-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-440-140-000	MFR	0.160	2.000	0.7	1.4000	59.80	83.72
D	196-440-150-000	MFR	0.151	2.000	0.7	1.4000	59.80	83.72
D	196-440-160-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-440-170-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-440-180-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-440-190-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-440-200-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-440-210-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-440-220-000	SFR	0.130	1.000	1.0	1.0000	59.80	59.80
D	196-440-230-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-440-240-000	SFR	0.142	1.000	1.0	1.0000	59.80	59.80
D	196-440-250-000	SFR	0.162	1.000	1.0	1.0000	59.80	59.80
D	196-440-260-000	SFR	0.134	1.000	1.0	1.0000	59.80	59.80
D	196-440-270-000	SFR	0.136	1.000	1.0	1.0000	59.80	59.80
D	196-440-280-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-440-290-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-440-300-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-440-310-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-440-320-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-440-330-000	MFR	0.151	2.000	0.7	1.4000	59.80	83.72
D	196-440-340-000	MFR	0.181	2.000	0.7	1.4000	59.80	83.72
D	196-440-350-000	MFR	0.199	2.000	0.7	1.4000	59.80	83.72
D	196-450-010-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-450-020-000	SFR	0.138	1.000	1.0	1.0000	59.80	59.80
D	196-450-030-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-040-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-050-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-060-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-070-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-080-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-090-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-100-000	SFR	0.238	1.000	1.0	1.0000	59.80	59.80
D	196-450-110-000	SFR	0.344	1.000	1.0	1.0000	59.80	59.80
D	196-450-120-000	SFR	0.149	1.000	1.0	1.0000	59.80	59.80
D	196-450-130-000	SFR	0.148	1.000	1.0	1.0000	59.80	59.80
D	196-450-140-000	SFR	0.141	1.000	1.0	1.0000	59.80	59.80
D	196-450-150-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-160-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-170-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-180-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-190-000	SFR	0.146	1.000	1.0	1.0000	59.80	59.80
D	196-450-200-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-210-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-220-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-230-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
D	196-450-240-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-250-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-260-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-270-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-280-000	SFR	0.156	1.000	1.0	1.0000	59.80	59.80
D	196-450-290-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-450-300-000	SFR	0.159	1.000	1.0	1.0000	59.80	59.80
D	196-460-010-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-460-020-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-460-030-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-460-040-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-460-050-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-460-060-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-460-070-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-460-080-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-460-090-000	SFR	0.145	1.000	1.0	1.0000	59.80	59.80
D	196-460-100-000	SFR	0.180	1.000	1.0	1.0000	59.80	59.80
D	196-460-110-000	SFR	0.151	1.000	1.0	1.0000	59.80	59.80
D	196-460-120-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-460-130-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-460-140-000	SFR	0.144	1.000	1.0	1.0000	59.80	59.80
D	196-460-150-000	SFR	0.165	1.000	1.0	1.0000	59.80	59.80
D	196-460-160-000	SFR	0.158	1.000	1.0	1.0000	59.80	59.80
D	196-460-170-000	SFR	0.158	1.000	1.0	1.0000	59.80	59.80
D	196-460-180-000	SFR	0.158	1.000	1.0	1.0000	59.80	59.80
D	196-460-190-000	SFR	0.158	1.000	1.0	1.0000	59.80	59.80
D	196-460-200-000	SFR	0.158	1.000	1.0	1.0000	59.80	59.80
D	196-460-210-000	SFR	0.158	1.000	1.0	1.0000	59.80	59.80
D	196-460-220-000	SFR	0.184	1.000	1.0	1.0000	59.80	59.80
D	196-460-230-000	SFR	0.193	1.000	1.0	1.0000	59.80	59.80
D	196-460-240-000	SFR	0.308	1.000	1.0	1.0000	59.80	59.80
D	196-460-250-000	SFR	0.178	1.000	1.0	1.0000	59.80	59.80
D	196-460-260-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-460-270-000	SFR	0.137	1.000	1.0	1.0000	59.80	59.80
D	196-460-280-000	SFR	0.161	1.000	1.0	1.0000	59.80	59.80
D	196-460-290-000	SFR	0.158	1.000	1.0	1.0000	59.80	59.80
D	196-460-300-000	SFR	0.161	1.000	1.0	1.0000	59.80	59.80
D	196-460-310-000	SFR	0.161	1.000	1.0	1.0000	59.80	59.80
D	196-460-320-000	SFR	0.161	1.000	1.0	1.0000	59.80	59.80
D	196-460-330-000	SFR	0.161	1.000	1.0	1.0000	59.80	59.80
D	196-460-340-000	SFR	0.139	1.000	1.0	1.0000	59.80	59.80
D	196-460-350-000	SFR	0.159	1.000	1.0	1.0000	59.80	59.80
D	196-460-360-000	SFR	0.161	1.000	1.0	1.0000	59.80	59.80
D	196-460-370-000	SFR	0.161	1.000	1.0	1.0000	59.80	59.80
D	196-460-380-000	SFR	0.161	1.000	1.0	1.0000	59.80	59.80
D	196-460-390-000	SFR	0.161	1.000	1.0	1.0000	59.80	59.80
D	196-460-400-000	SFR	0.156	1.000	1.0	1.0000	59.80	59.80
D	196-470-010-000	MFR	0.256	4.000	0.7	2.8000	59.80	167.44
D	196-470-040-000	VAC-RESTR DEV	0.036	0.250	0.5	0.1250	59.80	7.46
D	196-470-200-000	LTD DEV	1.904	1.904	2.0	3.8080	59.80	227.70
D	196-470-210-000	NON-RES	5.740	5.740	4.0	22.9600	59.80	1,373.00
D	196-470-230-000	SFR	0.199	1.000	1.0	1.0000	59.80	59.80
D	196-470-240-000	SFR	0.315	1.000	1.0	1.0000	59.80	59.80
D	196-470-250-000	MFR	0.283	4.000	0.7	2.8000	59.80	167.44
D	196-470-260-000	MFR	0.308	4.000	0.7	2.8000	59.80	167.44
D	196-470-270-000	MFR	0.323	4.000	0.7	2.8000	59.80	167.44
D	196-470-280-000	MFR	0.327	4.000	0.7	2.8000	59.80	167.44

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
D	196-470-290-000	MFR	0.327	4.000	0.7	2.8000	59.80	167.44
D	196-470-300-000	MFR	0.326	4.000	0.7	2.8000	59.80	167.44
SUBTOTAL:		692 PARCELS				732.8480		\$43,824.18

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Rate	Levy
E	196-120-010-000	SFR	0.137	1.000	1.0	1.0000	\$62.87	\$62.86
E	196-120-020-000	SFR	0.138	1.000	1.0	1.0000	62.87	62.86
E	196-120-030-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-120-040-000	SFR	0.153	1.000	1.0	1.0000	62.87	62.86
E	196-120-050-000	SFR	0.145	1.000	1.0	1.0000	62.87	62.86
E	196-120-060-000	SFR	0.191	1.000	1.0	1.0000	62.87	62.86
E	196-120-070-000	SFR	0.150	1.000	1.0	1.0000	62.87	62.86
E	196-120-080-000	SFR	0.143	1.000	1.0	1.0000	62.87	62.86
E	196-120-090-000	SFR	0.149	1.000	1.0	1.0000	62.87	62.86
E	196-120-100-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-120-110-000	SFR	0.138	1.000	1.0	1.0000	62.87	62.86
E	196-120-120-000	SFR	0.132	1.000	1.0	1.0000	62.87	62.86
E	196-120-130-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-120-140-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-120-150-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-120-160-000	SFR	0.158	1.000	1.0	1.0000	62.87	62.86
E	196-120-170-000	SFR	0.131	1.000	1.0	1.0000	62.87	62.86
E	196-120-180-000	SFR	0.130	1.000	1.0	1.0000	62.87	62.86
E	196-120-190-000	SFR	0.130	1.000	1.0	1.0000	62.87	62.86
E	196-120-200-000	SFR	0.130	1.000	1.0	1.0000	62.87	62.86
E	196-120-210-000	SFR	0.130	1.000	1.0	1.0000	62.87	62.86
E	196-120-220-000	SFR	0.132	1.000	1.0	1.0000	62.87	62.86
E	196-120-230-000	SFR	0.133	1.000	1.0	1.0000	62.87	62.86
E	196-120-240-000	SFR	0.132	1.000	1.0	1.0000	62.87	62.86
E	196-120-250-000	SFR	0.134	1.000	1.0	1.0000	62.87	62.86
E	196-120-260-000	SFR	0.135	1.000	1.0	1.0000	62.87	62.86
E	196-120-270-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-120-280-000	SFR	0.135	1.000	1.0	1.0000	62.87	62.86
E	196-120-290-000	SFR	0.201	1.000	1.0	1.0000	62.87	62.86
E	196-120-300-000	SFR	0.173	1.000	1.0	1.0000	62.87	62.86
E	196-120-310-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-120-320-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-120-330-000	SFR	0.141	1.000	1.0	1.0000	62.87	62.86
E	196-120-340-000	SFR	0.204	1.000	1.0	1.0000	62.87	62.86
E	196-120-350-000	SFR	0.173	1.000	1.0	1.0000	62.87	62.86
E	196-120-360-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-120-370-000	SFR	0.138	1.000	1.0	1.0000	62.87	62.86
E	196-120-380-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-120-390-000	SFR	0.141	1.000	1.0	1.0000	62.87	62.86
E	196-120-410-000	SFR	0.178	1.000	1.0	1.0000	62.87	62.86
E	196-120-420-000	SFR	0.202	1.000	1.0	1.0000	62.87	62.86
E	196-120-430-000	SFR	0.161	1.000	1.0	1.0000	62.87	62.86
E	196-120-440-000	SFR	0.144	1.000	1.0	1.0000	62.87	62.86
E	196-120-450-000	SFR	0.156	1.000	1.0	1.0000	62.87	62.86
E	196-120-460-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-120-470-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-120-480-000	SFR	0.143	1.000	1.0	1.0000	62.87	62.86
E	196-120-490-000	SFR	0.257	1.000	1.0	1.0000	62.87	62.86
E	196-120-500-000	SFR	0.252	1.000	1.0	1.0000	62.87	62.86
E	196-120-510-000	SFR	0.260	1.000	1.0	1.0000	62.87	62.86
E	196-120-520-000	SFR	0.271	1.000	1.0	1.0000	62.87	62.86

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
E	196-120-530-000	SFR	0.269	1.000	1.0	1.0000	62.87	62.86
E	196-120-540-000	SFR	0.149	1.000	1.0	1.0000	62.87	62.86
E	196-120-550-000	SFR	0.170	1.000	1.0	1.0000	62.87	62.86
E	196-120-560-000	SFR	0.166	1.000	1.0	1.0000	62.87	62.86
E	196-120-570-000	SFR	0.206	1.000	1.0	1.0000	62.87	62.86
E	196-120-580-000	SFR	0.245	1.000	1.0	1.0000	62.87	62.86
E	196-120-590-000	SFR	0.163	1.000	1.0	1.0000	62.87	62.86
E	196-120-600-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-120-610-000	SFR	0.164	1.000	1.0	1.0000	62.87	62.86
E	196-120-620-000	SFR	0.147	1.000	1.0	1.0000	62.87	62.86
E	196-120-630-000	SFR	0.141	1.000	1.0	1.0000	62.87	62.86
E	196-120-640-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-120-650-000	SFR	0.250	1.000	1.0	1.0000	62.87	62.86
E	196-120-660-000	SFR	0.249	1.000	1.0	1.0000	62.87	62.86
E	196-120-670-000	SFR	0.219	1.000	1.0	1.0000	62.87	62.86
E	196-120-680-000	VAC-RESTR DEV	2.720	2.720	0.5	1.3600	62.87	85.50
E	196-130-010-000	NON-RES	0.723	0.723	4.0	2.8920	62.87	181.82
E	196-130-020-000	NON-RES	1.192	1.192	4.0	4.7680	62.87	299.76
E	196-130-030-000	SFR	0.278	1.000	1.0	1.0000	62.87	62.86
E	196-130-040-000	SFR	0.173	1.000	1.0	1.0000	62.87	62.86
E	196-130-050-000	SFR	0.173	1.000	1.0	1.0000	62.87	62.86
E	196-130-060-000	SFR	0.173	1.000	1.0	1.0000	62.87	62.86
E	196-130-070-000	SFR	0.173	1.000	1.0	1.0000	62.87	62.86
E	196-130-080-000	SFR	0.188	1.000	1.0	1.0000	62.87	62.86
E	196-130-090-000	SFR	0.188	1.000	1.0	1.0000	62.87	62.86
E	196-130-100-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-130-110-000	SFR	0.144	1.000	1.0	1.0000	62.87	62.86
E	196-130-120-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-130-130-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-130-140-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-130-150-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-130-160-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-130-170-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-130-180-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-130-190-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-130-200-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-130-210-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-130-220-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-130-230-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-130-240-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-130-250-000	SFR	0.189	1.000	1.0	1.0000	62.87	62.86
E	196-130-260-000	SFR	0.141	1.000	1.0	1.0000	62.87	62.86
E	196-130-270-000	SFR	0.147	1.000	1.0	1.0000	62.87	62.86
E	196-130-280-000	SFR	0.153	1.000	1.0	1.0000	62.87	62.86
E	196-130-290-000	SFR	0.146	1.000	1.0	1.0000	62.87	62.86
E	196-130-300-000	SFR	0.130	1.000	1.0	1.0000	62.87	62.86
E	196-130-310-000	SFR	0.171	1.000	1.0	1.0000	62.87	62.86
E	196-130-320-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-130-330-000	SFR	0.164	1.000	1.0	1.0000	62.87	62.86
E	196-130-340-000	SFR	0.142	1.000	1.0	1.0000	62.87	62.86
E	196-130-350-000	SFR	0.138	1.000	1.0	1.0000	62.87	62.86
E	196-130-360-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-130-370-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-130-380-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-130-390-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-130-400-000	VAC-RESTR DEV	0.138	0.250	0.5	0.1250	62.87	7.84
E	196-130-410-000	VAC-RESTR DEV	0.142	0.250	0.5	0.1250	62.87	7.84

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
E	196-130-420-000	VAC-RESTR DEV	0.135	0.250	0.5	0.1250	62.87	7.84
E	196-130-430-000	SFR	0.170	1.000	1.0	1.0000	62.87	62.86
E	196-130-440-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-130-450-000	SFR	0.174	1.000	1.0	1.0000	62.87	62.86
E	196-130-460-000	VAC-RESTR DEV	0.155	0.250	0.5	0.1250	62.87	7.84
E	196-130-470-000	VAC-RESTR DEV	0.294	0.294	0.5	0.1470	62.87	9.24
E	196-130-480-000	SFR	0.231	1.000	1.0	1.0000	62.87	62.86
E	196-130-490-000	SFR	0.309	1.000	1.0	1.0000	62.87	62.86
E	196-130-500-000	SFR	0.179	1.000	1.0	1.0000	62.87	62.86
E	196-130-510-000	SFR	0.169	1.000	1.0	1.0000	62.87	62.86
E	196-130-520-000	SFR	0.150	1.000	1.0	1.0000	62.87	62.86
E	196-130-530-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-130-540-000	SFR	0.174	1.000	1.0	1.0000	62.87	62.86
E	196-130-550-000	SFR	0.182	1.000	1.0	1.0000	62.87	62.86
E	196-130-560-000	SFR	0.328	1.000	1.0	1.0000	62.87	62.86
E	196-130-570-000	SFR	0.252	1.000	1.0	1.0000	62.87	62.86
E	196-130-580-000	SFR	0.275	1.000	1.0	1.0000	62.87	62.86
E	196-130-590-000	SFR	0.174	1.000	1.0	1.0000	62.87	62.86
E	196-130-600-000	SFR	0.157	1.000	1.0	1.0000	62.87	62.86
E	196-130-610-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-130-620-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-130-630-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-130-640-000	SFR	0.148	1.000	1.0	1.0000	62.87	62.86
E	196-130-650-000	SFR	0.152	1.000	1.0	1.0000	62.87	62.86
E	196-130-660-000	SFR	0.160	1.000	1.0	1.0000	62.87	62.86
E	196-140-010-000	SFR	0.118	1.000	1.0	1.0000	62.87	62.86
E	196-140-040-000	SFR	0.146	1.000	1.0	1.0000	62.87	62.86
E	196-140-050-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-140-060-000	SFR	0.194	1.000	1.0	1.0000	62.87	62.86
E	196-140-070-000	SFR	0.184	1.000	1.0	1.0000	62.87	62.86
E	196-140-080-000	SFR	0.200	1.000	1.0	1.0000	62.87	62.86
E	196-140-090-000	SFR	0.148	1.000	1.0	1.0000	62.87	62.86
E	196-140-100-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-140-110-000	SFR	0.138	1.000	1.0	1.0000	62.87	62.86
E	196-140-120-000	SFR	0.138	1.000	1.0	1.0000	62.87	62.86
E	196-140-130-000	SFR	0.138	1.000	1.0	1.0000	62.87	62.86
E	196-140-140-000	SFR	0.203	1.000	1.0	1.0000	62.87	62.86
E	196-140-150-000	SFR	0.212	1.000	1.0	1.0000	62.87	62.86
E	196-140-160-000	SFR	0.229	1.000	1.0	1.0000	62.87	62.86
E	196-140-170-000	SFR	0.232	1.000	1.0	1.0000	62.87	62.86
E	196-140-180-000	SFR	0.160	1.000	1.0	1.0000	62.87	62.86
E	196-140-200-000	SFR	0.249	1.000	1.0	1.0000	62.87	62.86
E	196-140-210-000	SFR	0.180	1.000	1.0	1.0000	62.87	62.86
E	196-140-220-000	SFR	0.144	1.000	1.0	1.0000	62.87	62.86
E	196-140-230-000	SFR	0.144	1.000	1.0	1.0000	62.87	62.86
E	196-140-240-000	SFR	0.145	1.000	1.0	1.0000	62.87	62.86
E	196-140-250-000	SFR	0.185	1.000	1.0	1.0000	62.87	62.86
E	196-140-260-000	SFR	0.185	1.000	1.0	1.0000	62.87	62.86
E	196-140-280-000	SFR	0.272	1.000	1.0	1.0000	62.87	62.86
E	196-140-290-000	SFR	0.192	1.000	1.0	1.0000	62.87	62.86
E	196-140-300-000	SFR	0.174	1.000	1.0	1.0000	62.87	62.86
E	196-140-310-000	SFR	0.201	1.000	1.0	1.0000	62.87	62.86
E	196-140-320-000	SFR	0.141	1.000	1.0	1.0000	62.87	62.86
E	196-140-330-000	SFR	0.143	1.000	1.0	1.0000	62.87	62.86
E	196-140-340-000	SFR	0.262	1.000	1.0	1.0000	62.87	62.86
E	196-140-350-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-140-360-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
E	196-140-370-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-140-380-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-140-390-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-140-400-000	SFR	0.146	1.000	1.0	1.0000	62.87	62.86
E	196-140-410-000	SFR	0.154	1.000	1.0	1.0000	62.87	62.86
E	196-140-420-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-140-430-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-140-440-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-140-450-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-140-460-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-140-470-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-140-480-000	SFR	0.143	1.000	1.0	1.0000	62.87	62.86
E	196-140-490-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-140-500-000	SFR	0.150	1.000	1.0	1.0000	62.87	62.86
E	196-140-510-000	SFR	0.143	1.000	1.0	1.0000	62.87	62.86
E	196-140-520-000	SFR	0.143	1.000	1.0	1.0000	62.87	62.86
E	196-140-530-000	SFR	0.143	1.000	1.0	1.0000	62.87	62.86
E	196-140-540-000	SFR	0.143	1.000	1.0	1.0000	62.87	62.86
E	196-140-550-000	SFR	0.143	1.000	1.0	1.0000	62.87	62.86
E	196-140-560-000	SFR	0.144	1.000	1.0	1.0000	62.87	62.86
E	196-140-570-000	SFR	0.158	1.000	1.0	1.0000	62.87	62.86
E	196-140-580-000	SFR	0.156	1.000	1.0	1.0000	62.87	62.86
E	196-140-590-000	SFR	0.154	1.000	1.0	1.0000	62.87	62.86
E	196-140-600-000	SFR	0.193	1.000	1.0	1.0000	62.87	62.86
E	196-140-610-000	SFR	0.180	1.000	1.0	1.0000	62.87	62.86
E	196-140-620-000	SFR	0.440	1.000	1.0	1.0000	62.87	62.86
E	196-150-010-000	SFR	0.182	1.000	1.0	1.0000	62.87	62.86
E	196-150-020-000	SFR	0.162	1.000	1.0	1.0000	62.87	62.86
E	196-150-030-000	SFR	0.162	1.000	1.0	1.0000	62.87	62.86
E	196-150-040-000	SFR	0.162	1.000	1.0	1.0000	62.87	62.86
E	196-150-050-000	SFR	0.162	1.000	1.0	1.0000	62.87	62.86
E	196-150-060-000	SFR	0.162	1.000	1.0	1.0000	62.87	62.86
E	196-150-070-000	SFR	0.183	1.000	1.0	1.0000	62.87	62.86
E	196-150-080-000	SFR	0.203	1.000	1.0	1.0000	62.87	62.86
E	196-150-090-000	SFR	0.170	1.000	1.0	1.0000	62.87	62.86
E	196-150-100-000	SFR	0.170	1.000	1.0	1.0000	62.87	62.86
E	196-150-110-000	SFR	0.170	1.000	1.0	1.0000	62.87	62.86
E	196-150-120-000	SFR	0.167	1.000	1.0	1.0000	62.87	62.86
E	196-150-130-000	SFR	0.199	1.000	1.0	1.0000	62.87	62.86
E	196-150-140-000	SFR	0.236	1.000	1.0	1.0000	62.87	62.86
E	196-150-150-000	SFR	0.228	1.000	1.0	1.0000	62.87	62.86
E	196-150-160-000	SFR	0.168	1.000	1.0	1.0000	62.87	62.86
E	196-150-170-000	SFR	0.150	1.000	1.0	1.0000	62.87	62.86
E	196-150-180-000	SFR	0.153	1.000	1.0	1.0000	62.87	62.86
E	196-150-190-000	SFR	0.150	1.000	1.0	1.0000	62.87	62.86
E	196-150-200-000	SFR	0.153	1.000	1.0	1.0000	62.87	62.86
E	196-150-210-000	SFR	0.179	1.000	1.0	1.0000	62.87	62.86
E	196-150-220-000	SFR	0.182	1.000	1.0	1.0000	62.87	62.86
E	196-150-230-000	SFR	0.153	1.000	1.0	1.0000	62.87	62.86
E	196-150-240-000	SFR	0.153	1.000	1.0	1.0000	62.87	62.86
E	196-150-250-000	SFR	0.153	1.000	1.0	1.0000	62.87	62.86
E	196-150-260-000	SFR	0.149	1.000	1.0	1.0000	62.87	62.86
E	196-150-270-000	SFR	0.167	1.000	1.0	1.0000	62.87	62.86
E	196-150-280-000	SFR	0.227	1.000	1.0	1.0000	62.87	62.86
E	196-150-290-000	SFR	0.222	1.000	1.0	1.0000	62.87	62.86
E	196-150-300-000	SFR	0.173	1.000	1.0	1.0000	62.87	62.86
E	196-150-310-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
E	196-150-320-000	SFR	0.153	1.000	1.0	1.0000	62.87	62.86
E	196-150-330-000	SFR	0.153	1.000	1.0	1.0000	62.87	62.86
E	196-150-340-000	SFR	0.153	1.000	1.0	1.0000	62.87	62.86
E	196-150-350-000	SFR	0.179	1.000	1.0	1.0000	62.87	62.86
E	196-150-360-000	SFR	0.138	1.000	1.0	1.0000	62.87	62.86
E	196-150-370-000	SFR	0.138	1.000	1.0	1.0000	62.87	62.86
E	196-150-380-000	SFR	0.130	1.000	1.0	1.0000	62.87	62.86
E	196-150-390-000	SFR	0.138	1.000	1.0	1.0000	62.87	62.86
E	196-150-400-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-150-410-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-420-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-150-430-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-150-440-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-150-450-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-150-460-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-150-470-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-480-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-490-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-500-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-510-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-520-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-530-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-540-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-550-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-560-000	SFR	0.178	1.000	1.0	1.0000	62.87	62.86
E	196-150-570-000	SFR	0.172	1.000	1.0	1.0000	62.87	62.86
E	196-150-580-000	SFR	0.187	1.000	1.0	1.0000	62.87	62.86
E	196-150-590-000	SFR	0.197	1.000	1.0	1.0000	62.87	62.86
E	196-150-600-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-150-610-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-620-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-630-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-640-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-650-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-660-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-670-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-680-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-690-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-700-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-710-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-720-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-150-730-000	SFR	0.138	1.000	1.0	1.0000	62.87	62.86
E	196-150-740-000	SFR	0.172	1.000	1.0	1.0000	62.87	62.86
E	196-150-750-000	SFR	0.252	1.000	1.0	1.0000	62.87	62.86
E	196-150-760-000	SFR	0.172	1.000	1.0	1.0000	62.87	62.86
E	196-150-770-000	SFR	0.147	1.000	1.0	1.0000	62.87	62.86
E	196-150-780-000	SFR	0.156	1.000	1.0	1.0000	62.87	62.86
E	196-150-790-000	SFR	0.144	1.000	1.0	1.0000	62.87	62.86
E	196-150-800-000	SFR	0.163	1.000	1.0	1.0000	62.87	62.86
E	196-160-010-000	SFR	0.173	1.000	1.0	1.0000	62.87	62.86
E	196-160-020-000	SFR	0.155	1.000	1.0	1.0000	62.87	62.86
E	196-160-030-000	SFR	0.172	1.000	1.0	1.0000	62.87	62.86
E	196-160-040-000	SFR	0.182	1.000	1.0	1.0000	62.87	62.86
E	196-160-050-000	SFR	0.294	1.000	1.0	1.0000	62.87	62.86
E	196-160-060-000	SFR	0.178	1.000	1.0	1.0000	62.87	62.86
E	196-160-070-000	SFR	0.150	1.000	1.0	1.0000	62.87	62.86
E	196-160-080-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
E	196-160-090-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-160-100-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-160-110-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-160-120-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-160-130-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-160-140-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-160-150-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-160-160-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-160-170-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-160-180-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-160-190-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-160-200-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-160-210-000	SFR	0.174	1.000	1.0	1.0000	62.87	62.86
E	196-160-220-000	VAC-RESTR DEV	0.177	0.250	0.5	0.1250	62.87	7.84
E	196-160-230-000	VAC-RESTR DEV	0.154	0.250	0.5	0.1250	62.87	7.84
E	196-160-240-000	VAC-RESTR DEV	0.154	0.250	0.5	0.1250	62.87	7.84
E	196-160-250-000	SFR	0.154	1.000	1.0	1.0000	62.87	62.86
E	196-160-260-000	SFR	0.154	1.000	1.0	1.0000	62.87	62.86
E	196-160-270-000	SFR	0.154	1.000	1.0	1.0000	62.87	62.86
E	196-160-280-000	SFR	0.154	1.000	1.0	1.0000	62.87	62.86
E	196-160-290-000	SFR	0.154	1.000	1.0	1.0000	62.87	62.86
E	196-160-300-000	SFR	0.154	1.000	1.0	1.0000	62.87	62.86
E	196-160-310-000	SFR	0.154	1.000	1.0	1.0000	62.87	62.86
E	196-160-320-000	SFR	0.154	1.000	1.0	1.0000	62.87	62.86
E	196-160-330-000	SFR	0.154	1.000	1.0	1.0000	62.87	62.86
E	196-160-340-000	SFR	0.154	1.000	1.0	1.0000	62.87	62.86
E	196-160-350-000	SFR	0.154	1.000	1.0	1.0000	62.87	62.86
E	196-160-360-000	SFR	0.177	1.000	1.0	1.0000	62.87	62.86
E	196-160-370-000	SFR	0.179	1.000	1.0	1.0000	62.87	62.86
E	196-160-380-000	SFR	0.154	1.000	1.0	1.0000	62.87	62.86
E	196-160-390-000	SFR	0.153	1.000	1.0	1.0000	62.87	62.86
E	196-160-400-000	SFR	0.152	1.000	1.0	1.0000	62.87	62.86
E	196-160-410-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-160-420-000	SFR	0.150	1.000	1.0	1.0000	62.87	62.86
E	196-160-430-000	SFR	0.149	1.000	1.0	1.0000	62.87	62.86
E	196-160-440-000	SFR	0.149	1.000	1.0	1.0000	62.87	62.86
E	196-160-450-000	SFR	0.154	1.000	1.0	1.0000	62.87	62.86
E	196-160-460-000	SFR	0.160	1.000	1.0	1.0000	62.87	62.86
E	196-160-470-000	SFR	0.163	1.000	1.0	1.0000	62.87	62.86
E	196-160-480-000	SFR	0.163	1.000	1.0	1.0000	62.87	62.86
E	196-160-490-000	VAC-RESTR DEV	0.163	0.250	0.5	0.1250	62.87	7.84
E	196-160-500-000	VAC-RESTR DEV	0.163	0.250	0.5	0.1250	62.87	7.84
E	196-160-510-000	VAC-RESTR DEV	0.188	0.250	0.5	0.1250	62.87	7.84
E	196-160-520-000	SFR	0.194	1.000	1.0	1.0000	62.87	62.86
E	196-160-530-000	SFR	0.150	1.000	1.0	1.0000	62.87	62.86
E	196-160-540-000	SFR	0.152	1.000	1.0	1.0000	62.87	62.86
E	196-160-550-000	SFR	0.155	1.000	1.0	1.0000	62.87	62.86
E	196-160-560-000	SFR	0.158	1.000	1.0	1.0000	62.87	62.86
E	196-160-570-000	SFR	0.162	1.000	1.0	1.0000	62.87	62.86
E	196-160-580-000	SFR	0.148	1.000	1.0	1.0000	62.87	62.86
E	196-160-590-000	SFR	0.138	1.000	1.0	1.0000	62.87	62.86
E	196-160-600-000	SFR	0.138	1.000	1.0	1.0000	62.87	62.86
E	196-160-610-000	SFR	0.200	1.000	1.0	1.0000	62.87	62.86
E	196-160-620-000	SFR	0.143	1.000	1.0	1.0000	62.87	62.86
E	196-160-630-000	SFR	0.209	1.000	1.0	1.0000	62.87	62.86
E	196-160-640-000	SFR	0.145	1.000	1.0	1.0000	62.87	62.86
E	196-160-650-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
E	196-160-660-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-160-670-000	SFR	0.156	1.000	1.0	1.0000	62.87	62.86
E	196-160-680-000	SFR	0.143	1.000	1.0	1.0000	62.87	62.86
E	196-160-690-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-160-700-000	SFR	0.198	1.000	1.0	1.0000	62.87	62.86
E	196-160-710-000	SFR	0.143	1.000	1.0	1.0000	62.87	62.86
E	196-160-720-000	SFR	0.211	1.000	1.0	1.0000	62.87	62.86
E	196-160-730-000	SFR	0.142	1.000	1.0	1.0000	62.87	62.86
E	196-160-740-000	SFR	0.145	1.000	1.0	1.0000	62.87	62.86
E	196-160-750-000	SFR	0.144	1.000	1.0	1.0000	62.87	62.86
E	196-190-010-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-020-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-030-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-040-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-050-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-060-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-070-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-080-000	SFR	0.152	1.000	1.0	1.0000	62.87	62.86
E	196-190-090-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-190-100-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-190-110-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-190-120-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-190-130-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-190-140-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-190-150-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-190-160-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-190-170-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-190-180-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-190-190-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-190-200-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-190-210-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-190-220-000	SFR	0.158	1.000	1.0	1.0000	62.87	62.86
E	196-190-230-000	SFR	0.146	1.000	1.0	1.0000	62.87	62.86
E	196-190-240-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-190-250-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-190-260-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-190-270-000	SFR	0.138	1.000	1.0	1.0000	62.87	62.86
E	196-190-280-000	SFR	0.139	1.000	1.0	1.0000	62.87	62.86
E	196-190-290-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-300-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-310-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-320-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-330-000	SFR	0.156	1.000	1.0	1.0000	62.87	62.86
E	196-190-340-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-350-000	SFR	0.156	1.000	1.0	1.0000	62.87	62.86
E	196-190-360-000	SFR	0.148	1.000	1.0	1.0000	62.87	62.86
E	196-190-370-000	SFR	0.144	1.000	1.0	1.0000	62.87	62.86
E	196-190-380-000	SFR	0.144	1.000	1.0	1.0000	62.87	62.86
E	196-190-390-000	SFR	0.144	1.000	1.0	1.0000	62.87	62.86
E	196-190-400-000	SFR	0.144	1.000	1.0	1.0000	62.87	62.86
E	196-190-410-000	SFR	0.147	1.000	1.0	1.0000	62.87	62.86
E	196-190-420-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-190-430-000	SFR	0.190	1.000	1.0	1.0000	62.87	62.86
E	196-190-440-000	SFR	0.213	1.000	1.0	1.0000	62.87	62.86
E	196-190-450-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-190-460-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-470-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
E	196-190-480-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-490-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-500-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-510-000	SFR	0.156	1.000	1.0	1.0000	62.87	62.86
E	196-190-520-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-530-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-540-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-550-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-560-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-570-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-580-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-190-590-000	SFR	0.160	1.000	1.0	1.0000	62.87	62.86
E	196-190-600-000	SFR	0.176	1.000	1.0	1.0000	62.87	62.86
E	196-190-610-000	SFR	0.179	1.000	1.0	1.0000	62.87	62.86
E	196-190-620-000	SFR	0.182	1.000	1.0	1.0000	62.87	62.86
E	196-190-630-000	SFR	0.161	1.000	1.0	1.0000	62.87	62.86
E	196-190-640-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-190-650-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-190-660-000	SFR	0.158	1.000	1.0	1.0000	62.87	62.86
E	196-190-670-000	SFR	0.180	1.000	1.0	1.0000	62.87	62.86
E	196-190-680-000	SFR	0.154	1.000	1.0	1.0000	62.87	62.86
E	196-190-690-000	SFR	0.206	1.000	1.0	1.0000	62.87	62.86
E	196-190-700-000	SFR	0.213	1.000	1.0	1.0000	62.87	62.86
E	196-190-710-000	SFR	0.159	1.000	1.0	1.0000	62.87	62.86
E	196-190-720-000	SFR	0.182	1.000	1.0	1.0000	62.87	62.86
E	196-190-730-000	SFR	0.156	1.000	1.0	1.0000	62.87	62.86
E	196-190-740-000	SFR	0.138	1.000	1.0	1.0000	62.87	62.86
E	196-190-750-000	SFR	0.191	1.000	1.0	1.0000	62.87	62.86
E	196-190-760-000	SFR	0.164	1.000	1.0	1.0000	62.87	62.86
E	196-190-770-000	SFR	0.164	1.000	1.0	1.0000	62.87	62.86
E	196-190-780-000	SFR	0.164	1.000	1.0	1.0000	62.87	62.86
E	196-200-010-000	SFR	0.159	1.000	1.0	1.0000	62.87	62.86
E	196-200-020-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-030-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-040-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-050-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-060-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-070-000	SFR	0.158	1.000	1.0	1.0000	62.87	62.86
E	196-200-080-000	SFR	0.174	1.000	1.0	1.0000	62.87	62.86
E	196-200-090-000	SFR	0.334	1.000	1.0	1.0000	62.87	62.86
E	196-200-100-000	SFR	0.228	1.000	1.0	1.0000	62.87	62.86
E	196-200-110-000	SFR	0.181	1.000	1.0	1.0000	62.87	62.86
E	196-200-120-000	SFR	0.168	1.000	1.0	1.0000	62.87	62.86
E	196-200-130-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-140-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-150-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-160-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-170-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-180-000	SFR	0.141	1.000	1.0	1.0000	62.87	62.86
E	196-200-190-000	SFR	0.155	1.000	1.0	1.0000	62.87	62.86
E	196-200-200-000	SFR	0.181	1.000	1.0	1.0000	62.87	62.86
E	196-200-210-000	SFR	0.154	1.000	1.0	1.0000	62.87	62.86
E	196-200-220-000	SFR	0.192	1.000	1.0	1.0000	62.87	62.86
E	196-200-230-000	SFR	0.153	1.000	1.0	1.0000	62.87	62.86
E	196-200-240-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-250-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-260-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
E	196-200-270-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-280-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-290-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-300-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-310-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-320-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-330-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-340-000	SFR	0.158	1.000	1.0	1.0000	62.87	62.86
E	196-200-350-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-200-360-000	SFR	0.165	1.000	1.0	1.0000	62.87	62.86
E	196-200-370-000	SFR	0.141	1.000	1.0	1.0000	62.87	62.86
E	196-200-380-000	SFR	0.141	1.000	1.0	1.0000	62.87	62.86
E	196-200-390-000	SFR	0.141	1.000	1.0	1.0000	62.87	62.86
E	196-200-400-000	SFR	0.141	1.000	1.0	1.0000	62.87	62.86
E	196-200-410-000	SFR	0.141	1.000	1.0	1.0000	62.87	62.86
E	196-200-420-000	SFR	0.141	1.000	1.0	1.0000	62.87	62.86
E	196-200-430-000	SFR	0.141	1.000	1.0	1.0000	62.87	62.86
E	196-200-440-000	SFR	0.141	1.000	1.0	1.0000	62.87	62.86
E	196-200-450-000	SFR	0.141	1.000	1.0	1.0000	62.87	62.86
E	196-200-460-000	SFR	0.141	1.000	1.0	1.0000	62.87	62.86
E	196-200-470-000	SFR	0.185	1.000	1.0	1.0000	62.87	62.86
E	196-200-480-000	SFR	0.155	1.000	1.0	1.0000	62.87	62.86
E	196-200-490-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-500-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-510-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-520-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-530-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-540-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-550-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-560-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-570-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-580-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-590-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-600-000	SFR	0.152	1.000	1.0	1.0000	62.87	62.86
E	196-200-610-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-620-000	SFR	0.159	1.000	1.0	1.0000	62.87	62.86
E	196-200-630-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-640-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-650-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-660-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-670-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-680-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-690-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-700-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-710-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-720-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-730-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-200-740-000	SFR	0.148	1.000	1.0	1.0000	62.87	62.86
E	196-210-010-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-210-020-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-210-030-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-210-040-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-210-050-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-210-060-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-210-070-000	SFR	0.161	1.000	1.0	1.0000	62.87	62.86
E	196-210-080-000	SFR	0.181	1.000	1.0	1.0000	62.87	62.86
E	196-210-090-000	SFR	0.135	1.000	1.0	1.0000	62.87	62.86

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
E	196-210-100-000	SFR	0.144	1.000	1.0	1.0000	62.87	62.86
E	196-210-110-000	SFR	0.145	1.000	1.0	1.0000	62.87	62.86
E	196-210-120-000	SFR	0.148	1.000	1.0	1.0000	62.87	62.86
E	196-210-130-000	SFR	0.147	1.000	1.0	1.0000	62.87	62.86
E	196-210-140-000	SFR	0.180	1.000	1.0	1.0000	62.87	62.86
E	196-210-150-000	SFR	0.165	1.000	1.0	1.0000	62.87	62.86
E	196-210-160-000	SFR	0.150	1.000	1.0	1.0000	62.87	62.86
E	196-210-170-000	SFR	0.142	1.000	1.0	1.0000	62.87	62.86
E	196-210-180-000	SFR	0.144	1.000	1.0	1.0000	62.87	62.86
E	196-210-190-000	SFR	0.138	1.000	1.0	1.0000	62.87	62.86
E	196-210-200-000	SFR	0.171	1.000	1.0	1.0000	62.87	62.86
E	196-210-210-000	SFR	0.161	1.000	1.0	1.0000	62.87	62.86
E	196-210-220-000	SFR	0.157	1.000	1.0	1.0000	62.87	62.86
E	196-210-230-000	SFR	0.152	1.000	1.0	1.0000	62.87	62.86
E	196-210-240-000	SFR	0.144	1.000	1.0	1.0000	62.87	62.86
E	196-210-250-000	SFR	0.146	1.000	1.0	1.0000	62.87	62.86
E	196-210-260-000	SFR	0.149	1.000	1.0	1.0000	62.87	62.86
E	196-210-270-000	SFR	0.142	1.000	1.0	1.0000	62.87	62.86
E	196-210-280-000	SFR	0.146	1.000	1.0	1.0000	62.87	62.86
E	196-210-290-000	SFR	0.151	1.000	1.0	1.0000	62.87	62.86
E	196-210-300-000	SFR	0.156	1.000	1.0	1.0000	62.87	62.86
E	196-210-310-000	SFR	0.159	1.000	1.0	1.0000	62.87	62.86
E	196-220-010-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-220-020-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-220-030-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-220-040-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-220-050-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-220-060-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-220-070-000	VAC-RESTR DEV	0.136	0.250	0.5	0.1250	62.87	7.84
E	196-220-080-000	VAC-RESTR DEV	0.133	0.250	0.5	0.1250	62.87	7.84
E	196-220-090-000	VAC-RESTR DEV	0.139	0.250	0.5	0.1250	62.87	7.84
E	196-220-100-000	VAC-RESTR DEV	0.135	0.250	0.5	0.1250	62.87	7.84
E	196-220-110-000	VAC-RESTR DEV	0.142	0.250	0.5	0.1250	62.87	7.84
E	196-220-120-000	VAC-RESTR DEV	0.138	0.250	0.5	0.1250	62.87	7.84
E	196-220-130-000	SFR	0.521	1.000	1.0	1.0000	62.87	62.86
E	196-220-140-000	SFR	0.214	1.000	1.0	1.0000	62.87	62.86
E	196-220-150-000	SFR	0.133	1.000	1.0	1.0000	62.87	62.86
E	196-220-160-000	SFR	0.141	1.000	1.0	1.0000	62.87	62.86
E	196-220-170-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-220-180-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-220-190-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-220-200-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-220-210-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-220-220-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-220-230-000	SFR	0.143	1.000	1.0	1.0000	62.87	62.86
E	196-220-240-000	SFR	0.183	1.000	1.0	1.0000	62.87	62.86
E	196-220-250-000	SFR	0.164	1.000	1.0	1.0000	62.87	62.86
E	196-220-260-000	SFR	0.164	1.000	1.0	1.0000	62.87	62.86
E	196-220-270-000	SFR	0.164	1.000	1.0	1.0000	62.87	62.86
E	196-220-280-000	SFR	0.166	1.000	1.0	1.0000	62.87	62.86
E	196-220-290-000	SFR	0.159	1.000	1.0	1.0000	62.87	62.86
E	196-220-300-000	SFR	0.159	1.000	1.0	1.0000	62.87	62.86
E	196-220-310-000	SFR	0.159	1.000	1.0	1.0000	62.87	62.86
E	196-230-010-000	SFR	0.149	1.000	1.0	1.0000	62.87	62.86
E	196-230-020-000	SFR	0.149	1.000	1.0	1.0000	62.87	62.86
E	196-230-030-000	SFR	0.149	1.000	1.0	1.0000	62.87	62.86
E	196-230-040-000	SFR	0.158	1.000	1.0	1.0000	62.87	62.86

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
E	196-230-050-000	SFR	0.138	1.000	1.0	1.0000	62.87	62.86
E	196-230-060-000	SFR	0.158	1.000	1.0	1.0000	62.87	62.86
E	196-230-070-000	SFR	0.149	1.000	1.0	1.0000	62.87	62.86
E	196-230-080-000	SFR	0.149	1.000	1.0	1.0000	62.87	62.86
E	196-230-090-000	SFR	0.149	1.000	1.0	1.0000	62.87	62.86
E	196-230-100-000	SFR	0.150	1.000	1.0	1.0000	62.87	62.86
E	196-230-110-000	SFR	0.149	1.000	1.0	1.0000	62.87	62.86
E	196-230-120-000	SFR	0.149	1.000	1.0	1.0000	62.87	62.86
E	196-230-130-000	SFR	0.158	1.000	1.0	1.0000	62.87	62.86
E	196-230-140-000	SFR	0.156	1.000	1.0	1.0000	62.87	62.86
E	196-230-150-000	SFR	0.158	1.000	1.0	1.0000	62.87	62.86
E	196-230-160-000	SFR	0.177	1.000	1.0	1.0000	62.87	62.86
E	196-230-170-000	SFR	0.239	1.000	1.0	1.0000	62.87	62.86
E	196-230-180-000	SFR	0.181	1.000	1.0	1.0000	62.87	62.86
E	196-230-190-000	SFR	0.221	1.000	1.0	1.0000	62.87	62.86
E	196-230-200-000	SFR	0.186	1.000	1.0	1.0000	62.87	62.86
E	196-230-210-000	SFR	0.147	1.000	1.0	1.0000	62.87	62.86
E	196-230-220-000	SFR	0.146	1.000	1.0	1.0000	62.87	62.86
E	196-230-230-000	SFR	0.156	1.000	1.0	1.0000	62.87	62.86
E	196-230-240-000	SFR	0.158	1.000	1.0	1.0000	62.87	62.86
E	196-230-250-000	SFR	0.206	1.000	1.0	1.0000	62.87	62.86
E	196-230-260-000	SFR	0.173	1.000	1.0	1.0000	62.87	62.86
E	196-230-270-000	SFR	0.204	1.000	1.0	1.0000	62.87	62.86
E	196-230-280-000	SFR	0.159	1.000	1.0	1.0000	62.87	62.86
E	196-230-290-000	SFR	0.180	1.000	1.0	1.0000	62.87	62.86
E	196-230-300-000	SFR	0.157	1.000	1.0	1.0000	62.87	62.86
E	196-230-310-000	SFR	0.159	1.000	1.0	1.0000	62.87	62.86
E	196-230-320-000	SFR	0.164	1.000	1.0	1.0000	62.87	62.86
E	196-230-330-000	SFR	0.169	1.000	1.0	1.0000	62.87	62.86
E	196-230-340-000	SFR	0.148	1.000	1.0	1.0000	62.87	62.86
E	196-230-350-000	SFR	0.226	1.000	1.0	1.0000	62.87	62.86
E	196-230-360-000	SFR	0.193	1.000	1.0	1.0000	62.87	62.86
E	196-230-370-000	SFR	0.200	1.000	1.0	1.0000	62.87	62.86
E	196-230-380-000	SFR	0.162	1.000	1.0	1.0000	62.87	62.86
E	196-230-390-000	SFR	0.187	1.000	1.0	1.0000	62.87	62.86
E	196-230-400-000	SFR	0.161	1.000	1.0	1.0000	62.87	62.86
E	196-230-410-000	SFR	0.148	1.000	1.0	1.0000	62.87	62.86
E	196-230-420-000	SFR	0.169	1.000	1.0	1.0000	62.87	62.86
E	196-230-430-000	SFR	0.144	1.000	1.0	1.0000	62.87	62.86
E	196-230-440-000	SFR	0.143	1.000	1.0	1.0000	62.87	62.86
E	196-230-450-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-230-460-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-230-470-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-230-480-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-230-490-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-230-500-000	SFR	0.140	1.000	1.0	1.0000	62.87	62.86
E	196-230-510-000	SFR	0.138	1.000	1.0	1.0000	62.87	62.86
E	196-230-520-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-230-530-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-230-540-000	SFR	0.137	1.000	1.0	1.0000	62.87	62.86
E	196-230-550-000	SFR	0.183	1.000	1.0	1.0000	62.87	62.86
E	196-230-560-000	SFR	0.159	1.000	1.0	1.0000	62.87	62.86
E	196-230-570-000	SFR	0.183	1.000	1.0	1.0000	62.87	62.86
SUBTOTAL:		617 PARCELS				608.1670		\$38,229.18

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
Zone	APN	Land Use	Acreage	Units	BUF	EDU	Rate	Levy
F	196-470-050-000	SFR	0.186	1.000	1.0	1.0000	\$36.16	\$36.16
F	196-470-060-000	SFR	0.145	1.000	1.0	1.0000	36.16	36.16
F	196-470-070-000	SFR	0.140	1.000	1.0	1.0000	36.16	36.16
F	196-470-080-000	SFR	0.138	1.000	1.0	1.0000	36.16	36.16
F	196-470-090-000	SFR	0.162	1.000	1.0	1.0000	36.16	36.16
F	196-470-100-000	SFR	0.175	1.000	1.0	1.0000	36.16	36.16
F	196-470-110-000	SFR	0.172	1.000	1.0	1.0000	36.16	36.16
F	196-470-120-000	SFR	0.148	1.000	1.0	1.0000	36.16	36.16
F	196-470-130-000	SFR	0.191	1.000	1.0	1.0000	36.16	36.16
F	196-470-140-000	SFR	0.227	1.000	1.0	1.0000	36.16	36.16
F	196-470-150-000	SFR	0.230	1.000	1.0	1.0000	36.16	36.16
F	196-470-160-000	SFR	0.177	1.000	1.0	1.0000	36.16	36.16
F	196-470-170-000	SFR	0.144	1.000	1.0	1.0000	36.16	36.16
F	196-470-180-000	SFR	0.148	1.000	1.0	1.0000	36.16	36.16
F	196-470-190-000	SFR	0.161	1.000	1.0	1.0000	36.16	36.16
F	196-480-010-000	SFR	0.144	1.000	1.0	1.0000	36.16	36.16
F	196-480-020-000	SFR	0.140	1.000	1.0	1.0000	36.16	36.16
F	196-480-030-000	SFR	0.140	1.000	1.0	1.0000	36.16	36.16
F	196-480-040-000	SFR	0.144	1.000	1.0	1.0000	36.16	36.16
F	196-480-050-000	SFR	0.137	1.000	1.0	1.0000	36.16	36.16
F	196-480-060-000	SFR	0.137	1.000	1.0	1.0000	36.16	36.16
F	196-480-070-000	SFR	0.137	1.000	1.0	1.0000	36.16	36.16
F	196-480-080-000	SFR	0.156	1.000	1.0	1.0000	36.16	36.16
F	196-480-090-000	SFR	0.142	1.000	1.0	1.0000	36.16	36.16
F	196-480-100-000	SFR	0.156	1.000	1.0	1.0000	36.16	36.16
F	196-480-110-000	SFR	0.137	1.000	1.0	1.0000	36.16	36.16
F	196-480-120-000	SFR	0.137	1.000	1.0	1.0000	36.16	36.16
F	196-480-130-000	SFR	0.137	1.000	1.0	1.0000	36.16	36.16
F	196-480-140-000	SFR	0.143	1.000	1.0	1.0000	36.16	36.16
F	196-480-150-000	SFR	0.138	1.000	1.0	1.0000	36.16	36.16
F	196-480-160-000	SFR	0.186	1.000	1.0	1.0000	36.16	36.16
F	196-480-170-000	SFR	0.198	1.000	1.0	1.0000	36.16	36.16
F	196-480-180-000	SFR	0.236	1.000	1.0	1.0000	36.16	36.16
F	196-480-190-000	SFR	0.164	1.000	1.0	1.0000	36.16	36.16
F	196-480-200-000	SFR	0.138	1.000	1.0	1.0000	36.16	36.16
F	196-480-210-000	SFR	0.142	1.000	1.0	1.0000	36.16	36.16
F	196-480-220-000	SFR	0.142	1.000	1.0	1.0000	36.16	36.16
F	196-480-230-000	SFR	0.142	1.000	1.0	1.0000	36.16	36.16
F	196-480-240-000	SFR	0.142	1.000	1.0	1.0000	36.16	36.16
F	196-480-250-000	SFR	0.160	1.000	1.0	1.0000	36.16	36.16
F	196-480-260-000	SFR	0.158	1.000	1.0	1.0000	36.16	36.16
F	196-480-270-000	SFR	0.153	1.000	1.0	1.0000	36.16	36.16
F	196-480-280-000	SFR	0.142	1.000	1.0	1.0000	36.16	36.16
F	196-480-290-000	SFR	0.146	1.000	1.0	1.0000	36.16	36.16
F	196-480-300-000	SFR	0.151	1.000	1.0	1.0000	36.16	36.16
F	196-480-310-000	SFR	0.138	1.000	1.0	1.0000	36.16	36.16
F	196-480-320-000	SFR	0.169	1.000	1.0	1.0000	36.16	36.16
F	196-480-330-000	SFR	0.193	1.000	1.0	1.0000	36.16	36.16
F	196-480-340-000	SFR	0.232	1.000	1.0	1.0000	36.16	36.16
F	196-480-350-000	SFR	0.174	1.000	1.0	1.0000	36.16	36.16
F	196-480-360-000	SFR	0.149	1.000	1.0	1.0000	36.16	36.16
F	196-480-370-000	SFR	0.143	1.000	1.0	1.0000	36.16	36.16
F	196-480-380-000	SFR	0.174	1.000	1.0	1.0000	36.16	36.16
F	196-480-390-000	SFR	0.196	1.000	1.0	1.0000	36.16	36.16
F	196-480-400-000	SFR	0.140	1.000	1.0	1.0000	36.16	36.16
F	196-480-410-000	SFR	0.153	1.000	1.0	1.0000	36.16	36.16

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
F	196-480-420-000	SFR	0.148	1.000	1.0	1.0000	36.16	36.16
F	196-480-430-000	SFR	0.148	1.000	1.0	1.0000	36.16	36.16
F	196-480-440-000	SFR	0.147	1.000	1.0	1.0000	36.16	36.16
F	196-480-450-000	SFR	0.149	1.000	1.0	1.0000	36.16	36.16
F	196-480-460-000	SFR	0.151	1.000	1.0	1.0000	36.16	36.16
F	196-480-470-000	SFR	0.139	1.000	1.0	1.0000	36.16	36.16
F	196-480-480-000	SFR	0.139	1.000	1.0	1.0000	36.16	36.16
F	196-480-490-000	SFR	0.152	1.000	1.0	1.0000	36.16	36.16
F	196-480-500-000	SFR	0.178	1.000	1.0	1.0000	36.16	36.16
F	196-480-510-000	SFR	0.188	1.000	1.0	1.0000	36.16	36.16
F	196-480-520-000	SFR	0.207	1.000	1.0	1.0000	36.16	36.16
F	196-480-530-000	VAC	0.311	0.311	1.0	0.3110	36.16	11.24
F	196-480-540-000	SFR	0.177	1.000	1.0	1.0000	36.16	36.16
F	196-480-550-000	SFR	0.154	1.000	1.0	1.0000	36.16	36.16
F	196-480-560-000	SFR	0.190	1.000	1.0	1.0000	36.16	36.16
F	196-480-570-000	SFR	0.158	1.000	1.0	1.0000	36.16	36.16
F	196-480-580-000	SFR	0.147	1.000	1.0	1.0000	36.16	36.16
F	196-480-590-000	SFR	0.144	1.000	1.0	1.0000	36.16	36.16
F	196-480-600-000	SFR	0.146	1.000	1.0	1.0000	36.16	36.16
F	196-480-610-000	SFR	0.141	1.000	1.0	1.0000	36.16	36.16
F	196-480-620-000	SFR	0.196	1.000	1.0	1.0000	36.16	36.16
F	196-480-630-000	SFR	0.214	1.000	1.0	1.0000	36.16	36.16
F	196-480-640-000	SFR	0.137	1.000	1.0	1.0000	36.16	36.16
F	196-480-650-000	SFR	0.142	1.000	1.0	1.0000	36.16	36.16
F	196-480-660-000	SFR	0.138	1.000	1.0	1.0000	36.16	36.16
F	196-480-670-000	SFR	0.158	1.000	1.0	1.0000	36.16	36.16
F	196-480-680-000	SFR	0.137	1.000	1.0	1.0000	36.16	36.16
F	196-480-690-000	SFR	0.159	1.000	1.0	1.0000	36.16	36.16
F	196-480-700-000	SFR	0.138	1.000	1.0	1.0000	36.16	36.16
F	196-480-710-000	SFR	0.137	1.000	1.0	1.0000	36.16	36.16
F	196-480-720-000	SFR	0.137	1.000	1.0	1.0000	36.16	36.16
F	196-480-730-000	SFR	0.138	1.000	1.0	1.0000	36.16	36.16
F	196-480-740-000	SFR	0.138	1.000	1.0	1.0000	36.16	36.16
F	196-480-750-000	SFR	0.138	1.000	1.0	1.0000	36.16	36.16
F	196-480-760-000	SFR	0.150	1.000	1.0	1.0000	36.16	36.16
F	196-480-770-000	SFR	0.137	1.000	1.0	1.0000	36.16	36.16
F	196-480-780-000	SFR	0.139	1.000	1.0	1.0000	36.16	36.16
F	196-480-790-000	SFR	0.150	1.000	1.0	1.0000	36.16	36.16
F	196-480-800-000	SFR	0.160	1.000	1.0	1.0000	36.16	36.16
F	196-480-810-000	SFR	0.138	1.000	1.0	1.0000	36.16	36.16
F	196-480-820-000	SFR	0.173	1.000	1.0	1.0000	36.16	36.16
F	196-480-830-000	SFR	0.157	1.000	1.0	1.0000	36.16	36.16
F	196-480-840-000	SFR	0.137	1.000	1.0	1.0000	36.16	36.16
F	196-490-010-000	SFR	0.158	1.000	1.0	1.0000	36.16	36.16
F	196-490-020-000	SFR	0.168	1.000	1.0	1.0000	36.16	36.16
F	196-490-030-000	SFR	0.151	1.000	1.0	1.0000	36.16	36.16
F	196-490-040-000	SFR	0.151	1.000	1.0	1.0000	36.16	36.16
F	196-490-050-000	SFR	0.150	1.000	1.0	1.0000	36.16	36.16
F	196-490-060-000	SFR	0.142	1.000	1.0	1.0000	36.16	36.16
F	196-490-070-000	SFR	0.159	1.000	1.0	1.0000	36.16	36.16
F	196-490-080-000	SFR	0.140	1.000	1.0	1.0000	36.16	36.16
F	196-490-090-000	SFR	0.156	1.000	1.0	1.0000	36.16	36.16
F	196-490-100-000	SFR	0.172	1.000	1.0	1.0000	36.16	36.16
F	196-490-110-000	SFR	0.165	1.000	1.0	1.0000	36.16	36.16
F	196-490-120-000	SFR	0.178	1.000	1.0	1.0000	36.16	36.16
F	196-490-130-000	SFR	0.193	1.000	1.0	1.0000	36.16	36.16
F	196-490-140-000	SFR	0.253	1.000	1.0	1.0000	36.16	36.16

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
F	196-490-150-000	SFR	0.305	1.000	1.0	1.0000	36.16	36.16
F	196-490-160-000	SFR	0.132	1.000	1.0	1.0000	36.16	36.16
F	196-490-170-000	SFR	0.145	1.000	1.0	1.0000	36.16	36.16
F	196-490-180-000	SFR	0.148	1.000	1.0	1.0000	36.16	36.16
F	196-490-190-000	SFR	0.168	1.000	1.0	1.0000	36.16	36.16
F	196-490-200-000	SFR	0.137	1.000	1.0	1.0000	36.16	36.16
F	196-490-210-000	SFR	0.164	1.000	1.0	1.0000	36.16	36.16
F	196-490-220-000	SFR	0.140	1.000	1.0	1.0000	36.16	36.16
F	196-490-230-000	SFR	0.137	1.000	1.0	1.0000	36.16	36.16
F	196-490-240-000	SFR	0.137	1.000	1.0	1.0000	36.16	36.16
F	196-490-250-000	SFR	0.137	1.000	1.0	1.0000	36.16	36.16
F	196-490-260-000	SFR	0.137	1.000	1.0	1.0000	36.16	36.16
F	196-490-270-000	SFR	0.137	1.000	1.0	1.0000	36.16	36.16
F	196-490-280-000	SFR	0.138	1.000	1.0	1.0000	36.16	36.16
F	196-490-290-000	SFR	0.151	1.000	1.0	1.0000	36.16	36.16
F	196-490-320-000	SFR	0.150	1.000	1.0	1.0000	36.16	36.16
F	196-490-330-000	SFR	0.149	1.000	1.0	1.0000	36.16	36.16
F	196-490-340-000	SFR	0.149	1.000	1.0	1.0000	36.16	36.16
F	196-490-350-000	SFR	0.139	1.000	1.0	1.0000	36.16	36.16
F	196-490-360-000	SFR	0.154	1.000	1.0	1.0000	36.16	36.16
F	196-490-370-000	SFR	0.214	1.000	1.0	1.0000	36.16	36.16
F	196-490-380-000	SFR	0.164	1.000	1.0	1.0000	36.16	36.16
F	196-490-390-000	SFR	0.233	1.000	1.0	1.0000	36.16	36.16
F	196-490-400-000	SFR	0.209	1.000	1.0	1.0000	36.16	36.16
F	196-490-410-000	SFR	0.211	1.000	1.0	1.0000	36.16	36.16
F	196-490-420-000	SFR	0.150	1.000	1.0	1.0000	36.16	36.16
F	196-490-430-000	SFR	0.150	1.000	1.0	1.0000	36.16	36.16
F	196-490-440-000	SFR	0.151	1.000	1.0	1.0000	36.16	36.16
F	196-490-450-000	VAC	0.202	0.250	1.0	0.2500	36.16	9.04
F	196-490-460-000	SFR	0.151	1.000	1.0	1.0000	36.16	36.16
F	196-490-470-000	SFR	0.151	1.000	1.0	1.0000	36.16	36.16
F	196-490-480-000	SFR	0.151	1.000	1.0	1.0000	36.16	36.16
F	196-490-490-000	SFR	0.151	1.000	1.0	1.0000	36.16	36.16
F	196-490-500-000	SFR	0.151	1.000	1.0	1.0000	36.16	36.16
F	196-490-510-000	SFR	0.151	1.000	1.0	1.0000	36.16	36.16
F	196-490-520-000	SFR	0.151	1.000	1.0	1.0000	36.16	36.16
F	196-490-530-000	SFR	0.151	1.000	1.0	1.0000	36.16	36.16
F	196-490-540-000	SFR	0.152	1.000	1.0	1.0000	36.16	36.16
F	196-490-550-000	SFR	0.160	1.000	1.0	1.0000	36.16	36.16
F	196-490-560-000	SFR	0.151	1.000	1.0	1.0000	36.16	36.16
F	196-490-570-000	SFR	0.153	1.000	1.0	1.0000	36.16	36.16
SUBTOTAL:		154 PARCELS				152.5610		\$5,516.60

Zone	APN	Land Use	Acreage	Units	BUF	EDU	Rate	Levy
G	196-110-050-000	NON-RES	0.356	0.356	4.0	1.4240	\$8.27	\$11.76
G	196-110-060-000	VAC	0.218	0.250	1.0	0.2500	8.27	2.06
G	196-110-070-000	NON-RES	0.557	0.557	4.0	2.2280	8.27	18.42
G	196-110-080-000	NON-RES	0.469	0.469	4.0	1.8760	8.27	15.50
G	196-110-090-000	VAC	0.223	0.250	1.0	0.2500	8.27	2.06
G	196-110-180-000	NON-RES	2.480	2.480	4.0	9.9200	8.27	82.02
G	196-110-190-000	VAC	0.664	0.664	1.0	0.6640	8.27	5.48
G	196-110-200-000	NON-RES	3.250	3.250	4.0	13.0000	8.27	107.50
G	196-110-210-000	NON-RES	5.970	5.970	4.0	23.8800	8.27	197.48
G	196-110-220-000	NON-RES	0.742	0.742	4.0	2.9680	8.27	24.54
G	196-110-230-000	NON-RES	0.810	0.810	4.0	3.2400	8.27	26.78
G	196-110-240-000	NON-RES	0.920	0.920	4.0	3.6800	8.27	30.42

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
G	196-110-250-000	VAC-RESTR DEV	0.324	0.324	0.5	0.1620	8.27	1.32
G	196-110-260-000	VAC-RESTR DEV	1.408	1.408	0.5	0.7040	8.27	5.82
G	196-110-270-000	NON-RES	0.833	0.833	4.0	3.3320	8.27	27.54
G	196-110-280-000	NON-RES	0.138	0.250	4.0	1.0000	8.27	8.26
G	196-110-290-000	VAC	0.693	0.693	1.0	0.6930	8.27	5.72
G	196-110-300-000	VAC	0.490	0.490	1.0	0.4900	8.27	4.04
G	196-190-810-000	NON-RES	3.770	3.770	4.0	15.0800	8.27	124.70
G	196-190-820-000	NON-RES	0.675	0.675	4.0	2.7000	8.27	22.32
G	196-190-830-000	NON-RES	0.732	0.732	4.0	2.9280	8.27	24.20
G	196-200-790-000	NON-RES	2.230	2.230	4.0	8.9200	8.27	73.76
G	196-200-800-000	NON-RES	0.780	0.780	4.0	3.1200	8.27	25.80
G	196-200-810-000	NON-RES	1.590	1.590	4.0	6.3600	8.27	52.58
G	196-270-010-000	NON-RES	1.244	1.244	4.0	4.9760	8.27	41.14
G	196-270-020-000	NON-RES	8.340	8.340	4.0	33.3600	8.27	275.88
G	196-270-040-000	NON-RES	12.000	10.000	4.0	40.0000	8.27	330.80
G	196-270-220-000	NON-RES	4.800	4.800	4.0	19.2000	8.27	158.78
G	196-270-310-000	NON-RES	0.920	0.920	4.0	3.6800	8.27	30.42
G	196-730-010-000	SFR	0.090	1.000	1.0	1.0000	8.27	8.26
G	196-730-020-000	SFR	0.090	1.000	1.0	1.0000	8.27	8.26
G	196-730-030-000	SFR	0.092	1.000	1.0	1.0000	8.27	8.26
G	196-730-040-000	SFR	0.092	1.000	1.0	1.0000	8.27	8.26
G	196-730-050-000	SFR	0.092	1.000	1.0	1.0000	8.27	8.26
G	196-730-060-000	SFR	0.092	1.000	1.0	1.0000	8.27	8.26
G	196-730-070-000	SFR	0.092	1.000	1.0	1.0000	8.27	8.26
G	196-730-080-000	SFR	0.092	1.000	1.0	1.0000	8.27	8.26
G	196-730-090-000	SFR	0.092	1.000	1.0	1.0000	8.27	8.26
G	196-730-100-000	SFR	0.089	1.000	1.0	1.0000	8.27	8.26
G	196-730-110-000	SFR	0.115	1.000	1.0	1.0000	8.27	8.26
G	196-730-120-000	SFR	0.088	1.000	1.0	1.0000	8.27	8.26
G	196-730-130-000	SFR	0.088	1.000	1.0	1.0000	8.27	8.26
G	196-730-140-000	SFR	0.088	1.000	1.0	1.0000	8.27	8.26
G	196-730-150-000	SFR	0.088	1.000	1.0	1.0000	8.27	8.26
G	196-730-160-000	SFR	0.088	1.000	1.0	1.0000	8.27	8.26
G	196-730-170-000	SFR	0.088	1.000	1.0	1.0000	8.27	8.26
G	196-730-180-000	SFR	0.090	1.000	1.0	1.0000	8.27	8.26
G	196-730-190-000	SFR	0.102	1.000	1.0	1.0000	8.27	8.26
G	196-730-200-000	SFR	0.142	1.000	1.0	1.0000	8.27	8.26
G	196-730-210-000	SFR	0.188	1.000	1.0	1.0000	8.27	8.26
G	196-730-220-000	SFR	0.105	1.000	1.0	1.0000	8.27	8.26
G	196-730-230-000	SFR	0.090	1.000	1.0	1.0000	8.27	8.26
G	196-730-240-000	SFR	0.088	1.000	1.0	1.0000	8.27	8.26
G	196-730-250-000	SFR	0.088	1.000	1.0	1.0000	8.27	8.26
G	196-730-260-000	SFR	0.088	1.000	1.0	1.0000	8.27	8.26
G	196-730-270-000	SFR	0.088	1.000	1.0	1.0000	8.27	8.26
G	196-730-280-000	SFR	0.088	1.000	1.0	1.0000	8.27	8.26
G	196-730-290-000	SFR	0.088	1.000	1.0	1.0000	8.27	8.26
G	196-730-300-000	SFR	0.088	1.000	1.0	1.0000	8.27	8.26
G	196-730-310-000	SFR	0.088	1.000	1.0	1.0000	8.27	8.26
G	196-730-320-000	SFR	0.111	1.000	1.0	1.0000	8.27	8.26
G	196-730-330-000	SFR	0.105	1.000	1.0	1.0000	8.27	8.26
G	196-730-340-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-350-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-360-000	SFR	0.094	1.000	1.0	1.0000	8.27	8.26
G	196-730-370-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-380-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-390-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-400-000	SFR	0.112	1.000	1.0	1.0000	8.27	8.26

CITY OF LATHROP
RESIDENTIAL LIGHTING MAINTENANCE DISTRICT
FISCAL YEAR 2021/22
PARCEL LISTING

Zone	APN	Land Use	Acreage	Units ⁽¹⁾	BUF	EDU	Rate	Levy ⁽²⁾
G	196-730-410-000	SFR	0.108	1.000	1.0	1.0000	8.27	8.26
G	196-730-420-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-430-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-440-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-450-000	SFR	0.094	1.000	1.0	1.0000	8.27	8.26
G	196-730-460-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-470-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-480-000	SFR	0.112	1.000	1.0	1.0000	8.27	8.26
G	196-730-490-000	SFR	0.110	1.000	1.0	1.0000	8.27	8.26
G	196-730-500-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-510-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-520-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-530-000	SFR	0.094	1.000	1.0	1.0000	8.27	8.26
G	196-730-540-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-550-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-560-000	SFR	0.116	1.000	1.0	1.0000	8.27	8.26
G	196-730-570-000	SFR	0.109	1.000	1.0	1.0000	8.27	8.26
G	196-730-580-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-590-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-600-000	SFR	0.094	1.000	1.0	1.0000	8.27	8.26
G	196-730-610-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-620-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-630-000	SFR	0.093	1.000	1.0	1.0000	8.27	8.26
G	196-730-640-000	SFR	0.116	1.000	1.0	1.0000	8.27	8.26
G	196-730-660-000	VAC-RESTR DEV	0.390	0.390	0.5	0.1950	8.27	1.60
G	196-750-010-000	SFR	0.127	1.000	1.0	1.0000	8.27	8.26
G	196-750-020-000	SFR	0.118	1.000	1.0	1.0000	8.27	8.26
G	196-750-030-000	SFR	0.120	1.000	1.0	1.0000	8.27	8.26
G	196-750-040-000	SFR	0.114	1.000	1.0	1.0000	8.27	8.26
G	196-750-050-000	SFR	0.114	1.000	1.0	1.0000	8.27	8.26
G	196-750-060-000	SFR	0.114	1.000	1.0	1.0000	8.27	8.26
G	196-750-070-000	SFR	0.134	1.000	1.0	1.0000	8.27	8.26
G	196-750-080-000	SFR	0.125	1.000	1.0	1.0000	8.27	8.26
G	196-750-090-000	SFR	0.144	1.000	1.0	1.0000	8.27	8.26
G	196-750-100-000	SFR	0.170	1.000	1.0	1.0000	8.27	8.26
G	196-750-110-000	SFR	0.137	1.000	1.0	1.0000	8.27	8.26
G	196-750-120-000	SFR	0.114	1.000	1.0	1.0000	8.27	8.26
G	196-750-130-000	SFR	0.150	1.000	1.0	1.0000	8.27	8.26
G	196-750-140-000	SFR	0.154	1.000	1.0	1.0000	8.27	8.26
G	196-750-150-000	SFR	0.139	1.000	1.0	1.0000	8.27	8.26
G	196-750-160-000	SFR	0.153	1.000	1.0	1.0000	8.27	8.26
G	196-750-170-000	SFR	0.178	1.000	1.0	1.0000	8.27	8.26
G	196-750-180-000	SFR	0.137	1.000	1.0	1.0000	8.27	8.26
G	196-750-190-000	SFR	0.114	1.000	1.0	1.0000	8.27	8.26
G	196-750-200-000	SFR	0.140	1.000	1.0	1.0000	8.27	8.26
SUBTOTAL:		114 PARCELS				294.2800		\$2,432.54
GRAND TOTAL:		2,471 PARCELS				2,841.1385		\$134,609.28

(1) Units represents number of assessable residential units or acreage (with applicable minimum and maximum restrictions) for non-residential parcels.

(2) Includes rounding to an even amount for San Joaquin County tax roll purposes.

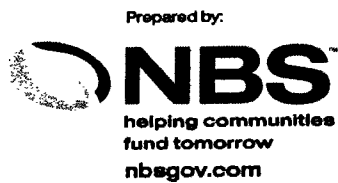


CITY OF LATHROP

Mossdale Landscape and Lighting Maintenance District

Annual Engineer's Report

Fiscal Year 2021/22



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**CITY OF LATHROP
MOSSDALE LANDSCAPE AND
LIGHTING MAINTENANCE DISTRICT**

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CITY COUNCIL

Sonny Dhaliwal, Mayor

Jennifer Torres-O'Callaghan, Vice Mayor

Paul Akinjo, Councilmember

Minnie Diallo, Councilmember

Diane Lazard, Councilmember

CITY STAFF

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Cari James, Finance Director

Glenn Gebhardt, City Engineer

NBS

Tim Seufert, Client Services Director

Kristin Harvey, Senior Consultant

TABLE OF CONTENTS

1. ENGINEER'S LETTER	1
2. OVERVIEW.....	2
2.1 Introduction.....	2
2.2 Effect of Proposition 218.....	2
2.3 Plans and Specifications for the Improvements	3
3. ESTIMATE OF COSTS	4
3.1 Description of Budget Items.....	4
3.2 District Budget.....	5
3.3 Balance to Levy.....	5
3.4 Operational & Maintenance Reserve Information	6
4. METHOD OF APPORTIONMENT.....	7
4.1 Method of Apportionment.....	7
4.2 Assessment - SFR EU	7
4.3 Assessment - MFR EU.....	8
5. ASSESSMENT DIAGRAM.....	9
6. PARCEL LISTING	10

1. ENGINEER’S LETTER

WHEREAS, the City Council of the City of Lathrop (the “City”), State of California, directed NBS to prepare and file a report presenting plans and specifications describing the general nature, location, and extent of the improvements to be maintained, and an estimate of the costs of the maintenance, operations, and servicing of the improvements for the City of Lathrop Mossdale Landscape and Lighting Maintenance District, including Annexation No. 1, Zone 2 (the “District”) for Fiscal Year 2021/22. The report includes a diagram for the District showing the area and properties proposed to be assessed, an assessment of the estimated costs of the maintenance, operations, and servicing of the improvements, and the net amount to be assessed upon all assessable parcels within the District in proportion to the special benefit received;

WHEREAS, the proposed assessment rate of \$292.91 per Equivalent Unit (“EU”) is not greater than 103% of the prior year maximum assessment rate, as approved by the landowners. The District is in compliance with the assessment balloting procedures set forth in Section 4 of Article XIII D of the California Constitution and the District was formed by consent of 100% of the landowners.

NOW THEREFORE, only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received. The following assessment is made to fund the portion of the estimated costs of maintenance, operation, and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF ASSESSMENT

Description	Amount
Balance to Levy	\$657,855.80
Total District Equivalent Units	2,246.00
Total Assessment per Equivalent Unit	\$ 292.91
Total Assessment ⁽¹⁾	\$657,855.80

(1) The total assessment is based on the total estimated cost of the improvements to be maintained, operated, and serviced, divided by the total number of equivalent units within the District.

I, the undersigned, respectfully submit the enclosed Engineer’s Report and, to the best of my knowledge, information, and belief, the Engineer’s Report, Assessments, and the District Diagram herein have been prepared and computed in accordance with the order and historical practices of the City Council of the City.

John G. Egan, P.E.
Assessment Engineer

2. OVERVIEW

2.1 Introduction

The District was formed in 2004 (the “Zone 1”) and is levied pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”). In 2006, the City annexed territory to the District designated as Annexation No. 1, Zone 2.

This Annual Engineer’s Report (the “Report”) describes the District and the charge per single family residence (the “SFR”) and multi-family residence (the “MFR”) EU for Fiscal Year 2021/22 based upon the estimated costs to maintain the improvements and provide the services that benefit parcels within the District.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number by the San Joaquin County (the “County”) Assessor’s Office. The County Auditor-Controller uses Assessor’s Parcel Numbers and specific fund numbers to identify properties on the tax roll that receive special district benefit assessments.

Following consideration of public comments at a noticed public hearing, and following review of the Report, the City Council may confirm the submittal of the Report and may order the levy and collection of assessments to the County Auditor-Controller for Fiscal Year 2021/22.

2.2 Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 by a vote of 56.5% to 43.5%. The provisions of the Proposition, now California Constitutional Articles XIII C and XIII D, added substantive and procedural requirements for assessments, which affect the City’s landscaping and lighting maintenance assessments.

As approved by the landowners, the maximum assessment rate increases by 3% each year. The maximum assessment rate for Fiscal Year 2021/22 is \$292.91 per EU. The proposed assessment rate for Fiscal Year 2021/22 is \$292.91 per SFR EU and \$292.91 per MFR EU, each of which are below the maximum assessment rate.

The District is in compliance with the assessment balloting procedures set forth in Section 4 of Article XIII D and the District was formed by consent of 100% of the landowners.

The following table shows the levy assessment rate and the maximum assessment rate for the three most recent years.

Fiscal Year	Levy Assessment Rate	Maximum Assessment Rate
2021/22	\$292.91	\$292.91
2020/21	276.10	284.38
2019/20	268.06	276.10

2.3 Plans and Specifications for the Improvements

The District is located in the City; the boundaries of the District are described as that area generally bounded by Assessor's Parcel Number ("APN") 191-210-05 to the North, APN 241-020-009 to the South, generally Golden Valley Parkway to the East, and the San Joaquin River to the West. All APNs detailed above reference the County Assessor's Maps for Fiscal Year 2003/04. The District currently consists of 2,108 SFR EU and 138 MFR EU in multiple subdivisions on the western side of the City.

The boundaries of Annexation No. 1, Zone 2 are described as that area generally bounded by APN 241-020-052 and 241-020-053 to the North, the Pacific Union Railroad to the South, Interstate 5 to the East, and the San Joaquin River to the West. Annexation No. 1, Zone 2 is comprised of Tract 3438 (Vallentyne – Autumnwood Villas III), which consists of 79 developed residential lots.

The District provides for the continued administration, maintenance, operations, and servicing of various improvements located within the public right-of-way and dedicated easements within the boundaries of the District.

The improvements are the construction, operation, maintenance, and servicing of lighting, landscaping, and appurtenant facilities including, but not limited to, personnel, electrical energy for streetlights, security lighting, and irrigation controllers, materials, contracting services, and other items necessary for the satisfactory operation of these services as described as follows:

"The landscape and lighting improvements within the District, may include, but are not limited to: landscaping, planting, shrubbery, trees, turf, irrigation systems, street lighting, and appurtenant facilities including, but not limited to, public right-of-way, easements, and park sites. Services provided include all necessary service, operations, administration, and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition."

Reference is made to the plans and specifications for the improvements, which are on file with the City.

3. ESTIMATE OF COSTS

3.1 Description of Budget Items

Personnel Services - Includes employee salaries, salary related costs, and employee benefits including retirement, medical benefits, and workers compensation costs, etc.

Maintenance & Operations - Includes the following:

Advertising/Legal Notices - Includes the cost of publishing the required legal notices necessary to complete the required procedures for levying the assessments.

Auto & Heavy Equipment Maintenance Parts - Includes replacement parts for City vehicles used for maintenance.

Auto & Heavy Equipment Maintenance & Repair - Includes maintenance of City vehicles used for maintenance.

Chemicals - Includes insect repellent, weed killer, and rodent control.

Communication Equipment Repair - Includes repair of electronic components, power cords, mobile, and portable radios.

Contract Services - Includes Professional Services necessary for District maintenance including trees and landscaping, park maintenance, equipment rental, computer technical support, and the preparation of the Report.

Gas, Diesel, Oil & Lubricants - Includes fuel, oil, and lubricants for vehicles and miscellaneous small equipment.

Miscellaneous Supplies - Includes office equipment and supplies, custodial supplies, materials, and supplies, tools, reference materials, and additional administrative costs.

Other Maintenance & Repair - Includes contracted maintenance and repair services such as annual fire extinguisher service and emergency repairs.

Printing & Typesetting - Includes the cost of preparing the required legal notices necessary to complete the required procedures for levying the assessments.

Training, Membership, Travel & Dues - Includes continuing training for maintenance staff.

Uniforms/Protective Clothing - Includes employee uniforms including safety boots, jackets, gloves, etc.

Utilities - Gas & Electric - Includes electrical power for streetlights, sprinklers, statuary fountains etc.

Water - Includes water for irrigation.

Fixed Charges & Special Fees - Includes the charges per parcel to place the assessments on the County Secured Property Tax Roll.

Capital - Includes depreciation charges for capital items used in Mossdale operations (e.g. vehicles, buildings, etc.).

Indirect Costs - Includes overhead costs of the City related to maintenance, operation, and administration of the District.

Capital Replacement - includes funding for the timely replacement of vehicles and buildings used for Mossdale operations.

Equipment Replacement - Includes funding for the timely replacement of equipment used for Mossdale operations.

Maintenance Repairs & Contingency - An amount included to build a Reserve and Contingency Fund. The Fund will be considered fully funded when the account balance reaches an amount equal to 50% of the annual maintenance costs unless an additional reserve amount is collected to provide for capital replacement in future fiscal years.

3.2 District Budget

The budget for Fiscal Year 2021/22 is as follows.

Description	2021/22 Budget
Personnel Services	\$77,337.00
Maintenance & Operations Total	616,773.00
Fixed Assets/Capital Total	0.00
Indirect Costs	77,390.00
Capital Replacement	5,000.00
Equipment Replacement	0.00
Maintenance Repair & Contingency	0.00
Total District Costs	\$776,500.00

3.3 Balance to Levy

Total District Costs - Includes the personnel services, maintenance, and operations, capital (including capital replacement costs), indirect costs and equipment, and capital replacement costs.

Other Revenue Sources - This is the amount of additional funds designated for use by the District that are not from District assessments. These funds are added to the District account to reduce assessments and may be from either non-District sources including City General Fund contributions or District sources including interest earnings.

Contribution to (from) Operational Reserves - The Operational Reserves item provides funds to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy. Using reserve amounts in this way allows the levy per unit to remain at prior period rates, despite an increase in District costs.

Contribution to (from) Capital Reserves - The Capital Reserve Account item provides funds to maintain reserves for extraordinary maintenance items and unexpected capital expenditures that may occur as a result of natural occurrences or other unforeseen circumstances.

Balance to Levy - This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of the total direct and administration costs, reserves, contributions, and other revenue sources.

The following table shows the total costs, additional revenues and contributions, and the Balance to Levy for Fiscal Year 2021/22.

Description	Amount
Total District Costs	\$776,500.00
Other Revenue Sources	0.00
Contribution to (from) Operational Reserves	(118,644.20)
Contribution to (from) Capital Reserves	<u>0.00</u>
Balance to Levy	\$657,855.80

3.4 Operational & Maintenance Reserve Information

The following table shows the estimated balance of the Operational and Maintenance Reserves.

Description	Amount
Estimated Beginning Balance - July 1, 2021 ⁽¹⁾	\$354,300.30
Contribution to (from) Operational and Maintenance	<u>(118,644.20)</u>
Estimated Ending Balance - June 30, 2022	\$235,656.10

(1) Does not include Capital Improvement Fund Balance

The reserves are intended to be used and/or accumulated for repair and/or capital replacement, as needed for improvements within the District.

4. METHOD OF APPORTIONMENT

4.1 Method of Apportionment

Pursuant to the Act and Article XIII D of the Constitution of the State of California, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvements will be identified and the proportional special benefit derived by each identified parcel will be determined in relation to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received. The assessment has been levied in accordance with the assessment methodology adopted and approved by the City Council at the time of District formation.

Mossdale is a mixed-use development. There are 2,108 SFR units within the District. Each of these units is deemed to receive a proportional special benefit of one (1) EU from the maintenance and operation of the improvements. The total SFR EU count is 2,108.

There are 230 MFR units within the District. MFR units receive a proportional special benefit of six tenths (0.60) EU from the maintenance and operation of the improvements. The total MFR EU count is 138.

The Fiscal Year 2021/22 assessment rate is not proposed to increase by more than 3% from the prior year maximum assessment rate. Therefore, the District is in compliance with the assessment balloting procedures set forth in Section 4 of Article XIII D. For details, see section 2.2 of this Report.

4.2 Assessment - SFR EU

The following table shows the assessment per single family residential EU for the Fiscal Year 2021/22 levy.

Description	Amount
Balance to Levy	\$657,855.80
Total District SFR EU	2,108
Calculated Assessment Per SFR EU	\$292.91
Total Assessment – SFR EU ⁽¹⁾	\$617,454.28

4.3 Assessment - MFR EU

The following table shows the assessment per multi-family residential EU for the Fiscal Year 2021/22 levy.

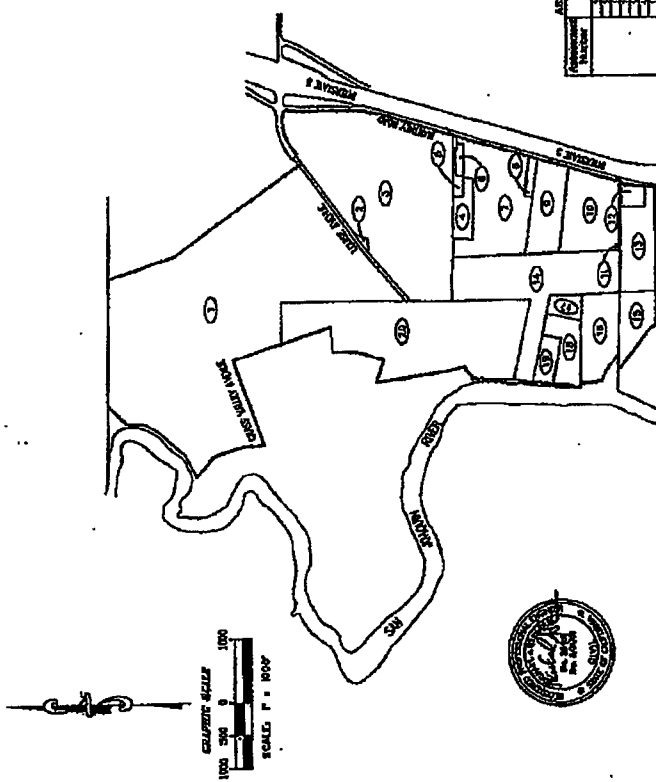
Description	Amount
Balance to Levy	\$657,855.80
Total Assessment – SFR EU	(617,454.28)
Remaining Balance to Levy	\$40,401.52
Total District MFR EU	138
Calculated Assessment Per MFR EU	\$ 292.91
Total Assessment – MFR EU ⁽¹⁾	\$40,421.58

5. ASSESSMENT DIAGRAM

The following pages provide a copy of the Assessment Diagram for the District and Annexation No. 1, Zone 2. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference and made part of this Report.

ASSESSMENT DIAGRAM MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT

CITY OF LATHROP
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA



GRAPHIC SCALE
1000 500 0 500 1000
SCALE: 1" = 100'



ASSESSMENT & PARCEL	APN	APPROVED
1	000000000000000000	
2	000000000000000000	
3	000000000000000000	
4	000000000000000000	
5	000000000000000000	
6	000000000000000000	
7	000000000000000000	
8	000000000000000000	
9	000000000000000000	
10	000000000000000000	
11	000000000000000000	
12	000000000000000000	
13	000000000000000000	
14	000000000000000000	
15	000000000000000000	
16	000000000000000000	
17	000000000000000000	
18	000000000000000000	

LEGEND
 ASSESSMENT DISTRICT BOUNDARY
 PARCEL LINE
 ASSESSORS PARCEL IDENTIFICATION

DOE M. 2008-031740
 LATHROP DISTRICT
 COUNTY OF SAN JOAQUIN
 STATE OF CALIFORNIA

BEFORE ME, CLERK OF THE CITY CLERK OF THE CITY OF LATHROP THIS

 CITY OF LATHROP

HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPOSED BOUNDARY OF MOSSDALE
 LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT WAS APPROVED BY THE CITY COUNCIL OF THE CITY
 OF LATHROP AT A PUBLIC HEARING HELD IN THE CITY CLERK'S OFFICE ON _____ 2004.

 CITY CLERK

BEFORE ME, CLERK OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN
 THIS _____ DAY OF _____ 2004, AT THE HOUR OF _____ O'CLOCK A.M./P.M.

 COUNTY RECORDER

BEFORE ME, CLERK OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN
 THIS _____ DAY OF _____ 2004, AT THE HOUR OF _____ O'CLOCK A.M./P.M.

 COUNTY RECORDER

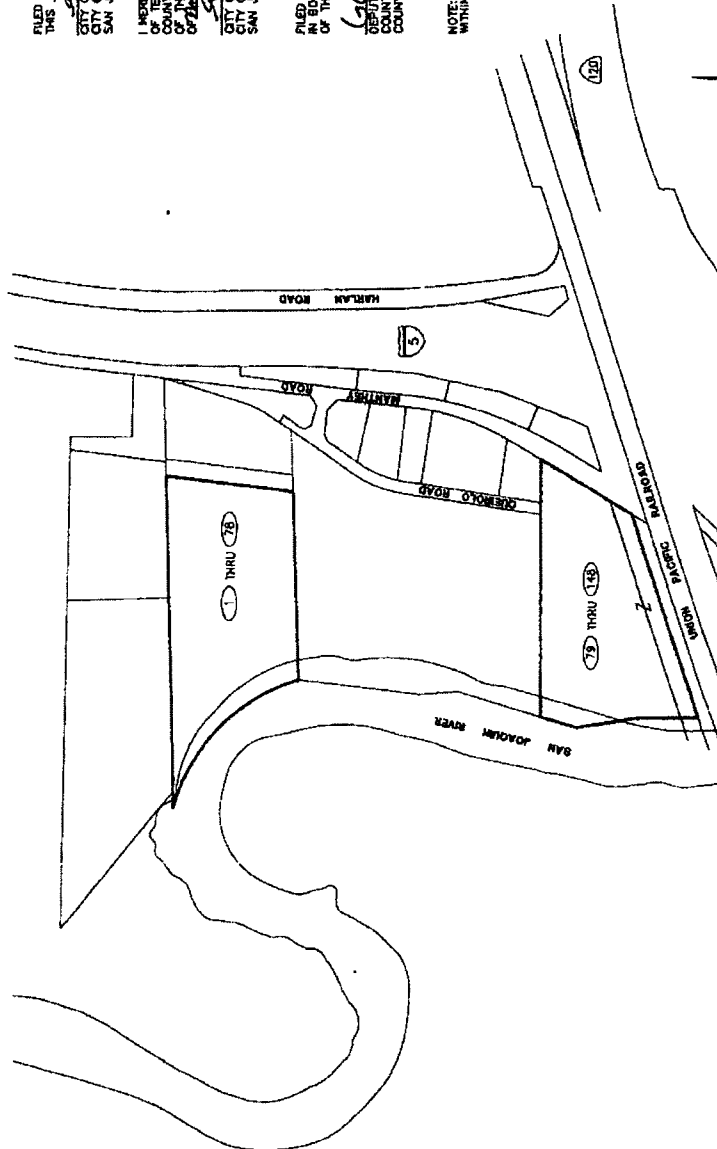
NBS
 4500 Gateway North Blvd, Suite 205
 Newark, CA 94590
 Local Government Solutions

5-151

SHEET 1 OF 2

ANNEXATION DIAGRAM MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT ANNEXATION NO. 1, ZONE 2 (MOSSDALE LANDING SOUTH)

CITY OF LATHROP
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LATHROP
THIS 21ST DAY OF FEBRUARY 2007.

CITY CLERK
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF THE ANNEXATION
OF TERRITORY INTO MOSSDALE LANDSCAPE MAINTENANCE DISTRICT, CITY OF LATHROP,
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL
OF THE CITY OF LATHROP AT A REGULAR MEETING HELD ON THE 21ST DAY
OF FEBRUARY 2007, PURSUANT TO RESOLUTION NO. 07-00011.

CITY CLERK
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

FILED THIS 9TH DAY OF FEBRUARY 2007 AT THE HOUR OF 2:20 O'CLOCK P.M.
IN BOOK 5 AT PAGE 117 OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE
OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

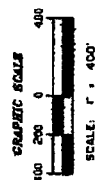
CLERK
COUNTY RECORDER
COUNTY OF SAN JOAQUIN
Christina Pineda

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 # 2007-0000777



LEGEND
ASSESSMENT DISTRICT BOUNDARY
PARCEL LINES
ASSESSMENT NUMBER



NBS

2500 Kings Rd, Suite 300
Folsom, CA 95630

Local Government Solutions

5-151

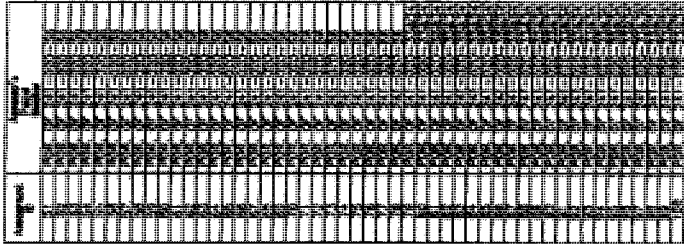
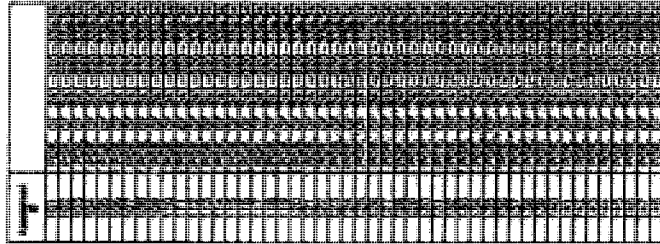
5-151A

SHEET 2 OF 2

ANNEXATION DIAGRAM
MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT
ANNEXATION NO. 1, ZONE 2 (MOSSDALE LANDING SOUTH)

CITY OF LATHROP
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA

Assignment #	Parcel Number
1	POR 07 241-000-05
2	POR 07 241-000-05
3	POR 07 241-000-05
4	POR 07 241-000-05
5	POR 07 241-000-05
6	POR 07 241-000-05
7	POR 07 241-000-05
8	POR 07 241-000-05
9	POR 07 241-000-05
10	POR 07 241-000-05
11	POR 07 241-000-05
12	POR 07 241-000-05
13	POR 07 241-000-05
14	POR 07 241-000-05
15	POR 07 241-000-05
16	POR 07 241-000-05
17	POR 07 241-000-05
18	POR 07 241-000-05
19	POR 07 241-000-05
20	POR 07 241-000-05
21	POR 07 241-000-05
22	POR 07 241-000-05
23	POR 07 241-000-05
24	POR 07 241-000-05
25	POR 07 241-000-05
26	POR 07 241-000-05
27	POR 07 241-000-05
28	POR 07 241-000-05
29	POR 07 241-000-05
30	POR 07 241-000-05
31	POR 07 241-000-05
32	POR 07 241-000-05
33	POR 07 241-000-05
34	POR 07 241-000-05
35	POR 07 241-000-05
36	POR 07 241-000-05
37	POR 07 241-000-05
38	POR 07 241-000-05
39	POR 07 241-000-05
40	POR 07 241-000-05
41	POR 07 241-000-05
42	POR 07 241-000-05
43	POR 07 241-000-05
44	POR 07 241-000-05
45	POR 07 241-000-05
46	POR 07 241-000-05
47	POR 07 241-000-05
48	POR 07 241-000-05
49	POR 07 241-000-05
50	POR 07 241-000-05



NBS

2885 Miry 20 Ave. S.E. 13
Camas, OR 97007
Local Government Solutions

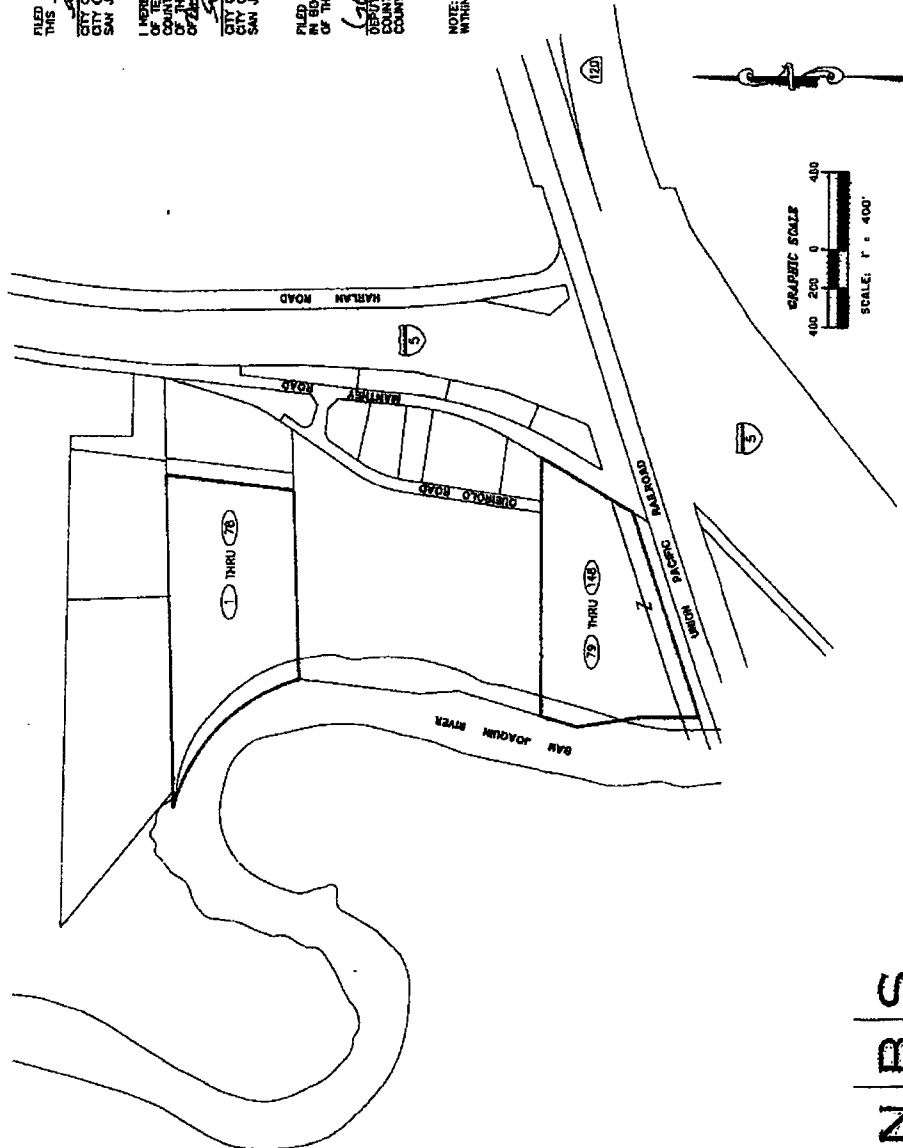
5-151A

5-151

SHEET 1 OF 2

ANNEXATION DIAGRAM MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT ANNEXATION NO. 1, ZONE 2 (MOSSDALE LANDING SOUTH)

CITY OF LATHROP
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LATHROP
THIS 21ST DAY OF February 2006.

CITY CLERK
LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF THE ANNEXATION
OF TERRITORY INTO MOSSDALE LANDSCAPE MAINTENANCE DISTRICT OF LATHROP
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL
OF THE CITY OF LATHROP AT A REGULAR MEETING THEREOF, HELD ON THE 17TH DAY
OF February 2006, BY ITS RESOLUTION NO. 06-2-0011.

CITY CLERK
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

FILED THIS 9TH DAY OF February 2006 AT THE HOUR OF 2:00 P.M. BEFORE J. M.
IN BOOK 5 AT PLACE OF RECORDS OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

By *Christina Morgan*
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. # 20067-008577
City of Lathrop
Page 1 of 2
Assessor's Map
County of San Joaquin
Prepared by: City of Lathrop
File # 2006-008577
City of Lathrop

LEGEND
ASSESSMENT DISTRICT BOUNDARY
PARCEL LINES
ASSESSMENT NUMBER
117



GRAPHIC SCALE
400 200 0 400
SCALE: 1" = 400'

N | B | S

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Local Government Solutions

5-151

5-151A

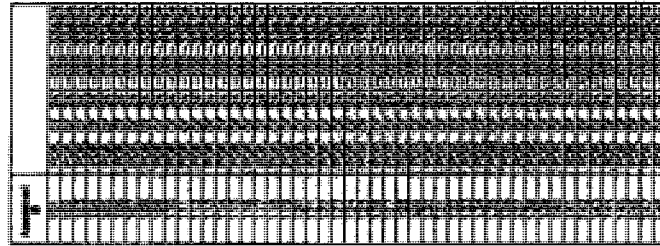
SHEET 2 OF 2

ANNEXATION DIAGRAM
MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT
ANNEXATION NO. 1, ZONE 2 (MOSSDALE LANDING SOUTH)

CITY OF LATHROP
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA

Assignment #	Assignment	Amount	Year
1	POB	21	05
2	POB	21	06
3	POB	21	07
4	POB	21	08
5	POB	21	09
6	POB	21	10
7	POB	21	11
8	POB	21	12
9	POB	21	13
10	POB	21	14
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15	POB	21	19
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17	POB	21	21
18	POB	21	22
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40	POB	21	44
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43	POB	21	47
44	POB	21	48
45	POB	21	49
46	POB	21	50
47	POB	21	51
48	POB	21	52
49	POB	21	53
50	POB	21	54

Assignment #	Assignment	Amount	Year
51	POB	21	55
52	POB	21	56
53	POB	21	57
54	POB	21	58
55	POB	21	59
56	POB	21	60
57	POB	21	61
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59	POB	21	63
60	POB	21	64
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94	POB	21	98
95	POB	21	99
96	POB	21	00
97	POB	21	01
98	POB	21	02
99	POB	21	03
00	POB	21	04



NBS

2025 May 27, 10:58 AM
Lathrop, CA 95026
Land Development Solutions

5-151A

6. PARCEL LISTING

The parcel listing of assessments is provided on the following pages. The description of each lot or parcel is a part of the records of the County Assessor and is incorporated by reference and made part of this Report.

City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-360-010-000	1	SFR	1	1	292.91	\$292.90
191-360-020-000	1	SFR	1	1	292.91	292.90
191-360-030-000	1	SFR	1	1	292.91	292.90
191-360-040-000	1	SFR	1	1	292.91	292.90
191-360-050-000	1	SFR	1	1	292.91	292.90
191-360-060-000	1	SFR	1	1	292.91	292.90
191-360-070-000	1	SFR	1	1	292.91	292.90
191-360-080-000	1	SFR	1	1	292.91	292.90
191-360-090-000	1	SFR	1	1	292.91	292.90
191-360-100-000	1	SFR	1	1	292.91	292.90
191-360-110-000	1	SFR	1	1	292.91	292.90
191-360-120-000	1	SFR	1	1	292.91	292.90
191-360-130-000	1	SFR	1	1	292.91	292.90
191-360-140-000	1	SFR	1	1	292.91	292.90
191-360-150-000	1	SFR	1	1	292.91	292.90
191-360-160-000	1	SFR	1	1	292.91	292.90
191-360-170-000	1	SFR	1	1	292.91	292.90
191-360-180-000	1	SFR	1	1	292.91	292.90
191-360-190-000	1	SFR	1	1	292.91	292.90
191-360-200-000	1	SFR	1	1	292.91	292.90
191-360-210-000	1	SFR	1	1	292.91	292.90
191-360-220-000	1	SFR	1	1	292.91	292.90
191-360-230-000	1	SFR	1	1	292.91	292.90
191-360-240-000	1	SFR	1	1	292.91	292.90
191-360-250-000	1	SFR	1	1	292.91	292.90
191-360-260-000	1	SFR	1	1	292.91	292.90
191-360-270-000	1	SFR	1	1	292.91	292.90
191-360-280-000	1	SFR	1	1	292.91	292.90
191-360-290-000	1	SFR	1	1	292.91	292.90
191-360-300-000	1	SFR	1	1	292.91	292.90
191-360-310-000	1	SFR	1	1	292.91	292.90
191-360-320-000	1	SFR	1	1	292.91	292.90
191-360-330-000	1	SFR	1	1	292.91	292.90
191-360-340-000	1	SFR	1	1	292.91	292.90
191-360-350-000	1	SFR	1	1	292.91	292.90
191-360-360-000	1	SFR	1	1	292.91	292.90
191-360-370-000	1	SFR	1	1	292.91	292.90
191-360-380-000	1	SFR	1	1	292.91	292.90
191-360-390-000	1	SFR	1	1	292.91	292.90
191-360-400-000	1	SFR	1	1	292.91	292.90

Slight variances may occur due to rounding

(1) Equivalent Dwelling Unit

(2) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-360-410-000	1	SFR	1	1	292.91	292.90
191-360-420-000	1	SFR	1	1	292.91	292.90
191-360-430-000	1	SFR	1	1	292.91	292.90
191-360-440-000	1	SFR	1	1	292.91	292.90
191-360-450-000	1	SFR	1	1	292.91	292.90
191-360-460-000	1	SFR	1	1	292.91	292.90
191-360-470-000	1	SFR	1	1	292.91	292.90
191-360-480-000	1	SFR	1	1	292.91	292.90
191-360-490-000	1	SFR	1	1	292.91	292.90
191-360-500-000	1	SFR	1	1	292.91	292.90
191-360-510-000	1	SFR	1	1	292.91	292.90
191-360-520-000	1	SFR	1	1	292.91	292.90
191-360-530-000	1	SFR	1	1	292.91	292.90
191-360-540-000	1	SFR	1	1	292.91	292.90
191-360-550-000	1	SFR	1	1	292.91	292.90
191-360-560-000	1	SFR	1	1	292.91	292.90
191-360-570-000	1	SFR	1	1	292.91	292.90
191-360-580-000	1	SFR	1	1	292.91	292.90
191-360-590-000	1	SFR	1	1	292.91	292.90
191-360-600-000	1	SFR	1	1	292.91	292.90
191-360-610-000	1	SFR	1	1	292.91	292.90
191-360-620-000	1	SFR	1	1	292.91	292.90
191-360-630-000	1	SFR	1	1	292.91	292.90
191-360-640-000	1	SFR	1	1	292.91	292.90
191-360-650-000	1	SFR	1	1	292.91	292.90
191-360-660-000	1	SFR	1	1	292.91	292.90
191-360-670-000	1	SFR	1	1	292.91	292.90
191-370-010-000	1	SFR	1	1	292.91	292.90
191-370-020-000	1	SFR	1	1	292.91	292.90
191-370-030-000	1	SFR	1	1	292.91	292.90
191-370-040-000	1	SFR	1	1	292.91	292.90
191-370-050-000	1	SFR	1	1	292.91	292.90
191-370-060-000	1	SFR	1	1	292.91	292.90
191-370-070-000	1	SFR	1	1	292.91	292.90
191-370-080-000	1	SFR	1	1	292.91	292.90
191-370-090-000	1	SFR	1	1	292.91	292.90
191-370-100-000	1	SFR	1	1	292.91	292.90
191-370-110-000	1	SFR	1	1	292.91	292.90
191-370-120-000	1	SFR	1	1	292.91	292.90
191-370-130-000	1	SFR	1	1	292.91	292.90

Slight variances may occur due to rounding

(1) Equivalent Dwelling Unit

(2) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-370-140-000	1	SFR	1	1	292.91	292.90
191-370-150-000	1	SFR	1	1	292.91	292.90
191-370-160-000	1	SFR	1	1	292.91	292.90
191-370-170-000	1	SFR	1	1	292.91	292.90
191-370-180-000	1	SFR	1	1	292.91	292.90
191-370-190-000	1	SFR	1	1	292.91	292.90
191-370-200-000	1	SFR	1	1	292.91	292.90
191-370-210-000	1	SFR	1	1	292.91	292.90
191-370-220-000	1	SFR	1	1	292.91	292.90
191-370-230-000	1	SFR	1	1	292.91	292.90
191-370-240-000	1	SFR	1	1	292.91	292.90
191-370-250-000	1	SFR	1	1	292.91	292.90
191-370-260-000	1	SFR	1	1	292.91	292.90
191-370-270-000	1	SFR	1	1	292.91	292.90
191-370-280-000	1	SFR	1	1	292.91	292.90
191-370-290-000	1	SFR	1	1	292.91	292.90
191-370-300-000	1	SFR	1	1	292.91	292.90
191-370-310-000	1	SFR	1	1	292.91	292.90
191-370-320-000	1	SFR	1	1	292.91	292.90
191-370-330-000	1	SFR	1	1	292.91	292.90
191-370-340-000	1	SFR	1	1	292.91	292.90
191-370-350-000	1	SFR	1	1	292.91	292.90
191-370-360-000	1	SFR	1	1	292.91	292.90
191-370-370-000	1	SFR	1	1	292.91	292.90
191-370-380-000	1	SFR	1	1	292.91	292.90
191-370-390-000	1	SFR	1	1	292.91	292.90
191-370-400-000	1	SFR	1	1	292.91	292.90
191-370-410-000	1	SFR	1	1	292.91	292.90
191-370-420-000	1	SFR	1	1	292.91	292.90
191-370-430-000	1	SFR	1	1	292.91	292.90
191-370-440-000	1	SFR	1	1	292.91	292.90
191-370-450-000	1	SFR	1	1	292.91	292.90
191-370-460-000	1	SFR	1	1	292.91	292.90
191-370-470-000	1	SFR	1	1	292.91	292.90
191-370-480-000	1	SFR	1	1	292.91	292.90
191-370-490-000	1	SFR	1	1	292.91	292.90
191-370-500-000	1	SFR	1	1	292.91	292.90
191-370-510-000	1	SFR	1	1	292.91	292.90
191-370-520-000	1	SFR	1	1	292.91	292.90
191-370-530-000	1	SFR	1	1	292.91	292.90

Slight variances may occur due to rounding

(1) Equivalent Dwelling Unit

(2) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-370-540-000	1	SFR	1	1	292.91	292.90
191-370-550-000	1	SFR	1	1	292.91	292.90
191-370-560-000	1	SFR	1	1	292.91	292.90
191-370-570-000	1	SFR	1	1	292.91	292.90
191-370-580-000	1	SFR	1	1	292.91	292.90
191-370-590-000	1	SFR	1	1	292.91	292.90
191-370-600-000	1	SFR	1	1	292.91	292.90
191-370-610-000	1	SFR	1	1	292.91	292.90
191-370-620-000	1	SFR	1	1	292.91	292.90
191-370-630-000	1	SFR	1	1	292.91	292.90
191-370-640-000	1	SFR	1	1	292.91	292.90
191-370-650-000	1	SFR	1	1	292.91	292.90
191-370-660-000	1	SFR	1	1	292.91	292.90
191-370-670-000	1	SFR	1	1	292.91	292.90
191-370-680-000	1	SFR	1	1	292.91	292.90
191-370-690-000	1	SFR	1	1	292.91	292.90
191-370-700-000	1	SFR	1	1	292.91	292.90
191-380-010-000	1	SFR	1	1	292.91	292.90
191-380-020-000	1	SFR	1	1	292.91	292.90
191-380-030-000	1	SFR	1	1	292.91	292.90
191-380-040-000	1	SFR	1	1	292.91	292.90
191-380-050-000	1	SFR	1	1	292.91	292.90
191-380-060-000	1	SFR	1	1	292.91	292.90
191-380-070-000	1	SFR	1	1	292.91	292.90
191-380-080-000	1	SFR	1	1	292.91	292.90
191-380-090-000	1	SFR	1	1	292.91	292.90
191-380-100-000	1	SFR	1	1	292.91	292.90
191-380-110-000	1	SFR	1	1	292.91	292.90
191-380-120-000	1	SFR	1	1	292.91	292.90
191-380-130-000	1	SFR	1	1	292.91	292.90
191-380-140-000	1	SFR	1	1	292.91	292.90
191-380-150-000	1	SFR	1	1	292.91	292.90
191-380-160-000	1	SFR	1	1	292.91	292.90
191-380-170-000	1	SFR	1	1	292.91	292.90
191-380-180-000	1	SFR	1	1	292.91	292.90
191-380-190-000	1	SFR	1	1	292.91	292.90
191-380-200-000	1	SFR	1	1	292.91	292.90
191-380-210-000	1	SFR	1	1	292.91	292.90
191-380-220-000	1	SFR	1	1	292.91	292.90
191-380-230-000	1	SFR	1	1	292.91	292.90

Slight variances may occur due to rounding

(1) Equivalent Dwelling Unit

(2) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-380-240-000	1	SFR	1	1	292.91	292.90
191-380-250-000	1	SFR	1	1	292.91	292.90
191-380-260-000	1	SFR	1	1	292.91	292.90
191-380-270-000	1	SFR	1	1	292.91	292.90
191-380-280-000	1	SFR	1	1	292.91	292.90
191-380-290-000	1	SFR	1	1	292.91	292.90
191-380-300-000	1	SFR	1	1	292.91	292.90
191-380-310-000	1	SFR	1	1	292.91	292.90
191-380-320-000	1	SFR	1	1	292.91	292.90
191-380-330-000	1	SFR	1	1	292.91	292.90
191-380-340-000	1	SFR	1	1	292.91	292.90
191-380-350-000	1	SFR	1	1	292.91	292.90
191-380-360-000	1	SFR	1	1	292.91	292.90
191-380-370-000	1	SFR	1	1	292.91	292.90
191-380-380-000	1	SFR	1	1	292.91	292.90
191-380-390-000	1	SFR	1	1	292.91	292.90
191-380-400-000	1	SFR	1	1	292.91	292.90
191-380-410-000	1	SFR	1	1	292.91	292.90
191-380-420-000	1	SFR	1	1	292.91	292.90
191-380-430-000	1	SFR	1	1	292.91	292.90
191-380-440-000	1	SFR	1	1	292.91	292.90
191-380-450-000	1	SFR	1	1	292.91	292.90
191-380-460-000	1	SFR	1	1	292.91	292.90
191-380-470-000	1	SFR	1	1	292.91	292.90
191-380-480-000	1	SFR	1	1	292.91	292.90
191-380-490-000	1	SFR	1	1	292.91	292.90
191-380-500-000	1	SFR	1	1	292.91	292.90
191-380-510-000	1	SFR	1	1	292.91	292.90
191-380-520-000	1	SFR	1	1	292.91	292.90
191-380-530-000	1	SFR	1	1	292.91	292.90
191-380-540-000	1	SFR	1	1	292.91	292.90
191-380-550-000	1	SFR	1	1	292.91	292.90
191-380-560-000	1	SFR	1	1	292.91	292.90
191-380-570-000	1	SFR	1	1	292.91	292.90
191-380-580-000	1	SFR	1	1	292.91	292.90
191-380-590-000	1	SFR	1	1	292.91	292.90
191-380-600-000	1	SFR	1	1	292.91	292.90
191-380-610-000	1	SFR	1	1	292.91	292.90
191-380-620-000	1	SFR	1	1	292.91	292.90
191-380-630-000	1	SFR	1	1	292.91	292.90

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City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-380-640-000	1	SFR	1	1	292.91	292.90
191-380-650-000	1	SFR	1	1	292.91	292.90
191-380-660-000	1	SFR	1	1	292.91	292.90
191-390-010-000	1	SFR	1	1	292.91	292.90
191-390-020-000	1	SFR	1	1	292.91	292.90
191-390-030-000	1	SFR	1	1	292.91	292.90
191-390-040-000	1	SFR	1	1	292.91	292.90
191-390-050-000	1	SFR	1	1	292.91	292.90
191-390-060-000	1	SFR	1	1	292.91	292.90
191-390-070-000	1	SFR	1	1	292.91	292.90
191-390-080-000	1	SFR	1	1	292.91	292.90
191-390-090-000	1	SFR	1	1	292.91	292.90
191-390-100-000	1	SFR	1	1	292.91	292.90
191-390-110-000	1	SFR	1	1	292.91	292.90
191-390-120-000	1	SFR	1	1	292.91	292.90
191-390-130-000	1	SFR	1	1	292.91	292.90
191-390-140-000	1	SFR	1	1	292.91	292.90
191-390-150-000	1	SFR	1	1	292.91	292.90
191-390-160-000	1	SFR	1	1	292.91	292.90
191-390-170-000	1	SFR	1	1	292.91	292.90
191-390-180-000	1	SFR	1	1	292.91	292.90
191-390-190-000	1	SFR	1	1	292.91	292.90
191-390-200-000	1	SFR	1	1	292.91	292.90
191-390-210-000	1	SFR	1	1	292.91	292.90
191-390-220-000	1	SFR	1	1	292.91	292.90
191-390-230-000	1	SFR	1	1	292.91	292.90
191-390-250-000	1	SFR	1	1	292.91	292.90
191-390-260-000	1	SFR	1	1	292.91	292.90
191-390-270-000	1	SFR	1	1	292.91	292.90
191-390-280-000	1	SFR	1	1	292.91	292.90
191-390-290-000	1	SFR	1	1	292.91	292.90
191-390-300-000	1	SFR	1	1	292.91	292.90
191-390-310-000	1	SFR	1	1	292.91	292.90
191-390-320-000	1	SFR	1	1	292.91	292.90
191-390-330-000	1	SFR	1	1	292.91	292.90
191-390-340-000	1	SFR	1	1	292.91	292.90
191-390-350-000	1	SFR	1	1	292.91	292.90
191-390-360-000	1	SFR	1	1	292.91	292.90
191-390-370-000	1	SFR	1	1	292.91	292.90
191-390-380-000	1	SFR	1	1	292.91	292.90

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City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-390-390-000	1	SFR	1	1	292.91	292.90
191-390-400-000	1	SFR	1	1	292.91	292.90
191-390-410-000	1	SFR	1	1	292.91	292.90
191-390-420-000	1	SFR	1	1	292.91	292.90
191-390-430-000	1	SFR	1	1	292.91	292.90
191-390-440-000	1	SFR	1	1	292.91	292.90
191-390-450-000	1	SFR	1	1	292.91	292.90
191-390-460-000	1	SFR	1	1	292.91	292.90
191-390-470-000	1	SFR	1	1	292.91	292.90
191-390-480-000	1	SFR	1	1	292.91	292.90
191-390-490-000	1	SFR	1	1	292.91	292.90
191-390-500-000	1	SFR	1	1	292.91	292.90
191-390-510-000	1	SFR	1	1	292.91	292.90
191-390-520-000	1	SFR	1	1	292.91	292.90
191-390-530-000	1	SFR	1	1	292.91	292.90
191-390-540-000	1	SFR	1	1	292.91	292.90
191-390-550-000	1	SFR	1	1	292.91	292.90
191-390-560-000	1	SFR	1	1	292.91	292.90
191-390-570-000	1	SFR	1	1	292.91	292.90
191-390-580-000	1	SFR	1	1	292.91	292.90
191-390-590-000	1	SFR	1	1	292.91	292.90
191-390-600-000	1	SFR	1	1	292.91	292.90
191-390-610-000	1	SFR	1	1	292.91	292.90
191-390-620-000	1	SFR	1	1	292.91	292.90
191-390-630-000	1	SFR	1	1	292.91	292.90
191-390-640-000	1	SFR	1	1	292.91	292.90
191-390-650-000	1	SFR	1	1	292.91	292.90
191-390-660-000	1	SFR	1	1	292.91	292.90
191-390-670-000	1	SFR	1	1	292.91	292.90
191-400-010-000	1	SFR	1	1	292.91	292.90
191-400-020-000	1	SFR	1	1	292.91	292.90
191-400-030-000	1	SFR	1	1	292.91	292.90
191-400-040-000	1	SFR	1	1	292.91	292.90
191-400-050-000	1	SFR	1	1	292.91	292.90
191-400-060-000	1	SFR	1	1	292.91	292.90
191-400-070-000	1	SFR	1	1	292.91	292.90
191-400-080-000	1	SFR	1	1	292.91	292.90
191-400-090-000	1	SFR	1	1	292.91	292.90
191-400-100-000	1	SFR	1	1	292.91	292.90
191-400-110-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-400-120-000	1	SFR	1	1	292.91	292.90
191-400-130-000	1	SFR	1	1	292.91	292.90
191-400-140-000	1	SFR	1	1	292.91	292.90
191-400-150-000	1	SFR	1	1	292.91	292.90
191-400-160-000	1	SFR	1	1	292.91	292.90
191-400-170-000	1	SFR	1	1	292.91	292.90
191-400-180-000	1	SFR	1	1	292.91	292.90
191-400-190-000	1	SFR	1	1	292.91	292.90
191-400-200-000	1	SFR	1	1	292.91	292.90
191-400-210-000	1	SFR	1	1	292.91	292.90
191-400-220-000	1	SFR	1	1	292.91	292.90
191-400-230-000	1	SFR	1	1	292.91	292.90
191-400-240-000	1	SFR	1	1	292.91	292.90
191-400-250-000	1	SFR	1	1	292.91	292.90
191-400-260-000	1	SFR	1	1	292.91	292.90
191-400-270-000	1	SFR	1	1	292.91	292.90
191-400-280-000	1	SFR	1	1	292.91	292.90
191-400-290-000	1	SFR	1	1	292.91	292.90
191-400-300-000	1	SFR	1	1	292.91	292.90
191-400-310-000	1	SFR	1	1	292.91	292.90
191-400-320-000	1	SFR	1	1	292.91	292.90
191-400-330-000	1	SFR	1	1	292.91	292.90
191-400-340-000	1	SFR	1	1	292.91	292.90
191-400-350-000	1	SFR	1	1	292.91	292.90
191-400-360-000	1	SFR	1	1	292.91	292.90
191-400-370-000	1	SFR	1	1	292.91	292.90
191-400-380-000	1	SFR	1	1	292.91	292.90
191-400-390-000	1	SFR	1	1	292.91	292.90
191-400-400-000	1	SFR	1	1	292.91	292.90
191-400-410-000	1	SFR	1	1	292.91	292.90
191-400-420-000	1	SFR	1	1	292.91	292.90
191-400-430-000	1	SFR	1	1	292.91	292.90
191-400-440-000	1	SFR	1	1	292.91	292.90
191-400-450-000	1	SFR	1	1	292.91	292.90
191-400-460-000	1	SFR	1	1	292.91	292.90
191-400-470-000	1	SFR	1	1	292.91	292.90
191-400-480-000	1	SFR	1	1	292.91	292.90
191-400-490-000	1	SFR	1	1	292.91	292.90
191-400-500-000	1	SFR	1	1	292.91	292.90
191-400-510-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-400-520-000	1	SFR	1	1	292.91	292.90
191-400-530-000	1	SFR	1	1	292.91	292.90
191-400-540-000	1	SFR	1	1	292.91	292.90
191-400-550-000	1	SFR	1	1	292.91	292.90
191-400-560-000	1	SFR	1	1	292.91	292.90
191-400-570-000	1	SFR	1	1	292.91	292.90
191-410-010-000	1	SFR	1	1	292.91	292.90
191-410-020-000	1	SFR	1	1	292.91	292.90
191-410-030-000	1	SFR	1	1	292.91	292.90
191-410-040-000	1	SFR	1	1	292.91	292.90
191-410-050-000	1	SFR	1	1	292.91	292.90
191-410-060-000	1	SFR	1	1	292.91	292.90
191-410-070-000	1	SFR	1	1	292.91	292.90
191-410-080-000	1	SFR	1	1	292.91	292.90
191-410-090-000	1	SFR	1	1	292.91	292.90
191-410-100-000	1	SFR	1	1	292.91	292.90
191-410-110-000	1	SFR	1	1	292.91	292.90
191-410-120-000	1	SFR	1	1	292.91	292.90
191-410-130-000	1	SFR	1	1	292.91	292.90
191-410-140-000	1	SFR	1	1	292.91	292.90
191-410-150-000	1	SFR	1	1	292.91	292.90
191-410-160-000	1	SFR	1	1	292.91	292.90
191-410-170-000	1	SFR	1	1	292.91	292.90
191-410-180-000	1	SFR	1	1	292.91	292.90
191-410-190-000	1	SFR	1	1	292.91	292.90
191-410-200-000	1	SFR	1	1	292.91	292.90
191-410-210-000	1	SFR	1	1	292.91	292.90
191-410-220-000	1	SFR	1	1	292.91	292.90
191-410-230-000	1	SFR	1	1	292.91	292.90
191-410-240-000	1	SFR	1	1	292.91	292.90
191-410-250-000	1	SFR	1	1	292.91	292.90
191-410-260-000	1	SFR	1	1	292.91	292.90
191-410-270-000	1	SFR	1	1	292.91	292.90
191-410-280-000	1	SFR	1	1	292.91	292.90
191-410-290-000	1	SFR	1	1	292.91	292.90
191-410-300-000	1	SFR	1	1	292.91	292.90
191-410-310-000	1	SFR	1	1	292.91	292.90
191-410-320-000	1	SFR	1	1	292.91	292.90
191-410-330-000	1	SFR	1	1	292.91	292.90
191-410-340-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-410-350-000	1	SFR	1	1	292.91	292.90
191-410-360-000	1	SFR	1	1	292.91	292.90
191-410-370-000	1	SFR	1	1	292.91	292.90
191-410-380-000	1	SFR	1	1	292.91	292.90
191-410-390-000	1	SFR	1	1	292.91	292.90
191-410-400-000	1	SFR	1	1	292.91	292.90
191-410-410-000	1	SFR	1	1	292.91	292.90
191-410-420-000	1	SFR	1	1	292.91	292.90
191-410-430-000	1	SFR	1	1	292.91	292.90
191-410-440-000	1	SFR	1	1	292.91	292.90
191-410-450-000	1	SFR	1	1	292.91	292.90
191-410-460-000	1	SFR	1	1	292.91	292.90
191-410-470-000	1	SFR	1	1	292.91	292.90
191-410-480-000	1	SFR	1	1	292.91	292.90
191-410-490-000	1	SFR	1	1	292.91	292.90
191-410-500-000	1	SFR	1	1	292.91	292.90
191-410-510-000	1	SFR	1	1	292.91	292.90
191-410-520-000	1	SFR	1	1	292.91	292.90
191-410-530-000	1	SFR	1	1	292.91	292.90
191-420-010-000	1	SFR	1	1	292.91	292.90
191-420-020-000	1	SFR	1	1	292.91	292.90
191-420-030-000	1	SFR	1	1	292.91	292.90
191-420-040-000	1	SFR	1	1	292.91	292.90
191-420-050-000	1	SFR	1	1	292.91	292.90
191-420-060-000	1	SFR	1	1	292.91	292.90
191-420-070-000	1	SFR	1	1	292.91	292.90
191-420-080-000	1	SFR	1	1	292.91	292.90
191-420-090-000	1	SFR	1	1	292.91	292.90
191-420-100-000	1	SFR	1	1	292.91	292.90
191-420-110-000	1	SFR	1	1	292.91	292.90
191-420-120-000	1	SFR	1	1	292.91	292.90
191-420-130-000	1	SFR	1	1	292.91	292.90
191-420-140-000	1	SFR	1	1	292.91	292.90
191-420-150-000	1	SFR	1	1	292.91	292.90
191-420-160-000	1	SFR	1	1	292.91	292.90
191-420-170-000	1	SFR	1	1	292.91	292.90
191-420-180-000	1	SFR	1	1	292.91	292.90
191-420-190-000	1	SFR	1	1	292.91	292.90
191-420-200-000	1	SFR	1	1	292.91	292.90
191-420-210-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-420-220-000	1	SFR	1	1	292.91	292.90
191-420-230-000	1	SFR	1	1	292.91	292.90
191-420-240-000	1	SFR	1	1	292.91	292.90
191-420-250-000	1	SFR	1	1	292.91	292.90
191-420-260-000	1	SFR	1	1	292.91	292.90
191-420-270-000	1	SFR	1	1	292.91	292.90
191-420-280-000	1	SFR	1	1	292.91	292.90
191-420-290-000	1	SFR	1	1	292.91	292.90
191-420-300-000	1	SFR	1	1	292.91	292.90
191-420-310-000	1	SFR	1	1	292.91	292.90
191-420-320-000	1	SFR	1	1	292.91	292.90
191-420-330-000	1	SFR	1	1	292.91	292.90
191-420-340-000	1	SFR	1	1	292.91	292.90
191-420-350-000	1	SFR	1	1	292.91	292.90
191-420-360-000	1	SFR	1	1	292.91	292.90
191-420-370-000	1	SFR	1	1	292.91	292.90
191-420-380-000	1	SFR	1	1	292.91	292.90
191-420-390-000	1	SFR	1	1	292.91	292.90
191-420-400-000	1	SFR	1	1	292.91	292.90
191-420-410-000	1	SFR	1	1	292.91	292.90
191-420-420-000	1	SFR	1	1	292.91	292.90
191-420-430-000	1	SFR	1	1	292.91	292.90
191-420-440-000	1	SFR	1	1	292.91	292.90
191-420-450-000	1	SFR	1	1	292.91	292.90
191-420-460-000	1	SFR	1	1	292.91	292.90
191-420-470-000	1	SFR	1	1	292.91	292.90
191-420-480-000	1	SFR	1	1	292.91	292.90
191-420-490-000	1	SFR	1	1	292.91	292.90
191-420-500-000	1	SFR	1	1	292.91	292.90
191-420-510-000	1	SFR	1	1	292.91	292.90
191-420-520-000	1	SFR	1	1	292.91	292.90
191-420-530-000	1	SFR	1	1	292.91	292.90
191-420-540-000	1	SFR	1	1	292.91	292.90
191-420-550-000	1	SFR	1	1	292.91	292.90
191-420-560-000	1	SFR	1	1	292.91	292.90
191-420-570-000	1	SFR	1	1	292.91	292.90
191-420-580-000	1	SFR	1	1	292.91	292.90
191-420-590-000	1	SFR	1	1	292.91	292.90
191-420-600-000	1	SFR	1	1	292.91	292.90
191-420-610-000	1	SFR	1	1	292.91	292.90

Slight variances may occur due to rounding

(1) Equivalent Dwelling Unit

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City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-420-620-000	1	SFR	1	1	292.91	292.90
191-420-630-000	1	SFR	1	1	292.91	292.90
191-420-640-000	1	SFR	1	1	292.91	292.90
191-420-650-000	1	SFR	1	1	292.91	292.90
191-420-660-000	1	SFR	1	1	292.91	292.90
191-430-010-000	1	SFR	1	1	292.91	292.90
191-430-020-000	1	SFR	1	1	292.91	292.90
191-430-030-000	1	SFR	1	1	292.91	292.90
191-430-040-000	1	SFR	1	1	292.91	292.90
191-430-050-000	1	SFR	1	1	292.91	292.90
191-430-060-000	1	SFR	1	1	292.91	292.90
191-430-070-000	1	SFR	1	1	292.91	292.90
191-430-080-000	1	SFR	1	1	292.91	292.90
191-430-090-000	1	SFR	1	1	292.91	292.90
191-430-100-000	1	SFR	1	1	292.91	292.90
191-430-110-000	1	SFR	1	1	292.91	292.90
191-430-120-000	1	SFR	1	1	292.91	292.90
191-430-130-000	1	SFR	1	1	292.91	292.90
191-430-140-000	1	SFR	1	1	292.91	292.90
191-430-150-000	1	SFR	1	1	292.91	292.90
191-430-160-000	1	SFR	1	1	292.91	292.90
191-430-170-000	1	SFR	1	1	292.91	292.90
191-430-180-000	1	SFR	1	1	292.91	292.90
191-430-190-000	1	SFR	1	1	292.91	292.90
191-430-200-000	1	SFR	1	1	292.91	292.90
191-430-210-000	1	SFR	1	1	292.91	292.90
191-430-220-000	1	SFR	1	1	292.91	292.90
191-430-230-000	1	SFR	1	1	292.91	292.90
191-430-240-000	1	SFR	1	1	292.91	292.90
191-430-250-000	1	SFR	1	1	292.91	292.90
191-430-260-000	1	SFR	1	1	292.91	292.90
191-430-270-000	1	SFR	1	1	292.91	292.90
191-430-280-000	1	SFR	1	1	292.91	292.90
191-430-290-000	1	SFR	1	1	292.91	292.90
191-430-300-000	1	SFR	1	1	292.91	292.90
191-430-310-000	1	SFR	1	1	292.91	292.90
191-430-320-000	1	SFR	1	1	292.91	292.90
191-430-330-000	1	SFR	1	1	292.91	292.90
191-430-340-000	1	SFR	1	1	292.91	292.90
191-430-350-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-430-360-000	1	SFR	1	1	292.91	292.90
191-430-370-000	1	SFR	1	1	292.91	292.90
191-430-380-000	1	SFR	1	1	292.91	292.90
191-430-390-000	1	SFR	1	1	292.91	292.90
191-430-400-000	1	SFR	1	1	292.91	292.90
191-430-410-000	1	SFR	1	1	292.91	292.90
191-430-420-000	1	SFR	1	1	292.91	292.90
191-430-430-000	1	SFR	1	1	292.91	292.90
191-430-440-000	1	SFR	1	1	292.91	292.90
191-430-450-000	1	SFR	1	1	292.91	292.90
191-430-460-000	1	SFR	1	1	292.91	292.90
191-430-470-000	1	SFR	1	1	292.91	292.90
191-430-480-000	1	SFR	1	1	292.91	292.90
191-430-490-000	1	SFR	1	1	292.91	292.90
191-430-500-000	1	SFR	1	1	292.91	292.90
191-430-510-000	1	SFR	1	1	292.91	292.90
191-430-520-000	1	SFR	1	1	292.91	292.90
191-430-530-000	1	SFR	1	1	292.91	292.90
191-430-540-000	1	SFR	1	1	292.91	292.90
191-430-550-000	1	SFR	1	1	292.91	292.90
191-430-560-000	1	SFR	1	1	292.91	292.90
191-430-570-000	1	SFR	1	1	292.91	292.90
191-430-580-000	1	SFR	1	1	292.91	292.90
191-430-590-000	1	SFR	1	1	292.91	292.90
191-430-600-000	1	SFR	1	1	292.91	292.90
191-430-610-000	1	SFR	1	1	292.91	292.90
191-430-620-000	1	SFR	1	1	292.91	292.90
191-430-630-000	1	SFR	1	1	292.91	292.90
191-430-640-000	1	SFR	1	1	292.91	292.90
191-430-650-000	1	SFR	1	1	292.91	292.90
191-430-660-000	1	SFR	1	1	292.91	292.90
191-430-670-000	1	SFR	1	1	292.91	292.90
191-430-680-000	1	SFR	1	1	292.91	292.90
191-430-690-000	1	SFR	1	1	292.91	292.90
191-430-700-000	1	SFR	1	1	292.91	292.90
191-430-710-000	1	SFR	1	1	292.91	292.90
191-430-720-000	1	SFR	1	1	292.91	292.90
191-430-730-000	1	SFR	1	1	292.91	292.90
191-440-010-000	1	SFR	1	1	292.91	292.90
191-440-020-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-440-030-000	1	SFR	1	1	292.91	292.90
191-440-040-000	1	SFR	1	1	292.91	292.90
191-440-050-000	1	SFR	1	1	292.91	292.90
191-440-060-000	1	SFR	1	1	292.91	292.90
191-440-070-000	1	SFR	1	1	292.91	292.90
191-440-110-000	1	SFR	1	1	292.91	292.90
191-440-120-000	1	SFR	1	1	292.91	292.90
191-440-130-000	1	SFR	1	1	292.91	292.90
191-440-140-000	1	SFR	1	1	292.91	292.90
191-440-150-000	1	SFR	1	1	292.91	292.90
191-440-160-000	1	SFR	1	1	292.91	292.90
191-440-170-000	1	SFR	1	1	292.91	292.90
191-440-180-000	1	SFR	1	1	292.91	292.90
191-440-190-000	1	SFR	1	1	292.91	292.90
191-440-200-000	1	SFR	1	1	292.91	292.90
191-440-210-000	1	SFR	1	1	292.91	292.90
191-440-220-000	1	SFR	1	1	292.91	292.90
191-440-230-000	1	SFR	1	1	292.91	292.90
191-440-240-000	1	SFR	1	1	292.91	292.90
191-440-250-000	1	SFR	1	1	292.91	292.90
191-440-260-000	1	SFR	1	1	292.91	292.90
191-440-270-000	1	SFR	1	1	292.91	292.90
191-440-280-000	1	SFR	1	1	292.91	292.90
191-440-290-000	1	SFR	1	1	292.91	292.90
191-440-300-000	1	SFR	1	1	292.91	292.90
191-440-310-000	1	SFR	1	1	292.91	292.90
191-440-320-000	1	SFR	1	1	292.91	292.90
191-440-330-000	1	SFR	1	1	292.91	292.90
191-440-340-000	1	SFR	1	1	292.91	292.90
191-440-350-000	1	SFR	1	1	292.91	292.90
191-440-360-000	1	SFR	1	1	292.91	292.90
191-440-370-000	1	SFR	1	1	292.91	292.90
191-440-380-000	1	SFR	1	1	292.91	292.90
191-440-390-000	1	SFR	1	1	292.91	292.90
191-440-400-000	1	SFR	1	1	292.91	292.90
191-440-410-000	1	SFR	1	1	292.91	292.90
191-440-420-000	1	SFR	1	1	292.91	292.90
191-440-430-000	1	SFR	1	1	292.91	292.90
191-440-440-000	1	SFR	1	1	292.91	292.90
191-440-450-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-440-460-000	1	SFR	1	1	292.91	292.90
191-440-470-000	1	SFR	1	1	292.91	292.90
191-440-480-000	1	SFR	1	1	292.91	292.90
191-440-490-000	1	SFR	1	1	292.91	292.90
191-440-500-000	1	SFR	1	1	292.91	292.90
191-440-510-000	1	SFR	1	1	292.91	292.90
191-440-520-000	1	SFR	1	1	292.91	292.90
191-440-530-000	1	SFR	1	1	292.91	292.90
191-440-540-000	1	SFR	1	1	292.91	292.90
191-440-550-000	1	SFR	1	1	292.91	292.90
191-440-560-000	1	SFR	1	1	292.91	292.90
191-440-570-000	1	SFR	1	1	292.91	292.90
191-440-580-000	1	SFR	1	1	292.91	292.90
191-440-590-000	1	SFR	1	1	292.91	292.90
191-440-600-000	1	SFR	1	1	292.91	292.90
191-440-610-000	1	SFR	1	1	292.91	292.90
191-440-620-000	1	SFR	1	1	292.91	292.90
191-440-630-000	1	SFR	1	1	292.91	292.90
191-440-640-000	1	SFR	1	1	292.91	292.90
191-440-650-000	1	SFR	1	1	292.91	292.90
191-440-660-000	1	SFR	1	1	292.91	292.90
191-440-670-000	1	SFR	1	1	292.91	292.90
191-440-680-000	1	SFR	1	1	292.91	292.90
191-440-690-000	1	SFR	1	1	292.91	292.90
191-440-700-000	1	SFR	1	1	292.91	292.90
191-440-710-000	1	SFR	1	1	292.91	292.90
191-440-720-000	1	SFR	1	1	292.91	292.90
191-440-730-000	1	SFR	1	1	292.91	292.90
191-440-740-000	1	SFR	1	1	292.91	292.90
191-440-750-000	1	SFR	1	1	292.91	292.90
191-440-760-000	1	SFR	1	1	292.91	292.90
191-440-770-000	1	SFR	1	1	292.91	292.90
191-440-780-000	1	SFR	1	1	292.91	292.90
191-450-010-000	1	SFR	1	1	292.91	292.90
191-450-020-000	1	SFR	1	1	292.91	292.90
191-450-030-000	1	SFR	1	1	292.91	292.90
191-450-040-000	1	SFR	1	1	292.91	292.90
191-450-050-000	1	SFR	1	1	292.91	292.90
191-450-060-000	1	SFR	1	1	292.91	292.90
191-450-070-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-450-080-000	1	SFR	1	1	292.91	292.90
191-450-090-000	1	SFR	1	1	292.91	292.90
191-450-100-000	1	SFR	1	1	292.91	292.90
191-450-110-000	1	SFR	1	1	292.91	292.90
191-450-120-000	1	SFR	1	1	292.91	292.90
191-450-130-000	1	SFR	1	1	292.91	292.90
191-450-140-000	1	SFR	1	1	292.91	292.90
191-450-150-000	1	SFR	1	1	292.91	292.90
191-450-160-000	1	SFR	1	1	292.91	292.90
191-450-170-000	1	SFR	1	1	292.91	292.90
191-450-180-000	1	SFR	1	1	292.91	292.90
191-450-190-000	1	SFR	1	1	292.91	292.90
191-450-200-000	1	SFR	1	1	292.91	292.90
191-450-210-000	1	SFR	1	1	292.91	292.90
191-450-220-000	1	SFR	1	1	292.91	292.90
191-450-230-000	1	SFR	1	1	292.91	292.90
191-450-240-000	1	SFR	1	1	292.91	292.90
191-450-250-000	1	SFR	1	1	292.91	292.90
191-450-260-000	1	SFR	1	1	292.91	292.90
191-450-270-000	1	SFR	1	1	292.91	292.90
191-450-280-000	1	SFR	1	1	292.91	292.90
191-450-290-000	1	SFR	1	1	292.91	292.90
191-450-300-000	1	SFR	1	1	292.91	292.90
191-450-310-000	1	SFR	1	1	292.91	292.90
191-450-320-000	1	SFR	1	1	292.91	292.90
191-450-330-000	1	SFR	1	1	292.91	292.90
191-450-340-000	1	SFR	1	1	292.91	292.90
191-450-350-000	1	SFR	1	1	292.91	292.90
191-450-360-000	1	SFR	1	1	292.91	292.90
191-450-370-000	1	SFR	1	1	292.91	292.90
191-450-380-000	1	SFR	1	1	292.91	292.90
191-450-390-000	1	SFR	1	1	292.91	292.90
191-450-400-000	1	SFR	1	1	292.91	292.90
191-450-410-000	1	SFR	1	1	292.91	292.90
191-450-420-000	1	SFR	1	1	292.91	292.90
191-450-430-000	1	SFR	1	1	292.91	292.90
191-460-010-000	1	SFR	1	1	292.91	292.90
191-460-020-000	1	SFR	1	1	292.91	292.90
191-460-030-000	1	SFR	1	1	292.91	292.90
191-460-040-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-460-050-000	1	SFR	1	1	292.91	292.90
191-460-060-000	1	SFR	1	1	292.91	292.90
191-460-070-000	1	SFR	1	1	292.91	292.90
191-460-080-000	1	SFR	1	1	292.91	292.90
191-460-090-000	1	SFR	1	1	292.91	292.90
191-460-100-000	1	SFR	1	1	292.91	292.90
191-460-110-000	1	SFR	1	1	292.91	292.90
191-460-120-000	1	SFR	1	1	292.91	292.90
191-460-130-000	1	SFR	1	1	292.91	292.90
191-460-140-000	1	SFR	1	1	292.91	292.90
191-460-150-000	1	SFR	1	1	292.91	292.90
191-460-160-000	1	SFR	1	1	292.91	292.90
191-460-170-000	1	SFR	1	1	292.91	292.90
191-460-180-000	1	SFR	1	1	292.91	292.90
191-460-190-000	1	SFR	1	1	292.91	292.90
191-460-200-000	1	SFR	1	1	292.91	292.90
191-460-210-000	1	SFR	1	1	292.91	292.90
191-460-220-000	1	SFR	1	1	292.91	292.90
191-460-230-000	1	SFR	1	1	292.91	292.90
191-460-240-000	1	SFR	1	1	292.91	292.90
191-460-250-000	1	SFR	1	1	292.91	292.90
191-460-260-000	1	SFR	1	1	292.91	292.90
191-460-270-000	1	SFR	1	1	292.91	292.90
191-460-280-000	1	SFR	1	1	292.91	292.90
191-460-290-000	1	SFR	1	1	292.91	292.90
191-460-300-000	1	SFR	1	1	292.91	292.90
191-460-310-000	1	SFR	1	1	292.91	292.90
191-460-320-000	1	SFR	1	1	292.91	292.90
191-460-330-000	1	SFR	1	1	292.91	292.90
191-460-340-000	1	SFR	1	1	292.91	292.90
191-460-350-000	1	SFR	1	1	292.91	292.90
191-460-360-000	1	SFR	1	1	292.91	292.90
191-470-010-000	1	SFR	1	1	292.91	292.90
191-470-020-000	1	SFR	1	1	292.91	292.90
191-470-030-000	1	SFR	1	1	292.91	292.90
191-470-040-000	1	SFR	1	1	292.91	292.90
191-470-050-000	1	SFR	1	1	292.91	292.90
191-470-060-000	1	SFR	1	1	292.91	292.90
191-470-070-000	1	SFR	1	1	292.91	292.90
191-470-080-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-470-090-000	1	SFR	1	1	292.91	292.90
191-470-100-000	1	SFR	1	1	292.91	292.90
191-470-110-000	1	SFR	1	1	292.91	292.90
191-470-120-000	1	SFR	1	1	292.91	292.90
191-470-130-000	1	SFR	1	1	292.91	292.90
191-470-140-000	1	SFR	1	1	292.91	292.90
191-470-150-000	1	SFR	1	1	292.91	292.90
191-470-160-000	1	SFR	1	1	292.91	292.90
191-470-170-000	1	SFR	1	1	292.91	292.90
191-470-180-000	1	SFR	1	1	292.91	292.90
191-470-190-000	1	SFR	1	1	292.91	292.90
191-470-200-000	1	SFR	1	1	292.91	292.90
191-470-210-000	1	SFR	1	1	292.91	292.90
191-470-220-000	1	SFR	1	1	292.91	292.90
191-470-230-000	1	SFR	1	1	292.91	292.90
191-470-240-000	1	SFR	1	1	292.91	292.90
191-470-250-000	1	SFR	1	1	292.91	292.90
191-470-260-000	1	SFR	1	1	292.91	292.90
191-470-270-000	1	SFR	1	1	292.91	292.90
191-470-280-000	1	SFR	1	1	292.91	292.90
191-470-290-000	1	SFR	1	1	292.91	292.90
191-470-300-000	1	SFR	1	1	292.91	292.90
191-470-310-000	1	SFR	1	1	292.91	292.90
191-470-320-000	1	SFR	1	1	292.91	292.90
191-470-330-000	1	SFR	1	1	292.91	292.90
191-470-340-000	1	SFR	1	1	292.91	292.90
191-470-350-000	1	SFR	1	1	292.91	292.90
191-470-360-000	1	SFR	1	1	292.91	292.90
191-470-370-000	1	SFR	1	1	292.91	292.90
191-470-380-000	1	SFR	1	1	292.91	292.90
191-470-390-000	1	SFR	1	1	292.91	292.90
191-480-010-000	1	SFR	1	1	292.91	292.90
191-480-020-000	1	SFR	1	1	292.91	292.90
191-480-030-000	1	SFR	1	1	292.91	292.90
191-480-040-000	1	SFR	1	1	292.91	292.90
191-480-050-000	1	SFR	1	1	292.91	292.90
191-480-060-000	1	SFR	1	1	292.91	292.90
191-480-070-000	1	SFR	1	1	292.91	292.90
191-480-080-000	1	SFR	1	1	292.91	292.90
191-480-090-000	1	SFR	1	1	292.91	292.90

Slight variances may occur due to rounding

(1) Equivalent Dwelling Unit

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City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-480-100-000	1	SFR	1	1	292.91	292.90
191-480-110-000	1	SFR	1	1	292.91	292.90
191-480-120-000	1	SFR	1	1	292.91	292.90
191-480-130-000	1	SFR	1	1	292.91	292.90
191-480-140-000	1	SFR	1	1	292.91	292.90
191-480-150-000	1	SFR	1	1	292.91	292.90
191-480-160-000	1	SFR	1	1	292.91	292.90
191-480-170-000	1	SFR	1	1	292.91	292.90
191-480-180-000	1	SFR	1	1	292.91	292.90
191-480-190-000	1	SFR	1	1	292.91	292.90
191-480-200-000	1	SFR	1	1	292.91	292.90
191-480-210-000	1	SFR	1	1	292.91	292.90
191-480-220-000	1	SFR	1	1	292.91	292.90
191-480-230-000	1	SFR	1	1	292.91	292.90
191-480-240-000	1	SFR	1	1	292.91	292.90
191-480-250-000	1	SFR	1	1	292.91	292.90
191-480-260-000	1	SFR	1	1	292.91	292.90
191-480-270-000	1	SFR	1	1	292.91	292.90
191-480-280-000	1	SFR	1	1	292.91	292.90
191-480-290-000	1	SFR	1	1	292.91	292.90
191-480-300-000	1	SFR	1	1	292.91	292.90
191-480-310-000	1	SFR	1	1	292.91	292.90
191-480-320-000	1	SFR	1	1	292.91	292.90
191-480-330-000	1	SFR	1	1	292.91	292.90
191-480-340-000	1	SFR	1	1	292.91	292.90
191-480-350-000	1	SFR	1	1	292.91	292.90
191-480-360-000	1	SFR	1	1	292.91	292.90
191-480-370-000	1	SFR	1	1	292.91	292.90
191-480-380-000	1	SFR	1	1	292.91	292.90
191-480-390-000	1	SFR	1	1	292.91	292.90
191-480-400-000	1	SFR	1	1	292.91	292.90
191-480-410-000	1	SFR	1	1	292.91	292.90
191-480-420-000	1	SFR	1	1	292.91	292.90
191-490-010-000	1	SFR	1	1	292.91	292.90
191-490-020-000	1	SFR	1	1	292.91	292.90
191-490-030-000	1	SFR	1	1	292.91	292.90
191-490-040-000	1	SFR	1	1	292.91	292.90
191-490-050-000	1	SFR	1	1	292.91	292.90
191-490-060-000	1	SFR	1	1	292.91	292.90
191-490-070-000	1	SFR	1	1	292.91	292.90

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City of Lathrop
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Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-490-080-000	1	SFR	1	1	292.91	292.90
191-490-090-000	1	SFR	1	1	292.91	292.90
191-490-100-000	1	SFR	1	1	292.91	292.90
191-490-110-000	1	SFR	1	1	292.91	292.90
191-490-120-000	1	SFR	1	1	292.91	292.90
191-490-130-000	1	SFR	1	1	292.91	292.90
191-490-140-000	1	SFR	1	1	292.91	292.90
191-490-150-000	1	SFR	1	1	292.91	292.90
191-490-160-000	1	SFR	1	1	292.91	292.90
191-490-170-000	1	SFR	1	1	292.91	292.90
191-490-180-000	1	SFR	1	1	292.91	292.90
191-490-190-000	1	SFR	1	1	292.91	292.90
191-490-200-000	1	SFR	1	1	292.91	292.90
191-490-210-000	1	SFR	1	1	292.91	292.90
191-490-220-000	1	SFR	1	1	292.91	292.90
191-490-230-000	1	SFR	1	1	292.91	292.90
191-490-240-000	1	SFR	1	1	292.91	292.90
191-490-250-000	1	SFR	1	1	292.91	292.90
191-490-260-000	1	SFR	1	1	292.91	292.90
191-490-270-000	1	SFR	1	1	292.91	292.90
191-490-280-000	1	SFR	1	1	292.91	292.90
191-490-290-000	1	SFR	1	1	292.91	292.90
191-490-300-000	1	SFR	1	1	292.91	292.90
191-490-310-000	1	SFR	1	1	292.91	292.90
191-490-320-000	1	SFR	1	1	292.91	292.90
191-490-330-000	1	SFR	1	1	292.91	292.90
191-490-340-000	1	SFR	1	1	292.91	292.90
191-490-350-000	1	SFR	1	1	292.91	292.90
191-490-360-000	1	SFR	1	1	292.91	292.90
191-490-370-000	1	SFR	1	1	292.91	292.90
191-490-380-000	1	SFR	1	1	292.91	292.90
191-490-390-000	1	SFR	1	1	292.91	292.90
191-490-400-000	1	SFR	1	1	292.91	292.90
191-490-410-000	1	SFR	1	1	292.91	292.90
191-490-420-000	1	SFR	1	1	292.91	292.90
191-490-430-000	1	SFR	1	1	292.91	292.90
191-490-440-000	1	SFR	1	1	292.91	292.90
191-490-450-000	1	SFR	1	1	292.91	292.90
191-490-460-000	1	SFR	1	1	292.91	292.90
191-490-470-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-490-480-000	1	SFR	1	1	292.91	292.90
191-490-490-000	1	SFR	1	1	292.91	292.90
191-490-500-000	1	SFR	1	1	292.91	292.90
191-490-510-000	1	SFR	1	1	292.91	292.90
191-490-520-000	1	SFR	1	1	292.91	292.90
191-490-530-000	1	SFR	1	1	292.91	292.90
191-490-540-000	1	SFR	1	1	292.91	292.90
191-490-550-000	1	SFR	1	1	292.91	292.90
191-490-560-000	1	SFR	1	1	292.91	292.90
191-490-570-000	1	SFR	1	1	292.91	292.90
191-500-010-000	1	SFR	1	1	292.91	292.90
191-500-020-000	1	SFR	1	1	292.91	292.90
191-500-030-000	1	SFR	1	1	292.91	292.90
191-500-040-000	1	SFR	1	1	292.91	292.90
191-500-050-000	1	SFR	1	1	292.91	292.90
191-500-060-000	1	SFR	1	1	292.91	292.90
191-500-070-000	1	SFR	1	1	292.91	292.90
191-500-080-000	1	SFR	1	1	292.91	292.90
191-500-090-000	1	SFR	1	1	292.91	292.90
191-500-100-000	1	SFR	1	1	292.91	292.90
191-500-110-000	1	SFR	1	1	292.91	292.90
191-500-120-000	1	SFR	1	1	292.91	292.90
191-500-130-000	1	SFR	1	1	292.91	292.90
191-500-140-000	1	SFR	1	1	292.91	292.90
191-500-150-000	1	SFR	1	1	292.91	292.90
191-500-160-000	1	SFR	1	1	292.91	292.90
191-500-170-000	1	SFR	1	1	292.91	292.90
191-500-180-000	1	SFR	1	1	292.91	292.90
191-500-190-000	1	SFR	1	1	292.91	292.90
191-500-200-000	1	SFR	1	1	292.91	292.90
191-500-210-000	1	SFR	1	1	292.91	292.90
191-500-220-000	1	SFR	1	1	292.91	292.90
191-500-230-000	1	SFR	1	1	292.91	292.90
191-500-240-000	1	SFR	1	1	292.91	292.90
191-500-250-000	1	SFR	1	1	292.91	292.90
191-500-260-000	1	SFR	1	1	292.91	292.90
191-500-270-000	1	SFR	1	1	292.91	292.90
191-500-280-000	1	SFR	1	1	292.91	292.90
191-500-290-000	1	SFR	1	1	292.91	292.90
191-500-300-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-500-310-000	1	SFR	1	1	292.91	292.90
191-500-320-000	1	SFR	1	1	292.91	292.90
191-500-330-000	1	SFR	1	1	292.91	292.90
191-500-340-000	1	SFR	1	1	292.91	292.90
191-500-350-000	1	SFR	1	1	292.91	292.90
191-500-360-000	1	SFR	1	1	292.91	292.90
191-500-370-000	1	SFR	1	1	292.91	292.90
191-500-380-000	1	SFR	1	1	292.91	292.90
191-500-390-000	1	SFR	1	1	292.91	292.90
191-500-400-000	1	SFR	1	1	292.91	292.90
191-500-410-000	1	SFR	1	1	292.91	292.90
191-500-420-000	1	SFR	1	1	292.91	292.90
191-500-430-000	1	SFR	1	1	292.91	292.90
191-500-440-000	1	SFR	1	1	292.91	292.90
191-500-450-000	1	SFR	1	1	292.91	292.90
191-500-460-000	1	SFR	1	1	292.91	292.90
191-500-470-000	1	SFR	1	1	292.91	292.90
191-500-480-000	1	SFR	1	1	292.91	292.90
191-500-490-000	1	SFR	1	1	292.91	292.90
191-500-500-000	1	SFR	1	1	292.91	292.90
191-510-010-000	1	SFR	1	1	292.91	292.90
191-510-020-000	1	SFR	1	1	292.91	292.90
191-510-030-000	1	SFR	1	1	292.91	292.90
191-510-040-000	1	SFR	1	1	292.91	292.90
191-510-050-000	1	SFR	1	1	292.91	292.90
191-510-060-000	1	SFR	1	1	292.91	292.90
191-510-070-000	1	SFR	1	1	292.91	292.90
191-510-080-000	1	SFR	1	1	292.91	292.90
191-510-090-000	1	SFR	1	1	292.91	292.90
191-510-100-000	1	SFR	1	1	292.91	292.90
191-510-110-000	1	SFR	1	1	292.91	292.90
191-510-120-000	1	SFR	1	1	292.91	292.90
191-510-130-000	1	SFR	1	1	292.91	292.90
191-510-140-000	1	SFR	1	1	292.91	292.90
191-510-150-000	1	SFR	1	1	292.91	292.90
191-510-160-000	1	SFR	1	1	292.91	292.90
191-510-170-000	1	SFR	1	1	292.91	292.90
191-510-180-000	1	SFR	1	1	292.91	292.90
191-510-190-000	1	SFR	1	1	292.91	292.90
191-510-200-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-510-210-000	1	SFR	1	1	292.91	292.90
191-510-220-000	1	SFR	1	1	292.91	292.90
191-510-230-000	1	SFR	1	1	292.91	292.90
191-510-240-000	1	SFR	1	1	292.91	292.90
191-510-250-000	1	SFR	1	1	292.91	292.90
191-510-260-000	1	SFR	1	1	292.91	292.90
191-510-270-000	1	SFR	1	1	292.91	292.90
191-510-280-000	1	SFR	1	1	292.91	292.90
191-510-290-000	1	SFR	1	1	292.91	292.90
191-510-300-000	1	SFR	1	1	292.91	292.90
191-510-310-000	1	SFR	1	1	292.91	292.90
191-510-320-000	1	SFR	1	1	292.91	292.90
191-510-330-000	1	SFR	1	1	292.91	292.90
191-510-340-000	1	SFR	1	1	292.91	292.90
191-510-350-000	1	SFR	1	1	292.91	292.90
191-510-360-000	1	SFR	1	1	292.91	292.90
191-510-370-000	1	SFR	1	1	292.91	292.90
191-510-380-000	1	SFR	1	1	292.91	292.90
191-510-390-000	1	SFR	1	1	292.91	292.90
191-510-400-000	1	SFR	1	1	292.91	292.90
191-510-410-000	1	SFR	1	1	292.91	292.90
191-510-420-000	1	SFR	1	1	292.91	292.90
191-510-430-000	1	SFR	1	1	292.91	292.90
191-510-440-000	1	SFR	1	1	292.91	292.90
191-510-450-000	1	SFR	1	1	292.91	292.90
191-510-460-000	1	SFR	1	1	292.91	292.90
191-520-010-000	1	SFR	1	1	292.91	292.90
191-520-020-000	1	SFR	1	1	292.91	292.90
191-520-030-000	1	SFR	1	1	292.91	292.90
191-520-040-000	1	SFR	1	1	292.91	292.90
191-520-050-000	1	SFR	1	1	292.91	292.90
191-520-060-000	1	SFR	1	1	292.91	292.90
191-520-070-000	1	SFR	1	1	292.91	292.90
191-520-080-000	1	SFR	1	1	292.91	292.90
191-520-090-000	1	SFR	1	1	292.91	292.90
191-520-100-000	1	SFR	1	1	292.91	292.90
191-520-110-000	1	SFR	1	1	292.91	292.90
191-520-120-000	1	SFR	1	1	292.91	292.90
191-520-130-000	1	SFR	1	1	292.91	292.90
191-520-140-000	1	SFR	1	1	292.91	292.90

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191-520-150-000	1	SFR	1	1	292.91	292.90
191-520-160-000	1	SFR	1	1	292.91	292.90
191-520-170-000	1	SFR	1	1	292.91	292.90
191-520-180-000	1	SFR	1	1	292.91	292.90
191-520-190-000	1	SFR	1	1	292.91	292.90
191-520-200-000	1	SFR	1	1	292.91	292.90
191-520-210-000	1	SFR	1	1	292.91	292.90
191-520-220-000	1	SFR	1	1	292.91	292.90
191-520-230-000	1	SFR	1	1	292.91	292.90
191-520-240-000	1	SFR	1	1	292.91	292.90
191-520-250-000	1	SFR	1	1	292.91	292.90
191-520-260-000	1	SFR	1	1	292.91	292.90
191-520-270-000	1	SFR	1	1	292.91	292.90
191-520-280-000	1	SFR	1	1	292.91	292.90
191-520-290-000	1	SFR	1	1	292.91	292.90
191-520-300-000	1	SFR	1	1	292.91	292.90
191-520-310-000	1	SFR	1	1	292.91	292.90
191-520-320-000	1	SFR	1	1	292.91	292.90
191-520-330-000	1	SFR	1	1	292.91	292.90
191-520-340-000	1	SFR	1	1	292.91	292.90
191-520-350-000	1	SFR	1	1	292.91	292.90
191-520-360-000	1	SFR	1	1	292.91	292.90
191-520-370-000	1	SFR	1	1	292.91	292.90
191-520-380-000	1	SFR	1	1	292.91	292.90
191-520-390-000	1	SFR	1	1	292.91	292.90
191-520-400-000	1	SFR	1	1	292.91	292.90
191-520-410-000	1	SFR	1	1	292.91	292.90
191-520-420-000	1	SFR	1	1	292.91	292.90
191-520-430-000	1	SFR	1	1	292.91	292.90
191-520-440-000	1	SFR	1	1	292.91	292.90
191-520-450-000	1	SFR	1	1	292.91	292.90
191-520-460-000	1	SFR	1	1	292.91	292.90
191-520-470-000	1	SFR	1	1	292.91	292.90
191-520-480-000	1	SFR	1	1	292.91	292.90
191-520-490-000	1	SFR	1	1	292.91	292.90
191-520-500-000	1	SFR	1	1	292.91	292.90
191-520-510-000	1	SFR	1	1	292.91	292.90
191-520-520-000	1	SFR	1	1	292.91	292.90
191-520-530-000	1	SFR	1	1	292.91	292.90
191-520-540-000	1	SFR	1	1	292.91	292.90

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191-520-550-000	1	SFR	1	1	292.91	292.90
191-520-560-000	1	SFR	1	1	292.91	292.90
191-520-570-000	1	SFR	1	1	292.91	292.90
191-520-580-000	1	SFR	1	1	292.91	292.90
191-520-590-000	1	SFR	1	1	292.91	292.90
191-520-600-000	1	SFR	1	1	292.91	292.90
191-520-610-000	1	SFR	1	1	292.91	292.90
191-520-620-000	1	SFR	1	1	292.91	292.90
191-520-630-000	1	SFR	1	1	292.91	292.90
191-520-640-000	1	SFR	1	1	292.91	292.90
191-530-010-000	1	SFR	1	1	292.91	292.90
191-530-020-000	1	SFR	1	1	292.91	292.90
191-530-030-000	1	SFR	1	1	292.91	292.90
191-530-040-000	1	SFR	1	1	292.91	292.90
191-530-050-000	1	SFR	1	1	292.91	292.90
191-530-060-000	1	SFR	1	1	292.91	292.90
191-530-070-000	1	SFR	1	1	292.91	292.90
191-530-080-000	1	SFR	1	1	292.91	292.90
191-530-090-000	1	SFR	1	1	292.91	292.90
191-530-100-000	1	SFR	1	1	292.91	292.90
191-530-110-000	1	SFR	1	1	292.91	292.90
191-530-120-000	1	SFR	1	1	292.91	292.90
191-530-130-000	1	SFR	1	1	292.91	292.90
191-530-140-000	1	SFR	1	1	292.91	292.90
191-530-150-000	1	SFR	1	1	292.91	292.90
191-530-160-000	1	SFR	1	1	292.91	292.90
191-530-170-000	1	SFR	1	1	292.91	292.90
191-530-180-000	1	SFR	1	1	292.91	292.90
191-530-190-000	1	SFR	1	1	292.91	292.90
191-530-200-000	1	SFR	1	1	292.91	292.90
191-530-210-000	1	SFR	1	1	292.91	292.90
191-530-220-000	1	SFR	1	1	292.91	292.90
191-530-230-000	1	SFR	1	1	292.91	292.90
191-530-240-000	1	SFR	1	1	292.91	292.90
191-530-250-000	1	SFR	1	1	292.91	292.90
191-530-260-000	1	SFR	1	1	292.91	292.90
191-530-270-000	1	SFR	1	1	292.91	292.90
191-530-280-000	1	SFR	1	1	292.91	292.90
191-530-290-000	1	SFR	1	1	292.91	292.90
191-530-300-000	1	SFR	1	1	292.91	292.90

Slight variances may occur due to rounding

(1) Equivalent Dwelling Unit

(2) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-530-310-000	1	SFR	1	1	292.91	292.90
191-530-320-000	1	SFR	1	1	292.91	292.90
191-530-330-000	1	SFR	1	1	292.91	292.90
191-530-340-000	1	SFR	1	1	292.91	292.90
191-530-350-000	1	SFR	1	1	292.91	292.90
191-530-360-000	1	SFR	1	1	292.91	292.90
191-530-370-000	1	SFR	1	1	292.91	292.90
191-530-380-000	1	SFR	1	1	292.91	292.90
191-530-390-000	1	SFR	1	1	292.91	292.90
191-530-400-000	1	SFR	1	1	292.91	292.90
191-530-410-000	1	SFR	1	1	292.91	292.90
191-530-420-000	1	SFR	1	1	292.91	292.90
191-530-430-000	1	SFR	1	1	292.91	292.90
191-530-440-000	1	SFR	1	1	292.91	292.90
191-530-450-000	1	SFR	1	1	292.91	292.90
191-530-460-000	1	SFR	1	1	292.91	292.90
191-530-470-000	1	SFR	1	1	292.91	292.90
191-530-480-000	1	SFR	1	1	292.91	292.90
191-530-490-000	1	SFR	1	1	292.91	292.90
191-530-500-000	1	SFR	1	1	292.91	292.90
191-530-510-000	1	SFR	1	1	292.91	292.90
191-530-520-000	1	SFR	1	1	292.91	292.90
191-530-530-000	1	SFR	1	1	292.91	292.90
191-530-540-000	1	SFR	1	1	292.91	292.90
191-530-550-000	1	SFR	1	1	292.91	292.90
191-530-560-000	1	SFR	1	1	292.91	292.90
191-530-570-000	1	SFR	1	1	292.91	292.90
191-530-590-000	1	SFR	1	1	292.91	292.90
191-530-600-000	1	SFR	1	1	292.91	292.90
191-530-610-000	1	SFR	1	1	292.91	292.90
191-530-620-000	1	SFR	1	1	292.91	292.90
191-530-630-000	1	SFR	1	1	292.91	292.90
191-530-640-000	1	SFR	1	1	292.91	292.90
191-530-650-000	1	SFR	1	1	292.91	292.90
191-530-660-000	1	SFR	1	1	292.91	292.90
191-530-670-000	1	SFR	1	1	292.91	292.90
191-530-680-000	1	SFR	1	1	292.91	292.90
191-530-690-000	1	SFR	1	1	292.91	292.90
191-530-700-000	1	SFR	1	1	292.91	292.90
191-530-710-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-530-720-000	1	SFR	1	1	292.91	292.90
191-530-730-000	1	SFR	1	1	292.91	292.90
191-530-740-000	1	SFR	1	1	292.91	292.90
191-530-750-000	1	SFR	1	1	292.91	292.90
191-540-010-000	1	SFR	1	1	292.91	292.90
191-540-020-000	1	SFR	1	1	292.91	292.90
191-540-030-000	1	SFR	1	1	292.91	292.90
191-540-040-000	1	SFR	1	1	292.91	292.90
191-540-050-000	1	SFR	1	1	292.91	292.90
191-540-060-000	1	SFR	1	1	292.91	292.90
191-540-070-000	1	SFR	1	1	292.91	292.90
191-540-080-000	1	SFR	1	1	292.91	292.90
191-540-090-000	1	SFR	1	1	292.91	292.90
191-540-100-000	1	SFR	1	1	292.91	292.90
191-540-110-000	1	SFR	1	1	292.91	292.90
191-540-120-000	1	SFR	1	1	292.91	292.90
191-540-130-000	1	SFR	1	1	292.91	292.90
191-540-140-000	1	SFR	1	1	292.91	292.90
191-540-150-000	1	SFR	1	1	292.91	292.90
191-540-160-000	1	SFR	1	1	292.91	292.90
191-540-170-000	1	SFR	1	1	292.91	292.90
191-540-180-000	1	SFR	1	1	292.91	292.90
191-540-190-000	1	SFR	1	1	292.91	292.90
191-540-200-000	1	SFR	1	1	292.91	292.90
191-540-210-000	1	SFR	1	1	292.91	292.90
191-540-220-000	1	SFR	1	1	292.91	292.90
191-540-230-000	1	SFR	1	1	292.91	292.90
191-540-240-000	1	SFR	1	1	292.91	292.90
191-540-250-000	1	SFR	1	1	292.91	292.90
191-540-260-000	1	SFR	1	1	292.91	292.90
191-540-270-000	1	SFR	1	1	292.91	292.90
191-540-280-000	1	SFR	1	1	292.91	292.90
191-540-290-000	1	SFR	1	1	292.91	292.90
191-540-300-000	1	SFR	1	1	292.91	292.90
191-540-310-000	1	SFR	1	1	292.91	292.90
191-540-320-000	1	SFR	1	1	292.91	292.90
191-540-330-000	1	SFR	1	1	292.91	292.90
191-540-340-000	1	SFR	1	1	292.91	292.90
191-540-350-000	1	SFR	1	1	292.91	292.90
191-540-360-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-540-370-000	1	SFR	1	1	292.91	292.90
191-540-380-000	1	SFR	1	1	292.91	292.90
191-540-390-000	1	SFR	1	1	292.91	292.90
191-540-400-000	1	SFR	1	1	292.91	292.90
191-540-410-000	1	SFR	1	1	292.91	292.90
191-540-420-000	1	SFR	1	1	292.91	292.90
191-540-430-000	1	SFR	1	1	292.91	292.90
191-540-440-000	1	SFR	1	1	292.91	292.90
191-540-450-000	1	SFR	1	1	292.91	292.90
191-540-460-000	1	SFR	1	1	292.91	292.90
191-540-470-000	1	SFR	1	1	292.91	292.90
191-540-480-000	1	SFR	1	1	292.91	292.90
191-540-490-000	1	SFR	1	1	292.91	292.90
191-540-500-000	1	SFR	1	1	292.91	292.90
191-540-510-000	1	SFR	1	1	292.91	292.90
191-540-520-000	1	SFR	1	1	292.91	292.90
191-540-530-000	1	SFR	1	1	292.91	292.90
191-540-540-000	1	SFR	1	1	292.91	292.90
191-540-550-000	1	SFR	1	1	292.91	292.90
191-540-560-000	1	SFR	1	1	292.91	292.90
191-540-570-000	1	SFR	1	1	292.91	292.90
191-540-580-000	1	SFR	1	1	292.91	292.90
191-540-590-000	1	SFR	1	1	292.91	292.90
191-540-600-000	1	SFR	1	1	292.91	292.90
191-550-010-000	1	SFR	1	1	292.91	292.90
191-550-020-000	1	SFR	1	1	292.91	292.90
191-550-030-000	1	SFR	1	1	292.91	292.90
191-550-040-000	1	SFR	1	1	292.91	292.90
191-550-050-000	1	SFR	1	1	292.91	292.90
191-550-060-000	1	SFR	1	1	292.91	292.90
191-550-070-000	1	SFR	1	1	292.91	292.90
191-550-080-000	1	SFR	1	1	292.91	292.90
191-550-090-000	1	SFR	1	1	292.91	292.90
191-550-100-000	1	SFR	1	1	292.91	292.90
191-550-110-000	1	SFR	1	1	292.91	292.90
191-550-120-000	1	SFR	1	1	292.91	292.90
191-550-130-000	1	SFR	1	1	292.91	292.90
191-550-140-000	1	SFR	1	1	292.91	292.90
191-550-150-000	1	SFR	1	1	292.91	292.90
191-550-160-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-550-170-000	1	SFR	1	1	292.91	292.90
191-550-180-000	1	SFR	1	1	292.91	292.90
191-550-190-000	1	SFR	1	1	292.91	292.90
191-550-200-000	1	SFR	1	1	292.91	292.90
191-550-210-000	1	SFR	1	1	292.91	292.90
191-550-220-000	1	SFR	1	1	292.91	292.90
191-550-230-000	1	SFR	1	1	292.91	292.90
191-550-240-000	1	SFR	1	1	292.91	292.90
191-550-250-000	1	SFR	1	1	292.91	292.90
191-550-260-000	1	SFR	1	1	292.91	292.90
191-550-270-000	1	SFR	1	1	292.91	292.90
191-550-280-000	1	SFR	1	1	292.91	292.90
191-550-290-000	1	SFR	1	1	292.91	292.90
191-550-300-000	1	SFR	1	1	292.91	292.90
191-550-310-000	1	SFR	1	1	292.91	292.90
191-550-320-000	1	SFR	1	1	292.91	292.90
191-550-330-000	1	SFR	1	1	292.91	292.90
191-550-340-000	1	SFR	1	1	292.91	292.90
191-550-350-000	1	SFR	1	1	292.91	292.90
191-550-360-000	1	SFR	1	1	292.91	292.90
191-550-370-000	1	SFR	1	1	292.91	292.90
191-550-380-000	1	SFR	1	1	292.91	292.90
191-550-390-000	1	SFR	1	1	292.91	292.90
191-550-400-000	1	SFR	1	1	292.91	292.90
191-550-410-000	1	SFR	1	1	292.91	292.90
191-550-420-000	1	SFR	1	1	292.91	292.90
191-550-430-000	1	SFR	1	1	292.91	292.90
191-550-440-000	1	SFR	1	1	292.91	292.90
191-550-450-000	1	SFR	1	1	292.91	292.90
191-550-460-000	1	SFR	1	1	292.91	292.90
191-550-470-000	1	SFR	1	1	292.91	292.90
191-550-480-000	1	SFR	1	1	292.91	292.90
191-550-490-000	1	SFR	1	1	292.91	292.90
191-550-500-000	1	SFR	1	1	292.91	292.90
191-550-510-000	1	SFR	1	1	292.91	292.90
191-550-520-000	1	SFR	1	1	292.91	292.90
191-550-530-000	1	SFR	1	1	292.91	292.90
191-550-540-000	1	SFR	1	1	292.91	292.90
191-550-550-000	1	SFR	1	1	292.91	292.90
191-550-560-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-550-570-000	1	SFR	1	1	292.91	292.90
191-550-580-000	1	SFR	1	1	292.91	292.90
191-550-590-000	1	SFR	1	1	292.91	292.90
191-550-600-000	1	SFR	1	1	292.91	292.90
191-550-610-000	1	SFR	1	1	292.91	292.90
191-550-620-000	1	SFR	1	1	292.91	292.90
191-550-630-000	1	SFR	1	1	292.91	292.90
191-550-640-000	1	SFR	1	1	292.91	292.90
191-550-650-000	1	SFR	1	1	292.91	292.90
191-550-660-000	1	SFR	1	1	292.91	292.90
191-550-670-000	1	SFR	1	1	292.91	292.90
191-550-680-000	1	SFR	1	1	292.91	292.90
191-550-770-000	1	MFR	84	50.4	14,763.04	14,763.04
191-560-010-000	1	SFR	1	1	292.91	292.90
191-560-020-000	1	SFR	1	1	292.91	292.90
191-560-030-000	1	SFR	1	1	292.91	292.90
191-560-040-000	1	SFR	1	1	292.91	292.90
191-560-050-000	1	SFR	1	1	292.91	292.90
191-560-060-000	1	SFR	1	1	292.91	292.90
191-560-070-000	1	SFR	1	1	292.91	292.90
191-560-080-000	1	SFR	1	1	292.91	292.90
191-560-090-000	1	SFR	1	1	292.91	292.90
191-560-100-000	1	SFR	1	1	292.91	292.90
191-560-110-000	1	SFR	1	1	292.91	292.90
191-560-120-000	1	SFR	1	1	292.91	292.90
191-560-130-000	1	SFR	1	1	292.91	292.90
191-560-140-000	1	SFR	1	1	292.91	292.90
191-560-150-000	1	SFR	1	1	292.91	292.90
191-560-160-000	1	SFR	1	1	292.91	292.90
191-560-170-000	1	SFR	1	1	292.91	292.90
191-560-180-000	1	SFR	1	1	292.91	292.90
191-560-190-000	1	SFR	1	1	292.91	292.90
191-560-200-000	1	SFR	1	1	292.91	292.90
191-560-210-000	1	SFR	1	1	292.91	292.90
191-560-220-000	1	SFR	1	1	292.91	292.90
191-560-230-000	1	SFR	1	1	292.91	292.90
191-560-240-000	1	SFR	1	1	292.91	292.90
191-560-250-000	1	SFR	1	1	292.91	292.90
191-560-260-000	1	SFR	1	1	292.91	292.90
191-560-270-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-560-280-000	1	SFR	1	1	292.91	292.90
191-560-290-000	1	SFR	1	1	292.91	292.90
191-560-300-000	1	SFR	1	1	292.91	292.90
191-560-310-000	1	SFR	1	1	292.91	292.90
191-560-320-000	1	SFR	1	1	292.91	292.90
191-560-330-000	1	SFR	1	1	292.91	292.90
191-560-340-000	1	SFR	1	1	292.91	292.90
191-560-350-000	1	SFR	1	1	292.91	292.90
191-560-360-000	1	SFR	1	1	292.91	292.90
191-560-370-000	1	SFR	1	1	292.91	292.90
191-560-380-000	1	SFR	1	1	292.91	292.90
191-560-390-000	1	SFR	1	1	292.91	292.90
191-560-400-000	1	SFR	1	1	292.91	292.90
191-560-410-000	1	SFR	1	1	292.91	292.90
191-560-420-000	1	SFR	1	1	292.91	292.90
191-560-430-000	1	SFR	1	1	292.91	292.90
191-560-440-000	1	SFR	1	1	292.91	292.90
191-560-450-000	1	SFR	1	1	292.91	292.90
191-560-460-000	1	SFR	1	1	292.91	292.90
191-570-010-000	1	SFR	1	1	292.91	292.90
191-570-020-000	1	SFR	1	1	292.91	292.90
191-570-030-000	1	SFR	1	1	292.91	292.90
191-570-040-000	1	SFR	1	1	292.91	292.90
191-570-050-000	1	SFR	1	1	292.91	292.90
191-570-060-000	1	SFR	1	1	292.91	292.90
191-570-070-000	1	SFR	1	1	292.91	292.90
191-570-080-000	1	SFR	1	1	292.91	292.90
191-570-090-000	1	SFR	1	1	292.91	292.90
191-570-100-000	1	SFR	1	1	292.91	292.90
191-570-110-000	1	SFR	1	1	292.91	292.90
191-570-120-000	1	SFR	1	1	292.91	292.90
191-570-130-000	1	SFR	1	1	292.91	292.90
191-570-140-000	1	SFR	1	1	292.91	292.90
191-570-150-000	1	SFR	1	1	292.91	292.90
191-570-160-000	1	SFR	1	1	292.91	292.90
191-570-170-000	1	SFR	1	1	292.91	292.90
191-570-180-000	1	SFR	1	1	292.91	292.90
191-570-190-000	1	SFR	1	1	292.91	292.90
191-570-200-000	1	SFR	1	1	292.91	292.90
191-570-210-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-570-220-000	1	SFR	1	1	292.91	292.90
191-570-230-000	1	SFR	1	1	292.91	292.90
191-570-240-000	1	SFR	1	1	292.91	292.90
191-570-250-000	1	SFR	1	1	292.91	292.90
191-570-260-000	1	SFR	1	1	292.91	292.90
191-570-270-000	1	SFR	1	1	292.91	292.90
191-570-280-000	1	SFR	1	1	292.91	292.90
191-570-290-000	1	SFR	1	1	292.91	292.90
191-570-300-000	1	SFR	1	1	292.91	292.90
191-570-310-000	1	SFR	1	1	292.91	292.90
191-570-320-000	1	SFR	1	1	292.91	292.90
191-570-330-000	1	SFR	1	1	292.91	292.90
191-570-340-000	1	SFR	1	1	292.91	292.90
191-570-350-000	1	SFR	1	1	292.91	292.90
191-570-360-000	1	SFR	1	1	292.91	292.90
191-570-370-000	1	SFR	1	1	292.91	292.90
191-570-380-000	1	SFR	1	1	292.91	292.90
191-570-390-000	1	SFR	1	1	292.91	292.90
191-570-400-000	1	SFR	1	1	292.91	292.90
191-570-410-000	1	SFR	1	1	292.91	292.90
191-570-420-000	1	SFR	1	1	292.91	292.90
191-570-430-000	1	SFR	1	1	292.91	292.90
191-570-440-000	1	SFR	1	1	292.91	292.90
191-570-450-000	1	SFR	1	1	292.91	292.90
191-570-460-000	1	SFR	1	1	292.91	292.90
191-570-470-000	1	SFR	1	1	292.91	292.90
191-570-480-000	1	SFR	1	1	292.91	292.90
191-570-490-000	1	SFR	1	1	292.91	292.90
191-570-500-000	1	SFR	1	1	292.91	292.90
191-580-010-000	1	SFR	1	1	292.91	292.90
191-580-020-000	1	SFR	1	1	292.91	292.90
191-580-030-000	1	SFR	1	1	292.91	292.90
191-580-040-000	1	SFR	1	1	292.91	292.90
191-580-050-000	1	SFR	1	1	292.91	292.90
191-580-060-000	1	SFR	1	1	292.91	292.90
191-580-070-000	1	SFR	1	1	292.91	292.90
191-580-080-000	1	SFR	1	1	292.91	292.90
191-580-090-000	1	SFR	1	1	292.91	292.90
191-580-100-000	1	SFR	1	1	292.91	292.90
191-580-110-000	1	SFR	1	1	292.91	292.90

Slight variances may occur due to rounding

(1) Equivalent Dwelling Unit

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City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-580-120-000	1	SFR	1	1	292.91	292.90
191-580-130-000	1	SFR	1	1	292.91	292.90
191-580-140-000	1	SFR	1	1	292.91	292.90
191-580-150-000	1	SFR	1	1	292.91	292.90
191-580-160-000	1	SFR	1	1	292.91	292.90
191-580-170-000	1	SFR	1	1	292.91	292.90
191-580-180-000	1	SFR	1	1	292.91	292.90
191-580-190-000	1	SFR	1	1	292.91	292.90
191-580-200-000	1	SFR	1	1	292.91	292.90
191-580-210-000	1	SFR	1	1	292.91	292.90
191-580-220-000	1	SFR	1	1	292.91	292.90
191-580-230-000	1	SFR	1	1	292.91	292.90
191-580-240-000	1	SFR	1	1	292.91	292.90
191-580-250-000	1	SFR	1	1	292.91	292.90
191-580-260-000	1	SFR	1	1	292.91	292.90
191-580-270-000	1	SFR	1	1	292.91	292.90
191-580-280-000	1	SFR	1	1	292.91	292.90
191-580-290-000	1	SFR	1	1	292.91	292.90
191-580-300-000	1	SFR	1	1	292.91	292.90
191-580-310-000	1	SFR	1	1	292.91	292.90
191-580-320-000	1	SFR	1	1	292.91	292.90
191-580-330-000	1	SFR	1	1	292.91	292.90
191-580-340-000	1	SFR	1	1	292.91	292.90
191-580-350-000	1	SFR	1	1	292.91	292.90
191-580-360-000	1	SFR	1	1	292.91	292.90
191-580-370-000	1	SFR	1	1	292.91	292.90
191-580-380-000	1	SFR	1	1	292.91	292.90
191-580-390-000	1	SFR	1	1	292.91	292.90
191-590-010-000	1	SFR	1	1	292.91	292.90
191-590-020-000	1	SFR	1	1	292.91	292.90
191-590-030-000	1	SFR	1	1	292.91	292.90
191-590-040-000	1	SFR	1	1	292.91	292.90
191-590-050-000	1	SFR	1	1	292.91	292.90
191-590-060-000	1	SFR	1	1	292.91	292.90
191-590-070-000	1	SFR	1	1	292.91	292.90
191-590-080-000	1	SFR	1	1	292.91	292.90
191-590-090-000	1	SFR	1	1	292.91	292.90
191-590-100-000	1	SFR	1	1	292.91	292.90
191-590-110-000	1	SFR	1	1	292.91	292.90
191-590-120-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-590-130-000	1	SFR	1	1	292.91	292.90
191-590-140-000	1	SFR	1	1	292.91	292.90
191-590-150-000	1	SFR	1	1	292.91	292.90
191-590-180-000	1	SFR	1	1	292.91	292.90
191-590-190-000	1	SFR	1	1	292.91	292.90
191-590-200-000	1	SFR	1	1	292.91	292.90
191-590-210-000	1	SFR	1	1	292.91	292.90
191-590-220-000	1	SFR	1	1	292.91	292.90
191-590-240-000	1	SFR	1	1	292.91	292.90
191-590-250-000	1	SFR	1	1	292.91	292.90
191-590-260-000	1	SFR	1	1	292.91	292.90
191-590-270-000	1	SFR	1	1	292.91	292.90
191-590-280-000	1	SFR	1	1	292.91	292.90
191-590-290-000	1	SFR	1	1	292.91	292.90
191-590-300-000	1	SFR	1	1	292.91	292.90
191-590-310-000	1	SFR	1	1	292.91	292.90
191-590-320-000	1	SFR	1	1	292.91	292.90
191-590-330-000	1	SFR	1	1	292.91	292.90
191-590-340-000	1	SFR	1	1	292.91	292.90
191-590-350-000	1	SFR	1	1	292.91	292.90
191-590-360-000	1	SFR	1	1	292.91	292.90
191-590-370-000	1	SFR	1	1	292.91	292.90
191-590-380-000	1	SFR	1	1	292.91	292.90
191-590-390-000	1	SFR	1	1	292.91	292.90
191-590-400-000	1	SFR	1	1	292.91	292.90
191-590-410-000	1	SFR	1	1	292.91	292.90
191-590-420-000	1	SFR	1	1	292.91	292.90
191-590-430-000	1	SFR	1	1	292.91	292.90
191-590-440-000	1	SFR	1	1	292.91	292.90
191-590-450-000	1	SFR	1	1	292.91	292.90
191-590-460-000	1	SFR	1	1	292.91	292.90
191-590-470-000	1	SFR	1	1	292.91	292.90
191-590-480-000	1	SFR	1	1	292.91	292.90
191-590-490-000	1	SFR	1	1	292.91	292.90
191-590-500-000	1	SFR	1	1	292.91	292.90
191-590-510-000	1	SFR	1	1	292.91	292.90
191-590-520-000	1	SFR	1	1	292.91	292.90
191-590-530-000	1	SFR	1	1	292.91	292.90
191-590-540-000	1	SFR	1	1	292.91	292.90
191-590-550-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-590-560-000	1	SFR	1	1	292.91	292.90
191-590-570-000	1	SFR	1	1	292.91	292.90
191-590-580-000	1	SFR	1	1	292.91	292.90
191-590-590-000	1	SFR	1	1	292.91	292.90
191-590-600-000	1	SFR	1	1	292.91	292.90
191-590-610-000	1	SFR	1	1	292.91	292.90
191-590-620-000	1	SFR	1	1	292.91	292.90
191-590-630-000	1	SFR	1	1	292.91	292.90
191-590-640-000	1	SFR	1	1	292.91	292.90
191-590-650-000	1	SFR	1	1	292.91	292.90
191-590-660-000	1	SFR	1	1	292.91	292.90
191-590-670-000	1	SFR	1	1	292.91	292.90
191-590-680-000	1	SFR	1	1	292.91	292.90
191-590-690-000	1	SFR	1	1	292.91	292.90
191-590-700-000	1	SFR	1	1	292.91	292.90
191-600-010-000	1	SFR	1	1	292.91	292.90
191-600-020-000	1	SFR	1	1	292.91	292.90
191-600-030-000	1	SFR	1	1	292.91	292.90
191-600-040-000	1	SFR	1	1	292.91	292.90
191-600-050-000	1	SFR	1	1	292.91	292.90
191-600-060-000	1	SFR	1	1	292.91	292.90
191-600-070-000	1	SFR	1	1	292.91	292.90
191-600-080-000	1	SFR	1	1	292.91	292.90
191-600-090-000	1	SFR	1	1	292.91	292.90
191-600-100-000	1	SFR	1	1	292.91	292.90
191-600-110-000	1	SFR	1	1	292.91	292.90
191-600-120-000	1	SFR	1	1	292.91	292.90
191-600-130-000	1	SFR	1	1	292.91	292.90
191-600-140-000	1	SFR	1	1	292.91	292.90
191-600-150-000	1	SFR	1	1	292.91	292.90
191-600-160-000	1	SFR	1	1	292.91	292.90
191-600-170-000	1	SFR	1	1	292.91	292.90
191-600-180-000	1	SFR	1	1	292.91	292.90
191-600-190-000	1	SFR	1	1	292.91	292.90
191-600-200-000	1	SFR	1	1	292.91	292.90
191-600-210-000	1	SFR	1	1	292.91	292.90
191-600-220-000	1	SFR	1	1	292.91	292.90
191-600-230-000	1	SFR	1	1	292.91	292.90
191-600-240-000	1	SFR	1	1	292.91	292.90
191-600-250-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-600-260-000	1	SFR	1	1	292.91	292.90
191-600-270-000	1	SFR	1	1	292.91	292.90
191-600-280-000	1	SFR	1	1	292.91	292.90
191-600-290-000	1	SFR	1	1	292.91	292.90
191-600-300-000	1	SFR	1	1	292.91	292.90
191-600-340-000	1	SFR	1	1	292.91	292.90
191-600-350-000	1	SFR	1	1	292.91	292.90
191-600-360-000	1	SFR	1	1	292.91	292.90
191-600-370-000	1	SFR	1	1	292.91	292.90
191-600-380-000	1	SFR	1	1	292.91	292.90
191-600-390-000	1	SFR	1	1	292.91	292.90
191-600-400-000	1	SFR	1	1	292.91	292.90
191-600-460-000	1	SFR	1	1	292.91	292.90
191-600-470-000	1	SFR	1	1	292.91	292.90
191-600-480-000	1	SFR	1	1	292.91	292.90
191-600-490-000	1	SFR	1	1	292.91	292.90
191-600-500-000	1	SFR	1	1	292.91	292.90
191-600-510-000	1	SFR	1	1	292.91	292.90
191-600-520-000	1	SFR	1	1	292.91	292.90
191-600-530-000	1	SFR	1	1	292.91	292.90
191-600-540-000	1	SFR	1	1	292.91	292.90
191-600-550-000	1	SFR	1	1	292.91	292.90
191-600-560-000	1	SFR	1	1	292.91	292.90
191-600-570-000	1	SFR	1	1	292.91	292.90
191-600-580-000	1	SFR	1	1	292.91	292.90
191-600-590-000	1	SFR	1	1	292.91	292.90
191-600-600-000	1	SFR	1	1	292.91	292.90
191-600-610-000	1	SFR	1	1	292.91	292.90
191-600-620-000	1	SFR	1	1	292.91	292.90
191-600-630-000	1	SFR	1	1	292.91	292.90
191-600-640-000	1	SFR	1	1	292.91	292.90
191-600-650-000	1	SFR	1	1	292.91	292.90
191-600-660-000	1	SFR	1	1	292.91	292.90
191-600-670-000	1	SFR	1	1	292.91	292.90
191-600-680-000	1	SFR	1	1	292.91	292.90
191-600-690-000	1	SFR	1	1	292.91	292.90
191-600-700-000	1	SFR	1	1	292.91	292.90
191-600-710-000	1	SFR	1	1	292.91	292.90
191-600-720-000	1	SFR	1	1	292.91	292.90
191-600-730-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-600-740-000	1	SFR	1	1	292.91	292.90
191-600-750-000	1	SFR	1	1	292.91	292.90
191-610-030-000	1	SFR	1	1	292.91	292.90
191-610-040-000	1	SFR	1	1	292.91	292.90
191-610-050-000	1	SFR	1	1	292.91	292.90
191-610-060-000	1	SFR	1	1	292.91	292.90
191-610-070-000	1	SFR	1	1	292.91	292.90
191-610-080-000	1	SFR	1	1	292.91	292.90
191-610-090-000	1	SFR	1	1	292.91	292.90
191-610-100-000	1	SFR	1	1	292.91	292.90
191-610-110-000	1	SFR	1	1	292.91	292.90
191-610-120-000	1	SFR	1	1	292.91	292.90
191-610-130-000	1	SFR	1	1	292.91	292.90
191-610-140-000	1	SFR	1	1	292.91	292.90
191-610-150-000	1	SFR	1	1	292.91	292.90
191-610-160-000	1	SFR	1	1	292.91	292.90
191-610-170-000	1	SFR	1	1	292.91	292.90
191-610-180-000	1	SFR	1	1	292.91	292.90
191-610-190-000	1	SFR	1	1	292.91	292.90
191-610-200-000	1	SFR	1	1	292.91	292.90
191-610-210-000	1	SFR	1	1	292.91	292.90
191-610-240-000	1	SFR	1	1	292.91	292.90
191-610-250-000	1	SFR	1	1	292.91	292.90
191-610-260-000	1	SFR	1	1	292.91	292.90
191-610-270-000	1	SFR	1	1	292.91	292.90
191-610-280-000	1	SFR	1	1	292.91	292.90
191-610-290-000	1	SFR	1	1	292.91	292.90
191-610-300-000	1	SFR	1	1	292.91	292.90
191-610-310-000	1	SFR	1	1	292.91	292.90
191-610-320-000	1	SFR	1	1	292.91	292.90
191-610-330-000	1	SFR	1	1	292.91	292.90
191-610-340-000	1	SFR	1	1	292.91	292.90
191-610-350-000	1	SFR	1	1	292.91	292.90
191-610-360-000	1	SFR	1	1	292.91	292.90
191-610-370-000	1	SFR	1	1	292.91	292.90
191-610-380-000	1	SFR	1	1	292.91	292.90
191-610-390-000	1	SFR	1	1	292.91	292.90
191-610-400-000	1	SFR	1	1	292.91	292.90
191-610-410-000	1	SFR	1	1	292.91	292.90
191-620-010-000	1	SFR	1	1	292.91	292.90

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191-620-020-000	1	SFR	1	1	292.91	292.90
191-620-030-000	1	SFR	1	1	292.91	292.90
191-620-040-000	1	SFR	1	1	292.91	292.90
191-620-050-000	1	SFR	1	1	292.91	292.90
191-620-060-000	1	SFR	1	1	292.91	292.90
191-620-070-000	1	SFR	1	1	292.91	292.90
191-620-130-000	1	SFR	1	1	292.91	292.90
191-620-140-000	1	SFR	1	1	292.91	292.90
191-620-150-000	1	SFR	1	1	292.91	292.90
191-620-160-000	1	SFR	1	1	292.91	292.90
191-620-170-000	1	SFR	1	1	292.91	292.90
191-620-180-000	1	SFR	1	1	292.91	292.90
191-620-190-000	1	SFR	1	1	292.91	292.90
191-620-200-000	1	SFR	1	1	292.91	292.90
191-620-210-000	1	SFR	1	1	292.91	292.90
191-620-220-000	1	SFR	1	1	292.91	292.90
191-620-230-000	1	SFR	1	1	292.91	292.90
191-620-250-000	1	SFR	1	1	292.91	292.90
191-620-260-000	1	SFR	1	1	292.91	292.90
191-620-270-000	1	SFR	1	1	292.91	292.90
191-620-280-000	1	SFR	1	1	292.91	292.90
191-620-290-000	1	SFR	1	1	292.91	292.90
191-620-300-000	1	SFR	1	1	292.91	292.90
191-620-310-000	1	SFR	1	1	292.91	292.90
191-620-320-000	1	SFR	1	1	292.91	292.90
191-620-330-000	1	SFR	1	1	292.91	292.90
191-620-340-000	1	SFR	1	1	292.91	292.90
191-620-350-000	1	SFR	1	1	292.91	292.90
191-620-360-000	1	SFR	1	1	292.91	292.90
191-620-370-000	1	SFR	1	1	292.91	292.90
191-620-380-000	1	SFR	1	1	292.91	292.90
191-620-390-000	1	SFR	1	1	292.91	292.90
191-620-400-000	1	SFR	1	1	292.91	292.90
191-620-410-000	1	SFR	1	1	292.91	292.90
191-620-420-000	1	SFR	1	1	292.91	292.90
191-620-430-000	1	SFR	1	1	292.91	292.90
191-620-440-000	1	SFR	1	1	292.91	292.90
191-620-450-000	1	SFR	1	1	292.91	292.90
191-620-460-000	1	SFR	1	1	292.91	292.90
191-620-470-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-620-480-000	1	SFR	1	1	292.91	292.90
191-620-520-000	1	SFR	1	1	292.91	292.90
191-620-540-000	1	SFR	1	1	292.91	292.90
191-620-560-000	1	SFR	1	1	292.91	292.90
191-620-570-000	1	SFR	1	1	292.91	292.90
191-630-010-000	1	SFR	1	1	292.91	292.90
191-630-020-000	1	SFR	1	1	292.91	292.90
191-630-030-000	1	SFR	1	1	292.91	292.90
191-630-040-000	1	SFR	1	1	292.91	292.90
191-630-050-000	1	SFR	1	1	292.91	292.90
191-630-060-000	1	SFR	1	1	292.91	292.90
191-630-070-000	1	SFR	1	1	292.91	292.90
191-630-080-000	1	SFR	1	1	292.91	292.90
191-630-090-000	1	SFR	1	1	292.91	292.90
191-630-100-000	1	SFR	1	1	292.91	292.90
191-630-110-000	1	SFR	1	1	292.91	292.90
191-630-120-000	1	SFR	1	1	292.91	292.90
191-630-130-000	1	SFR	1	1	292.91	292.90
191-630-140-000	1	SFR	1	1	292.91	292.90
191-630-150-000	1	SFR	1	1	292.91	292.90
191-630-180-000	1	SFR	1	1	292.91	292.90
191-630-190-000	1	SFR	1	1	292.91	292.90
191-630-200-000	1	SFR	1	1	292.91	292.90
191-630-210-000	1	SFR	1	1	292.91	292.90
191-630-220-000	1	SFR	1	1	292.91	292.90
191-630-230-000	1	SFR	1	1	292.91	292.90
191-630-240-000	1	SFR	1	1	292.91	292.90
191-630-250-000	1	SFR	1	1	292.91	292.90
191-630-260-000	1	SFR	1	1	292.91	292.90
191-630-270-000	1	SFR	1	1	292.91	292.90
191-630-280-000	1	SFR	1	1	292.91	292.90
191-630-290-000	1	SFR	1	1	292.91	292.90
191-630-320-000	1	SFR	1	1	292.91	292.90
191-630-330-000	1	SFR	1	1	292.91	292.90
191-630-340-000	1	SFR	1	1	292.91	292.90
191-630-350-000	1	SFR	1	1	292.91	292.90
191-630-360-000	1	SFR	1	1	292.91	292.90
191-630-370-000	1	SFR	1	1	292.91	292.90
191-630-380-000	1	SFR	1	1	292.91	292.90
191-630-390-000	1	SFR	1	1	292.91	292.90

Slight variances may occur due to rounding

(1) Equivalent Dwelling Unit

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City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-630-400-000	1	SFR	1	1	292.91	292.90
191-630-410-000	1	SFR	1	1	292.91	292.90
191-630-420-000	1	SFR	1	1	292.91	292.90
191-630-430-000	1	SFR	1	1	292.91	292.90
191-630-440-000	1	SFR	1	1	292.91	292.90
191-630-450-000	1	SFR	1	1	292.91	292.90
191-630-460-000	1	SFR	1	1	292.91	292.90
191-630-470-000	1	SFR	1	1	292.91	292.90
191-630-480-000	1	SFR	1	1	292.91	292.90
191-630-500-000	1	SFR	1	1	292.91	292.90
191-630-510-000	1	SFR	1	1	292.91	292.90
191-640-010-000	1	SFR	1	1	292.91	292.90
191-640-020-000	1	SFR	1	1	292.91	292.90
191-640-030-000	1	SFR	1	1	292.91	292.90
191-640-040-000	1	SFR	1	1	292.91	292.90
191-640-050-000	1	SFR	1	1	292.91	292.90
191-640-060-000	1	SFR	1	1	292.91	292.90
191-640-070-000	1	SFR	1	1	292.91	292.90
191-640-080-000	1	SFR	1	1	292.91	292.90
191-640-090-000	1	SFR	1	1	292.91	292.90
191-640-100-000	1	SFR	1	1	292.91	292.90
191-640-110-000	1	SFR	1	1	292.91	292.90
191-640-120-000	1	SFR	1	1	292.91	292.90
191-640-130-000	1	SFR	1	1	292.91	292.90
191-640-140-000	1	SFR	1	1	292.91	292.90
191-640-150-000	1	SFR	1	1	292.91	292.90
191-640-160-000	1	SFR	1	1	292.91	292.90
191-640-170-000	1	SFR	1	1	292.91	292.90
191-640-180-000	1	SFR	1	1	292.91	292.90
191-640-190-000	1	SFR	1	1	292.91	292.90
191-640-200-000	1	SFR	1	1	292.91	292.90
191-640-210-000	1	SFR	1	1	292.91	292.90
191-640-220-000	1	SFR	1	1	292.91	292.90
191-640-230-000	1	SFR	1	1	292.91	292.90
191-640-240-000	1	SFR	1	1	292.91	292.90
191-640-250-000	1	SFR	1	1	292.91	292.90
191-640-260-000	1	SFR	1	1	292.91	292.90
191-640-270-000	1	SFR	1	1	292.91	292.90
191-640-280-000	1	SFR	1	1	292.91	292.90
191-640-290-000	1	SFR	1	1	292.91	292.90

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City of Lathrop
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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-640-300-000	1	SFR	1	1	292.91	292.90
191-640-310-000	1	SFR	1	1	292.91	292.90
191-640-320-000	1	SFR	1	1	292.91	292.90
191-640-330-000	1	SFR	1	1	292.91	292.90
191-640-340-000	1	SFR	1	1	292.91	292.90
191-640-350-000	1	SFR	1	1	292.91	292.90
191-640-360-000	1	SFR	1	1	292.91	292.90
191-640-370-000	1	SFR	1	1	292.91	292.90
191-640-380-000	1	SFR	1	1	292.91	292.90
191-640-390-000	1	SFR	1	1	292.91	292.90
191-640-400-000	1	SFR	1	1	292.91	292.90
191-640-410-000	1	SFR	1	1	292.91	292.90
191-640-420-000	1	SFR	1	1	292.91	292.90
191-640-430-000	1	SFR	1	1	292.91	292.90
191-640-440-000	1	SFR	1	1	292.91	292.90
191-640-450-000	1	SFR	1	1	292.91	292.90
191-640-460-000	1	SFR	1	1	292.91	292.90
191-640-470-000	1	SFR	1	1	292.91	292.90
191-640-480-000	1	SFR	1	1	292.91	292.90
191-640-490-000	1	SFR	1	1	292.91	292.90
191-640-500-000	1	SFR	1	1	292.91	292.90
191-640-510-000	1	SFR	1	1	292.91	292.90
191-640-520-000	1	SFR	1	1	292.91	292.90
191-640-530-000	1	SFR	1	1	292.91	292.90
191-640-540-000	1	SFR	1	1	292.91	292.90
191-640-550-000	1	SFR	1	1	292.91	292.90
191-640-560-000	1	SFR	1	1	292.91	292.90
191-640-570-000	1	SFR	1	1	292.91	292.90
191-640-580-000	1	SFR	1	1	292.91	292.90
191-640-590-000	1	SFR	1	1	292.91	292.90
191-640-600-000	1	SFR	1	1	292.91	292.90
191-640-610-000	1	SFR	1	1	292.91	292.90
191-640-620-000	1	SFR	1	1	292.91	292.90
191-640-630-000	1	SFR	1	1	292.91	292.90
191-640-640-000	1	SFR	1	1	292.91	292.90
191-640-650-000	1	SFR	1	1	292.91	292.90
191-650-010-000	1	SFR	1	1	292.91	292.90
191-650-020-000	1	SFR	1	1	292.91	292.90
191-650-030-000	1	SFR	1	1	292.91	292.90
191-650-040-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-650-050-000	1	SFR	1	1	292.91	292.90
191-650-060-000	1	SFR	1	1	292.91	292.90
191-650-070-000	1	SFR	1	1	292.91	292.90
191-650-080-000	1	SFR	1	1	292.91	292.90
191-650-090-000	1	SFR	1	1	292.91	292.90
191-650-100-000	1	SFR	1	1	292.91	292.90
191-650-110-000	1	SFR	1	1	292.91	292.90
191-650-120-000	1	SFR	1	1	292.91	292.90
191-650-130-000	1	SFR	1	1	292.91	292.90
191-650-140-000	1	SFR	1	1	292.91	292.90
191-650-150-000	1	SFR	1	1	292.91	292.90
191-650-160-000	1	SFR	1	1	292.91	292.90
191-650-170-000	1	SFR	1	1	292.91	292.90
191-650-180-000	1	SFR	1	1	292.91	292.90
191-650-190-000	1	SFR	1	1	292.91	292.90
191-650-200-000	1	SFR	1	1	292.91	292.90
191-650-210-000	1	SFR	1	1	292.91	292.90
191-650-220-000	1	SFR	1	1	292.91	292.90
191-650-230-000	1	SFR	1	1	292.91	292.90
191-650-240-000	1	SFR	1	1	292.91	292.90
191-650-250-000	1	SFR	1	1	292.91	292.90
191-650-260-000	1	SFR	1	1	292.91	292.90
191-650-270-000	1	SFR	1	1	292.91	292.90
191-650-280-000	1	SFR	1	1	292.91	292.90
191-650-290-000	1	SFR	1	1	292.91	292.90
191-650-300-000	1	SFR	1	1	292.91	292.90
191-650-310-000	1	SFR	1	1	292.91	292.90
191-650-320-000	1	SFR	1	1	292.91	292.90
191-650-330-000	1	SFR	1	1	292.91	292.90
191-650-340-000	1	SFR	1	1	292.91	292.90
191-650-350-000	1	SFR	1	1	292.91	292.90
191-650-360-000	1	SFR	1	1	292.91	292.90
191-660-010-000	1	SFR	1	1	292.91	292.90
191-660-020-000	1	SFR	1	1	292.91	292.90
191-660-030-000	1	SFR	1	1	292.91	292.90
191-660-040-000	1	SFR	1	1	292.91	292.90
191-660-050-000	1	SFR	1	1	292.91	292.90
191-660-060-000	1	SFR	1	1	292.91	292.90
191-660-070-000	1	SFR	1	1	292.91	292.90
191-660-080-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-660-090-000	1	SFR	1	1	292.91	292.90
191-660-100-000	1	SFR	1	1	292.91	292.90
191-660-110-000	1	SFR	1	1	292.91	292.90
191-660-120-000	1	SFR	1	1	292.91	292.90
191-660-130-000	1	SFR	1	1	292.91	292.90
191-660-140-000	1	SFR	1	1	292.91	292.90
191-660-150-000	1	SFR	1	1	292.91	292.90
191-660-160-000	1	SFR	1	1	292.91	292.90
191-660-170-000	1	SFR	1	1	292.91	292.90
191-660-180-000	1	SFR	1	1	292.91	292.90
191-660-190-000	1	SFR	1	1	292.91	292.90
191-660-200-000	1	SFR	1	1	292.91	292.90
191-660-210-000	1	SFR	1	1	292.91	292.90
191-660-220-000	1	SFR	1	1	292.91	292.90
191-660-230-000	1	SFR	1	1	292.91	292.90
191-660-240-000	1	SFR	1	1	292.91	292.90
191-660-250-000	1	SFR	1	1	292.91	292.90
191-660-260-000	1	SFR	1	1	292.91	292.90
191-660-270-000	1	SFR	1	1	292.91	292.90
191-660-280-000	1	SFR	1	1	292.91	292.90
191-660-290-000	1	SFR	1	1	292.91	292.90
191-660-300-000	1	SFR	1	1	292.91	292.90
191-660-310-000	1	SFR	1	1	292.91	292.90
191-660-320-000	1	SFR	1	1	292.91	292.90
191-660-330-000	1	SFR	1	1	292.91	292.90
191-670-010-000	1	SFR	1	1	292.91	292.90
191-670-020-000	1	SFR	1	1	292.91	292.90
191-670-030-000	1	SFR	1	1	292.91	292.90
191-670-040-000	1	SFR	1	1	292.91	292.90
191-670-050-000	1	SFR	1	1	292.91	292.90
191-670-060-000	1	SFR	1	1	292.91	292.90
191-670-070-000	1	SFR	1	1	292.91	292.90
191-670-080-000	1	SFR	1	1	292.91	292.90
191-670-090-000	1	SFR	1	1	292.91	292.90
191-670-100-000	1	SFR	1	1	292.91	292.90
191-670-110-000	1	SFR	1	1	292.91	292.90
191-670-120-000	1	SFR	1	1	292.91	292.90
191-670-130-000	1	SFR	1	1	292.91	292.90
191-670-140-000	1	SFR	1	1	292.91	292.90
191-670-150-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-670-160-000	1	SFR	1	1	292.91	292.90
191-670-170-000	1	SFR	1	1	292.91	292.90
191-670-180-000	1	SFR	1	1	292.91	292.90
191-670-190-000	1	SFR	1	1	292.91	292.90
191-670-200-000	1	SFR	1	1	292.91	292.90
191-670-210-000	1	SFR	1	1	292.91	292.90
191-670-220-000	1	SFR	1	1	292.91	292.90
191-670-230-000	1	SFR	1	1	292.91	292.90
191-670-240-000	1	SFR	1	1	292.91	292.90
191-670-250-000	1	SFR	1	1	292.91	292.90
191-670-260-000	1	SFR	1	1	292.91	292.90
191-670-270-000	1	SFR	1	1	292.91	292.90
191-670-280-000	1	SFR	1	1	292.91	292.90
191-670-290-000	1	SFR	1	1	292.91	292.90
191-670-300-000	1	SFR	1	1	292.91	292.90
191-670-310-000	1	SFR	1	1	292.91	292.90
191-670-320-000	1	SFR	1	1	292.91	292.90
191-670-330-000	1	SFR	1	1	292.91	292.90
191-670-340-000	1	SFR	1	1	292.91	292.90
191-670-350-000	1	SFR	1	1	292.91	292.90
191-670-360-000	1	SFR	1	1	292.91	292.90
191-670-370-000	1	SFR	1	1	292.91	292.90
191-670-380-000	1	SFR	1	1	292.91	292.90
191-670-390-000	1	SFR	1	1	292.91	292.90
191-670-400-000	1	SFR	1	1	292.91	292.90
191-670-410-000	1	SFR	1	1	292.91	292.90
191-670-420-000	1	SFR	1	1	292.91	292.90
191-670-430-000	1	SFR	1	1	292.91	292.90
191-670-440-000	1	SFR	1	1	292.91	292.90
191-670-450-000	1	SFR	1	1	292.91	292.90
191-670-460-000	1	SFR	1	1	292.91	292.90
191-670-470-000	1	SFR	1	1	292.91	292.90
191-670-480-000	1	SFR	1	1	292.91	292.90
191-670-490-000	1	SFR	1	1	292.91	292.90
191-670-500-000	1	SFR	1	1	292.91	292.90
191-670-510-000	1	SFR	1	1	292.91	292.90
191-670-520-000	1	SFR	1	1	292.91	292.90
191-680-010-000	1	SFR	1	1	292.91	292.90
191-680-020-000	1	SFR	1	1	292.91	292.90
191-680-030-000	1	SFR	1	1	292.91	292.90

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191-680-040-000	1	SFR	1	1	292.91	292.90
191-680-050-000	1	SFR	1	1	292.91	292.90
191-680-060-000	1	SFR	1	1	292.91	292.90
191-680-070-000	1	SFR	1	1	292.91	292.90
191-680-080-000	1	SFR	1	1	292.91	292.90
191-680-090-000	1	SFR	1	1	292.91	292.90
191-680-100-000	1	SFR	1	1	292.91	292.90
191-680-110-000	1	SFR	1	1	292.91	292.90
191-680-120-000	1	SFR	1	1	292.91	292.90
191-680-130-000	1	SFR	1	1	292.91	292.90
191-680-140-000	1	SFR	1	1	292.91	292.90
191-680-150-000	1	SFR	1	1	292.91	292.90
191-680-160-000	1	SFR	1	1	292.91	292.90
191-680-170-000	1	SFR	1	1	292.91	292.90
191-680-180-000	1	SFR	1	1	292.91	292.90
191-680-190-000	1	SFR	1	1	292.91	292.90
191-680-200-000	1	SFR	1	1	292.91	292.90
191-680-210-000	1	SFR	1	1	292.91	292.90
191-680-220-000	1	SFR	1	1	292.91	292.90
191-680-230-000	1	SFR	1	1	292.91	292.90
191-680-240-000	1	SFR	1	1	292.91	292.90
191-680-250-000	1	SFR	1	1	292.91	292.90
191-680-260-000	1	SFR	1	1	292.91	292.90
191-680-270-000	1	SFR	1	1	292.91	292.90
191-680-280-000	1	SFR	1	1	292.91	292.90
191-680-290-000	1	SFR	1	1	292.91	292.90
191-680-300-000	1	SFR	1	1	292.91	292.90
191-680-310-000	1	SFR	1	1	292.91	292.90
191-680-320-000	1	SFR	1	1	292.91	292.90
191-680-330-000	1	SFR	1	1	292.91	292.90
191-680-340-000	1	SFR	1	1	292.91	292.90
191-680-350-000	1	SFR	1	1	292.91	292.90
191-680-360-000	1	SFR	1	1	292.91	292.90
191-680-370-000	1	SFR	1	1	292.91	292.90
191-680-380-000	1	SFR	1	1	292.91	292.90
191-680-390-000	1	SFR	1	1	292.91	292.90
191-680-400-000	1	SFR	1	1	292.91	292.90
191-680-410-000	1	SFR	1	1	292.91	292.90
191-680-420-000	1	SFR	1	1	292.91	292.90
191-680-430-000	1	SFR	1	1	292.91	292.90

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APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-680-440-000	1	SFR	1	1	292.91	292.90
191-680-450-000	1	SFR	1	1	292.91	292.90
191-680-460-000	1	SFR	1	1	292.91	292.90
191-680-470-000	1	SFR	1	1	292.91	292.90
191-680-480-000	1	SFR	1	1	292.91	292.90
191-680-490-000	1	SFR	1	1	292.91	292.90
191-680-500-000	1	SFR	1	1	292.91	292.90
191-680-510-000	1	SFR	1	1	292.91	292.90
191-680-520-000	1	SFR	1	1	292.91	292.90
191-690-010-000	1	SFR	1	1	292.91	292.90
191-690-020-000	1	SFR	1	1	292.91	292.90
191-690-030-000	1	SFR	1	1	292.91	292.90
191-690-040-000	1	SFR	1	1	292.91	292.90
191-690-050-000	1	SFR	1	1	292.91	292.90
191-690-060-000	1	SFR	1	1	292.91	292.90
191-690-070-000	1	SFR	1	1	292.91	292.90
191-690-080-000	1	SFR	1	1	292.91	292.90
191-690-120-000	1	SFR	1	1	292.91	292.90
191-690-130-000	1	SFR	1	1	292.91	292.90
191-690-140-000	1	SFR	1	1	292.91	292.90
191-690-150-000	1	SFR	1	1	292.91	292.90
191-690-160-000	1	SFR	1	1	292.91	292.90
191-690-170-000	1	SFR	1	1	292.91	292.90
191-690-180-000	1	SFR	1	1	292.91	292.90
191-690-190-000	1	SFR	1	1	292.91	292.90
191-690-200-000	1	SFR	1	1	292.91	292.90
191-690-210-000	1	SFR	1	1	292.91	292.90
191-690-220-000	1	SFR	1	1	292.91	292.90
191-690-230-000	1	SFR	1	1	292.91	292.90
191-690-240-000	1	SFR	1	1	292.91	292.90
191-690-250-000	1	SFR	1	1	292.91	292.90
191-690-260-000	1	SFR	1	1	292.91	292.90
191-690-270-000	1	SFR	1	1	292.91	292.90
191-690-280-000	1	SFR	1	1	292.91	292.90
191-690-290-000	1	SFR	1	1	292.91	292.90
191-690-300-000	1	SFR	1	1	292.91	292.90
191-690-310-000	1	SFR	1	1	292.91	292.90
191-690-320-000	1	SFR	1	1	292.91	292.90
191-690-330-000	1	SFR	1	1	292.91	292.90
191-690-340-000	1	SFR	1	1	292.91	292.90

Slight variances may occur due to rounding

(1) Equivalent Dwelling Unit

(2) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-690-350-000	1	SFR	1	1	292.91	292.90
191-690-360-000	1	SFR	1	1	292.91	292.90
191-690-370-000	1	SFR	1	1	292.91	292.90
191-690-380-000	1	SFR	1	1	292.91	292.90
191-690-390-000	1	SFR	1	1	292.91	292.90
191-690-400-000	1	SFR	1	1	292.91	292.90
191-690-410-000	1	SFR	1	1	292.91	292.90
191-690-520-000	1	SFR	1	1	292.91	292.90
191-690-530-000	1	SFR	1	1	292.91	292.90
191-690-540-000	1	SFR	1	1	292.91	292.90
191-700-140-000	1	MFR	62	37.2	10,896.53	10,896.52
191-730-010-000	1	SFR	1	1	292.91	292.90
191-730-020-000	1	SFR	1	1	292.91	292.90
191-730-030-000	1	SFR	1	1	292.91	292.90
191-730-040-000	1	SFR	1	1	292.91	292.90
191-730-050-000	1	SFR	1	1	292.91	292.90
191-730-060-000	1	SFR	1	1	292.91	292.90
191-730-070-000	1	SFR	1	1	292.91	292.90
191-730-080-000	1	SFR	1	1	292.91	292.90
191-730-090-000	1	SFR	1	1	292.91	292.90
191-730-100-000	1	SFR	1	1	292.91	292.90
191-730-110-000	1	SFR	1	1	292.91	292.90
191-730-120-000	1	SFR	1	1	292.91	292.90
191-730-130-000	1	SFR	1	1	292.91	292.90
191-730-140-000	1	SFR	1	1	292.91	292.90
191-730-150-000	1	SFR	1	1	292.91	292.90
191-730-160-000	1	SFR	1	1	292.91	292.90
191-730-170-000	1	SFR	1	1	292.91	292.90
191-730-180-000	1	SFR	1	1	292.91	292.90
191-730-190-000	1	SFR	1	1	292.91	292.90
191-730-200-000	1	SFR	1	1	292.91	292.90
191-730-210-000	1	SFR	1	1	292.91	292.90
191-730-220-000	1	SFR	1	1	292.91	292.90
191-730-230-000	1	SFR	1	1	292.91	292.90
191-730-240-000	1	SFR	1	1	292.91	292.90
191-730-250-000	1	SFR	1	1	292.91	292.90
191-730-260-000	1	SFR	1	1	292.91	292.90
191-730-270-000	1	SFR	1	1	292.91	292.90
191-730-280-000	1	SFR	1	1	292.91	292.90
191-730-290-000	1	SFR	1	1	292.91	292.90

Slight variances may occur due to rounding

(1) Equivalent Dwelling Unit

(2) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-730-300-000	1	SFR	1	1	292.91	292.90
191-730-310-000	1	SFR	1	1	292.91	292.90
191-730-320-000	1	SFR	1	1	292.91	292.90
191-730-330-000	1	SFR	1	1	292.91	292.90
191-730-340-000	1	SFR	1	1	292.91	292.90
191-730-350-000	1	SFR	1	1	292.91	292.90
191-730-360-000	1	SFR	1	1	292.91	292.90
191-730-370-000	1	SFR	1	1	292.91	292.90
191-730-380-000	1	SFR	1	1	292.91	292.90
191-730-390-000	1	SFR	1	1	292.91	292.90
191-730-400-000	1	SFR	1	1	292.91	292.90
191-730-410-000	1	SFR	1	1	292.91	292.90
191-730-420-000	1	SFR	1	1	292.91	292.90
191-730-430-000	1	SFR	1	1	292.91	292.90
191-730-440-000	1	SFR	1	1	292.91	292.90
191-730-450-000	1	SFR	1	1	292.91	292.90
191-730-460-000	1	SFR	1	1	292.91	292.90
191-730-470-000	1	SFR	1	1	292.91	292.90
191-730-480-000	1	SFR	1	1	292.91	292.90
191-730-490-000	1	SFR	1	1	292.91	292.90
191-730-500-000	1	SFR	1	1	292.91	292.90
191-730-510-000	1	SFR	1	1	292.91	292.90
191-730-520-000	1	SFR	1	1	292.91	292.90
191-730-530-000	1	SFR	1	1	292.91	292.90
191-730-540-000	1	SFR	1	1	292.91	292.90
191-730-550-000	1	SFR	1	1	292.91	292.90
191-730-560-000	1	SFR	1	1	292.91	292.90
191-740-010-000	1	SFR	1	1	292.91	292.90
191-740-020-000	1	SFR	1	1	292.91	292.90
191-740-030-000	1	SFR	1	1	292.91	292.90
191-740-040-000	1	SFR	1	1	292.91	292.90
191-740-050-000	1	SFR	1	1	292.91	292.90
191-740-060-000	1	SFR	1	1	292.91	292.90
191-740-070-000	1	SFR	1	1	292.91	292.90
191-740-080-000	1	SFR	1	1	292.91	292.90
191-740-090-000	1	SFR	1	1	292.91	292.90
191-740-100-000	1	SFR	1	1	292.91	292.90
191-740-110-000	1	SFR	1	1	292.91	292.90
191-740-120-000	1	SFR	1	1	292.91	292.90
191-740-130-000	1	SFR	1	1	292.91	292.90

Slight variances may occur due to rounding

(1) Equivalent Dwelling Unit

(2) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-740-140-000	1	SFR	1	1	292.91	292.90
191-740-150-000	1	SFR	1	1	292.91	292.90
191-740-160-000	1	SFR	1	1	292.91	292.90
191-740-170-000	1	SFR	1	1	292.91	292.90
191-740-180-000	1	SFR	1	1	292.91	292.90
191-740-190-000	1	SFR	1	1	292.91	292.90
191-740-200-000	1	SFR	1	1	292.91	292.90
191-740-210-000	1	SFR	1	1	292.91	292.90
191-740-220-000	1	SFR	1	1	292.91	292.90
191-740-230-000	1	SFR	1	1	292.91	292.90
191-740-240-000	1	SFR	1	1	292.91	292.90
191-740-250-000	1	SFR	1	1	292.91	292.90
191-740-260-000	1	SFR	1	1	292.91	292.90
191-740-270-000	1	SFR	1	1	292.91	292.90
191-740-280-000	1	SFR	1	1	292.91	292.90
191-740-290-000	1	SFR	1	1	292.91	292.90
191-740-300-000	1	SFR	1	1	292.91	292.90
191-740-310-000	1	SFR	1	1	292.91	292.90
191-740-320-000	1	SFR	1	1	292.91	292.90
191-740-330-000	1	SFR	1	1	292.91	292.90
191-740-340-000	1	SFR	1	1	292.91	292.90
191-740-350-000	1	SFR	1	1	292.91	292.90
191-740-360-000	1	SFR	1	1	292.91	292.90
191-740-370-000	1	SFR	1	1	292.91	292.90
191-740-380-000	1	SFR	1	1	292.91	292.90
191-740-390-000	1	SFR	1	1	292.91	292.90
191-740-400-000	1	SFR	1	1	292.91	292.90
191-740-410-000	1	SFR	1	1	292.91	292.90
191-740-420-000	1	SFR	1	1	292.91	292.90
191-740-430-000	1	SFR	1	1	292.91	292.90
191-740-440-000	1	SFR	1	1	292.91	292.90
191-740-450-000	1	SFR	1	1	292.91	292.90
191-740-460-000	1	SFR	1	1	292.91	292.90
191-750-010-000	1	SFR	1	1	292.91	292.90
191-750-020-000	1	SFR	1	1	292.91	292.90
191-750-030-000	1	SFR	1	1	292.91	292.90
191-750-040-000	1	SFR	1	1	292.91	292.90
191-750-050-000	1	SFR	1	1	292.91	292.90
191-750-060-000	1	SFR	1	1	292.91	292.90
191-750-070-000	1	SFR	1	1	292.91	292.90

Slight variances may occur due to rounding

(1) Equivalent Dwelling Unit

(2) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-750-080-000	1	SFR	1	1	292.91	292.90
191-750-090-000	1	SFR	1	1	292.91	292.90
191-750-100-000	1	SFR	1	1	292.91	292.90
191-750-110-000	1	SFR	1	1	292.91	292.90
191-750-120-000	1	SFR	1	1	292.91	292.90
191-750-130-000	1	SFR	1	1	292.91	292.90
191-750-140-000	1	SFR	1	1	292.91	292.90
191-750-150-000	1	SFR	1	1	292.91	292.90
191-750-160-000	1	SFR	1	1	292.91	292.90
191-750-170-000	1	SFR	1	1	292.91	292.90
191-750-180-000	1	SFR	1	1	292.91	292.90
191-750-190-000	1	SFR	1	1	292.91	292.90
191-750-200-000	1	SFR	1	1	292.91	292.90
191-750-210-000	1	SFR	1	1	292.91	292.90
191-750-220-000	1	SFR	1	1	292.91	292.90
191-750-230-000	1	SFR	1	1	292.91	292.90
191-750-240-000	1	SFR	1	1	292.91	292.90
191-750-250-000	1	SFR	1	1	292.91	292.90
191-750-260-000	1	SFR	1	1	292.91	292.90
191-750-270-000	1	SFR	1	1	292.91	292.90
191-750-280-000	1	SFR	1	1	292.91	292.90
191-750-290-000	1	SFR	1	1	292.91	292.90
191-750-300-000	1	SFR	1	1	292.91	292.90
191-750-310-000	1	SFR	1	1	292.91	292.90
191-750-320-000	1	SFR	1	1	292.91	292.90
191-750-330-000	1	SFR	1	1	292.91	292.90
191-750-340-000	1	SFR	1	1	292.91	292.90
191-750-350-000	1	SFR	1	1	292.91	292.90
191-750-360-000	1	SFR	1	1	292.91	292.90
191-750-370-000	1	SFR	1	1	292.91	292.90
191-750-380-000	1	SFR	1	1	292.91	292.90
191-750-390-000	1	SFR	1	1	292.91	292.90
191-750-400-000	1	SFR	1	1	292.91	292.90
191-750-410-000	1	SFR	1	1	292.91	292.90
191-750-420-000	1	SFR	1	1	292.91	292.90
191-750-430-000	1	SFR	1	1	292.91	292.90
191-750-440-000	1	SFR	1	1	292.91	292.90
191-750-450-000	1	SFR	1	1	292.91	292.90
191-750-460-000	1	SFR	1	1	292.91	292.90
191-750-470-000	1	SFR	1	1	292.91	292.90

Slight variances may occur due to rounding

(1) Equivalent Dwelling Unit

(2) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
191-750-480-000	1	SFR	1	1	292.91	292.90
191-750-490-000	1	SFR	1	1	292.91	292.90
191-750-500-000	1	SFR	1	1	292.91	292.90
191-750-510-000	1	SFR	1	1	292.91	292.90
191-750-520-000	1	SFR	1	1	292.91	292.90
241-020-680-000	2	SFR	1	1	292.91	292.90
241-020-720-000	1	MFR	84	50.4	14,763.04	14,763.04
241-700-010-000	1	SFR	1	1	292.91	292.90
241-700-020-000	1	SFR	1	1	292.91	292.90
241-700-030-000	1	SFR	1	1	292.91	292.90
241-700-040-000	1	SFR	1	1	292.91	292.90
241-700-050-000	1	SFR	1	1	292.91	292.90
241-700-060-000	1	SFR	1	1	292.91	292.90
241-700-070-000	1	SFR	1	1	292.91	292.90
241-700-080-000	1	SFR	1	1	292.91	292.90
241-700-090-000	1	SFR	1	1	292.91	292.90
241-700-100-000	1	SFR	1	1	292.91	292.90
241-700-110-000	1	SFR	1	1	292.91	292.90
241-700-120-000	1	SFR	1	1	292.91	292.90
241-700-130-000	1	SFR	1	1	292.91	292.90
241-700-140-000	1	SFR	1	1	292.91	292.90
241-700-150-000	1	SFR	1	1	292.91	292.90
241-700-160-000	1	SFR	1	1	292.91	292.90
241-700-170-000	1	SFR	1	1	292.91	292.90
241-700-180-000	1	SFR	1	1	292.91	292.90
241-700-190-000	1	SFR	1	1	292.91	292.90
241-700-200-000	1	SFR	1	1	292.91	292.90
241-700-210-000	1	SFR	1	1	292.91	292.90
241-700-220-000	1	SFR	1	1	292.91	292.90
241-700-230-000	1	SFR	1	1	292.91	292.90
241-700-240-000	1	SFR	1	1	292.91	292.90
241-700-250-000	1	SFR	1	1	292.91	292.90
241-700-260-000	1	SFR	1	1	292.91	292.90
241-710-010-000	2	SFR	1	1	292.91	292.90
241-710-020-000	2	SFR	1	1	292.91	292.90
241-710-030-000	2	SFR	1	1	292.91	292.90
241-710-040-000	2	SFR	1	1	292.91	292.90
241-710-050-000	2	SFR	1	1	292.91	292.90
241-710-060-000	2	SFR	1	1	292.91	292.90
241-710-070-000	2	SFR	1	1	292.91	292.90

Slight variances may occur due to rounding

(1) Equivalent Dwelling Unit

(2) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
241-710-080-000	2	SFR	1	1	292.91	292.90
241-710-090-000	2	SFR	1	1	292.91	292.90
241-710-100-000	2	SFR	1	1	292.91	292.90
241-710-110-000	2	SFR	1	1	292.91	292.90
241-710-120-000	2	SFR	1	1	292.91	292.90
241-710-130-000	2	SFR	1	1	292.91	292.90
241-710-140-000	2	SFR	1	1	292.91	292.90
241-710-150-000	2	SFR	1	1	292.91	292.90
241-710-160-000	2	SFR	1	1	292.91	292.90
241-710-170-000	2	SFR	1	1	292.91	292.90
241-710-180-000	2	SFR	1	1	292.91	292.90
241-710-190-000	2	SFR	1	1	292.91	292.90
241-710-200-000	2	SFR	1	1	292.91	292.90
241-710-210-000	2	SFR	1	1	292.91	292.90
241-710-220-000	2	SFR	1	1	292.91	292.90
241-710-230-000	2	SFR	1	1	292.91	292.90
241-710-240-000	2	SFR	1	1	292.91	292.90
241-710-250-000	2	SFR	1	1	292.91	292.90
241-710-260-000	2	SFR	1	1	292.91	292.90
241-710-270-000	2	SFR	1	1	292.91	292.90
241-710-280-000	2	SFR	1	1	292.91	292.90
241-710-290-000	2	SFR	1	1	292.91	292.90
241-710-300-000	2	SFR	1	1	292.91	292.90
241-710-310-000	2	SFR	1	1	292.91	292.90
241-710-320-000	2	SFR	1	1	292.91	292.90
241-710-330-000	2	SFR	1	1	292.91	292.90
241-710-340-000	2	SFR	1	1	292.91	292.90
241-710-350-000	2	SFR	1	1	292.91	292.90
241-710-360-000	2	SFR	1	1	292.91	292.90
241-710-370-000	2	SFR	1	1	292.91	292.90
241-710-380-000	2	SFR	1	1	292.91	292.90
241-710-390-000	2	SFR	1	1	292.91	292.90
241-710-400-000	2	SFR	1	1	292.91	292.90
241-710-410-000	2	SFR	1	1	292.91	292.90
241-710-420-000	2	SFR	1	1	292.91	292.90
241-710-430-000	2	SFR	1	1	292.91	292.90
241-710-440-000	2	SFR	1	1	292.91	292.90
241-710-450-000	2	SFR	1	1	292.91	292.90
241-710-460-000	2	SFR	1	1	292.91	292.90
241-710-470-000	2	SFR	1	1	292.91	292.90

Slight variances may occur due to rounding

(1) Equivalent Dwelling Unit

(2) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
Mossdale Landscape & Lighting Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Zone	Development Type	Units	EDU (1)	Max Asmt	Levy (2)
241-710-480-000	2	SFR	1	1	292.91	292.90
241-710-490-000	2	SFR	1	1	292.91	292.90
241-710-500-000	2	SFR	1	1	292.91	292.90
241-710-510-000	2	SFR	1	1	292.91	292.90
241-710-520-000	2	SFR	1	1	292.91	292.90
241-710-530-000	2	SFR	1	1	292.91	292.90
241-710-540-000	2	SFR	1	1	292.91	292.90
241-710-550-000	2	SFR	1	1	292.91	292.90
241-710-560-000	2	SFR	1	1	292.91	292.90
241-710-570-000	2	SFR	1	1	292.91	292.90
241-710-580-000	2	SFR	1	1	292.91	292.90
241-710-590-000	2	SFR	1	1	292.91	292.90
241-710-600-000	2	SFR	1	1	292.91	292.90
241-710-610-000	2	SFR	1	1	292.91	292.90
241-710-620-000	2	SFR	1	1	292.91	292.90
241-710-630-000	2	SFR	1	1	292.91	292.90
241-710-640-000	2	SFR	1	1	292.91	292.90
241-710-650-000	2	SFR	1	1	292.91	292.90
241-710-660-000	2	SFR	1	1	292.91	292.90
241-710-670-000	2	SFR	1	1	292.91	292.90
241-710-680-000	2	SFR	1	1	292.91	292.90
241-710-690-000	2	SFR	1	1	292.91	292.90
241-710-700-000	2	SFR	1	1	292.91	292.90
241-710-710-000	2	SFR	1	1	292.91	292.90
241-710-720-000	2	SFR	1	1	292.91	292.90
241-710-730-000	2	SFR	1	1	292.91	292.90
241-710-740-000	2	SFR	1	1	292.91	292.90
241-710-750-000	2	SFR	1	1	292.91	292.90
241-710-760-000	2	SFR	1	1	292.91	292.90
241-710-770-000	2	SFR	1	1	292.91	292.90
241-710-780-000	2	SFR	1	1	292.91	292.90
2,111 Accounts			2338	2246.0	657,876.89	\$657,855.80

Slight variances may occur due to rounding

(1) Equivalent Dwelling Unit

(2) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.



CITY OF LATHROP

City Zone 1 Storm Drainage Annual Engineer's Report

Fiscal Year 2021/22

Prepared by:



Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

**CITY OF LATHROP
CITY ZONE 1 STORM DRAINAGE**

**390 Towne Centre Drive
Lathrop, California 95330
Phone - (209) 941-7320
Fax - (209) 941-7339**

CITY COUNCIL

Sonny Dhaliwal, Mayor

Jennifer Torres-O'Callaghan, Vice Mayor

Paul Akinjo, Councilmember

Minnie Diallo, Councilmember

Diane Lazard, Councilmember

CITY STAFF

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Cari James, Finance Director

Glenn Gebhardt, City Engineer

NBS

Tim Seufert, Client Services Director

Kristin Harvey, Senior Consultant

TABLE OF CONTENTS

1. ENGINEER'S LETTER	1
2. OVERVIEW.....	3
2.1 Introduction.....	3
2.2 Effect of Proposition 218.....	3
2.3 Plans and Specifications for the Improvements	4
3. ESTIMATE OF COSTS	5
3.1 Description of Budget Items.....	5
3.2 City Zone 1 Budget	6
3.3 Balance to Levy.....	7
3.4 Operational & Maintenance Reserve Information	7
4. METHOD OF APPORTIONMENT.....	8
4.1 Method of Apportionment.....	8
4.2 Assessment Per Unit.....	8
4.3 Historical Assessment Information	9
5. DISTRICT DIAGRAM	10
6. PARCEL LISTING	11

1. ENGINEER'S LETTER

WHEREAS, the City Council of the City of Lathrop (the "City"), State of California, directed NBS to prepare and file a report presenting plans and specifications describing the general nature, location, and extent of the improvements to be maintained, and an estimate of the costs of the maintenance, operations, and servicing of the improvements for the City Zone 1 Storm Drainage ("City Zone 1" or the "District") for Fiscal Year 2021/22. The report includes a diagram for the District showing the area and properties proposed to be assessed, an assessment of the estimated costs of the maintenance, operations, and servicing of the improvements, and the net amount to be assessed upon all assessable parcels within the District in proportion to the special benefit received;

WHEREAS, the assessment for City Zone 1 for Fiscal Year 1996/97 and thereafter of \$112.52 per unit meets the requirements of an existing assessment that is not subject to the assessment ballot procedures under Section 5(a) of Article XIII D of the California Constitution which reads: "the following assessments existing on the effective date of this article shall be exempt from the procedures and approval process...any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control". The City may continue to levy the assessment for City Zone 1 as long as the rate does not exceed \$112.52 per unit;

NOW THEREFORE, only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated special benefit received. The following assessment is made to fund the portion of the estimated costs of maintenance, operation and servicing of the improvements to be paid by the assessable real property within City Zone 1 in proportion to the special benefit received:

SUMMARY OF ASSESSMENT

Description	Amount
Total Costs	\$340,400.00
Contribution to (from) Operational Reserves	(101,259.04)
Contribution to (from) Capital Reserves	0.00
Other Revenue Sources	<u>0.00</u>
Total Costs to be Assessed ⁽¹⁾	\$239,140.96
Total Units to be Assessed	2,125.322
Total Assessment per Unit	\$112.52
Total Parcels to be Assessed	2,081

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information, and belief, the Engineer's Report, Assessments, and the District Diagram herein have been prepared and computed in accordance with the order and historical practices of the City Council of the City.

John G. Egan, P.E.
Assessment Engineer

2. OVERVIEW

2.1 Introduction

The City Council of the City of Lathrop, previously accepted responsibility for portions of County Service Area (“CSA”) No. 4, Zones A & B. Zone A and B of CSA No. 4 became City Zone 1 Storm Drainage pursuant to Ballot Measure A, upon incorporation of the City on June 6, 1989. The City was authorized by the Local Agency Formation Commission (“LAFCO”) to continue the levy and collection of storm drainage assessments, as was previously authorized by the County of San Joaquin (the “County”).

This Annual Engineer’s Report (the “Report”) describes the District and the assessment per parcel for Fiscal Year 2021/22 based on the historical and estimated cost to maintain the improvements and provide the services that benefit parcels within the District. The parcels contained within City Zone 1 receive a special benefit from the improvements and will pay only their fair share of the costs of the operations, servicing, and maintenance of the improvements within the District.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number by the San Joaquin County Assessor’s Office. The San Joaquin County Auditor-Controller uses Assessor’s Parcel Numbers and specific fund numbers to identify, on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments and written protests at a noticed public hearing, and following review of the Report, the City Council may confirm the Report. Following final approval of the Report and confirmation of the assessments, the City Council may order the levy and collection of assessments for Fiscal Year 2021/22. The assessment information will be submitted to the County Auditor-Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2021/22.

2.2 Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 by a vote of 56.5% to 43.5%. The provisions of the Proposition, now California Constitutional Articles XIII C and XIII D, added substantive and procedural requirements for assessments which affect City Zone 1.

- The assessment for City Zone 1 for Fiscal Year 1996/97 and thereafter of \$112.52 per unit meets the requirements of an existing assessment that is not subject to the assessment ballot procedures under Section 5(a) of the Proposition which reads: “the following assessments existing on the effective date of this article shall be exempt from the procedures and approval process...any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control”.
- The City may continue to levy the assessment for City Zone 1 as long as the rate does not exceed \$112.52 per unit.

- Section 5 of Article XIII D reads: *“Beginning July 1, 1997, all existing, new, or increased assessments shall comply with this article.”* This requires that all proposed increases in the assessments for City Zone 1A be approved by property owners following the assessment balloting procedures set forth in Section 4 of Article XIII D.

2.3 Plans and Specifications for the Improvements

City Zone 1 provides services necessary to maintain existing storm drain facilities in addition to long-term repair and renovation of the facilities. The District encompasses most of the area north of Louise Avenue, east of Interstate 5, and west of the Southern Pacific Railroad.

All improvements within the District are maintained and serviced on a regular basis. The frequency and specific maintenance operations required within the District are determined by City staff but are generally scheduled weekly. It should be noted that extraordinary maintenance and capital asset replacement has not occurred for several years due to the lack of funding beyond that which provides for the District’s ordinary, baseline maintenance. The District has been limited to the same assessment rate since District formation because of the absence of an annual cost escalation factor.

3. ESTIMATE OF COSTS

3.1 Description of Budget Items

Personnel Services - Includes employee salaries, salary related costs, and employee benefits including retirement, medical benefits, and workers compensation costs, etc.

Maintenance & Operations - Includes the following:

Advertising/Legal Notices - Includes the cost of publishing the required legal notices necessary to complete the required procedures for levying the assessments.

Alarm Service - Includes servicing the alarm at the corporation yard on 7th Street.

Auto & Heavy Equipment Maintenance Parts - Includes replacement parts for City vehicles used for storm drain maintenance including tires, safety lights, and engine tune-ups.

Auto & Heavy Equipment Maintenance & Repair - Includes maintenance of City vehicles used for storm drain maintenance.

Chemicals - Includes insect repellent, weed killer, and rodent control.

Communication Equipment Repair - Includes repair of electronic components, power cords, and mobile and portable radios.

Contract - Other - Includes uniform service, hazardous waste dump fees, Sheriff's Community Corp., and the cost to recondition one pump and motor.

Contract Services - Includes professional services necessary for District maintenance, including trees and landscaping, park maintenance, equipment rental, computer technical support, the preparation of the Report, and administration.

Equipment Rental - Includes miscellaneous equipment rental, which the City does not own.

Gas, Diesel, Oil & Lubricants - Includes fuel, oil and lubricants for vehicles, and miscellaneous small equipment used for storm drain maintenance.

Insurance - Includes insurance costs for vehicles and property associated with storm drain maintenance.

Maintenance & Repair - Includes contracted maintenance and repair services such as annual fire extinguisher service and emergency repairs.

Materials & Supplies - Includes first aid supplies.

Miscellaneous Supplies - Includes office equipment and supplies, custodial supplies, parts, tools, reference materials, and additional administrative costs.

Other Maintenance & Repair - Includes items related to non-contracted maintenance and repair such as barricade batteries, paint, collection line repair, cones, signs, etc.

Printing & Typesetting - Includes the cost of preparing the required legal notices necessary to complete the required procedures for levying the assessments.

Shop Tools - Includes miscellaneous small tools necessary for storm drain maintenance such as shovels, weed eaters, and a shop vacuum.

Training, Membership, Travel & Dues - Includes continuing training for maintenance staff.

Uniforms/Protective Clothing - Includes employee uniforms including safety boots, jackets, gloves, etc.

Utilities - Gas & Electric - Includes gas and electrical power for the maintenance office at 7th Street and for the storm drain pump stations.

Water Service - Includes water for the storm drain pump stations.

Fixed Charges & Special Fees - Includes the charges per parcel to place the assessments on the County Secured Property Tax Roll.

Capital - Includes the payment for lease purchase of storm drain vehicles and portable pump equipment purchased over five-year lease.

Indirect Costs - Includes overhead costs of the City related to the maintenance, operation, and administration of the District.

3.2 City Zone 1 Budget

The budget for Fiscal Year 2021/22 is as follows.

Description	2021/22 Budget
Personnel Services Total	\$150,481.00
Maintenance & Operations Total	145,999.00
Capital Total	<u>0.00</u>
Budget Total	\$296,480.00
Indirect Costs	43,920.00
Equipment Replacement	<u>0.00</u>
Total District Costs	\$340,400.00
Contribution to (from) Operational Reserves	(101,259.04)
Contribution to (from) Capital Reserves	0.00
Other Revenue Sources	<u>0.00</u>
Balance to Levy ⁽¹⁾	\$239,140.96

⁽¹⁾ The balance to levy is the amount of money that must be raised through property taxes to cover the district's operating and capital costs.

3.3 Balance to Levy

Total District Costs - Includes the personnel services, maintenance and operations, capital costs, and indirect costs determined above.

Contribution to (from) Operational Reserves - The Operational Reserves item provides funds to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy. Using reserve amounts in this way allows the levy per unit to remain at prior period rates, despite increases in District costs.

Contribution to (from) Capital Reserves - The Capital Reserve Account item provides funds to maintain reserves for extraordinary maintenance items and unexpected capital expenditures that may occur as a result of natural occurrences or other unforeseen circumstances.

Other Revenue Sources - This is the amount of funds designated for use by the District that are not from District assessments. These funds are added to the District account to reduce assessments and may be from either non-District sources including City General Fund contributions or District sources including interest earnings.

Balance to Levy - This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of the total direct and administration costs, reserves, contributions, and other revenue sources.

The following table shows the total costs, additional revenues, and the Balance to Levy for Fiscal Year 2021/22.

Description	Amount
Total District Costs	\$340,400.00
Contribution to (from) Operational Reserves	(101,259.04)
Contribution to (from) Capital Reserves	0.00
Other Revenue Sources	<u>0.00</u>
Balance to Levy ⁽¹⁾	\$239,140.96

3.4 Operational & Maintenance Reserve Information

The following table shows the estimated balance of the Operational and Maintenance Reserves.

Description	Amount
Estimated Beginning Balance - July 1, 2020	\$103,034.50
Contribution to (from) Operational and Maintenance Reserves	<u>(101,259.04)</u>
Estimated Ending Balance - June 30, 2021	\$1,775.46

4. METHOD OF APPORTIONMENT

4.1 Method of Apportionment

The costs of the District are apportioned by a formula or method which fairly distributes the net amount to be assessed among all assessable parcels in proportion to the estimated special benefits to be received by each such parcel from the operations, servicing, and maintenance of improvements.

Properties are assessed for the estimated special benefit received from the acceptance of storm water runoff from private property into the storm drain system, as well as improved ingress and egress to and from the property. All assessable parcels within the District will be assessed their proportional share of the costs of operations, servicing, and maintenance of the storm drain system, based upon their relative size.

All property owners in the District benefit from streets that are kept free from standing storm water. Therefore, the costs related to those streets contributing runoff into the system will be borne proportionately by all assessable parcels in the District. The assessment has been levied in accordance with the assessment methodology adopted and approved by the City Council at the time of District formation.

The method used to calculate the assessments is as follows:

$$\text{District Budget} / \text{Total Assessable District Units} = \text{Assessment Rate Per Unit}$$

$$\text{Assessment Rate Per Unit} \times \text{Parcel Units} = \text{Parcel Assessment}$$

The Units are equivalent to the parcel's specific acreage. Parcels that are less than or equal to one acre are assessed as one unit. Parcels that are greater than one acre are assigned units equal to their actual acreage. The Maximum Assessment Rate Per Unit is \$112.52.

4.2 Assessment Per Unit

The following table shows the assessment per unit for the Fiscal Year 2021/22 levy.

Description	Amount
Balance to Levy ⁽¹⁾	\$239,140.96
Assessable District Units	2,125.322
Total Assessment Rate Per Unit	\$112.52

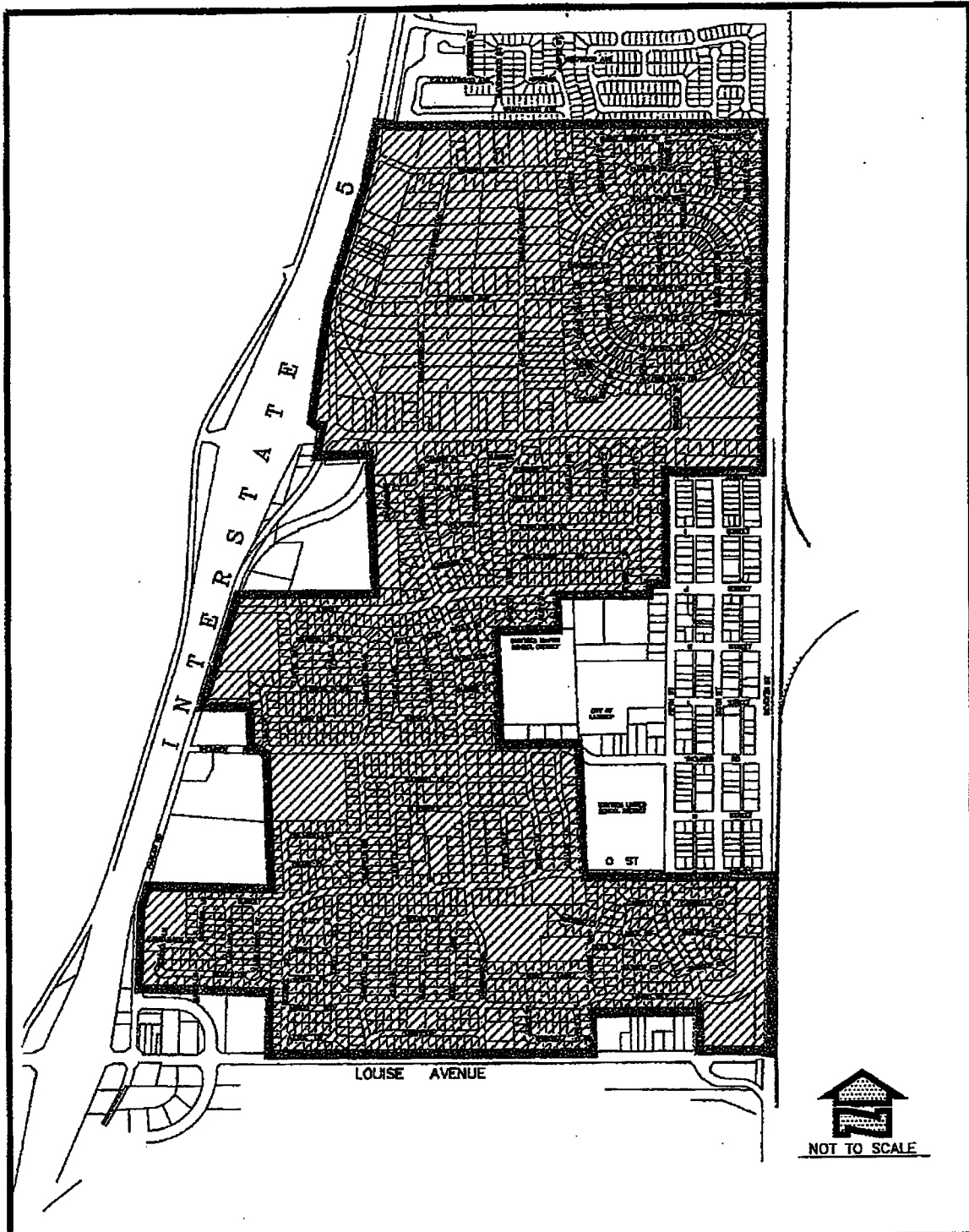
4.3 Historical Assessment Information

The following table shows the historical assessment rates for the District for the past ten years.

Description	Amount
Fiscal Year 2020/21 Assessment Rate Per Unit	\$112.52
Fiscal Year 2019/20 Assessment Rate Per Unit	112.52
Fiscal Year 2018/19 Assessment Rate Per Unit	112.52
Fiscal Year 2017/18 Assessment Rate Per Unit	112.52
Fiscal Year 2016/17 Assessment Rate Per Unit	112.52
Fiscal Year 2015/16 Assessment Rate Per Unit	112.52
Fiscal Year 2014/15 Assessment Rate Per Unit	112.52
Fiscal Year 2013/14 Assessment Rate Per Unit	112.52
Fiscal Year 2012/13 Assessment Rate Per Unit	112.52
Fiscal Year 2011/12 Assessment Rate Per Unit	112.52

5. DISTRICT DIAGRAM

Reference is made to the District Diagram on file with the City Clerk. The following page provides the boundaries of the District. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference and made part of this Report.



City of Lathrop
 Storm Drain Zone 1



Date: February 1999

6. PARCEL LISTING

The parcel listing of assessments is provided on the following pages. The description of each lot or parcel is a part of the records of the County Assessor and is incorporated by reference and made part of this Report.

City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-050-020-000	MFR	0.380	1	\$112.52
196-050-040-000	SFR	0.237	1	112.52
196-050-050-000	SFR	1.002	1.002	112.74
196-050-090-000	SFR	0.999	1	112.52
196-050-100-000	SFR	0.999	1	112.52
196-050-110-000	SFR	0.633	1	112.52
196-050-120-000	SFR	0.633	1	112.52
196-050-130-000	SFR	0.647	1	112.52
196-050-140-000	SFR	0.172	1	112.52
196-050-150-000	SFR	0.995	1	112.52
196-050-160-000	SFR	1.045	1.045	117.58
196-050-170-000	SFR	1.037	1.037	116.68
196-050-180-000	SFR	0.996	1	112.52
196-050-190-000	SFR	1.041	1.041	117.12
196-050-230-000	SFR	0.259	1	112.52
196-050-240-000	SFR	0.383	1	112.52
196-050-250-000	SFR	0.259	1	112.52
196-050-260-000	SFR	0.279	1	112.52
196-050-270-000	SFR	0.988	1	112.52
196-050-280-000	SFR	0.968	1	112.52
196-050-290-000	MFR	0.995	1	112.52
196-050-300-000	SFR	0.974	1	112.52
196-050-310-000	SFR	0.995	1	112.52
196-050-320-000	SFR	0.972	1	112.52
196-050-330-000	SFR	0.999	1	112.52
196-050-340-000	SFR	0.990	1	112.52
196-050-350-000	SFR	1.008	1.008	113.42
196-050-360-000	SFR	1.010	1.01	113.64
196-050-370-000	SFR	0.357	1	112.52
196-050-380-000	SFR	0.199	1	112.52
196-050-390-000	SFR	0.204	1	112.52
196-050-400-000	SFR	0.528	1	112.52
196-050-410-000	SFR	0.530	1	112.52
196-050-420-000	MFR	0.530	1	112.52
196-050-430-000	SFR	0.530	1	112.52
196-050-440-000	SFR	0.530	1	112.52
196-050-450-000	SFR	0.268	1	112.52
196-050-460-000	SFR	0.259	1	112.52
196-050-490-000	SFR	0.298	1	112.52
196-050-500-000	COM	1.030	1.03	115.88
196-050-510-000	SFR	1.008	1.008	113.42

Slight variances may occur due to rounding

(1) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-050-520-000	SFR	1.029	1.029	115.78
196-050-530-000	SFR	1.015	1.015	114.20
196-050-540-000	MFR	0.999	1	112.52
196-050-560-000	SFR	0.247	1	112.52
196-050-570-000	SFR	0.247	1	112.52
196-050-580-000	SFR	0.242	1	112.52
196-050-590-000	SFR	0.179	1	112.52
196-050-600-000	SFR	0.364	1	112.52
196-050-610-000	SFR	0.170	1	112.52
196-050-620-000	SFR	0.136	1	112.52
196-050-630-000	SFR	0.128	1	112.52
196-050-640-000	SFR	0.161	1	112.52
196-050-660-000	SFR	0.148	1	112.52
196-050-680-000	SFR	0.144	1	112.52
196-050-690-000	SFR	1.548	1.548	174.18
196-050-700-000	SFR	0.185	1	112.52
196-050-710-000	SFR	0.193	1	112.52
196-060-010-000	SFR	0.217	1	112.52
196-060-020-000	SFR	0.217	1	112.52
196-060-030-000	SFR	0.217	1	112.52
196-060-040-000	SFR	0.176	1	112.52
196-060-050-000	SFR	0.165	1	112.52
196-070-010-000	COM	1.790	1.79	201.40
196-070-070-000	SFR	0.114	1	112.52
196-070-080-000	SFR	0.114	1	112.52
196-070-090-000	SFR	0.161	1	112.52
196-070-100-000	SFR	0.166	1	112.52
196-070-110-000	SFR	0.320	1	112.52
196-070-120-000	SFR	0.240	1	112.52
196-070-130-000	COM	0.060	1	112.52
196-070-140-000	COM	1.030	1.03	115.88
196-070-150-000	SFR	0.350	1	112.52
196-070-160-000	COM	0.172	1	112.52
196-070-170-000	COM	0.149	1	112.52
196-070-180-000	SFR	0.149	1	112.52
196-070-190-000	COM	0.172	1	112.52
196-070-200-000	SFR	0.688	1	112.52
196-070-210-000	COM	0.819	1	112.52
196-070-220-000	COM	3.000	3	337.56
196-070-230-000	COM	0.040	1	112.52
196-070-240-000	COM	0.980	1	112.52

Slight variances may occur due to rounding

(1) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-070-250-000	COM	0.703	1	112.52
196-070-270-000	GVT*	0.188	1	112.52
196-070-280-000	SFR	0.114	1	112.52
196-070-290-000	SFR	0.114	1	112.52
196-070-300-000	COM	1.628	1.628	183.18
196-080-010-000	SFR	0.159	1	112.52
196-080-020-000	SFR	0.265	1	112.52
196-080-030-000	SFR	0.449	1	112.52
196-080-040-000	SFR	1.120	1.12	126.02
196-080-050-000	SFR	1.170	1.17	131.64
196-080-070-000	COM	0.694	1	112.52
196-080-160-000	SFR	0.250	1	112.52
196-080-170-000	COM	0.250	1	112.52
196-080-180-000	SFR	0.247	1	112.52
196-080-190-000	SFR	0.252	1	112.52
196-080-210-000	SFR	1.000	1	112.52
196-080-220-000	SFR	0.500	1	112.52
196-080-230-000	SFR	0.500	1	112.52
196-080-240-000	SFR	1.000	1	112.52
196-080-260-000	SFR	1.500	1.5	168.78
196-080-270-000	SFR	0.500	1	112.52
196-080-280-000	SFV	0.318	1	112.52
196-080-290-000	COM	0.120	1	112.52
196-080-300-000	SFR	0.500	1	112.52
196-080-310-000	MFR	1.000	1	112.52
196-080-320-000	SFR	1.000	1	112.52
196-080-330-000	SFR	0.247	1	112.52
196-080-340-000	SFR	0.250	1	112.52
196-080-350-000	SFR	0.500	1	112.52
196-080-360-000	SFR	1.000	1	112.52
196-080-380-000	SFR	1.000	1	112.52
196-080-390-000	SFR	1.080	1.08	121.52
196-080-400-000	SFR	1.000	1	112.52
196-080-410-000	SFR	1.000	1	112.52
196-080-420-000	SFR	0.484	1	112.52
196-080-430-000	MFR	0.515	1	112.52
196-080-440-000	SFR	1.000	1	112.52
196-080-450-000	SFR	0.248	1	112.52
196-080-460-000	SFR	0.251	1	112.52
196-080-470-000	SFR	0.234	1	112.52
196-080-480-000	SFR	0.263	1	112.52

Slight variances may occur due to rounding

(1) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-080-490-000	SFR	0.286	1	112.52
196-080-500-000	MFR	0.287	1	112.52
196-080-510-000	MFR	0.298	1	112.52
196-080-520-000	SFR	0.941	1	112.52
196-080-530-000	SFR	0.500	1	112.52
196-080-540-000	SFR	0.500	1	112.52
196-080-550-000	MFR	0.500	1	112.52
196-080-560-000	MFR	0.492	1	112.52
196-080-570-000	MFR	0.473	1	112.52
196-080-580-000	MFR	0.479	1	112.52
196-080-590-000	SFR	0.480	1	112.52
196-080-600-000	SFR	0.348	1	112.52
196-080-610-000	MFR	0.500	1	112.52
196-080-620-000	SFR	0.333	1	112.52
196-080-630-000	SFR	0.151	1	112.52
196-080-640-000	MFR	0.500	1	112.52
196-080-650-000	SFR	0.458	1	112.52
196-080-660-000	SFR	1.033	1.033	116.22
196-080-670-000	SFR	0.151	1	112.52
196-080-680-000	SFR	0.169	1	112.52
196-080-690-000	SFR	0.180	1	112.52
196-080-700-000	COM	1.162	1.162	130.74
196-080-710-000	COM	0.860	1	112.52
196-080-720-000	SFR	0.250	1	112.52
196-080-730-000	SFR	0.750	1	112.52
196-080-770-000	COM	2.020	2.02	227.28
196-080-780-000	COM	0.559	1	112.52
196-080-790-000	COM	0.803	1	112.52
196-080-800-000	SFR	0.696	1	112.52
196-090-010-000	SFR	0.137	1	112.52
196-090-020-000	SFR	0.137	1	112.52
196-090-030-000	SFR	0.146	1	112.52
196-090-040-000	SFR	0.152	1	112.52
196-090-050-000	SFR	0.155	1	112.52
196-090-060-000	SFR	0.150	1	112.52
196-090-070-000	SFR	0.155	1	112.52
196-090-080-000	SFR	0.158	1	112.52
196-090-090-000	SFR	0.173	1	112.52
196-090-100-000	SFR	0.146	1	112.52
196-090-110-000	SFR	0.144	1	112.52
196-090-120-000	SFR	0.137	1	112.52

Slight variances may occur due to rounding

(1) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-090-130-000	SFR	0.137	1	112.52
196-090-140-000	SFR	0.137	1	112.52
196-090-150-000	SFR	0.137	1	112.52
196-090-160-000	SFR	0.137	1	112.52
196-090-170-000	SFR	0.137	1	112.52
196-090-180-000	SFR	0.137	1	112.52
196-090-190-000	SFR	0.137	1	112.52
196-090-200-000	SFR	0.137	1	112.52
196-090-210-000	SFR	0.137	1	112.52
196-090-220-000	SFR	0.137	1	112.52
196-090-230-000	SFR	0.137	1	112.52
196-090-240-000	SFR	0.144	1	112.52
196-090-250-000	SFR	0.148	1	112.52
196-090-260-000	SFR	0.141	1	112.52
196-090-270-000	SFR	0.137	1	112.52
196-090-280-000	SFR	0.137	1	112.52
196-090-290-000	SFR	0.144	1	112.52
196-090-300-000	SFR	0.144	1	112.52
196-090-310-000	SFR	0.137	1	112.52
196-090-320-000	SFR	0.137	1	112.52
196-090-330-000	SFR	0.145	1	112.52
196-090-340-000	SFR	0.147	1	112.52
196-090-350-000	SFR	0.148	1	112.52
196-090-360-000	SFR	0.137	1	112.52
196-090-370-000	SFR	0.137	1	112.52
196-090-380-000	SFR	0.137	1	112.52
196-090-390-000	SFR	0.199	1	112.52
196-090-400-000	SFR	0.138	1	112.52
196-090-410-000	SFR	0.141	1	112.52
196-090-420-000	SFR	0.144	1	112.52
196-090-430-000	SFR	0.144	1	112.52
196-090-440-000	SFR	0.144	1	112.52
196-090-450-000	SFR	0.144	1	112.52
196-090-460-000	SFR	0.141	1	112.52
196-090-470-000	SFR	0.139	1	112.52
196-090-480-000	SFR	0.206	1	112.52
196-090-490-000	SFR	0.138	1	112.52
196-090-500-000	SFR	0.140	1	112.52
196-090-510-000	SFR	0.137	1	112.52
196-090-520-000	SFR	0.144	1	112.52
196-090-530-000	SFR	0.152	1	112.52

Slight variances may occur due to rounding

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-090-540-000	SFR	0.147	1	112.52
196-090-550-000	SFR	0.137	1	112.52
196-090-560-000	SFR	0.138	1	112.52
196-090-570-000	SFR	0.138	1	112.52
196-090-580-000	SFR	0.143	1	112.52
196-090-590-000	SFR	0.149	1	112.52
196-090-600-000	SFR	0.140	1	112.52
196-090-610-000	SFR	0.140	1	112.52
196-090-620-000	SFR	0.140	1	112.52
196-090-630-000	SFR	0.140	1	112.52
196-090-640-000	SFR	0.140	1	112.52
196-090-650-000	SFR	0.140	1	112.52
196-090-660-000	SFR	0.140	1	112.52
196-090-670-000	SFR	0.142	1	112.52
196-090-680-000	SFR	0.142	1	112.52
196-090-690-000	SFR	0.137	1	112.52
196-090-700-000	SFR	0.137	1	112.52
196-090-710-000	SFR	0.139	1	112.52
196-090-720-000	SFR	0.139	1	112.52
196-090-730-000	SFR	0.137	1	112.52
196-090-740-000	SFR	0.137	1	112.52
196-090-750-000	SFR	0.137	1	112.52
196-090-760-000	SFR	0.137	1	112.52
196-090-770-000	SFR	0.137	1	112.52
196-090-780-000	SFR	0.137	1	112.52
196-090-790-000	SFR	0.137	1	112.52
196-090-800-000	SFR	0.137	1	112.52
196-090-810-000	SFR	0.137	1	112.52
196-090-820-000	SFR	0.137	1	112.52
196-090-830-000	SFR	0.137	1	112.52
196-090-840-000	SFR	0.140	1	112.52
196-090-850-000	SFR	0.137	1	112.52
196-090-860-000	SFR	0.137	1	112.52
196-090-870-000	SFR	0.144	1	112.52
196-090-880-000	SFR	0.159	1	112.52
196-090-890-000	SFR	0.155	1	112.52
196-100-010-000	SFR	0.158	1	112.52
196-100-020-000	SFR	0.149	1	112.52
196-100-030-000	SFR	0.149	1	112.52
196-100-040-000	SFR	0.151	1	112.52
196-100-050-000	SFR	0.164	1	112.52

Slight variances may occur due to rounding

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-100-060-000	SFR	0.157	1	112.52
196-100-070-000	SFR	0.148	1	112.52
196-100-080-000	SFR	0.157	1	112.52
196-100-090-000	SFR	0.166	1	112.52
196-100-100-000	SFR	0.222	1	112.52
196-100-110-000	SFR	0.185	1	112.52
196-100-120-000	SFR	0.182	1	112.52
196-100-130-000	SFR	0.149	1	112.52
196-100-140-000	SFR	0.149	1	112.52
196-100-150-000	SFR	0.149	1	112.52
196-100-160-000	SFR	0.149	1	112.52
196-100-170-000	SFR	0.149	1	112.52
196-100-180-000	SFR	0.193	1	112.52
196-100-190-000	SFR	0.150	1	112.52
196-100-200-000	SFR	0.151	1	112.52
196-100-210-000	SFR	0.149	1	112.52
196-100-220-000	SFR	0.197	1	112.52
196-100-230-000	SFR	0.177	1	112.52
196-100-240-000	SFR	0.154	1	112.52
196-100-250-000	SFR	0.143	1	112.52
196-100-260-000	SFR	0.138	1	112.52
196-100-270-000	SFR	0.140	1	112.52
196-100-280-000	SFR	0.140	1	112.52
196-100-290-000	SFR	0.140	1	112.52
196-100-300-000	SFR	0.140	1	112.52
196-100-310-000	SFR	0.140	1	112.52
196-100-320-000	SFR	0.140	1	112.52
196-100-330-000	SFR	0.140	1	112.52
196-100-340-000	SFR	0.140	1	112.52
196-100-350-000	SFR	0.140	1	112.52
196-100-360-000	SFR	0.176	1	112.52
196-100-370-000	SFR	0.160	1	112.52
196-100-380-000	SFR	0.150	1	112.52
196-100-390-000	SFR	0.150	1	112.52
196-100-400-000	SFR	0.150	1	112.52
196-100-410-000	SFR	0.150	1	112.52
196-100-420-000	SFR	0.150	1	112.52
196-100-430-000	SFR	0.150	1	112.52
196-100-440-000	SFR	0.146	1	112.52
196-100-450-000	SFR	0.147	1	112.52
196-100-460-000	SFR	0.147	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-100-470-000	SFR	0.147	1	112.52
196-100-480-000	SFR	0.147	1	112.52
196-100-490-000	SFR	0.141	1	112.52
196-100-500-000	SFR	0.137	1	112.52
196-100-510-000	SFR	0.144	1	112.52
196-100-520-000	SFR	0.144	1	112.52
196-100-530-000	SFR	0.137	1	112.52
196-100-540-000	SFR	0.138	1	112.52
196-100-550-000	SFR	0.147	1	112.52
196-100-560-000	SFR	0.151	1	112.52
196-100-570-000	SFR	0.151	1	112.52
196-100-580-000	SFR	0.155	1	112.52
196-100-590-000	SFR	0.155	1	112.52
196-100-600-000	SFR	0.155	1	112.52
196-100-610-000	SFR	0.155	1	112.52
196-100-620-000	SFR	0.143	1	112.52
196-100-630-000	SFR	0.153	1	112.52
196-100-640-000	SFR	0.137	1	112.52
196-100-650-000	SFR	0.137	1	112.52
196-100-660-000	SFR	0.137	1	112.52
196-100-670-000	SFR	0.137	1	112.52
196-100-680-000	SFR	0.144	1	112.52
196-100-690-000	SFR	0.137	1	112.52
196-100-700-000	SFR	0.144	1	112.52
196-100-710-000	SFR	0.137	1	112.52
196-100-720-000	SFR	0.137	1	112.52
196-100-730-000	SFR	0.137	1	112.52
196-100-740-000	SFR	0.137	1	112.52
196-100-750-000	SFR	0.139	1	112.52
196-100-760-000	SFR	0.140	1	112.52
196-100-770-000	SFR	0.141	1	112.52
196-100-780-000	SFR	0.141	1	112.52
196-120-010-000	SFR	0.137	1	112.52
196-120-020-000	SFR	0.138	1	112.52
196-120-030-000	SFR	0.140	1	112.52
196-120-040-000	SFR	0.153	1	112.52
196-120-050-000	SFR	0.145	1	112.52
196-120-060-000	SFR	0.191	1	112.52
196-120-070-000	SFR	0.158	1	112.52
196-120-080-000	SFR	0.143	1	112.52
196-120-090-000	SFR	0.149	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-120-100-000	SFR	0.140	1	112.52
196-120-110-000	SFR	0.138	1	112.52
196-120-120-000	SFR	0.132	1	112.52
196-120-130-000	SFR	0.137	1	112.52
196-120-140-000	SFR	0.137	1	112.52
196-120-150-000	SFR	0.137	1	112.52
196-120-160-000	SFR	0.158	1	112.52
196-120-170-000	SFR	0.131	1	112.52
196-120-180-000	SFR	0.130	1	112.52
196-120-190-000	SFR	0.130	1	112.52
196-120-200-000	SFR	0.130	1	112.52
196-120-210-000	SFR	0.130	1	112.52
196-120-220-000	SFR	0.132	1	112.52
196-120-230-000	SFR	0.133	1	112.52
196-120-240-000	SFR	0.132	1	112.52
196-120-250-000	SFR	0.134	1	112.52
196-120-260-000	SFR	0.135	1	112.52
196-120-270-000	SFR	0.140	1	112.52
196-120-280-000	SFR	0.135	1	112.52
196-120-290-000	SFR	0.201	1	112.52
196-120-300-000	SFR	0.173	1	112.52
196-120-310-000	SFR	0.139	1	112.52
196-120-320-000	SFR	0.137	1	112.52
196-120-330-000	SFR	0.141	1	112.52
196-120-340-000	SFR	0.204	1	112.52
196-120-350-000	SFR	0.173	1	112.52
196-120-360-000	SFR	0.137	1	112.52
196-120-370-000	SFR	0.138	1	112.52
196-120-380-000	SFR	0.137	1	112.52
196-120-390-000	SFR	0.141	1	112.52
196-120-410-000	SFR	0.178	1	112.52
196-120-420-000	SFR	0.202	1	112.52
196-120-430-000	SFR	0.161	1	112.52
196-120-440-000	SFR	0.144	1	112.52
196-120-450-000	SFR	0.156	1	112.52
196-120-460-000	SFR	0.137	1	112.52
196-120-470-000	SFR	0.140	1	112.52
196-120-480-000	SFR	0.143	1	112.52
196-120-490-000	SFR	0.257	1	112.52
196-120-500-000	SFR	0.252	1	112.52
196-120-510-000	SFR	0.260	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-120-520-000	SFR	0.271	1	112.52
196-120-530-000	SFR	0.269	1	112.52
196-120-540-000	SFR	0.149	1	112.52
196-120-550-000	SFR	0.170	1	112.52
196-120-560-000	SFR	0.166	1	112.52
196-120-570-000	SFR	0.206	1	112.52
196-120-580-000	SFR	0.245	1	112.52
196-120-590-000	SFR	0.163	1	112.52
196-120-600-000	SFR	0.139	1	112.52
196-120-610-000	SFR	0.164	1	112.52
196-120-620-000	SFR	0.147	1	112.52
196-120-630-000	SFR	0.141	1	112.52
196-120-640-000	SFR	0.140	1	112.52
196-120-650-000	SFR	0.250	1	112.52
196-120-660-000	SFR	0.249	1	112.52
196-120-670-000	SFR	0.219	1	112.52
196-130-010-000	COM	0.723	1	112.52
196-130-020-000	COM	1.192	1.192	134.12
196-130-030-000	SFR	0.278	1	112.52
196-130-040-000	SFR	0.173	1	112.52
196-130-050-000	SFR	0.173	1	112.52
196-130-060-000	SFR	0.173	1	112.52
196-130-070-000	SFR	0.173	1	112.52
196-130-080-000	SFR	0.188	1	112.52
196-130-090-000	SFR	0.188	1	112.52
196-130-100-000	SFR	0.139	1	112.52
196-130-110-000	SFR	0.144	1	112.52
196-130-120-000	SFR	0.137	1	112.52
196-130-130-000	SFR	0.137	1	112.52
196-130-140-000	SFR	0.137	1	112.52
196-130-150-000	SFR	0.137	1	112.52
196-130-160-000	SFR	0.137	1	112.52
196-130-170-000	SFR	0.137	1	112.52
196-130-180-000	SFR	0.137	1	112.52
196-130-190-000	SFR	0.137	1	112.52
196-130-200-000	SFR	0.137	1	112.52
196-130-210-000	SFR	0.137	1	112.52
196-130-220-000	SFR	0.137	1	112.52
196-130-230-000	SFR	0.137	1	112.52
196-130-240-000	SFR	0.137	1	112.52
196-130-250-000	SFR	0.189	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-130-260-000	SFR	0.141	1	112.52
196-130-270-000	SFR	0.147	1	112.52
196-130-280-000	SFR	0.153	1	112.52
196-130-290-000	SFR	0.146	1	112.52
196-130-300-000	SFR	0.130	1	112.52
196-130-310-000	SFR	0.171	1	112.52
196-130-320-000	SFR	0.139	1	112.52
196-130-330-000	SFR	0.164	1	112.52
196-130-340-000	SFR	0.142	1	112.52
196-130-350-000	SFR	0.138	1	112.52
196-130-360-000	SFR	0.139	1	112.52
196-130-370-000	SFR	0.140	1	112.52
196-130-380-000	SFR	0.137	1	112.52
196-130-390-000	SFR	0.137	1	112.52
196-130-430-000	SFR	0.170	1	112.52
196-130-440-000	SFR	0.151	1	112.52
196-130-450-000	SFR	0.174	1	112.52
196-130-480-000	SFR	0.231	1	112.52
196-130-490-000	SFR	0.309	1	112.52
196-130-500-000	SFR	0.179	1	112.52
196-130-510-000	SFR	0.169	1	112.52
196-130-520-000	SFR	0.150	1	112.52
196-130-530-000	SFR	0.151	1	112.52
196-130-540-000	SFR	0.174	1	112.52
196-130-550-000	SFR	0.182	1	112.52
196-130-560-000	SFR	0.328	1	112.52
196-130-570-000	SFR	0.252	1	112.52
196-130-580-000	SFR	0.275	1	112.52
196-130-590-000	SFR	0.174	1	112.52
196-130-600-000	SFR	0.157	1	112.52
196-130-610-000	SFR	0.137	1	112.52
196-130-620-000	SFR	0.137	1	112.52
196-130-630-000	SFR	0.151	1	112.52
196-130-640-000	SFR	0.148	1	112.52
196-130-650-000	SFR	0.152	1	112.52
196-130-660-000	SFR	0.160	1	112.52
196-140-040-000	SFR	0.146	1	112.52
196-140-050-000	SFR	0.139	1	112.52
196-140-060-000	SFR	0.194	1	112.52
196-140-070-000	SFR	0.184	1	112.52
196-140-080-000	SFR	0.200	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-140-090-000	SFR	0.148	1	112.52
196-140-100-000	SFR	0.139	1	112.52
196-140-110-000	SFR	0.138	1	112.52
196-140-120-000	SFR	0.138	1	112.52
196-140-130-000	SFR	0.138	1	112.52
196-140-140-000	SFR	0.203	1	112.52
196-140-150-000	SFR	0.212	1	112.52
196-140-170-000	SFR	0.232	1	112.52
196-140-180-000	SFR	0.160	1	112.52
196-140-200-000	SFR	0.249	1	112.52
196-140-210-000	SFR	0.180	1	112.52
196-140-220-000	SFR	0.144	1	112.52
196-140-230-000	SFR	0.144	1	112.52
196-140-240-000	SFR	0.145	1	112.52
196-140-250-000	SFR	0.185	1	112.52
196-140-260-000	SFR	0.185	1	112.52
196-140-280-000	SFR	0.272	1	112.52
196-140-290-000	SFR	0.192	1	112.52
196-140-300-000	SFR	0.174	1	112.52
196-140-310-000	SFR	0.201	1	112.52
196-140-320-000	SFR	0.141	1	112.52
196-140-330-000	SFR	0.143	1	112.52
196-140-340-000	SFR	0.262	1	112.52
196-140-350-000	SFR	0.137	1	112.52
196-140-360-000	SFR	0.137	1	112.52
196-140-370-000	SFR	0.137	1	112.52
196-140-380-000	SFR	0.137	1	112.52
196-140-390-000	SFR	0.137	1	112.52
196-140-400-000	SFR	0.146	1	112.52
196-140-410-000	SFR	0.154	1	112.52
196-140-420-000	SFR	0.137	1	112.52
196-140-430-000	SFR	0.137	1	112.52
196-140-440-000	SFR	0.137	1	112.52
196-140-450-000	SFR	0.137	1	112.52
196-140-460-000	SFR	0.137	1	112.52
196-140-470-000	SFR	0.137	1	112.52
196-140-480-000	SFR	0.143	1	112.52
196-140-490-000	SFR	0.139	1	112.52
196-140-500-000	SFR	0.150	1	112.52
196-140-510-000	SFR	0.143	1	112.52
196-140-520-000	SFR	0.143	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-140-530-000	SFR	0.143	1	112.52
196-140-540-000	SFR	0.143	1	112.52
196-140-550-000	SFR	0.143	1	112.52
196-140-560-000	SFR	0.144	1	112.52
196-140-570-000	SFR	0.158	1	112.52
196-140-580-000	SFR	0.156	1	112.52
196-140-590-000	SFR	0.154	1	112.52
196-140-600-000	SFR	0.193	1	112.52
196-140-610-000	SFR	0.180	1	112.52
196-150-010-000	SFR	0.182	1	112.52
196-150-020-000	SFR	0.162	1	112.52
196-150-030-000	SFR	0.162	1	112.52
196-150-040-000	SFR	0.162	1	112.52
196-150-050-000	SFR	0.162	1	112.52
196-150-060-000	SFR	0.162	1	112.52
196-150-070-000	SFR	0.183	1	112.52
196-150-080-000	SFR	0.203	1	112.52
196-150-090-000	SFR	0.170	1	112.52
196-150-100-000	SFR	0.170	1	112.52
196-150-110-000	SFR	0.170	1	112.52
196-150-120-000	SFR	0.167	1	112.52
196-150-130-000	SFR	0.199	1	112.52
196-150-140-000	SFR	0.236	1	112.52
196-150-150-000	SFR	0.228	1	112.52
196-150-160-000	SFR	0.168	1	112.52
196-150-170-000	SFR	0.150	1	112.52
196-150-180-000	SFR	0.153	1	112.52
196-150-190-000	SFR	0.153	1	112.52
196-150-200-000	SFR	0.153	1	112.52
196-150-210-000	SFR	0.179	1	112.52
196-150-220-000	SFR	0.182	1	112.52
196-150-230-000	SFR	0.153	1	112.52
196-150-240-000	SFR	0.153	1	112.52
196-150-250-000	SFR	0.153	1	112.52
196-150-260-000	SFR	0.149	1	112.52
196-150-270-000	SFR	0.167	1	112.52
196-150-280-000	SFR	0.227	1	112.52
196-150-290-000	SFR	0.222	1	112.52
196-150-300-000	SFR	0.173	1	112.52
196-150-310-000	SFR	0.151	1	112.52
196-150-320-000	SFR	0.153	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-150-330-000	SFR	0.153	1	112.52
196-150-340-000	SFR	0.153	1	112.52
196-150-350-000	SFR	0.179	1	112.52
196-150-360-000	SFR	0.138	1	112.52
196-150-370-000	SFR	0.138	1	112.52
196-150-380-000	SFR	0.130	1	112.52
196-150-390-000	SFR	0.138	1	112.52
196-150-400-000	SFR	0.140	1	112.52
196-150-410-000	SFR	0.137	1	112.52
196-150-420-000	SFR	0.139	1	112.52
196-150-430-000	SFR	0.140	1	112.52
196-150-440-000	SFR	0.140	1	112.52
196-150-450-000	SFR	0.140	1	112.52
196-150-460-000	SFR	0.139	1	112.52
196-150-470-000	SFR	0.137	1	112.52
196-150-480-000	SFR	0.137	1	112.52
196-150-490-000	SFR	0.137	1	112.52
196-150-500-000	SFR	0.137	1	112.52
196-150-510-000	SFR	0.137	1	112.52
196-150-520-000	SFR	0.137	1	112.52
196-150-530-000	SFR	0.137	1	112.52
196-150-540-000	SFR	0.137	1	112.52
196-150-550-000	SFR	0.137	1	112.52
196-150-560-000	SFR	0.178	1	112.52
196-150-570-000	SFR	0.172	1	112.52
196-150-580-000	SFR	0.187	1	112.52
196-150-590-000	SFR	0.197	1	112.52
196-150-600-000	SFR	0.139	1	112.52
196-150-610-000	SFR	0.137	1	112.52
196-150-620-000	SFR	0.137	1	112.52
196-150-630-000	SFR	0.137	1	112.52
196-150-640-000	SFR	0.137	1	112.52
196-150-650-000	SFR	0.137	1	112.52
196-150-660-000	SFR	0.137	1	112.52
196-150-670-000	SFR	0.137	1	112.52
196-150-680-000	SFR	0.137	1	112.52
196-150-690-000	SFR	0.137	1	112.52
196-150-700-000	SFR	0.137	1	112.52
196-150-710-000	SFR	0.137	1	112.52
196-150-720-000	SFR	0.137	1	112.52
196-150-730-000	SFR	0.138	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-150-740-000	SFR	0.172	1	112.52
196-150-750-000	SFR	0.252	1	112.52
196-150-760-000	SFR	0.172	1	112.52
196-150-770-000	SFR	0.147	1	112.52
196-150-780-000	SFR	0.156	1	112.52
196-150-790-000	SFR	0.144	1	112.52
196-150-800-000	SFR	0.163	1	112.52
196-150-810-000	SFR	0.301	1	112.52
196-160-010-000	SFR	0.173	1	112.52
196-160-020-000	SFR	0.155	1	112.52
196-160-030-000	SFR	0.172	1	112.52
196-160-040-000	SFR	0.182	1	112.52
196-160-050-000	SFR	0.294	1	112.52
196-160-060-000	SFR	0.178	1	112.52
196-160-070-000	SFR	0.150	1	112.52
196-160-080-000	SFR	0.151	1	112.52
196-160-090-000	SFR	0.151	1	112.52
196-160-100-000	SFR	0.151	1	112.52
196-160-110-000	SFR	0.151	1	112.52
196-160-120-000	SFR	0.151	1	112.52
196-160-130-000	SFR	0.151	1	112.52
196-160-140-000	SFR	0.151	1	112.52
196-160-150-000	SFR	0.151	1	112.52
196-160-160-000	SFR	0.151	1	112.52
196-160-170-000	SFR	0.151	1	112.52
196-160-180-000	SFR	0.151	1	112.52
196-160-190-000	SFR	0.151	1	112.52
196-160-200-000	SFR	0.151	1	112.52
196-160-210-000	SFR	0.174	1	112.52
196-160-250-000	SFR	0.154	1	112.52
196-160-260-000	SFR	0.154	1	112.52
196-160-270-000	SFR	0.154	1	112.52
196-160-280-000	SFR	0.154	1	112.52
196-160-290-000	SFR	0.154	1	112.52
196-160-300-000	SFR	0.154	1	112.52
196-160-310-000	SFR	0.154	1	112.52
196-160-320-000	SFR	0.154	1	112.52
196-160-330-000	SFR	0.154	1	112.52
196-160-340-000	SFR	0.154	1	112.52
196-160-350-000	SFR	0.154	1	112.52
196-160-360-000	SFR	0.177	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-160-370-000	SFR	0.179	1	112.52
196-160-380-000	SFR	0.154	1	112.52
196-160-390-000	SFR	0.153	1	112.52
196-160-400-000	SFR	0.152	1	112.52
196-160-410-000	SFR	0.151	1	112.52
196-160-420-000	SFR	0.150	1	112.52
196-160-430-000	SFR	0.149	1	112.52
196-160-440-000	SFR	0.149	1	112.52
196-160-450-000	SFR	0.154	1	112.52
196-160-460-000	SFR	0.160	1	112.52
196-160-470-000	SFR	0.163	1	112.52
196-160-480-000	SFR	0.163	1	112.52
196-160-520-000	SFR	0.194	1	112.52
196-160-530-000	SFR	0.150	1	112.52
196-160-540-000	SFR	0.152	1	112.52
196-160-550-000	SFR	0.155	1	112.52
196-160-560-000	SFR	0.158	1	112.52
196-160-570-000	SFR	0.162	1	112.52
196-160-580-000	SFR	0.148	1	112.52
196-160-590-000	SFR	0.138	1	112.52
196-160-600-000	SFR	0.138	1	112.52
196-160-610-000	SFR	0.200	1	112.52
196-160-620-000	SFR	0.143	1	112.52
196-160-630-000	SFR	0.209	1	112.52
196-160-640-000	SFR	0.145	1	112.52
196-160-650-000	SFR	0.151	1	112.52
196-160-660-000	SFR	0.151	1	112.52
196-160-670-000	SFR	0.156	1	112.52
196-160-680-000	SFR	0.143	1	112.52
196-160-690-000	SFR	0.137	1	112.52
196-160-700-000	SFR	0.198	1	112.52
196-160-710-000	SFR	0.143	1	112.52
196-160-720-000	SFR	0.211	1	112.52
196-160-730-000	SFR	0.142	1	112.52
196-160-740-000	SFR	0.145	1	112.52
196-160-750-000	SFR	0.144	1	112.52
196-190-010-000	SFR	0.137	1	112.52
196-190-020-000	SFR	0.137	1	112.52
196-190-030-000	SFR	0.137	1	112.52
196-190-040-000	SFR	0.137	1	112.52
196-190-050-000	SFR	0.137	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-190-060-000	SFR	0.137	1	112.52
196-190-070-000	SFR	0.137	1	112.52
196-190-080-000	SFR	0.152	1	112.52
196-190-090-000	SFR	0.139	1	112.52
196-190-100-000	SFR	0.139	1	112.52
196-190-110-000	SFR	0.139	1	112.52
196-190-120-000	SFR	0.139	1	112.52
196-190-130-000	SFR	0.139	1	112.52
196-190-140-000	SFR	0.139	1	112.52
196-190-150-000	SFR	0.139	1	112.52
196-190-160-000	SFR	0.139	1	112.52
196-190-170-000	SFR	0.139	1	112.52
196-190-180-000	SFR	0.139	1	112.52
196-190-190-000	SFR	0.139	1	112.52
196-190-200-000	SFR	0.139	1	112.52
196-190-210-000	SFR	0.139	1	112.52
196-190-220-000	SFR	0.158	1	112.52
196-190-230-000	SFR	0.146	1	112.52
196-190-240-000	SFR	0.139	1	112.52
196-190-250-000	SFR	0.139	1	112.52
196-190-260-000	SFR	0.140	1	112.52
196-190-270-000	SFR	0.138	1	112.52
196-190-280-000	SFR	0.139	1	112.52
196-190-290-000	SFR	0.137	1	112.52
196-190-300-000	SFR	0.137	1	112.52
196-190-310-000	SFR	0.137	1	112.52
196-190-320-000	SFR	0.137	1	112.52
196-190-330-000	SFR	0.156	1	112.52
196-190-340-000	SFR	0.137	1	112.52
196-190-350-000	SFR	0.156	1	112.52
196-190-360-000	SFR	0.148	1	112.52
196-190-370-000	SFR	0.144	1	112.52
196-190-380-000	SFR	0.144	1	112.52
196-190-390-000	SFR	0.144	1	112.52
196-190-400-000	SFR	0.144	1	112.52
196-190-410-000	SFR	0.147	1	112.52
196-190-420-000	SFR	0.151	1	112.52
196-190-430-000	SFR	0.190	1	112.52
196-190-440-000	SFR	0.213	1	112.52
196-190-450-000	SFR	0.140	1	112.52
196-190-460-000	SFR	0.137	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-190-470-000	SFR	0.137	1	112.52
196-190-480-000	SFR	0.137	1	112.52
196-190-490-000	SFR	0.137	1	112.52
196-190-500-000	SFR	0.137	1	112.52
196-190-510-000	SFR	0.156	1	112.52
196-190-520-000	SFR	0.137	1	112.52
196-190-530-000	SFR	0.137	1	112.52
196-190-540-000	SFR	0.137	1	112.52
196-190-550-000	SFR	0.137	1	112.52
196-190-560-000	SFR	0.137	1	112.52
196-190-570-000	SFR	0.137	1	112.52
196-190-580-000	SFR	0.137	1	112.52
196-190-590-000	SFR	0.160	1	112.52
196-190-600-000	SFR	0.176	1	112.52
196-190-610-000	SFR	0.179	1	112.52
196-190-620-000	SFR	0.182	1	112.52
196-190-630-000	SFR	0.161	1	112.52
196-190-640-000	SFR	0.140	1	112.52
196-190-650-000	SFR	0.140	1	112.52
196-190-660-000	SFR	0.158	1	112.52
196-190-670-000	SFR	0.180	1	112.52
196-190-680-000	SFR	0.154	1	112.52
196-190-690-000	SFR	0.206	1	112.52
196-190-700-000	SFR	0.213	1	112.52
196-190-710-000	SFR	0.159	1	112.52
196-190-720-000	SFR	0.182	1	112.52
196-190-730-000	SFR	0.156	1	112.52
196-190-740-000	SFR	0.138	1	112.52
196-190-750-000	SFR	0.191	1	112.52
196-190-760-000	SFR	0.164	1	112.52
196-190-770-000	SFR	0.164	1	112.52
196-190-780-000	SFR	0.164	1	112.52
196-190-810-000	COM	3.770	3.77	424.20
196-190-820-000	COM	0.675	1	112.52
196-190-830-000	COM	0.732	1	112.52
196-200-010-000	SFR	0.159	1	112.52
196-200-020-000	SFR	0.137	1	112.52
196-200-030-000	SFR	0.137	1	112.52
196-200-040-000	SFR	0.137	1	112.52
196-200-050-000	SFR	0.137	1	112.52
196-200-060-000	SFR	0.137	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-200-070-000	SFR	0.158	1	112.52
196-200-080-000	SFR	0.174	1	112.52
196-200-090-000	SFR	0.334	1	112.52
196-200-100-000	SFR	0.228	1	112.52
196-200-110-000	SFR	0.181	1	112.52
196-200-120-000	SFR	0.168	1	112.52
196-200-130-000	SFR	0.137	1	112.52
196-200-140-000	SFR	0.137	1	112.52
196-200-150-000	SFR	0.137	1	112.52
196-200-160-000	SFR	0.137	1	112.52
196-200-170-000	SFR	0.137	1	112.52
196-200-180-000	SFR	0.141	1	112.52
196-200-190-000	SFR	0.155	1	112.52
196-200-200-000	SFR	0.181	1	112.52
196-200-210-000	SFR	0.154	1	112.52
196-200-220-000	SFR	0.192	1	112.52
196-200-230-000	SFR	0.153	1	112.52
196-200-240-000	SFR	0.137	1	112.52
196-200-250-000	SFR	0.137	1	112.52
196-200-260-000	SFR	0.137	1	112.52
196-200-270-000	SFR	0.137	1	112.52
196-200-280-000	SFR	0.137	1	112.52
196-200-290-000	SFR	0.137	1	112.52
196-200-300-000	SFR	0.137	1	112.52
196-200-310-000	SFR	0.137	1	112.52
196-200-320-000	SFR	0.137	1	112.52
196-200-330-000	SFR	0.137	1	112.52
196-200-340-000	SFR	0.158	1	112.52
196-200-350-000	SFR	0.142	1	112.52
196-200-360-000	SFR	0.165	1	112.52
196-200-370-000	SFR	0.141	1	112.52
196-200-380-000	SFR	0.141	1	112.52
196-200-390-000	SFR	0.141	1	112.52
196-200-400-000	SFR	0.141	1	112.52
196-200-410-000	SFR	0.141	1	112.52
196-200-420-000	SFR	0.141	1	112.52
196-200-430-000	SFR	0.141	1	112.52
196-200-440-000	SFR	0.141	1	112.52
196-200-450-000	SFR	0.141	1	112.52
196-200-460-000	SFR	0.141	1	112.52
196-200-470-000	SFR	0.185	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-200-480-000	SFR	0.155	1	112.52
196-200-490-000	SFR	0.137	1	112.52
196-200-500-000	SFR	0.137	1	112.52
196-200-510-000	SFR	0.137	1	112.52
196-200-520-000	SFR	0.137	1	112.52
196-200-530-000	SFR	0.137	1	112.52
196-200-540-000	SFR	0.137	1	112.52
196-200-550-000	SFR	0.137	1	112.52
196-200-560-000	SFR	0.137	1	112.52
196-200-570-000	SFR	0.137	1	112.52
196-200-580-000	SFR	0.137	1	112.52
196-200-590-000	SFR	0.137	1	112.52
196-200-600-000	SFR	0.152	1	112.52
196-200-610-000	SFR	0.137	1	112.52
196-200-620-000	SFR	0.159	1	112.52
196-200-630-000	SFR	0.137	1	112.52
196-200-640-000	SFR	0.137	1	112.52
196-200-650-000	SFR	0.137	1	112.52
196-200-660-000	SFR	0.137	1	112.52
196-200-670-000	SFR	0.137	1	112.52
196-200-680-000	SFR	0.137	1	112.52
196-200-690-000	SFR	0.137	1	112.52
196-200-700-000	SFR	0.137	1	112.52
196-200-710-000	SFR	0.137	1	112.52
196-200-720-000	SFR	0.137	1	112.52
196-200-730-000	SFR	0.137	1	112.52
196-200-740-000	SFR	0.148	1	112.52
196-200-790-000	COM	2.230	2.23	250.90
196-210-010-000	SFR	0.137	1	112.52
196-210-020-000	SFR	0.137	1	112.52
196-210-030-000	SFR	0.137	1	112.52
196-210-040-000	SFR	0.137	1	112.52
196-210-050-000	SFR	0.137	1	112.52
196-210-060-000	SFR	0.140	1	112.52
196-210-070-000	SFR	0.161	1	112.52
196-210-080-000	SFR	0.181	1	112.52
196-210-090-000	SFR	0.135	1	112.52
196-210-100-000	SFR	0.144	1	112.52
196-210-110-000	SFR	0.145	1	112.52
196-210-120-000	SFR	0.148	1	112.52
196-210-130-000	SFR	0.147	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-210-140-000	SFR	0.180	1	112.52
196-210-150-000	SFR	0.165	1	112.52
196-210-160-000	SFR	0.150	1	112.52
196-210-170-000	SFR	0.142	1	112.52
196-210-180-000	SFR	0.144	1	112.52
196-210-190-000	SFR	0.138	1	112.52
196-210-200-000	SFR	0.171	1	112.52
196-210-210-000	SFR	0.161	1	112.52
196-210-220-000	SFR	0.157	1	112.52
196-210-230-000	SFR	0.152	1	112.52
196-210-240-000	SFR	0.144	1	112.52
196-210-250-000	SFR	0.146	1	112.52
196-210-260-000	SFR	0.149	1	112.52
196-210-270-000	SFR	0.142	1	112.52
196-210-280-000	SFR	0.146	1	112.52
196-210-290-000	SFR	0.151	1	112.52
196-210-300-000	SFR	0.156	1	112.52
196-210-310-000	SFR	0.159	1	112.52
196-220-010-000	SFR	0.137	1	112.52
196-220-020-000	SFR	0.137	1	112.52
196-220-030-000	SFR	0.137	1	112.52
196-220-040-000	SFR	0.137	1	112.52
196-220-050-000	SFR	0.137	1	112.52
196-220-060-000	SFR	0.137	1	112.52
196-220-130-000	SFR	0.521	1	112.52
196-220-140-000	SFR	0.214	1	112.52
196-220-150-000	SFR	0.133	1	112.52
196-220-160-000	SFR	0.141	1	112.52
196-220-170-000	SFR	0.137	1	112.52
196-220-180-000	SFR	0.137	1	112.52
196-220-190-000	SFR	0.137	1	112.52
196-220-200-000	SFR	0.137	1	112.52
196-220-210-000	SFR	0.137	1	112.52
196-220-220-000	SFR	0.137	1	112.52
196-220-230-000	SFR	0.143	1	112.52
196-220-240-000	SFR	0.183	1	112.52
196-220-250-000	SFR	0.164	1	112.52
196-220-260-000	SFR	0.164	1	112.52
196-220-270-000	SFR	0.164	1	112.52
196-220-280-000	SFR	0.166	1	112.52
196-220-290-000	SFR	0.159	1	112.52

Slight variances may occur due to rounding

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-220-300-000	SFR	0.159	1	112.52
196-220-310-000	SFR	0.159	1	112.52
196-230-010-000	SFR	0.149	1	112.52
196-230-020-000	SFR	0.149	1	112.52
196-230-030-000	SFR	0.149	1	112.52
196-230-040-000	SFR	0.158	1	112.52
196-230-050-000	SFR	0.138	1	112.52
196-230-060-000	SFR	0.158	1	112.52
196-230-070-000	SFR	0.149	1	112.52
196-230-080-000	SFR	0.149	1	112.52
196-230-090-000	SFR	0.149	1	112.52
196-230-100-000	SFR	0.149	1	112.52
196-230-110-000	SFR	0.149	1	112.52
196-230-120-000	SFR	0.149	1	112.52
196-230-130-000	SFR	0.158	1	112.52
196-230-140-000	SFR	0.156	1	112.52
196-230-150-000	SFR	0.158	1	112.52
196-230-160-000	SFR	0.177	1	112.52
196-230-170-000	SFR	0.239	1	112.52
196-230-180-000	SFR	0.181	1	112.52
196-230-190-000	SFR	0.221	1	112.52
196-230-200-000	SFR	0.186	1	112.52
196-230-210-000	SFR	0.147	1	112.52
196-230-220-000	SFR	0.146	1	112.52
196-230-230-000	SFR	0.156	1	112.52
196-230-240-000	SFR	0.158	1	112.52
196-230-250-000	SFR	0.206	1	112.52
196-230-260-000	SFR	0.173	1	112.52
196-230-270-000	SFR	0.204	1	112.52
196-230-280-000	SFR	0.159	1	112.52
196-230-290-000	SFR	0.180	1	112.52
196-230-300-000	SFR	0.157	1	112.52
196-230-310-000	SFR	0.159	1	112.52
196-230-320-000	SFR	0.164	1	112.52
196-230-330-000	SFR	0.169	1	112.52
196-230-340-000	SFR	0.148	1	112.52
196-230-350-000	SFR	0.226	1	112.52
196-230-360-000	SFR	0.193	1	112.52
196-230-370-000	SFR	0.200	1	112.52
196-230-380-000	SFR	0.162	1	112.52
196-230-390-000	SFR	0.187	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-230-400-000	SFR	0.161	1	112.52
196-230-410-000	SFR	0.148	1	112.52
196-230-420-000	SFR	0.169	1	112.52
196-230-430-000	SFR	0.144	1	112.52
196-230-440-000	SFR	0.143	1	112.52
196-230-450-000	SFR	0.140	1	112.52
196-230-460-000	SFR	0.140	1	112.52
196-230-470-000	SFR	0.140	1	112.52
196-230-480-000	SFR	0.140	1	112.52
196-230-490-000	SFR	0.140	1	112.52
196-230-500-000	SFR	0.140	1	112.52
196-230-510-000	SFR	0.138	1	112.52
196-230-520-000	SFR	0.137	1	112.52
196-230-530-000	SFR	0.137	1	112.52
196-230-540-000	SFR	0.137	1	112.52
196-230-550-000	SFR	0.183	1	112.52
196-230-560-000	SFR	0.159	1	112.52
196-230-570-000	SFR	0.183	1	112.52
196-270-010-000	COM	1.244	1.244	139.96
196-270-020-000	MHP	8.340	8.34	938.40
196-270-040-000	MHP	12.000	12	1,350.24
196-270-220-000	MHP	4.800	4.8	540.08
196-270-300-000	COM	1.437	1.437	161.68
196-280-010-000	SFR	0.149	1	112.52
196-280-020-000	SFR	0.149	1	112.52
196-280-030-000	SFR	0.149	1	112.52
196-280-040-000	SFR	0.168	1	112.52
196-280-050-000	SFR	0.145	1	112.52
196-280-060-000	SFR	0.138	1	112.52
196-280-070-000	SFR	0.144	1	112.52
196-280-080-000	SFR	0.168	1	112.52
196-280-090-000	SFR	0.202	1	112.52
196-280-100-000	SFR	0.177	1	112.52
196-280-110-000	SFR	0.137	1	112.52
196-280-120-000	SFR	0.139	1	112.52
196-280-130-000	SFR	0.145	1	112.52
196-280-140-000	SFR	0.140	1	112.52
196-280-150-000	SFR	0.139	1	112.52
196-280-160-000	SFR	0.140	1	112.52
196-280-170-000	SFR	0.149	1	112.52
196-280-180-000	SFR	0.148	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-280-190-000	SFR	0.153	1	112.52
196-280-200-000	SFR	0.144	1	112.52
196-280-210-000	SFR	0.139	1	112.52
196-280-220-000	SFR	0.140	1	112.52
196-280-230-000	SFR	0.141	1	112.52
196-280-240-000	SFR	0.148	1	112.52
196-280-250-000	SFR	0.144	1	112.52
196-280-260-000	SFR	0.144	1	112.52
196-280-270-000	SFR	0.144	1	112.52
196-280-280-000	SFR	0.144	1	112.52
196-280-290-000	SFR	0.144	1	112.52
196-280-300-000	SFR	0.144	1	112.52
196-280-310-000	SFR	0.146	1	112.52
196-280-320-000	SFR	0.145	1	112.52
196-280-330-000	SFR	0.140	1	112.52
196-280-340-000	SFR	0.140	1	112.52
196-280-350-000	SFR	0.140	1	112.52
196-280-360-000	SFR	0.140	1	112.52
196-280-370-000	SFR	0.140	1	112.52
196-280-380-000	SFR	0.140	1	112.52
196-280-390-000	SFR	0.140	1	112.52
196-280-400-000	SFR	0.140	1	112.52
196-280-410-000	SFR	0.140	1	112.52
196-290-010-000	SFR	0.142	1	112.52
196-290-020-000	SFR	0.142	1	112.52
196-290-030-000	SFR	0.142	1	112.52
196-290-040-000	SFR	0.142	1	112.52
196-290-050-000	SFR	0.142	1	112.52
196-290-060-000	SFR	0.142	1	112.52
196-290-070-000	SFR	0.142	1	112.52
196-290-080-000	SFR	0.142	1	112.52
196-290-090-000	SFR	0.142	1	112.52
196-290-100-000	SFR	0.142	1	112.52
196-290-110-000	SFR	0.142	1	112.52
196-290-120-000	SFR	0.137	1	112.52
196-290-130-000	SFR	0.142	1	112.52
196-290-140-000	SFR	0.142	1	112.52
196-290-150-000	SFR	0.142	1	112.52
196-290-160-000	SFR	0.142	1	112.52
196-290-170-000	SFR	0.142	1	112.52
196-290-180-000	SFR	0.142	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-290-190-000	SFR	0.142	1	112.52
196-290-200-000	SFR	0.142	1	112.52
196-290-210-000	SFR	0.140	1	112.52
196-290-220-000	SFR	0.142	1	112.52
196-290-230-000	SFR	0.142	1	112.52
196-290-240-000	SFR	0.140	1	112.52
196-290-250-000	SFR	0.143	1	112.52
196-290-260-000	SFR	0.143	1	112.52
196-290-290-000	SFR	0.175	1	112.52
196-290-300-000	SFR	0.142	1	112.52
196-290-310-000	SFR	0.139	1	112.52
196-290-320-000	SFR	0.139	1	112.52
196-290-330-000	SFR	0.139	1	112.52
196-290-340-000	SFR	0.142	1	112.52
196-290-350-000	SFR	0.139	1	112.52
196-290-360-000	SFR	0.139	1	112.52
196-290-370-000	SFR	0.139	1	112.52
196-290-380-000	SFR	0.139	1	112.52
196-290-390-000	SFR	0.139	1	112.52
196-290-400-000	SFR	0.139	1	112.52
196-290-410-000	SFR	0.142	1	112.52
196-290-420-000	SFR	0.139	1	112.52
196-290-430-000	SFR	0.147	1	112.52
196-290-440-000	SFR	0.139	1	112.52
196-290-450-000	SFR	0.139	1	112.52
196-290-460-000	SFR	0.139	1	112.52
196-290-470-000	SFR	0.148	1	112.52
196-290-480-000	SFR	0.148	1	112.52
196-290-490-000	SFR	0.147	1	112.52
196-290-500-000	SFR	0.142	1	112.52
196-290-510-000	SFR	0.148	1	112.52
196-290-520-000	SFR	0.137	1	112.52
196-290-530-000	SFR	0.142	1	112.52
196-290-540-000	SFR	0.148	1	112.52
196-290-550-000	SFR	0.137	1	112.52
196-290-560-000	SFR	0.147	1	112.52
196-290-570-000	SFR	0.147	1	112.52
196-290-580-000	SFR	0.147	1	112.52
196-290-590-000	SFR	0.242	1	112.52
196-290-600-000	SFR	0.172	1	112.52
196-300-010-000	SFR	0.148	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-300-020-000	SFR	0.148	1	112.52
196-300-030-000	SFR	0.148	1	112.52
196-300-040-000	SFR	0.148	1	112.52
196-300-050-000	SFR	0.148	1	112.52
196-300-060-000	SFR	0.148	1	112.52
196-300-070-000	SFR	0.139	1	112.52
196-300-080-000	SFR	0.139	1	112.52
196-300-090-000	SFR	0.139	1	112.52
196-300-100-000	SFR	0.139	1	112.52
196-300-110-000	SFR	0.139	1	112.52
196-300-120-000	SFR	0.139	1	112.52
196-300-130-000	SFR	0.139	1	112.52
196-300-140-000	SFR	0.139	1	112.52
196-300-150-000	SFR	0.139	1	112.52
196-300-160-000	SFR	0.139	1	112.52
196-300-170-000	SFR	0.139	1	112.52
196-300-180-000	SFR	0.139	1	112.52
196-300-190-000	SFR	0.139	1	112.52
196-300-200-000	SFR	0.139	1	112.52
196-300-210-000	SFR	0.139	1	112.52
196-300-220-000	SFR	0.139	1	112.52
196-300-230-000	SFR	0.173	1	112.52
196-300-240-000	SFR	0.173	1	112.52
196-300-250-000	SFR	0.138	1	112.52
196-300-260-000	SFR	0.136	1	112.52
196-300-270-000	SFR	0.137	1	112.52
196-300-280-000	SFR	0.146	1	112.52
196-300-290-000	SFR	0.790	1	112.52
196-300-300-000	SFR	0.514	1	112.52
196-300-310-000	SFR	1.210	1.21	136.14
196-300-320-000	SFR	0.340	1	112.52
196-300-330-000	SFR	0.137	1	112.52
196-300-340-000	SFR	0.201	1	112.52
196-300-350-000	SFR	0.187	1	112.52
196-300-360-000	SFR	0.176	1	112.52
196-300-370-000	SFR	0.160	1	112.52
196-300-380-000	SFR	0.136	1	112.52
196-300-390-000	SFR	0.138	1	112.52
196-300-400-000	SFR	0.138	1	112.52
196-300-410-000	SFR	0.154	1	112.52
196-300-420-000	SFR	0.136	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-300-430-000	SFR	0.136	1	112.52
196-300-440-000	SFR	0.136	1	112.52
196-300-450-000	SFR	0.137	1	112.52
196-300-460-000	SFR	0.136	1	112.52
196-300-470-000	SFR	0.137	1	112.52
196-310-010-000	SFR	0.241	1	112.52
196-310-020-000	SFR	0.229	1	112.52
196-310-030-000	SFR	0.238	1	112.52
196-310-040-000	SFR	0.240	1	112.52
196-310-050-000	SFR	0.229	1	112.52
196-310-060-000	SFR	0.229	1	112.52
196-310-070-000	SFR	0.229	1	112.52
196-310-080-000	SFR	0.229	1	112.52
196-310-090-000	SFR	0.229	1	112.52
196-310-100-000	SFR	0.229	1	112.52
196-310-110-000	SFR	0.241	1	112.52
196-310-120-000	SFR	0.229	1	112.52
196-310-130-000	SFR	0.229	1	112.52
196-310-140-000	SFR	0.231	1	112.52
196-310-150-000	SFR	0.241	1	112.52
196-310-160-000	SFR	0.229	1	112.52
196-310-170-000	SFR	0.247	1	112.52
196-310-180-000	SFR	0.215	1	112.52
196-310-190-000	SFR	0.229	1	112.52
196-310-200-000	SFR	0.229	1	112.52
196-310-210-000	SFR	0.229	1	112.52
196-310-220-000	SFR	0.206	1	112.52
196-310-230-000	SFR	0.229	1	112.52
196-310-240-000	SFR	0.229	1	112.52
196-310-250-000	SFR	0.238	1	112.52
196-310-260-000	SFR	0.238	1	112.52
196-310-270-000	SFR	0.229	1	112.52
196-310-280-000	SFR	0.234	1	112.52
196-310-310-000	SFR	0.229	1	112.52
196-310-320-000	SFR	0.228	1	112.52
196-310-330-000	SFR	0.228	1	112.52
196-310-340-000	SFR	0.228	1	112.52
196-310-350-000	SFR	0.219	1	112.52
196-310-360-000	SFR	0.235	1	112.52
196-310-370-000	SFR	0.228	1	112.52
196-310-380-000	SFR	0.228	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-310-390-000	SFR	0.228	1	112.52
196-310-400-000	SFR	0.236	1	112.52
196-310-410-000	SFR	0.236	1	112.52
196-310-420-000	SFR	0.240	1	112.52
196-310-430-000	SFR	0.230	1	112.52
196-320-010-000	SFR	0.229	1	112.52
196-320-020-000	SFR	0.300	1	112.52
196-320-030-000	SFR	0.229	1	112.52
196-320-040-000	SFR	0.229	1	112.52
196-320-050-000	SFR	0.228	1	112.52
196-320-060-000	SFR	0.228	1	112.52
196-320-070-000	SFR	0.228	1	112.52
196-320-080-000	SFR	0.244	1	112.52
196-320-090-000	SFR	0.228	1	112.52
196-320-100-000	SFR	0.228	1	112.52
196-320-110-000	SFR	0.228	1	112.52
196-320-120-000	SFR	0.228	1	112.52
196-320-130-000	SFR	0.236	1	112.52
196-320-140-000	SFR	0.236	1	112.52
196-320-150-000	SFR	0.228	1	112.52
196-320-160-000	SFR	0.238	1	112.52
196-320-170-000	SFR	0.218	1	112.52
196-320-180-000	SFR	0.224	1	112.52
196-320-190-000	SFR	0.227	1	112.52
196-320-200-000	SFR	0.229	1	112.52
196-320-210-000	SFR	0.217	1	112.52
196-320-220-000	SFR	0.229	1	112.52
196-330-010-000	SFR	0.229	1	112.52
196-330-020-000	SFR	0.229	1	112.52
196-330-030-000	SFR	0.229	1	112.52
196-330-040-000	SFR	0.229	1	112.52
196-330-050-000	SFR	0.231	1	112.52
196-330-060-000	SFR	0.231	1	112.52
196-330-070-000	SFR	0.231	1	112.52
196-330-080-000	SFR	0.229	1	112.52
196-330-090-000	SFR	0.229	1	112.52
196-330-100-000	SFR	0.229	1	112.52
196-330-110-000	SFR	0.282	1	112.52
196-330-120-000	SFR	0.229	1	112.52
196-330-130-000	SFR	0.229	1	112.52
196-330-140-000	SFR	0.229	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-330-150-000	SFR	0.282	1	112.52
196-330-160-000	SFR	0.244	1	112.52
196-330-170-000	SFR	0.254	1	112.52
196-330-180-000	SFR	0.229	1	112.52
196-330-190-000	SFR	0.229	1	112.52
196-340-020-000	SFR	0.251	1	112.52
196-340-030-000	SFR	0.206	1	112.52
196-340-040-000	SFR	0.266	1	112.52
196-340-050-000	SFR	0.229	1	112.52
196-340-060-000	SFR	0.229	1	112.52
196-340-070-000	SFR	0.229	1	112.52
196-340-080-000	SFR	0.241	1	112.52
196-340-090-000	SFR	0.229	1	112.52
196-340-100-000	SFR	0.229	1	112.52
196-340-110-000	SFR	0.229	1	112.52
196-340-120-000	SFR	0.229	1	112.52
196-340-130-000	SFR	0.190	1	112.52
196-340-140-000	SFR	0.236	1	112.52
196-340-150-000	SFR	0.263	1	112.52
196-340-160-000	SFR	0.229	1	112.52
196-340-170-000	SFR	0.229	1	112.52
196-340-180-000	SFR	0.238	1	112.52
196-340-190-000	SFR	0.644	1	112.52
196-370-010-000	SFR	0.126	1	112.52
196-370-020-000	SFR	0.123	1	112.52
196-370-030-000	SFR	0.123	1	112.52
196-370-040-000	SFR	0.123	1	112.52
196-370-050-000	SFR	0.123	1	112.52
196-370-060-000	SFR	0.123	1	112.52
196-370-070-000	SFR	0.123	1	112.52
196-370-080-000	SFR	0.123	1	112.52
196-370-090-000	SFR	0.123	1	112.52
196-370-100-000	SFR	0.123	1	112.52
196-370-110-000	SFR	0.123	1	112.52
196-370-120-000	SFR	0.123	1	112.52
196-370-130-000	SFR	0.123	1	112.52
196-370-140-000	SFR	0.132	1	112.52
196-370-150-000	SFR	0.124	1	112.52
196-370-160-000	SFR	0.124	1	112.52
196-370-170-000	SFR	0.124	1	112.52
196-370-180-000	SFR	0.138	1	112.52

Slight variances may occur due to rounding

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-370-190-000	SFR	0.124	1	112.52
196-370-200-000	SFR	0.115	1	112.52
196-370-210-000	SFR	0.117	1	112.52
196-370-220-000	SFR	0.119	1	112.52
196-370-230-000	SFR	0.120	1	112.52
196-370-240-000	SFR	0.129	1	112.52
196-370-250-000	SFR	0.208	1	112.52
196-370-260-000	SFR	0.206	1	112.52
196-370-270-000	SFR	0.125	1	112.52
196-370-280-000	SFR	0.173	1	112.52
196-370-290-000	SFR	0.172	1	112.52
196-370-300-000	SFR	0.173	1	112.52
196-370-310-000	SFR	0.177	1	112.52
196-370-320-000	SFR	0.172	1	112.52
196-370-330-000	SFR	0.173	1	112.52
196-370-340-000	SFR	0.119	1	112.52
196-370-350-000	SFR	0.120	1	112.52
196-370-360-000	SFR	0.120	1	112.52
196-370-370-000	SFR	0.119	1	112.52
196-370-380-000	SFR	0.123	1	112.52
196-370-390-000	SFR	0.114	1	112.52
196-370-400-000	SFR	0.114	1	112.52
196-370-410-000	SFR	0.114	1	112.52
196-370-420-000	SFR	0.114	1	112.52
196-370-430-000	SFR	0.114	1	112.52
196-370-440-000	SFR	0.114	1	112.52
196-370-450-000	SFR	0.114	1	112.52
196-370-460-000	SFR	0.114	1	112.52
196-370-470-000	SFR	0.120	1	112.52
196-370-480-000	SFR	0.125	1	112.52
196-370-490-000	SFR	0.116	1	112.52
196-370-500-000	SFR	0.116	1	112.52
196-370-510-000	SFR	0.116	1	112.52
196-370-520-000	SFR	0.116	1	112.52
196-370-530-000	SFR	0.116	1	112.52
196-370-540-000	SFR	0.116	1	112.52
196-370-550-000	SFR	0.116	1	112.52
196-370-560-000	SFR	0.116	1	112.52
196-370-570-000	SFR	0.126	1	112.52
196-370-580-000	SFR	0.129	1	112.52
196-370-590-000	SFR	0.116	1	112.52

Slight variances may occur due to rounding

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-370-600-000	SFR	0.116	1	112.52
196-370-610-000	SFR	0.116	1	112.52
196-370-620-000	SFR	0.116	1	112.52
196-370-630-000	SFR	0.116	1	112.52
196-370-640-000	SFR	0.116	1	112.52
196-370-650-000	SFR	0.116	1	112.52
196-370-660-000	SFR	0.116	1	112.52
196-370-670-000	SFR	0.126	1	112.52
196-370-680-000	SFR	0.123	1	112.52
196-370-690-000	SFR	0.117	1	112.52
196-370-700-000	SFR	0.117	1	112.52
196-370-710-000	SFR	0.117	1	112.52
196-370-720-000	SFR	0.117	1	112.52
196-370-730-000	SFR	0.117	1	112.52
196-370-740-000	SFR	0.117	1	112.52
196-370-750-000	SFR	0.117	1	112.52
196-370-760-000	SFR	0.119	1	112.52
196-370-770-000	SFR	0.117	1	112.52
196-370-780-000	SFR	0.135	1	112.52
196-370-790-000	SFR	0.251	1	112.52
196-370-800-000	SFR	0.139	1	112.52
196-370-810-000	SFR	0.116	1	112.52
196-370-820-000	SFR	0.117	1	112.52
196-370-830-000	SFR	0.117	1	112.52
196-370-840-000	SFR	0.117	1	112.52
196-370-850-000	SFR	0.117	1	112.52
196-370-860-000	SFR	0.117	1	112.52
196-370-870-000	SFR	0.117	1	112.52
196-370-880-000	SFR	0.144	1	112.52
196-370-890-000	SFR	0.172	1	112.52
196-370-900-000	SFR	0.172	1	112.52
196-370-910-000	SFR	0.172	1	112.52
196-370-920-000	SFR	0.172	1	112.52
196-380-010-000	SFR	0.137	1	112.52
196-380-020-000	SFR	0.137	1	112.52
196-380-030-000	SFR	0.137	1	112.52
196-380-040-000	SFR	0.137	1	112.52
196-380-050-000	SFR	0.151	1	112.52
196-380-060-000	SFR	0.197	1	112.52
196-380-070-000	SFR	0.169	1	112.52
196-380-080-000	SFR	0.137	1	112.52

Slight variances may occur due to rounding

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-380-090-000	SFR	0.144	1	112.52
196-380-100-000	SFR	0.144	1	112.52
196-380-110-000	SFR	0.144	1	112.52
196-380-120-000	SFR	0.140	1	112.52
196-380-130-000	SFR	0.144	1	112.52
196-380-140-000	SFR	0.144	1	112.52
196-380-150-000	SFR	0.143	1	112.52
196-380-160-000	SFR	0.143	1	112.52
196-380-170-000	SFR	0.143	1	112.52
196-380-180-000	SFR	0.145	1	112.52
196-380-190-000	SFR	0.161	1	112.52
196-380-200-000	SFR	0.143	1	112.52
196-380-210-000	SFR	0.148	1	112.52
196-380-220-000	SFR	0.160	1	112.52
196-380-230-000	SFR	0.170	1	112.52
196-380-240-000	SFR	0.180	1	112.52
196-380-250-000	SFR	0.165	1	112.52
196-380-260-000	SFR	0.158	1	112.52
196-380-270-000	SFR	0.138	1	112.52
196-380-280-000	SFR	0.182	1	112.52
196-380-290-000	SFR	0.146	1	112.52
196-380-300-000	SFR	0.153	1	112.52
196-380-310-000	SFR	0.151	1	112.52
196-380-320-000	SFR	0.161	1	112.52
196-380-330-000	SFR	0.161	1	112.52
196-380-340-000	SFR	0.166	1	112.52
196-380-350-000	SFR	0.138	1	112.52
196-380-360-000	SFR	0.137	1	112.52
196-380-370-000	SFR	0.137	1	112.52
196-380-380-000	SFR	0.137	1	112.52
196-380-390-000	SFR	0.137	1	112.52
196-380-400-000	SFR	0.137	1	112.52
196-380-410-000	SFR	0.137	1	112.52
196-380-420-000	SFR	0.137	1	112.52
196-380-430-000	SFR	0.137	1	112.52
196-380-440-000	SFR	0.138	1	112.52
196-380-450-000	SFR	0.138	1	112.52
196-380-460-000	SFR	0.137	1	112.52
196-380-470-000	SFR	0.137	1	112.52
196-380-480-000	SFR	0.137	1	112.52
196-380-490-000	SFR	0.137	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-390-010-000	SFR	0.255	1	112.52
196-390-020-000	SFR	0.225	1	112.52
196-390-030-000	SFR	0.213	1	112.52
196-390-040-000	SFR	0.196	1	112.52
196-390-050-000	SFR	0.183	1	112.52
196-390-060-000	SFR	0.176	1	112.52
196-390-070-000	SFR	0.172	1	112.52
196-390-080-000	SFR	0.176	1	112.52
196-390-090-000	SFR	0.252	1	112.52
196-390-100-000	SFR	0.296	1	112.52
196-390-110-000	SFR	0.149	1	112.52
196-390-120-000	SFR	0.153	1	112.52
196-390-130-000	SFR	0.151	1	112.52
196-390-140-000	SFR	0.153	1	112.52
196-390-150-000	SFR	0.150	1	112.52
196-390-160-000	SFR	0.145	1	112.52
196-390-170-000	SFR	0.138	1	112.52
196-390-180-000	SFR	0.137	1	112.52
196-390-190-000	SFR	0.137	1	112.52
196-390-200-000	SFR	0.137	1	112.52
196-390-210-000	SFR	0.137	1	112.52
196-390-220-000	SFR	0.138	1	112.52
196-390-230-000	SFR	0.138	1	112.52
196-390-240-000	SFR	0.137	1	112.52
196-390-250-000	SFR	0.137	1	112.52
196-390-260-000	SFR	0.137	1	112.52
196-390-270-000	SFR	0.137	1	112.52
196-390-280-000	SFR	0.138	1	112.52
196-390-290-000	SFR	0.149	1	112.52
196-390-300-000	SFR	0.166	1	112.52
196-390-310-000	SFR	0.144	1	112.52
196-390-320-000	SFR	0.144	1	112.52
196-390-330-000	SFR	0.144	1	112.52
196-390-340-000	SFR	0.137	1	112.52
196-390-350-000	SFR	0.137	1	112.52
196-390-360-000	SFR	0.138	1	112.52
196-390-370-000	SFR	0.138	1	112.52
196-390-380-000	SFR	0.138	1	112.52
196-390-390-000	SFR	0.138	1	112.52
196-390-400-000	SFR	0.138	1	112.52
196-390-410-000	SFR	0.149	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-390-420-000	SFR	0.149	1	112.52
196-390-430-000	SFR	0.149	1	112.52
196-390-440-000	SFR	0.137	1	112.52
196-390-450-000	SFR	0.137	1	112.52
196-390-460-000	SFR	0.137	1	112.52
196-390-470-000	SFR	0.137	1	112.52
196-390-480-000	SFR	0.137	1	112.52
196-390-490-000	SFR	0.137	1	112.52
196-390-500-000	SFR	0.137	1	112.52
196-390-510-000	SFR	0.137	1	112.52
196-390-520-000	SFR	0.137	1	112.52
196-390-530-000	SFR	0.137	1	112.52
196-390-540-000	SFR	0.137	1	112.52
196-390-550-000	SFR	0.137	1	112.52
196-390-560-000	SFR	0.137	1	112.52
196-390-570-000	SFR	0.137	1	112.52
196-390-580-000	SFR	0.137	1	112.52
196-390-590-000	SFR	0.137	1	112.52
196-390-600-000	SFR	0.137	1	112.52
196-390-610-000	SFR	0.137	1	112.52
196-390-620-000	SFR	0.137	1	112.52
196-390-630-000	SFR	0.140	1	112.52
196-400-010-000	SFR	0.144	1	112.52
196-400-020-000	SFR	0.172	1	112.52
196-400-030-000	SFR	0.159	1	112.52
196-400-040-000	SFR	0.134	1	112.52
196-400-050-000	SFR	0.142	1	112.52
196-400-060-000	SFR	0.137	1	112.52
196-400-070-000	SFR	0.137	1	112.52
196-400-080-000	SFR	0.137	1	112.52
196-400-090-000	SFR	0.137	1	112.52
196-400-100-000	SFR	0.137	1	112.52
196-400-110-000	SFR	0.137	1	112.52
196-400-120-000	SFR	0.149	1	112.52
196-400-130-000	SFR	0.149	1	112.52
196-400-140-000	SFR	0.151	1	112.52
196-400-150-000	SFR	0.183	1	112.52
196-400-160-000	SFR	0.182	1	112.52
196-400-170-000	SFR	0.151	1	112.52
196-400-180-000	SFR	0.149	1	112.52
196-400-190-000	SFR	0.149	1	112.52

Slight variances may occur due to rounding

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-400-200-000	SFR	0.137	1	112.52
196-400-210-000	SFR	0.137	1	112.52
196-400-220-000	SFR	0.137	1	112.52
196-400-230-000	SFR	0.137	1	112.52
196-400-240-000	SFR	0.137	1	112.52
196-400-250-000	SFR	0.137	1	112.52
196-400-260-000	SFR	0.137	1	112.52
196-400-270-000	SFR	0.124	1	112.52
196-400-280-000	SFR	0.105	1	112.52
196-400-290-000	SFR	0.193	1	112.52
196-400-300-000	SFR	0.144	1	112.52
196-400-310-000	SFR	0.130	1	112.52
196-400-320-000	SFR	0.137	1	112.52
196-400-330-000	SFR	0.140	1	112.52
196-410-010-000	SFR	0.144	1	112.52
196-410-020-000	SFR	0.137	1	112.52
196-410-030-000	SFR	0.137	1	112.52
196-410-040-000	SFR	0.137	1	112.52
196-410-050-000	SFR	0.137	1	112.52
196-410-060-000	SFR	0.137	1	112.52
196-410-070-000	SFR	0.137	1	112.52
196-410-080-000	SFR	0.137	1	112.52
196-410-090-000	SFR	0.149	1	112.52
196-410-100-000	SFR	0.151	1	112.52
196-410-110-000	SFR	0.149	1	112.52
196-410-120-000	SFR	0.149	1	112.52
196-410-130-000	SFR	0.149	1	112.52
196-410-140-000	SFR	0.149	1	112.52
196-410-150-000	SFR	0.151	1	112.52
196-410-160-000	SFR	0.149	1	112.52
196-410-170-000	SFR	0.149	1	112.52
196-410-180-000	SFR	0.137	1	112.52
196-410-190-000	SFR	0.137	1	112.52
196-410-200-000	SFR	0.137	1	112.52
196-410-210-000	SFR	0.137	1	112.52
196-410-220-000	SFR	0.137	1	112.52
196-410-230-000	SFR	0.137	1	112.52
196-410-240-000	SFR	0.144	1	112.52
196-420-010-000	SFR	0.140	1	112.52
196-420-020-000	SFR	0.140	1	112.52
196-420-030-000	SFR	0.140	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-420-040-000	SFR	0.139	1	112.52
196-420-050-000	SFR	0.139	1	112.52
196-420-060-000	SFR	0.139	1	112.52
196-420-070-000	SFR	0.139	1	112.52
196-420-080-000	SFR	0.165	1	112.52
196-420-090-000	SFR	0.160	1	112.52
196-420-100-000	SFR	0.151	1	112.52
196-420-110-000	SFR	0.151	1	112.52
196-420-120-000	SFR	0.142	1	112.52
196-420-130-000	SFR	0.137	1	112.52
196-420-140-000	SFR	0.137	1	112.52
196-420-150-000	SFR	0.137	1	112.52
196-420-160-000	SFR	0.137	1	112.52
196-420-170-000	SFR	0.137	1	112.52
196-420-180-000	SFR	0.137	1	112.52
196-420-190-000	SFR	0.149	1	112.52
196-420-200-000	SFR	0.149	1	112.52
196-420-210-000	SFR	0.151	1	112.52
196-420-220-000	SFR	0.151	1	112.52
196-420-230-000	SFR	0.149	1	112.52
196-420-240-000	SFR	0.137	1	112.52
196-420-250-000	SFR	0.149	1	112.52
196-420-260-000	SFR	0.137	1	112.52
196-420-270-000	SFR	0.137	1	112.52
196-420-280-000	SFR	0.130	1	112.52
196-420-290-000	SFR	0.137	1	112.52
196-420-300-000	SFR	0.137	1	112.52
196-420-310-000	SFR	0.144	1	112.52
196-420-320-000	SFR	0.153	1	112.52
196-430-010-000	SFR	0.149	1	112.52
196-430-020-000	SFR	0.149	1	112.52
196-430-030-000	SFR	0.149	1	112.52
196-430-040-000	SFR	0.149	1	112.52
196-430-070-000	SFR	0.149	1	112.52
196-430-080-000	SFR	0.149	1	112.52
196-430-090-000	SFR	0.149	1	112.52
196-430-100-000	SFR	0.160	1	112.52
196-430-110-000	SFR	0.173	1	112.52
196-430-120-000	SFR	0.168	1	112.52
196-430-130-000	SFR	0.181	1	112.52
196-430-140-000	SFR	0.200	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-430-170-000	SFR	0.127	1	112.52
196-430-180-000	SFR	0.204	1	112.52
196-430-190-000	SFR	0.203	1	112.52
196-430-200-000	SFR	0.203	1	112.52
196-430-210-000	SFR	0.203	1	112.52
196-430-220-000	SFR	0.202	1	112.52
196-430-230-000	SFR	0.202	1	112.52
196-430-240-000	SFR	0.202	1	112.52
196-430-250-000	SFR	0.201	1	112.52
196-430-260-000	SFR	0.201	1	112.52
196-430-270-000	SFR	0.200	1	112.52
196-430-280-000	SFR	0.200	1	112.52
196-430-290-000	SFR	0.200	1	112.52
196-430-300-000	SFR	0.199	1	112.52
196-430-310-000	SFR	0.185	1	112.52
196-430-340-000	COM	0.729	1	112.52
196-430-350-000	COM	0.411	1	112.52
196-440-010-000	SFR	0.140	1	112.52
196-440-020-000	SFR	0.137	1	112.52
196-440-030-000	SFR	0.137	1	112.52
196-440-040-000	SFR	0.137	1	112.52
196-440-050-000	SFR	0.137	1	112.52
196-440-060-000	SFR	0.137	1	112.52
196-440-070-000	SFR	0.137	1	112.52
196-440-080-000	SFR	0.149	1	112.52
196-440-090-000	SFR	0.149	1	112.52
196-440-100-000	SFR	0.151	1	112.52
196-440-110-000	SFR	0.149	1	112.52
196-440-120-000	SFR	0.149	1	112.52
196-440-130-000	SFR	0.149	1	112.52
196-440-140-000	SFR	0.160	1	112.52
196-440-150-000	SFR	0.151	1	112.52
196-440-160-000	SFR	0.149	1	112.52
196-440-170-000	SFR	0.149	1	112.52
196-440-180-000	SFR	0.137	1	112.52
196-440-190-000	SFR	0.137	1	112.52
196-440-200-000	SFR	0.137	1	112.52
196-440-210-000	SFR	0.137	1	112.52
196-440-220-000	SFR	0.130	1	112.52
196-440-230-000	SFR	0.137	1	112.52
196-440-240-000	SFR	0.142	1	112.52

Slight variances may occur due to rounding

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-440-250-000	SFR	0.162	1	112.52
196-440-260-000	SFR	0.134	1	112.52
196-440-270-000	SFR	0.136	1	112.52
196-440-280-000	SFR	0.137	1	112.52
196-440-290-000	SFR	0.137	1	112.52
196-440-300-000	SFR	0.137	1	112.52
196-440-310-000	SFR	0.137	1	112.52
196-440-320-000	SFR	0.149	1	112.52
196-440-330-000	SFR	0.151	1	112.52
196-440-340-000	SFR	0.181	1	112.52
196-440-350-000	SFR	0.199	1	112.52
196-450-010-000	SFR	0.149	1	112.52
196-450-020-000	SFR	0.138	1	112.52
196-450-030-000	SFR	0.137	1	112.52
196-450-040-000	SFR	0.137	1	112.52
196-450-050-000	SFR	0.137	1	112.52
196-450-060-000	SFR	0.137	1	112.52
196-450-070-000	SFR	0.137	1	112.52
196-450-080-000	SFR	0.137	1	112.52
196-450-090-000	SFR	0.137	1	112.52
196-450-100-000	SFR	0.238	1	112.52
196-450-110-000	SFR	0.344	1	112.52
196-450-120-000	SFR	0.149	1	112.52
196-450-130-000	SFR	0.148	1	112.52
196-450-140-000	SFR	0.141	1	112.52
196-450-150-000	SFR	0.137	1	112.52
196-450-160-000	SFR	0.137	1	112.52
196-450-170-000	SFR	0.137	1	112.52
196-450-180-000	SFR	0.137	1	112.52
196-450-190-000	SFR	0.146	1	112.52
196-450-200-000	SFR	0.137	1	112.52
196-450-210-000	SFR	0.137	1	112.52
196-450-220-000	SFR	0.137	1	112.52
196-450-230-000	SFR	0.137	1	112.52
196-450-240-000	SFR	0.137	1	112.52
196-450-250-000	SFR	0.137	1	112.52
196-450-260-000	SFR	0.137	1	112.52
196-450-270-000	SFR	0.137	1	112.52
196-450-280-000	SFR	0.156	1	112.52
196-450-290-000	SFR	0.137	1	112.52
196-450-300-000	SFR	0.159	1	112.52

Slight variances may occur due to rounding

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-460-010-000	SFR	0.144	1	112.52
196-460-020-000	SFR	0.137	1	112.52
196-460-030-000	SFR	0.137	1	112.52
196-460-040-000	SFR	0.137	1	112.52
196-460-050-000	SFR	0.137	1	112.52
196-460-060-000	SFR	0.137	1	112.52
196-460-070-000	SFR	0.137	1	112.52
196-460-080-000	SFR	0.137	1	112.52
196-460-090-000	SFR	0.145	1	112.52
196-460-100-000	SFR	0.177	1	112.52
196-460-110-000	SFR	0.151	1	112.52
196-460-120-000	SFR	0.137	1	112.52
196-460-130-000	SFR	0.137	1	112.52
196-460-140-000	SFR	0.144	1	112.52
196-460-150-000	SFR	0.165	1	112.52
196-460-160-000	SFR	0.158	1	112.52
196-460-170-000	SFR	0.158	1	112.52
196-460-180-000	SFR	0.158	1	112.52
196-460-190-000	SFR	0.158	1	112.52
196-460-200-000	SFR	0.158	1	112.52
196-460-210-000	SFR	0.158	1	112.52
196-460-220-000	SFR	0.184	1	112.52
196-460-230-000	SFR	0.193	1	112.52
196-460-240-000	SFR	0.308	1	112.52
196-460-250-000	SFR	0.178	1	112.52
196-460-260-000	SFR	0.137	1	112.52
196-460-270-000	SFR	0.137	1	112.52
196-460-280-000	SFR	0.161	1	112.52
196-460-290-000	SFR	0.158	1	112.52
196-460-300-000	SFR	0.161	1	112.52
196-460-310-000	SFR	0.161	1	112.52
196-460-320-000	SFR	0.161	1	112.52
196-460-330-000	SFR	0.161	1	112.52
196-460-340-000	SFR	0.139	1	112.52
196-460-350-000	SFR	0.159	1	112.52
196-460-360-000	SFR	0.161	1	112.52
196-460-370-000	SFR	0.161	1	112.52
196-460-380-000	SFR	0.161	1	112.52
196-460-390-000	SFR	0.161	1	112.52
196-460-400-000	SFR	0.156	1	112.52
196-470-010-000	MFR	0.256	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-470-050-000	SFR	0.186	1	112.52
196-470-060-000	SFR	0.145	1	112.52
196-470-070-000	SFR	0.141	1	112.52
196-470-080-000	SFR	0.138	1	112.52
196-470-090-000	SFR	0.162	1	112.52
196-470-100-000	SFR	0.175	1	112.52
196-470-110-000	SFR	0.172	1	112.52
196-470-120-000	SFR	0.148	1	112.52
196-470-130-000	SFR	0.191	1	112.52
196-470-140-000	SFR	0.227	1	112.52
196-470-150-000	SFR	0.230	1	112.52
196-470-160-000	SFR	0.177	1	112.52
196-470-170-000	SFR	0.144	1	112.52
196-470-180-000	SFR	0.148	1	112.52
196-470-190-000	SFR	0.161	1	112.52
196-470-210-000	COM	5.740	5.74	645.86
196-470-220-000	COM	0.055	1	112.52
196-470-230-000	SFR	0.199	1	112.52
196-470-240-000	SFR	0.315	1	112.52
196-470-250-000	MFR	0.283	1	112.52
196-470-260-000	MFR	0.308	1	112.52
196-470-270-000	MFR	0.323	1	112.52
196-470-280-000	MFR	0.327	1	112.52
196-470-290-000	MFR	0.327	1	112.52
196-470-300-000	MFR	0.326	1	112.52
196-480-010-000	SFR	0.144	1	112.52
196-480-020-000	SFR	0.140	1	112.52
196-480-030-000	SFR	0.140	1	112.52
196-480-040-000	SFR	0.144	1	112.52
196-480-050-000	SFR	0.137	1	112.52
196-480-060-000	SFR	0.137	1	112.52
196-480-070-000	SFR	0.137	1	112.52
196-480-080-000	SFR	0.156	1	112.52
196-480-090-000	SFR	0.142	1	112.52
196-480-100-000	SFR	0.156	1	112.52
196-480-110-000	SFR	0.137	1	112.52
196-480-120-000	SFR	0.137	1	112.52
196-480-130-000	SFR	0.137	1	112.52
196-480-140-000	SFR	0.143	1	112.52
196-480-150-000	SFR	0.138	1	112.52
196-480-160-000	SFR	0.186	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-480-170-000	SFR	0.198	1	112.52
196-480-180-000	SFR	0.236	1	112.52
196-480-190-000	SFR	0.164	1	112.52
196-480-200-000	SFR	0.138	1	112.52
196-480-210-000	SFR	0.142	1	112.52
196-480-220-000	SFR	0.142	1	112.52
196-480-230-000	SFR	0.142	1	112.52
196-480-240-000	SFR	0.142	1	112.52
196-480-250-000	SFR	0.160	1	112.52
196-480-260-000	SFR	0.158	1	112.52
196-480-270-000	SFR	0.153	1	112.52
196-480-280-000	SFR	0.142	1	112.52
196-480-290-000	SFR	0.146	1	112.52
196-480-300-000	SFR	0.151	1	112.52
196-480-310-000	SFR	0.138	1	112.52
196-480-320-000	SFR	0.169	1	112.52
196-480-330-000	SFR	0.193	1	112.52
196-480-340-000	SFR	0.232	1	112.52
196-480-350-000	SFR	0.174	1	112.52
196-480-360-000	SFR	0.149	1	112.52
196-480-370-000	SFR	0.143	1	112.52
196-480-380-000	SFR	0.174	1	112.52
196-480-390-000	SFR	0.196	1	112.52
196-480-400-000	SFR	0.140	1	112.52
196-480-410-000	SFR	0.153	1	112.52
196-480-420-000	SFR	0.148	1	112.52
196-480-430-000	SFR	0.148	1	112.52
196-480-440-000	SFR	0.147	1	112.52
196-480-450-000	SFR	0.149	1	112.52
196-480-460-000	SFR	0.151	1	112.52
196-480-470-000	SFR	0.139	1	112.52
196-480-480-000	SFR	0.139	1	112.52
196-480-490-000	SFR	0.152	1	112.52
196-480-500-000	SFR	0.178	1	112.52
196-480-510-000	SFR	0.188	1	112.52
196-480-520-000	SFR	0.207	1	112.52
196-480-530-000	SFR	0.311	1	112.52
196-480-540-000	SFR	0.177	1	112.52
196-480-550-000	SFR	0.154	1	112.52
196-480-560-000	SFR	0.190	1	112.52
196-480-570-000	SFR	0.158	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-480-580-000	SFR	0.147	1	112.52
196-480-590-000	SFR	0.144	1	112.52
196-480-600-000	SFR	0.146	1	112.52
196-480-610-000	SFR	0.141	1	112.52
196-480-620-000	SFR	0.196	1	112.52
196-480-630-000	SFR	0.214	1	112.52
196-480-640-000	SFR	0.137	1	112.52
196-480-650-000	SFR	0.142	1	112.52
196-480-660-000	SFR	0.138	1	112.52
196-480-670-000	SFR	0.158	1	112.52
196-480-680-000	SFR	0.137	1	112.52
196-480-690-000	SFR	0.159	1	112.52
196-480-700-000	SFR	0.138	1	112.52
196-480-710-000	SFR	0.137	1	112.52
196-480-720-000	SFR	0.137	1	112.52
196-480-730-000	SFR	0.138	1	112.52
196-480-740-000	SFR	0.138	1	112.52
196-480-750-000	SFR	0.138	1	112.52
196-480-760-000	SFR	0.150	1	112.52
196-480-770-000	SFR	0.137	1	112.52
196-480-780-000	SFR	0.139	1	112.52
196-480-790-000	SFR	0.150	1	112.52
196-480-800-000	SFR	0.160	1	112.52
196-480-810-000	SFR	0.138	1	112.52
196-480-820-000	SFR	0.173	1	112.52
196-480-830-000	SFR	0.157	1	112.52
196-480-840-000	SFR	0.137	1	112.52
196-490-010-000	SFR	0.158	1	112.52
196-490-020-000	SFR	0.168	1	112.52
196-490-030-000	SFR	0.151	1	112.52
196-490-040-000	SFR	0.151	1	112.52
196-490-050-000	SFR	0.150	1	112.52
196-490-060-000	SFR	0.142	1	112.52
196-490-070-000	SFR	0.159	1	112.52
196-490-080-000	SFR	0.140	1	112.52
196-490-090-000	SFR	0.156	1	112.52
196-490-100-000	SFR	0.172	1	112.52
196-490-110-000	SFR	0.165	1	112.52
196-490-120-000	SFR	0.178	1	112.52
196-490-130-000	SFR	0.193	1	112.52
196-490-140-000	SFR	0.253	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-490-150-000	SFR	0.305	1	112.52
196-490-160-000	SFR	0.132	1	112.52
196-490-170-000	SFR	0.145	1	112.52
196-490-180-000	SFR	0.148	1	112.52
196-490-190-000	SFR	0.168	1	112.52
196-490-200-000	SFR	0.137	1	112.52
196-490-210-000	SFR	0.164	1	112.52
196-490-220-000	SFR	0.140	1	112.52
196-490-230-000	SFR	0.137	1	112.52
196-490-240-000	SFR	0.137	1	112.52
196-490-250-000	SFR	0.137	1	112.52
196-490-260-000	SFR	0.137	1	112.52
196-490-270-000	SFR	0.137	1	112.52
196-490-280-000	SFR	0.138	1	112.52
196-490-290-000	SFR	0.151	1	112.52
196-490-320-000	SFR	0.150	1	112.52
196-490-330-000	SFR	0.149	1	112.52
196-490-340-000	SFR	0.149	1	112.52
196-490-350-000	SFR	0.139	1	112.52
196-490-360-000	SFR	0.154	1	112.52
196-490-370-000	SFR	0.214	1	112.52
196-490-380-000	SFR	0.164	1	112.52
196-490-390-000	SFR	0.233	1	112.52
196-490-400-000	SFR	0.209	1	112.52
196-490-410-000	SFR	0.211	1	112.52
196-490-420-000	SFR	0.150	1	112.52
196-490-430-000	SFR	0.150	1	112.52
196-490-440-000	SFR	0.151	1	112.52
196-490-450-000	SFR	0.202	1	112.52
196-490-460-000	SFR	0.151	1	112.52
196-490-470-000	SFR	0.151	1	112.52
196-490-480-000	SFR	0.151	1	112.52
196-490-490-000	SFR	0.151	1	112.52
196-490-500-000	SFR	0.151	1	112.52
196-490-510-000	SFR	0.151	1	112.52
196-490-520-000	SFR	0.151	1	112.52
196-490-530-000	SFR	0.151	1	112.52
196-490-540-000	SFR	0.152	1	112.52
196-490-550-000	SFR	0.160	1	112.52
196-490-560-000	SFR	0.151	1	112.52
196-490-570-000	SFR	0.153	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-500-090-000	SFR	0.598	1	112.52
196-510-080-000	COM	3.130	3.13	352.18
196-510-090-000	COM	4.570	4.57	514.20
196-510-100-000	COM	0.482	1	112.52
196-510-110-000	COM	1.353	1.353	152.22
196-520-010-000	SFR	0.140	1	112.52
196-520-020-000	SFR	0.145	1	112.52
196-520-030-000	SFR	0.152	1	112.52
196-520-040-000	SFR	0.152	1	112.52
196-520-050-000	SFR	0.152	1	112.52
196-520-060-000	SFR	0.160	1	112.52
196-520-070-000	SFR	0.138	1	112.52
196-520-080-000	SFR	0.137	1	112.52
196-520-090-000	SFR	0.137	1	112.52
196-520-100-000	SFR	0.137	1	112.52
196-520-110-000	SFR	0.137	1	112.52
196-520-120-000	SFR	0.137	1	112.52
196-520-130-000	SFR	0.137	1	112.52
196-520-140-000	SFR	0.137	1	112.52
196-520-150-000	SFR	0.165	1	112.52
196-520-160-000	SFR	0.160	1	112.52
196-520-170-000	SFR	0.138	1	112.52
196-520-180-000	SFR	0.138	1	112.52
196-520-190-000	SFR	0.138	1	112.52
196-520-200-000	SFR	0.138	1	112.52
196-520-210-000	SFR	0.138	1	112.52
196-520-220-000	SFR	0.138	1	112.52
196-520-230-000	SFR	0.236	1	112.52
196-520-240-000	SFR	0.186	1	112.52
196-520-250-000	SFR	0.141	1	112.52
196-520-260-000	SFR	0.137	1	112.52
196-520-270-000	SFR	0.137	1	112.52
196-520-280-000	SFR	0.137	1	112.52
196-520-290-000	SFR	0.137	1	112.52
196-520-300-000	SFR	0.137	1	112.52
196-520-310-000	SFR	0.137	1	112.52
196-520-320-000	SFR	0.137	1	112.52
196-520-330-000	SFR	0.144	1	112.52
196-520-340-000	SFR	0.137	1	112.52
196-520-350-000	SFR	0.137	1	112.52
196-520-360-000	SFR	0.137	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-520-370-000	SFR	0.137	1	112.52
196-520-380-000	SFR	0.142	1	112.52
196-520-390-000	SFR	0.148	1	112.52
196-520-400-000	SFR	0.137	1	112.52
196-520-410-000	SFR	0.137	1	112.52
196-520-420-000	SFR	0.137	1	112.52
196-520-430-000	SFR	0.137	1	112.52
196-520-440-000	SFR	0.141	1	112.52
196-520-450-000	SFR	0.160	1	112.52
196-520-460-000	SFR	0.147	1	112.52
196-520-470-000	SFR	0.147	1	112.52
196-520-480-000	SFR	0.147	1	112.52
196-520-490-000	SFR	0.140	1	112.52
196-520-510-000	SFR	0.182	1	112.52
196-520-520-000	SFR	0.247	1	112.52
196-520-530-000	SFR	0.140	1	112.52
196-520-540-000	SFR	0.143	1	112.52
196-520-550-000	SFR	0.146	1	112.52
196-520-560-000	SFR	0.154	1	112.52
196-520-570-000	SFR	0.218	1	112.52
196-530-010-000	SFR	0.137	1	112.52
196-530-020-000	SFR	0.137	1	112.52
196-530-030-000	SFR	0.137	1	112.52
196-530-040-000	SFR	0.137	1	112.52
196-530-050-000	SFR	0.137	1	112.52
196-530-060-000	SFR	0.137	1	112.52
196-530-070-000	SFR	0.169	1	112.52
196-530-080-000	SFR	0.144	1	112.52
196-530-090-000	SFR	0.137	1	112.52
196-530-100-000	SFR	0.139	1	112.52
196-530-110-000	SFR	0.138	1	112.52
196-530-120-000	SFR	0.223	1	112.52
196-530-130-000	SFR	0.180	1	112.52
196-530-140-000	SFR	0.220	1	112.52
196-530-150-000	SFR	0.138	1	112.52
196-530-160-000	SFR	0.139	1	112.52
196-530-170-000	SFR	0.137	1	112.52
196-530-180-000	SFR	0.144	1	112.52
196-530-190-000	SFR	0.137	1	112.52
196-530-200-000	SFR	0.138	1	112.52
196-530-210-000	SFR	0.138	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

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196-530-220-000	SFR	0.138	1	112.52
196-530-230-000	SFR	0.159	1	112.52
196-530-240-000	SFR	0.161	1	112.52
196-530-250-000	SFR	0.181	1	112.52
196-530-260-000	SFR	0.141	1	112.52
196-530-270-000	SFR	0.139	1	112.52
196-530-280-000	SFR	0.143	1	112.52
196-530-290-000	SFR	0.194	1	112.52
196-530-300-000	SFR	0.181	1	112.52
196-530-310-000	SFR	0.208	1	112.52
196-530-320-000	SFR	0.160	1	112.52
196-530-330-000	SFR	0.138	1	112.52
196-530-340-000	SFR	0.146	1	112.52
196-530-350-000	SFR	0.145	1	112.52
196-530-360-000	SFR	0.158	1	112.52
196-530-370-000	SFR	0.182	1	112.52
196-530-380-000	SFR	0.236	1	112.52
196-530-390-000	SFR	0.205	1	112.52
196-530-400-000	SFR	0.192	1	112.52
196-530-410-000	SFR	0.143	1	112.52
196-530-420-000	SFR	0.139	1	112.52
196-530-430-000	SFR	0.139	1	112.52
196-530-440-000	SFR	0.142	1	112.52
196-530-450-000	SFR	0.153	1	112.52
196-530-460-000	SFR	0.138	1	112.52
196-530-470-000	SFR	0.137	1	112.52
196-530-480-000	SFR	0.137	1	112.52
196-530-490-000	SFR	0.137	1	112.52
196-530-500-000	SFR	0.144	1	112.52
196-530-510-000	SFR	0.154	1	112.52
196-530-520-000	SFR	0.146	1	112.52
196-530-530-000	SFR	0.142	1	112.52
196-530-540-000	SFR	0.210	1	112.52
196-530-550-000	SFR	0.173	1	112.52
196-530-560-000	SFR	0.239	1	112.52
196-530-570-000	SFR	0.155	1	112.52
196-530-580-000	SFR	0.145	1	112.52
196-530-590-000	SFR	0.147	1	112.52
196-530-600-000	SFR	0.147	1	112.52
196-540-010-000	SFR	0.189	1	112.52
196-540-020-000	SFR	0.232	1	112.52

Slight variances may occur due to rounding

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-540-030-000	SFR	0.200	1	112.52
196-540-040-000	SFR	0.232	1	112.52
196-540-050-000	SFR	0.207	1	112.52
196-540-060-000	SFR	0.157	1	112.52
196-540-070-000	SFR	0.143	1	112.52
196-540-080-000	SFR	0.138	1	112.52
196-540-090-000	SFR	0.138	1	112.52
196-540-100-000	SFR	0.138	1	112.52
196-540-110-000	SFR	0.138	1	112.52
196-540-120-000	SFR	0.138	1	112.52
196-540-130-000	SFR	0.142	1	112.52
196-540-140-000	SFR	0.158	1	112.52
196-540-150-000	SFR	0.159	1	112.52
196-540-160-000	SFR	0.145	1	112.52
196-540-180-000	SFR	0.148	1	112.52
196-540-190-000	SFR	0.137	1	112.52
196-540-200-000	SFR	0.137	1	112.52
196-540-210-000	SFR	0.130	1	112.52
196-540-220-000	SFR	0.137	1	112.52
196-540-230-000	SFR	0.137	1	112.52
196-540-240-000	SFR	0.137	1	112.52
196-540-250-000	SFR	0.137	1	112.52
196-540-260-000	SFR	0.142	1	112.52
196-540-270-000	SFR	0.146	1	112.52
196-540-280-000	SFR	0.145	1	112.52
196-540-290-000	SFR	0.170	1	112.52
196-540-300-000	SFR	0.146	1	112.52
196-540-310-000	SFR	0.158	1	112.52
196-540-320-000	SFR	0.150	1	112.52
196-540-330-000	SFR	0.144	1	112.52
196-540-340-000	SFR	0.137	1	112.52
196-540-350-000	SFR	0.137	1	112.52
196-540-360-000	SFR	0.137	1	112.52
196-540-370-000	SFR	0.137	1	112.52
196-540-380-000	SFR	0.137	1	112.52
196-540-390-000	SFR	0.137	1	112.52
196-540-400-000	SFR	0.138	1	112.52
196-540-410-000	SFR	0.138	1	112.52
196-540-420-000	SFR	0.139	1	112.52
196-540-430-000	SFR	0.139	1	112.52
196-540-440-000	SFR	0.140	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-540-450-000	SFR	0.139	1	112.52
196-540-460-000	SFR	0.139	1	112.52
196-540-470-000	SFR	0.140	1	112.52
196-540-480-000	SFR	0.139	1	112.52
196-540-490-000	SFR	0.138	1	112.52
196-540-500-000	SFR	0.159	1	112.52
196-550-010-000	SFR	0.160	1	112.52
196-550-020-000	SFR	0.263	1	112.52
196-550-030-000	SFR	0.215	1	112.52
196-550-040-000	SFR	0.178	1	112.52
196-550-050-000	SFR	0.156	1	112.52
196-550-060-000	SFR	0.145	1	112.52
196-550-070-000	SFR	0.137	1	112.52
196-550-080-000	SFR	0.137	1	112.52
196-550-090-000	SFR	0.137	1	112.52
196-550-100-000	SFR	0.137	1	112.52
196-550-110-000	SFR	0.137	1	112.52
196-550-120-000	SFR	0.137	1	112.52
196-550-130-000	SFR	0.144	1	112.52
196-550-140-000	SFR	0.144	1	112.52
196-550-150-000	SFR	0.137	1	112.52
196-550-160-000	SFR	0.137	1	112.52
196-550-170-000	SFR	0.137	1	112.52
196-550-180-000	SFR	0.137	1	112.52
196-550-190-000	SFR	0.137	1	112.52
196-550-200-000	SFR	0.137	1	112.52
196-550-210-000	SFR	0.154	1	112.52
196-550-220-000	SFR	0.143	1	112.52
196-550-230-000	SFR	0.143	1	112.52
196-550-240-000	SFR	0.144	1	112.52
196-550-250-000	SFR	0.142	1	112.52
196-550-260-000	SFR	0.143	1	112.52
196-550-270-000	SFR	0.143	1	112.52
196-550-280-000	SFR	0.143	1	112.52
196-550-290-000	SFR	0.143	1	112.52
196-550-300-000	SFR	0.143	1	112.52
196-550-310-000	SFR	0.167	1	112.52
196-560-010-000	SFR	0.147	1	112.52
196-560-020-000	SFR	0.154	1	112.52
196-560-030-000	SFR	0.154	1	112.52
196-560-040-000	SFR	0.154	1	112.52

Slight variances may occur due to rounding

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-560-050-000	SFR	0.154	1	112.52
196-560-060-000	SFR	0.154	1	112.52
196-560-070-000	SFR	0.154	1	112.52
196-560-080-000	SFR	0.163	1	112.52
196-560-090-000	SFR	0.196	1	112.52
196-560-100-000	SFR	0.228	1	112.52
196-560-110-000	SFR	0.247	1	112.52
196-560-120-000	SFR	0.246	1	112.52
196-560-130-000	SFR	0.281	1	112.52
196-560-140-000	SFR	0.163	1	112.52
196-560-150-000	SFR	0.175	1	112.52
196-560-160-000	SFR	0.200	1	112.52
196-560-170-000	SFR	0.174	1	112.52
196-560-180-000	SFR	0.154	1	112.52
196-560-190-000	SFR	0.150	1	112.52
196-570-010-000	SFR	0.171	1	112.52
196-570-020-000	SFR	0.144	1	112.52
196-570-030-000	SFR	0.137	1	112.52
196-570-040-000	SFR	0.137	1	112.52
196-570-050-000	SFR	0.137	1	112.52
196-570-060-000	SFR	0.137	1	112.52
196-570-070-000	SFR	0.137	1	112.52
196-570-080-000	SFR	0.156	1	112.52
196-570-090-000	SFR	0.162	1	112.52
196-570-100-000	SFR	0.158	1	112.52
196-570-110-000	SFR	0.160	1	112.52
196-570-120-000	SFR	0.160	1	112.52
196-570-130-000	SFR	0.160	1	112.52
196-570-140-000	SFR	0.161	1	112.52
196-570-150-000	SFR	0.149	1	112.52
196-570-160-000	SFR	0.146	1	112.52
196-570-170-000	SFR	0.143	1	112.52
196-570-180-000	SFR	0.149	1	112.52
196-570-190-000	SFR	0.145	1	112.52
196-570-200-000	SFR	0.137	1	112.52
196-570-210-000	SFR	0.144	1	112.52
196-570-220-000	SFR	0.144	1	112.52
196-570-230-000	SFR	0.137	1	112.52
196-570-240-000	SFR	0.137	1	112.52
196-570-250-000	SFR	0.138	1	112.52
196-570-270-000	SFR	0.139	1	112.52

Slight variances may occur due to rounding

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-570-280-000	SFR	0.153	1	112.52
196-570-290-000	SFR	0.149	1	112.52
196-570-300-000	SFR	0.137	1	112.52
196-570-310-000	SFR	0.138	1	112.52
196-570-320-000	SFR	0.139	1	112.52
196-570-330-000	SFR	0.137	1	112.52
196-570-340-000	SFR	0.137	1	112.52
196-570-350-000	SFR	0.147	1	112.52
196-570-360-000	SFR	0.149	1	112.52
196-570-370-000	SFR	0.149	1	112.52
196-570-380-000	SFR	0.149	1	112.52
196-570-390-000	SFR	0.149	1	112.52
196-570-400-000	SFR	0.149	1	112.52
196-570-410-000	SFR	0.149	1	112.52
196-570-420-000	SFR	0.152	1	112.52
196-570-430-000	SFR	0.144	1	112.52
196-570-440-000	SFR	0.147	1	112.52
196-570-450-000	SFR	0.145	1	112.52
196-570-460-000	SFR	0.167	1	112.52
196-570-470-000	SFR	0.201	1	112.52
196-570-480-000	SFR	0.170	1	112.52
196-570-490-000	SFR	0.142	1	112.52
196-570-500-000	SFR	0.144	1	112.52
196-570-510-000	SFR	0.144	1	112.52
196-570-520-000	SFR	0.144	1	112.52
196-570-530-000	SFR	0.144	1	112.52
196-570-540-000	SFR	0.143	1	112.52
196-570-550-000	SFR	0.138	1	112.52
196-570-560-000	SFR	0.210	1	112.52
196-570-570-000	SFR	0.176	1	112.52
196-570-580-000	SFR	0.160	1	112.52
196-570-590-000	SFR	0.138	1	112.52
196-570-600-000	SFR	0.143	1	112.52
196-570-610-000	SFR	0.152	1	112.52
196-740-010-000	SFR	0.000	1	112.52
196-740-020-000	SFR	0.000	1	112.52
196-740-030-000	SFR	0.000	1	112.52
196-740-040-000	SFR	0.000	1	112.52
196-740-050-000	SFR	0.000	1	112.52
196-740-060-000	SFR	0.000	1	112.52
196-740-070-000	SFR	0.000	1	112.52

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City of Lathrop
City Zone 1 Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Acreage	Units	Levy (1)
196-740-080-000	SFR	0.000	1	112.52
196-740-090-000	SFR	0.000	1	112.52
196-760-010-000	SFR	0.119	1	112.52
196-760-020-000	SFR	0.116	1	112.52
196-760-030-000	SFR	0.116	1	112.52
196-760-040-000	SFR	0.115	1	112.52
196-760-050-000	SFR	0.116	1	112.52
196-760-060-000	SFR	0.116	1	112.52
196-760-070-000	SFR	0.116	1	112.52
196-760-080-000	SFR	0.152	1	112.52
196-760-090-000	SFR	0.168	1	112.52
196-760-100-000	SFR	0.118	1	112.52
196-760-110-000	SFR	0.115	1	112.52
196-760-120-000	SFR	0.120	1	112.52
196-760-130-000	SFR	0.123	1	112.52
196-760-140-000	SFR	0.140	1	112.52
196-760-150-000	SFR	0.115	1	112.52
196-760-160-000	SFR	0.114	1	112.52
196-760-170-000	SFR	0.114	1	112.52
196-760-180-000	SFR	0.114	1	112.52
196-760-190-000	SFR	0.120	1	112.52
196-760-200-000	SFR	0.130	1	112.52
196-760-210-000	SFR	0.114	1	112.52
196-760-220-000	SFR	0.114	1	112.52
196-760-230-000	SFR	0.114	1	112.52
196-760-240-000	SFR	0.114	1	112.52
196-760-250-000	SFR	0.142	1	112.52
196-760-260-000	SFR	0.148	1	112.52
196-760-300-000	SFR	0.167	1	112.52
196-760-310-000	SFR	0.147	1	112.52
196-760-320-000	SFR	0.260	1	112.52
2,081 Accounts		442.757	2125.322	\$239,140.96

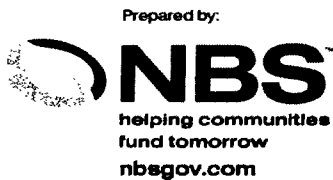
Slight variances may occur due to rounding

(1) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

CITY OF LATHROP

City Zone 1A Storm Drainage Annual Engineer's Report

Fiscal Year 2021/22



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**CITY OF LATHROP
CITY ZONE 1A STORM DRAINAGE**

**390 Towne Centre Drive
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CITY COUNCIL

Sonny Dhaliwal, Mayor

Jennifer Torres-O'Callaghan, Vice Mayor

Paul Akinjo, Councilmember

Minnie Diallo, Councilmember

Diane Lazard, Councilmember

CITY STAFF

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Cari James, Finance Director

Glenn Gebhardt, City Engineer

NBS

Tim Seufert, Client Services Director

Kristin Harvey, Senior Consultant

TABLE OF CONTENTS

- 1. ENGINEER’S LETTER 1**
- 2. OVERVIEW..... 3**
 - 2.1 Introduction..... 3
 - 2.2 Effect of Proposition 218..... 3
 - 2.3 Plans and Specifications for the Improvements 4
- 3. ESTIMATE OF COSTS 5**
 - 3.1 Description of Budget Items..... 5
 - 3.2 City Zone 1A Budget..... 6
 - 3.3 Balance to Levy..... 6
 - 3.4 Operational & Maintenance Reserve Information 7
- 4. METHOD OF APPORTIONMENT..... 8**
 - 4.1 Method of Apportionment..... 8
 - 4.2 Maintenance Assessment Per Unit 9
 - 4.3 Availability Assessment Per Unit..... 9
 - 4.4 Total Assessment Per Unit 9
 - 4.5 Historical Assessment Information 9
- 5. DISTRICT DIAGRAM 10**
- 6. PARCEL LISTING 11**

1. ENGINEER'S LETTER

WHEREAS, the City Council of the City of Lathrop (the "City"), State of California, directed NBS to prepare and file a report presenting plans and specifications describing the general nature, location, and extent of the improvements to be maintained, and an estimate of the costs of the maintenance, operations, and servicing of the improvements for the City Zone 1A Storm Drainage ("City Zone 1A" or the "District") for Fiscal Year 2021/22. The report includes a diagram for the District showing the area and properties proposed to be assessed, an assessment of the estimated costs of the maintenance, operations and servicing of the improvements, and the net amount to be assessed upon all assessable parcels within the District in proportion to the special benefit received;

WHEREAS, the assessment for City Zone 1A for Fiscal Year 1996/97 and thereafter, of \$84.72 per Maintenance Unit and \$115.20 per Availability Unit meets the requirements of an existing assessment that is not subject to the assessment ballot procedures under Section 5(a) of Article XIII D of the California Constitution which reads: *"the following assessments existing on the effective date of this article shall be exempt from the procedures and approval process...any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control."* The City may continue to levy the assessment for City Zone 1A as long as the rate does not exceed \$84.72 per Maintenance Unit and \$115.20 per Availability Unit;

NOW THEREFORE, only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received. The following assessment is made to fund the portion of the estimated costs of maintenance, operation, and servicing of said improvements to be paid by the assessable real property within City Zone 1A in proportion to the special benefit received.

SUMMARY OF ASSESSMENT

Description	Amount
Total Costs to be Assessed	\$148,500.00
Contribution to (from) Operational Reserves	14,863.90
Contribution to (from) Capital Reserves	0.00
Other Revenue Sources ⁽¹⁾	<u>(50,000.00)</u>
Balance to Levy	\$113,363.90
Total Maintenance Costs to be Assessed ⁽²⁾	\$48,040.20
Total Maintenance Units to be Assessed	567.047
Total Maintenance Assessment per Unit	\$84.72
Total Availability Costs to be Assessed ⁽²⁾	\$65,323.80
Total Availability Units to be Assessed	567.047
Total Availability Assessment per Unit	\$115.20
Total Parcels to be Assessed	153

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information, and belief, the Engineer's Report, Assessments, and the District Diagram herein have been prepared and computed in accordance with the order and historical practices of the City Council of the City.

 John G. Egan, P.E.
 Assessment Engineer

2. OVERVIEW

2.1 Introduction

The City Council of the City of Lathrop (the “City”), previously accepted responsibility for portions of County Service Area (the “CSA”) No. 4, within the Crossroads Development, known as City Zone 1A Storm Drainage. City acceptance was made at the time of incorporation of the City and approved at an election on June 6, 1989. The City was authorized by the Local Agency Formation Commission (“LAFCO”) to continue to collect assessments and service charges as were previously authorized by the County of San Joaquin (the “County”).

This Annual Engineer’s Report (the “Report”) describes the District and the charge per parcel for Fiscal Year 2021/22 based on the historical and estimated cost to maintain the improvements and provide the services that benefit parcels within the District. The parcels contained within City Zone 1A receive a special benefit from the improvements and will pay only their fair share of the costs of the operations, servicing, and maintenance of the improvements within the District.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number by the County Assessor’s Office. The County Auditor-Controller uses Assessor’s Parcel Numbers and specific fund numbers to identify, on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments and written protests at a noticed public hearing, and following review of the Report, the City Council may confirm the Report. Following final approval of the Report and confirmation of the assessments, the City Council may order the levy and collection of assessments for Fiscal Year 2021/22. The assessment information will be submitted to the County Auditor-Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2021/22.

2.2 Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 by a vote of 56.5% to 43.5%. The provisions of the Proposition, now California Constitutional Articles XIII C and XIII D, added substantive and procedural requirements for assessments which affect City Zone 1A.

- The assessments for City Zone 1A for Fiscal Year 1996/97 and thereafter of \$84.72 per Maintenance Unit and \$115.20 per Availability Unit meet the requirements of existing assessments that are not subject to the assessment ballot procedures under Section 5(a) of Article XIII D which reads: *“the following assessments existing on the effective date of this article shall be exempt from the procedures and approval process...any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control.”*
- The City may continue to levy the assessments for City Zone 1A as long as the rates do not exceed \$84.72 per Maintenance Unit and \$115.20 per Availability Unit.

- Section 5 of Article XIII D reads: *“Beginning July 1, 1997, all existing, new, or increased assessments shall comply with this article.”* This requires that all proposed increases in the assessments for City Zone 1A are required to be approved by property owners following the assessment balloting procedures set forth in Section 4 of Article XIII D.

2.3 Plans and Specifications for the Improvements

City Zone 1A provides services necessary to maintain existing storm drain facilities in addition to long term repair and renovation of the facilities. The District encompasses the area south of Louise Avenue, east of Interstate 5, and northwest of the Southern Pacific Railroad.

Due to the existence of storm drain inlets on streets within and adjacent to the Crossroads project, ingress and egress to and from the properties is enhanced. In addition, all storm drain facilities currently installed in the District are projected to be of sufficient capacity to accept storm runoff from all District properties at ultimate project build-out. Therefore, all District properties will be charged for the costs related to the availability of the current system and the enhanced access to the properties afforded by that system.

Those properties that contribute runoff (and therefore, debris) into the storm drain system will be assessed their proportionate share of the incremental costs of maintaining the storm drain system, based upon their relative size and amount of run off contributed. Parcels currently contributing runoff into the system are those in the “Phase I” area as well as all those in the northern section of the District. Parcels that do not contribute to the system do not receive this charge.

All improvements within the District are maintained and serviced on a regular basis. The frequency and specific maintenance operations required within the District will be determined by City staff but are generally scheduled weekly. It should be noted that extraordinary maintenance and capital asset replacement has not occurred for several years due to the lack of funding beyond that which provides for the District’s ordinary, baseline maintenance. The District has been limited to the same assessment rate since District formation because of the absence of an annual cost escalation factor.

Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received. As properties within the District develop and contribute runoff into the system, they will be assessed for their proportionate share of the maintenance costs.

3. ESTIMATE OF COSTS

3.1 Description of Budget Items

Personnel Services - Includes employee salaries, salary related costs, and employee benefits including retirement, medical benefits, and workers compensation costs, etc.

Maintenance & Operations - Includes the following:

Advertising/Legal Notices - Includes the cost of publishing the required legal notices necessary to complete the required procedures for levying the assessments.

Auto & Heavy Equipment Maintenance Parts - Includes replacement parts for City vehicles used for storm drain maintenance.

Auto & Heavy Equipment Maintenance & Repair - Includes maintenance of City vehicles used for storm drain maintenance.

Chemicals - Includes insect repellent, weed killer, and rodent control.

Communication Equipment Repair - Includes repair of mobile and portable radios.

Contract Services - Includes professional services necessary for District maintenance, including computer technical support, the preparation of the Report, and administration.

Contracts - Other - Includes uniform service, calibration services, Sheriff's Community Corp., alarm service, and annual engine service.

Contracts - Building and Ground Maintenance - Includes professional services necessary for District maintenance, including building and ground maintenance.

Gas, Diesel, Oil & Lubricants - Includes fuel, oil, and lubricants for vehicles, and miscellaneous small equipment used for storm drain maintenance and lift station.

Insurance - Includes insurance costs on property associated with storm drain maintenance.

Miscellaneous Supplies - Includes office equipment and supplies, tools, reference materials, and additional administrative costs. Includes items related to non-contracted maintenance and repair such as barricade batteries, paint, collection line repair, cones, signs, etc.

Other Maintenance & Repair - Includes contracted maintenance and repair services such as annual fire extinguisher service and emergency repairs.

Printing & Typesetting - Includes the cost of preparing the required legal notices necessary to complete the required procedures for levying the assessments.

Training, Membership, Travel & Dues - Includes continuing training for maintenance staff.

Uniforms/Protective Clothing - Includes employee uniforms including safety boots, jackets, gloves, etc.

Utilities - Gas & Electric - Includes electrical power for the storm drain pump station.

Fixed Charges & Special Fees - Includes the charges per parcel to collect the assessments on the County Secured Property Tax Roll.

Capital Costs - Includes depreciation costs of City owned equipment.

Indirect Costs - Includes overhead costs of the City related to maintenance, operation, and administration of the District.

3.2 City Zone 1A Budget

The budget for Fiscal Year 2021/22 is as follows.

Description	2021/22 Budget
Personnel Services	\$19,857.00
Maintenance & Operations Total	105,473.00
Capital Costs	<u>0.00</u>
Subtotal	\$125,330.00
Indirect Costs	23,170.00
Equipment Replacement	0.00
Capital Replacement	<u>0.00</u>
Total District Costs	\$148,500.00
Contribution to (from) Operational Reserves	14,863.90
Contribution to (from) Capital Reserves	0.00
Other Revenue Sources ⁽¹⁾	<u>(50,000.00)</u>
Total Balance to Levy	\$113,363.90
Maintenance Portion of Balance to Levy ⁽²⁾	\$48,040.20
Availability Portion of Balance to Levy ⁽²⁾	\$65,323.80

3.3 Balance to Levy

Total District Costs - Includes the personnel services, maintenance, and operations, capital (including capital replacement costs), indirect costs and equipment, and capital replacement costs.

Contribution to (from) Operational Reserves - The Operational Reserves item provides funds to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy. Using reserve amounts in this way allows the levy per unit to remain at prior period rates, despite increases in District costs.

Contribution to (from) Capital Reserves - The Capital Reserve Account item provides funds to maintain reserves for extraordinary maintenance items and unexpected capital expenditures that may occur as a result of natural occurrences or other unforeseen circumstances.

Other Revenue Sources - This is the amount of additional funds designated for use by the District that are not from District assessments. These funds are added to the District account to reduce assessments and may be from either non-District sources including City General Fund contributions or District sources including interest earnings.

Balance to Levy - This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of the total direct and administration costs, reserves, contributions, and other revenue sources.

The following table shows the total costs, additional revenues, and the Balance to Levy for Fiscal Year 2021/22.

Description	Amount
Total District Costs	\$148,500.00
Contribution to (from) Operational Reserves	14,863.90
Contribution to (from) Capital Reserves	0.00
Other Revenue Sources ⁽¹⁾	<u>(50,000.00)</u>
Balance to Levy	\$113,363.90

3.4 Operational & Maintenance Reserve Information

The following table shows the estimated balance of the Operational and Maintenance Reserves.

Description	Amount
Estimated Beginning Balance - July 1, 2020	\$13,019.82
Contribution to (from) Operational and Maintenance Reserves	<u>14,863.90</u>
Estimated Ending Balance - June 30, 2021	\$27,883.72

4. METHOD OF APPORTIONMENT

4.1 Method of Apportionment

The costs of the District are apportioned by a formula or method which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefits to be received by each such parcel from the operations, servicing, and maintenance of the improvements. The formula reflects the composition of the parcels and the improvements and services provided, to fairly apportion the costs based on estimated special benefit to each parcel. The assessment has been levied in accordance with the assessment methodology adopted and approved by the City Council at the time of District formation.

The method used to calculate the assessments is as follows:

Maintenance Budget	/	Maintenance Benefiting Units	=	Assessment Rate Per Maintenance Unit
Assessment Rate Per Maintenance Unit	x	Parcel Maintenance Units	=	Parcel Maintenance Assessment
Availability Budget	/	Availability Benefiting Units	=	Assessment Rate Per Availability Unit
Assessment Rate Per Availability Unit	x	Parcel Availability Units	=	Parcel Availability Assessment
Parcel Maintenance Assessment	+	Parcel Availability Assessment	=	Parcel Assessment

The Maintenance Units and Availability Units are equivalent to the parcel's specific acreage. Parcels that are less than one acre are assessed for one acre. Parcels that are larger than or equal to one acre are assessed based on actual acreage.

4.2 Maintenance Assessment Per Unit

The following table shows the maintenance assessment per unit for the Fiscal Year 2021/22 levy.

Description	Amount
Maintenance Portion of Balance to Levy ⁽¹⁾	\$48,040.20
Maintenance Units	567.047
Maintenance Assessment Per Unit	\$84.72

⁽¹⁾ The amount is based on the amount of the levy, which is \$48,040.20, divided by the number of units, which is 567.047.

4.3 Availability Assessment Per Unit

The following table shows the availability assessment per unit for the Fiscal Year 2021/22 levy.

Description	Amount
Availability Portion of Balance to Levy ⁽¹⁾	\$65,323.80
Availability Units	567.047
Availability Assessment Per Unit	\$115.20

⁽¹⁾ The amount is based on the amount of the levy, which is \$65,323.80, divided by the number of units, which is 567.047.

4.4 Total Assessment Per Unit

The following table shows the total assessment per unit for the Fiscal Year 2021/22 levy.

Description	Amount
Maintenance Assessment Per Unit	\$84.72
Availability Assessment Per Unit	115.20
Total Assessment Per Unit	\$199.92

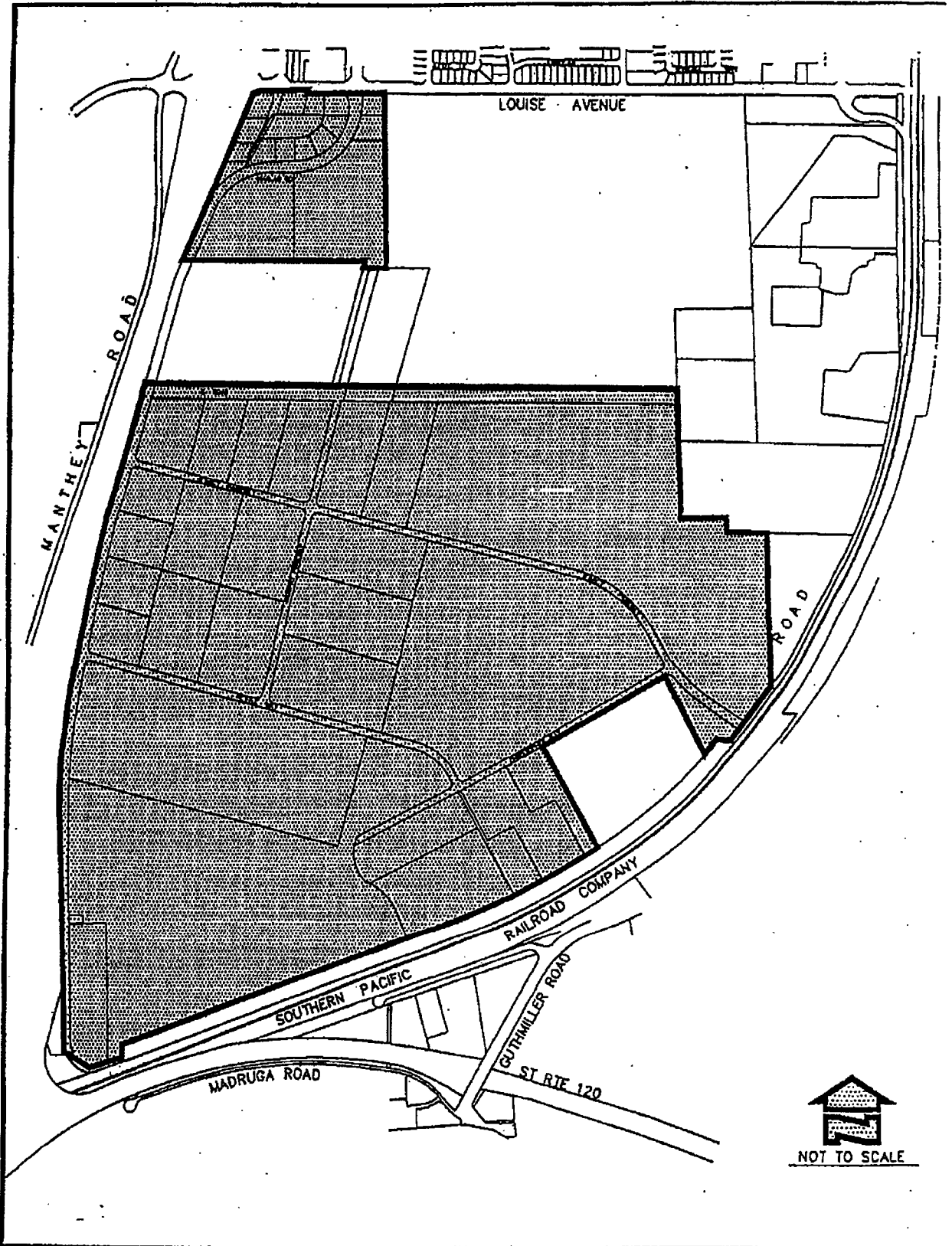
4.5 Historical Assessment Information

The following table shows the historical assessment rates for the District for the past ten years.

Fiscal Year	Maintenance Assessment Per Unit	Availability Assessment Per Unit	Total Amount
Fiscal Year 2020/21	\$84.72	\$115.20	\$199.92
Fiscal Year 2019/20	84.72	115.20	199.92
Fiscal Year 2018/19	84.72	115.20	199.92
Fiscal Year 2017/18	84.72	115.20	199.92
Fiscal Year 2016/17	84.72	115.20	199.92
Fiscal Year 2015/16	84.72	115.20	199.92
Fiscal Year 2014/15	84.72	115.20	199.92
Fiscal Year 2013/14	84.72	115.20	199.92
Fiscal Year 2012/13	84.72	115.20	199.92
Fiscal Year 2011/12	84.72	115.20	199.92

5. DISTRICT DIAGRAM

Reference is made to the District Diagram on file with the City Clerk. The following page provides the boundaries of the District. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference and made part of this Report.



City of Lathrop

Storm Drain Zone 1A



Date: February 15

6. PARCEL LISTING

The parcel listing of assessments is provided on the following pages. The description of each lot or parcel is a part of the records of the County Assessor and is incorporated by reference and made part of this Report.

City of Lathrop
City Zone 1A Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Maintenance Units	Maintenance Rate	Maintenance Levy	Availability Units	Availability Rate	Availability Levy	Levy (1)
198-130-300-000	COM	8.63	84.72	731.13	8.63	115.20	994.18	\$1,725.30
198-130-390-000	INV	27.93	84.72	2,366.23	27.93	115.20	3,217.54	5,583.76
198-130-420-000	IND	47.16	84.72	3,995.40	47.16	115.20	5,432.83	9,428.22
198-130-540-000	INV	5.02	84.72	425.29	5.02	115.20	578.30	1,003.58
198-130-550-000	INV	7.21	84.72	610.83	7.21	115.20	830.59	1,441.42
198-130-560-000	INV	6.04	84.72	511.71	6.04	115.20	695.81	1,207.52
198-130-570-000	INV	4.88	84.72	413.43	4.88	115.20	562.18	975.60
198-130-580-000	INV	1.83	84.72	155.03	1.83	115.20	210.81	365.86
198-130-610-000	IND	9.76	84.72	826.87	9.76	115.20	1,124.35	1,951.22
198-130-620-000	INV	18.67	84.72	1,581.72	18.67	115.20	2,150.78	3,732.50
198-130-630-000	IND	7.19	84.72	609.14	7.19	115.20	828.29	1,437.42
198-130-640-000	IND	49.64	84.72	4,205.50	49.64	115.20	5,718.52	9,924.02
198-190-040-000	IND	6.31	84.72	534.58	6.31	115.20	726.91	1,261.48
198-190-060-000	COM	8.99	84.72	761.63	8.99	115.20	1,035.65	1,797.28
198-190-190-000	IND	12.49	84.72	1,058.15	12.49	115.20	1,438.85	2,497.00
198-190-200-000	IND	12.5	84.72	1,059.00	12.5	115.20	1,440.00	2,499.00
198-190-210-000	IND	13.2	84.72	1,118.30	13.2	115.20	1,520.64	2,638.94
198-190-300-000	IND	11	84.72	931.92	11	115.20	1,267.20	2,199.12
198-190-310-000	IND	14.72	84.72	1,247.08	14.72	115.20	1,695.74	2,942.82
198-190-320-000	IND	29.11	84.72	2,466.20	29.11	115.20	3,353.47	5,819.66
198-190-330-000	IND	7.28	84.72	616.76	7.28	115.20	838.65	1,455.42
198-210-020-000	COM	1.169	84.72	99.04	1.169	115.20	134.67	233.70
198-210-030-000	COM	1	84.72	84.72	1	115.20	115.20	199.92
198-210-040-000	COM	1	84.72	84.72	1	115.20	115.20	199.92
198-210-050-000	COM	1	84.72	84.72	1	115.20	115.20	199.92
198-210-060-000	COM	1	84.72	84.72	1	115.20	115.20	199.92
198-210-070-000	COM	1	84.72	84.72	1	115.20	115.20	199.92
198-210-080-000	COM	1	84.72	84.72	1	115.20	115.20	199.92
198-210-090-000	COM	1	84.72	84.72	1	115.20	115.20	199.92
198-210-100-000	COM	1	84.72	84.72	1	115.20	115.20	199.92
198-210-140-000	COM	1	84.72	84.72	1	115.20	115.20	199.92
198-210-160-000	COM	1	84.72	84.72	1	115.20	115.20	199.92
198-210-170-000	COM	1	84.72	84.72	1	115.20	115.20	199.92
198-210-180-000	COM	14.28	84.72	1,209.80	14.28	115.20	1,645.06	2,854.86
198-210-190-000	COM	18.7	84.72	1,584.26	18.7	115.20	2,154.24	3,738.50
198-210-200-000	COM	1	84.72	84.72	1	115.20	115.20	199.92
198-210-210-000	COM	1	84.72	84.72	1	115.20	115.20	199.92
198-210-220-000	COM	1.339	84.72	113.44	1.339	115.20	154.25	267.68
198-210-230-000	COM	1.069	84.72	90.56	1.069	115.20	123.14	213.72
198-220-020-000	IND	19.39	84.72	1,642.72	19.39	115.20	2,233.73	3,876.44
198-220-030-000	IND	10.01	84.72	848.05	10.01	115.20	1,153.15	2,001.20

Slight variances may occur due to rounding

(1) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
City Zone 1A Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Maintenance Units	Maintenance Rate	Maintenance Levy	Availability Units	Availability Rate	Availability Levy	Levy (1)
198-220-090-000	COM	27.79	84.72	2,354.37	27.79	115.20	3,201.41	5,555.78
198-220-100-000	IND	11.49	84.72	973.43	11.49	115.20	1,323.65	2,297.08
198-220-110-000	INV	1	84.72	84.72	1	115.20	115.20	199.92
198-220-120-000	IND	23.07	84.72	1,954.49	23.07	115.20	2,657.66	4,612.14
198-240-010-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-020-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-030-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-040-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-050-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-060-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-070-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-080-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-090-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-100-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-110-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-120-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-130-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-140-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-150-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-160-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-170-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-180-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-190-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-200-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-210-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-220-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-230-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-240-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-250-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-260-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-270-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-280-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-290-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-300-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-310-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-320-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-330-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-340-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-350-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-360-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-370-000	IND	1	84.72	84.72	1	115.20	115.20	199.92

Slight variances may occur due to rounding

(1) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
City Zone 1A Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Maintenance Units	Maintenance Rate	Maintenance Levy	Availability Units	Availability Rate	Availability Levy	Levy (1)
198-240-380-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-390-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-400-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-410-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-420-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-430-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-440-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-450-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-460-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-470-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-240-480-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-010-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-020-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-030-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-040-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-050-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-060-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-070-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-080-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-090-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-100-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-110-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-120-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-130-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-140-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-150-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-160-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-170-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-180-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-190-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-200-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-210-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-220-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-230-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-240-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-250-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-260-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-270-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-280-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-290-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-300-000	IND	1	84.72	84.72	1	115.20	115.20	199.92

Slight variances may occur due to rounding

(1) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
City Zone 1A Storm Drainage
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Maintenance Units	Maintenance Rate	Maintenance Levy	Availability Units	Availability Rate	Availability Levy	Levy (1)
198-250-310-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-320-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-330-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-340-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-350-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-360-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-370-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-380-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-390-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-400-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-410-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-420-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-430-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-440-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-450-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-460-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-470-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-480-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-490-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-500-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-510-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-520-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-530-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-540-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-550-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-560-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-570-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-580-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-590-000	IND	1	84.72	84.72	1	115.20	115.20	199.92
198-250-600-000	INV	8.18	84.72	693.01	8.18	115.20	942.34	1,635.34
153 Accounts		567.047		48,040.19	567.047		65,323.79	\$113,363.90

Slight variances may occur due to rounding

(1) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

ITEM: APPROVE THE PRELIMINARY ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2021/22 FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 93-1 (WOODFIELD PARK)

RECOMMENDATION: Adopt a Resolution Approving the Preliminary Engineer's Report for Landscape and Lighting Maintenance District No. 93-1 (Woodfield Park) and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22

SUMMARY:

Landscape and Lighting Maintenance District No. 93-1 ("Woodfield Park" or the "District") was created to pay for the costs of ongoing maintenance and operations of specific park improvements within Tract 2051. This report has been separated from the report for the other maintenance districts due to the size. (Legal guidelines generally prohibit legislative body members from voting on matters involving districts where they reside if the district(s) in question comprise less than 25% of the agency's total residential parcels as defined by the County Assessor.)

The proposed rate for the levy of annual assessments for Fiscal Year 2021/22 is \$123.90. This rate is unchanged since Fiscal Year 1998/99.

The revenues for the District do not meet expenditures, and while City Staff has cut costs in an effort to minimize the shortfall, a General Fund subsidy of \$38,100, coupled with the use of District's reserves will be required to maintain current service levels (the estimated beginning Fiscal Year 2021/22 District reserves total \$6,157). In order to prevent the annual need of General Fund subsidies and the use of District's reserves, a Proposition 218 balloting of the district's property owners would have to be successfully completed, which would amend the assessment rate and provide for an annual escalation factor. This is not being proposed at this time.

Tonight, City Council is being asked to approve the preliminary Engineer's Report and to declare its intention to levy annual assessments for Fiscal Year 2021/22. After tonight's actions, notices will be published regarding the public hearing. The public hearing will be scheduled for June 14, 2021 at 7:00 p.m.

BACKGROUND:

Maintenance Districts are created to fund the costs of ongoing maintenance and operations of improvements which may include landscaping, park sites, street lighting, and storm drainage that provide special benefit to properties in given areas of the City. Special benefit is defined as that benefit, over and above the general benefit provided by the improvements, which is conferred upon parcels within a district, as identified and measured by the formation assessment engineer.

Within the City of Lathrop, there are eight maintenance assessment districts: five Landscaping and Lighting Maintenance Districts (LLMD), including Woodfield Park and three Benefit Assessment Districts (BAD); each is levied assessments according to the annual specific cost estimate associated with each individual district. Each property owner is assessed annually for a portion of the maintenance costs in their district(s). The assessments are paid by the property owner via each parcel's secured property tax bill.

On an annual basis, City staff evaluates the anticipated costs for maintenance for the upcoming year. This analysis takes into consideration any increases in costs as well as cost savings realized. Some of the costs that are quantified include: routine maintenance and mowing contracts; equipment repair; weed abatement; shrub and tree pruning; radios and computers; irrigation parts and controllers; water; electricity; fertilizer and other chemicals; vehicles and vehicle maintenance; street lighting repairs; storm drain system maintenance; and other administrative costs to operate Woodfield Park.

An annual budget is then developed using these cost estimates. The total costs are divided among the parcels in the district based on the proportionate share of benefit received from the improvements. The proposed assessments are then reviewed and approved each year by the City Council during a public hearing process.

By law, assessments can only be increased by an amount approved by property owners. Any proposed increase which exceeds the amount approved by the property owners requires the approval of the property owners via a Proposition 218 ballot process. Each of the City's districts has a maximum assessment amount. The City Council may authorize any level of assessment up to this maximum. For this reason, the City could decide to levy the maximum assessment, however if it is determined that the maximum is not needed the City can lower the actual annual assessment without jeopardizing the ongoing maximum assessment.

The preliminary Engineer's Report for Woodfield Park is available in the City Clerk's office and the Finance Department for review and copies will be available at the City Council meeting by request.

**CITY MANAGER’S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2021/22 ASSESSMENTS FOR WOODFIELD PARK**

The following summarizes the background information for Woodfield Park:

The District was created to pay for the maintenance of Woodfield Park. This includes costs for personnel to maintain buildings and equipment and the cost for contracted park maintenance.

Expenditures exceed revenues for this district because the District was created without an annual escalation factor and, as a result has a maximum assessment rate that does not escalate to mirror increases in district expenses. As mentioned above, in order to change this, a Proposition 218 balloting of the District’s property owners would have to be successfully completed. This is not being proposed at this time.

The proposed rate for the levy of annual assessments for Fiscal Year 2021/22 is \$123.90. This rate is unchanged since Fiscal Year 1998/99.

District	Actual	Proposed	Difference
	FY 2020/21 Annual Assessment Rate	FY 2021/22 Annual Assessment Rate	
LLMD No. 93-1 (Woodfield Park)	\$123.90	\$123.90	\$0.00

Woodfield Park will receive \$54,764 in revenue from assessments. The total expenditures for this District are \$98,000, which creates a shortfall of \$43,236. The District is anticipated to begin Fiscal Year 2021/22 with a reserve fund balance of \$5,136, which will be used to offset the shortfall. However, in order to keep the same service levels in the District, a General Fund subsidy in the amount of \$38,100 would be needed to fund the remaining shortfall.

REASON FOR RECOMMENDATION:

Staff has prepared the budget for the service, operation and maintenance of Woodfield Park in order to establish the annual assessments. The District provides necessary services to property owners within the District boundary.

Upon adoption of the attached Resolution, the Preliminary Engineer’s Report will be approved and the Council will declare its intention to levy annual assessments for Fiscal Year 2021/22 and a public hearing will be scheduled for June 14, 2021 at 7:00 p.m., to permit public testimony. Written protests will be accepted from property owners until the close of the public hearing. At the close of the public hearing, the City Council may approve the Engineer’s Report as submitted or amend it and order the levy and collection of the assessments.

**CITY MANAGER'S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2021/22 ASSESSMENTS FOR WOODFIELD PARK**

PAGE 4

FISCAL IMPACT:

The Woodfield Park Landscaping and Lighting District has expenditures which exceed revenues. In order to maintain the current service levels in the District, the utilization of \$5,136 of the District's fund balance reserves; a General Fund subsidy in the amount of \$38,100 would be required to cover the remaining shortfall.

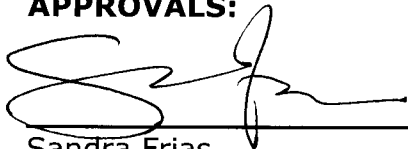
ATTACHMENTS:

- A. A Resolution Approving the Preliminary Engineer's Report for Landscape and Lighting Maintenance District No. 93-1 (Woodfield Park) and Declaring its Intention to Levy Annual Assessments for Fiscal Year 2021/22
- B. Landscape and Lighting Maintenance District No. 93-1 (Woodfield Park) District Diagram

*** Note - Preliminary Engineer's Report is available for review in the City Clerk's Office.**

**CITY MANAGER'S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2021/22 ASSESSMENTS FOR WOODFIELD PARK**


APPROVALS:



Sandra Frias
Sr. Management Analyst

5/3/21

Date



Thomas Hedegard
Deputy Finance Director

5/3/21

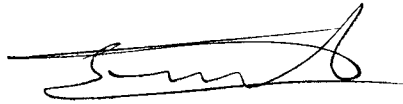
Date



Cari James
Director of Finance &
Administrative Services

5/3/2021

Date



Salvador Navarrete
City Attorney

5.3.2021

Date



Stephen J Salvatore
City Manager

5.4.21

Date

RESOLUTION NO. 21-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING THE PRELIMINARY ENGINEER'S REPORT FOR LANDSCAPE AND
LIGHTING MAINTENANCE DISTRICT NO. 93-1 (WOODFIELD PARK) AND
DECLARING INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR
2021/22**

WHEREAS, the City Council has by previous Resolutions formed the City of Lathrop Landscape and Lighting Maintenance District No. 93-1 (Woodfield Park) (hereafter referred to as the "District"), and initiated proceedings for Fiscal Year 2021/22, pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500)* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of San Joaquin for the City of Lathrop to pay the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the City Council has retained NBS for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and

WHEREAS, NBS has prepared the Engineer's Report and Annual Levy Report (collectively referred to herein as the "Report") for the district known as Landscape and Lighting Maintenance District No. 93-1 (Woodfield Park); and

WHEREAS, the Report has now been presented to the City Council; and

WHEREAS, the Report includes the District's budget and assessments and contains the data necessary to determine the special benefit conferred upon each property included in the District; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented on May 10, 2021, and is preliminarily satisfied with Landscape and Lighting Maintenance District No. 93-1 (Woodfield Park), and all of the budget items and charges, and is satisfied that the levy amounts, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements, operation, maintenance and services performed in and provided by the District.

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

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Description of Improvements and any substantial changes proposed: The improvements within the District may include, but are not limited to: planting materials, irrigation systems, drainage systems, natural drainage areas, fencing, restroom facilities, playground equipment, picnic facilities, landscape and associated appurtenances. Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a healthy, vigorous and satisfactory condition. The Report, attached hereto as Exhibit "A" and incorporated herein by this reference is hereby approved on a preliminary basis and ordered to be filed with this Resolution in the Office of the City Clerk as a permanent record. Such Report shall remain open to public inspection. The Report provides a full and complete description of all improvements and any or all substantial changes to the District or improvements within the District.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District, within the boundaries of the City of Lathrop, within the County of San Joaquin, State of California. Also described as:

Landscape and Lighting Maintenance District No. 93-1 (Woodfield Park)

Section 4 Proposed Assessment Amounts: For Fiscal Year 2021/22, the proposed assessments are outlined in the Report, Exhibit "A", which details any changes or increases in the annual assessment.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act and Articles XIII (C) and XIII (D) of the California Constitution.

Section 6 Notice: The City shall give notice of the time and place of the Public Hearing to all property owners within the District by causing the publishing of this Resolution once in a newspaper of local circulation for two consecutive weeks not less than ten (10) days before the date of the public hearing, and by posting a copy of this resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Notice of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on Monday, June 14, 2021, at 7:00 p.m. or as soon thereafter as feasible in the City Council Chambers, located at 390 Towne Centre Dr., Lathrop, California.

Section 8 Compliance with Article XIII (C) and XIII (D) of the California Constitution: The City Council hereby finds that the proposed assessments are exempt from the requirements for Article XIII (C) and XIII (D) of the California Constitution in that the amount of the assessment is unchanged and the assessment is imposed exclusively to finance the maintenance and operation expenses for park maintenance.

The foregoing resolution was passed and adopted this 10th day of May, 2021, by the following vote of the City Council, to wit:


- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Jennifer Torres- O'Callaghan, Vice Mayor

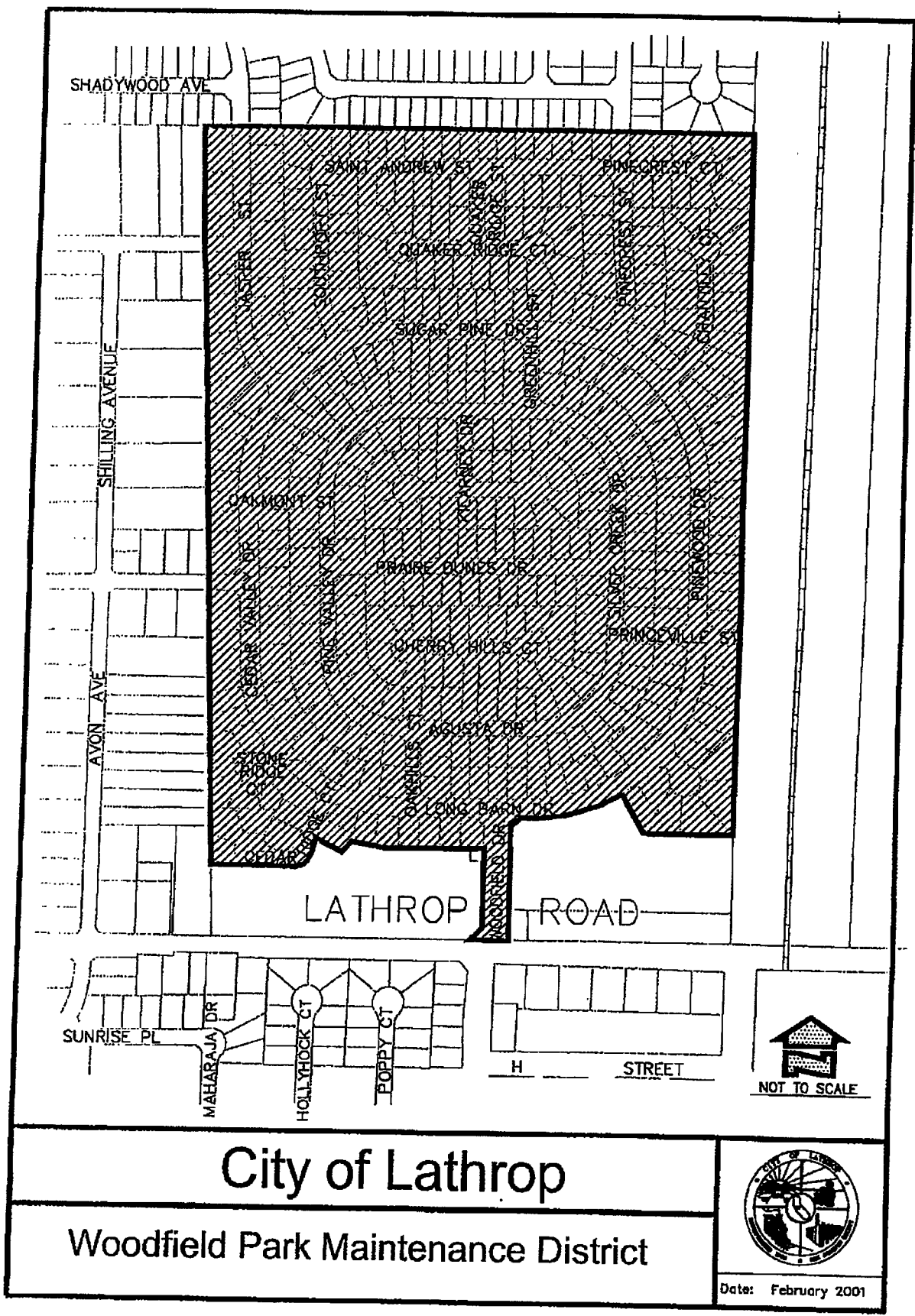
ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney



City of Lathrop

Woodfield Park Maintenance District



Date: February 2001



CITY OF LATHROP

Landscape and Lighting Maintenance District No. 93-1 Woodfield Park Maintenance Zone

Annual Engineer's Report

Fiscal Year 2021/22



Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

**CITY OF LATHROP
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 93-1
WOODFIELD PARK MAINTENANCE ZONE**

**390 Towne Centre Drive
Lathrop, California 95330
Phone - (209) 941-7320
Fax - (209) 941-7339**

CITY COUNCIL

Sonny Dhaliwal, Mayor

Jennifer Torres-O'Callaghan, Vice Mayor

Paul Akinjo, Councilmember

Minnie Diallo, Councilmember

Diane Lazard, Councilmember

CITY STAFF

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Cari James, Finance Director

Glenn Gebhardt, City Engineer

NBS

Tim Seufert, Client Services Director

Kristin Harvey, Senior Consultant

TABLE OF CONTENTS

1. ENGINEER’S LETTER	1
2. OVERVIEW.....	2
2.1 Introduction.....	2
2.2 Effect of Proposition 218.....	2
2.3 Plans and Specifications for the Improvements	3
3. ESTIMATE OF COSTS	4
3.1 Description of Budget Items.....	4
3.2 District Budget.....	5
3.3 Balance to Levy.....	5
3.4 Operational & Maintenance Reserve Information	6
4. METHOD OF APPORTIONMENT.....	7
4.1 Method of Apportionment.....	7
4.2 Benefit Unit Factors.....	7
4.3 Assessment Per EDU	8
5. DISTRICT DIAGRAM	9
6. PARCEL LISTING	10

1. ENGINEER'S LETTER

WHEREAS, the City Council of the City of Lathrop (the "City"), State of California, directed NBS to prepare and file a report presenting plans and specifications describing the general nature, location, and extent of the improvements to be maintained, and an estimate of the costs of the maintenance, operations, and servicing of the improvements for the City of Lathrop Landscape and Lighting Maintenance District No. 93-1 (the "District") for Fiscal Year 2021/22 including only the Woodfield Park Maintenance Zone. The report includes a diagram for the District showing the area and properties proposed to be assessed, an assessment of the estimated costs of the maintenance, operations and servicing the improvements, and the net amount to be assessed upon all assessable parcels within the District in proportion to the special benefit received;

WHEREAS, the proposed assessment rate of \$123.90 per Equivalent Dwelling Unit ("EDU") has not increased from the previous year. The District is in compliance with the assessment balloting procedures set forth in Section 4 of Article XIII D of the California Constitution and the District was formed by consent of 100% of the landowners;

NOW THEREFORE, only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received. The following assessment is made to fund the portion of the estimated costs of maintenance, operation, and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF ASSESSMENT

Description	Amount
Balance to Levy	\$54,763.80
Total Equivalent Dwelling Units	442.00
Total Assessment Per Equivalent Dwelling Unit	\$123.90
Total Parcels to be Assessed	442

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information, and belief, the Engineer's Report, Assessments, and the District Diagram herein have been prepared and computed in accordance with the order and historical practices of the City Council of the City.

John G. Egan, P.E.
Assessment Engineer



2. OVERVIEW

2.1 Introduction

The City previously formed several maintenance assessment districts for the purpose of providing maintenance services to benefit certain parcels in the City. Over several years, these districts have levied and collected special assessments. In 1993, the districts were consolidated, and now represent distinct zones in the District. The District was formed and the levies made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”). Since Fiscal Year 1998/99, only the Woodfield Park Maintenance Zone has been included in the annual assessment of the District.

This Annual Engineer’s Report (the “Report”) describes the District and the proposed charge per EDU for Fiscal Year 2021/22 based on the historical and estimated cost to maintain the improvements and provide the services that benefit parcels within the District. Maintenance and operation of the facilities provides a healthy alternative for youth and adult activities while protecting the capital investments that have been made within the District.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number by the San Joaquin County (the “County”) Assessor’s Office. The County Auditor-Controller uses Assessor’s Parcel Numbers and specific fund numbers to identify, on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments at a noticed public hearing and following review of the Report, the City Council may confirm the submittal of the Report and may order the levy and collection of assessments for Fiscal Year 2021/22. If approved, the assessment information will be submitted to the County Auditor-Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2021/22.

2.2 Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 by a vote of 56.5% to 43.5%. The provisions of the Proposition, now California Constitutional Articles XIII C and XIII D, added substantive and procedural requirements for assessments which affect the City’s landscaping and lighting maintenance assessments.

The assessment rate of \$123.90 per EDU has been in effect since Fiscal Year 1996/97 and is not proposed to increase. The District is in compliance with the assessment balloting procedures set forth in Section 4 of Article XIII D and the District was formed by consent of 100% of the landowners.

2.3 Plans and Specifications for the Improvements

The City operates, services, and maintains Woodfield Park (5.49 acres).

The District includes parcels within Tract 2051 and consists of a residential area generally located east of I-5, west of the Union Pacific Railroad, and north of Lathrop Road. Parcels within this zone receive special benefit from the Woodfield Park improvements. Specific improvements within this zone include planting materials, irrigation systems, drainage systems, natural drainage areas, fencing, restroom facilities, playground equipment, picnic facilities, and hardscape.

3. ESTIMATE OF COSTS

3.1 Description of Budget Items

Personnel Services – Includes employee salaries, salary related costs, and employee benefits including retirement, medical benefits, and workers compensation costs, etc.

Maintenance & Operations – Includes the following:

Advertising/Legal Notices – Includes the cost of publishing the required legal notices necessary to complete the required procedures for levying the assessments.

Auto & Heavy Equipment Maintenance Parts – Includes replacement parts for City vehicles used for storm drain maintenance.

Auto & Heavy Equipment Maintenance & Repair – Includes maintenance of City vehicles used for storm drain maintenance.

Building Maintenance Materials & Supplies – Includes materials and supplies necessary for maintenance of restrooms, first aid kits, flashlights, fire extinguishers, employee uniforms (e.g. safety boots, jackets, and gloves), and pest control application training.

Contracts – Park Maintenance – Includes professional services necessary for District maintenance, including park maintenance, computer technical support, and alarm service.

Contract Services – Includes professional services necessary for District maintenance, including the Report and administration.

Gas, Diesel, Oil & Lubricants – Includes fuel, oil and lubricants for vehicles, and miscellaneous small equipment used for park maintenance.

Materials & Supplies – Includes materials and supplies necessary for park maintenance (e.g. sprinkler parts, pipe, sand for playgrounds, replacement plants, and trees).

Miscellaneous Equipment – Includes small equipment (e.g. blowers, roto-tiller, and hedge trimmer) and miscellaneous small tools (e.g. shovels, rakes, and hand tools) necessary for park maintenance.

Miscellaneous Supplies – Includes reference materials and additional administrative costs.

Other Maintenance & Repair – Includes contracted maintenance and repair services such as annual fire extinguisher service and emergency repairs.

Shop Tools – Includes miscellaneous small tools necessary for park maintenance such as shovels, weed eaters, and shop vacuums.

Uniforms/Protective Clothing – Includes employee uniforms including safety boots, jackets, gloves, etc.

Utility – Gas & Electric – Includes electrical power for sprinkler controllers, pumps, and park lights.

Water – Includes water for irrigation, water fountains, and restrooms.

Training, Membership, Travel & Dues – Includes continuing training for maintenance staff.

Fixed Charges & Special Fees – Includes the charges per parcel to collect the assessments on the County Secured Property Tax Roll.

Capital – Includes principal payment for lease purchase of park vehicles plus miscellaneous equipment purchased over a five year lease.

Indirect Costs – Includes overhead costs of the City related to maintenance, operation, and administration of the District.

3.2 District Budget

The budget for Fiscal Year 2021/22 is as follows.

Description	2021/22 Budget
Personnel Services	\$11,296.00
Maintenance & Operations	72,734.00
Capital Costs / Fixed Charges	<u>0.00</u>
Subtotal	\$84,030.00
Indirect Costs	<u>13,970.00</u>
Total District Costs	\$98,000.00

3.3 Balance to Levy

Total District Costs – Includes personnel services, maintenance and operations, capital, and indirect costs determined above.

Contribution to (from) Operational Reserves – The Operational Reserves item provides funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through December when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy. Using reserve amounts in this way allows the Levy per EDU to remain at prior period rates, despite increases in District costs.

Contribution to (from) Capital Reserves – The Capital Reserve Account item provides funds to maintain reserves for extraordinary maintenance items and unexpected capital expenditures that may occur as a result of natural occurrences or other unforeseen circumstances.

Balance to Levy – This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of the total direct and administration costs, reserves, contributions, and other revenue sources.

The following table shows the total costs, additional revenues, and the Balance to Levy for Fiscal Year 2021/22.

Description	Amount
Total District Costs	\$98,000.00
Other Revenue Sources ⁽¹⁾	(38,100.00)
Contribution to (from) Operational Reserves	<u>(5,136.00)</u>
Balance to Levy	\$54,764.00

3.4 Operational & Maintenance Reserve Information

The following table shows the estimated balance of the Operational and Maintenance Reserves.

Description	Amount
Estimated Beginning Balance – July 1, 2020	\$6,156.77
Contribution to (from) Operational and Maintenance Reserves	<u>(5,136.00)</u>
Estimated Ending Balance - June 30, 2021	\$1,020.77

4. METHOD OF APPORTIONMENT

4.1 Method of Apportionment

Pursuant to the Act, the costs of the District are apportioned by a formula or method which fairly distributes the net amount to be assessed among all assessable parcels in proportion to the estimated special benefit to be received by each such parcel from the maintenance, servicing, and operation of the improvements. The formula used for the Woodfield Park Maintenance Zone reflects the homogenous composition of the parcels, as well as the improvements and services provided to fairly proportion the costs based on the estimated benefits to each parcel. The assessment has been levied in accordance with the assessment methodology adopted and approved by the City Council at the time of District formation.

The basis of benefit for the District was determined to be equal for all EDUs within the Woodfield Park Maintenance Zone.

The method used to calculate the assessments within the Woodfield Park Maintenance Zone is as follows:

$$\text{Total Balance to Levy} / \text{Total EDU} = \text{Levy per EDU}$$

To determine the EDU for single-family residential parcels, the Benefit Unit Factor (BUF) is multiplied by the number of developed residential units on the parcel.

To determine the EDU for vacant (no buildings) residential parcels, the BUF is multiplied by the number of residential units that can be built on the parcel.

To determine the EDU for unimproved residential parcels, the number of potential parcels is calculated per the approved tentative map and the BUF is multiplied by that number of parcels.

All parcels in the District have been developed as single-family residential and there are currently no vacant or unimproved residential parcels.

4.2 Benefit Unit Factors

The following table shows the Benefit Unit Factors.

Property Type / Land Use	BUF per Unit or Acre
Single-Family Residential	1.0
Vacant Residential Parcels	1.0
Unimproved Residential Parcels	1.0

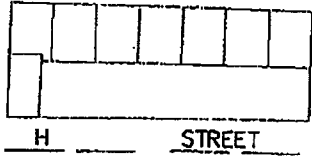
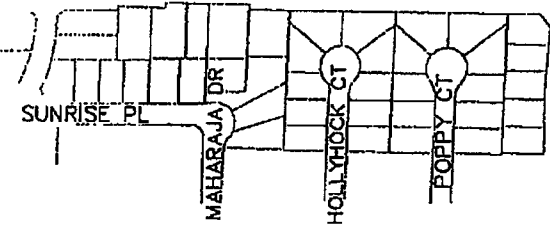
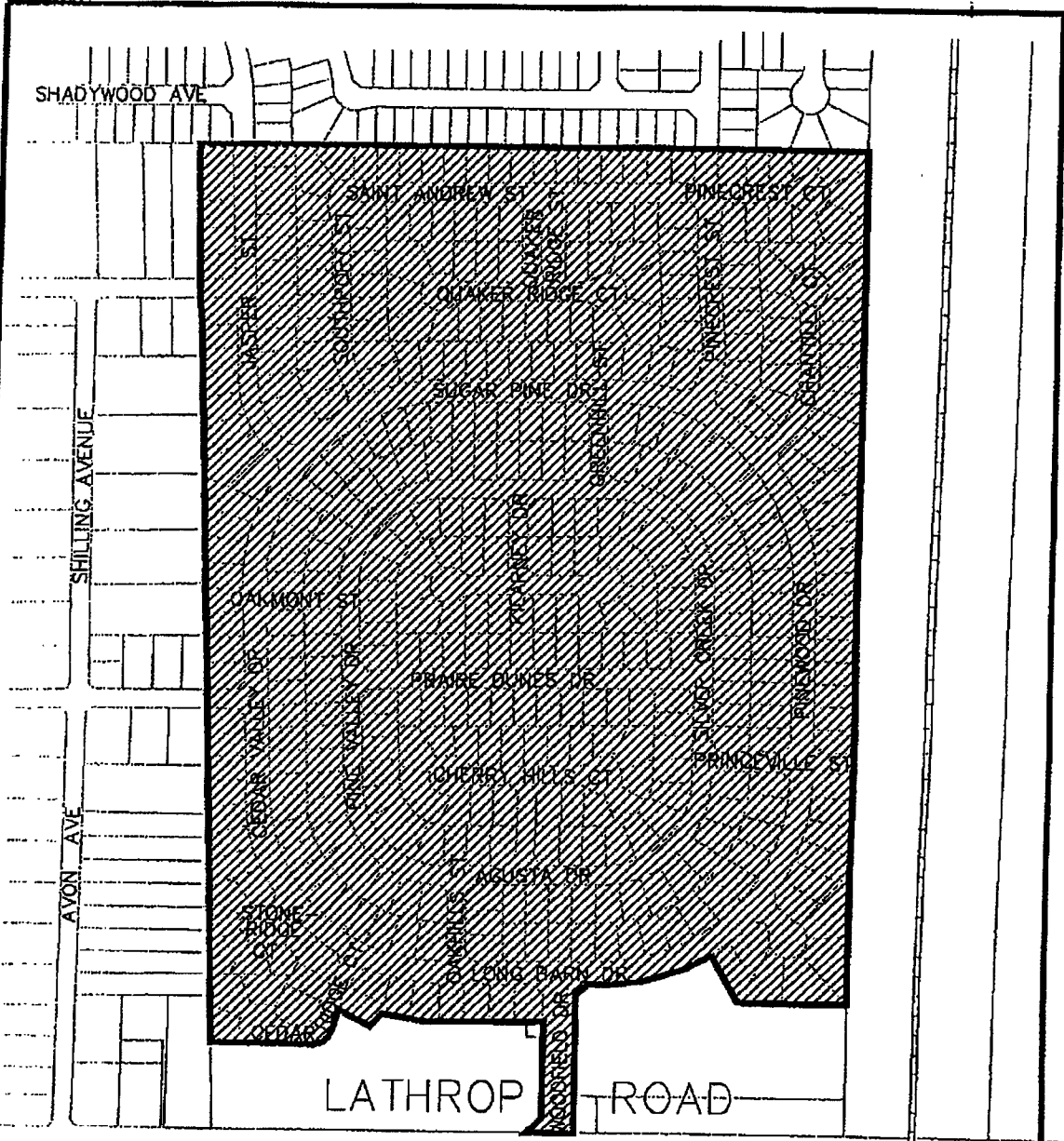
4.3 Assessment Per EDU

The following table shows the total assessment per EDU for the Fiscal Year 2021/22 levy.

Description	Amount
Balance to Levy	\$54,763.80
Total District EDU	442.00
Total Assessment Per EDU	\$123.90

5. DISTRICT DIAGRAM

Reference is made to the District Diagram on file with the City Clerk. The following page provides the boundaries of the Woodfield Park Maintenance Zone of the District. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference and made part of this Report.



City of Lathrop

Woodfield Park Maintenance District



Date: February 2001

6. PARCEL LISTING

The parcel listing of assessments is provided on the following pages. The description of each lot or parcel is a part of the records of the County Assessor and is incorporated by reference and made part of this Report.

City of Lathrop
L&LMD No. 93-1 (Woodfield Park Maintenance Zone)
Fiscal Year 2021/22 Parcel Listing

APN	Units	Levy (1)
196-090-010-000	1	\$123.90
196-090-020-000	1	123.90
196-090-030-000	1	123.90
196-090-040-000	1	123.90
196-090-050-000	1	123.90
196-090-060-000	1	123.90
196-090-070-000	1	123.90
196-090-080-000	1	123.90
196-090-090-000	1	123.90
196-090-100-000	1	123.90
196-090-110-000	1	123.90
196-090-120-000	1	123.90
196-090-130-000	1	123.90
196-090-140-000	1	123.90
196-090-150-000	1	123.90
196-090-160-000	1	123.90
196-090-170-000	1	123.90
196-090-180-000	1	123.90
196-090-190-000	1	123.90
196-090-200-000	1	123.90
196-090-210-000	1	123.90
196-090-220-000	1	123.90
196-090-230-000	1	123.90
196-090-240-000	1	123.90
196-090-250-000	1	123.90
196-090-260-000	1	123.90
196-090-270-000	1	123.90
196-090-280-000	1	123.90
196-090-290-000	1	123.90
196-090-300-000	1	123.90
196-090-310-000	1	123.90
196-090-320-000	1	123.90
196-090-330-000	1	123.90
196-090-340-000	1	123.90
196-090-350-000	1	123.90
196-090-360-000	1	123.90
196-090-370-000	1	123.90
196-090-380-000	1	123.90
196-090-390-000	1	123.90
196-090-400-000	1	123.90
196-090-410-000	1	123.90

Slight variances may occur due to rounding

(1) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
L&LMD No. 93-1 (Woodfield Park Maintenance Zone)
Fiscal Year 2021/22 Parcel Listing

APN	Units	Levy (1)
196-090-420-000	1	123.90
196-090-430-000	1	123.90
196-090-440-000	1	123.90
196-090-450-000	1	123.90
196-090-460-000	1	123.90
196-090-470-000	1	123.90
196-090-480-000	1	123.90
196-090-490-000	1	123.90
196-090-500-000	1	123.90
196-090-510-000	1	123.90
196-090-520-000	1	123.90
196-090-530-000	1	123.90
196-090-540-000	1	123.90
196-090-550-000	1	123.90
196-090-560-000	1	123.90
196-090-570-000	1	123.90
196-090-580-000	1	123.90
196-090-590-000	1	123.90
196-090-600-000	1	123.90
196-090-610-000	1	123.90
196-090-620-000	1	123.90
196-090-630-000	1	123.90
196-090-640-000	1	123.90
196-090-650-000	1	123.90
196-090-660-000	1	123.90
196-090-670-000	1	123.90
196-090-680-000	1	123.90
196-090-690-000	1	123.90
196-090-700-000	1	123.90
196-090-710-000	1	123.90
196-090-720-000	1	123.90
196-090-730-000	1	123.90
196-090-740-000	1	123.90
196-090-750-000	1	123.90
196-090-760-000	1	123.90
196-090-770-000	1	123.90
196-090-780-000	1	123.90
196-090-790-000	1	123.90
196-090-800-000	1	123.90
196-090-810-000	1	123.90
196-090-820-000	1	123.90

Slight variances may occur due to rounding

(1) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
L&LMD No. 93-1 (Woodfield Park Maintenance Zone)
Fiscal Year 2021/22 Parcel Listing

APN	Units	Levy (1)
196-090-830-000	1	123.90
196-090-840-000	1	123.90
196-090-850-000	1	123.90
196-090-860-000	1	123.90
196-090-870-000	1	123.90
196-090-880-000	1	123.90
196-090-890-000	1	123.90
196-100-010-000	1	123.90
196-100-020-000	1	123.90
196-100-030-000	1	123.90
196-100-040-000	1	123.90
196-100-050-000	1	123.90
196-100-060-000	1	123.90
196-100-070-000	1	123.90
196-100-080-000	1	123.90
196-100-090-000	1	123.90
196-100-100-000	1	123.90
196-100-110-000	1	123.90
196-100-120-000	1	123.90
196-100-130-000	1	123.90
196-100-140-000	1	123.90
196-100-150-000	1	123.90
196-100-160-000	1	123.90
196-100-170-000	1	123.90
196-100-180-000	1	123.90
196-100-190-000	1	123.90
196-100-200-000	1	123.90
196-100-210-000	1	123.90
196-100-220-000	1	123.90
196-100-230-000	1	123.90
196-100-240-000	1	123.90
196-100-250-000	1	123.90
196-100-260-000	1	123.90
196-100-270-000	1	123.90
196-100-280-000	1	123.90
196-100-290-000	1	123.90
196-100-300-000	1	123.90
196-100-310-000	1	123.90
196-100-320-000	1	123.90
196-100-330-000	1	123.90
196-100-340-000	1	123.90

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City of Lathrop
L&LMD No. 93-1 (Woodfield Park Maintenance Zone)
Fiscal Year 2021/22 Parcel Listing

APN	Units	Levy (1)
196-100-350-000	1	123.90
196-100-360-000	1	123.90
196-100-370-000	1	123.90
196-100-380-000	1	123.90
196-100-390-000	1	123.90
196-100-400-000	1	123.90
196-100-410-000	1	123.90
196-100-420-000	1	123.90
196-100-430-000	1	123.90
196-100-440-000	1	123.90
196-100-450-000	1	123.90
196-100-460-000	1	123.90
196-100-470-000	1	123.90
196-100-480-000	1	123.90
196-100-490-000	1	123.90
196-100-500-000	1	123.90
196-100-510-000	1	123.90
196-100-520-000	1	123.90
196-100-530-000	1	123.90
196-100-540-000	1	123.90
196-100-550-000	1	123.90
196-100-560-000	1	123.90
196-100-570-000	1	123.90
196-100-580-000	1	123.90
196-100-590-000	1	123.90
196-100-600-000	1	123.90
196-100-610-000	1	123.90
196-100-620-000	1	123.90
196-100-630-000	1	123.90
196-100-640-000	1	123.90
196-100-650-000	1	123.90
196-100-660-000	1	123.90
196-100-670-000	1	123.90
196-100-680-000	1	123.90
196-100-690-000	1	123.90
196-100-700-000	1	123.90
196-100-710-000	1	123.90
196-100-720-000	1	123.90
196-100-730-000	1	123.90
196-100-740-000	1	123.90
196-100-750-000	1	123.90

Slight variances may occur due to rounding

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City of Lathrop
L&LMD No. 93-1 (Woodfield Park Maintenance Zone)
Fiscal Year 2021/22 Parcel Listing

APN	Units	Levy (1)
196-100-760-000	1	123.90
196-100-770-000	1	123.90
196-100-780-000	1	123.90
196-520-010-000	1	123.90
196-520-020-000	1	123.90
196-520-030-000	1	123.90
196-520-040-000	1	123.90
196-520-050-000	1	123.90
196-520-060-000	1	123.90
196-520-070-000	1	123.90
196-520-080-000	1	123.90
196-520-090-000	1	123.90
196-520-100-000	1	123.90
196-520-110-000	1	123.90
196-520-120-000	1	123.90
196-520-130-000	1	123.90
196-520-140-000	1	123.90
196-520-150-000	1	123.90
196-520-160-000	1	123.90
196-520-170-000	1	123.90
196-520-180-000	1	123.90
196-520-190-000	1	123.90
196-520-200-000	1	123.90
196-520-210-000	1	123.90
196-520-220-000	1	123.90
196-520-230-000	1	123.90
196-520-240-000	1	123.90
196-520-250-000	1	123.90
196-520-260-000	1	123.90
196-520-270-000	1	123.90
196-520-280-000	1	123.90
196-520-290-000	1	123.90
196-520-300-000	1	123.90
196-520-310-000	1	123.90
196-520-320-000	1	123.90
196-520-330-000	1	123.90
196-520-340-000	1	123.90
196-520-350-000	1	123.90
196-520-360-000	1	123.90
196-520-370-000	1	123.90
196-520-380-000	1	123.90

Slight variances may occur due to rounding

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City of Lathrop
L&LMD No. 93-1 (Woodfield Park Maintenance Zone)
Fiscal Year 2021/22 Parcel Listing

APN	Units	Levy (1)
196-520-390-000	1	123.90
196-520-400-000	1	123.90
196-520-410-000	1	123.90
196-520-420-000	1	123.90
196-520-430-000	1	123.90
196-520-440-000	1	123.90
196-520-450-000	1	123.90
196-520-460-000	1	123.90
196-520-470-000	1	123.90
196-520-480-000	1	123.90
196-520-490-000	1	123.90
196-520-510-000	1	123.90
196-520-520-000	1	123.90
196-520-530-000	1	123.90
196-520-540-000	1	123.90
196-520-550-000	1	123.90
196-520-560-000	1	123.90
196-520-570-000	1	123.90
196-530-010-000	1	123.90
196-530-020-000	1	123.90
196-530-030-000	1	123.90
196-530-040-000	1	123.90
196-530-050-000	1	123.90
196-530-060-000	1	123.90
196-530-070-000	1	123.90
196-530-080-000	1	123.90
196-530-090-000	1	123.90
196-530-100-000	1	123.90
196-530-110-000	1	123.90
196-530-120-000	1	123.90
196-530-130-000	1	123.90
196-530-140-000	1	123.90
196-530-150-000	1	123.90
196-530-160-000	1	123.90
196-530-170-000	1	123.90
196-530-180-000	1	123.90
196-530-190-000	1	123.90
196-530-200-000	1	123.90
196-530-210-000	1	123.90
196-530-220-000	1	123.90
196-530-230-000	1	123.90

Slight variances may occur due to rounding

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City of Lathrop
L&LMD No. 93-1 (Woodfield Park Maintenance Zone)
Fiscal Year 2021/22 Parcel Listing

APN	Units	Levy (1)
196-530-240-000	1	123.90
196-530-250-000	1	123.90
196-530-260-000	1	123.90
196-530-270-000	1	123.90
196-530-280-000	1	123.90
196-530-290-000	1	123.90
196-530-300-000	1	123.90
196-530-310-000	1	123.90
196-530-320-000	1	123.90
196-530-330-000	1	123.90
196-530-340-000	1	123.90
196-530-350-000	1	123.90
196-530-360-000	1	123.90
196-530-370-000	1	123.90
196-530-380-000	1	123.90
196-530-390-000	1	123.90
196-530-400-000	1	123.90
196-530-410-000	1	123.90
196-530-420-000	1	123.90
196-530-430-000	1	123.90
196-530-440-000	1	123.90
196-530-450-000	1	123.90
196-530-460-000	1	123.90
196-530-470-000	1	123.90
196-530-480-000	1	123.90
196-530-490-000	1	123.90
196-530-500-000	1	123.90
196-530-510-000	1	123.90
196-530-520-000	1	123.90
196-530-530-000	1	123.90
196-530-540-000	1	123.90
196-530-550-000	1	123.90
196-530-560-000	1	123.90
196-530-570-000	1	123.90
196-530-580-000	1	123.90
196-530-590-000	1	123.90
196-530-600-000	1	123.90
196-540-010-000	1	123.90
196-540-020-000	1	123.90
196-540-030-000	1	123.90
196-540-040-000	1	123.90

Slight variances may occur due to rounding

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City of Lathrop
L&LMD No. 93-1 (Woodfield Park Maintenance Zone)
Fiscal Year 2021/22 Parcel Listing

APN	Units	Levy (1)
196-540-050-000	1	123.90
196-540-060-000	1	123.90
196-540-070-000	1	123.90
196-540-080-000	1	123.90
196-540-090-000	1	123.90
196-540-100-000	1	123.90
196-540-110-000	1	123.90
196-540-120-000	1	123.90
196-540-130-000	1	123.90
196-540-140-000	1	123.90
196-540-150-000	1	123.90
196-540-160-000	1	123.90
196-540-180-000	1	123.90
196-540-190-000	1	123.90
196-540-200-000	1	123.90
196-540-210-000	1	123.90
196-540-220-000	1	123.90
196-540-230-000	1	123.90
196-540-240-000	1	123.90
196-540-250-000	1	123.90
196-540-260-000	1	123.90
196-540-270-000	1	123.90
196-540-280-000	1	123.90
196-540-290-000	1	123.90
196-540-300-000	1	123.90
196-540-310-000	1	123.90
196-540-320-000	1	123.90
196-540-330-000	1	123.90
196-540-340-000	1	123.90
196-540-350-000	1	123.90
196-540-360-000	1	123.90
196-540-370-000	1	123.90
196-540-380-000	1	123.90
196-540-390-000	1	123.90
196-540-400-000	1	123.90
196-540-410-000	1	123.90
196-540-420-000	1	123.90
196-540-430-000	1	123.90
196-540-440-000	1	123.90
196-540-450-000	1	123.90
196-540-460-000	1	123.90

Slight variances may occur due to rounding

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City of Lathrop
L&LMD No. 93-1 (Woodfield Park Maintenance Zone)
Fiscal Year 2021/22 Parcel Listing

APN	Units	Levy (1)
196-540-470-000	1	123.90
196-540-480-000	1	123.90
196-540-490-000	1	123.90
196-540-500-000	1	123.90
196-550-010-000	1	123.90
196-550-020-000	1	123.90
196-550-030-000	1	123.90
196-550-040-000	1	123.90
196-550-050-000	1	123.90
196-550-060-000	1	123.90
196-550-070-000	1	123.90
196-550-080-000	1	123.90
196-550-090-000	1	123.90
196-550-100-000	1	123.90
196-550-110-000	1	123.90
196-550-120-000	1	123.90
196-550-130-000	1	123.90
196-550-140-000	1	123.90
196-550-150-000	1	123.90
196-550-160-000	1	123.90
196-550-170-000	1	123.90
196-550-180-000	1	123.90
196-550-190-000	1	123.90
196-550-200-000	1	123.90
196-550-210-000	1	123.90
196-550-220-000	1	123.90
196-550-230-000	1	123.90
196-550-240-000	1	123.90
196-550-250-000	1	123.90
196-550-260-000	1	123.90
196-550-270-000	1	123.90
196-550-280-000	1	123.90
196-550-290-000	1	123.90
196-550-300-000	1	123.90
196-550-310-000	1	123.90
196-560-010-000	1	123.90
196-560-020-000	1	123.90
196-560-030-000	1	123.90
196-560-040-000	1	123.90
196-560-050-000	1	123.90
196-560-060-000	1	123.90

Slight variances may occur due to rounding

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City of Lathrop
L&LMD No. 93-1 (Woodfield Park Maintenance Zone)
Fiscal Year 2021/22 Parcel Listing

APN	Units	Levy (1)
196-560-070-000	1	123.90
196-560-080-000	1	123.90
196-560-090-000	1	123.90
196-560-100-000	1	123.90
196-560-110-000	1	123.90
196-560-120-000	1	123.90
196-560-130-000	1	123.90
196-560-140-000	1	123.90
196-560-150-000	1	123.90
196-560-160-000	1	123.90
196-560-170-000	1	123.90
196-560-180-000	1	123.90
196-560-190-000	1	123.90
196-570-010-000	1	123.90
196-570-020-000	1	123.90
196-570-030-000	1	123.90
196-570-040-000	1	123.90
196-570-050-000	1	123.90
196-570-060-000	1	123.90
196-570-070-000	1	123.90
196-570-080-000	1	123.90
196-570-090-000	1	123.90
196-570-100-000	1	123.90
196-570-110-000	1	123.90
196-570-120-000	1	123.90
196-570-130-000	1	123.90
196-570-140-000	1	123.90
196-570-150-000	1	123.90
196-570-160-000	1	123.90
196-570-170-000	1	123.90
196-570-180-000	1	123.90
196-570-190-000	1	123.90
196-570-200-000	1	123.90
196-570-210-000	1	123.90
196-570-220-000	1	123.90
196-570-230-000	1	123.90
196-570-240-000	1	123.90
196-570-250-000	1	123.90
196-570-270-000	1	123.90
196-570-280-000	1	123.90
196-570-290-000	1	123.90

Slight variances may occur due to rounding

(1) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

City of Lathrop
L&LMD No. 93-1 (Woodfield Park Maintenance Zone)
Fiscal Year 2021/22 Parcel Listing

APN	Units	Levy (1)
196-570-300-000	1	123.90
196-570-310-000	1	123.90
196-570-320-000	1	123.90
196-570-330-000	1	123.90
196-570-340-000	1	123.90
196-570-350-000	1	123.90
196-570-360-000	1	123.90
196-570-370-000	1	123.90
196-570-380-000	1	123.90
196-570-390-000	1	123.90
196-570-400-000	1	123.90
196-570-410-000	1	123.90
196-570-420-000	1	123.90
196-570-430-000	1	123.90
196-570-440-000	1	123.90
196-570-450-000	1	123.90
196-570-460-000	1	123.90
196-570-470-000	1	123.90
196-570-480-000	1	123.90
196-570-490-000	1	123.90
196-570-500-000	1	123.90
196-570-510-000	1	123.90
196-570-520-000	1	123.90
196-570-530-000	1	123.90
196-570-540-000	1	123.90
196-570-550-000	1	123.90
196-570-560-000	1	123.90
196-570-570-000	1	123.90
196-570-580-000	1	123.90
196-570-590-000	1	123.90
196-570-600-000	1	123.90
196-570-610-000	1	123.90
442 Accounts	442	\$54,763.80

Slight variances may occur due to rounding

(1) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

ITEM: **APPROVE THE PRELIMINARY ENGINEER’S REPORT AND DECLARING INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2021/22 FOR STONEBRIDGE LANDSCAPING MAINTENANCE DISTRICT AND STONEBRIDGE DRAINAGE AND LIGHTING DISTRICT**

RECOMMENDATION: **Council to Consider the Following:**

- 1. Adopt a Resolution Approving the Preliminary Engineer’s Report for the Stonebridge Landscaping Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22**
- 2. Adopt a Resolution Approving the Preliminary Engineer’s Report for the Stonebridge Drainage & Lighting District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22**

SUMMARY:

The Stonebridge Landscaping District (the “Landscaping District”) was created to pay for the service, operation and maintenance of the common area street landscaping, and Stonebridge Park. The Stonebridge Drainage and Lighting District (the “Drainage and Lighting District”) was created to pay for the service, operation and maintenance of the street lighting, and storm drain facilities within the Stonebridge development. This report has been separated from the report for the other maintenance districts due to the size. (Legal guidelines generally prohibit legislative body members from voting on matters involving districts where they reside if the district(s) in question comprise less than 25% of the agency’s total residential parcels as defined by the County Assessor.)

Each year, City Staff prepares annual budgets for the City’s maintenance assessment districts for City Council review. By way of their assessments, these districts provide the funding for City services. Ideally, the districts are structured to collect enough revenue to fund their expenditures. Listed below are the districts with current and proposed assessment rates:

District	FY 2020/21 Proposed Rates	FY 2021/22 Proposed Rates	% Change	Notes
Landscaping District	\$292.88	\$322.16	10.00%	Increased levy needed to minimize draw on reserve
Drainage and Lighting District	\$248.14	\$272.94	9.99%	Increased levy needed to minimize draw on reserve

**CITY MANAGER'S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2021/22 ASSESSMENTS FOR STONEBRIDGE**

PAGE 2

Tonight, Staff recommends City Council approve the districts' preliminary Engineer's Reports and declare its intention to levy annual assessments for Fiscal Year 2021/22. After tonight's actions, notices will be published and mailed to the affected property owners regarding the public hearing. The public hearing will be scheduled for June 14, 2021 at 7:00 p.m.

BACKGROUND:

Maintenance Districts are created to fund the costs of ongoing maintenance and operations of improvements which may include landscaping, park sites, street lighting, and storm drainage that provide special benefit to properties in given areas of the City. Special benefit is defined as that benefit, over and above the general benefit provided by the improvements, which is conferred upon parcels within a district, as identified and measured by the formation assessment engineer.

Within the City of Lathrop, there are eight maintenance assessment districts: five Landscaping and Lighting Maintenance Districts and three Benefit Assessment Districts; each is levied assessments according to the annual specific cost estimate associated with each individual district. Each property owner is assessed annually for a portion of the maintenance costs in their district(s). The assessments are paid by the property owner via each parcel's secured property tax bill.

On an annual basis, City Staff evaluates the anticipated costs for maintenance for the upcoming year. This analysis takes into consideration any increases in costs as well as cost savings realized. Some of the costs that are quantified include: routine maintenance and mowing contracts; equipment repair; weed abatement; shrub and tree pruning; radios and computers; irrigation parts and controllers; water; electricity; fertilizer and other chemicals; vehicles and vehicle maintenance; street lighting repairs; storm drain system maintenance; and other administrative costs.

An annual budget is then developed using these cost estimates. The total costs are divided among the parcels in the district based on the proportionate share of benefit received from the improvements. The proposed assessments are then reviewed and approved each year by the City Council during a public hearing process.

By law, assessments can only be increased by an amount approved by property owners. Any proposed increase which exceeds the amount approved by the property owners requires the approval of the property owners via a Proposition 218 ballot process. Each of the City's districts has a maximum assessment amount. The City Council may authorize any level of assessment up to this maximum. For this reason, the City could decide to levy the maximum assessment, however if it is determined that the maximum is not needed the City can lower the actual annual assessment without jeopardizing the ongoing maximum assessment.

**CITY MANAGER’S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2021/22 ASSESSMENTS FOR STONEBRIDGE**

The preliminary Engineer’s Reports are available in the City Clerk’s office and the Finance Department for review and copies will be available at the City Council meeting by request.

The following subsections summarize the district-specific information for each maintenance district:

(1) Landscaping District

The Fiscal Year 2021/22 maximum assessment rate of \$460.72 represents an increase of 5% over that of Fiscal Year 2020/21, which is the applicable annual escalation factor approved by property owners. The annual assessment to be levied is proposed to be set at \$322.16. This is increased from the rate that was assessed in Fiscal Year 2020/21. This increased assessment is required to minimize the draw on the reserve fund.

District	FY 020/21 Annual Assessment Rate per EDU*	Proposed FY 2020/21 Annual Assessment Rate per EDU*	Variance	Maximum FY 2021/22 Assessment Rate per EDU*
Landscaping District	\$292.88	\$322.16	\$29.28	\$460.72

*EDU = Equivalent Dwelling Unit

The Landscaping District will receive \$290,910.48 in assessment revenues plus a General Benefit Contribution from the General Fund of \$4,914 and park rentals of \$1,000, for a total of \$296,824.48. The total estimated expenditures are anticipated to be \$334,000.00, thus requiring a draw from the reserve funds in the amount of \$37,175.52. The fund balance at the beginning of Fiscal Year 2021/22 is estimated to be \$44,984.50, which will decrease by \$37,175.52 to \$7,808.98 at the end of Fiscal Year 2021/22. Reserve funds are intended to be used for annual operating shortfall coverage, cash flow timing financing, and/or extraordinary maintenance/repair funding.

(2) Drainage and Lighting District

The Fiscal Year 2021/22 maximum assessment rate of \$460.72 represents an increase of 5% over that of Fiscal Year 2020/21, which is the applicable annual escalation factor approved by property owners. The annual assessment to be levied is proposed to be set at \$272.94. This is increased from the rate that was assessed in Fiscal Year 2020/21. This increased assessment is required to minimize the draw on the reserve fund.

The Drainage and Lighting District will receive \$246,191.88 in revenue plus a General Benefit contribution from the General Fund of \$4,914 for a total of \$251,105.88. The total estimated expenditures are anticipated to be \$359,000.00. The fund balance at the beginning of Fiscal Year 2021/22 is estimated to be \$329,475.35 which will decrease by \$107,894.12 to a balance of \$221,581.23 at the end of Fiscal Year 2021/22. Reserve funds are intended to be used for annual operating shortfall

**CITY MANAGER’S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2021/22 ASSESSMENTS FOR STONEBRIDGE**

coverage, cash flow timing financing, and/or extraordinary maintenance/repair funding.

District	FY 2020/21 Annual Assessment Rate per EDU*	Proposed FY 2021/22 Annual Assessment Rate per EDU*	Variance	Maximum FY 2021/22 Assessment Rate per EDU*
Drainage and Lighting District	\$248.14	\$272.94	\$24.80	\$460.72

*EDU = Equivalent Dwelling Unit

REASON FOR RECOMMENDATION:

Staff has prepared Preliminary Engineer Reports and annual budgets for the service, operation and maintenance of all the districts in order to establish the annual assessments, which provide the funding for said services that benefit parcels within the districts.

Upon adoption of the attached Resolutions, the Preliminary Engineer Reports will be approved and the Council will declare its intention to levy annual assessments for Fiscal Year 2021/22 and a public hearing will be scheduled for June 14, 2021 at 7:00 p.m., to permit public testimony. Written protests will be accepted from property owners until the close of the public hearing. At the close of the public hearing, the City Council may approve the Engineer Reports as submitted or amend them and order the levy and collection of the assessments.

FISCAL IMPACT:

The expenditures for the Landscaping District and Drainage and Lighting District exceed revenue; however, these districts have sufficient funding within their fund balance reserves to cover the shortfalls.

There is a “General Benefit” costs that require funding from sources other than the assessments collected by the districts, as quantified by the formation assessment engineer. General Benefit is defined as the benefit of the improvements on the public at large. Therefore, the General Fund funds these costs because the city benefits overall from these improvements. The Fiscal Year 2021/22 General Benefit costs for each of the districts is \$4,914.00.

ATTACHMENTS:

- A. A Resolution Approving the Preliminary Engineer’s Report for the Stonebridge Landscaping Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22

**CITY MANAGER'S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2021/22 ASSESSMENTS FOR STONEBRIDGE**

PAGE 5

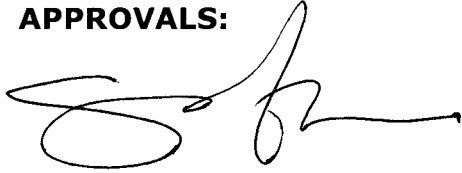
B. A Resolution Approving the Preliminary Engineer's Report for the Stonebridge Drainage & Lighting District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2021/22

C. District Diagrams

*** Note - Preliminary Engineer's Reports are available for review in the City Clerk's Office.**

**CITY MANAGER'S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
FISCAL YEAR 2021/22 ASSESSMENTS FOR STONEBRIDGE**

APPROVALS:



Sandra Frias
Sr. Management Analyst

5/3/21

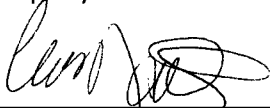
Date



Thomas Hedegard
Deputy Finance Director

5/3/21

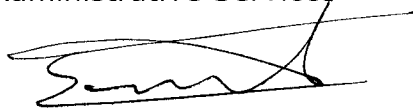
Date



Cari James
Director of Finance &
Administrative Services

5/3/2021

Date



Salvador Navarrete
City Attorney

5-3-2021

Date



Stephen J Salvatore
City Manager

5.4.21

Date

RESOLUTION NO. 21-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING THE PRELIMINARY ENGINEER'S REPORT FOR THE
STONEBRIDGE LANDSCAPING DISTRICT AND DECLARING INTENTION TO
LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2021/22**

WHEREAS, the City Council has by previous Resolutions formed the Stonebridge Landscaping District (hereafter referred to as the "District"), and initiated proceedings for Fiscal Year 2021/22, pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500)* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of San Joaquin for the City of Lathrop to pay the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the City Council has retained NBS, for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and

WHEREAS, NBS has prepared the Engineer's Report and Annual Levy Report (referred to herein as the "Report") for the district known as the Stonebridge Landscaping District; and

WHEREAS, the Report has now been presented to the City Council; and

WHEREAS, the Report includes the District budget and assessment and contains the data necessary to determine the special benefit conferred upon each property included in the District; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented on May 10, 2021, and is preliminarily satisfied with the Stonebridge Landscaping District, and all of the budget items and charges, and is satisfied that the levy amounts, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements, operation, maintenance and services performed in and provided by the District.

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

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundaries, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Description of Improvements and any substantial changes proposed: The improvements within the District include: design, construction, or installation, including the maintenance or servicing, or both, of landscaping, statuary fountains

and other ornamental structures, and facilities; providing for the life, growth, health and beauty of landscaping; the removal of trimmings, rubbish, debris, and other solid waste; and the operation of any fountains or the maintenance of any other improvements; and all necessary appurtenances. The Report, attached hereto as Exhibit "A" and incorporated herein by this reference, are hereby approved on a preliminary basis and ordered to be filed with this Resolution in the Office of the City Clerk as a permanent record. Such Report shall remain open to public inspection. The Report provides a full and complete description of all improvements and any or all substantial changes to the District or improvements within the District.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District, within the incorporated City Limits of the City, within the County of San Joaquin, State of California. Also described as:

Stonebridge Landscaping District

Section 4 Proposed Assessment Amounts: For Fiscal Year 2021/22, the proposed assessments are outlined in the Report which detail any changes or increases in the annual assessment.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act and Articles XIII (C) and XIII (D) of the California Constitution.

Section 6 Notice: The City shall give notice of the time and place of the Public Hearing to all property owners within the District by causing the publishing of this Resolution once in a newspaper of local circulation for two consecutive weeks not less than ten (10) days before the date of the public hearing, and by posting a copy of this resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Notice of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on Monday, June 14, 2021, at 7:00 p.m. or as soon thereafter as feasible in the City Council Chambers, located at 390 Towne Centre Dr., Lathrop, California.

Section 8 Compliance with Article XIII(C) and XIII(D) of the California Constitution: The City Council hereby finds that the proposed assessments are in compliance with the requirements for Article XIII(C) and XIII(D) of the California Constitution in that the amount of the assessment is based upon a prior ballot procedure in which the majority of the affected property owners consented to the imposition of the assessment, its amount, and a modifier. The amount of the assessment proposed does not exceed the authorized amount.

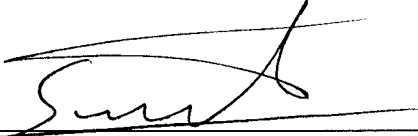
The foregoing resolution was passed and adopted this 10th day of May, 2021, by the following vote of the City Council, to wit:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

Teresa Vargas, City Clerk

RESOLUTION NO. 21-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
APPROVING THE PRELIMINARY ENGINEER'S REPORT FOR THE
STONEBRIDGE DRAINAGE & LIGHTING DISTRICT AND DECLARING
INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2021/22**

WHEREAS, the City Council has by previous Resolution formed the Stonebridge Drainage & Lighting District (hereafter referred to as the "District"), and initiated proceedings for Fiscal Year 2021/22, pursuant to the provisions of the *Benefit Assessment Act of 1982, Division 2, Title 5 of the California Government Code (commencing with Section 54703)* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of San Joaquin for the City of Lathrop to pay the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the City Council has retained NBS, for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and

WHEREAS, NBS has prepared the Engineer's Report and Annual Levy Report (referred to herein as the "Report") for the district known as the Stonebridge Drainage & Lighting District; and

WHEREAS, the Report has now been presented to the City Council; and

WHEREAS, the Report includes the District budget and assessment and contains the data necessary to determine the special benefit conferred upon each property included in the District; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented on May 10, 2021, and is preliminarily satisfied with the Stonebridge Drainage & Lighting District, and all of the budget items and charges, and is satisfied that the levy amounts, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements, operation, maintenance and services performed in and provided by the District.

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

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundaries, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Description of Improvements and any substantial changes proposed: The improvements within the District include: design, construction, or installation, including the maintenance or servicing, or both, of public lighting facilities;

providing for electric current or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements; and the maintenance of storm drainage facilities, trunk main line pipe with manholes and drop inlets, pump station and all necessary appurtenances. The Report, attached hereto as Exhibit "A" and incorporated herein by this reference, are hereby approved on a preliminary basis and ordered to be filed with this Resolution in the Office of the City Clerk as a permanent record. Such Report shall remain open to public inspection. The Report provides a full and complete description of all improvements and any or all substantial changes to the District or improvements within the District.

Section 3 **Boundaries and Designation:** The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District, within the incorporated City Limits of the City, within the County of San Joaquin, State of California. Also described as:

Stonebridge Drainage & Lighting District

Section 4 **Proposed Assessment Amounts:** For Fiscal Year 2021/22, the proposed assessments are outlined in the Report which detail any changes or increases in the annual assessment.

Section 5 **Public Hearing(s):** The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act and Articles XIII (C) and XIII (D) of the California Constitution.

Section 6 **Notice:** The City shall give notice of the time and place of the Public Hearing to all property owners within the District by causing the publishing of this Resolution once in a newspaper of local circulation for two consecutive weeks not less than ten (10) days before the date of the public hearing, and by posting a copy of this resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 **Notice of Public Hearing:** Notice is hereby given that a Public Hearing on these matters will be held by the City Council on Monday, June 14, 2021, at 7:00 p.m. or as soon thereafter as feasible in the City Council Chambers, located at 390 Towne Centre Dr., Lathrop, California.

Section 8 **Compliance with Article XIII(C) and XIII(D) of the California Constitution:** The City Council hereby finds that the proposed assessments are in compliance with the requirements for Article XIII(C) and XIII(D) of the California Constitution in that the amount of the assessment is based upon a prior ballot procedure in which the majority of the affected property owners consented to the imposition of the assessment, its amount, and a modifier. The amount of the assessment proposed does not exceed the authorized amount.

The foregoing resolution was passed and adopted this 10th day of May, 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

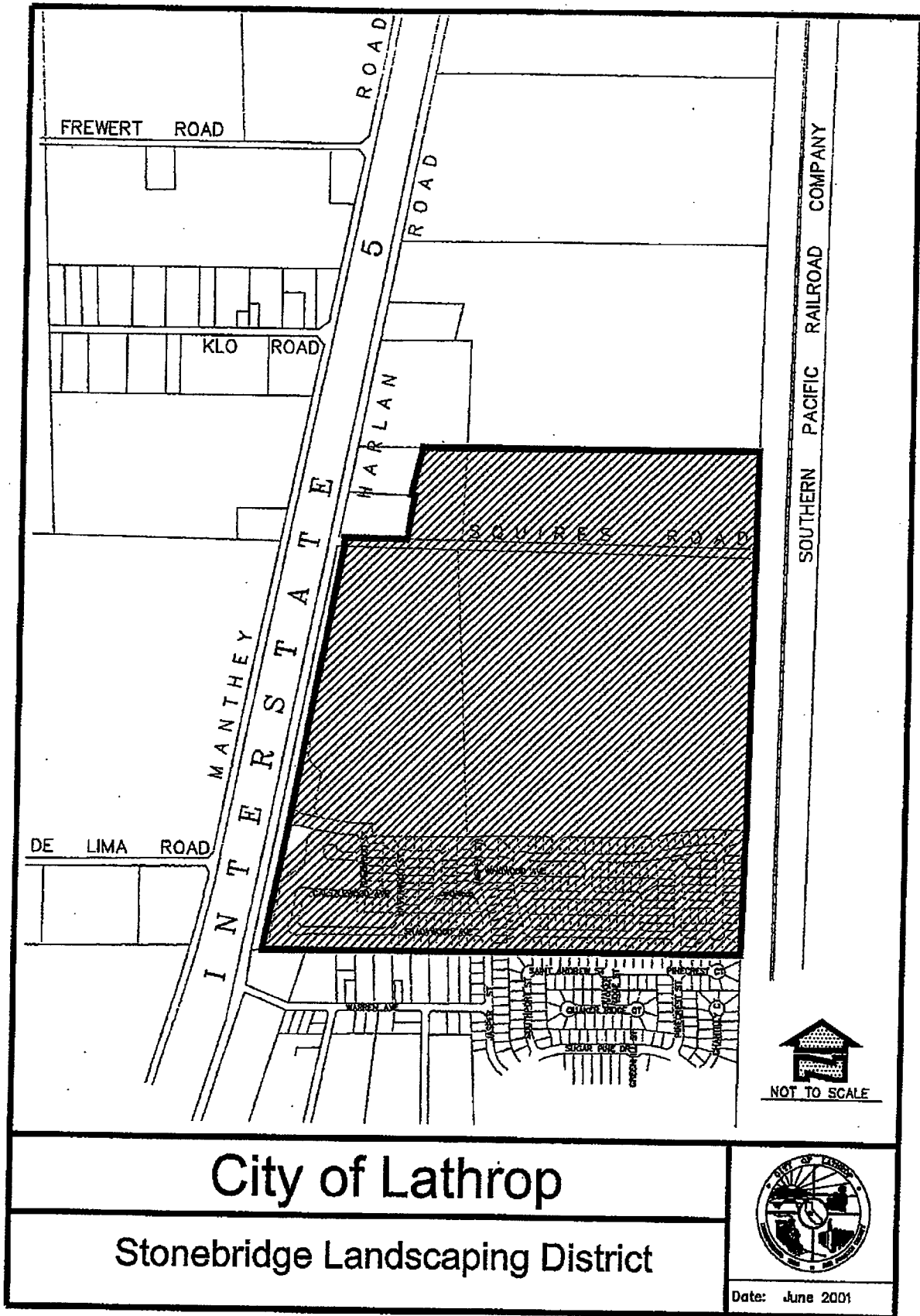
ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

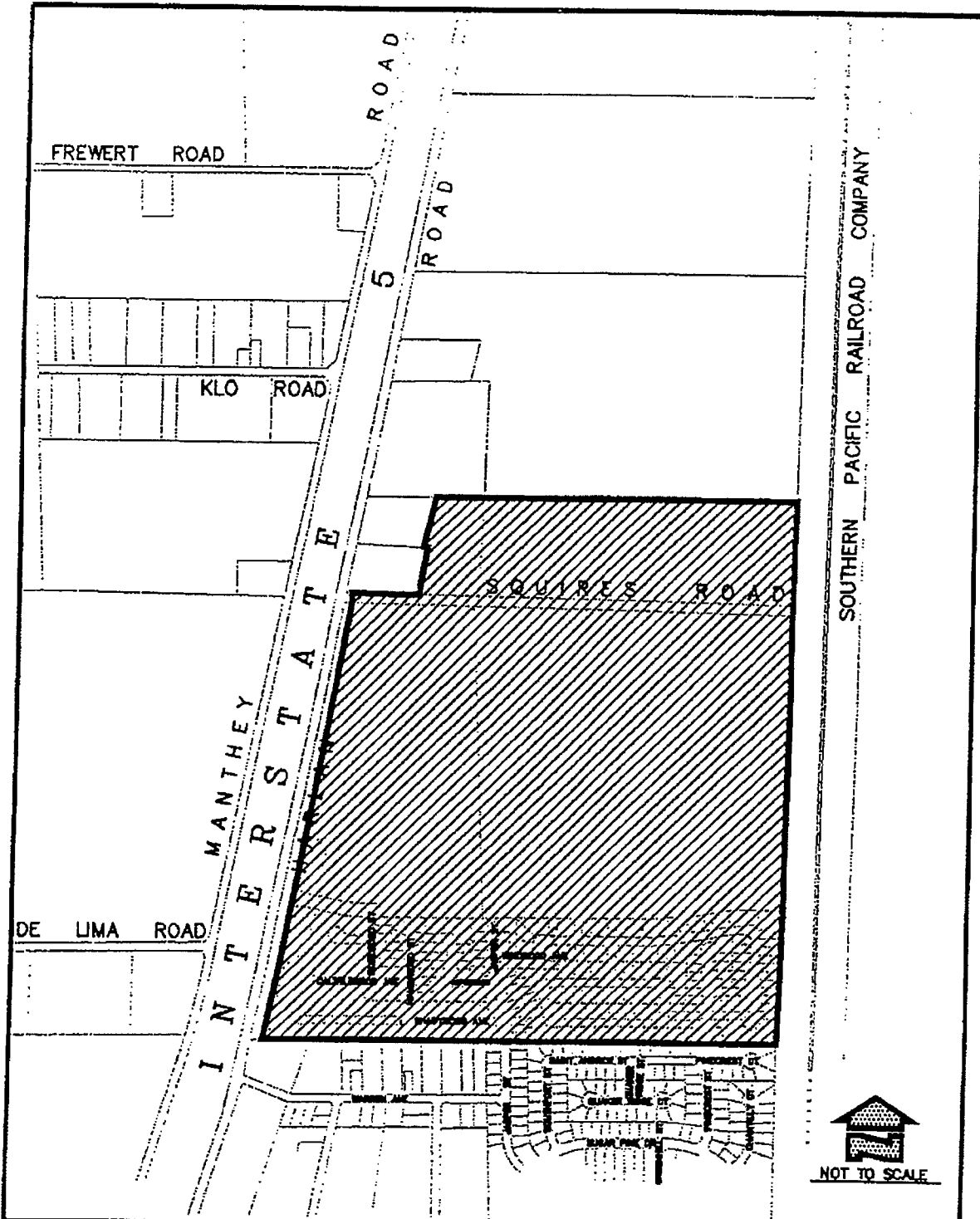


City of Lathrop

Stonebridge Landscaping District



Date: June 2001



City of Lathrop

Stonebridge Drainage & Lighting District



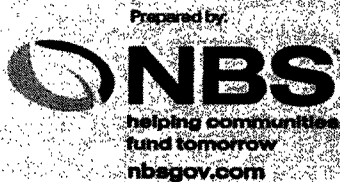
Date: February 1999

CITY OF LATHROP

Stonebridge Landscaping District

Annual Engineer's Report

Fiscal Year 2021/22



Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

**CITY OF LATHROP
STONEBRIDGE LANDSCAPING DISTRICT**

**390 Towne Centre Drive
Lathrop, California 95330
Phone - (209) 941-7320
Fax - (209) 941-7339**

CITY COUNCIL

Sonny Dhaliwal, Mayor

Jennifer Torres-O'Callaghan, Vice Mayor

Paul Akinjo, Councilmember

Minnie Diallo, Councilmember

Diane Lazard, Councilmember

CITY STAFF

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Cari James, Finance Director

Glenn Gebhardt, City Engineer

NBS

Tim Seufert, Client Services Director

Kristin Harvey, Senior Consultant

TABLE OF CONTENTS

- 1. ENGINEER'S LETTER 1
- 2. OVERVIEW..... 2
 - 2.1 Introduction..... 2
 - 2.2 Effect of Proposition 218..... 2
 - 2.3 Plans and Specifications for the Improvements 3
- 3. ESTIMATE OF COSTS 4
 - 3.1 Description of Budget Items..... 4
 - 3.2 District Budget..... 5
 - 3.3 Balance to Levy..... 5
 - 3.4 Operational & Maintenance Reserve Information 6
- 4. METHOD OF APPORTIONMENT..... 7
 - 4.1 Method of Apportionment..... 7
 - 4.2 Assessment - Subdivided Single Family Lots 7
- 5. DISTRICT DIAGRAM 8
- 6. PARCEL LISTING 9

1. ENGINEER’S LETTER

WHEREAS, the City Council of the City of Lathrop (the “City”), State of California, directed NBS to prepare and file a report presenting plans and specifications describing the general nature, location, and extent of the improvements to be maintained, and an estimate of the costs of the maintenance, operations, and servicing of the improvements for the City of Lathrop Stonebridge Landscaping District (the “District”) for Fiscal Year 2021/22. The report includes a diagram for the District showing the area and properties proposed to be assessed, an assessment of the estimated costs of the maintenance, operations and servicing of the improvements, and the net amount to be assessed upon all assessable parcels within the District in proportion to the special benefit received;

WHEREAS, the proposed assessment rate of \$322.16 per single family lot, is not greater than 105% of the prior year maximum assessment, as approved by the land owners. The District is in compliance with the assessment balloting procedures set forth in Section 4 of Article XIII D of the California Constitution and the District was formed by consent of 100% of the landowners.

NOW THEREFORE, only special benefits are assessed and any general benefits have been identified. The following assessment is made to fund the portion of the estimated costs of maintenance, operation, and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF ASSESSMENT– SINGLE FAMILY LOTS

Description	Amount
Balance to Levy	\$290,910.48
Total Single Family Lots	903
Calculated Assessment Per Single Family Lot	\$322.16
Maximum Assessment Per Single Family Lot	\$460.72
Total Assessment – Single Family Lots	\$290,910.48

I, the undersigned, respectfully submit the enclosed Engineer’s Report and, to the best of my knowledge, information, and belief, the Engineer’s Report, Assessments, and the District Diagram herein have been prepared and computed in accordance with the order and historical practices of the City Council of the City.

John G. Egan, P.E.
Assessment Engineer

2. OVERVIEW

2.1 Introduction

The City previously formed several maintenance assessment districts for the purpose of providing maintenance services to benefit certain parcels in the City. Over several years, these districts have levied and collected special assessments. The District was formed in 1998 pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”). All parcels within the District which have special benefit conferred upon them as a result of the maintenance and operation of improvements have been identified and the proportionate special benefit derived by each identified parcel has been determined in relation to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated special benefit received.

This Annual Engineer’s Report (the “Report”) describes the District and the charge per single family lot for Fiscal Year 2021/22 based on the historical and estimated cost to maintain the improvements and provide the services that benefit parcels within the District.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number by the San Joaquin County (the “County”) Assessor’s Office. The County Auditor-Controller uses Assessor’s Parcel Numbers and specific fund numbers to identify, on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments at a noticed public hearing and following review of the Report, the City Council may confirm the submittal of the Report and may order the levy and collection of assessments for Fiscal Year 2021/22. If approved, the assessment information will be submitted to the County Auditor-Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2021/22.

2.2 Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 by a vote of 56.5% to 43.5%. The provisions of the Proposition, now California Constitutional Articles XIII C and XIII D, added substantive and procedural requirements for assessments.

As approved by the landowners, the maximum assessment rate increases by 5% each year. The maximum assessment rate for Fiscal Year 2021/22 is \$460.72 per single family lot. The proposed assessment rate for Fiscal Year 2021/22 is \$322.16, which is below the maximum assessment rate.

The District is in compliance with the assessment balloting procedures set forth in Section 4 of Article XIII D and the District was formed by consent of 100% of the landowners.

The following table shows the levy assessment rate and the maximum assessment rate for the three most recent years.

Fiscal Year	Levy Assessment Rate	Maximum Assessment Rate
2021/22	\$322.16	\$460.72
2020/21	292.88	438.78
2019/20	265.64	417.89

2.3 Plans and Specifications for the Improvements

The District consists of a fully developed residential area generally located east of I-5, west of the Union Pacific Railroad, north of Warren Avenue, and south of Roth Road.

Improvements within the District include the design, construction, or installation, including the maintenance or servicing, or both, of landscaping, including trees, shrubs, grass or other ornamental vegetation, statuary fountains and other ornamental structures, and facilities; providing for the life, growth, health and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; and the operation of any fountains or the maintenance of any other improvements.

The improvements provide special benefit to the parcels assessed since:

- 1) The improvements are adjacent to the neighborhoods within which assessed parcels are located, and the improvements:
 - a) help to identify, distinguish, and enhance these neighborhoods, including the entrances thereto; and
 - b) help to improve the quality of life in these neighborhoods by reducing the potential for graffiti, eliminating dust and litter, providing sound attenuation, eliminating the potential for blight, and providing added security and safety through an added City presence; and
- 2) In the absence of the District, the work and improvements would not otherwise be provided by the City.

3. ESTIMATE OF COSTS

3.1 Description of Budget Items

Personnel Services - Includes employee salaries, salary related costs, and employee benefits including retirement, medical benefits, and workers compensation costs, etc.

Maintenance & Operations - Includes the following:

Advertising/Legal Notices - Includes the cost of publishing the required legal notices necessary to complete the required procedures for levying the assessments.

Contract Services - Includes professional services necessary for District maintenance including trees and landscaping, park maintenance, equipment rental, computer technical support, and the preparation of the Report.

Gas, Diesel, Oil & Lubricants - Includes fuel, oil and lubricants for vehicles, and miscellaneous small equipment.

Maintenance & Repair - Includes contracted maintenance and repair services such as annual fire extinguisher service and emergency repairs.

Miscellaneous Supplies - Includes custodial supplies, building maintenance materials, and supplies, parts, tools, reference materials, and additional administrative costs.

Printing & Typesetting - Includes the cost of preparing the required legal notices necessary to complete the required procedures for levying the assessments.

Training, Membership, Travel & Dues – Includes continuing training for maintenance staff.

Uniforms/Protective Clothing - Includes employee uniforms including safety boots, jackets, gloves, etc.

Utilities - Gas & Electric - Includes electrical power for sprinklers, statuary fountains etc.

Water - Includes water for irrigation.

Fixed Charges & Special Fees - Includes the charges per parcel to collect the assessments on the County Secured Property Tax Roll.

Indirect Costs - Includes overhead costs of the City related to the maintenance, operation, and administration of the District.

3.2 District Budget

The budget for Fiscal Year 2021/22 is as follows.

Description	2021/22 Budget
Personnel Services	\$57,103.00
Maintenance & Operations Total	243,167.00
Fixed Charge Total	0.00
Indirect Costs	<u>33,730.00</u>
Total District Costs	\$334,000.00
General Benefit	(4,914.00)
Contribution to (from) Operational Reserves	(37,175.52)
Contribution to (from) Capital Reserves	0.00
Other Revenue Sources	<u>(1,000.00)</u>
Total Balance to Levy	\$290,910.48

3.3 Balance to Levy

Total District Costs - Includes personnel services, maintenance and operations, capital costs, and indirect costs determined above.

General Benefit - Includes any enhancement of street frontages that do not lie entirely within the District, which are estimated to cost \$4,914.00 (for Fiscal Year 2021/22). The cost is to be paid from funds other than assessments.

Contribution to (from) Operational Reserves - The Operational Reserves item provides funds to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy.

Contribution to (from) Capital Reserves - The Capital Reserve Account item provides funds to maintain reserves for extraordinary maintenance items and unexpected capital expenditures that may occur as a result of natural occurrences or other unforeseen circumstances.

Other Revenue Sources - This is the amount of additional funds designated for use by the District that are not from District assessments. These funds are added to the District account to reduce assessments and may be from either non-District sources including City General Fund contributions or District sources including interest earnings.

Balance to Levy - This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of the total direct and administration costs, reserves, contributions, and other revenue sources.

The following table shows the total costs, additional revenues, and the Balance to Levy for Fiscal Year 2021/22.

Description	Amount
Total District Costs	\$334,000.00
Less General Benefit	(4,914.00)
Contribution to (from) Operational Reserves	(37,175.52)
Contribution to (from) Capital Reserves	0.00
Other Revenue Sources	<u>(1,000.00)</u>
Balance to Levy	\$290,910.48

3.4 Operational & Maintenance Reserve Information

The following table shows the estimated balance of the Operational and Maintenance Reserves.

Description	Amount
Estimated Beginning Balance - July 1, 2021	\$44,984.50
Contribution to (from) Operational and Maintenance Reserves	<u>(37,175.52)</u>
Estimated Ending Balance - June 30, 2022	\$7,808.98

The reserves are intended to be used and/or accumulated for repair and/or capital replacement, as needed for improvements within the District.

4. METHOD OF APPORTIONMENT

4.1 Method of Apportionment

Pursuant to the Act, the costs of the District are apportioned by a formula or method which fairly distributes the net amount to be assessed among all assessable parcels in proportion to the estimated special benefit to be received by each such parcel from the maintenance, servicing, and operation of the improvements. The proportional special benefit derived by each parcel is determined in relationship to the entirety of the maintenance and operation expenses of the improvements. No assessment has been apportioned on any parcel that exceeds the reasonable cost of the proportional benefit conferred on that parcel. The assessment has been levied in accordance with the assessment methodology adopted and approved by the City Council at the time of District formation.

Only special benefits are assessed and any general benefits have been separated from the special benefits. The general benefits are derived from any enhancement of street frontages which do not lie entirely within the District and are estimated to cost \$4,914.00 (for Fiscal Year 2021/22). The cost is to be paid from funds other than those raised by the assessments.

The basis of benefit for the District was determined as follows:

- The estimated annual maintenance cost will be allocated equally to each subdivided single family lot existing at the time of levy of the assessment, not to exceed the maximum assessment amount described below.
- The maximum assessment for Fiscal Year 1999/00 for each subdivided single family lot was \$157.50. Each year, the maximum assessment rate has been calculated by multiplying the previous year's maximum assessment rate by 1.05.
- In the event the amount obtained by assessing the maximum assessment to each subdivided single family lot is less than the total estimated maintenance cost, the difference will be assessed to the undivided parcels within the District, proportional to parcel area. There are currently no undivided parcels in the district.

4.2 Assessment - Subdivided Single Family Lots

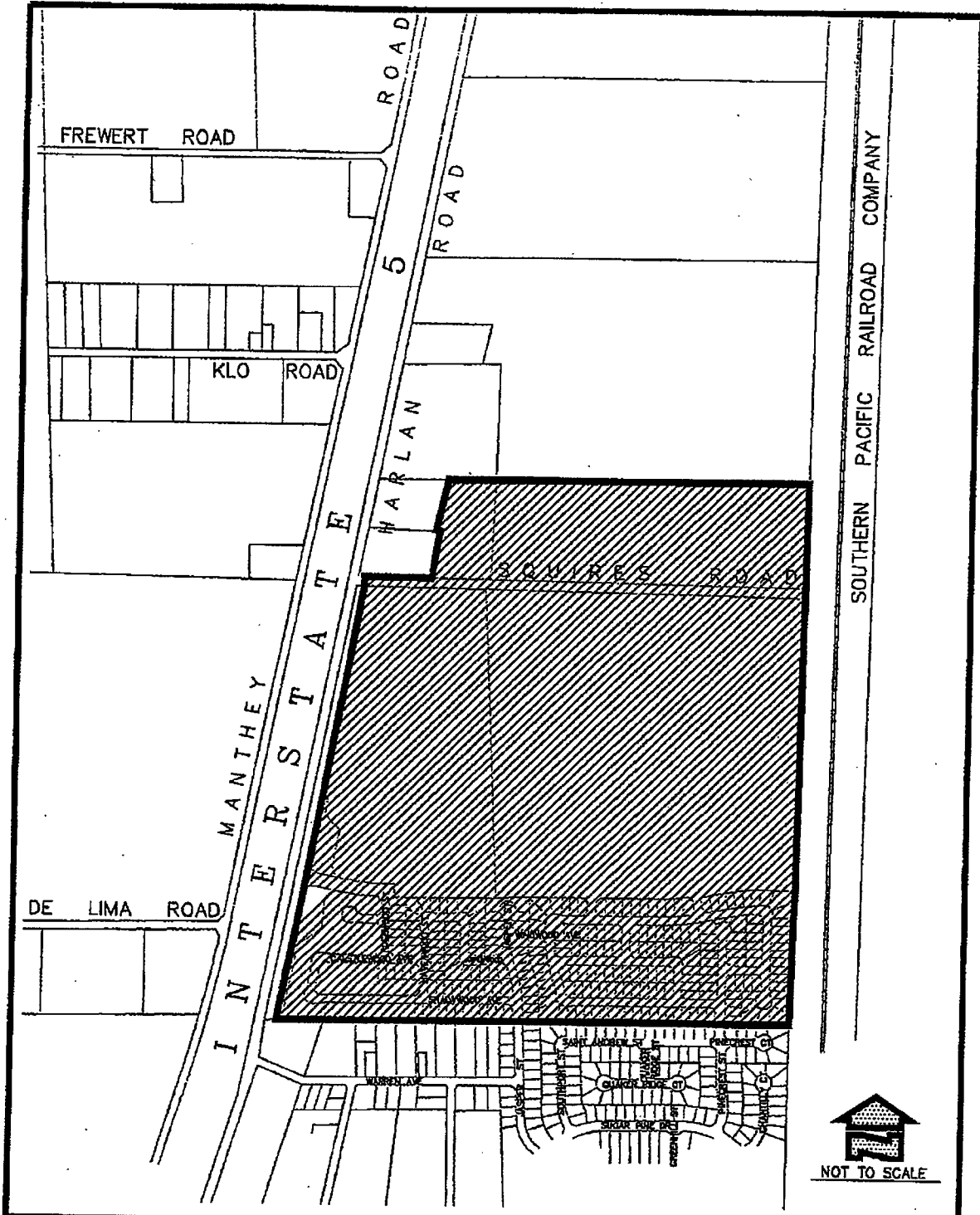
The following table shows the assessment for subdivided single family lots for the Fiscal Year 2021/22 levy.

Description	Amount
Balance to Levy	\$290,910.48
Total Single Family Lots	903
Calculated Assessment Per Single Family Lot	\$ 322.16
Maximum Assessment Per Single Family Lot	\$460.72
Total Assessment - Single Family Lots ⁽¹⁾	\$290,910.48

(1) Includes installment rounding of \$0.01 per parcel for tax roll purposes.

5. DISTRICT DIAGRAM

Reference is made to the District Diagram on file with the City Clerk. The following page provides the boundaries of the District. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference and made part of this Report.



City of Lathrop

Stonebridge Landscaping District



Date: June 2001

6. PARCEL LISTING

The parcel listing of assessments is provided on the following pages. The description of each lot or parcel is a part of the records of the County Assessor and is incorporated by reference and made part of this Report.

City of Lathrop
Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-580-010-000	SFR	1	460.72	\$322.16
196-580-020-000	SFR	1	460.72	322.16
196-580-030-000	SFR	1	460.72	322.16
196-580-040-000	SFR	1	460.72	322.16
196-580-050-000	SFR	1	460.72	322.16
196-580-060-000	SFR	1	460.72	322.16
196-580-070-000	SFR	1	460.72	322.16
196-580-080-000	SFR	1	460.72	322.16
196-580-090-000	SFR	1	460.72	322.16
196-580-100-000	SFR	1	460.72	322.16
196-580-110-000	SFR	1	460.72	322.16
196-580-120-000	SFR	1	460.72	322.16
196-580-130-000	SFR	1	460.72	322.16
196-580-140-000	SFR	1	460.72	322.16
196-580-150-000	SFR	1	460.72	322.16
196-580-160-000	SFR	1	460.72	322.16
196-580-170-000	SFR	1	460.72	322.16
196-580-180-000	SFR	1	460.72	322.16
196-580-190-000	SFR	1	460.72	322.16
196-580-200-000	SFR	1	460.72	322.16
196-580-210-000	SFR	1	460.72	322.16
196-580-220-000	SFR	1	460.72	322.16
196-580-230-000	SFR	1	460.72	322.16
196-580-240-000	SFR	1	460.72	322.16
196-580-250-000	SFR	1	460.72	322.16
196-580-260-000	SFR	1	460.72	322.16
196-580-270-000	SFR	1	460.72	322.16
196-580-280-000	SFR	1	460.72	322.16
196-580-290-000	SFR	1	460.72	322.16
196-580-300-000	SFR	1	460.72	322.16
196-580-310-000	SFR	1	460.72	322.16
196-580-320-000	SFR	1	460.72	322.16
196-580-330-000	SFR	1	460.72	322.16
196-580-340-000	SFR	1	460.72	322.16
196-580-350-000	SFR	1	460.72	322.16
196-580-360-000	SFR	1	460.72	322.16
196-580-370-000	SFR	1	460.72	322.16
196-580-380-000	SFR	1	460.72	322.16
196-580-390-000	SFR	1	460.72	322.16
196-580-400-000	SFR	1	460.72	322.16
196-580-410-000	SFR	1	460.72	322.16

Slight variances may occur due to rounding

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City of Lathrop
Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-580-420-000	SFR	1	460.72	322.16
196-580-430-000	SFR	1	460.72	322.16
196-580-440-000	SFR	1	460.72	322.16
196-580-450-000	SFR	1	460.72	322.16
196-580-460-000	SFR	1	460.72	322.16
196-580-470-000	SFR	1	460.72	322.16
196-580-480-000	SFR	1	460.72	322.16
196-580-490-000	SFR	1	460.72	322.16
196-580-500-000	SFR	1	460.72	322.16
196-580-510-000	SFR	1	460.72	322.16
196-580-520-000	SFR	1	460.72	322.16
196-580-530-000	SFR	1	460.72	322.16
196-580-540-000	SFR	1	460.72	322.16
196-580-550-000	SFR	1	460.72	322.16
196-580-560-000	SFR	1	460.72	322.16
196-580-570-000	SFR	1	460.72	322.16
196-580-580-000	SFR	1	460.72	322.16
196-580-590-000	SFR	1	460.72	322.16
196-580-600-000	SFR	1	460.72	322.16
196-580-610-000	SFR	1	460.72	322.16
196-580-620-000	SFR	1	460.72	322.16
196-580-630-000	SFR	1	460.72	322.16
196-580-640-000	SFR	1	460.72	322.16
196-580-650-000	SFR	1	460.72	322.16
196-580-660-000	SFR	1	460.72	322.16
196-580-670-000	SFR	1	460.72	322.16
196-580-680-000	SFR	1	460.72	322.16
196-580-690-000	SFR	1	460.72	322.16
196-580-700-000	SFR	1	460.72	322.16
196-580-710-000	SFR	1	460.72	322.16
196-580-720-000	SFR	1	460.72	322.16
196-580-730-000	SFR	1	460.72	322.16
196-580-740-000	SFR	1	460.72	322.16
196-580-750-000	SFR	1	460.72	322.16
196-580-760-000	SFR	1	460.72	322.16
196-580-770-000	SFR	1	460.72	322.16
196-580-780-000	SFR	1	460.72	322.16
196-580-790-000	SFR	1	460.72	322.16
196-580-800-000	SFR	1	460.72	322.16
196-580-810-000	SFR	1	460.72	322.16
196-580-820-000	SFR	1	460.72	322.16

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City of Lathrop
Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-580-830-000	SFR	1	460.72	322.16
196-580-840-000	SFR	1	460.72	322.16
196-580-850-000	SFR	1	460.72	322.16
196-580-860-000	SFR	1	460.72	322.16
196-580-870-000	SFR	1	460.72	322.16
196-580-880-000	SFR	1	460.72	322.16
196-600-010-000	SFR	1	460.72	322.16
196-600-020-000	SFR	1	460.72	322.16
196-600-030-000	SFR	1	460.72	322.16
196-600-040-000	SFR	1	460.72	322.16
196-600-050-000	SFR	1	460.72	322.16
196-600-060-000	SFR	1	460.72	322.16
196-600-070-000	SFR	1	460.72	322.16
196-600-080-000	SFR	1	460.72	322.16
196-600-090-000	SFR	1	460.72	322.16
196-600-100-000	SFR	1	460.72	322.16
196-600-110-000	SFR	1	460.72	322.16
196-600-120-000	SFR	1	460.72	322.16
196-600-130-000	SFR	1	460.72	322.16
196-600-140-000	SFR	1	460.72	322.16
196-600-150-000	SFR	1	460.72	322.16
196-600-160-000	SFR	1	460.72	322.16
196-600-170-000	SFR	1	460.72	322.16
196-600-180-000	SFR	1	460.72	322.16
196-600-190-000	SFR	1	460.72	322.16
196-600-200-000	SFR	1	460.72	322.16
196-600-210-000	SFR	1	460.72	322.16
196-600-220-000	SFR	1	460.72	322.16
196-600-230-000	SFR	1	460.72	322.16
196-600-240-000	SFR	1	460.72	322.16
196-600-250-000	SFR	1	460.72	322.16
196-600-260-000	SFR	1	460.72	322.16
196-600-270-000	SFR	1	460.72	322.16
196-600-280-000	SFR	1	460.72	322.16
196-600-290-000	SFR	1	460.72	322.16
196-600-300-000	SFR	1	460.72	322.16
196-600-310-000	SFR	1	460.72	322.16
196-600-320-000	SFR	1	460.72	322.16
196-600-330-000	SFR	1	460.72	322.16
196-600-340-000	SFR	1	460.72	322.16
196-600-350-000	SFR	1	460.72	322.16

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City of Lathrop
Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-600-360-000	SFR	1	460.72	322.16
196-600-370-000	SFR	1	460.72	322.16
196-600-380-000	SFR	1	460.72	322.16
196-600-390-000	SFR	1	460.72	322.16
196-600-400-000	SFR	1	460.72	322.16
196-600-410-000	SFR	1	460.72	322.16
196-600-420-000	SFR	1	460.72	322.16
196-600-430-000	SFR	1	460.72	322.16
196-600-440-000	SFR	1	460.72	322.16
196-600-450-000	SFR	1	460.72	322.16
196-600-460-000	SFR	1	460.72	322.16
196-600-470-000	SFR	1	460.72	322.16
196-600-480-000	SFR	1	460.72	322.16
196-600-490-000	SFR	1	460.72	322.16
196-600-500-000	SFR	1	460.72	322.16
196-600-510-000	SFR	1	460.72	322.16
196-600-520-000	SFR	1	460.72	322.16
196-600-530-000	SFR	1	460.72	322.16
196-600-540-000	SFR	1	460.72	322.16
196-600-550-000	SFR	1	460.72	322.16
196-600-560-000	SFR	1	460.72	322.16
196-600-570-000	SFR	1	460.72	322.16
196-600-580-000	SFR	1	460.72	322.16
196-600-590-000	SFR	1	460.72	322.16
196-600-600-000	SFR	1	460.72	322.16
196-600-610-000	SFR	1	460.72	322.16
196-600-620-000	SFR	1	460.72	322.16
196-600-630-000	SFR	1	460.72	322.16
196-600-640-000	SFR	1	460.72	322.16
196-600-650-000	SFR	1	460.72	322.16
196-600-660-000	SFR	1	460.72	322.16
196-600-670-000	SFR	1	460.72	322.16
196-600-680-000	SFR	1	460.72	322.16
196-600-690-000	SFR	1	460.72	322.16
196-600-700-000	SFR	1	460.72	322.16
196-600-710-000	SFR	1	460.72	322.16
196-600-720-000	SFR	1	460.72	322.16
196-600-730-000	SFR	1	460.72	322.16
196-600-740-000	SFR	1	460.72	322.16
196-600-750-000	SFR	1	460.72	322.16
196-600-760-000	SFR	1	460.72	322.16

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City of Lathrop
Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-600-770-000	SFR	1	460.72	322.16
196-600-780-000	SFR	1	460.72	322.16
196-600-790-000	SFR	1	460.72	322.16
196-610-010-000	SFR	1	460.72	322.16
196-610-020-000	SFR	1	460.72	322.16
196-610-030-000	SFR	1	460.72	322.16
196-610-040-000	SFR	1	460.72	322.16
196-610-050-000	SFR	1	460.72	322.16
196-610-060-000	SFR	1	460.72	322.16
196-610-070-000	SFR	1	460.72	322.16
196-610-080-000	SFR	1	460.72	322.16
196-610-090-000	SFR	1	460.72	322.16
196-610-100-000	SFR	1	460.72	322.16
196-610-110-000	SFR	1	460.72	322.16
196-610-120-000	SFR	1	460.72	322.16
196-610-130-000	SFR	1	460.72	322.16
196-610-140-000	SFR	1	460.72	322.16
196-610-150-000	SFR	1	460.72	322.16
196-610-160-000	SFR	1	460.72	322.16
196-610-170-000	SFR	1	460.72	322.16
196-610-180-000	SFR	1	460.72	322.16
196-610-190-000	SFR	1	460.72	322.16
196-610-200-000	SFR	1	460.72	322.16
196-610-210-000	SFR	1	460.72	322.16
196-610-220-000	SFR	1	460.72	322.16
196-610-230-000	SFR	1	460.72	322.16
196-610-240-000	SFR	1	460.72	322.16
196-610-250-000	SFR	1	460.72	322.16
196-610-260-000	SFR	1	460.72	322.16
196-610-270-000	SFR	1	460.72	322.16
196-610-280-000	SFR	1	460.72	322.16
196-610-290-000	SFR	1	460.72	322.16
196-610-300-000	SFR	1	460.72	322.16
196-610-310-000	SFR	1	460.72	322.16
196-610-320-000	SFR	1	460.72	322.16
196-610-330-000	SFR	1	460.72	322.16
196-610-340-000	SFR	1	460.72	322.16
196-610-350-000	SFR	1	460.72	322.16
196-610-360-000	SFR	1	460.72	322.16
196-610-370-000	SFR	1	460.72	322.16
196-610-380-000	SFR	1	460.72	322.16

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Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-610-390-000	SFR	1	460.72	322.16
196-610-400-000	SFR	1	460.72	322.16
196-610-410-000	SFR	1	460.72	322.16
196-610-420-000	SFR	1	460.72	322.16
196-610-430-000	SFR	1	460.72	322.16
196-610-440-000	SFR	1	460.72	322.16
196-610-450-000	SFR	1	460.72	322.16
196-610-460-000	SFR	1	460.72	322.16
196-610-470-000	SFR	1	460.72	322.16
196-610-480-000	SFR	1	460.72	322.16
196-610-490-000	SFR	1	460.72	322.16
196-610-500-000	SFR	1	460.72	322.16
196-610-510-000	SFR	1	460.72	322.16
196-610-520-000	SFR	1	460.72	322.16
196-610-530-000	SFR	1	460.72	322.16
196-610-540-000	SFR	1	460.72	322.16
196-610-550-000	SFR	1	460.72	322.16
196-610-560-000	SFR	1	460.72	322.16
196-610-570-000	SFR	1	460.72	322.16
196-610-580-000	SFR	1	460.72	322.16
196-610-590-000	SFR	1	460.72	322.16
196-610-600-000	SFR	1	460.72	322.16
196-610-610-000	SFR	1	460.72	322.16
196-610-620-000	SFR	1	460.72	322.16
196-610-630-000	SFR	1	460.72	322.16
196-610-640-000	SFR	1	460.72	322.16
196-610-650-000	SFR	1	460.72	322.16
196-610-660-000	SFR	1	460.72	322.16
196-610-670-000	SFR	1	460.72	322.16
196-610-680-000	SFR	1	460.72	322.16
196-610-690-000	SFR	1	460.72	322.16
196-610-700-000	SFR	1	460.72	322.16
196-610-710-000	SFR	1	460.72	322.16
196-610-750-000	SFR	1	460.72	322.16
196-610-760-000	SFR	1	460.72	322.16
196-610-770-000	SFR	1	460.72	322.16
196-610-780-000	SFR	1	460.72	322.16
196-610-790-000	SFR	1	460.72	322.16
196-610-800-000	SFR	1	460.72	322.16
196-610-810-000	SFR	1	460.72	322.16
196-610-820-000	SFR	1	460.72	322.16

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196-610-830-000	SFR	1	460.72	322.16
196-610-840-000	SFR	1	460.72	322.16
196-610-850-000	SFR	1	460.72	322.16
196-610-870-000	SFR	1	460.72	322.16
196-620-010-000	SFR	1	460.72	322.16
196-620-020-000	SFR	1	460.72	322.16
196-620-030-000	SFR	1	460.72	322.16
196-620-040-000	SFR	1	460.72	322.16
196-620-050-000	SFR	1	460.72	322.16
196-620-060-000	SFR	1	460.72	322.16
196-620-070-000	SFR	1	460.72	322.16
196-620-080-000	SFR	1	460.72	322.16
196-620-090-000	SFR	1	460.72	322.16
196-620-100-000	SFR	1	460.72	322.16
196-620-110-000	SFR	1	460.72	322.16
196-620-120-000	SFR	1	460.72	322.16
196-620-130-000	SFR	1	460.72	322.16
196-620-140-000	SFR	1	460.72	322.16
196-620-150-000	SFR	1	460.72	322.16
196-620-160-000	SFR	1	460.72	322.16
196-620-170-000	SFR	1	460.72	322.16
196-620-180-000	SFR	1	460.72	322.16
196-620-190-000	SFR	1	460.72	322.16
196-620-200-000	SFR	1	460.72	322.16
196-620-210-000	SFR	1	460.72	322.16
196-620-220-000	SFR	1	460.72	322.16
196-620-230-000	SFR	1	460.72	322.16
196-620-240-000	SFR	1	460.72	322.16
196-620-250-000	SFR	1	460.72	322.16
196-620-260-000	SFR	1	460.72	322.16
196-620-270-000	SFR	1	460.72	322.16
196-620-280-000	SFR	1	460.72	322.16
196-620-290-000	SFR	1	460.72	322.16
196-620-300-000	SFR	1	460.72	322.16
196-620-310-000	SFR	1	460.72	322.16
196-620-320-000	SFR	1	460.72	322.16
196-620-330-000	SFR	1	460.72	322.16
196-620-340-000	SFR	1	460.72	322.16
196-620-350-000	SFR	1	460.72	322.16
196-620-360-000	SFR	1	460.72	322.16
196-620-370-000	SFR	1	460.72	322.16

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Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-620-380-000	SFR	1	460.72	322.16
196-620-390-000	SFR	1	460.72	322.16
196-620-400-000	SFR	1	460.72	322.16
196-620-410-000	SFR	1	460.72	322.16
196-620-420-000	SFR	1	460.72	322.16
196-620-430-000	SFR	1	460.72	322.16
196-620-440-000	SFR	1	460.72	322.16
196-620-450-000	SFR	1	460.72	322.16
196-620-460-000	SFR	1	460.72	322.16
196-620-470-000	SFR	1	460.72	322.16
196-620-480-000	SFR	1	460.72	322.16
196-620-490-000	SFR	1	460.72	322.16
196-620-500-000	SFR	1	460.72	322.16
196-620-510-000	SFR	1	460.72	322.16
196-620-520-000	SFR	1	460.72	322.16
196-620-530-000	SFR	1	460.72	322.16
196-620-540-000	SFR	1	460.72	322.16
196-620-550-000	SFR	1	460.72	322.16
196-620-560-000	SFR	1	460.72	322.16
196-620-570-000	NON	1	460.72	322.16
196-630-010-000	SFR	1	460.72	322.16
196-630-020-000	SFR	1	460.72	322.16
196-630-030-000	SFR	1	460.72	322.16
196-630-040-000	SFR	1	460.72	322.16
196-630-050-000	SFR	1	460.72	322.16
196-630-060-000	SFR	1	460.72	322.16
196-630-070-000	SFR	1	460.72	322.16
196-630-080-000	SFR	1	460.72	322.16
196-630-090-000	SFR	1	460.72	322.16
196-630-100-000	SFR	1	460.72	322.16
196-630-110-000	SFR	1	460.72	322.16
196-630-120-000	SFR	1	460.72	322.16
196-630-130-000	SFR	1	460.72	322.16
196-630-140-000	SFR	1	460.72	322.16
196-630-150-000	SFR	1	460.72	322.16
196-630-160-000	SFR	1	460.72	322.16
196-630-170-000	SFR	1	460.72	322.16
196-630-180-000	SFR	1	460.72	322.16
196-630-190-000	SFR	1	460.72	322.16
196-630-200-000	SFR	1	460.72	322.16
196-630-210-000	SFR	1	460.72	322.16

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Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-630-220-000	SFR	1	460.72	322.16
196-630-230-000	SFR	1	460.72	322.16
196-630-240-000	SFR	1	460.72	322.16
196-630-250-000	SFR	1	460.72	322.16
196-630-260-000	SFR	1	460.72	322.16
196-630-270-000	SFR	1	460.72	322.16
196-630-280-000	SFR	1	460.72	322.16
196-630-290-000	SFR	1	460.72	322.16
196-630-300-000	SFR	1	460.72	322.16
196-630-310-000	SFR	1	460.72	322.16
196-630-320-000	SFR	1	460.72	322.16
196-630-330-000	SFR	1	460.72	322.16
196-630-340-000	SFR	1	460.72	322.16
196-630-350-000	SFR	1	460.72	322.16
196-630-360-000	SFR	1	460.72	322.16
196-630-370-000	SFR	1	460.72	322.16
196-630-380-000	SFR	1	460.72	322.16
196-630-390-000	SFR	1	460.72	322.16
196-630-400-000	SFR	1	460.72	322.16
196-630-410-000	SFR	1	460.72	322.16
196-630-420-000	SFR	1	460.72	322.16
196-630-430-000	SFR	1	460.72	322.16
196-630-440-000	SFR	1	460.72	322.16
196-630-450-000	SFR	1	460.72	322.16
196-630-460-000	SFR	1	460.72	322.16
196-630-470-000	SFR	1	460.72	322.16
196-630-480-000	SFR	1	460.72	322.16
196-630-490-000	SFR	1	460.72	322.16
196-630-500-000	SFR	1	460.72	322.16
196-630-510-000	SFR	1	460.72	322.16
196-630-520-000	SFR	1	460.72	322.16
196-630-530-000	SFR	1	460.72	322.16
196-630-540-000	SFR	1	460.72	322.16
196-630-550-000	SFR	1	460.72	322.16
196-630-560-000	SFR	1	460.72	322.16
196-630-570-000	SFR	1	460.72	322.16
196-630-580-000	SFR	1	460.72	322.16
196-630-590-000	SFR	1	460.72	322.16
196-630-600-000	SFR	1	460.72	322.16
196-630-610-000	SFR	1	460.72	322.16
196-630-620-000	SFR	1	460.72	322.16

Slight variances may occur due to rounding

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City of Lathrop
Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-630-630-000	SFR	1	460.72	322.16
196-630-640-000	SFR	1	460.72	322.16
196-630-650-000	SFR	1	460.72	322.16
196-640-010-000	SFR	1	460.72	322.16
196-640-020-000	SFR	1	460.72	322.16
196-640-030-000	SFR	1	460.72	322.16
196-640-040-000	SFR	1	460.72	322.16
196-640-050-000	SFR	1	460.72	322.16
196-640-060-000	SFR	1	460.72	322.16
196-640-070-000	SFR	1	460.72	322.16
196-640-080-000	SFR	1	460.72	322.16
196-640-090-000	SFR	1	460.72	322.16
196-640-100-000	SFR	1	460.72	322.16
196-640-110-000	SFR	1	460.72	322.16
196-640-120-000	SFR	1	460.72	322.16
196-640-130-000	SFR	1	460.72	322.16
196-640-140-000	SFR	1	460.72	322.16
196-640-150-000	SFR	1	460.72	322.16
196-640-160-000	SFR	1	460.72	322.16
196-640-170-000	SFR	1	460.72	322.16
196-640-180-000	SFR	1	460.72	322.16
196-640-190-000	SFR	1	460.72	322.16
196-640-200-000	SFR	1	460.72	322.16
196-640-210-000	SFR	1	460.72	322.16
196-640-220-000	SFR	1	460.72	322.16
196-640-230-000	SFR	1	460.72	322.16
196-640-240-000	SFR	1	460.72	322.16
196-640-250-000	SFR	1	460.72	322.16
196-640-260-000	SFR	1	460.72	322.16
196-640-270-000	SFR	1	460.72	322.16
196-640-280-000	SFR	1	460.72	322.16
196-640-290-000	SFR	1	460.72	322.16
196-640-300-000	SFR	1	460.72	322.16
196-640-310-000	SFR	1	460.72	322.16
196-640-320-000	SFR	1	460.72	322.16
196-640-330-000	SFR	1	460.72	322.16
196-640-340-000	SFR	1	460.72	322.16
196-640-350-000	SFR	1	460.72	322.16
196-640-360-000	SFR	1	460.72	322.16
196-640-370-000	SFR	1	460.72	322.16
196-640-380-000	SFR	1	460.72	322.16

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City of Lathrop
Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-640-390-000	SFR	1	460.72	322.16
196-640-400-000	SFR	1	460.72	322.16
196-640-410-000	SFR	1	460.72	322.16
196-640-420-000	SFR	1	460.72	322.16
196-640-430-000	SFR	1	460.72	322.16
196-640-440-000	SFR	1	460.72	322.16
196-640-450-000	SFR	1	460.72	322.16
196-640-460-000	SFR	1	460.72	322.16
196-640-470-000	SFR	1	460.72	322.16
196-640-480-000	SFR	1	460.72	322.16
196-640-490-000	SFR	1	460.72	322.16
196-640-500-000	SFR	1	460.72	322.16
196-650-010-000	SFR	1	460.72	322.16
196-650-020-000	SFR	1	460.72	322.16
196-650-030-000	SFR	1	460.72	322.16
196-650-040-000	SFR	1	460.72	322.16
196-650-050-000	SFR	1	460.72	322.16
196-650-060-000	SFR	1	460.72	322.16
196-650-070-000	SFR	1	460.72	322.16
196-650-080-000	SFR	1	460.72	322.16
196-650-090-000	SFR	1	460.72	322.16
196-650-100-000	SFR	1	460.72	322.16
196-650-110-000	SFR	1	460.72	322.16
196-650-120-000	SFR	1	460.72	322.16
196-650-130-000	SFR	1	460.72	322.16
196-650-140-000	SFR	1	460.72	322.16
196-650-150-000	SFR	1	460.72	322.16
196-650-160-000	SFR	1	460.72	322.16
196-650-170-000	SFR	1	460.72	322.16
196-650-180-000	SFR	1	460.72	322.16
196-650-190-000	SFR	1	460.72	322.16
196-650-200-000	SFR	1	460.72	322.16
196-650-210-000	SFR	1	460.72	322.16
196-650-220-000	SFR	1	460.72	322.16
196-650-230-000	SFR	1	460.72	322.16
196-650-240-000	SFR	1	460.72	322.16
196-650-250-000	SFR	1	460.72	322.16
196-650-260-000	SFR	1	460.72	322.16
196-650-270-000	SFR	1	460.72	322.16
196-650-280-000	SFR	1	460.72	322.16
196-650-290-000	SFR	1	460.72	322.16

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City of Lathrop
Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-650-300-000	SFR	1	460.72	322.16
196-650-310-000	SFR	1	460.72	322.16
196-650-320-000	SFR	1	460.72	322.16
196-650-330-000	SFR	1	460.72	322.16
196-650-340-000	SFR	1	460.72	322.16
196-650-350-000	SFR	1	460.72	322.16
196-650-360-000	SFR	1	460.72	322.16
196-650-370-000	SFR	1	460.72	322.16
196-650-380-000	SFR	1	460.72	322.16
196-650-390-000	SFR	1	460.72	322.16
196-650-400-000	SFR	1	460.72	322.16
196-650-410-000	SFR	1	460.72	322.16
196-650-420-000	SFR	1	460.72	322.16
196-650-430-000	SFR	1	460.72	322.16
196-650-440-000	SFR	1	460.72	322.16
196-650-450-000	SFR	1	460.72	322.16
196-650-460-000	SFR	1	460.72	322.16
196-650-470-000	SFR	1	460.72	322.16
196-650-480-000	SFR	1	460.72	322.16
196-650-490-000	SFR	1	460.72	322.16
196-650-500-000	SFR	1	460.72	322.16
196-650-510-000	SFR	1	460.72	322.16
196-650-520-000	SFR	1	460.72	322.16
196-650-530-000	SFR	1	460.72	322.16
196-650-540-000	SFR	1	460.72	322.16
196-650-550-000	SFR	1	460.72	322.16
196-650-560-000	SFR	1	460.72	322.16
196-650-570-000	SFR	1	460.72	322.16
196-650-580-000	SFR	1	460.72	322.16
196-650-590-000	SFR	1	460.72	322.16
196-650-600-000	SFR	1	460.72	322.16
196-650-610-000	SFR	1	460.72	322.16
196-650-620-000	SFR	1	460.72	322.16
196-650-630-000	SFR	1	460.72	322.16
196-650-640-000	SFR	1	460.72	322.16
196-650-650-000	SFR	1	460.72	322.16
196-650-660-000	SFR	1	460.72	322.16
196-660-010-000	SFR	1	460.72	322.16
196-660-020-000	SFR	1	460.72	322.16
196-660-030-000	SFR	1	460.72	322.16
196-660-040-000	SFR	1	460.72	322.16

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City of Lathrop
Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-660-050-000	SFR	1	460.72	322.16
196-660-060-000	SFR	1	460.72	322.16
196-660-070-000	SFR	1	460.72	322.16
196-660-080-000	SFR	1	460.72	322.16
196-660-090-000	SFR	1	460.72	322.16
196-660-100-000	SFR	1	460.72	322.16
196-660-110-000	SFR	1	460.72	322.16
196-660-120-000	SFR	1	460.72	322.16
196-660-130-000	SFR	1	460.72	322.16
196-660-140-000	SFR	1	460.72	322.16
196-660-150-000	SFR	1	460.72	322.16
196-660-160-000	SFR	1	460.72	322.16
196-660-170-000	SFR	1	460.72	322.16
196-660-180-000	SFR	1	460.72	322.16
196-660-190-000	SFR	1	460.72	322.16
196-660-200-000	SFR	1	460.72	322.16
196-660-210-000	SFR	1	460.72	322.16
196-660-220-000	SFR	1	460.72	322.16
196-660-230-000	SFR	1	460.72	322.16
196-660-240-000	SFR	1	460.72	322.16
196-660-250-000	SFR	1	460.72	322.16
196-660-260-000	SFR	1	460.72	322.16
196-660-270-000	SFR	1	460.72	322.16
196-660-280-000	SFR	1	460.72	322.16
196-660-290-000	SFR	1	460.72	322.16
196-660-300-000	SFR	1	460.72	322.16
196-660-310-000	SFR	1	460.72	322.16
196-660-320-000	SFR	1	460.72	322.16
196-660-330-000	SFR	1	460.72	322.16
196-660-340-000	SFR	1	460.72	322.16
196-660-350-000	SFR	1	460.72	322.16
196-660-360-000	SFR	1	460.72	322.16
196-660-370-000	SFR	1	460.72	322.16
196-660-380-000	SFR	1	460.72	322.16
196-660-390-000	SFR	1	460.72	322.16
196-660-400-000	SFR	1	460.72	322.16
196-660-410-000	SFR	1	460.72	322.16
196-660-420-000	SFR	1	460.72	322.16
196-660-430-000	SFR	1	460.72	322.16
196-660-440-000	SFR	1	460.72	322.16
196-660-450-000	SFR	1	460.72	322.16

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City of Lathrop
Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-660-460-000	SFR	1	460.72	322.16
196-660-470-000	SFR	1	460.72	322.16
196-660-500-000	SFR	1	460.72	322.16
196-660-530-000	SFR	1	460.72	322.16
196-660-540-000	SFR	1	460.72	322.16
196-660-550-000	SFR	1	460.72	322.16
196-660-560-000	SFR	1	460.72	322.16
196-670-010-000	SFR	1	460.72	322.16
196-670-020-000	SFR	1	460.72	322.16
196-670-030-000	SFR	1	460.72	322.16
196-670-040-000	SFR	1	460.72	322.16
196-670-050-000	SFR	1	460.72	322.16
196-670-060-000	SFR	1	460.72	322.16
196-670-070-000	SFR	1	460.72	322.16
196-670-080-000	SFR	1	460.72	322.16
196-670-090-000	SFR	1	460.72	322.16
196-670-100-000	SFR	1	460.72	322.16
196-670-110-000	SFR	1	460.72	322.16
196-670-120-000	SFR	1	460.72	322.16
196-670-130-000	SFR	1	460.72	322.16
196-670-140-000	SFR	1	460.72	322.16
196-670-150-000	SFR	1	460.72	322.16
196-670-160-000	SFR	1	460.72	322.16
196-670-170-000	SFR	1	460.72	322.16
196-670-180-000	SFR	1	460.72	322.16
196-670-190-000	SFR	1	460.72	322.16
196-670-200-000	SFR	1	460.72	322.16
196-670-210-000	SFR	1	460.72	322.16
196-670-220-000	SFR	1	460.72	322.16
196-670-230-000	SFR	1	460.72	322.16
196-670-240-000	SFR	1	460.72	322.16
196-670-250-000	SFR	1	460.72	322.16
196-670-260-000	SFR	1	460.72	322.16
196-670-270-000	SFR	1	460.72	322.16
196-670-280-000	SFR	1	460.72	322.16
196-670-290-000	SFR	1	460.72	322.16
196-670-300-000	SFR	1	460.72	322.16
196-670-310-000	SFR	1	460.72	322.16
196-670-320-000	SFR	1	460.72	322.16
196-670-330-000	SFR	1	460.72	322.16
196-670-340-000	SFR	1	460.72	322.16

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City of Lathrop
Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-670-350-000	SFR	1	460.72	322.16
196-670-360-000	SFR	1	460.72	322.16
196-670-370-000	SFR	1	460.72	322.16
196-670-380-000	SFR	1	460.72	322.16
196-670-390-000	SFR	1	460.72	322.16
196-670-400-000	SFR	1	460.72	322.16
196-670-410-000	SFR	1	460.72	322.16
196-670-420-000	SFR	1	460.72	322.16
196-670-430-000	SFR	1	460.72	322.16
196-670-440-000	SFR	1	460.72	322.16
196-670-450-000	SFR	1	460.72	322.16
196-670-460-000	SFR	1	460.72	322.16
196-670-470-000	SFR	1	460.72	322.16
196-670-480-000	SFR	1	460.72	322.16
196-670-490-000	SFR	1	460.72	322.16
196-670-500-000	SFR	1	460.72	322.16
196-670-510-000	SFR	1	460.72	322.16
196-680-010-000	SFR	1	460.72	322.16
196-680-020-000	SFR	1	460.72	322.16
196-680-030-000	SFR	1	460.72	322.16
196-680-040-000	SFR	1	460.72	322.16
196-680-050-000	SFR	1	460.72	322.16
196-680-060-000	SFR	1	460.72	322.16
196-680-070-000	SFR	1	460.72	322.16
196-680-080-000	SFR	1	460.72	322.16
196-680-090-000	SFR	1	460.72	322.16
196-680-100-000	SFR	1	460.72	322.16
196-680-110-000	SFR	1	460.72	322.16
196-680-120-000	SFR	1	460.72	322.16
196-680-130-000	SFR	1	460.72	322.16
196-680-140-000	SFR	1	460.72	322.16
196-680-150-000	SFR	1	460.72	322.16
196-680-160-000	SFR	1	460.72	322.16
196-680-170-000	SFR	1	460.72	322.16
196-680-180-000	SFR	1	460.72	322.16
196-680-190-000	SFR	1	460.72	322.16
196-680-200-000	SFR	1	460.72	322.16
196-680-210-000	SFR	1	460.72	322.16
196-680-220-000	SFR	1	460.72	322.16
196-680-230-000	SFR	1	460.72	322.16
196-680-240-000	SFR	1	460.72	322.16

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City of Lathrop
Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-680-250-000	SFR	1	460.72	322.16
196-680-260-000	SFR	1	460.72	322.16
196-680-270-000	SFR	1	460.72	322.16
196-680-280-000	SFR	1	460.72	322.16
196-680-290-000	SFR	1	460.72	322.16
196-680-300-000	SFR	1	460.72	322.16
196-680-310-000	SFR	1	460.72	322.16
196-680-320-000	SFR	1	460.72	322.16
196-680-330-000	SFR	1	460.72	322.16
196-680-340-000	SFR	1	460.72	322.16
196-680-350-000	SFR	1	460.72	322.16
196-680-360-000	SFR	1	460.72	322.16
196-680-370-000	SFR	1	460.72	322.16
196-680-380-000	SFR	1	460.72	322.16
196-680-390-000	SFR	1	460.72	322.16
196-680-400-000	SFR	1	460.72	322.16
196-680-410-000	SFR	1	460.72	322.16
196-680-420-000	SFR	1	460.72	322.16
196-680-430-000	SFR	1	460.72	322.16
196-680-440-000	SFR	1	460.72	322.16
196-680-450-000	SFR	1	460.72	322.16
196-680-460-000	SFR	1	460.72	322.16
196-680-470-000	SFR	1	460.72	322.16
196-680-480-000	SFR	1	460.72	322.16
196-680-490-000	SFR	1	460.72	322.16
196-680-500-000	SFR	1	460.72	322.16
196-680-510-000	SFR	1	460.72	322.16
196-680-520-000	SFR	1	460.72	322.16
196-680-530-000	SFR	1	460.72	322.16
196-680-540-000	SFR	1	460.72	322.16
196-680-550-000	SFR	1	460.72	322.16
196-680-560-000	SFR	1	460.72	322.16
196-680-570-000	SFR	1	460.72	322.16
196-680-580-000	SFR	1	460.72	322.16
196-680-590-000	SFR	1	460.72	322.16
196-680-600-000	SFR	1	460.72	322.16
196-680-610-000	SFR	1	460.72	322.16
196-680-620-000	SFR	1	460.72	322.16
196-680-630-000	SFR	1	460.72	322.16
196-680-640-000	SFR	1	460.72	322.16
196-680-650-000	SFR	1	460.72	322.16

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City of Lathrop
Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-680-660-000	SFR	1	460.72	322.16
196-680-670-000	SFR	1	460.72	322.16
196-680-680-000	SFR	1	460.72	322.16
196-680-690-000	SFR	1	460.72	322.16
196-680-700-000	SFR	1	460.72	322.16
196-680-710-000	SFR	1	460.72	322.16
196-680-720-000	SFR	1	460.72	322.16
196-680-730-000	SFR	1	460.72	322.16
196-680-740-000	SFR	1	460.72	322.16
196-680-750-000	SFR	1	460.72	322.16
196-680-760-000	SFR	1	460.72	322.16
196-680-770-000	SFR	1	460.72	322.16
196-680-780-000	SFR	1	460.72	322.16
196-680-790-000	SFR	1	460.72	322.16
196-680-800-000	SFR	1	460.72	322.16
196-680-810-000	SFR	1	460.72	322.16
196-680-820-000	SFR	1	460.72	322.16
196-680-830-000	SFR	1	460.72	322.16
196-680-840-000	SFR	1	460.72	322.16
196-680-850-000	SFR	1	460.72	322.16
196-680-860-000	SFR	1	460.72	322.16
196-680-870-000	SFR	1	460.72	322.16
196-680-880-000	SFR	1	460.72	322.16
196-690-010-000	SFR	1	460.72	322.16
196-690-020-000	SFR	1	460.72	322.16
196-690-030-000	SFR	1	460.72	322.16
196-690-040-000	SFR	1	460.72	322.16
196-690-050-000	SFR	1	460.72	322.16
196-690-060-000	SFR	1	460.72	322.16
196-690-070-000	SFR	1	460.72	322.16
196-690-080-000	SFR	1	460.72	322.16
196-690-090-000	SFR	1	460.72	322.16
196-690-100-000	SFR	1	460.72	322.16
196-690-110-000	SFR	1	460.72	322.16
196-690-120-000	SFR	1	460.72	322.16
196-690-130-000	SFR	1	460.72	322.16
196-690-140-000	SFR	1	460.72	322.16
196-690-150-000	SFR	1	460.72	322.16
196-690-160-000	SFR	1	460.72	322.16
196-690-170-000	SFR	1	460.72	322.16
196-690-180-000	SFR	1	460.72	322.16

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City of Lathrop
Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-690-190-000	SFR	1	460.72	322.16
196-690-200-000	SFR	1	460.72	322.16
196-690-210-000	SFR	1	460.72	322.16
196-690-220-000	SFR	1	460.72	322.16
196-690-230-000	SFR	1	460.72	322.16
196-690-240-000	SFR	1	460.72	322.16
196-690-250-000	SFR	1	460.72	322.16
196-690-260-000	SFR	1	460.72	322.16
196-690-270-000	SFR	1	460.72	322.16
196-690-280-000	SFR	1	460.72	322.16
196-690-290-000	SFR	1	460.72	322.16
196-690-300-000	SFR	1	460.72	322.16
196-690-310-000	SFR	1	460.72	322.16
196-690-320-000	SFR	1	460.72	322.16
196-690-330-000	SFR	1	460.72	322.16
196-690-340-000	SFR	1	460.72	322.16
196-690-350-000	SFR	1	460.72	322.16
196-690-360-000	SFR	1	460.72	322.16
196-690-370-000	SFR	1	460.72	322.16
196-690-380-000	SFR	1	460.72	322.16
196-690-390-000	SFR	1	460.72	322.16
196-690-400-000	SFR	1	460.72	322.16
196-690-410-000	SFR	1	460.72	322.16
196-690-420-000	SFR	1	460.72	322.16
196-690-430-000	SFR	1	460.72	322.16
196-700-010-000	SFR	1	460.72	322.16
196-700-020-000	SFR	1	460.72	322.16
196-700-030-000	SFR	1	460.72	322.16
196-700-040-000	SFR	1	460.72	322.16
196-700-050-000	SFR	1	460.72	322.16
196-700-060-000	SFR	1	460.72	322.16
196-700-070-000	SFR	1	460.72	322.16
196-700-080-000	SFR	1	460.72	322.16
196-700-090-000	SFR	1	460.72	322.16
196-700-100-000	SFR	1	460.72	322.16
196-700-110-000	SFR	1	460.72	322.16
196-700-120-000	SFR	1	460.72	322.16
196-700-130-000	SFR	1	460.72	322.16
196-700-140-000	SFR	1	460.72	322.16
196-700-150-000	SFR	1	460.72	322.16
196-700-160-000	SFR	1	460.72	322.16

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City of Lathrop
Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-700-170-000	SFR	1	460.72	322.16
196-700-180-000	SFR	1	460.72	322.16
196-700-190-000	SFR	1	460.72	322.16
196-700-200-000	SFR	1	460.72	322.16
196-700-210-000	SFR	1	460.72	322.16
196-700-220-000	SFR	1	460.72	322.16
196-700-230-000	SFR	1	460.72	322.16
196-700-240-000	SFR	1	460.72	322.16
196-700-250-000	SFR	1	460.72	322.16
196-700-260-000	SFR	1	460.72	322.16
196-700-270-000	SFR	1	460.72	322.16
196-700-280-000	SFR	1	460.72	322.16
196-700-290-000	SFR	1	460.72	322.16
196-700-300-000	SFR	1	460.72	322.16
196-700-310-000	SFR	1	460.72	322.16
196-700-320-000	SFR	1	460.72	322.16
196-700-330-000	SFR	1	460.72	322.16
196-700-340-000	SFR	1	460.72	322.16
196-700-350-000	SFR	1	460.72	322.16
196-700-360-000	SFR	1	460.72	322.16
196-700-370-000	SFR	1	460.72	322.16
196-700-380-000	SFR	1	460.72	322.16
196-700-390-000	SFR	1	460.72	322.16
196-700-400-000	SFR	1	460.72	322.16
196-700-410-000	SFR	1	460.72	322.16
196-700-420-000	SFR	1	460.72	322.16
196-700-430-000	SFR	1	460.72	322.16
196-700-440-000	SFR	1	460.72	322.16
196-700-450-000	SFR	1	460.72	322.16
196-700-460-000	SFR	1	460.72	322.16
196-700-470-000	SFR	1	460.72	322.16
196-700-480-000	SFR	1	460.72	322.16
196-700-490-000	SFR	1	460.72	322.16
196-700-500-000	SFR	1	460.72	322.16
196-700-510-000	SFR	1	460.72	322.16
196-700-520-000	SFR	1	460.72	322.16
196-700-530-000	SFR	1	460.72	322.16
196-700-540-000	SFR	1	460.72	322.16
196-700-550-000	SFR	1	460.72	322.16
196-700-560-000	SFR	1	460.72	322.16
196-700-570-000	SFR	1	460.72	322.16

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City of Lathrop
Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-700-580-000	SFR	1	460.72	322.16
196-700-590-000	SFR	1	460.72	322.16
196-700-600-000	SFR	1	460.72	322.16
196-700-610-000	SFR	1	460.72	322.16
196-700-620-000	SFR	1	460.72	322.16
196-700-630-000	SFR	1	460.72	322.16
196-700-640-000	SFR	1	460.72	322.16
196-700-650-000	SFR	1	460.72	322.16
196-700-660-000	SFR	1	460.72	322.16
196-700-670-000	SFR	1	460.72	322.16
196-700-680-000	SFR	1	460.72	322.16
196-700-690-000	SFR	1	460.72	322.16
196-700-700-000	SFR	1	460.72	322.16
196-700-710-000	SFR	1	460.72	322.16
196-710-010-000	SFR	1	460.72	322.16
196-710-020-000	SFR	1	460.72	322.16
196-710-030-000	SFR	1	460.72	322.16
196-710-040-000	SFR	1	460.72	322.16
196-710-050-000	SFR	1	460.72	322.16
196-710-060-000	SFR	1	460.72	322.16
196-710-070-000	SFR	1	460.72	322.16
196-710-080-000	SFR	1	460.72	322.16
196-710-090-000	SFR	1	460.72	322.16
196-710-100-000	SFR	1	460.72	322.16
196-710-110-000	SFR	1	460.72	322.16
196-710-120-000	SFR	1	460.72	322.16
196-710-130-000	SFR	1	460.72	322.16
196-710-140-000	SFR	1	460.72	322.16
196-710-150-000	SFR	1	460.72	322.16
196-710-160-000	SFR	1	460.72	322.16
196-710-170-000	SFR	1	460.72	322.16
196-710-180-000	SFR	1	460.72	322.16
196-710-190-000	SFR	1	460.72	322.16
196-710-200-000	SFR	1	460.72	322.16
196-710-210-000	SFR	1	460.72	322.16
196-710-220-000	SFR	1	460.72	322.16
196-710-230-000	SFR	1	460.72	322.16
196-710-240-000	SFR	1	460.72	322.16
196-710-250-000	SFR	1	460.72	322.16
196-710-260-000	SFR	1	460.72	322.16
196-710-270-000	SFR	1	460.72	322.16

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City of Lathrop
Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-710-280-000	SFR	1	460.72	322.16
196-710-290-000	SFR	1	460.72	322.16
196-710-300-000	SFR	1	460.72	322.16
196-710-310-000	SFR	1	460.72	322.16
196-710-320-000	SFR	1	460.72	322.16
196-710-330-000	SFR	1	460.72	322.16
196-710-340-000	SFR	1	460.72	322.16
196-710-350-000	SFR	1	460.72	322.16
196-710-360-000	SFR	1	460.72	322.16
196-710-370-000	SFR	1	460.72	322.16
196-710-380-000	SFR	1	460.72	322.16
196-710-390-000	SFR	1	460.72	322.16
196-710-400-000	SFR	1	460.72	322.16
196-710-410-000	SFR	1	460.72	322.16
196-710-420-000	SFR	1	460.72	322.16
196-710-430-000	SFR	1	460.72	322.16
196-710-440-000	SFR	1	460.72	322.16
196-710-450-000	SFR	1	460.72	322.16
196-710-460-000	SFR	1	460.72	322.16
196-710-470-000	SFR	1	460.72	322.16
196-710-480-000	SFR	1	460.72	322.16
196-710-490-000	SFR	1	460.72	322.16
196-710-500-000	SFR	1	460.72	322.16
196-710-510-000	SFR	1	460.72	322.16
196-710-520-000	SFR	1	460.72	322.16
196-710-530-000	SFR	1	460.72	322.16
196-710-540-000	SFR	1	460.72	322.16
196-710-550-000	SFR	1	460.72	322.16
196-710-560-000	SFR	1	460.72	322.16
196-710-570-000	NON	1	460.72	322.16
196-720-010-000	SFR	1	460.72	322.16
196-720-020-000	SFR	1	460.72	322.16
196-720-030-000	SFR	1	460.72	322.16
196-720-040-000	SFR	1	460.72	322.16
196-720-050-000	SFR	1	460.72	322.16
196-720-060-000	SFR	1	460.72	322.16
196-720-070-000	SFR	1	460.72	322.16
196-720-080-000	SFR	1	460.72	322.16
196-720-090-000	SFR	1	460.72	322.16
196-720-100-000	SFR	1	460.72	322.16
196-720-110-000	SFR	1	460.72	322.16

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City of Lathrop
Stonebridge Landscaping Maintenance District
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APN	Prop Type	Units	Max Asmt	Levy (1)
196-720-120-000	SFR	1	460.72	322.16
196-720-130-000	SFR	1	460.72	322.16
196-720-140-000	SFR	1	460.72	322.16
196-720-150-000	SFR	1	460.72	322.16
196-720-160-000	SFR	1	460.72	322.16
196-720-170-000	SFR	1	460.72	322.16
196-720-180-000	SFR	1	460.72	322.16
196-720-190-000	SFR	1	460.72	322.16
196-720-200-000	SFR	1	460.72	322.16
196-720-210-000	SFR	1	460.72	322.16
196-720-220-000	SFR	1	460.72	322.16
196-720-230-000	SFR	1	460.72	322.16
196-720-240-000	SFR	1	460.72	322.16
196-720-250-000	SFR	1	460.72	322.16
196-720-260-000	SFR	1	460.72	322.16
196-720-270-000	SFR	1	460.72	322.16
196-720-280-000	SFR	1	460.72	322.16
196-720-290-000	SFR	1	460.72	322.16
196-720-300-000	SFR	1	460.72	322.16
196-720-310-000	SFR	1	460.72	322.16
196-720-320-000	SFR	1	460.72	322.16
196-720-330-000	SFR	1	460.72	322.16
196-720-340-000	SFR	1	460.72	322.16
196-720-350-000	SFR	1	460.72	322.16
196-720-360-000	SFR	1	460.72	322.16
196-720-370-000	SFR	1	460.72	322.16
196-720-380-000	SFR	1	460.72	322.16
196-720-390-000	SFR	1	460.72	322.16
196-720-400-000	SFR	1	460.72	322.16
196-720-410-000	SFR	1	460.72	322.16
196-720-420-000	SFR	1	460.72	322.16
196-720-430-000	SFR	1	460.72	322.16
196-720-440-000	SFR	1	460.72	322.16
196-720-450-000	SFR	1	460.72	322.16
196-720-460-000	SFR	1	460.72	322.16
196-720-470-000	SFR	1	460.72	322.16
196-720-480-000	SFR	1	460.72	322.16
196-720-490-000	SFR	1	460.72	322.16
196-720-500-000	SFR	1	460.72	322.16
196-720-510-000	SFR	1	460.72	322.16
196-720-520-000	SFR	1	460.72	322.16

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City of Lathrop
Stonebridge Landscaping Maintenance District
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-720-530-000	SFR	1	460.72	322.16
903 Accounts		903	416,030.16	\$290,910.48

Slight variances may occur due to rounding

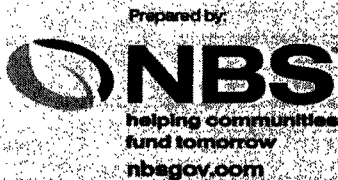
(1) Where applicable, the levy has been rounded down to an even cent for County tax roll purposes.

CITY OF LATHROP

Stonebridge Drainage and Lighting Area of Benefit

Annual Engineer's Report

Fiscal Year 2021/22



Corporate Headquarters
82605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7515

**CITY OF LATHROP
STONEBRIDGE DRAINAGE AND LIGHTING
AREA OF BENEFIT**

**390 Towne Centre Drive
Lathrop, California 95330
Phone - (209) 941-7320
Fax - (209) 941-7339**

CITY COUNCIL

Sonny Dhaliwal, Mayor

Jennifer Torres-O'Callaghan, Vice Mayor

Paul Akinjo, Councilmember

Minnie Diallo, Councilmember

Diane Lazard, Councilmember

CITY STAFF

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Cari James, Finance Director

Glenn Gebhardt, City Engineer

NBS

Tim Seufert, Client Services Director

Kristin Harvey, Senior Consultant

TABLE OF CONTENTS

1. ENGINEER'S LETTER	1
2. OVERVIEW.....	2
2.1 Introduction.....	2
2.2 Effect of Proposition 218.....	2
2.3 Plans and Specifications for the Improvements	3
3. ESTIMATE OF COSTS	4
3.1 Description of Budget Items.....	4
3.2 District Budget.....	5
3.3 Balance to Levy.....	5
3.4 Reserve Information.....	6
4. METHOD OF APPORTIONMENT.....	7
4.1 Method of Apportionment.....	7
4.2 Assessment - Subdivided Single Family Lots	7
5. DISTRICT DIAGRAM	8
6. PARCEL LISTING	9

1. ENGINEER'S LETTER

WHEREAS, the City Council of the City of Lathrop (the "City"), State of California, directed NBS to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, and an estimate of the costs of the maintenance, operations and servicing of the improvements for the City of Lathrop Stonebridge Drainage and Lighting Area of Benefit (the "District") for Fiscal Year 2021/22. The report includes a diagram for the District showing the area and properties proposed to be assessed, an assessment of the estimated costs of the maintenance, operations and servicing of the improvements, and the net amount to be assessed upon all assessable parcels within the District in proportion to the special benefit received;

WHEREAS, the proposed assessment rate of \$272.94 per single family lot, is not greater than 105% of the prior year maximum assessment, as approved by the landowners. The District is in compliance with the assessment balloting procedures set forth in Section 4 of Article XIII D of the California Constitution and the District was formed by consent of 100% of the landowners.

NOW THEREFORE, only special benefits are assessed and any general benefits have been identified. The following assessment is made to fund the portion of the estimated costs of maintenance, operation, and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF ASSESSMENT– SINGLE FAMILY LOTS

Description	Amount
Balance to Levy	\$246,191.88
Total Single Family Lots	902
Calculated Assessment Per Single Family Lot	\$ 272.94
Maximum Assessment Per Single Family Lot	\$460.72
Total Assessment – Single Family Lots	\$246,191.88

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information, and belief, the Engineer's Report, Assessments, and the District Diagram herein have been prepared and computed in accordance with the order and historical practices of the City Council of the City.

John G. Egan, P.E.
Assessment Engineer

2. OVERVIEW

2.1 Introduction

The City previously formed several maintenance assessment districts for the purpose of providing maintenance services to benefit certain parcels in the City. Over several years, these districts have levied and collected special assessments. In 1998, the District was formed pursuant to the Benefit Assessment Act of 1982, beginning with Section 54703 of the California Government Code (the “Act”). All parcels within the District which have special benefit conferred upon them as a result of the maintenance and operation of improvements have been identified and the proportionate special benefit derived by each identified parcel has been determined in relation to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated special benefit received.

This Annual Engineer’s Report (the “Report”) describes the District and the charge per single family lot for Fiscal Year 2021/22 based on the historical and estimated cost to maintain the improvements and provide the services that benefit parcels within the District.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number by the San Joaquin County (the “County”) Assessor’s Office. The County Auditor-Controller uses Assessor’s Parcel Numbers and specific fund numbers to identify, on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments at a noticed public hearing and following review of the Report, the City Council may confirm the submittal of the Report and may order the levy and collection of assessments for Fiscal Year 2021/22. If approved, the assessment information will be submitted to the County Auditor-Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2021/22.

2.2 Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 by a vote of 56.5% to 43.5%. The provisions of the Proposition, now California Constitutional Articles XIII C and XIII D, added substantive and procedural requirements for assessments, which affect the City of Lathrop lighting maintenance assessments.

As approved by the landowners, the maximum assessment rate increases by 5% each year. The maximum assessment rate for Fiscal Year 2021/22 is \$460.72 per single family lot. The proposed assessment rate for Fiscal Year 2021/22 is \$272.94, which is below the maximum assessment rate.

The District is in compliance with the assessment balloting procedures set forth in Section 4 of Article XIII D and the District was formed by consent of 100% of the landowners.

The following table shows the levy assessment rate and the maximum assessment rate for the three most recent years.

Fiscal Year	Levy Assessment Rate	Maximum Assessment Rate
2021/22	\$272.94	\$460.72
2020/21	248.14	438.78
2019/20	236.32	417.89

2.3 Plans and Specifications for the Improvements

The District consists of a fully developed residential area generally located east of I-5, west of the Union Pacific Railroad, north of Warren Avenue, and south of Roth Road.

Improvements within the District include the design, construction, or installation, including the maintenance or servicing, or both, of public lighting facilities for the lighting of any public places, including traffic signals, ornamental standards, luminaries, poles, supports, tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms, braces, transformers, insulators, contacts, switches, capacitors, meters, communication circuits, appliances, attachments, and appurtenances, including the cost of repair, removal, or replacement of all or any part thereof; providing for electric current or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements; and the maintenance of storm drainage facilities, trunk main line pipe with manholes and drop inlets, pump station including backup emergency generator and telemetry system, trunk line outfall structure at river, concrete lined open channel, and earth lined holding pond.

The improvements provide special benefit to the parcels assessed since:

- 1) The improvements are adjacent to the neighborhoods within which assessed parcels are located, and the result is improved quality of life and added security and safety in these neighborhoods by reducing the potential for flooding, providing lighting, and adding a City presence; and
- 2) In the absence of the District, the work and improvements would not otherwise be provided by the City.

3. ESTIMATE OF COSTS

3.1 Description of Budget Items

Personnel Services - Includes employee salaries, salary related costs, and employee benefits including retirement, medical benefits, and workers compensation costs, etc.

Maintenance & Operations - Includes the following:

Advertising/Legal Notices - Includes the cost of publishing the required legal notices necessary to complete the required procedures for levying the assessments.

Chemicals - Includes insect repellent, weed killer, and rodent control.

Communication Equipment Repair - Includes repair of electrical components, power cords, etc.

Contract - Other - Includes uniform service, hazardous waste dump fees, Sheriff's Community Corp., alarm service, and the cost to recondition one pump and motor.

Contract Services - Includes professional services necessary for District maintenance including trees and landscaping, park maintenance, equipment rental, computer technical support, and the preparation of the Report.

Gas, Diesel, Oil & Lubricants - Includes fuel, oil and lubricants for vehicles, and miscellaneous small equipment.

Maintenance & Repair - Includes contracted maintenance and repair services such as annual fire extinguisher service and emergency repairs.

Miscellaneous Supplies - Includes office equipment and supplies, custodial supplies, building maintenance materials and supplies, parts, tools, reference materials, and additional administrative costs.

Other Maintenance & Repair - Includes items related to non-contracted maintenance and repair such as barricade batteries, paint, collection line repair, cones, signs, etc.

Printing & Typesetting - Includes the cost of preparing the required legal notices necessary to complete the required procedures for levying the assessments.

Training, Membership, Travel & Dues - Includes continuing training for maintenance staff.

Uniforms/Protective Clothing - Includes employee uniforms including safety boots, jackets, gloves, etc.

Utilities - Gas & Electric - Includes electrical power for the storm drain pump stations.

Water Service - Includes water for the storm drain pump stations.

Fixed Charges & Special Fees - Includes the charges per parcel to collect the assessments on the County Secured Property Tax Roll.

Indirect Costs - Includes overhead costs of the City related to the maintenance, operation, and administration of the District.

3.2 District Budget

The budget for Fiscal Year 2021/22 is as follows.

Description	2021/22 Budget
Personnel Services	\$125,169.00
Maintenance & Operations Total	193,871.00
Fixed Assets/Capital Total	0.00
Indirect Costs	<u>39,960.00</u>
Total District Costs	\$359,000.00
General Benefit	(4,914.00)
Contribution to (from) Operational Reserves	(107,894.12)
Contribution to (from) Capital Reserves	0.00
Other Revenue Sources	<u>0.00</u>
Total Balance to Levy	\$246,191.88

3.3 Balance to Levy

Total District Costs - Includes personnel services, maintenance and operations, capital costs, and indirect costs determined above.

General Benefit - Includes any enhancement of street frontages that do not lie entirely within the District, which are estimated to cost \$4,914.00 (for Fiscal Year 2021/22). The cost is to be paid from funds other than assessments.

Contribution to (from) Operational Reserves - The Operational Reserves item provides funds to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy.

Contribution to (from) Capital Reserves - The Capital Reserve Account item provides funds to maintain reserves for extraordinary maintenance items and unexpected capital expenditures that may occur as a result of natural occurrences or other unforeseen circumstances.

Other Revenue Sources - This is the amount of additional funds designated for use by the District that are not from District assessments. These funds are added to the District account to reduce assessments and may be from either non-District sources including City General Fund contributions or District sources including interest earnings.

Balance to Levy - This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of the total direct and administration costs, reserves, contributions, and other revenue sources.

The following table shows the total costs, additional revenues, and the Balance to Levy for Fiscal Year 2021/22.

Description	Amount
Total District Costs	\$359,000.00
Less General Benefit	(4,914.00)
Contribution to (from) Operational Reserves	(107,894.12)
Contribution to (from) Capital Reserves	0.00
Other Revenue Sources	<u>0.00</u>
Balance to Levy	\$246,191.88

3.4 Reserve Information

The following table shows the estimated balance of the Operational Reserves.

Description	Amount
Estimated Beginning Balance - July 1, 2021	\$329,475.35
Contribution to (from) Operational Reserves	<u>(107,894.12)</u>
Estimated Ending Balance - June 30, 2022	\$221,581.23

The reserves are intended to be used and/or accumulated for repair and/or capital replacement, as needed for improvements within the District.

4. METHOD OF APPORTIONMENT

4.1 Method of Apportionment

Pursuant to the Act, the costs of the District are apportioned by a formula or method which fairly distributes the net amount to be assessed among all assessable parcels in proportion to the estimated special benefit to be received by each such parcel from the maintenance, servicing and operation of the improvements. The proportional special benefit derived by each parcel is determined in relationship to the entirety of the maintenance and operation expenses of the improvements. No assessment has been apportioned on any parcel that exceeds the reasonable cost of the proportional benefit conferred on that parcel. The assessment has been levied in accordance with the assessment methodology adopted and approved by the City Council at the time of District formation.

Only special benefits are assessed and any general benefits have been separated from the special benefits. The general benefits are derived from any enhancement of street frontages which do not lie entirely within the District, and are estimated to cost \$4,914.00 (for Fiscal Year 2021/22). The cost is to be paid from funds other than those raised by the assessments.

The basis of benefit for the District was determined as follows:

- The estimated annual maintenance cost will be allocated equally to each subdivided single family lot existing at the time of levy of the assessment, not to exceed the maximum assessment amount described below.
- The maximum assessment for Fiscal Year 1999/00 for each subdivided single family lot was \$157.50. Each year, the maximum assessment rate has been calculated by multiplying the previous year's maximum assessment rate by 1.05.
- In the event the amount obtained by assessing the maximum assessment to each subdivided single family lot is less than the total estimated maintenance cost, the difference will be assessed to the undivided parcels within the District, proportional to parcel area. There are currently no undivided parcels in the district.

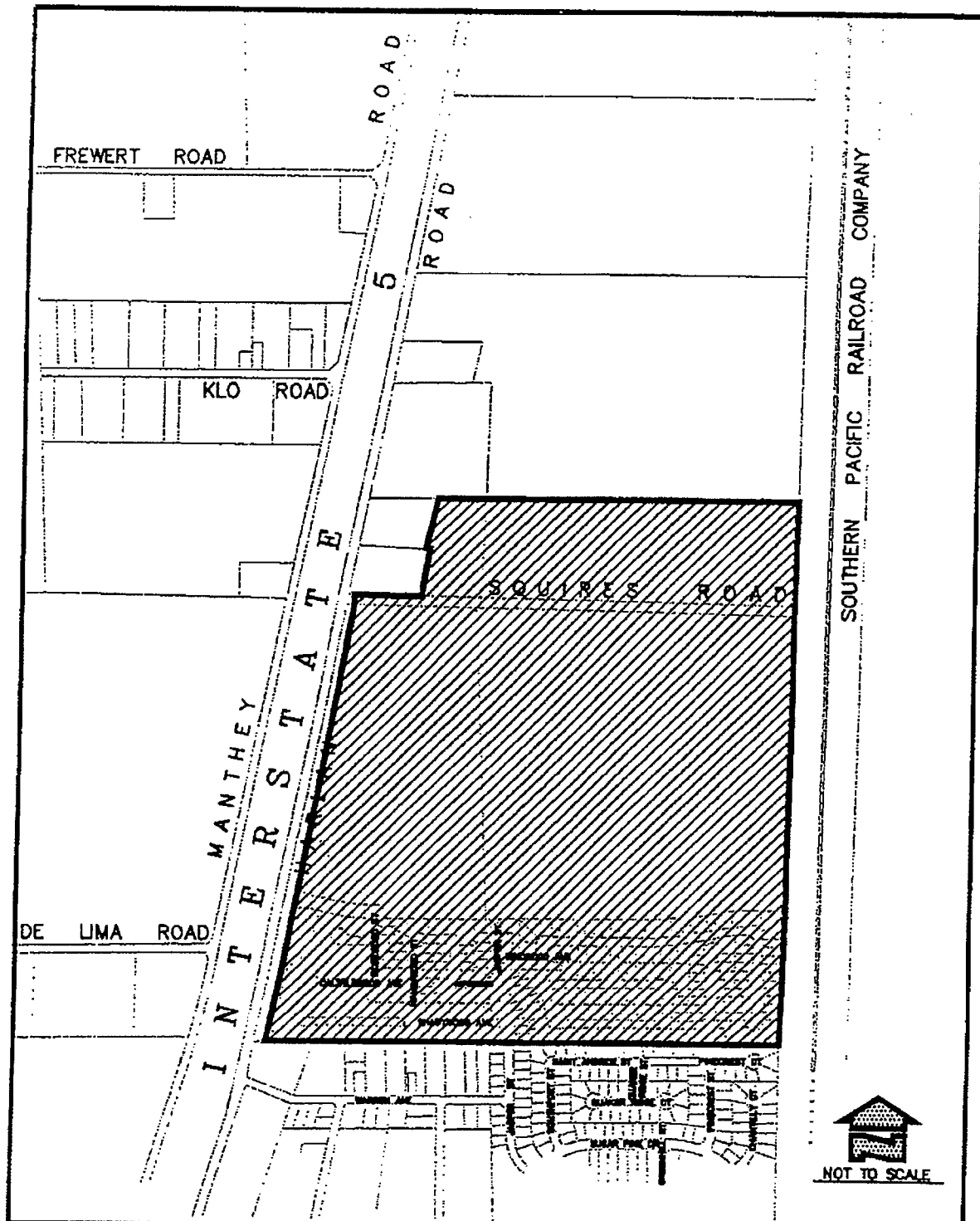
4.2 Assessment - Subdivided Single Family Lots

The following table shows the assessment for subdivided single family lots for the Fiscal Year 2021/22 levy.

Description	Amount
Balance to Levy	\$246,191.88
Total Single Family Lots	902
Calculated Assessment Per Single Family Lot	\$ 272.94
Maximum Assessment Per Single Family Lot	\$460.72
Total Assessment - Single Family Lots	\$246,191.88

5. DISTRICT DIAGRAM

Reference is made to the District Diagram on file with the City Clerk. The following page provides the boundaries of the District. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference and made part of this Report.



SOUTHERN PACIFIC RAILROAD COMPANY



City of Lathrop
 Stonebridge Drainage & Lighting District



Date: February 1999

6. PARCEL LISTING

The parcel listing of assessments is provided on the following pages. The description of each lot or parcel is a part of the records of the County Assessor and is incorporated by reference and made part of this Report.

City of Lathrop
Stonebridge Drainage & Lighting Area of Benefit
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-580-010-000	SFR	1	460.72	\$272.94
196-580-020-000	SFR	1	460.72	272.94
196-580-030-000	SFR	1	460.72	272.94
196-580-040-000	SFR	1	460.72	272.94
196-580-050-000	SFR	1	460.72	272.94
196-580-060-000	SFR	1	460.72	272.94
196-580-070-000	SFR	1	460.72	272.94
196-580-080-000	SFR	1	460.72	272.94
196-580-090-000	SFR	1	460.72	272.94
196-580-100-000	SFR	1	460.72	272.94
196-580-110-000	SFR	1	460.72	272.94
196-580-120-000	SFR	1	460.72	272.94
196-580-130-000	SFR	1	460.72	272.94
196-580-140-000	SFR	1	460.72	272.94
196-580-150-000	SFR	1	460.72	272.94
196-580-160-000	SFR	1	460.72	272.94
196-580-170-000	SFR	1	460.72	272.94
196-580-180-000	SFR	1	460.72	272.94
196-580-190-000	SFR	1	460.72	272.94
196-580-200-000	SFR	1	460.72	272.94
196-580-210-000	SFR	1	460.72	272.94
196-580-220-000	SFR	1	460.72	272.94
196-580-230-000	SFR	1	460.72	272.94
196-580-240-000	SFR	1	460.72	272.94
196-580-250-000	SFR	1	460.72	272.94
196-580-260-000	SFR	1	460.72	272.94
196-580-270-000	SFR	1	460.72	272.94
196-580-280-000	SFR	1	460.72	272.94
196-580-290-000	SFR	1	460.72	272.94
196-580-300-000	SFR	1	460.72	272.94
196-580-310-000	SFR	1	460.72	272.94
196-580-320-000	SFR	1	460.72	272.94
196-580-330-000	SFR	1	460.72	272.94
196-580-340-000	SFR	1	460.72	272.94
196-580-350-000	SFR	1	460.72	272.94
196-580-360-000	SFR	1	460.72	272.94
196-580-370-000	SFR	1	460.72	272.94
196-580-380-000	SFR	1	460.72	272.94
196-580-390-000	SFR	1	460.72	272.94
196-580-400-000	SFR	1	460.72	272.94
196-580-410-000	SFR	1	460.72	272.94

Slight variances may occur due to rounding

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City of Lathrop
Stonebridge Drainage & Lighting Area of Benefit
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-580-420-000	SFR	1	460.72	272.94
196-580-430-000	SFR	1	460.72	272.94
196-580-440-000	SFR	1	460.72	272.94
196-580-450-000	SFR	1	460.72	272.94
196-580-460-000	SFR	1	460.72	272.94
196-580-470-000	SFR	1	460.72	272.94
196-580-480-000	SFR	1	460.72	272.94
196-580-490-000	SFR	1	460.72	272.94
196-580-500-000	SFR	1	460.72	272.94
196-580-510-000	SFR	1	460.72	272.94
196-580-520-000	SFR	1	460.72	272.94
196-580-530-000	SFR	1	460.72	272.94
196-580-540-000	SFR	1	460.72	272.94
196-580-550-000	SFR	1	460.72	272.94
196-580-560-000	SFR	1	460.72	272.94
196-580-570-000	SFR	1	460.72	272.94
196-580-580-000	SFR	1	460.72	272.94
196-580-590-000	SFR	1	460.72	272.94
196-580-600-000	SFR	1	460.72	272.94
196-580-610-000	SFR	1	460.72	272.94
196-580-620-000	SFR	1	460.72	272.94
196-580-630-000	SFR	1	460.72	272.94
196-580-640-000	SFR	1	460.72	272.94
196-580-650-000	SFR	1	460.72	272.94
196-580-660-000	SFR	1	460.72	272.94
196-580-670-000	SFR	1	460.72	272.94
196-580-680-000	SFR	1	460.72	272.94
196-580-690-000	SFR	1	460.72	272.94
196-580-700-000	SFR	1	460.72	272.94
196-580-710-000	SFR	1	460.72	272.94
196-580-720-000	SFR	1	460.72	272.94
196-580-730-000	SFR	1	460.72	272.94
196-580-740-000	SFR	1	460.72	272.94
196-580-750-000	SFR	1	460.72	272.94
196-580-760-000	SFR	1	460.72	272.94
196-580-770-000	SFR	1	460.72	272.94
196-580-780-000	SFR	1	460.72	272.94
196-580-790-000	SFR	1	460.72	272.94
196-580-800-000	SFR	1	460.72	272.94
196-580-810-000	SFR	1	460.72	272.94
196-580-820-000	SFR	1	460.72	272.94

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City of Lathrop
Stonebridge Drainage & Lighting Area of Benefit
Fiscal Year 2021/22 Parcel Listing

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196-580-830-000	SFR	1	460.72	272.94
196-580-840-000	SFR	1	460.72	272.94
196-580-850-000	SFR	1	460.72	272.94
196-580-860-000	SFR	1	460.72	272.94
196-580-870-000	SFR	1	460.72	272.94
196-580-880-000	SFR	1	460.72	272.94
196-600-010-000	SFR	1	460.72	272.94
196-600-020-000	SFR	1	460.72	272.94
196-600-030-000	SFR	1	460.72	272.94
196-600-040-000	SFR	1	460.72	272.94
196-600-050-000	SFR	1	460.72	272.94
196-600-060-000	SFR	1	460.72	272.94
196-600-070-000	SFR	1	460.72	272.94
196-600-080-000	SFR	1	460.72	272.94
196-600-090-000	SFR	1	460.72	272.94
196-600-100-000	SFR	1	460.72	272.94
196-600-110-000	SFR	1	460.72	272.94
196-600-120-000	SFR	1	460.72	272.94
196-600-130-000	SFR	1	460.72	272.94
196-600-140-000	SFR	1	460.72	272.94
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196-600-160-000	SFR	1	460.72	272.94
196-600-170-000	SFR	1	460.72	272.94
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196-600-230-000	SFR	1	460.72	272.94
196-600-240-000	SFR	1	460.72	272.94
196-600-250-000	SFR	1	460.72	272.94
196-600-260-000	SFR	1	460.72	272.94
196-600-270-000	SFR	1	460.72	272.94
196-600-280-000	SFR	1	460.72	272.94
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196-600-300-000	SFR	1	460.72	272.94
196-600-310-000	SFR	1	460.72	272.94
196-600-320-000	SFR	1	460.72	272.94
196-600-330-000	SFR	1	460.72	272.94
196-600-340-000	SFR	1	460.72	272.94
196-600-350-000	SFR	1	460.72	272.94

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196-600-360-000	SFR	1	460.72	272.94
196-600-370-000	SFR	1	460.72	272.94
196-600-380-000	SFR	1	460.72	272.94
196-600-390-000	SFR	1	460.72	272.94
196-600-400-000	SFR	1	460.72	272.94
196-600-410-000	SFR	1	460.72	272.94
196-600-420-000	SFR	1	460.72	272.94
196-600-430-000	SFR	1	460.72	272.94
196-600-440-000	SFR	1	460.72	272.94
196-600-450-000	SFR	1	460.72	272.94
196-600-460-000	SFR	1	460.72	272.94
196-600-470-000	SFR	1	460.72	272.94
196-600-480-000	SFR	1	460.72	272.94
196-600-490-000	SFR	1	460.72	272.94
196-600-500-000	SFR	1	460.72	272.94
196-600-510-000	SFR	1	460.72	272.94
196-600-520-000	SFR	1	460.72	272.94
196-600-530-000	SFR	1	460.72	272.94
196-600-540-000	SFR	1	460.72	272.94
196-600-550-000	SFR	1	460.72	272.94
196-600-560-000	SFR	1	460.72	272.94
196-600-570-000	SFR	1	460.72	272.94
196-600-580-000	SFR	1	460.72	272.94
196-600-590-000	SFR	1	460.72	272.94
196-600-600-000	SFR	1	460.72	272.94
196-600-610-000	SFR	1	460.72	272.94
196-600-620-000	SFR	1	460.72	272.94
196-600-630-000	SFR	1	460.72	272.94
196-600-640-000	SFR	1	460.72	272.94
196-600-650-000	SFR	1	460.72	272.94
196-600-660-000	SFR	1	460.72	272.94
196-600-670-000	SFR	1	460.72	272.94
196-600-680-000	SFR	1	460.72	272.94
196-600-690-000	SFR	1	460.72	272.94
196-600-700-000	SFR	1	460.72	272.94
196-600-710-000	SFR	1	460.72	272.94
196-600-720-000	SFR	1	460.72	272.94
196-600-730-000	SFR	1	460.72	272.94
196-600-740-000	SFR	1	460.72	272.94
196-600-750-000	SFR	1	460.72	272.94
196-600-760-000	SFR	1	460.72	272.94

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Stonebridge Drainage & Lighting Area of Benefit
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-600-770-000	SFR	1	460.72	272.94
196-600-780-000	SFR	1	460.72	272.94
196-600-790-000	SFR	1	460.72	272.94
196-610-010-000	SFR	1	460.72	272.94
196-610-020-000	SFR	1	460.72	272.94
196-610-030-000	SFR	1	460.72	272.94
196-610-040-000	SFR	1	460.72	272.94
196-610-050-000	SFR	1	460.72	272.94
196-610-060-000	SFR	1	460.72	272.94
196-610-070-000	SFR	1	460.72	272.94
196-610-080-000	SFR	1	460.72	272.94
196-610-090-000	SFR	1	460.72	272.94
196-610-100-000	SFR	1	460.72	272.94
196-610-110-000	SFR	1	460.72	272.94
196-610-120-000	SFR	1	460.72	272.94
196-610-130-000	SFR	1	460.72	272.94
196-610-140-000	SFR	1	460.72	272.94
196-610-150-000	SFR	1	460.72	272.94
196-610-160-000	SFR	1	460.72	272.94
196-610-170-000	SFR	1	460.72	272.94
196-610-180-000	SFR	1	460.72	272.94
196-610-190-000	SFR	1	460.72	272.94
196-610-200-000	SFR	1	460.72	272.94
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196-610-280-000	SFR	1	460.72	272.94
196-610-290-000	SFR	1	460.72	272.94
196-610-300-000	SFR	1	460.72	272.94
196-610-310-000	SFR	1	460.72	272.94
196-610-320-000	SFR	1	460.72	272.94
196-610-330-000	SFR	1	460.72	272.94
196-610-340-000	SFR	1	460.72	272.94
196-610-350-000	SFR	1	460.72	272.94
196-610-360-000	SFR	1	460.72	272.94
196-610-370-000	SFR	1	460.72	272.94
196-610-380-000	SFR	1	460.72	272.94

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City of Lathrop
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Fiscal Year 2021/22 Parcel Listing

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196-610-390-000	SFR	1	460.72	272.94
196-610-400-000	SFR	1	460.72	272.94
196-610-410-000	SFR	1	460.72	272.94
196-610-420-000	SFR	1	460.72	272.94
196-610-430-000	SFR	1	460.72	272.94
196-610-440-000	SFR	1	460.72	272.94
196-610-450-000	SFR	1	460.72	272.94
196-610-460-000	SFR	1	460.72	272.94
196-610-470-000	SFR	1	460.72	272.94
196-610-480-000	SFR	1	460.72	272.94
196-610-490-000	SFR	1	460.72	272.94
196-610-500-000	SFR	1	460.72	272.94
196-610-510-000	SFR	1	460.72	272.94
196-610-520-000	SFR	1	460.72	272.94
196-610-530-000	SFR	1	460.72	272.94
196-610-540-000	SFR	1	460.72	272.94
196-610-550-000	SFR	1	460.72	272.94
196-610-560-000	SFR	1	460.72	272.94
196-610-570-000	SFR	1	460.72	272.94
196-610-580-000	SFR	1	460.72	272.94
196-610-590-000	SFR	1	460.72	272.94
196-610-600-000	SFR	1	460.72	272.94
196-610-610-000	SFR	1	460.72	272.94
196-610-620-000	SFR	1	460.72	272.94
196-610-630-000	SFR	1	460.72	272.94
196-610-640-000	SFR	1	460.72	272.94
196-610-650-000	SFR	1	460.72	272.94
196-610-660-000	SFR	1	460.72	272.94
196-610-670-000	SFR	1	460.72	272.94
196-610-680-000	SFR	1	460.72	272.94
196-610-690-000	SFR	1	460.72	272.94
196-610-700-000	SFR	1	460.72	272.94
196-610-710-000	SFR	1	460.72	272.94
196-610-750-000	SFR	1	460.72	272.94
196-610-760-000	SFR	1	460.72	272.94
196-610-770-000	SFR	1	460.72	272.94
196-610-780-000	SFR	1	460.72	272.94
196-610-790-000	SFR	1	460.72	272.94
196-610-800-000	SFR	1	460.72	272.94
196-610-810-000	SFR	1	460.72	272.94
196-610-820-000	SFR	1	460.72	272.94

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City of Lathrop
Stonebridge Drainage & Lighting Area of Benefit
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-610-830-000	SFR	1	460.72	272.94
196-610-840-000	SFR	1	460.72	272.94
196-610-850-000	SFR	1	460.72	272.94
196-610-870-000	SFR	1	460.72	272.94
196-620-010-000	SFR	1	460.72	272.94
196-620-020-000	SFR	1	460.72	272.94
196-620-030-000	SFR	1	460.72	272.94
196-620-040-000	SFR	1	460.72	272.94
196-620-050-000	SFR	1	460.72	272.94
196-620-060-000	SFR	1	460.72	272.94
196-620-070-000	SFR	1	460.72	272.94
196-620-080-000	SFR	1	460.72	272.94
196-620-090-000	SFR	1	460.72	272.94
196-620-100-000	SFR	1	460.72	272.94
196-620-110-000	SFR	1	460.72	272.94
196-620-120-000	SFR	1	460.72	272.94
196-620-130-000	SFR	1	460.72	272.94
196-620-140-000	SFR	1	460.72	272.94
196-620-150-000	SFR	1	460.72	272.94
196-620-160-000	SFR	1	460.72	272.94
196-620-170-000	SFR	1	460.72	272.94
196-620-180-000	SFR	1	460.72	272.94
196-620-190-000	SFR	1	460.72	272.94
196-620-200-000	SFR	1	460.72	272.94
196-620-210-000	SFR	1	460.72	272.94
196-620-220-000	SFR	1	460.72	272.94
196-620-230-000	SFR	1	460.72	272.94
196-620-240-000	SFR	1	460.72	272.94
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196-620-260-000	SFR	1	460.72	272.94
196-620-270-000	SFR	1	460.72	272.94
196-620-280-000	SFR	1	460.72	272.94
196-620-290-000	SFR	1	460.72	272.94
196-620-300-000	SFR	1	460.72	272.94
196-620-310-000	SFR	1	460.72	272.94
196-620-320-000	SFR	1	460.72	272.94
196-620-330-000	SFR	1	460.72	272.94
196-620-340-000	SFR	1	460.72	272.94
196-620-350-000	SFR	1	460.72	272.94
196-620-360-000	SFR	1	460.72	272.94
196-620-370-000	SFR	1	460.72	272.94

Slight variances may occur due to rounding

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City of Lathrop
Stonebridge Drainage & Lighting Area of Benefit
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-620-380-000	SFR	1	460.72	272.94
196-620-390-000	SFR	1	460.72	272.94
196-620-400-000	SFR	1	460.72	272.94
196-620-410-000	SFR	1	460.72	272.94
196-620-420-000	SFR	1	460.72	272.94
196-620-430-000	SFR	1	460.72	272.94
196-620-440-000	SFR	1	460.72	272.94
196-620-450-000	SFR	1	460.72	272.94
196-620-460-000	SFR	1	460.72	272.94
196-620-470-000	SFR	1	460.72	272.94
196-620-480-000	SFR	1	460.72	272.94
196-620-490-000	SFR	1	460.72	272.94
196-620-500-000	SFR	1	460.72	272.94
196-620-510-000	SFR	1	460.72	272.94
196-620-520-000	SFR	1	460.72	272.94
196-620-530-000	SFR	1	460.72	272.94
196-620-540-000	SFR	1	460.72	272.94
196-620-550-000	SFR	1	460.72	272.94
196-620-560-000	SFR	1	460.72	272.94
196-620-570-000	NON	1	460.72	272.94
196-630-010-000	SFR	1	460.72	272.94
196-630-020-000	SFR	1	460.72	272.94
196-630-030-000	SFR	1	460.72	272.94
196-630-040-000	SFR	1	460.72	272.94
196-630-050-000	SFR	1	460.72	272.94
196-630-060-000	SFR	1	460.72	272.94
196-630-070-000	SFR	1	460.72	272.94
196-630-080-000	SFR	1	460.72	272.94
196-630-090-000	SFR	1	460.72	272.94
196-630-100-000	SFR	1	460.72	272.94
196-630-110-000	SFR	1	460.72	272.94
196-630-120-000	SFR	1	460.72	272.94
196-630-130-000	SFR	1	460.72	272.94
196-630-140-000	SFR	1	460.72	272.94
196-630-150-000	SFR	1	460.72	272.94
196-630-160-000	SFR	1	460.72	272.94
196-630-170-000	SFR	1	460.72	272.94
196-630-180-000	SFR	1	460.72	272.94
196-630-190-000	SFR	1	460.72	272.94
196-630-200-000	SFR	1	460.72	272.94
196-630-210-000	SFR	1	460.72	272.94

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City of Lathrop
Stonebridge Drainage & Lighting Area of Benefit
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-630-220-000	SFR	1	460.72	272.94
196-630-230-000	SFR	1	460.72	272.94
196-630-240-000	SFR	1	460.72	272.94
196-630-250-000	SFR	1	460.72	272.94
196-630-260-000	SFR	1	460.72	272.94
196-630-270-000	SFR	1	460.72	272.94
196-630-280-000	SFR	1	460.72	272.94
196-630-290-000	SFR	1	460.72	272.94
196-630-300-000	SFR	1	460.72	272.94
196-630-310-000	SFR	1	460.72	272.94
196-630-320-000	SFR	1	460.72	272.94
196-630-330-000	SFR	1	460.72	272.94
196-630-340-000	SFR	1	460.72	272.94
196-630-350-000	SFR	1	460.72	272.94
196-630-360-000	SFR	1	460.72	272.94
196-630-370-000	SFR	1	460.72	272.94
196-630-380-000	SFR	1	460.72	272.94
196-630-390-000	SFR	1	460.72	272.94
196-630-400-000	SFR	1	460.72	272.94
196-630-410-000	SFR	1	460.72	272.94
196-630-420-000	SFR	1	460.72	272.94
196-630-430-000	SFR	1	460.72	272.94
196-630-440-000	SFR	1	460.72	272.94
196-630-450-000	SFR	1	460.72	272.94
196-630-460-000	SFR	1	460.72	272.94
196-630-470-000	SFR	1	460.72	272.94
196-630-480-000	SFR	1	460.72	272.94
196-630-490-000	SFR	1	460.72	272.94
196-630-500-000	SFR	1	460.72	272.94
196-630-510-000	SFR	1	460.72	272.94
196-630-520-000	SFR	1	460.72	272.94
196-630-530-000	SFR	1	460.72	272.94
196-630-540-000	SFR	1	460.72	272.94
196-630-550-000	SFR	1	460.72	272.94
196-630-560-000	SFR	1	460.72	272.94
196-630-570-000	SFR	1	460.72	272.94
196-630-580-000	SFR	1	460.72	272.94
196-630-590-000	SFR	1	460.72	272.94
196-630-600-000	SFR	1	460.72	272.94
196-630-610-000	SFR	1	460.72	272.94
196-630-620-000	SFR	1	460.72	272.94

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City of Lathrop
Stonebridge Drainage & Lighting Area of Benefit
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-630-630-000	SFR	1	460.72	272.94
196-630-640-000	SFR	1	460.72	272.94
196-630-650-000	SFR	1	460.72	272.94
196-640-010-000	SFR	1	460.72	272.94
196-640-020-000	SFR	1	460.72	272.94
196-640-030-000	SFR	1	460.72	272.94
196-640-040-000	SFR	1	460.72	272.94
196-640-050-000	SFR	1	460.72	272.94
196-640-060-000	SFR	1	460.72	272.94
196-640-070-000	SFR	1	460.72	272.94
196-640-080-000	SFR	1	460.72	272.94
196-640-090-000	SFR	1	460.72	272.94
196-640-100-000	SFR	1	460.72	272.94
196-640-110-000	SFR	1	460.72	272.94
196-640-120-000	SFR	1	460.72	272.94
196-640-130-000	SFR	1	460.72	272.94
196-640-140-000	SFR	1	460.72	272.94
196-640-150-000	SFR	1	460.72	272.94
196-640-160-000	SFR	1	460.72	272.94
196-640-170-000	SFR	1	460.72	272.94
196-640-180-000	SFR	1	460.72	272.94
196-640-190-000	SFR	1	460.72	272.94
196-640-200-000	SFR	1	460.72	272.94
196-640-210-000	SFR	1	460.72	272.94
196-640-220-000	SFR	1	460.72	272.94
196-640-230-000	SFR	1	460.72	272.94
196-640-240-000	SFR	1	460.72	272.94
196-640-250-000	SFR	1	460.72	272.94
196-640-260-000	SFR	1	460.72	272.94
196-640-270-000	SFR	1	460.72	272.94
196-640-280-000	SFR	1	460.72	272.94
196-640-290-000	SFR	1	460.72	272.94
196-640-300-000	SFR	1	460.72	272.94
196-640-310-000	SFR	1	460.72	272.94
196-640-320-000	SFR	1	460.72	272.94
196-640-330-000	SFR	1	460.72	272.94
196-640-340-000	SFR	1	460.72	272.94
196-640-350-000	SFR	1	460.72	272.94
196-640-360-000	SFR	1	460.72	272.94
196-640-370-000	SFR	1	460.72	272.94
196-640-380-000	SFR	1	460.72	272.94

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City of Lathrop
Stonebridge Drainage & Lighting Area of Benefit
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-640-390-000	SFR	1	460.72	272.94
196-640-400-000	SFR	1	460.72	272.94
196-640-410-000	SFR	1	460.72	272.94
196-640-420-000	SFR	1	460.72	272.94
196-640-430-000	SFR	1	460.72	272.94
196-640-440-000	SFR	1	460.72	272.94
196-640-450-000	SFR	1	460.72	272.94
196-640-460-000	SFR	1	460.72	272.94
196-640-470-000	SFR	1	460.72	272.94
196-640-480-000	SFR	1	460.72	272.94
196-640-490-000	SFR	1	460.72	272.94
196-640-500-000	SFR	1	460.72	272.94
196-650-010-000	SFR	1	460.72	272.94
196-650-020-000	SFR	1	460.72	272.94
196-650-030-000	SFR	1	460.72	272.94
196-650-040-000	SFR	1	460.72	272.94
196-650-050-000	SFR	1	460.72	272.94
196-650-060-000	SFR	1	460.72	272.94
196-650-070-000	SFR	1	460.72	272.94
196-650-080-000	SFR	1	460.72	272.94
196-650-090-000	SFR	1	460.72	272.94
196-650-100-000	SFR	1	460.72	272.94
196-650-110-000	SFR	1	460.72	272.94
196-650-120-000	SFR	1	460.72	272.94
196-650-130-000	SFR	1	460.72	272.94
196-650-140-000	SFR	1	460.72	272.94
196-650-150-000	SFR	1	460.72	272.94
196-650-160-000	SFR	1	460.72	272.94
196-650-170-000	SFR	1	460.72	272.94
196-650-180-000	SFR	1	460.72	272.94
196-650-190-000	SFR	1	460.72	272.94
196-650-200-000	SFR	1	460.72	272.94
196-650-210-000	SFR	1	460.72	272.94
196-650-220-000	SFR	1	460.72	272.94
196-650-230-000	SFR	1	460.72	272.94
196-650-240-000	SFR	1	460.72	272.94
196-650-250-000	SFR	1	460.72	272.94
196-650-260-000	SFR	1	460.72	272.94
196-650-270-000	SFR	1	460.72	272.94
196-650-280-000	SFR	1	460.72	272.94
196-650-290-000	SFR	1	460.72	272.94

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City of Lathrop
Stonebridge Drainage & Lighting Area of Benefit
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-650-300-000	SFR	1	460.72	272.94
196-650-310-000	SFR	1	460.72	272.94
196-650-320-000	SFR	1	460.72	272.94
196-650-330-000	SFR	1	460.72	272.94
196-650-340-000	SFR	1	460.72	272.94
196-650-350-000	SFR	1	460.72	272.94
196-650-360-000	SFR	1	460.72	272.94
196-650-370-000	SFR	1	460.72	272.94
196-650-380-000	SFR	1	460.72	272.94
196-650-390-000	SFR	1	460.72	272.94
196-650-400-000	SFR	1	460.72	272.94
196-650-410-000	SFR	1	460.72	272.94
196-650-420-000	SFR	1	460.72	272.94
196-650-430-000	SFR	1	460.72	272.94
196-650-440-000	SFR	1	460.72	272.94
196-650-450-000	SFR	1	460.72	272.94
196-650-460-000	SFR	1	460.72	272.94
196-650-470-000	SFR	1	460.72	272.94
196-650-480-000	SFR	1	460.72	272.94
196-650-490-000	SFR	1	460.72	272.94
196-650-500-000	SFR	1	460.72	272.94
196-650-510-000	SFR	1	460.72	272.94
196-650-520-000	SFR	1	460.72	272.94
196-650-530-000	SFR	1	460.72	272.94
196-650-540-000	SFR	1	460.72	272.94
196-650-550-000	SFR	1	460.72	272.94
196-650-560-000	SFR	1	460.72	272.94
196-650-570-000	SFR	1	460.72	272.94
196-650-580-000	SFR	1	460.72	272.94
196-650-590-000	SFR	1	460.72	272.94
196-650-600-000	SFR	1	460.72	272.94
196-650-610-000	SFR	1	460.72	272.94
196-650-620-000	SFR	1	460.72	272.94
196-650-630-000	SFR	1	460.72	272.94
196-650-640-000	SFR	1	460.72	272.94
196-650-650-000	SFR	1	460.72	272.94
196-650-660-000	SFR	1	460.72	272.94
196-660-010-000	SFR	1	460.72	272.94
196-660-020-000	SFR	1	460.72	272.94
196-660-030-000	SFR	1	460.72	272.94
196-660-040-000	SFR	1	460.72	272.94

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City of Lathrop
Stonebridge Drainage & Lighting Area of Benefit
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-660-050-000	SFR	1	460.72	272.94
196-660-060-000	SFR	1	460.72	272.94
196-660-070-000	SFR	1	460.72	272.94
196-660-080-000	SFR	1	460.72	272.94
196-660-090-000	SFR	1	460.72	272.94
196-660-100-000	SFR	1	460.72	272.94
196-660-110-000	SFR	1	460.72	272.94
196-660-120-000	SFR	1	460.72	272.94
196-660-130-000	SFR	1	460.72	272.94
196-660-140-000	SFR	1	460.72	272.94
196-660-150-000	SFR	1	460.72	272.94
196-660-160-000	SFR	1	460.72	272.94
196-660-170-000	SFR	1	460.72	272.94
196-660-180-000	SFR	1	460.72	272.94
196-660-190-000	SFR	1	460.72	272.94
196-660-200-000	SFR	1	460.72	272.94
196-660-210-000	SFR	1	460.72	272.94
196-660-220-000	SFR	1	460.72	272.94
196-660-230-000	SFR	1	460.72	272.94
196-660-240-000	SFR	1	460.72	272.94
196-660-250-000	SFR	1	460.72	272.94
196-660-260-000	SFR	1	460.72	272.94
196-660-270-000	SFR	1	460.72	272.94
196-660-280-000	SFR	1	460.72	272.94
196-660-290-000	SFR	1	460.72	272.94
196-660-300-000	SFR	1	460.72	272.94
196-660-310-000	SFR	1	460.72	272.94
196-660-320-000	SFR	1	460.72	272.94
196-660-330-000	SFR	1	460.72	272.94
196-660-340-000	SFR	1	460.72	272.94
196-660-350-000	SFR	1	460.72	272.94
196-660-360-000	SFR	1	460.72	272.94
196-660-370-000	SFR	1	460.72	272.94
196-660-380-000	SFR	1	460.72	272.94
196-660-390-000	SFR	1	460.72	272.94
196-660-400-000	SFR	1	460.72	272.94
196-660-410-000	SFR	1	460.72	272.94
196-660-420-000	SFR	1	460.72	272.94
196-660-430-000	SFR	1	460.72	272.94
196-660-440-000	SFR	1	460.72	272.94
196-660-450-000	SFR	1	460.72	272.94

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City of Lathrop
Stonebridge Drainage & Lighting Area of Benefit
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-660-460-000	SFR	1	460.72	272.94
196-660-470-000	SFR	1	460.72	272.94
196-660-500-000	SFR	1	460.72	272.94
196-660-530-000	SFR	1	460.72	272.94
196-660-540-000	SFR	1	460.72	272.94
196-660-550-000	SFR	1	460.72	272.94
196-660-560-000	SFR	1	460.72	272.94
196-670-010-000	SFR	1	460.72	272.94
196-670-020-000	SFR	1	460.72	272.94
196-670-030-000	SFR	1	460.72	272.94
196-670-040-000	SFR	1	460.72	272.94
196-670-050-000	SFR	1	460.72	272.94
196-670-060-000	SFR	1	460.72	272.94
196-670-070-000	SFR	1	460.72	272.94
196-670-080-000	SFR	1	460.72	272.94
196-670-090-000	SFR	1	460.72	272.94
196-670-100-000	SFR	1	460.72	272.94
196-670-110-000	SFR	1	460.72	272.94
196-670-120-000	SFR	1	460.72	272.94
196-670-130-000	SFR	1	460.72	272.94
196-670-140-000	SFR	1	460.72	272.94
196-670-150-000	SFR	1	460.72	272.94
196-670-160-000	SFR	1	460.72	272.94
196-670-170-000	SFR	1	460.72	272.94
196-670-180-000	SFR	1	460.72	272.94
196-670-190-000	SFR	1	460.72	272.94
196-670-200-000	SFR	1	460.72	272.94
196-670-210-000	SFR	1	460.72	272.94
196-670-220-000	SFR	1	460.72	272.94
196-670-230-000	SFR	1	460.72	272.94
196-670-240-000	SFR	1	460.72	272.94
196-670-250-000	SFR	1	460.72	272.94
196-670-260-000	SFR	1	460.72	272.94
196-670-270-000	SFR	1	460.72	272.94
196-670-280-000	SFR	1	460.72	272.94
196-670-290-000	SFR	1	460.72	272.94
196-670-300-000	SFR	1	460.72	272.94
196-670-310-000	SFR	1	460.72	272.94
196-670-320-000	SFR	1	460.72	272.94
196-670-330-000	SFR	1	460.72	272.94
196-670-340-000	SFR	1	460.72	272.94

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Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-670-350-000	SFR	1	460.72	272.94
196-670-360-000	SFR	1	460.72	272.94
196-670-370-000	SFR	1	460.72	272.94
196-670-380-000	SFR	1	460.72	272.94
196-670-390-000	SFR	1	460.72	272.94
196-670-400-000	SFR	1	460.72	272.94
196-670-410-000	SFR	1	460.72	272.94
196-670-420-000	SFR	1	460.72	272.94
196-670-430-000	SFR	1	460.72	272.94
196-670-440-000	SFR	1	460.72	272.94
196-670-450-000	SFR	1	460.72	272.94
196-670-460-000	SFR	1	460.72	272.94
196-670-470-000	SFR	1	460.72	272.94
196-670-480-000	SFR	1	460.72	272.94
196-670-490-000	SFR	1	460.72	272.94
196-670-500-000	SFR	1	460.72	272.94
196-670-510-000	SFR	1	460.72	272.94
196-680-010-000	SFR	1	460.72	272.94
196-680-020-000	SFR	1	460.72	272.94
196-680-030-000	SFR	1	460.72	272.94
196-680-040-000	SFR	1	460.72	272.94
196-680-050-000	SFR	1	460.72	272.94
196-680-060-000	SFR	1	460.72	272.94
196-680-070-000	SFR	1	460.72	272.94
196-680-080-000	SFR	1	460.72	272.94
196-680-090-000	SFR	1	460.72	272.94
196-680-100-000	SFR	1	460.72	272.94
196-680-110-000	SFR	1	460.72	272.94
196-680-120-000	SFR	1	460.72	272.94
196-680-130-000	SFR	1	460.72	272.94
196-680-140-000	SFR	1	460.72	272.94
196-680-150-000	SFR	1	460.72	272.94
196-680-160-000	SFR	1	460.72	272.94
196-680-170-000	SFR	1	460.72	272.94
196-680-180-000	SFR	1	460.72	272.94
196-680-190-000	SFR	1	460.72	272.94
196-680-200-000	SFR	1	460.72	272.94
196-680-210-000	SFR	1	460.72	272.94
196-680-220-000	SFR	1	460.72	272.94
196-680-230-000	SFR	1	460.72	272.94
196-680-240-000	SFR	1	460.72	272.94

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City of Lathrop
Stonebridge Drainage & Lighting Area of Benefit
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-680-250-000	SFR	1	460.72	272.94
196-680-260-000	SFR	1	460.72	272.94
196-680-270-000	SFR	1	460.72	272.94
196-680-280-000	SFR	1	460.72	272.94
196-680-290-000	SFR	1	460.72	272.94
196-680-300-000	SFR	1	460.72	272.94
196-680-310-000	SFR	1	460.72	272.94
196-680-320-000	SFR	1	460.72	272.94
196-680-330-000	SFR	1	460.72	272.94
196-680-340-000	SFR	1	460.72	272.94
196-680-350-000	SFR	1	460.72	272.94
196-680-360-000	SFR	1	460.72	272.94
196-680-370-000	SFR	1	460.72	272.94
196-680-380-000	SFR	1	460.72	272.94
196-680-390-000	SFR	1	460.72	272.94
196-680-400-000	SFR	1	460.72	272.94
196-680-410-000	SFR	1	460.72	272.94
196-680-420-000	SFR	1	460.72	272.94
196-680-430-000	SFR	1	460.72	272.94
196-680-440-000	SFR	1	460.72	272.94
196-680-450-000	SFR	1	460.72	272.94
196-680-460-000	SFR	1	460.72	272.94
196-680-470-000	SFR	1	460.72	272.94
196-680-480-000	SFR	1	460.72	272.94
196-680-490-000	SFR	1	460.72	272.94
196-680-500-000	SFR	1	460.72	272.94
196-680-510-000	SFR	1	460.72	272.94
196-680-520-000	SFR	1	460.72	272.94
196-680-530-000	SFR	1	460.72	272.94
196-680-540-000	SFR	1	460.72	272.94
196-680-550-000	SFR	1	460.72	272.94
196-680-560-000	SFR	1	460.72	272.94
196-680-570-000	SFR	1	460.72	272.94
196-680-580-000	SFR	1	460.72	272.94
196-680-590-000	SFR	1	460.72	272.94
196-680-600-000	SFR	1	460.72	272.94
196-680-610-000	SFR	1	460.72	272.94
196-680-620-000	SFR	1	460.72	272.94
196-680-630-000	SFR	1	460.72	272.94
196-680-640-000	SFR	1	460.72	272.94
196-680-650-000	SFR	1	460.72	272.94

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City of Lathrop
Stonebridge Drainage & Lighting Area of Benefit
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-680-660-000	SFR	1	460.72	272.94
196-680-670-000	SFR	1	460.72	272.94
196-680-680-000	SFR	1	460.72	272.94
196-680-690-000	SFR	1	460.72	272.94
196-680-700-000	SFR	1	460.72	272.94
196-680-710-000	SFR	1	460.72	272.94
196-680-720-000	SFR	1	460.72	272.94
196-680-730-000	SFR	1	460.72	272.94
196-680-740-000	SFR	1	460.72	272.94
196-680-750-000	SFR	1	460.72	272.94
196-680-760-000	SFR	1	460.72	272.94
196-680-770-000	SFR	1	460.72	272.94
196-680-780-000	SFR	1	460.72	272.94
196-680-790-000	SFR	1	460.72	272.94
196-680-800-000	SFR	1	460.72	272.94
196-680-810-000	SFR	1	460.72	272.94
196-680-820-000	SFR	1	460.72	272.94
196-680-830-000	SFR	1	460.72	272.94
196-680-840-000	SFR	1	460.72	272.94
196-680-850-000	SFR	1	460.72	272.94
196-680-860-000	SFR	1	460.72	272.94
196-680-870-000	SFR	1	460.72	272.94
196-680-880-000	SFR	1	460.72	272.94
196-690-010-000	SFR	1	460.72	272.94
196-690-020-000	SFR	1	460.72	272.94
196-690-030-000	SFR	1	460.72	272.94
196-690-040-000	SFR	1	460.72	272.94
196-690-050-000	SFR	1	460.72	272.94
196-690-060-000	SFR	1	460.72	272.94
196-690-070-000	SFR	1	460.72	272.94
196-690-080-000	SFR	1	460.72	272.94
196-690-090-000	SFR	1	460.72	272.94
196-690-100-000	SFR	1	460.72	272.94
196-690-110-000	SFR	1	460.72	272.94
196-690-120-000	SFR	1	460.72	272.94
196-690-130-000	SFR	1	460.72	272.94
196-690-140-000	SFR	1	460.72	272.94
196-690-150-000	SFR	1	460.72	272.94
196-690-160-000	SFR	1	460.72	272.94
196-690-170-000	SFR	1	460.72	272.94
196-690-180-000	SFR	1	460.72	272.94

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City of Lathrop
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APN	Prop Type	Units	Max Asmt	Levy (1)
196-690-190-000	SFR	1	460.72	272.94
196-690-200-000	SFR	1	460.72	272.94
196-690-210-000	SFR	1	460.72	272.94
196-690-220-000	SFR	1	460.72	272.94
196-690-230-000	SFR	1	460.72	272.94
196-690-240-000	SFR	1	460.72	272.94
196-690-250-000	SFR	1	460.72	272.94
196-690-260-000	SFR	1	460.72	272.94
196-690-270-000	SFR	1	460.72	272.94
196-690-280-000	SFR	1	460.72	272.94
196-690-290-000	SFR	1	460.72	272.94
196-690-300-000	SFR	1	460.72	272.94
196-690-310-000	SFR	1	460.72	272.94
196-690-320-000	SFR	1	460.72	272.94
196-690-330-000	SFR	1	460.72	272.94
196-690-340-000	SFR	1	460.72	272.94
196-690-350-000	SFR	1	460.72	272.94
196-690-360-000	SFR	1	460.72	272.94
196-690-370-000	SFR	1	460.72	272.94
196-690-380-000	SFR	1	460.72	272.94
196-690-390-000	SFR	1	460.72	272.94
196-690-400-000	SFR	1	460.72	272.94
196-690-410-000	SFR	1	460.72	272.94
196-690-420-000	SFR	1	460.72	272.94
196-690-430-000	SFR	1	460.72	272.94
196-700-010-000	SFR	1	460.72	272.94
196-700-020-000	SFR	1	460.72	272.94
196-700-030-000	SFR	1	460.72	272.94
196-700-040-000	SFR	1	460.72	272.94
196-700-050-000	SFR	1	460.72	272.94
196-700-060-000	SFR	1	460.72	272.94
196-700-070-000	SFR	1	460.72	272.94
196-700-080-000	SFR	1	460.72	272.94
196-700-090-000	SFR	1	460.72	272.94
196-700-100-000	SFR	1	460.72	272.94
196-700-110-000	SFR	1	460.72	272.94
196-700-120-000	SFR	1	460.72	272.94
196-700-130-000	SFR	1	460.72	272.94
196-700-140-000	SFR	1	460.72	272.94
196-700-150-000	SFR	1	460.72	272.94
196-700-160-000	SFR	1	460.72	272.94

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City of Lathrop
Stonebridge Drainage & Lighting Area of Benefit
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-700-170-000	SFR	1	460.72	272.94
196-700-180-000	SFR	1	460.72	272.94
196-700-190-000	SFR	1	460.72	272.94
196-700-200-000	SFR	1	460.72	272.94
196-700-210-000	SFR	1	460.72	272.94
196-700-220-000	SFR	1	460.72	272.94
196-700-230-000	SFR	1	460.72	272.94
196-700-240-000	SFR	1	460.72	272.94
196-700-250-000	SFR	1	460.72	272.94
196-700-260-000	SFR	1	460.72	272.94
196-700-270-000	SFR	1	460.72	272.94
196-700-280-000	SFR	1	460.72	272.94
196-700-290-000	SFR	1	460.72	272.94
196-700-300-000	SFR	1	460.72	272.94
196-700-310-000	SFR	1	460.72	272.94
196-700-320-000	SFR	1	460.72	272.94
196-700-330-000	SFR	1	460.72	272.94
196-700-340-000	SFR	1	460.72	272.94
196-700-350-000	SFR	1	460.72	272.94
196-700-360-000	SFR	1	460.72	272.94
196-700-370-000	SFR	1	460.72	272.94
196-700-380-000	SFR	1	460.72	272.94
196-700-390-000	SFR	1	460.72	272.94
196-700-400-000	SFR	1	460.72	272.94
196-700-410-000	SFR	1	460.72	272.94
196-700-420-000	SFR	1	460.72	272.94
196-700-430-000	SFR	1	460.72	272.94
196-700-440-000	SFR	1	460.72	272.94
196-700-450-000	SFR	1	460.72	272.94
196-700-460-000	SFR	1	460.72	272.94
196-700-470-000	SFR	1	460.72	272.94
196-700-480-000	SFR	1	460.72	272.94
196-700-490-000	SFR	1	460.72	272.94
196-700-500-000	SFR	1	460.72	272.94
196-700-510-000	SFR	1	460.72	272.94
196-700-520-000	SFR	1	460.72	272.94
196-700-530-000	SFR	1	460.72	272.94
196-700-540-000	SFR	1	460.72	272.94
196-700-550-000	SFR	1	460.72	272.94
196-700-560-000	SFR	1	460.72	272.94
196-700-570-000	SFR	1	460.72	272.94

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City of Lathrop
Stonebridge Drainage & Lighting Area of Benefit
Fiscal Year 2021/22 Parcel Listing

APN	Prop Type	Units	Max Asmt	Levy (1)
196-700-580-000	SFR	1	460.72	272.94
196-700-590-000	SFR	1	460.72	272.94
196-700-600-000	SFR	1	460.72	272.94
196-700-610-000	SFR	1	460.72	272.94
196-700-620-000	SFR	1	460.72	272.94
196-700-630-000	SFR	1	460.72	272.94
196-700-640-000	SFR	1	460.72	272.94
196-700-650-000	SFR	1	460.72	272.94
196-700-660-000	SFR	1	460.72	272.94
196-700-670-000	SFR	1	460.72	272.94
196-700-680-000	SFR	1	460.72	272.94
196-700-690-000	SFR	1	460.72	272.94
196-700-700-000	SFR	1	460.72	272.94
196-700-710-000	SFR	1	460.72	272.94
196-710-010-000	SFR	1	460.72	272.94
196-710-020-000	SFR	1	460.72	272.94
196-710-030-000	SFR	1	460.72	272.94
196-710-040-000	SFR	1	460.72	272.94
196-710-050-000	SFR	1	460.72	272.94
196-710-060-000	SFR	1	460.72	272.94
196-710-070-000	SFR	1	460.72	272.94
196-710-080-000	SFR	1	460.72	272.94
196-710-090-000	SFR	1	460.72	272.94
196-710-100-000	SFR	1	460.72	272.94
196-710-110-000	SFR	1	460.72	272.94
196-710-120-000	SFR	1	460.72	272.94
196-710-130-000	SFR	1	460.72	272.94
196-710-140-000	SFR	1	460.72	272.94
196-710-150-000	SFR	1	460.72	272.94
196-710-160-000	SFR	1	460.72	272.94
196-710-170-000	SFR	1	460.72	272.94
196-710-180-000	SFR	1	460.72	272.94
196-710-190-000	SFR	1	460.72	272.94
196-710-200-000	SFR	1	460.72	272.94
196-710-210-000	SFR	1	460.72	272.94
196-710-220-000	SFR	1	460.72	272.94
196-710-230-000	SFR	1	460.72	272.94
196-710-240-000	SFR	1	460.72	272.94
196-710-250-000	SFR	1	460.72	272.94
196-710-260-000	SFR	1	460.72	272.94
196-710-270-000	SFR	1	460.72	272.94

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City of Lathrop
Stonebridge Drainage & Lighting Area of Benefit
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APN	Prop Type	Units	Max Asmt	Levy (1)
196-710-280-000	SFR	1	460.72	272.94
196-710-290-000	SFR	1	460.72	272.94
196-710-300-000	SFR	1	460.72	272.94
196-710-310-000	SFR	1	460.72	272.94
196-710-320-000	SFR	1	460.72	272.94
196-710-330-000	SFR	1	460.72	272.94
196-710-340-000	SFR	1	460.72	272.94
196-710-350-000	SFR	1	460.72	272.94
196-710-360-000	SFR	1	460.72	272.94
196-710-370-000	SFR	1	460.72	272.94
196-710-380-000	SFR	1	460.72	272.94
196-710-390-000	SFR	1	460.72	272.94
196-710-400-000	SFR	1	460.72	272.94
196-710-410-000	SFR	1	460.72	272.94
196-710-420-000	SFR	1	460.72	272.94
196-710-430-000	SFR	1	460.72	272.94
196-710-440-000	SFR	1	460.72	272.94
196-710-450-000	SFR	1	460.72	272.94
196-710-460-000	SFR	1	460.72	272.94
196-710-470-000	SFR	1	460.72	272.94
196-710-480-000	SFR	1	460.72	272.94
196-710-490-000	SFR	1	460.72	272.94
196-710-500-000	SFR	1	460.72	272.94
196-710-510-000	SFR	1	460.72	272.94
196-710-520-000	SFR	1	460.72	272.94
196-710-530-000	SFR	1	460.72	272.94
196-710-540-000	SFR	1	460.72	272.94
196-710-550-000	SFR	1	460.72	272.94
196-710-560-000	SFR	1	460.72	272.94
196-720-010-000	SFR	1	460.72	272.94
196-720-020-000	SFR	1	460.72	272.94
196-720-030-000	SFR	1	460.72	272.94
196-720-040-000	SFR	1	460.72	272.94
196-720-050-000	SFR	1	460.72	272.94
196-720-060-000	SFR	1	460.72	272.94
196-720-070-000	SFR	1	460.72	272.94
196-720-080-000	SFR	1	460.72	272.94
196-720-090-000	SFR	1	460.72	272.94
196-720-100-000	SFR	1	460.72	272.94
196-720-110-000	SFR	1	460.72	272.94
196-720-120-000	SFR	1	460.72	272.94

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196-720-130-000	SFR	1	460.72	272.94
196-720-140-000	SFR	1	460.72	272.94
196-720-150-000	SFR	1	460.72	272.94
196-720-160-000	SFR	1	460.72	272.94
196-720-170-000	SFR	1	460.72	272.94
196-720-180-000	SFR	1	460.72	272.94
196-720-190-000	SFR	1	460.72	272.94
196-720-200-000	SFR	1	460.72	272.94
196-720-210-000	SFR	1	460.72	272.94
196-720-220-000	SFR	1	460.72	272.94
196-720-230-000	SFR	1	460.72	272.94
196-720-240-000	SFR	1	460.72	272.94
196-720-250-000	SFR	1	460.72	272.94
196-720-260-000	SFR	1	460.72	272.94
196-720-270-000	SFR	1	460.72	272.94
196-720-280-000	SFR	1	460.72	272.94
196-720-290-000	SFR	1	460.72	272.94
196-720-300-000	SFR	1	460.72	272.94
196-720-310-000	SFR	1	460.72	272.94
196-720-320-000	SFR	1	460.72	272.94
196-720-330-000	SFR	1	460.72	272.94
196-720-340-000	SFR	1	460.72	272.94
196-720-350-000	SFR	1	460.72	272.94
196-720-360-000	SFR	1	460.72	272.94
196-720-370-000	SFR	1	460.72	272.94
196-720-380-000	SFR	1	460.72	272.94
196-720-390-000	SFR	1	460.72	272.94
196-720-400-000	SFR	1	460.72	272.94
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196-720-430-000	SFR	1	460.72	272.94
196-720-440-000	SFR	1	460.72	272.94
196-720-450-000	SFR	1	460.72	272.94
196-720-460-000	SFR	1	460.72	272.94
196-720-470-000	SFR	1	460.72	272.94
196-720-480-000	SFR	1	460.72	272.94
196-720-490-000	SFR	1	460.72	272.94
196-720-500-000	SFR	1	460.72	272.94
196-720-510-000	SFR	1	460.72	272.94
196-720-520-000	SFR	1	460.72	272.94
196-720-530-000	SFR	1	460.72	272.94

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City of Lathrop
Stonebridge Drainage & Lighting Area of Benefit
Fiscal Year 2021/22 Parcel Listing

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902 Accounts		902	415,569.44	\$246,191.88

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ITEM 4.19

CITY MANAGER'S REPORT MAY 10, 2021 CITY COUNCIL REGULAR MEETING

ITEM: **CITY OF LATHROP COMMUNITY FACILITIES DISTRICT 2021-1 (GATEWAY BUSINESS PARK CITY SERVICES) INTENT TO LEVY AND FUTURE ANNEXATION AREA**

RECOMMENDATION: **Adopt a Resolution Declaring Intention to Establish Community Facilities District 2021-1 (Gateway Business Park City Services), Establish Future Annexation Area and Setting a Public Hearing Date for June 14, 2021**

SUMMARY:

As part of their development agreement requirements, master developers are required to submit to the City an analysis of the costs of maintaining public improvements in their development. The purpose of the analysis is to identify annual and periodic costs of maintenance required for public improvements that the City will maintain.

Over the last several months, Staff has worked with Phelan Haugen Development ("Phelan"), the developers of the Lathrop Gateway Business Park Specific Plan ("Gateway"), to complete a maintenance plan for their project. In order for the City to ensure that development continues to pay its own way, a Community Facilities District (CFD) needs to be formed to cover the maintenance needs of the development.

It is recommended Council authorize the attached Resolution of Intention to establish the City of Lathrop Community Facilities District No. 2021-1 (Gateway Business Park City Services) (the "District"), establish the future annexation area and to levy a special tax to finance the costs of maintenance and services of benefit to the properties within the District.

BACKGROUND:

The Lathrop Gateway Business Park Specific Plan ("Gateway") is an industrial park currently being developed by Phelan in the City. Phelan is entitled for approximately 3.2 million square feet of light industrial development. The first phase of buildings is currently under construction.

City Staff, the Financing Team and the Developer have had several discussions to help formulate the proposed District and the Special Tax to be levied, which has been approved by the Developer and will be calculated and levied as set forth in the Rate & Method of the Special Tax (Exhibit B of Attachment A).

CITY MANAGER'S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
GATEWAY BUSINESS PARK CITY SERVICES COMMUNITY FACILITIES
DISTRICT 2021-1 INTENT TO LEVY AND FUTURE ANNEXATION AREA

PAGE 2

The District will have a single tax rate formula ("Special Tax"), for the purpose of funding maintenance and services in the District.

The description of the maintenance and services authorized to be paid for by the Special Tax, are described in the "Description of Services" (Exhibit A of Attachment A). The services shall include:

Services

- Maintenance and operation of public roads and streets;
- Frontage improvements such as curbs, gutters, paths, sidewalks, driveways, bus pads, ADA ramps, street lights, and street signs/signals;
- Landscape and irrigation;
- Drainage and flood facilities;
- Personnel necessary to provide the maintenance, operations and services;
- Insurance costs and other related expenses and the provision of reserves for repairs and replacement;

The City Council has four documents for consideration:

1. *The District Boundary Map (Exhibit C of Attachment A)* – Details the legal parcels which will make up the properties within the boundaries of the District, showing the area to be taxed, and established areas that may be annexed in the future.
2. *Description of Services (Exhibit A of Attachment A)* – Lists the services that are authorized to be funded from special tax revenues generated within the District.
3. *The Rate & Method of Apportionment of Special Tax (Exhibit B of Attachment A)* is a key document in that it provides for the security for the funding of the District. This document presents how the revenues from the District are to be collected and also sets forth the purpose and level of the taxes from the various different types of properties.
4. *The Resolution of Intention (Attachment A)* - The resolution sets forth the intention to establish the District, designates the name of the District, identifies the services to be funded, and states the City's intention to levy a special tax to pay for the services. The Resolution also sets June 14, 2021 as the date for a hearing on the matters set forth therein.

Today's resolution sets the public hearing date at which time the City Council will hear a presentation on the proposed District. At the same time, the election of the property owners is expected to be completed. Staff expects election result to unanimously favor the District formation because the Developer has requested the formation is the only property owner within the District boundaries. It is expected that the Developer will waive a number of noticing and election procedures that make it possible for the proposed district to be formed in a relatively short period of time.

CITY MANAGER'S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
GATEWAY BUSINESS PARK CITY SERVICES COMMUNITY FACILITIES
DISTRICT 2021-1 INTENT TO LEVY AND FUTURE ANNEXATION AREA

PAGE 3

At the public hearing on the District, protests against the establishment of the District, the extent of the District, or the furnishing of specified types of public facilities or services within the District may be made orally or in writing by any interested persons or taxpayers. Any protests pertaining to the regularity or sufficiency of the proceedings shall be made in writing and shall clearly set forth the irregularities and defects to which objection is made. All written protests shall be filed with the City Clerk on or before the time fixed for the hearing. The City Council may waive any irregularities in the form or content of any written protest and at the hearing may correct minor defects in the proceedings. Written protests may be withdrawn in writing at any time before the conclusion of the hearing. If the City Council determines at the conclusion of the hearings to proceed with the establishment of the District, the proposed voting procedure shall be by landowners voting in accordance with the Mello-Roos Community Facilities District Act of 1982, as there are less than twelve registered electors residing within the proposed district boundaries.

Notice of the Public Hearing will be published in the same manner as the City's other public hearing notifications at least seven days prior to the hearing date. Furthermore, a notice of the hearing will be mailed to each property owner and registered voter within the proposed District boundaries (unless otherwise waived given that there is only one property owner in this District).

REASON FOR RECOMMENDATION:

Over the last several months, Staff has worked with Phelan to complete a Maintenance Plan analysis for their project. In order for the City to ensure that development continues to pay its own way, a Community Facilities District (CFD) needs to be formed to cover the cost of maintaining the public facilities in the Gateway Development.

The first step to form the CFD, is Council adoption of a Resolution of Intention.

FISCAL IMPACT:

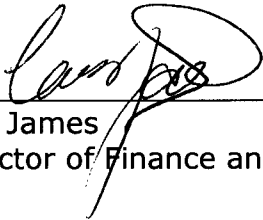
Phelan has funded the cost to form the CFD.

ATTACHMENTS:

- A. Resolution of Intention to Establish Community Facilities District
Exhibits to Attachment A:
 - A. Description of Authorized Services
 - B. Rate and Method of Apportionment of Special Tax
 - C. Community Facilities District No. 2021-1 Boundary Map

**CITY MANAGER'S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
GATEWAY BUSINESS PARK CITY SERVICES COMMUNITY FACILITIES
DISTRICT 2021-1 INTENT TO LEVY AND FUTURE ANNEXATION AREA**

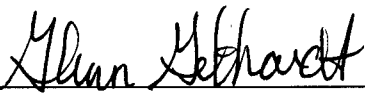
APPROVALS:



Cari James
Director of Finance and Administrative Services

5/3/2021

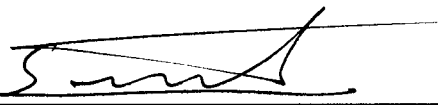
Date



Glenn Gebhardt
City Engineer

5/3/2021

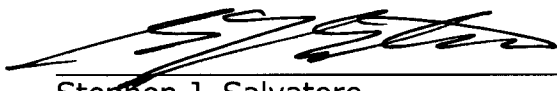
Date



Salvador Navarrete
City Attorney

5.4.2021

Date



Stephen J. Salvatore
City Manager

5.4.21

Date

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO DECLARE INTENTION TO ESTABLISH CITY OF LATHROP COMMUNITY FACILITIES DISTRICT NO. 2021-1 (GATEWAY BUSINESS PARK CITY SERVICES) AND FUTURE ANNEXATION AREA

WHEREAS, under the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code (the "Act"), the City Council (the "Council") of the City of Lathrop (the "City") is authorized to establish a community facilities district and to act as its legislative body; and

WHEREAS, this Council, having received indications of interest from the owners of land proposed to be included in the proposed community facilities district, now desires to proceed with the establishment of such community facilities district to finance costs of public services required to meet the demands of development of lands in the City; and

WHEREAS, pursuant to Section 53339.2 of the Act, this Council further desires to undertake proceedings to provide for future annexation of territory to the proposed community facilities district.

NOW, THEREFORE, be it resolved by the City Council of the City of Lathrop:

1. Authority. This Council proposes to conduct proceedings to establish a community facilities district pursuant to the Act, and hereby determines that public convenience and necessity require that a future annexation area be established pursuant to the Act.

2. Name of CFD; Future Annexation Area. The name proposed for the community facilities district is "City of Lathrop Community Facilities District No. 2021-1 (Gateway Business Park City Services)" (the "CFD").

The name proposed for the territory proposed to be annexed into the CFD in the future is "City of Lathrop Community Facilities District No. 2021-1 (Gateway Business Park City Services) (Future Annexation Area)" (the "Future Annexation Area").

3. Boundaries Described. The proposed boundaries of the CFD and the Future Annexation Area are as shown on the map attached hereto as Exhibit C and on file with the City Clerk, which boundaries are hereby preliminarily approved and to which map reference is hereby made for further particulars. The City Clerk is hereby directed to record, or cause to be recorded, the map of the boundaries of the CFD and the Future Annexation Area in the office of the County Recorder within 15 days of the date of adoption of this Resolution.

Parcels within the Future Annexation Area shall be annexed to the CFD only with the unanimous approval (each, a "Unanimous Approval") of the owner or owners

of each parcel or parcels at the time that parcel or those parcels are annexed, without any requirement for further public hearings or additional proceedings.

4. Services. The type of services proposed to be financed by the CFD and the Future Annexation Area and pursuant to the Act shall consist of those listed in Exhibit A hereto and hereby incorporated herein (the "Services"). The Council hereby determines that the Services are necessary to meet increased demands for such services placed upon local agencies as the result of development occurring within the area of the CFD and the Future Annexation Area.

The Services are in addition to those provided in the territory of the CFD and the Future Annexation Area as of the date hereof and will not supplant services already available within the territory of the CFD and the Future Annexation Area as of the date hereof. The City intends to provide the Services on an equal basis in the original territory of the CFD and, when it has been annexed to the CFD, the Future Annexation Area.

5. Special Tax. Except to the extent that funds are otherwise available to the CFD to pay for the Services, a special tax (the "Special Tax") sufficient to pay the costs thereof, secured by recordation of a continuing lien against all non-exempt real property in the CFD, will be levied annually within the CFD, and collected in the same manner as ordinary ad valorem property taxes, or in such other manner as this Council or its designee shall determine, including direct billing of the affected property owners. The proposed rate and method of apportionment of the Special Tax among the parcels of real property within the CFD in sufficient detail to allow each landowner within the proposed CFD to estimate the maximum amount such owner will have to pay, are described in Exhibit B attached hereto and hereby incorporated herein (the "Rate and Method"). This Council hereby finds that the provisions of Section 53313.6, 53313.7 and 53313.9 of the Act (relating to adjustments to ad valorem property taxes and schools financed by a community facilities district) are inapplicable to the proposed CFD.

As required by Section 53339.3(d) of the Act, the Council hereby determines that the special tax proposed to pay for Services to be supplied within the Future Annexation Area shall be equal to any special tax levied to pay for the same Services in the existing CFD, except that a higher or lower tax may be levied within the Future Annexation Area to the extent that the actual cost of providing the Services in the Future Annexation Area is higher or lower than the cost of providing those Services in the existing CFD.

6. Exempt Property. Except as may otherwise be provided by law or by the rate and method of apportionment of the Special Tax for the CFD, all lands owned by any public entity, including the United States, the State of California, the County and/or the City, or any departments or political subdivisions thereof, shall be omitted from the levy of the Special Tax to be made to cover the costs and expenses of the Services and the CFD.

7. Election and Unanimous Approval. The levy of the Special Tax in the CFD shall be subject to the approval of the qualified electors of the CFD at a special election. The proposed voting procedure shall be by mailed or hand-delivered ballot

among the landowners in the proposed CFD, with each owner having one vote for each acre or portion of an acre such owner owns in the CFD.

A special tax shall be levied in the Future Annexation Area only with the Unanimous Approval of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without any requirement for further public hearings or additional proceedings.

8. CFD Report. The City Manager (or deputy or designee thereof) is hereby directed to study the proposed Services and to make, or cause to be made, and file with the City Clerk a report in writing (the "CFD Report"), which shall be a part of the record of the public hearing hereinafter specified and which report shall present the following:

(a) A description of the Services that will be required to adequately meet the needs of the CFD.

(b) An estimate of the fair and reasonable cost of the Services and incidental expenses in connection therewith, and all other related costs.

The CFD Report shall be made a part of the record of the public hearing specified below.

9. Public Hearing. Monday, June 14, 2021, at 7:00 p.m. or as soon thereafter as possible in the City Council Chambers located at 390 Towne Centre Drive, Lathrop, California, be, and the same are hereby appointed and fixed as the time and place when and where this Council, as legislative body for the CFD, will conduct a public hearing on the establishment of the CFD and consider and finally determine whether the public interest, convenience and necessity require the formation of the CFD, the Future Annexation Area and the levy of the Special Tax.

10. Notice of Hearing. The City Clerk is hereby directed to cause notice of the public hearing to be given by publication one time in a newspaper published in the area of the CFD and the Future Annexation Area. The publication shall be completed at least 7 days before the date of the public hearing specified above. The City Clerk may also cause notice of the hearing to be given to each property owner within the CFD by first class mail, postage prepaid, to each such owner's address as it appears on the most recent tax records of the County or as otherwise known to the City Clerk to be correct. Such mailing shall be completed not less than 15 days before the date of the public hearing. The notice of the public hearing shall be substantially in the form specified in Section 53322 of the Act, with the form summarizing the provisions hereof hereby specifically approved.

11. Further Action. The Mayor, City Manager, Finance Director, City Attorney, City Clerk and all other officers and agents of the City are hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this Resolution.

12. Effective Date. This resolution shall take effect upon its adoption.

The foregoing Resolution was regularly introduced and adopted by the City Council of the City of Lathrop at a meeting held on the 10th day of May, 2021, by the following vote:

AYES:

NOES:

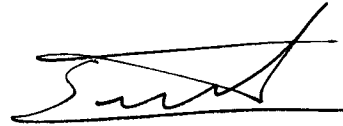
ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:



Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney

EXHIBIT A

CITY OF LATHROP Community Facilities District No. 2021-1 (Gateway Business Park City Services)

DESCRIPTION OF SERVICES

The CFD is authorized to finance any and all services authorized to be financed under the Act, including, without limitation the following:

- Maintenance, landscaping, irrigation, and lighting of streets, roads, curbs, gutters, parks, parkways, and open space.
- Flood and storm water drainage, detention, retention and protection services, including, but not limited to, the operation and maintenance of storm drainage systems and a regional outfall structure.
- Maintenance (including capital replacement and reserves for capital replacement) and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the City or by another local agency pursuant to an agreement entered into under Section 533162 of the Act.

Administrative and Incidental Expenses:

The administrative expenses to be funded by the CFD include the direct and indirect expenses incurred by the City in carrying out its duties with respect to the CFD (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the County of San Joaquin related to the CFD or the collection of special taxes, an allocable share of the salaries of the City staff directly related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to the CFD or the services authorized to be financed by the CFD, and expenses incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City in any way related to the CFD.

The incidental expenses that may be funded by the CFD include, in addition to the administrative expenses identified above, the payment or reimbursement to the City (or to property owners in the CFD) all costs actually incurred in connection with the establishment and administration of the CFD.

EXHIBIT B

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX CITY OF LATHROP COMMUNITY FACILITIES DISTRICT NO. 2021-1 (GATEWAY BUSINESS PARK CITY SERVICES)

A Special Tax shall be levied and collected in the City of Lathrop Community Facilities District No. 2021-1 (Gateway Business Park City Services) ("CFD 2021-1") each Fiscal Year, in an amount determined by the application of the procedures described below. All Taxable Property (as defined below) in CFD 2021-1, unless exempted by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

I. DEFINITIONS

The terms used herein shall have the following meanings:

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map or in the Assessor's Data for each Assessor's Parcel. In the event the Assessor's Parcel Map or Assessor's Data shows no Acreage, the Acreage for any Assessor's Parcel shall be determined by the CFD Administrator based upon the applicable final map, parcel map, condominium plan, or other recorded County parcel map. If the preceding maps are not available, the Acreage of an Assessor's Parcel may be determined utilizing GIS.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Act of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD 2021-1: the costs of computing the Annual Special Tax Requirement and the annual Special Tax and of preparing the annual Special Tax collection schedules; the costs of collecting the Special Tax, including any charges levied by the County Auditor's Office, Tax Collector's Office or Treasurer's Office; the costs of the City or designee in complying with the disclosure requirements of the California Government Code (including the Act), including public inquiries regarding the Special Tax; the costs of the City or designee related to an appeal of the Special Tax; and the costs of commencing and pursuing to completion any foreclosure action arising from any delinquent Special Tax in CFD 2021-1.

"Annual Services Costs" means the amounts required to fund services authorized to be funded by CFD 2021-1.

"Annual Special Tax Requirement" means that amount with respect to CFD 2021-1 determined by the City Council or designee as required in any Fiscal Year to pay: (1) the Administrative Expenses, (2) the Annual Services Costs, (3) any amount required to establish or replenish any reserve or replacement fund established in connection with CFD 2021-1, and (4) any reasonably anticipated delinquent Special Tax based on the delinquency rate for any Special Tax levied in the previous Fiscal Year.

"Assessor's Data" means Units, Building Square Footage, Acreage, or other information contained in the records of the County Assessor for each Assessor's Parcel.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned

Assessor's Parcel Number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" means, with respect to an Assessor's Parcel, that number assigned to such Assessment's Parcel by the County Assessor for purposes of identification.

"Boundary Map" means that map recorded with the County Recorder's office on _____ in Book ____ at Page ____ as Document Number _____.

"Building Square Foot(age)" means the structure square footage as shown on the building permit issued or as contained in the Assessor's Data.

"CFD 2021-1" means the City of Lathrop Community Facilities District No. 2021-1 (Gateway Business Park City Services), County of San Joaquin, State of California.

"CFD Administrator" means an official of the City, or designee or agent or consultant, responsible for administering the Special Tax in accordance with this Rate and Method of Apportionment.

"City" means the City of Lathrop, County of San Joaquin, California.

"City Council" means the City Council of the City, acting as the legislative body of CFD 2021-1.

"Commercial Property" means all Assessor's Parcels of Developed Property with a commercial use, according to Assessor's Data or as otherwise known by the CFD Administrator.

"County" means the County of San Joaquin, California.

"Developed Property" means, in any Fiscal Year, all Taxable Property in CFD 2021-1 for which a building permit for new construction was issued by the City prior to June 1 of the preceding Fiscal Year.

"Exempt Property" means all property located within the boundaries of CFD 2021-1 which is exempt from the Special Tax pursuant to Section V below.

"Fiscal Year" means the period from July 1st of any calendar year through June 30th of the following calendar year.

"GIS" means a geographic information system.

"Industrial Property" means all Assessor's Parcels of Developed Property with an industrial use, according to Assessor's Data or as otherwise known by the CFD Administrator.

"Maximum Special Tax" means the maximum Special Tax authorized for levy in any Fiscal Year that may apply to Taxable Property as described in Section III.

"Non-Residential Property" means all property that is not used for people to live in and does not include Public Property.

"Property Owner's Association" means any property owner's association. As used in this definition, a Property Owner's Association includes any home-owner's association, condominium owner's association, master or sub-association.

“Property Owner’s Association Property” means any property within the boundaries of CFD 2021-1 which is (a) owned by a Property Owner’s Association or (b) designated with specific boundaries and acreage on a final subdivision map as property owner association property.

“Proportionately” means, for Developed Property that the ratio of the Special Tax levy to the Maximum Special Tax is equal for all Assessors’ Parcels of Developed Property within CFD 2021-1.

“Public Property” means any property within the boundaries of CFD 2021-1 owned by, irrevocably offered or dedicated to, or for which an easement for purposes of public or private road right-of-way making the property unusable for any other purpose has been granted to the federal government, the State of California, the County, the City, or any local government or other public agency.

“Special Tax” means the amount levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Annual Special Tax Requirement.

“Tax Escalation Factor” means a factor equal to 3% that will be applied annually after Fiscal Year 2021/22 to increase the Maximum Special Tax shown in Section III.

“Tax Zone” means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this Rate and Method of Apportionment. ***All the Taxable Property within CFD 2021-1 at the time of its formation is within Tax Zone No. 1.*** Additional Tax Zones may be created when property is annexed to CFD 2021-1, and a separate Maximum Special Tax shall be identified for property within each new Tax Zone at the time of such annexation. The Assessor’s Parcels included within a new Tax Zone when such Parcels are annexed to CFD 2021-1 shall be identified by Assessor’s Parcel number in the annexation documents at the time of annexation.

“Taxable Property” means all Parcels within the boundary of CFD 2021-1 that are not Exempt Property or exempt from the Special Tax pursuant to the Act.

“Undeveloped Property” means all Parcels of Taxable Property that are not Developed Property.

“Welfare Exempt Property” means all Parcels within the boundaries of CFD 2021-1 that have been granted a welfare exemption pursuant to Section 53340 (c) under the Act under subdivision (g) of Section 214 of the Revenue and Taxation Code by the County.

II. DETERMINATION OF TAXABLE PARCELS

On or about July 1 of each Fiscal Year, the CFD Administrator shall determine the valid Assessor’s Parcel Numbers for all Taxable Property within CFD 2021-1. If any Assessor’s Parcel Numbers are no longer valid, the CFD Administrator shall determine the new Assessor’s Parcel Number or Numbers in effect for the then-current Fiscal Year. To the extent a Parcel or Parcels of Taxable Property are subdivided, consolidated or otherwise reconfigured, the Maximum Special Tax shall be assigned to the new Assessor’s Parcels pursuant to Section III. The CFD Administrator shall also determine: (i) the Tax Zone within which each Parcel is located; (ii) which Parcels are Developed Property and Undeveloped Property; (iii) the Building Square Footage or Acreage each Parcel contains; (iv) the property type; and (iv) the Annual Special Tax Requirement for the Fiscal Year.

III. SPECIAL TAX - METHOD OF APPORTIONMENT

All Taxable Property shall be subject to a Special Tax defined as follows.

The Special Tax shall be levied each Fiscal Year by the CFD Administrator to satisfy the Annual Special Tax Requirement. The Special Tax shall be apportioned to each Parcel within CFD 2021-1 by the method shown below.

- First. Determine the Annual Special Tax Requirement.
- Second. Levy the Special Tax on each Parcel of Developed Property, Proportionately, up to the Maximum Special Tax described in Table 1 for Tax Zone No. 1 or tables created for other Tax Zones to satisfy the Annual Special Tax Requirement.
- Third. If additional revenue is needed to meet the Annual Special Tax Requirement after the Second step, levy the Special Tax on each Parcel of Undeveloped Property Proportionately, up to the Maximum Special Tax described in Table 1 for Tax Zone No. 1 or tables created for other Tax Zones to satisfy the Annual Special Tax Requirement.

**TABLE 1
MAXIMUM SPECIAL TAX RATES – TAX ZONE NO. 1
FISCAL YEAR 2021/22***

Property Type	Maximum Special Tax Rate	Per
Developed Non-Residential Property	\$1,841	Acre
Undeveloped Non-Residential Property	0	Acre

**On each July 1, commencing on July 1, 2022, the Maximum Special Tax Rate for each Tax Zone shall be increased by the Tax Escalation Factor.*

Tax Zone No. 1 will initially include parcels within the CFD as shown on the Boundary Map. Additional parcels are anticipated to annex to Tax Zone No. 1 and the Maximum Special Tax Rate shall be adjusted with each annexation as summarized in Table 2 below.

**TABLE 2
MAXIMUM SPECIAL TAX RATES – TAX ZONE NO. 1 ADJUSTED FOR ANNEXATIONS
FISCAL YEAR 2021/22***

Property Type	Maximum Special Tax Rate After Annexation No. 1	Maximum Special Tax Rate After Annexation No. 2	Per
Developed Non-Residential Property	\$1,601	\$1,502	Acre
Undeveloped Non-Residential Property	0	0	Acre

**On each July 1, commencing on July 1, 2022, the Maximum Special Tax Rate for each Tax Zone shall be increased by the Tax Escalation Factor.*

A different Maximum Special Tax rate may be identified in Tax Zones added to CFD 2021-1 as a result of future annexations.

IV. FORMULA FOR PREPAYMENT OF SPECIAL TAX OBLIGATIONS

The Special Tax may not be prepaid.

V. EXEMPTIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on Property Owner Association Property or Public Property, except as otherwise provided in Sections 53317.3 and 53317.5 of the Act.

As may be required pursuant to the Act, Welfare Exempt Property may be classified as Exempt Property. Should any Assessor's Parcel not be classified as Exempt Property when the Welfare Exemption applied, the property owner may be reimbursed for Special Tax levied and paid. In order to receive reimbursement, the property owner must provide documentation of the exemption to the CFD Administrator within one calendar year after having paid the Special Tax for which an exemption has been granted. A refund of the amount of Special Tax paid for the Fiscal Year the exemption has been granted will be provided to the property owner of Welfare Exempt Property who was granted the exemption.

VI. INTERPRETATION OF RATE AND METHOD OF APPORTIONMENT

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning the Special Tax. In addition, the interpretation and application of any section of this document shall be at the City's discretion. Interpretations may be made by the City Council by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

VII. MANNER AND DURATION OF SPECIAL TAX

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided that the City may directly bill the Special Tax, may collect the Special Tax at a different time or in a different manner if needed to meet the financial obligations of CFD 2021-1, and may collect delinquent Special Taxes through foreclosure or other available methods.

A Special Tax shall continue to be levied and collected within CFD 2021-1, as needed to fund the Annual Special Tax Requirement, in perpetuity.

VIII. APPEAL OF SPECIAL TAX LEVY

Any property owner may file a written appeal of the Special Tax with the CFD Administrator claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Tax that is disputed, and the appellant must be current in all payments of the Special Tax. In addition, during the term of the appeal process, all Special Tax levied must be paid on or before the payment date established when the levy was made.

The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD Administrator's decision relative to the appeal, the owner may then file a written appeal with the City Council whose subsequent decision shall be final and binding on all interested parties. If the decision of the CFD Administrator or subsequent decision by the City Council requires the Special Tax to be modified or changed in favor of the property owner, no cash refund shall be made for prior years' Special Taxes, but an adjustment shall be made to credit the Special Tax in future years.

This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

**MAP OF PROPOSED BOUNDARIES AND FUTURE ANNEXATION AREA OF
CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2021-1
(GATEWAY BUSINESS PARK CITY SERVICES)**

CITY OF LATHROP
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA

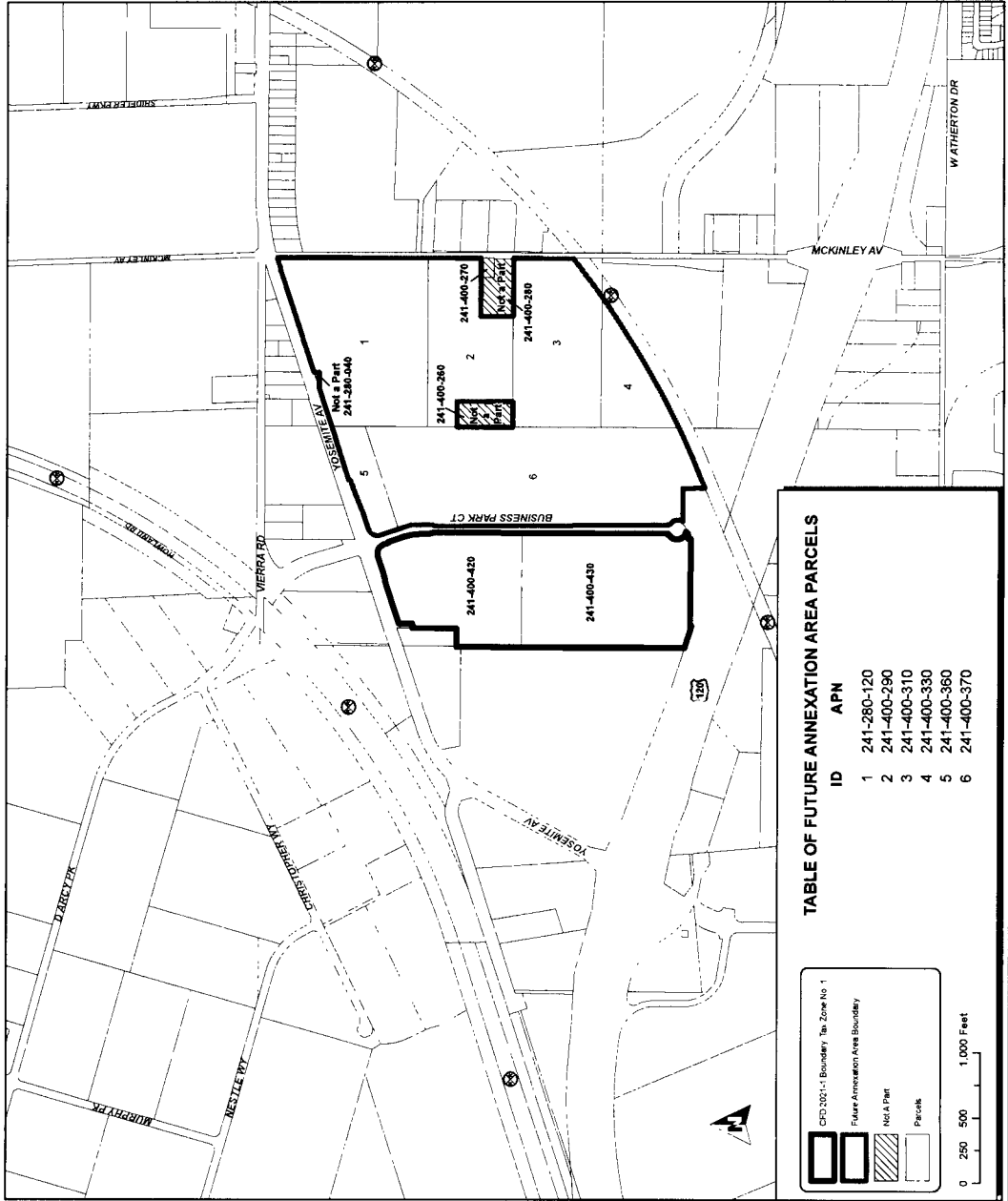


TABLE OF FUTURE ANNEXATION AREA PARCELS

ID	APN
1	241-280-120
2	241-400-290
3	241-400-310
4	241-400-330
5	241-400-360
6	241-400-370

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LATHROP THIS ____ DAY OF _____, 20__.

CITY CLERK _____

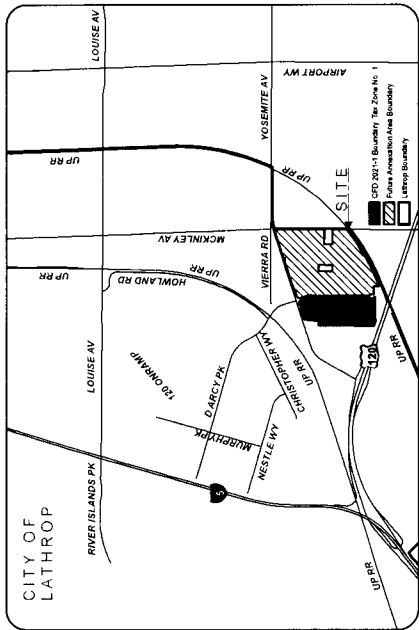
I HEREBY CERTIFY THAT THE MAP(S) SHOWING PROPOSED BOUNDARIES OF THE CITY OF LATHROP COMMUNITY FACILITIES DISTRICT NO. 2021-1 (GATEWAY BUSINESS PARK CITY SERVICES), COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LATHROP, AT A MEETING THEREOF, HELD ON THE ____ DAY OF _____, 20__, BY ITS RESOLUTION NO. _____.

CITY CLERK _____

FILED THIS ____ DAY OF _____, 20__, AT THE HOUR OF ____ O'CLOCK ____ M., IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE ____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

COUNTY RECORDER _____
COUNTY OF SAN JOAQUIN

FOR PARTICULARS OF THE LINES AND DIMENSIONS OF DISTRICT PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.



Source: San Joaquin County GIS
Geographic Coordinate Reference: GCS North American 1983
Projection: NAD 1983 StatePlane California III FIPS 0403 Feet



ITEM 5.1

CITY MANAGER'S REPORT MAY 10, 2021 CITY COUNCIL REGULAR MEETING

ITEM: PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN ORDINANCE AMENDING THE SPEED LIMITS IN THE CITY OF LATHROP, TITLE 10 VEHICLES AND TRAFFIC, CHAPTER 10.08 SPEED LIMITS, SECTION 10.08.030 SPEED LIMITS OF THE LATHROP MUNICIPAL CODE

RECOMMENDATION: City Council to Consider the Following:

1. Hold a Public Hearing; and
2. Introduction and First Reading of an Ordinance of the City Council of the City of Lathrop Amending Section 10.08.030 "Speed Limits" of the Lathrop Municipal Code

SUMMARY:

On April 8, 2019, City Council approved the creation of CIP PS 19-12 Citywide Engineering and Traffic Survey to create new and update existing speed limits. An Engineering and Traffic Survey (survey) is required by California Vehicle Code (CVC), Sections 40800-40808, for the purpose of establishing legally enforceable speed limits on any California road. Updated surveys are needed to support speed limits due to recently constructed roadway improvements or impending survey expiration, and to establish new speed limits for roadway segments that were never surveyed. This report provides City Council with the findings of the proposed new and updated surveys conducted by the City's Traffic Engineering consultant.

Proposed new and changes to established speed limits for high volume City roads are summarized in the table below.

SUMMARY OF PROPOSED NEW AND UPDATED SPEED LIMITS

<u>SEGMENT NAME</u>	<u>SEGMENT BEGIN</u>	<u>SEGMENT END</u>	<u>EXISTING SPEED LIMIT</u>	<u>PROPOSED SPEED LIMIT</u>
Barbara Terry Blvd.	Spartan Wy.	Marsh Rd.	N/A	35
Lathrop Rd.	Golden Valley Pkwy.	Interstate 5	N/A	35
Lathrop Rd.	Fifth St.	McKinley Ave.	40	45
Manthey Rd.	Mossdale Co. Park	Stewart Rd.	N/A	40
McKinley Ave.	Yosemite Ave.	City Limits	N/A	45
River Islands Pkwy.	Interstate 5	Golden Valley Pkwy.	45	35
River Islands Pkwy.	McKee Blvd.	San Joaquin River bridge	N/A	45
Spartan Wy.	Golden Valley Pkwy.	Barbara Terry Blvd.	N/A	35
Yosemite Ave.	SR 120	D'Arcy Pkwy.	N/A	45

CITY MANAGER'S REPORT **PAGE 2**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN ORDINANCE
AMENDING THE SPEED LIMITS IN THE CITY OF LATHROP, TITLE 10
VEHICLES AND TRAFFIC, CHAPTER 10.08 SPEED LIMITS, SECTION 10.08.030
SPEED LIMITS OF THE LATHROP MUNICIPAL CODE

All proposed City Code speed limits established or created as a function of this project are summarized in Attachment B, and individual surveys for each segment are included in Attachment C.

Modifying speed limits in the Lathrop Municipal Code requires a public hearing, introduction and first reading of the proposed ordinance (Attachment A) at this City Council meeting, and adoption of the proposed ordinance at a subsequent Council meeting.

Staff recommends City Council introduce an ordinance to amend Section 10.08.030 of the Lathrop Municipal Code based upon the results of the surveys included with this report.

BACKGROUND:

Pursuant to CVC section 40802, Police Services can only legally use RADAR/LIDAR to enforce the posted speed limits if those limits listed in City Municipal Code and those posted on regulatory signs match the recommendations contained in a valid and current survey prepared by a licensed traffic engineer.

The CVC also states that speed surveys are valid for five to ten years including extensions depending upon various criteria, such as significant changes in roadway or traffic conditions since creation of the subject survey. Therefore, the City has retained the services of a traffic engineering consultant, Fehr & Peers to establish and update the surveys to enable Police Services to legally enforce speed limits on local streets.

The most recent update of the City's speed limits began on April 8, 2019 when staff created CIP PS 19-12 Citywide Engineering and Traffic Survey via City Council approval. The subject update was completed in September of 2019, and produced new surveys to update the speed limit on 18 street segments.

By January 2020, staff began planning to update speed limits for segments having previously expired in addition to those for 57 segments expiring December 31, 2020; however, the Covid19 shutdown in March 2020 reduced traffic volumes to levels insufficient to support the establishment of legal speed limits. Therefore, in December 2020, surveys for 21 segments expiring on December 31, 2020 were extended to June 30, 2021 by Fehr & Peers, and updates to the surveys for the remaining street segments were put on hold pending resumption of normal traffic volumes.

In April 2021, Fehr & Peers informed the City that traffic volumes on local streets had increased sufficiently to permit the collection of data for speed limit setting. The City directed Fehr & Peers to update all expired or soon-to-expire surveys supporting speed limits on City streets.

CITY MANAGER'S REPORT **PAGE 3**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN ORDINANCE
AMENDING THE SPEED LIMITS IN THE CITY OF LATHROP, TITLE 10
VEHICLES AND TRAFFIC, CHAPTER 10.08 SPEED LIMITS, SECTION 10.08.030
SPEED LIMITS OF THE LATHROP MUNICIPAL CODE

The results of the survey update are as follows:

- The City has 75 non-residential roadway segments in need of a new or updated speed survey.
- The City has 236 roadway segments that meet the requirements defined in section 40802(b) of the CVC for a local street, which are not subject to the requirement for a speed survey. Therefore, these local streets will continue to have a recommended prima facie speed limit of 25 mph that can be enforced with Radar/Lidar, exempt from speed trap laws related to speed survey requirements.

The survey results are summarized in Attachment B, and the surveys are provided in Attachment C.

Staff recommends City Council introduce the attached ordinance to amend Section 10.08.030 of the Lathrop Municipal Code to update and establish new speed limits for the subject City street segments.

REASON FOR RECOMMENDATION:

The requested ordinance amendment to Section 10.08.030 of the Lathrop Municipal Code is required by the CVC to establish legally enforceable speed limits.

FISCAL IMPACT:

Sufficient funds have been allocated in the adopted budget to place new speed limit signs and street markings to account for new and updated speed limits on subject road segments.

ATTACHMENTS:

- A. Proposed Ordinance Amendment of the City Council of the City of Lathrop Amending Section 10.08.030 "Speed Limits" of the Lathrop Municipal Code
- B. 2021 Engineering & Traffic Surveys Results Summary – Fehr & Peers
- C. 2021 Engineering & Traffic Surveys – Fehr & Peers

CITY MANAGER'S REPORT **PAGE 4**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN ORDINANCE
AMENDING THE SPEED LIMITS IN THE CITY OF LATHROP, TITLE 10
VEHICLES AND TRAFFIC, CHAPTER 10.08 SPEED LIMITS, SECTION 10.08.030
SPEED LIMITS OF THE LATHROP MUNICIPAL CODE

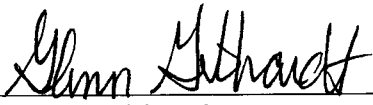
APPROVALS:



Michael King
Director of Public Works

5/3/2021


Date



Glenn Gebhardt
City Engineer

5/3/2021

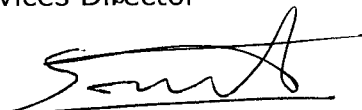
Date



Cari James
Finance & Administrative
Services Director

5/4/2021

Date



Salvador Navarrete
City Attorney

5.3.2021

Date



Stephen J. Salvatore
City Manager

5.4.21

Date

ORDINANCE NO. 21-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING SECTION 10.08.030 "SPEED LIMITS" OF THE LATHROP MUNICIPAL CODE

WHEREAS, the California Vehicle Code (CVC) requires that an Engineering and Traffic Survey (Survey) be conducted prior to legally using Radar/Lidar for the purpose of speed limit enforcement; and

WHEREAS, the CVC requires that the Surveys remain current to within five (5) years; and

WHEREAS, the City of Lathrop has enacted an ordinance to establish the prima facie speed limits on portions of certain streets within the City; and

WHEREAS, Fehr & Peers has updated Surveys for specific streets due to their pending expiration or changes in traffic conditions, both necessitating the update of speed limits for those subject streets; and

WHEREAS, Fehr & Peers has created new E&TSs for specific streets due to their recent construction, necessitating the establishment of speed limits for those subject streets; and

WHEREAS, to update or establish speed limits on the indicated streets, it is necessary to amend Title 10 Vehicles and Traffic, Chapter 10.08 Speed Limits, Section 10.08.030 Speed Limits of the Lathrop Municipal Code;

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

Section 1.

Section 10.08.030, of the Lathrop Municipal Code, is amended to read in full as follows:

It shall be prima facie unlawful to operate any vehicle at speed in excess of that established as follows:

- A. The speed limit shall be fifty (50) miles per hour on the following street segments:

Street

Golden Valley Parkway
McKinley Avenue

Limits

Lathrop Road to River Islands Parkway
Louise Avenue to Yosemite Avenue

- B. The speed limit shall be forty-five (45) miles per hour on the following street segments:

Street

Golden Valley Parkway
 Golden Valley Parkway
 Harlan Road
 Harlan Road
Harlan Road
Harlan Road
Harlan Road
Howland Road
Lathrop Road
 Louise Avenue
 Louise Avenue
Louise Avenue
Louise Avenue
 Manthey Road
Manthey Road
Manthey Road
 Manthey Road
McKinley Avenue
 McKinley Avenue
River Islands Parkway
River Islands Parkway
Tesla Drive
Yosemite Avenue
Yosemite Avenue
 Harlan Road
 Louise Avenue
 McKinley Avenue
 Nestle Way
 River Islands Parkway
 Yosemite Avenue
 Yosemite Avenue
 Guthmiller Avenue
 Lathrop Road
 Manthey Road
 Howland Road

Limits

River Island Parkway to Towne Centre Drive
 Towne Centre Drive to Brookhurst Boulevard
 Roth Road to Slate Street
 Slate Street to Lathrop Road
Louise Avenue to D'Arcy Parkway
D'Arcy Parkway to Tesla Drive
Tesla Drive to End of Road
Louise Avenue to D'Arcy Parkway
Fifth Street to City Limits
 Interstate 5 to Harlan Road
 Harlan Road to Fifth Street
Fifth Street to McKinley Avenue
McKinley Avenue to City Limits
 Dos Reis Road to City Limits
Towne Centre Drive to Brookhurst Boulevard
Brookhurst Boulevard to Mossdale County Park
 Stewart Road to Interstate 5 Ramps
Yosemite Avenue to City Limits
 Lathrop Road to Louise Avenue
Golden Valley Parkway to McKee Boulevard
McKee Boulevard to San Joaquin River bridge
Harlan Road to Christopher Way
SR 120 to D'Arcy Parkway
D'Arcy Parkway to City Limit
 Louise Avenue south to End
 Howland Road to east city limits
 Louise Avenue to Yosemite Avenue
 Harlan Road to Murphy Parkway
 McKee Boulevard to Interstate 5
 McKinley Avenue to east city limits
 McKinley Avenue to D'Arcy Parkway
 D'Arcy Parkway to SR 120
 McKinley Avenue to city limits
 Towne Centre Drive to Mossdale Park
 Louise Avenue to south city limits

- C. The speed limit shall be forty (40) miles per hour on the following street segments:

Street

D'Arcy Parkway
D'Arcy Parkway
Dos Reis Road
 Harlan Road
 Manthey Road
Manthey Road

Limits

Yosemite Avenue to Christopher Way
Christopher Way to Harlan Road
Manthey Road to East School Zone
 Lathrop Road to Louise Avenue
 Lathrop Road to Dos Reis Road
Mossdale County Park to Stewart Road

Lathrop Road
Manthey Road
7th Street
D'Arcy Parkway
Dos Reis Road

5th Street to McKinley Avenue
Mossdale Road to Towne Centre Drive
Lathrop Road to 5th Street
Harlan Road to city limits Christopher Way
Manthey Road to begin school zone

- D. The speed limit shall be thirty-five (35) miles per hour on the following street segments:

Street

Barbara Terry Boulevard
Barbara Terry Boulevard
Brookhurst Boulevard
Brookhurst Boulevard
Brookhurst Boulevard
Christopher Way
Dos Reis Road
Dos Reis Road
Golden Spike Trail
Lathrop Road
Lathrop Road
Lathrop Road
McKee Boulevard
McKee Boulevard
McKee Boulevard
McKee Boulevard
Murphy Parkway
Murphy Parkway
River Islands Parkway
Roth Road
Seventh Street
Spartan Way
Spartan Way
Spartan Way
Spartan Way
7th Street
~~Barbara Terry Boulevard~~
~~Dos Reis Road~~
~~Golden Spike Trail~~
~~Lathrop Road~~
~~McKee Boulevard~~
~~Murphy Parkway~~

Limits

Spartan Way to McKee Boulevard
McKee Boulevard to Adobe Way
Manthey Road to Golden Valley Parkway
Golden Valley Parkway to McKee Boulevard
McKee Boulevard to Golden Spike Trail
D'Arcy Parkway to End of Road
East School Zone to West School Zone
West School Zone to Dos Reis Park
Towne Centre Drive to Brookhurst Boulevard
Golden Valley Parkway to Interstate 5
Interstate 5 to Rev Maurice Cotton Drive
Rev Maurice Cotton Drive to Fifth Street
Brookhurst Boulevard to Towne Centre Drive
Towne Centre Drive to Johnson Ferry
Johnson Ferry to River Islands Parkway
River Islands Parkway to Barbara Terry Boulevard
Tesla Drive to D'Arcy Parkway
D'Arcy Parkway to End of Road
Interstate 5 to Golden Valley Parkway
Interstate 5 to East City Limits
J Street to Thomsen Road
Golden Valley Parkway to Generations Center
Generations Center to Lathrop High School
Lathrop High School to Stanford Crossing
Stanford Crossing to Barbara Terry Boulevard
~~End of road to 5th Street~~
~~Marsh Road to McKee Boulevard~~
~~End School Zone to Dos Reis Park~~
~~Nut Tree Court to Brookhurst Boulevard~~
~~Interstate 5 to 5th Street~~
~~Crescent Park Circle to Brookhurst Boulevard~~
~~Nestle Way to D'Arcy Parkway~~

- E. The speed limit shall be thirty (30) miles per hour on the following street segments:

Street

Inland Passage Way
Slate Street

Limits

Sadler Oak Drive to Open Range Avenue
Harlan Road to Deerwood Way

Slate Street
Opal Street
Opal Street
Sadler Oak Drive
Johnson Ferry Road
Stonebridge Lane
~~Brookhurst Boulevard~~
~~D'Arcy Parkway~~
~~Lathrop Road~~
~~Opal Street~~
~~Salder Oak Drive~~

Deerwood Way to Stonebridge Lane
Stonebridge Lane to Deerwood Way
Deerwood Way to Slate Street
Manthey Road to Inland Passage Way
Colonial Trail to Golden Spike Trail
Harlan Road to Slate Street
~~Golden Spike Trail to Inland Passage Way~~
~~Yosemite Avenue to Christopher Way~~
~~Barbara Terry Boulevard to end of road~~
~~Slate Street to Stonebridge Lane~~
~~Manthey Road to Inland Passage Way~~

- F. The speed limit shall be twenty-five (25) miles per hour on the following street segments:

Street

Cambridge Drive
Fifth Street
J Street
O Street
Stewart Road
Thomsen Road
Thomsen Road
Thomsen Road
Towne Centre Drive
Towne Centre Drive
~~5th Street~~
~~Bizzibe Street~~
~~Cedar Valley Drive~~
~~Dos Reis Road~~
~~Inland Passage Way~~
~~"J" Street~~
~~Long Barn Drive~~
~~"O" Street~~
~~Opal Street~~
~~Pinewood Drive~~
~~Slate Street~~
~~Stewart Road~~
~~Stonebridge Lane~~
~~Sugarpine Drive~~
~~Thomsen Road~~
~~Towne Centre Drive~~

Limits

Lathrop Road to Louise Avenue
K Street to O Street
Harlan Road to Fifth Street
Harlan Road to Seventh Street
Manthey Road to South River Bend
Harlan Road to Grayson Road
Grayson Road to Halmar Lane
Halmar Lane to Seventh Street
Golden Valley Parkway to McKee Boulevard
McKee Boulevard to Village Avenue
~~Lathrop Road to Louise Avenue~~
~~"O" Street to Louise Avenue~~
~~Sugarpine Drive to Long Barn Drive~~
~~Begin School Zone to end school zone~~
~~Brookhurst Boulevard to Strawberry Glen Street~~
~~Harlan Road to 5th Street~~
~~Cedar Valley Drive to Pinewood Drive~~
~~Harlan Road to 7th Street~~
~~Slate Street to Stonebridge Lane~~
~~Long Barn Drive to Sugarpine Drive~~
~~Harlan Road to Stonebridge Lane~~
~~Manthey Road to Lakeside Drive~~
~~Harlan Road to Slate Street~~
~~Pinewood Drive to Cedar Valley Drive~~
~~Harlan Road to Derby Lane~~
~~Manthey Road to Village Avenue~~

G. The following list of two hundred thirty-seven (237) roadway segments that meet the requirements defined in section 40802(b) of the CVC for a local street are not subject to the requirement for an Engineering and Traffic Survey. These local / residential streets shall have a recommended prima facie speed limit of 25 mph that can be enforced with radar, exempt from speed trap laws related to Engineering and Traffic Survey requirements:

<u>Admiral Way</u>	<u>Cedar Valley Drive</u>	<u>G Street</u>
<u>Adobe Way</u>	<u>Cedarbrook Way</u>	<u>Gaar Avenue</u>
<u>Almond Orchard Way</u>	<u>Chandra Way</u>	<u>Gail Drive</u>
<u>American Farms Avenue</u>	<u>Channel Drive</u>	<u>Galena Street</u>
<u>Americana Way</u>	<u>Charmaine Court</u>	<u>Garden Glade Street</u>
<u>Andover Way</u>	<u>Christie Falls Way</u>	<u>Gardner Place</u>
<u>Apple Grove Avenue</u>	<u>Claim Stake Avenue</u>	<u>Garmetta Way</u>
<u>Applewood Way</u>	<u>Cloudy Bay</u>	<u>Gold Nugget Trail</u>
<u>Argillite Avenue</u>	<u>Cobble Creek Way</u>	<u>Golden Spike Trail</u>
<u>Aries Place</u>	<u>Cold Springs Street</u>	<u>Goldstone Street</u>
<u>Arkose Street</u>	<u>Colonial Trail</u>	<u>Granite Avenue</u>
<u>Aspenwood Avenue</u>	<u>Covered Bridge Way</u>	<u>Grapevine Place</u>
<u>August Drive</u>	<u>Craftsman Drive</u>	<u>Grayson Road</u>
<u>Autumn Rain Drive</u>	<u>Crescent Moon Drive</u>	<u>Green Plaza</u>
<u>Autumnwood Avenue</u>	<u>Crescent Park Circle</u>	<u>Greengate Place</u>
<u>Avon Avenue</u>	<u>Daffodil Hill Street</u>	<u>Gypsum Way</u>
<u>Aztec Land</u>	<u>Dalton Court</u>	<u>H Street</u>
<u>Back Bay Drive</u>	<u>Danbury Place</u>	<u>Halmar Lane</u>
<u>Baywood Way</u>	<u>Derby Lane</u>	<u>Havenwood Avenue</u>
<u>Bella Place</u>	<u>Dolomite Street</u>	<u>Historic Avenue</u>
<u>Bellchase Road</u>	<u>Dry Creek Place</u>	<u>Homestead Avenue</u>
<u>Berkshire Court</u>	<u>Eagle Lane</u>	<u>Honey Place</u>
<u>Bizzibe Street</u>	<u>Easy Street</u>	<u>Hornfels Avenue</u>
<u>Blackwood Avenue</u>	<u>Emerald Bay Court</u>	<u>I Street</u>
<u>Bloom Way</u>	<u>Emory Oak Place</u>	<u>Independence Avenue</u>
<u>Blue Sky Drive</u>	<u>Englewood Way</u>	<u>Iron Horse Trail</u>
<u>Boulder Avenue</u>	<u>English Country Trail</u>	<u>J Street</u>
<u>Bramblewood Avenue</u>	<u>Eton Way</u>	<u>Janice Place</u>
<u>Brewer Street</u>	<u>Evergreen Avenue</u>	<u>Jasper Street</u>
<u>Brookfield Avenue</u>	<u>Exeter Court</u>	<u>Johnson Ferry Road</u>
<u>Brookhurst Boulevard</u>	<u>Fairview Way</u>	<u>Jonquil Drive</u>
<u>Brookwood Way</u>	<u>Ferndale Street</u>	<u>Julie Lane</u>
<u>Calcite Avenue</u>	<u>Ferry Launch Avenue</u>	<u>K Street</u>
<u>Cambridge Drive</u>	<u>Finchwood Drive</u>	<u>Kirkwood Way</u>
<u>Camelback Street</u>	<u>Flagstone Street</u>	<u>L Street</u>
<u>Camish Place</u>	<u>Fleurette Lane</u>	<u>Landmark Point</u>
<u>Cannella Drive</u>	<u>Flint Avenue</u>	<u>Late Harvest Place</u>
<u>Carleta Place</u>	<u>Forestwood Way</u>	<u>Lazy Ridge Avenue</u>
<u>Carnaby Road</u>	<u>Forty Niner Trail</u>	<u>Leather Oak Road</u>
<u>Carnelian Avenue</u>	<u>Four Corners Court</u>	<u>Libby Lane</u>

<u>Liberty Point</u>	<u>Pine Valley Drive</u>	<u>Sierra Gold Trail</u>
<u>Limestone Avenue</u>	<u>Pinewood Drive</u>	<u>Siltstone Avenue</u>
<u>Lisa Lane</u>	<u>Pioneer Avenue</u>	<u>Silver Creek Drive</u>
<u>Loganberry Way</u>	<u>Pipestone Street</u>	<u>Sixth Street</u>
<u>Long Barn Drive</u>	<u>Platinum Avenue</u>	<u>Southport Street</u>
<u>Lottie Way</u>	<u>Pony Express Way</u>	<u>Spar Street</u>
<u>Magnetite Avenue</u>	<u>Poppy Drive</u>	<u>St. Andrew Street</u>
<u>Maharaja Drive</u>	<u>Prairie Dunes Drive</u>	<u>Stage Coach Drive</u>
<u>Mariners Drive</u>	<u>Princeville Street</u>	<u>Stone Cellar Way</u>
<u>Matador Way</u>	<u>Quartz Way</u>	<u>Strawberry Glen Street</u>
<u>Maxwell Lane</u>	<u>Queirolo Road</u>	<u>Sugar Pine Drive</u>
<u>Meteorite Street</u>	<u>Rail Way</u>	<u>Sunflower Drive</u>
<u>Milestone Drive</u>	<u>Red Barn Place</u>	<u>Sunrise Place</u>
<u>Mill Stone Way</u>	<u>Redstone Street</u>	<u>Suzie Q Lane</u>
<u>Millpond Avenue</u>	<u>Reiger Drive</u>	<u>Talc Street</u>
<u>Mingo Way</u>	<u>Renaissance Avenue</u>	<u>Thomsen Road</u>
<u>Mossy Point Way</u>	<u>Reverend Maurice Cotton Drive</u>	<u>Tidewater Point</u>
<u>N Street</u>	<u>River Bend Drive</u>	<u>Toro Lane</u>
<u>Navigator Drive</u>	<u>Riverboat Drive</u>	<u>Town Square</u>
<u>New England Avenue</u>	<u>Riverdale Street</u>	<u>Tracywood Avenue</u>
<u>New Well Avenue</u>	<u>Rocky Harbor Road</u>	<u>Travertine Avenue</u>
<u>Noel Lane</u>	<u>Rosebriar Place</u>	<u>Trestle Point</u>
<u>Obsidian Street</u>	<u>Rosewood Street</u>	<u>Tulip Tree Way</u>
<u>Old Glory Way</u>	<u>Ryhiner Lane</u>	<u>Tumbleweed Lane</u>
<u>Old Wharf Place</u>	<u>South Lagoon Way</u>	<u>Upstream Drive</u>
<u>Olivine Avenue</u>	<u>Saguaro Lane</u>	<u>Victorian Trail</u>
<u>Onyx Avenue</u>	<u>Samoa Lane</u>	<u>Village Avenue</u>
<u>Open Range Avenue</u>	<u>Sand Bar Way</u>	<u>W Nut Tree Court</u>
<u>Ore Claim Trail</u>	<u>Schumard Oak Road</u>	<u>Warfield Road</u>
<u>Orlando Lane</u>	<u>Scrub Oak Drive</u>	<u>Warren Avenue</u>
<u>Osage Place</u>	<u>Sedona Lane</u>	<u>Water Mills Street</u>
<u>Parkhaven Street</u>	<u>Settler Trail</u>	<u>Water Way</u>
<u>Parkside Drive</u>	<u>Shadowberry Place</u>	<u>Waterman Avenue</u>
<u>Pasture Avenue</u>	<u>Shady Mill Way</u>	<u>Wheat Field Street</u>
<u>Patricia Place</u>	<u>Shady Shores Drive</u>	<u>Wild Oak Drive</u>
<u>Patriot Way</u>	<u>Shadywood Avenue</u>	<u>Williamstowne</u>
<u>Pecan Hollow Way</u>	<u>Sheltered Cove</u>	<u>Woodfield Drive</u>
<u>Pennant Avenue</u>	<u>Shilling Avenue</u>	<u>Wynona Way</u>
<u>Pheasant Downs Road</u>	<u>Showlow Lane</u>	<u>Zalman Lane</u>

Section 2.

This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the city or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 3.

If any provisions of this ordinance or application thereof to any person or circumstances is held invalid, such invalidity shall not effect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. The city council hereby declares that it would have adopted this ordinance irrespective of the validity of any particular portions thereof.

Section 4.

Effective Date. This ordinance shall take effect and be in force thirty (30) days from and after the date of its passage.

Section 5.

Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full accordance with Section 36933 of the Government Code.

The foregoing Ordinance was introduced the 10th day of May and adopted this _____th day of _____, 2021 by the following vote:

AYES:

NOES:

ABSENT:


ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

ATTACHMENT B – SUMMARY OF ENGINEERING AND TRAFFIC SURVEYS

A. The speed limit shall be fifty (50) miles per hour on the following street segments:

Street	Limits
Golden Valley Parkway	Lathrop Road to River Islands Parkway
McKinley Avenue	Louise Avenue to Yosemite Avenue

B. The speed limit shall be forty-five (45) miles per hour on the following street segments:

Street	Limits
Golden Valley Parkway	River Island Parkway to Towne Centre Drive
Golden Valley Parkway	Towne Centre Drive to Brookhurst Boulevard
Harlan Road	Roth Road to Slate Street
Harlan Road	Slate Street to Lathrop Road
Harlan Road	Louise Avenue to D’Arcy Parkway
Harlan Road	D’Arcy Parkway to Tesla Drive
Harlan Road	Tesla Drive to End of Road
Howland Road	Louise Avenue to D’Arcy Parkway
Lathrop Road	Fifth Street to City Limits
Louise Avenue	Interstate 5 to Harlan Road
Louise Avenue	Harlan Road to Fifth Street
Louise Avenue	Fifth Street to McKinley Avenue
Louise Avenue	McKinley Avenue to City Limits
Manthey Road	Dos Reis Road to City Limits
Manthey Road	Towne Centre Drive to Brookhurst Boulevard
Manthey Road	Brookhurst Boulevard to Mossdale County Park
Manthey Road	Stewart Road to Interstate 5 Ramps
McKinley Avenue	Yosemite Avenue to City Limits
McKinley Avenue	Lathrop Road to Louise Avenue
River Islands Parkway	Golden Valley Parkway to McKee Boulevard
Tesla Drive	Harlan Road to Christopher Way
Yosemite Avenue	SR 120 to D’Arcy Parkway
Yosemite Avenue	D’Arcy Parkway to City Limit

C. The speed limit shall be forty (40) miles per hour on the following street segments:

Street	Limits
D’Arcy Parkway	Yosemite Avenue to Christopher Way
D’Arcy Parkway	Christopher Way to Harlan Road
Dos Reis Road	Manthey Road to East School Zone
Harlan Road	Lathrop Road to Louise Avenue
Manthey Road	Lathrop Road to Dos Reis Road
Manthey Road	Mossdale County Park to Stewart Road

ATTACHMENT B – SUMMARY OF ENGINEERING AND TRAFFIC SURVEYS

D. The speed limit shall be thirty-five (35) miles per hour on the following street segments:

Street	Limits
Barbara Terry Boulevard	Spartan Way to McKee Boulevard
Barbara Terry Boulevard	McKee Boulevard to Adobe Way
Brookhurst Boulevard	Manthey Road to Golden Valley Parkway
Brookhurst Boulevard	Golden Valley Parkway to McKee Boulevard
Brookhurst Boulevard	McKee Boulevard to Golden Spike Trail
Christopher Way	D’Arcy Parkway to End of Road
Dos Reis Road	East School Zone to West School Zone
Dos Reis Road	West School Zone to Dos Reis Park
Golden Spike Trail	Towne Centre Drive to Brookhurst Boulevard
Lathrop Road	Golden Valley Parkway to Interstate 5
Lathrop Road	Interstate 5 to Maurice Cotton / Cambridge
Lathrop Road	Maurice Cotton / Cambridge to Fifth Street
McKee Boulevard	Brookhurst Boulevard to Towne Centre Drive
McKee Boulevard	Towne Centre Drive to Johnson Ferry
McKee Boulevard	Johnson Ferry to River Islands Parkway
McKee Boulevard	River Islands Parkway to Barbara Terry Boulevard
Murphy Parkway	Tesla Drive to D’Arcy Parkway
Murphy Parkway	D’Arcy Parkway to End of Road
River Islands Parkway	Interstate 5 to Golden Valley Parkway
Roth Road	Interstate 5 to East City Limits
Seventh Street	J Street to Thomsen Road
Spartan Way	Golden Valley Parkway to Generations Center
Spartan Way	Generations Center to Lathrop High School
Spartan Way	Lathrop High School to Stanford Crossing
Spartan Way	Stanford Crossing to Barbara Terry Boulevard

E. The speed limit shall be thirty (30) miles per hour on the following street segments:

Street	Limits
Inland Passage Way	Sadler Oak Drive to Open Range Avenue
Slate Street	Harlan Road to Deerwood Way
Slate Street	Deerwood Way to Stonebridge Lane
Opal Street	Stonebridge Lane to Deerwood Way
Opal Street	Deerwood Way to Slate Street
Sadler Oak Drive	Manthey Road to Inland Passage Way
Johnson Ferry Road	Colonial Trail to Golden Spike Trail
Stonebridge Lane	Harlan Road to Slate Street

ATTACHMENT B – SUMMARY OF ENGINEERING AND TRAFFIC SURVEYS

F. The speed limit shall be twenty-five (25) miles per hour on the following street segments:

Street	Limits
Cambridge Drive	Lathrop Road to Louise Avenue
Fifth Street	K Street to O Street
J Street	Harlan Road to Fifth Street
O Street	Harlan Road to Seventh Street
Stewart Road	Manthey Road to South River Bend
Thomsen Road	Harlan Road to Grayson Road
Thomsen Road	Grayson Road to Halmar Lane
Thomsen Road	Halmar Lane to Seventh Street
Towne Centre Drive	Golden Valley Parkway to McKee Boulevard
Towne Centre Drive	McKee Boulevard to Village Avenue

G. The following list of two hundred thirty-six (236) roadway segments that meet the requirements defined in section 40802(b) of the CVC for a local street are not subject to the requirement for an Engineering and Traffic Survey. These local / residential streets shall have a recommended prima facie speed limit of 25 mph that can be enforced with radar, exempt from speed trap laws related to Engineering and Traffic Survey requirements:


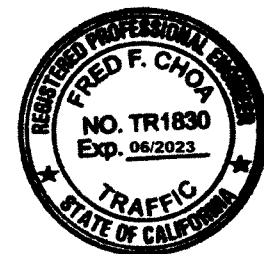
<u>Admiral Way</u>	<u>Calcite Avenue</u>	<u>Emory Oak Place</u>
<u>Adobe Way</u>	<u>Cambridge Drive</u>	<u>Englewood Way</u>
<u>Almond Orchard Way</u>	<u>Camelback Street</u>	<u>English Country Trail</u>
<u>American Farms Avenue</u>	<u>Camish Place</u>	<u>Eton Way</u>
<u>Americana Way</u>	<u>Cannella Drive</u>	<u>Evergreen Avenue</u>
<u>Andover Way</u>	<u>Carleta Place</u>	<u>Exeter Court</u>
<u>Apple Grove Avenue</u>	<u>Carnaby Road</u>	<u>Fairview Way</u>
<u>Applewood Way</u>	<u>Carnelian Avenue</u>	<u>Ferndale Street</u>
<u>Argillite Avenue</u>	<u>Cedar Valley Drive</u>	<u>Ferry Launch Avenue</u>
<u>Aries Place</u>	<u>Cedarbrook Way</u>	<u>Finchwood Drive</u>
<u>Arkose Street</u>	<u>Chandra Way</u>	<u>Flagstone Street</u>
<u>Aspenwood Avenue</u>	<u>Channel Drive</u>	<u>Fleurette Lane</u>
<u>August Drive</u>	<u>Charmaine Court</u>	<u>Flint Avenue</u>
<u>Autumn Rain Drive</u>	<u>Christie Falls Way</u>	<u>Forestwood Way</u>
<u>Autumnwood Avenue</u>	<u>Claim Stake Avenue</u>	<u>Forty Niner Trail</u>
<u>Avon Avenue</u>	<u>Cloudy Bay</u>	<u>Four Corners Court</u>
<u>Aztec Land</u>	<u>Cobble Creek Way</u>	<u>G Street</u>
<u>Back Bay Drive</u>	<u>Cold Springs Street</u>	<u>Gaar Avenue</u>
<u>Baywood Way</u>	<u>Colonial Trail</u>	<u>Gail Drive</u>
<u>Bella Place</u>	<u>Covered Bridge Way</u>	<u>Galena Street</u>
<u>Bellchase Road</u>	<u>Craftsman Drive</u>	<u>Garden Glade Street</u>
<u>Berkshire Court</u>	<u>Crescent Moon Drive</u>	<u>Gardner Place</u>
<u>Bizzibe Street</u>	<u>Crescent Park Circle</u>	<u>Garmetta Way</u>
<u>Blackwood Avenue</u>	<u>Daffodil Hill Street</u>	<u>Gold Nugget Trail</u>
<u>Bloom Way</u>	<u>Dalton Court</u>	<u>Golden Spike Trail</u>
<u>Blue Sky Drive</u>	<u>Danbury Place</u>	<u>Goldstone Street</u>
<u>Boulder Avenue</u>	<u>Derby Lane</u>	<u>Granite Avenue</u>
<u>Bramblewood Avenue</u>	<u>Dolomite Street</u>	<u>Grapevine Place</u>
<u>Brewer Street</u>	<u>Dry Creek Place</u>	<u>Grayson Road</u>
<u>Brookfield Avenue</u>	<u>Eagle Lane</u>	<u>Green Plaza</u>
<u>Brookhurst Boulevard</u>	<u>Easy Street</u>	<u>Greengate Place</u>
<u>Brookwood Way</u>	<u>Emerald Bay Court</u>	<u>Gypsum Way</u>

ATTACHMENT B – SUMMARY OF ENGINEERING AND TRAFFIC SURVEYS

H Street
Halmar Lane
Havenwood Avenue
Historic Avenue
Homestead Avenue
Honey Place
Hornfels Avenue
I Street
Independence Avenue
Iron Horse Trail
J Street
Janice Place
Jasper Street
Johnson Ferry Road
Jonquil Drive
Julie Lane
K Street
Kirkwood Way
L Street
Landmark Point
Late Harvest Place
Lazy Ridge Avenue
Leather Oak Road
Libby Lane
Liberty Point
Limestone Avenue
Lisa Lane
Loganberry Way
Long Barn Drive
Lottie Way
Magnetite Avenue
Maharaja Drive
Mariners Drive
Matador Way
Maxwell Lane
Meteorite Street
Milestone Drive
Mill Stone Way
Millpond Avenue
Mingo Way
Mossy Point Way
N Street
Navigator Drive
New England Avenue
New Well Avenue
Noel Lane
Obsidian Street
Old Glory Way
Old Wharf Place
Olivine Avenue
Onyx Avenue
Open Range Avenue
Ore Claim Trail

Orlando Lane
Osage Place
Parkhaven Street
Parkside Drive
Pasture Avenue
Patricia Place
Patriot Way
Pecan Hollow Way
Pennant Avenue
Pheasant Downs Road
Pine Valley Drive
Pinewood Drive
Pioneer Avenue
Pipestone Street
Platinum Avenue
Pony Express Way
Poppy Drive
Prairie Dunes Drive
Princeville Street
Quartz Way
Queirolo Road
Rail Way
Red Barn Place
Redstone Street
Reiger Drive
Renaissance Avenue
Reverend Maurice Cotton Drive
River Bend Drive
Riverboat Drive
Riverdale Street
Rocky Harbor Road
Rosebriar Place
Rosewood Street
Ryhiner Lane
South Lagoon Way
Saguaro Lane
Samoa Lane
Sand Bar Way
Schumard Oak Road
Scrub Oak Drive
Sedona Lane
Settler Trail
Shadowberry Place
Shady Mill Way
Shady Shores Drive
Shadywood Avenue
Sheltered Cove
Shilling Avenue
Showlow Lane
Sierra Gold Trail
Siltstone Avenue
Silver Creek Drive
Sixth Street

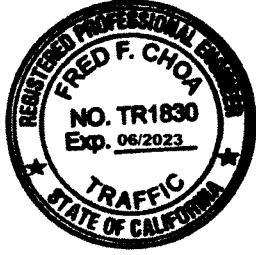
Southport Street
Spar Street
St. Andrew Street
Stage Coach Drive
Stone Cellar Way
Strawberry Glen Street
Sugar Pine Drive
Sunflower Drive
Sunrise Place
Suzie Q Lane
Talc Street
Thomsen Road
Tidewater Point
Toro Lane
Town Square
Tracywood Avenue
Travertine Avenue
Trestle Point
Tulip Tree Way
Tumbleweed Lane
Upstream Drive
Victorian Trail
Village Avenue
W Nut Tree Court
Warfield Road
Warren Avenue
Water Mills Street
Water Way
Waterman Avenue
Wheat Field Street
Wild Oak Drive
Williamstowne
Woodfield Drive
Wynona Way
Zalman Lane

Segment Name: J Street	Limits: Harlan Road and 5th Street	Expiration Date: 6/30/2023
Segment Number: 17		
Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Eastbound Westbound
Posted Speed Limit = 25 mph	Average Daily Traffic (vehicles)	600 600
Transit Facilities = None	Heavy Vehicle Percentage	< 1% < 1%
Bicycle and Pedestrian Facilities:	Description of Surrounding Area:	
Sidewalk on both sides of the street Bike facilities are not provided	Residential area per CVC 515	
Parking Accommodations:	Intersection Facilities	
Curbside (parallel) parking is permitted	Stop controlled at Harlan Road Stop controlled at Cambridge Drive Stop controlled at 5th Street	
Community Facilities	Accident History	
Fire Station between Ruby Court and Revere Lane	Accident rate and pattern Indicative of Non-Apparent Conditions?	<u>No</u>
	Current Speed Data:	Eastbound Westbound
	50th Percentile	22 mph 23 mph
	85th Percentile	26 mph 26 mph
	10 mph Pace	20-30 mph 22-32 mph
	Percent in Pace	85% 80%
	Percent Below Pace	5% 8%
	Percent Above Pace	10% 12%
Recommended Speed Limit : 25 miles per hour (mph)		
Justification:		
No field observed factors to justify reducing speed limit below the 85th percentile speed		
 <hr style="width: 20%; margin: 0 auto;"/> Fred Choa, PE Registered Traffic Engineer		

Segment Name: Cambridge Drive	Limits: Lathrop Road and Louise Avenue	Expiration Date: 6/30/2023
Segment Number: 15		
Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Northbound Southbound
Posted Speed Limit = 25 mph	Average Daily Traffic (vehicles)	1,150 1,150
Transit Facilities = None	Heavy Vehicle Percentage	<1% <1%
Bicycle and Pedestrian Facilities:	Description of Surrounding Area:	
Sidewalk on both sides of street Bike facilities are not provided	Residential area per CVC 515	
Parking Accommodations:	Intersection Facilities	
Curbside (parallel) parking is permitted	Stop controlled at O Street Stop controlled at J Street Stop controlled at Thomsen Street Stop controlled at Lathrop Road Traffic Signal at Louise Avenue	
Community Facilities	Accident History	
Some residential driveways are not clearly visible to approaching driver due to parked vehicles and landscaping	Accident rate and pattern Indicative of Non-Apparent Conditions?	<u>No</u>
	Current Speed Data:	Northbound Southbound
	50th Percentile	26 mph 24 mph
	85th Percentile	27 mph 26 mph
	10 mph Pace	21-31 mph 20-30 mph
	Percent in Pace	84% 86%
	Percent Below Pace	2% 4%
	Percent Above Pace	14% 10%
Recommended Speed Limit : 25 miles per hour (mph)		
Justification:		
No field observed factors to justify reducing speed limit below the 85th percentile speed		



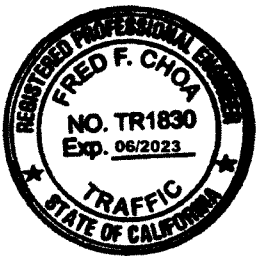
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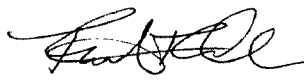
Segment Name: Stewart Road	Limits: Manthey Road and South River Bend	Expiration Date: 6/30/2026
Segment Number: 25-1		
Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Northbound Southbound
Posted Speed Limit = 25 mph	Average Daily Traffic (vehicles)	400 400
Transit Facilities = None	Heavy Vehicle Percentage	2% 2%
Bicycle and Pedestrian Facilities:	Description of Surrounding Area:	
Sidewalk on the east side of the street	River Islands Office located on the east side of the road	
Parking Accommodations:	Intersection Facilities	
Parking is not permitted	All way stop controlled at Manthey Road	
Community Facilities	Accident History	
	Accident rate and pattern Indicative of Non-Apparent Conditions? No	
	Current Speed Data:	Northbound Southbound
	50th Percentile	24 mph 21 mph
	85th Percentile	26 mph 25 mph
	10 mph Pace	23-32 mph 19-28 mph
	Percent in Pace	78% 72%
	Percent Below Pace	16% 18%
	Percent Above Pace	6% 10%
Recommended Speed Limit : 25 miles per hour (mph)		
Justification:		
No field observed factors to justify reducing speed limit below the 85th percentile speed		



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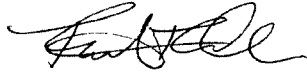
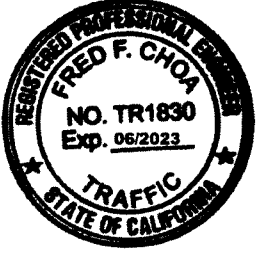


Segment Name:	Towne Centre Drive	Limits:	McKee Boulevard Village Avenue	Expiration Date:	6/30/2026
Segment Number:	25-3				
Number of Lanes = 1 Lane in Each Direction		Traffic Volumes		Northbound	Southbound
Posted Speed Limit = 25 mph		Average Daily Traffic (vehicles)		300	300
Transit Facilities = None		Heavy Vehicle Percentage		2%	2%
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalk on the north and south sides of the street		Courtyard homes (not fronting Towne Center) between McKee and Golden Spike Trail Residential (not fronting Towne Center) and Mossdale Landing Park between Golden Spike Trail and Village Avenue			
Parking Accommodations:		Intersection Facilities			
Parking is permitted		Roundabout at McKee Boulevard All way stop at Golden Spike Trail			
Community Facilities		Accident History			
		Accident rate and pattern Indicative of Non-Apparent Conditions?			No
		Current Speed Data:	Northbound	Southbound	
		50th Percentile	24 mph	21 mph	
		85th Percentile	26 mph	25 mph	
		10 mph Pace	23-32 mph	19-28 mph	
		Percent in Pace	78%	72%	
		Percent Below Pace	16%	18%	
		Percent Above Pace	6%	10%	
Recommended Speed Limit : 25 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



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Segment Name: Fifth Street	Limits: K Street and O Street	Expiration Date: 6/30/2026	
Segment Number: 25-4			
Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Northbound	Southbound
Posted Speed Limit = 25 mph	Average Daily Traffic (vehicles)	650	650
Transit Facilities = None	Heavy Vehicle Percentage	2%	2%
Bicycle and Pedestrian Facilities:	Description of Surrounding Area:		
Sidewalk on the west and east sides of the street	Mix of residential and community land uses Lathrop Community Center on west side of street Lathrop Elementary School on west side of street		
Parking Accommodations:	Intersection Facilities		
Parking is permitted	All way stop at Thomsen Road All way stop at O Street		
Community Facilities	Accident History		
	Accident rate and pattern Indicative of Non-Apparent Conditions?		<u>No</u>
	Current Speed Data:	Northbound	Southbound
	50th Percentile	24 mph	21 mph
	85th Percentile	26 mph	25 mph
	10 mph Pace	23-32 mph	19-28 mph
	Percent in Pace	78%	72%
	Percent Below Pace	16%	18%
	Percent Above Pace	6%	10%
Recommended Speed Limit : 25 miles per hour (mph)			
Justification:			
No field observed factors to justify reducing speed limit below the 85th percentile speed			
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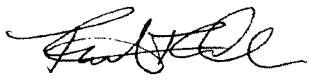
Segment Name:	O Street	Limits:	Harlan Road and Seventh Street	Expiration Date:	6/30/2026
Segment Number:	25-5				
Number of Lanes = 1 Lane in Each Direction		Traffic Volumes		Northbound	Southbound
Posted Speed Limit = No signage		Average Daily Traffic (vehicles)		500	500
Transit Facilities = None		Heavy Vehicle Percentage		2%	2%
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalk on the north and south sides of the street Gap in sidewalk between Sixth and Seventh Streets		36 foot roadway cross-section Majority of residential land uses Lathrop Elementary School on north side of street			
Parking Accommodations:		Intersection Facilities			
Parking is permitted		All way stop at Thomsen Road All way stop at O Street			
Community Facilities		Accident History			
		Accident rate and pattern Indicative of Non-Apparent Conditions?			No
		Current Speed Data:	Eastbound	Westbound	
		50th Percentile	24 mph	21 mph	
		85th Percentile	26 mph	25 mph	
		10 mph Pace	23-32 mph	19-28 mph	
		Percent in Pace	78%	72%	
		Percent Below Pace	16%	18%	
		Percent Above Pace	6%	10%	
Recommended Speed Limit : 25 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



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Segment Name:	Thomsen Road	Limits:	Harlan Road and Grayson Road	Expiration Date:	6/30/2026
Segment Number:	25-6				
Number of Lanes = 1 Lane in Each Direction		Traffic Volumes		Northbound	Southbound
Posted Speed Limit = 25 MPH		Average Daily Traffic (vehicles)		400	400
Transit Facilities = None		Heavy Vehicle Percentage		<1%	<1%
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalk on the north and south sides of the street		40 foot roadway cross-section Holiday Inn on the north side of street Retail / Commercial on the south side of street			
Parking Accommodations:		Intersection Facilities			
Parking is permitted		Side street stop at Harlan Road			
Community Facilities		Accident History			
		Accident rate and pattern Indicative of Non-Apparent Conditions?			<u>No</u>
		Current Speed Data:	Eastbound	Westbound	
		50th Percentile	24 mph	21 mph	
		85th Percentile	26 mph	25 mph	
		10 mph Pace	23-32 mph	19-28 mph	
		Percent in Pace	78%	72%	
		Percent Below Pace	16%	18%	
		Percent Above Pace	6%	10%	
Recommended Speed Limit : 25 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



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Segment Name:	Thomsen Road	Limits:	Grayson Road and Halmar Lane	Expiration Date:	6/30/2026
Segment Number:	25-7				
Number of Lanes = 1 Lane in Each Direction		Traffic Volumes		Northbound	Southbound
Posted Speed Limit = 25 MPH		Average Daily Traffic (vehicles)		375	375
Transit Facilities = None		Heavy Vehicle Percentage		<1%	<1%
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalk on the north and south sides of the street		40 foot roadway cross-section Residential on both north and side sides of street			
Parking Accommodations:		Intersection Facilities			
Parking is permitted		Side street stop control at Warfield Road All way stop control at Cambridge Drive Side street stop control at Halmar Lane			
Community Facilities		Accident History			
		Accident rate and pattern Indicative of Non-Apparent Conditions?			<u>No</u>
		Current Speed Data:	Eastbound	Westbound	
		50th Percentile	24 mph	21 mph	
		85th Percentile	26 mph	25 mph	
		10 mph Pace	23-32 mph	19-28 mph	
		Percent in Pace	78%	72%	
		Percent Below Pace	16%	18%	
		Percent Above Pace	6%	10%	
Recommended Speed Limit : 25 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					
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Segment Name: Thomsen Road	Limits: Halmar Lane and Seventh Street	Expiration Date: 6/30/2026
Segment Number: 25-8		
Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Northbound Southbound
Posted Speed Limit = 25 MPH	Average Daily Traffic (vehicles)	350 350
Transit Facilities = None	Heavy Vehicle Percentage	<1% <1%
Bicycle and Pedestrian Facilities:	Description of Surrounding Area:	
Sidewalk on the north and south sides of the street	40 foot roadway cross-section Residential on both north and side sides of street Lathrop Elementary School on the south side of street at Fifth Street	
Parking Accommodations:	Intersection Facilities	
Parking is permitted	Side street stop control at Halmar Lane All way stop control at Fifth Street Side street stop control at Seventh Street	
Community Facilities	Accident History	
	Accident rate and pattern Indicative of Non-Apparent Conditions? No	
	Current Speed Data:	Eastbound Westbound
	50th Percentile	24 mph 21 mph
	85th Percentile	26 mph 25 mph
	10 mph Pace	23-32 mph 19-28 mph
	Percent in Pace	78% 72%
	Percent Below Pace	16% 18%
	Percent Above Pace	6% 10%
Recommended Speed Limit : 25 miles per hour (mph)		
Justification:		
No field observed factors to justify reducing speed limit below the 85th percentile speed		



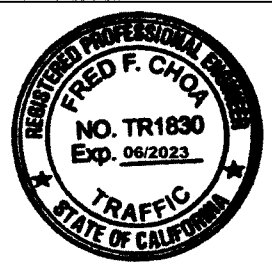
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Segment Name: Stonebridge Lane	Limits: Harlan Road to Slate Street	Expiration Date: 6/30/2023
Segment Number: 26		
Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Eastbound Westbound
Posted Speed Limit = 30 mph	Average Daily Traffic (vehicles)	560 560
Transit Facilities = None	Heavy Vehicle Percentage	< 1% < 1%
Bicycle and Pedestrian Facilities:	Description of Surrounding Area:	
Sidewalk are provided on both sides of the street Bike facilities are provided on both sides of the street	Residential land uses located on both sides of the street Joseph Widmer Jr. Elementary School between Deerwood Way and Stonebridge Lane	
Parking Accommodations:	Intersection Facilities	
Parking is not permitted	Traffic Signal at Harlan Road Stop controlled at Rosewood Street Stop controlled at Opal Street Stop controlled at Slate Street	
Community Facilities	Accident History	
Joseph Widmer Jr. Elementary School	Accident rate and pattern Indicative of Non-Apparent Conditions?	<u>No</u>
	Current Speed Data:	Eastbound Westbound
	50th Percentile	28 mph 28 mph
	85th Percentile	31 mph 32 mph
	10 mph Pace	23-33 mph 24-34 mph
	Percent in Pace	88% 88%
	Percent Below Pace	5% 2%
	Percent Above Pace	7% 10%
Recommended Speed Limit : 30 miles per hour (mph)		
Justification:		
No field observed factors to justify reducing speed limit below the 85th percentile speed		



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Segment Name:	Inland Passage Way	Limits:	Sadler Oak Drive and Open Range Avenue	Expiration Date:	6/30/2026
Segment Number:	30-1				
Number of Lanes =	1 Lane in Each Direction	Traffic Volumes	Northbound	Southbound	
Posted Speed Limit =	30 mph	Average Daily Traffic (vehicles)	260	260	
Transit Facilities =	None	Heavy Vehicle Percentage	< 1%	< 1%	

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
Sidewalk on the east side of the street Bike facilities are not provided	Residential area

Parking Accommodations:	Intersection Facilities
Curbside (parallel) parking is permitted	Side street stop controlled at Golden Spike Trail Side street stop controlled at Brookhurst Boulevard Side street stop controlled at Bramblewood Avenue Side street stop controlled at Pasture Avenue


Community Facilities	Accident History
None	Accident rate and pattern Indicative of Non-Apparent Conditions? No

Current Speed Data:	Eastbound	Westbound
50th Percentile	29 mph	27 mph
85th Percentile	32 mph	32 mph
10 mph Pace	23-32 mph	19-28 mph
Percent in Pace	78%	72%
Percent Below Pace	16%	18%
Percent Above Pace	6%	10%

Recommended Speed Limit : 30 miles per hour (mph)

Justification:

No field observed factors to justify reducing speed limit below the 85th percentile speed


 Fred Choa, PE
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Segment Name: Slate Street	Limits: Harlan Road to Deerwood Way	Expiration Date: 6/30/2026
Segment Number: 30-2		

Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Eastbound	Westbound
Posted Speed Limit = 30 mph	Average Daily Traffic (vehicles)	375	385
Transit Facilities = None	Heavy Vehicle Percentage	< 1%	< 1%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
Sidewalk are provided on both sides of the street Bike facilities are not provided	Residential land uses located on both sides of the street Trucking / commercial land use at Harlan Road Joseph Widmer Jr. Elementary School between Deerwood Way and Stonebridge Lane

Parking Accommodations:	Intersection Facilities
Curbside (parallel) parking is permitted	All way stop controlled at Harlan Road All way stop controlled at Opal Street All way stop controlled at Deerwood Way

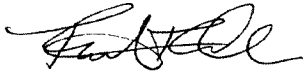
Community Facilities	Accident History
None	Accident rate and pattern Indicative of Non-Apparent Conditions? <u>No</u>

Current Speed Data:	Eastbound	Westbound
50th Percentile	26 mph	25 mph
85th Percentile	29 mph	29 mph
10 mph Pace	21-32 mph	22-31 mph
Percent in Pace	92%	93%
Percent Below Pace	2%	1%
Percent Above Pace	8%	6%

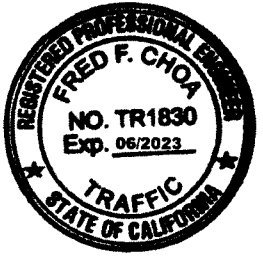
Recommended Speed Limit : 30 miles per hour (mph)

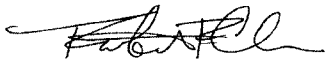

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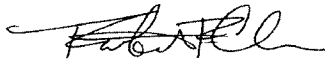
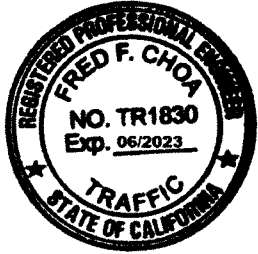
No field observed factors to justify reducing speed limit below the 85th percentile speed



 Fred Choa, PE
 Registered Traffic Engineer



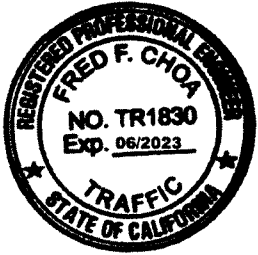
Segment Name:	Opal Street	Limits:	Stonebridge Lane and Deerwood Way	Expiration Date:	6/30/2026
Segment Number:	30-4				
Number of Lanes = 1 Lane in Each Direction		Traffic Volumes		Northbound	Southbound
Posted Speed Limit = No Posted Speed Limit		Average Daily Traffic (vehicles)		350	350
Transit Facilities = None		Heavy Vehicle Percentage		<1%	<1%
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalk provided on both sides of street Bike facilities are not provided		Residential (not fronting Opal Street) on west side of the street Apolinar Sangalang Park located on east side of street Joseph Widmer Jr. Elementary School between Deerwood Way and Stonebridge Lane			
Parking Accommodations:		Intersection Facilities			
None		All way stop controlled at Stonebridge Lane All way stop controlled at Deerwood Way			
Community Facilities		Accident History			
None		Accident rate and pattern Indicative of Non-Apparent Conditions?			<u>No</u>
		Current Speed Data:	Northbound	Southbound	
		50th Percentile	26 mph	27 mph	
		85th Percentile	31 mph	31 mph	
		10 mph Pace	26-35 mph	24-33 mph	
		Percent in Pace	70%	69%	
		Percent Below Pace	18%	12%	
		Percent Above Pace	10%	15%	
Recommended Speed Limit : 30 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					
			 <hr/> Fred Choa, PE Registered Traffic Engineer		
					

Segment Name:	Opal Street	Limits:	Deerwood Way and Slate Street	Expiration Date:	6/30/2026
Segment Number:	30-5				
Number of Lanes = 1 Lane in Each Direction		Traffic Volumes		Northbound	Southbound
Posted Speed Limit = No Posted Speed Limit		Average Daily Traffic (vehicles)		310	310
Transit Facilities = None		Heavy Vehicle Percentage		<1%	<1%
Bicycle and Pedestrian Facilities:			Description of Surrounding Area:		
Sidewalk provided on both sides of street Bike facilities are not provided			Residential (not fronting Opal Street) on both sides of the street		
Parking Accommodations:			Intersection Facilities		
None			All way stop controlled at Slate Street All way stop controlled at Deerwood Way		
Community Facilities			Accident History		
None			Accident rate and pattern Indicative of Non-Apparent Conditions?		<u>No</u>
Current Speed Data:					
		Northbound	Southbound		
	50th Percentile	26 mph	27 mph		
	85th Percentile	31 mph	31 mph		
	10 mph Pace	26-35 mph	24-33 mph		
	Percent in Pace	70%	69%		
	Percent Below Pace	18%	12%		
	Percent Above Pace	10%	15%		
Recommended Speed Limit : 30 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					
			 <hr style="width: 20%; margin: 0 auto;"/> Fred Choa, PE Registered Traffic Engineer		
					


Segment Name: Sadler Oak Drive	Limits: Manthey Road and Inland Passage Way	Expiration Date: 6/30/2026
Segment Number: 30-6		
Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Northbound Southbound
Posted Speed Limit = 30 mph	Average Daily Traffic (vehicles)	150 150
Transit Facilities = None	Heavy Vehicle Percentage	< 1% < 1%
Bicycle and Pedestrian Facilities:	Description of Surrounding Area:	
Sidewalk on the north side of the street west of Golden Valley Parkway (future extension) Bike facilities are not provided	Residential area on north side of street west of future GVP	
Parking Accommodations:	Intersection Facilities	
Parking is not permitted	All way stop controlled at Manthey Road Side street stop controlled at Schumard Oak Road All way stop controlled at Inland Passage Way	
Community Facilities	Accident History	
	Accident rate and pattern Indicative of Non-Apparent Conditions? <u>No</u>	
	Current Speed Data:	Eastbound Westbound
	50th Percentile	29 mph 27 mph
	85th Percentile	32 mph 32 mph
	10 mph Pace	23-32 mph 19-28 mph
	Percent in Pace	78% 72%
	Percent Below Pace	16% 18%
	Percent Above Pace	6% 10%
Recommended Speed Limit : 30 miles per hour (mph)		
Justification:		
No field observed factors to justify reducing speed limit below the 85th percentile speed		



Fred Choa, PE
Registered Traffic Engineer



Segment Name:	Roth Road	Limits:	Interstate 5 and East City Limits	Expiration Date:	6/30/2023
Segment Number:	40				
Number of Lanes =	1 Lane in Each Direction	Traffic Volumes	Eastbound	Westbound	
Posted Speed Limit =	40 mph	Average Daily Traffic (vehicles)	4,400	4,600	
Transit Facilities =	None	Heavy Vehicle Percentage	40%	40%	
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalks are not provided Bike facilities are not provided		Commercial and truck related land uses located on both sides of the street			
Parking Accommodations:		Intersection Facilities			
Parking is not permitted		Stop controlled at SB I-5 on/off-ramps Stop controlled at NB I-5 on/off-ramps Stop controlled at Harlan Road RR Crossings west of McKinley Avenue and at City Limit			
Community Facilities		Accident History			
None		Accident rate and pattern Indicative of Non-Apparent Conditions?			<u>No</u>
		Current Speed Data:	Eastbound	Westbound	
		50th Percentile	30 mph	29 mph	
		85th Percentile	36 mph	37 mph	
		10 mph Pace	28-38 mph	27-37 mph	
		Percent in Pace	82%	88%	
		Percent Below Pace	12%	8%	
		Percent Above Pace	6%	4%	
Recommended Speed Limit : 35 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



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Registered Traffic Engineer



Segment Name: River Islands Pkwy	Limits:	Interstate 5 and Golden Valley Parkway	Expiration Date: 6/30/2023
Segment Number: 34			
Number of Lanes = 2 Lanes in Each Direction		Traffic Volumes	Eastbound Westbound
Posted Speed Limit = 35 MPH		Average Daily Traffic (vehicles)	4,075 4,050
Transit Facilities = None		Heavy Vehicle Percentage	4% 4%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
Sidewalk not provided on the north side of street Sidewalk on south side of the street Bike facilities are not provided	Commercial land uses located on south side of the street Empty commercial land uses on the north side of the street

Parking Accommodations:	Intersection Facilities
Parking is not permitted	Traffic Signal at NB I-5 On/Off-Ramps Traffic Signal at SB I-5 On/Off-Ramps Traffic Signal at Golden Valley Parkway


Community Facilities	Accident History
	Accident rate and pattern Indicative of Non-Apparent Conditions? <u>No</u>

Current Speed Data:	Eastbound	Westbound
50th Percentile	32 mph	31 mph
85th Percentile	36 mph	36 mph
10 mph Pace	30-40 mph	29-39 mph
Percent in Pace	88%	85%
Percent Below Pace	5%	5%
Percent Above Pace	7%	10%

Recommended Speed Limit : 35 miles per hour (mph)

Justification:

No field observed factors to justify reducing speed limit below the 85th percentile speed


 Fred Choa, PE
 Registered Traffic Engineer



Segment Name: Lathrop Road **Limits:** Maurice Cotton / Cambridge Drive **Expiration Date:** 6/30/2023
Segment Number: 22 **5th Street**

Number of Lanes = 2 Lanes in Each Direction	Traffic Volumes	Eastbound	Westbound
Posted Speed Limit = 35 mph	Average Daily Traffic (vehicles)	7,800	7,800
Transit Facilities = None	Heavy Vehicle Percentage	7%	7%

Bicycle and Pedestrian Facilities:

Description of Surrounding Area:

Continuous sidewalk on north side of the street
 Continuous sidewalk on south side of the street
 Bike facilities are not provided

Residential / Park land uses located on both sides of the street
 between Rev. Cotton Drive / Cambridge Drive and 5th Street

Parking Accommodations:

Intersection Facilities

Parking is not permitted

Traffic Signal at Reverend Maurice Cotton Drive / Cambridge Drive
 Traffic Signal at Woodfield Drive / 5th Street

Community Facilities

Accident History

Accident rate and pattern Indicative of
 Non-Apparent Conditions? No

Current Speed Data:	Eastbound	Westbound
50th Percentile	36 mph	34 mph
85th Percentile	38 mph	36 mph
10 mph Pace	33-43 mph	28-38 mph
Percent in Pace	80%	82%
Percent Below Pace	7%	9%
Percent Above Pace	13%	9%

Recommended Speed Limit : 35 miles per hour (mph)

Justification:

Residential driveways and pedestrian volumes continue to justify setting the speed limit to 35 MPH



Fred Choa, PE
 Registered Traffic Engineer



Segment Name: Lathrop Road **Limits:** Interstate 5 and **Expiration Date:** 6/30/2023
Segment Number: 21 **Maurice Cotton / Cambridge Drive**

Number of Lanes = 2 Lanes in Each Direction	Traffic Volumes	Eastbound	Westbound
Posted Speed Limit = 35 mph	Average Daily Traffic (vehicles)	12,300	12,500
Transit Facilities = None	Heavy Vehicle Percentage	7%	7%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
Continuous sidewalk on north side of the street Sidewalk on south side of the street between Old Harlan Road and New Harlan Road Bike facilities are not provided	Commercial land uses located on both sides of the street between Old Harlan Road and Rev. Cotton Drive / Cambridge Drive


Parking Accommodations:	Intersection Facilities
Parking is not permitted	Traffic Signal on SB I-5 On/Off-Ramps Traffic Signal on NB I-5 On/Off-Ramps Traffic Signal at Harlan Road Traffic Signal at Reverend Maurice Cotton Drive / Cambridge Drive

Community Facilities	Accident History
	Accident rate and pattern Indicative of Non-Apparent Conditions? <u>No</u>

Current Speed Data:	Eastbound	Westbound
50th Percentile	32 mph	31 mph
85th Percentile	36 mph	35 mph
10 mph Pace	29-39 mph	30-40 mph
Percent in Pace	82%	86%
Percent Below Pace	11%	10%
Percent Above Pace	7%	4%

Recommended Speed Limit : 35 miles per hour (mph)

Justification:
No field observed factors to justify reducing speed limit below the 85th percentile speed



 Fred Choa, PE
 Registered Traffic Engineer



Segment Name:	Lathrop Road	Limits:	Interstate 5 Ramps	Expiration Date:	6/30/2026
Segment Number:	35-1		Golden Valley Parkway		

Number of Lanes = 3 Lanes in Each Direction	Traffic Volumes	Eastbound	Westbound
Posted Speed Limit = 35 mph	Average Daily Traffic (vehicles)	4,000	4,000
Transit Facilities = None	Heavy Vehicle Percentage	2%	2%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
Sidewalk on north side of street No sidewalk on south side of street	Open parcels on north side of roadway Open parcels on north side of roadway

Parking Accommodations:	Intersection Facilities
Parking is not permitted	All way stop at Golden Valley Parkway / Spartan Way / Lathrop Road


Community Facilities	Accident History
	Accident rate and pattern Indicative of Non-Apparent Conditions? No

Current Speed Data:	Eastbound	Westbound
50th Percentile	32 mph	30 mph
85th Percentile	36 mph	35 mph
10 mph Pace	28-38 mph	25-36 mph
Percent in Pace	82%	77%
Percent Below Pace	3%	4%
Percent Above Pace	16%	14%

Recommended Speed Limit : 35 miles per hour (mph)

Justification:

No field observed factors to justify reducing speed limit below the 85th percentile speed


 Fred Choa, PE
 Registered Traffic Engineer



Segment Name: Barbara Terry Blvd. Limits: Spartan Way Expiration Date: 6/30/2026
 Segment Number: 35-2 McKee Boulevard

Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Northbound	Southbound
Posted Speed Limit = 35 mph	Average Daily Traffic (vehicles)	325	325
Transit Facilities = None	Heavy Vehicle Percentage	2%	2%

Bicycle and Pedestrian Facilities:

Sidewalk on both sides of the street
 Bike facilities are not provided

Description of Surrounding Area:

Residential area per CVC 515
 No Homes fronting Barbara Terry Boulevard

Parking Accommodations:

Curbside (parallel) parking is permitted

Intersection Facilities

All way stop controlled at McKee Boulevard
 Side street stop controlled at Marsh Road

Community Facilities

Accident History

Accident rate and pattern Indicative of Non-Apparent Conditions? No

Current Speed Data:	Northbound	Southbound
50th Percentile	33 mph	32 mph
85th Percentile	37 mph	37 mph
10 mph Pace	30-40 mph	32-42 mph
Percent in Pace	82%	76%
Percent Below Pace	8%	12%
Percent Above Pace	10%	12%

Recommended Speed Limit : 35 miles per hour (mph)

Justification:

No field observed factors to justify reducing speed limit below the 85th percentile speed



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 Registered Traffic Engineer



Segment Name: **Barbara Terry Blvd.** Limits: **McKee Boulevard** Expiration Date: **6/30/2026**
 Segment Number: **35-3** Adobe Way

Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Northbound	Southbound
Posted Speed Limit = 35 mph	Average Daily Traffic (vehicles)	275	275
Transit Facilities = None	Heavy Vehicle Percentage	2%	2%

Bicycle and Pedestrian Facilities: Sidewalk on both sides of the street
 Bike facilities are not provided

Description of Surrounding Area: Residential area per CVC 515

Parking Accommodations: Curbside (parallel) parking is permitted

Intersection Facilities: All way stop controlled at McKee Boulevard
 Side street stop controlled at Adobe Way

Community Facilities


Accident History

Accident rate and pattern Indicative of Non-Apparent Conditions? **No**

Current Speed Data:	Northbound	Southbound
50th Percentile	33 mph	32 mph
85th Percentile	37 mph	37 mph
10 mph Pace	30-40 mph	32-42 mph
Percent in Pace	82%	76%
Percent Below Pace	8%	12%
Percent Above Pace	10%	12%

Recommended Speed Limit : 35 miles per hour (mph)

Justification:
 No field observed factors to justify reducing speed limit below the 85th percentile speed


 Fred Choa, PE
 Registered Traffic Engineer



Segment Name: Brookhurst Blvd. **Limits:** Manthey Road and Golden Valley Parkway **Expiration Date:** 6/30/2026
Segment Number: 35-4

Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Eastbound	Westbound
Posted Speed Limit = 35 mph	Average Daily Traffic (vehicles)	300	300
Transit Facilities = None	Heavy Vehicle Percentage	2%	2%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
Sidewalk on both sides of street Bike facilities are not provided	Empty parcel on the north side of street Detention basin on the south side of street

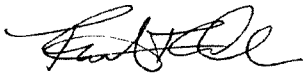
Parking Accommodations:	Intersection Facilities
No parking	Side street stop controlled at Manthey Road All way stop controlled at Golden Valley Parkway

Community Facilities	Accident History
	Accident rate and pattern Indicative of Non-Apparent Conditions? <u>No</u>

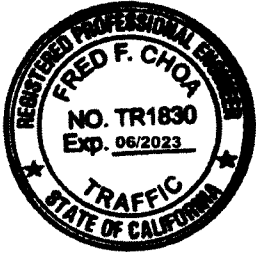
Current Speed Data:	Northbound	Southbound
50th Percentile	20 mph	29 mph
85th Percentile	36 mph	34 mph
10 mph Pace	26-35 mph	23-32 mph
Percent in Pace	58%	63%
Percent Below Pace	25%	14%
Percent Above Pace	17%	23%

Recommended Speed Limit : 35 miles per hour (mph)

Justification:
No field observed factors to justify reducing speed limit below the 85th percentile speed



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 Registered Traffic Engineer



Segment Name:	Brookhurst Blvd.	Limits:	Golden Valley Parkway and McKee Boulevard	Expiration Date:	6/30/2026
Segment Number:	35-5				

Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Eastbound	Westbound
Posted Speed Limit = 35 mph	Average Daily Traffic (vehicles)	400	400
Transit Facilities = None	Heavy Vehicle Percentage	2%	2%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
Sidewalk on both sides of street Bike facilities are not provided	Access to Residential Areas and Mossdale Elementary School

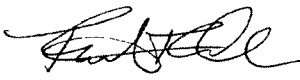
Parking Accommodations:	Intersection Facilities
No parking	All way stop controlled at Golden Valley Parkway All way stop controlled at McKee Boulevard

Community Facilities	Accident History
School Zone west of McKee Boulevard for Mossdale Elementary School	Accident rate and pattern Indicative of Non-Apparent Conditions? No

Current Speed Data:	Northbound	Southbound
50th Percentile	20 mph	29 mph
85th Percentile	36 mph	34 mph
10 mph Pace	26-35 mph	23-32 mph
Percent in Pace	58%	63%
Percent Below Pace	25%	14%
Percent Above Pace	17%	23%

Recommended Speed Limit : 35 miles per hour (mph)

Justification:
No field observed factors to justify reducing speed limit below the 85th percentile speed



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 Registered Traffic Engineer



Segment Name: Brookhurst Blvd. Limits: McKee Boulevard and Golden Spike Trail Expiration Date: 6/30/2026
 Segment Number: 35-6

Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Eastbound	Westbound
Posted Speed Limit = 35 mph	Average Daily Traffic (vehicles)	350	350
Transit Facilities = None	Heavy Vehicle Percentage	2%	2%

Bicycle and Pedestrian Facilities: Description of Surrounding Area:

Sidewalk on both sides of street Bike facilities are not provided	Access to Residential Areas and Mossdale Elementary School
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Parking Accommodations: Intersection Facilities

No parking	All way stop controlled at McKee Boulevard Roundabout at Golden Spike Trail
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Community Facilities Accident History

School Zone east of Golden Spike Trail for Mossdale Elementary School	Accident rate and pattern Indicative of Non-Apparent Conditions?	<u>No</u>
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Current Speed Data: Northbound Southbound

50th Percentile	20 mph	29 mph
85th Percentile	36 mph	34 mph
10 mph Pace	26-35 mph	23-32 mph
Percent in Pace	58%	63%
Percent Below Pace	25%	14%
Percent Above Pace	17%	23%

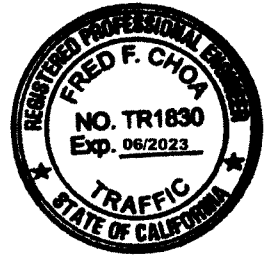
Recommended Speed Limit : 35 miles per hour (mph)

Justification:

No field observed factors to justify reducing speed limit below the 85th percentile speed



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Segment Name:	Dos Reis Road	Limits:	School Zone East	Expiration Date:	6/30/2026
Segment Number:	35-7		School Zone West		

Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Eastbound	Westbound
Posted Speed Limit = 35 mph	Average Daily Traffic (vehicles)	250	250
Transit Facilities = None	Heavy Vehicle Percentage	2%	2%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
Sidewalks are not provided Bike facilities are not provided	Lathrop High School located on the south side of Dos Reis Road Two residential homes located on the north side of Dos Reis Road

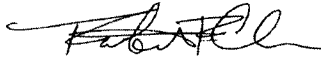
Parking Accommodations:	Intersection Facilities
None	Side street stop controlled at Lathrop High School Access Road

Community Facilities	Accident History
	Accident rate and pattern Indicative of Non-Apparent Conditions? No

Current Speed Data:	Westbound	Eastbound
50th Percentile	33 mph	31 mph
85th Percentile	36 mph	36 mph
10 mph Pace	33-43 mph	32-42 mph
Percent in Pace	85%	78%
Percent Below Pace	7%	10%
Percent Above Pace	8%	12%

Recommended Speed Limit : 35 miles per hour (mph) . 25 miles per hour (mph) during when school is in session

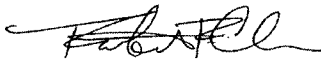
Justification:
No field observed factors to justify reducing speed limit below the 85th percentile speed



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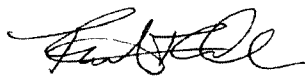
Segment Name:	Dos Reis Road	Limits:	School Zone West	Expiration Date:	6/30/2026
Segment Number:	35-8		Dos Reis Park		
Number of Lanes = 1 Lane in Each Direction		Traffic Volumes	Eastbound	Westbound	
Posted Speed Limit = 35 mph		Average Daily Traffic (vehicles)	200	200	
Transit Facilities = None		Heavy Vehicle Percentage	2%	2%	
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalks are not provided Bike facilities are not provided		Primarily vacant land One residential home located on the north side of Dos Reis Road Two residential homes located on the south side of Dos Reis Road			
Parking Accommodations:		Intersection Facilities			
None		Side street stop controlled at Lathrop High School Access Road			
Community Facilities		Accident History			
		Accident rate and pattern Indicative of Non-Apparent Conditions?			<u>No</u>
		Current Speed Data:	Westbound	Eastbound	
		50th Percentile	33 mph	31 mph	
		85th Percentile	36 mph	36 mph	
		10 mph Pace	33-43 mph	32-42 mph	
		Percent in Pace	85%	78%	
		Percent Below Pace	7%	10%	
		Percent Above Pace	8%	12%	
Recommended Speed Limit : 35 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



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Segment Name:	McKee Boulevard	Limits:	Brookhurst Boulevard	Expiration Date:	6/30/2026
Segment Number:	35-9		Towne Centre Drive		
Number of Lanes = 1 Lane in Each Direction		Traffic Volumes		Northbound	Southbound
Posted Speed Limit = 35 mph		Average Daily Traffic (vehicles)		650	650
Transit Facilities = None		Heavy Vehicle Percentage		2%	2%
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalk on both sides of the street Bike facilities are provided		Mossdale Elementary School on the west side of street Lathrop City Hall on the east side of street near Towne Center Drive Residential (not fronting McKee Boulevard) on east side of street			
Parking Accommodations:		Intersection Facilities			
		All way stop controlled at Brookhurst Boulevard All way stop controlled at Crescent Moon Drive Roundabout at Towne Centre Drive			
Community Facilities		Accident History			
		Accident rate and pattern Indicative of Non-Apparent Conditions?			No
		Current Speed Data:	Northbound	Southbound	
		50th Percentile	33 mph	32 mph	
		85th Percentile	37 mph	37 mph	
		10 mph Pace	30-40 mph	32-42 mph	
		Percent in Pace	82%	76%	
		Percent Below Pace	8%	12%	
		Percent Above Pace	10%	12%	
Recommended Speed Limit : 35 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



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Segment Name: McKee Boulevard	Limits: Towne Centre Drive	Expiration Date: 6/30/2026
Segment Number: 35-10	Johnson Ferry Road	
Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Northbound Southbound
Posted Speed Limit = 35 mph	Average Daily Traffic (vehicles)	600 600
Transit Facilities = None	Heavy Vehicle Percentage	<1% <1%
Bicycle and Pedestrian Facilities:	Description of Surrounding Area:	
Sidewalk on both sides of the street Bike facilities are not provided	Residential (not fronting McKee Boulevard) on east side of street Residential (not fronting McKee Boulevard) on west side of street	
Parking Accommodations:	Intersection Facilities	
	Roundabout at Towne Centre Drive All way stop controlled at Johnson Ferry Road	
Community Facilities	Accident History	
	Accident rate and pattern Indicative of Non-Apparent Conditions? No	
	Current Speed Data:	Northbound Southbound
	50th Percentile	33 mph 32 mph
	85th Percentile	37 mph 37 mph
	10 mph Pace	30-40 mph 32-42 mph
	Percent in Pace	82% 76%
	Percent Below Pace	8% 12%
	Percent Above Pace	10% 12%
Recommended Speed Limit : 35 miles per hour (mph)		
Justification:		
No field observed factors to justify reducing speed limit below the 85th percentile speed		



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Segment Name:	McKee Boulevard	Limits:	Johnson Ferry Road	Expiration Date:	6/30/2026
Segment Number:	35-11		River Islands Parkway		
Number of Lanes =	1 Lane in Each Direction	Traffic Volumes		Northbound	Southbound
Posted Speed Limit =	35 mph	Average Daily Traffic (vehicles)		800	800
Transit Facilities =	None	Heavy Vehicle Percentage		<1%	<1%
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalk on both sides of the street Bike facilities are not provided		Residential (not fronting McKee Boulevard) on east side of street Residential (not fronting McKee Boulevard) on west side of street			
Parking Accommodations:		Intersection Facilities			
		All way stop controlled at Johnson Ferry Road Traffic signal at River Islands Parkway			
Community Facilities		Accident History			
		Accident rate and pattern Indicative of Non-Apparent Conditions?			No
		Current Speed Data:	Northbound	Southbound	
		50th Percentile	33 mph	32 mph	
		85th Percentile	37 mph	37 mph	
		10 mph Pace	30-40 mph	32-42 mph	
		Percent in Pace	82%	76%	
		Percent Below Pace	8%	12%	
		Percent Above Pace	10%	12%	
Recommended Speed Limit : 35 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



Fred Choa, PE
Registered Traffic Engineer



Segment Name: McKee Boulevard **Limits:** River Islands Parkway **Expiration Date:** 6/30/2026
Segment Number: 35-12 **Barbara Terry Boulevard**

Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Northbound	Southbound
Posted Speed Limit = 35 mph	Average Daily Traffic (vehicles)	825	825
Transit Facilities = None	Heavy Vehicle Percentage	<1%	<1%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
Sidewalk on both sides of the street Bike facilities are not provided	Residential (not fronting McKee Boulevard) on east side of street Residential (not fronting McKee Boulevard) on west side of street

Parking Accommodations:	Intersection Facilities
	Traffic signal at River Islands Parkway All way stop controlled at Homestead Avenue All way stop controlled at Barbara Terry Boulevard

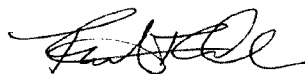
Community Facilities	Accident History
	Accident rate and pattern Indicative of Non-Apparent Conditions? No

Current Speed Data:	Northbound	Southbound
50th Percentile	33 mph	32 mph
85th Percentile	37 mph	37 mph
10 mph Pace	30-40 mph	32-42 mph
Percent in Pace	82%	76%
Percent Below Pace	8%	12%
Percent Above Pace	10%	12%

Recommended Speed Limit : 35 miles per hour (mph)

Justification:

No field observed factors to justify reducing speed limit below the 85th percentile speed



 Fred Choa, PE
 Registered Traffic Engineer



Segment Name:	Spartan Way	Limits:	Golden Valley Parkway	Expiration Date:	6/30/2026
Segment Number:	35-13		Generations Center		
Number of Lanes = 2 Lanes in Each Direction		Traffic Volumes		Eastbound	Westbound
Posted Speed Limit = 35 mph		Average Daily Traffic (vehicles)		1,800	1,800
Transit Facilities = None		Heavy Vehicle Percentage		2%	2%
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalk on both sides of street		Open parcels on north side of roadway Generations Center on south side of roadway New homes being build on the south side of roadway			
Parking Accommodations:		Intersection Facilities			
Parking is not permitted		All way stop at Golden Valley Parkway / Spartan Way Side street stop at Generations Center			
Community Facilities		Accident History			
		Accident rate and pattern Indicative of Non-Apparent Conditions?			No
		Current Speed Data:	Eastbound	Westbound	
		50th Percentile	32 mph	30 mph	
		85th Percentile	36 mph	35 mph	
		10 mph Pace	28-38 mph	25-36 mph	
		Percent in Pace	82%	77%	
		Percent Below Pace	3%	4%	
		Percent Above Pace	16%	14%	
Recommended Speed Limit : 35 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



Fred Choa, PE
Registered Traffic Engineer



Segment Name:	Spartan Way	Limits:	Lathrop High School Stanford Crossing	Expiration Date: 6/30/2026
Segment Number:	35-15			

Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Eastbound	Westbound
Posted Speed Limit = 35 mph	Average Daily Traffic (vehicles)	300	300
Transit Facilities = None	Heavy Vehicle Percentage	<1%	<1%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
Sidewalk on both sides of street Bike Lane between Roundabout and beginning of Lathrop Road	Lathrop High School on north side of roadway New homes being build on the south side of roadway Open parcels on the north side of roadway

Parking Accommodations:	Intersection Facilities
Parking is not permitted	Roundabout at Stanford Crossing All way stop control at Hidden Cove Place


Community Facilities	Accident History
	Accident rate and pattern Indicative of Non-Apparent Conditions? <u>No</u>

Current Speed Data:	Eastbound	Westbound
50th Percentile	32 mph	31 mph
85th Percentile	35 mph	35 mph
10 mph Pace	27-37 mph	25-36 mph
Percent in Pace	80%	78%
Percent Below Pace	4%	6%
Percent Above Pace	12%	10%

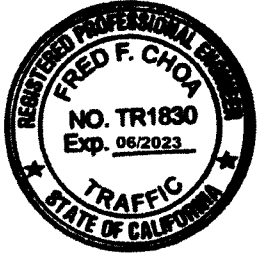
Recommended Speed Limit : 35 miles per hour (mph)

Justification:

No field observed factors to justify reducing speed limit below the 85th percentile speed



 Fred Choa, PE
 Registered Traffic Engineer



Segment Name: Spartan Way	Limits: Stanford Crossing	Expiration Date: 6/30/2026
Segment Number: 35-16	Barbara Terry Boulevard	

Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Eastbound	Westbound
Posted Speed Limit = 35 mph	Average Daily Traffic (vehicles)	225	225
Transit Facilities = None	Heavy Vehicle Percentage	<1%	<1%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
Sidewalk on east side of street	Residential (not fronting Lathrop Road) on east side of street Open space and San Joaquin River on west side of street

Parking Accommodations:	Intersection Facilities
	All way stop control at Hidden Cove Place


Community Facilities	Accident History
	Accident rate and pattern Indicative of Non-Apparent Conditions? No

Current Speed Data:	Eastbound	Westbound
50th Percentile	32 mph	31 mph
85th Percentile	35 mph	35 mph
10 mph Pace	27-37 mph	25-36 mph
Percent in Pace	80%	78%
Percent Below Pace	4%	6%
Percent Above Pace	12%	10%

Recommended Speed Limit : 35 miles per hour (mph)

Justification:

No field observed factors to justify reducing speed limit below the 85th percentile speed



 Fred Choa, PE
 Registered Traffic Engineer



Segment Name: **Murphy Parkway** Limits: **D'Arcy Parkway and** Expiration Date: **6/30/2026**
 Segment Number: **35-18** End of Road

Number of Lanes = 1 Lane in each direction	Traffic Volumes	Northbound	Southbound
Posted Speed Limit = 35 mph	Average Daily Traffic (vehicles)	150	150
Transit Facilities = None	Heavy Vehicle Percentage	10%	10%

Bicycle and Pedestrian Facilities:

Sidewalk are not provided
 Bike facilities are not provided

Description of Surrounding Area:

Industrial land uses

Parking Accommodations:

Parking is not allowed

Intersection Facilities

Stop controlled at D'Arcy Parkway

Community Facilities

Accident History

Accident rate and pattern Indicative of
 Non-Apparent Conditions?

No

Current Speed Data:	Northbound	Southbound
50th Percentile	34 mph	33 mph
85th Percentile	37 mph	36 mph
10 mph Pace	33-43 mph	28-38 mph
Percent in Pace	80%	82%
Percent Below Pace	7%	9%
Percent Above Pace	13%	9%

Recommended Speed Limit : 35 miles per hour (mph)

Justification:

No field observed factors to justify reducing speed limit below the 85th percentile speed



Fred Choa, PE
 Registered Traffic Engineer



Segment Name: Seventh Street **Limits:** J Street to Thomsen Road **Expiration Date:** 6/30/2026
Segment Number: 35-19

Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Northbound	Southbound
Posted Speed Limit = 35 mph SB and 40 mph NB	Average Daily Traffic (vehicles)	440	440
Transit Facilities = None	Heavy Vehicle Percentage	2%	2%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
No sidewalk on east side of street No sidewalk on west side of street Bike facilities are not provided	UPRR Railroad on the east side of street Lathrop Police Department between L Street and K Street Commercial land uses between Thomsen Road and J Street

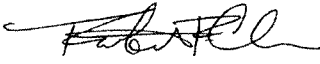
Parking Accommodations:	Intersection Facilities
Parking is not permitted	Side Street stop controlled intersections at J, K, L, and Thomsen

Community Facilities	Accident History
	Accident rate and pattern Indicative of Non-Apparent Conditions? No

Current Speed Data:	Northbound	Southbound
50th Percentile	33 mph	32 mph
85th Percentile	36 mph	36 mph
10 mph Pace	30-40 mph	32-42 mph
Percent in Pace	82%	76%
Percent Below Pace	8%	12%
Percent Above Pace	10%	12%

Recommended Speed Limit : 35 miles per hour (mph)

Justification:
No field observed factors to justify reducing speed limit below the 85th percentile speed



 Fred Choa, PE
 Registered Traffic Engineer



Segment Name:	Christopher Way	Limits:	D'Arcy Parkway End of Road	Expiration Date:	6/30/2026
Segment Number:	35-20				

Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Eastbound	Westbound
Posted Speed Limit = 35 mph	Average Daily Traffic (vehicles)	250	250
Transit Facilities = None	Heavy Vehicle Percentage	20%	20%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
No sidewalk on both sides of street Bike facilities are not provided	Industrial Warehousing Land Uses

Parking Accommodations:	Intersection Facilities
Parking is not permitted	All way stop controlled at D'Arcy Parkway Side street stop controlled at Tesla Way


Community Facilities	Accident History
	Accident rate and pattern Indicative of Non-Apparent Conditions? <u>No</u>

Current Speed Data:	Northbound	Southbound
50th Percentile	30 mph	31 mph
85th Percentile	35 mph	36 mph
10 mph Pace	30-40 mph	32-42 mph
Percent in Pace	85%	78%
Percent Below Pace	7%	10%
Percent Above Pace	8%	12%

Recommended Speed Limit : 35 miles per hour (mph)

Justification:

No field observed factors to justify reducing speed limit below the 85th percentile speed



 Fred Choa, PE
 Registered Traffic Engineer



Segment Name: Golden Spike Trail Limits: Towne Center Drive Expiration Date: 6/30/2026
 Segment Number: 35-21 Limits: Brookhurst Boulevard

Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Northbound	Southbound
Posted Speed Limit = 35 mph	Average Daily Traffic (vehicles)	350	325
Transit Facilities = None	Heavy Vehicle Percentage	2%	2%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
Sidewalk on both sides of street Bike facilities are not provided	Residential (not fronting Golden Spike) on the east side of street Mossdale Landing Park on the west side of the street Residential (not fronting Golden Spike) on the west side of street Mossdale Elementary School on the east side of street

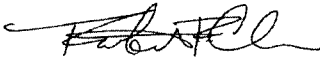
Parking Accommodations:	Intersection Facilities
Curbside (parallel) parking is permitted	All way stop controlled at Town Centre Drive Roundabout at Brookhurst Boulevard

Community Facilities	Accident History
School Zone for Mossdale Elementary School	Accident rate and pattern Indicative of Non-Apparent Conditions? <u>No</u>

Current Speed Data:	Westbound	Eastbound
50th Percentile	33 mph	31 mph
85th Percentile	36 mph	36 mph
10 mph Pace	33-43 mph	32-42 mph
Percent in Pace	85%	78%
Percent Below Pace	7%	10%
Percent Above Pace	8%	12%

Recommended Speed Limit : 35 miles per hour (mph)

Justification:
 No field observed factors to justify reducing speed limit below the 85th percentile speed


 Fred Choa, PE
 Registered Traffic Engineer



Segment Name:	Harlan Road	Limits:	Lathrop Road and Louise Avenue	Expiration Date:	6/30/2023
Segment Number:	42				
Number of Lanes =	1 Southbound Lane between Lathrop Road and Louise Ave. 1 Northbound Lane between Louise and Thomsen 2 Northbound Lanes between Thomsen and Lathrop	Traffic Volumes		Northbound	Southbound
		Average Daily Traffic (vehicles)		3,900	3,925
		Heavy Vehicle Percentage		12%	12%
Posted Speed Limit =	40 mph				
Transit Facilities =	None				
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalk are provided on both sides between Louise and Old Harlan Road On the east side between Old Harlan and O And between Thomsen and Lathrop Bike facilities are not provided		Commercial development on both sides between Louise and old Harland Road Residential between O Street and Thomsen Commercial development between Thomsen and Lathrop			
Parking Accommodations:		Intersection Facilities			
None		Traffic Signal at Louise Avenue Traffic Signal at Lathrop Road			
Community Facilities		Accident History			
None		Accident rate and pattern Indicative of Non-Apparent Conditions?			<u>No</u>
		Current Speed Data:	Northbound	Southbound	
		50th Percentile	37 mph	36 mph	
		85th Percentile	42 mph	42 mph	
		10 mph Pace	33-43 mph	31-41 mph	
		Percent in Pace	84%	86%	
		Percent Below Pace	9%	9%	
		Percent Above Pace	7%	5%	
Recommended Speed Limit : 40 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



Fred Choa, PE
Registered Traffic Engineer



Segment Name: Manthey Road **Limits:** Lathrop Road **Expiration Date:** 6/30/2026
Segment Number: 40-1 **Dos Reis Road**

Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Northbound	Southbound
Posted Speed Limit = 40 mph	Average Daily Traffic (vehicles)	2,200	2,200
Transit Facilities = None	Heavy Vehicle Percentage	3%	3%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
No sidewalks Bike facilities are not provided	I-5 freeway to the east Open parcels to the west

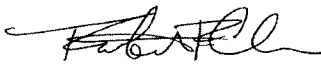
Parking Accommodations:	Intersection Facilities
Parking is not permitted	Side street stop control at Lathrop Road / Spartan Way and Manthey Road Side street stop control at Dos Reis Road and Manthey Road

Community Facilities	Accident History
	Accident rate and pattern Indicative of Non-Apparent Conditions? <u>No</u>

Current Speed Data:	Northbound	Southbound
50th Percentile	36 mph	38 mph
85th Percentile	41 mph	42 mph
10 mph Pace	35-45 mph	37-48 mph
Percent in Pace	70%	72%
Percent Below Pace	7%	8%
Percent Above Pace	15%	16%


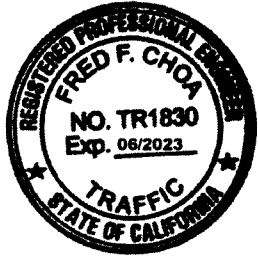
Recommended Speed Limit : 40 miles per hour (mph)

Justification:
No field observed factors to justify reducing speed limit below the 85th percentile speed




 Fred Choa, PE
 Registered Traffic Engineer



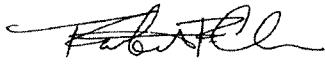

Segment Name:	Manthey Road	Limits:	Mossdale County Park Stewart Road	Expiration Date:	6/30/2026
Segment Number:	40-2				
Number of Lanes = 1 Lane in Each Direction		Traffic Volumes		Northbound	Southbound
Posted Speed Limit = 40 mph		Average Daily Traffic (vehicles)		900	900
Transit Facilities = None		Heavy Vehicle Percentage		3%	3%
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
No sidewalks Bike facilities are not provided		Manthey Road Bridge Crossing I-5 freeway to the east San Joaquin River to the west			
Parking Accommodations:		Intersection Facilities			
Parking is not permitted		Side street stop control at Mossdale County Park Side street stop control at Stewart Road			
Community Facilities		Accident History			
		Accident rate and pattern Indicative of Non-Apparent Conditions?			<u>No</u>
		Current Speed Data:	Northbound	Southbound	
		50th Percentile	35 mph	32 mph	
		85th Percentile	40 mph	40 mph	
		10 mph Pace	36-44 mph	35-45 mph	
		Percent in Pace	70%	70%	
		Percent Below Pace	8%	8%	
		Percent Above Pace	15%	18%	
Recommended Speed Limit : 40 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					
			 <hr/> Fred Choa, PE Registered Traffic Engineer		
					

Segment Name: D'Arcy Parkway Segment Number: 40-3	Limits: Yosemite Avenue and Christopher Way	Expiration Date: 6/30/2026
Number of Lanes = 1 to 2 Lanes in Each Direction Posted Speed Limit = 40 mph Transit Facilities = None	Traffic Volumes Average Daily Traffic (vehicles) Heavy Vehicle Percentage	Eastbound 2,300 25% Westbound 2,300 25%
Bicycle and Pedestrian Facilities:	Description of Surrounding Area:	
Sidewalk are not provided Bike facilities are not provided	Business District per CVC 235 Major truck route serving Crossroads Business Park	
Parking Accommodations:	Intersection Facilities	
None	Traffic Signal at Yosemite Avenue All way stop controlled at Christopher Way	
Community Facilities	Accident History	
	Accident rate and pattern Indicative of Non-Apparent Conditions? No	
	Current Speed Data:	Northbound Southbound
	50th Percentile	35 mph 35 mph
	85th Percentile	41 mph 42 mph
	10 mph Pace	29-38 mph 30-39 mph
	Percent in Pace	66% 67%
	Percent Below Pace	10% 10%
	Percent Above Pace	23% 23%
Recommended Speed Limit : 40 miles per hour (mph)		
Justification: No field observed factors to justify reducing speed limit below the 85th percentile speed		



Fred Choa, PE
Registered Traffic Engineer



Segment Name: D'Arcy Parkway	Limits: Harlan Road and Christopher Way	Expiration Date: 6/30/2026
Segment Number: 40-4		
Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Eastbound Westbound
Posted Speed Limit = 40 mph	Average Daily Traffic (vehicles)	2,100 2,100
Transit Facilities = None	Heavy Vehicle Percentage	25% 25%
Bicycle and Pedestrian Facilities:	Description of Surrounding Area:	
Sidewalk are not provided Bike facilities are not provided	Business District per CVC 235 Striping of a wide No Parking Area Major truck route serving Crossroads Business Park	
Parking Accommodations:	Intersection Facilities	
None	Side street stop controlled at Harlan Road Side street stop controlled at Murphy Parkway All way stop controlled at Christopher Way	
Community Facilities	Accident History	
	Accident rate and pattern Indicative of Non-Apparent Conditions? <u>No</u>	
	Current Speed Data:	Northbound Southbound
	50th Percentile	35 mph 35 mph
	85th Percentile	41 mph 42 mph
	10 mph Pace	29-38 mph 30-39 mph
	Percent in Pace	66% 67%
	Percent Below Pace	10% 10%
	Percent Above Pace	23% 23%
Recommended Speed Limit : 40 miles per hour (mph)		
Justification:		
No field observed factors to justify reducing speed limit below the 85th percentile speed		
 <hr/> Fred Choa, PE Registered Traffic Engineer		

Segment Name:	Dos Reis Road	Limits:	Manthey Road and Lathrop High School Zone East	Expiration Date:	6/30/2026
Segment Number:	40-5				

Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Eastbound	Westbound
Posted Speed Limit = 40 mph	Average Daily Traffic (vehicles)	325	325
Transit Facilities = None	Heavy Vehicle Percentage	2%	2%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
Sidewalk are not provided Bike facilities are not provided	Primarily vacant land Trucking facility located on the south side of Dos Reis Road One residential home located on the south side of Dos Reis Road

Parking Accommodations:	Intersection Facilities
None	Side street stop controlled at Manthey Road

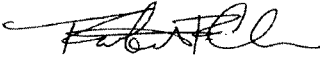
Community Facilities	Accident History
	Accident rate and pattern Indicative of Non-Apparent Conditions? <u>No</u>

Current Speed Data:	Westbound	Eastbound
50th Percentile	37 mph	36 mph
85th Percentile	43 mph	42 mph
10 mph Pace	29-38 mph	30-39 mph
Percent in Pace	68%	72%
Percent Below Pace	8%	5%
Percent Above Pace	23%	23%

Recommended Speed Limit : 40 miles per hour (mph)

Justification:

No field observed factors to justify reducing speed limit below the 85th percentile speed



 Fred Choa, PE
 Registered Traffic Engineer



Segment Name: Golden Valley Parkway Limits: River Island Parkway Expiration Date: 6/30/2026
 Segment Number: 45-1 and Towne Center Drive

Number of Lanes = 3 Lanes in Each Direction	Traffic Volumes	Northbound	Southbound
Posted Speed Limit = 45 mph	Average Daily Traffic (vehicles)	2,200	2,200
Transit Facilities = None	Heavy Vehicle Percentage	2%	2%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
Sidewalks provided on both sides of the street On street bike facilities are not provided	I-5 freeway to the east Commercial development and open parcels to the east Low density residential to the west And open parcel at Towne Centre Dr.

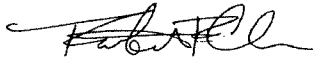
Parking Accommodations:	Intersection Facilities
Parking is not permitted	Signal control at River Islands Parkway Signal control at Marketplace Signal control at Somerville Street Signal control at Towne Centre Dr.

Community Facilities	Accident History
	Accident rate and pattern Indicative of Non-Apparent Conditions? No

Current Speed Data:	Northbound	Southbound
50th Percentile	41 mph	42 mph
85th Percentile	46 mph	47 mph
10 mph Pace	39-49 mph	40-50 mph
Percent in Pace	78%	82%
Percent Below Pace	6%	5%
Percent Above Pace	16%	13%

Recommended Speed Limit : 45 miles per hour (mph)

Justification:
No field observed factors to justify reducing speed limit below the 85th percentile speed


 Fred Choa, PE
 Registered Traffic Engineer



Segment Name: Golden Valley Parkway **Limits:** Towne Center Drive **Expiration Date:** 6/30/2026
Segment Number: 45-2 **Brookhurst Boulevard**

Number of Lanes = 2 to 3 Lanes in Each Direction	Traffic Volumes	Northbound	Southbound
Posted Speed Limit = 45 mph	Average Daily Traffic (vehicles)	500	500
Transit Facilities = None	Heavy Vehicle Percentage	1%	1%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
Sidewalks provided on both sides of the street On street bike facilities are not provided	I-5 freeway to the east Office / commercial development and open parcels to the east Office / commercial development to the west Low density residential to the west

Parking Accommodations:	Intersection Facilities
Parking is not permitted	Signal control at Towne Centre Dr. Stop sign control at Brookhurst

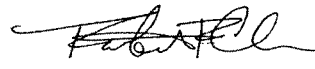
Community Facilities	Accident History
	Accident rate and pattern Indicative of Non-Apparent Conditions? No

Current Speed Data:	Northbound	Southbound
50th Percentile	40 mph	41 mph
85th Percentile	47 mph	46 mph
10 mph Pace	39-49 mph	38-48 mph
Percent in Pace	82%	85%
Percent Below Pace	5%	5%
Percent Above Pace	13%	10%

Recommended Speed Limit : 45 miles per hour (mph)

Justification:

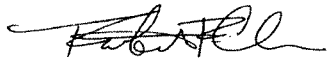
No field observed factors to justify reducing speed limit below the 85th percentile speed



Fred Choa, PE
Registered Traffic Engineer



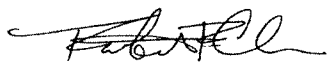
Segment Name:	Harlan Road	Limits:	Louise Avenue	Expiration Date:	6/30/2026
Segment Number:	45-3		D'Arcy Parkway		
Number of Lanes = 2 Lane in Each Direction between Louise and D'Arcy 1 Lane in each Direction between D'Arcy and Tesla Posted Speed Limit = 45 mph Transit Facilities = None		Traffic Volumes Average Daily Traffic (vehicles)		Northbound	Southbound
				750	850
		Heavy Vehicle Percentage		33%	33%
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalk are not provided Bike facilities are not provided		Crossroads Commerce center No Shoulders Left turn lanes serving commercial / warehousing			
Parking Accommodations:		Intersection Facilities			
None		Traffic Signal at Louise Avenue Traffic Signal at Commercial Driveway			
Community Facilities		Accident History			
None		Accident rate and pattern Indicative of Non-Apparent Conditions?			No
		Current Speed Data:	Northbound	Southbound	
		50th Percentile	41 mph	42 mph	
		85th Percentile	46 mph	49 mph	
		10 mph Pace	37-46 mph	38-47 mph	
		Percent in Pace	67%	62%	
		Percent Below Pace	23%	18%	
		Percent Above Pace	10%	20%	
Recommended Speed Limit : 45 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



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Segment Name:	Harlan Road	Limits:	D'Arcy Parkway Tesla Drive	Expiration Date:	6/30/2026
Segment Number:	45-4				
Number of Lanes = 1 Lane in Each Direction between D'Arcy and Tesla		Traffic Volumes		Northbound	Southbound
		Average Daily Traffic (vehicles)		375	400
		Heavy Vehicle Percentage		33%	33%
Posted Speed Limit = 45 mph Transit Facilities = None					
Bicycle and Pedestrian Facilities:			Description of Surrounding Area:		
Sidewalk are not provided Bike facilities are not provided			Crossroads Commerce center No Shoulders Left turn lanes serving commercial / warehousing		
Parking Accommodations:			Intersection Facilities		
None			Traffic Signal at Louise Avenue Traffic Signal at Commercial Driveway		
Community Facilities			Accident History		
None			Accident rate and pattern Indicative of Non-Apparent Conditions?		<u>No</u>
Current Speed Data:					
		Northbound	Southbound		
50th Percentile		41 mph	42 mph		
85th Percentile		46 mph	49 mph		
10 mph Pace		37-46 mph	38-47 mph		
Percent in Pace		67%	62%		
Percent Below Pace		23%	18%		
Percent Above Pace		10%	20%		
Recommended Speed Limit : 45 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



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Registered Traffic Engineer



Segment Name: Harlan Road Limits: Tesla Drive Expiration Date: 6/30/2026
 Segment Number: 45-5 End of Road

Number of Lanes = 1 Lane in Each Direction between Tesla and End of Road	Traffic Volumes	Northbound	Southbound
	Average Daily Traffic (vehicles)	200	200
	Heavy Vehicle Percentage	33%	33%

Posted Speed Limit = 45 mph
 Transit Facilities = None

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
Sidewalk are not provided Bike facilities are not provided	Crossroads Commerce center No Shoulders Left turn lanes serving commercial / warehousing

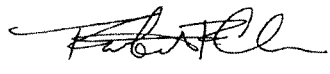
Parking Accommodations:	Intersection Facilities
None	Traffic Signal at Louise Avenue Traffic Signal at Commercial Driveway

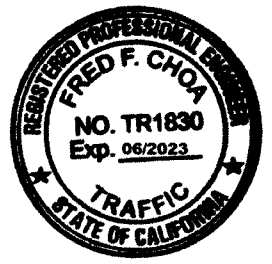
Community Facilities	Accident History
None	Accident rate and pattern Indicative of Non-Apparent Conditions? No

Current Speed Data:	Northbound	Southbound
50th Percentile	41 mph	42 mph
85th Percentile	46 mph	49 mph
10 mph Pace	37-46 mph	38-47 mph
Percent in Pace	67%	62%
Percent Below Pace	23%	18%
Percent Above Pace	10%	20%


Recommended Speed Limit : 45 miles per hour (mph)

Justification:
 No field observed factors to justify reducing speed limit below the 85th percentile speed


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Segment Name:	Manthey Road	Limits:	Dos Reis Road	Expiration Date:	6/30/2026
Segment Number:	45-6		Lathrop City Limit		
Number of Lanes = 1 Lane in Each Direction		Traffic Volumes		Northbound	Southbound
Posted Speed Limit = 45 mph		Average Daily Traffic (vehicles)		1,400	1,400
Transit Facilities = None		Heavy Vehicle Percentage		3%	3%
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
No sidewalks Bike facilities are not provided		I-5 freeway to the east Low density residential / farmland to the west			
Parking Accommodations:		Intersection Facilities			
Parking is not permitted		Stop control at Dos Reis Road Stop control at De Lima Road			
Community Facilities		Accident History			
		Accident rate and pattern Indicative of Non-Apparent Conditions?			<u>No</u>
		Current Speed Data:	Northbound	Southbound	
		50th Percentile	38 mph	42 mph	
		85th Percentile	46 mph	47 mph	
		10 mph Pace	37-48 mph	40-50 mph	
		Percent in Pace	60%	65%	
		Percent Below Pace	4%	5%	
		Percent Above Pace	20%	22%	
Recommended Speed Limit : 45 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



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Segment Name: Manthey Road Limits: Towne Center Drive Expiration Date: 6/30/2026
 Segment Number: 45-7 Brookhurst Boulevard

Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Northbound	Southbound
Posted Speed Limit = 45 mph	Average Daily Traffic (vehicles)	850	850
Transit Facilities = None	Heavy Vehicle Percentage	3%	3%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
No sidewalks Bike facilities are not provided	I-5 freeway to the east Commercial development and open parcels to the west

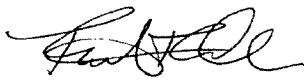
Parking Accommodations:	Intersection Facilities
Parking is not permitted	Side street stop control at Brookhurst Boulevard

Community Facilities	Accident History
	Accident rate and pattern Indicative of Non-Apparent Conditions? <u>No</u>

Current Speed Data:	Northbound	Southbound
50th Percentile	37 mph	40 mph
85th Percentile	44 mph	46 mph
10 mph Pace	37-48 mph	40-50 mph
Percent in Pace	58%	60%
Percent Below Pace	5%	5%
Percent Above Pace	18%	17%

Recommended Speed Limit : 45 miles per hour (mph)

Justification:
 No field observed factors to justify reducing speed limit below the 85th percentile speed


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Segment Name:	Manthey Road	Limits:	Brookhurst Boulevard	Expiration Date:	6/30/2026
Segment Number:	45-8		Mossdale County Park		
Number of Lanes = 1 Lane in Each Direction		Traffic Volumes	Northbound	Southbound	
Posted Speed Limit = 45 mph		Average Daily Traffic (vehicles)	925	925	
Transit Facilities = None		Heavy Vehicle Percentage	3%	3%	

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
No sidewalks Bike facilities are not provided	I-5 freeway to the east Low density residential and open parcels to the west

Parking Accommodations:	Intersection Facilities
Parking is not permitted	Side street stop control at Sadler Oak Side street stop control at Brookhurst Boulevard Side street stop control at Mossdale County Park


Community Facilities	Accident History
	Accident rate and pattern Indicative of Non-Apparent Conditions? <u>No</u>

Current Speed Data:	Northbound	Southbound
50th Percentile	37 mph	36 mph
85th Percentile	45 mph	45 mph
10 mph Pace	36-44 mph	40-50 mph
Percent in Pace	60%	62%
Percent Below Pace	4%	6%
Percent Above Pace	14%	16%

Recommended Speed Limit : 45 miles per hour (mph)

Justification:

No field observed factors to justify reducing speed limit below the 85th percentile speed


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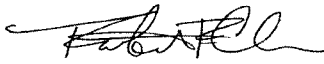
Segment Name:	Manthey Road	Limits:	Stewart Road	Expiration Date:	6/30/2026
Segment Number:	45-9		I-5 Ramps		
Number of Lanes = 1 Lane in Each Direction		Traffic Volumes		Northbound	Southbound
Posted Speed Limit = 45 mph		Average Daily Traffic (vehicles)		550	550
Transit Facilities = None		Heavy Vehicle Percentage		4%	4%
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
No sidewalks Bike facilities are not provided		I-5 freeway to the east Del Osso Family Farm and farmland to the west			
Parking Accommodations:		Intersection Facilities			
Parking is not permitted		Side street stop control at Stewart Road Side street stop control at Southbound I-5 On/Off-Ramps			
Community Facilities		Accident History			
		Accident rate and pattern Indicative of Non-Apparent Conditions?			<u>No</u>
		Current Speed Data:	Northbound	Southbound	
		50th Percentile	36 mph	37 mph	
		85th Percentile	44 mph	47 mph	
		10 mph Pace	39-49 mph	40-50 mph	
		Percent in Pace	55%	58%	
		Percent Below Pace	4%	6%	
		Percent Above Pace	20%	22%	
Recommended Speed Limit : 45 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



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Segment Name:	Howland Road	Limits:	Louise Avenue and D'Arcy Parkway	Expiration Date:	6/30/2026
Segment Number:	45-10				
Number of Lanes = 1 Lane in Each Direction		Traffic Volumes	Northbound	Southbound	
Posted Speed Limit = 45 mph		Average Daily Traffic (vehicles)	325	300	
Transit Facilities = None		Heavy Vehicle Percentage	5%	5%	
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalk are not provided for the majority of roadway Bike facilities are not provided		Industrial land uses located on the west side of Howland Road Paved shoulder on the west side of Howland Road Gravel shoulder on the east side of Howland Road Road terminates at D'Arcy Parkway			
Parking Accommodations:		Intersection Facilities			
None		Traffic Signal at Louise Avenue Side street stop controlled at D'Arcy Parkway			
Community Facilities		Accident History			
		Accident rate and pattern Indicative of Non-Apparent Conditions?			<u>No</u>
		Current Speed Data:	Northbound	Southbound	
		50th Percentile	38 mph	37 mph	
		85th Percentile	46 mph	45 mph	
		10 mph Pace	39-49 mph	40-50 mph	
		Percent in Pace	60%	62%	
		Percent Below Pace	4%	6%	
		Percent Above Pace	15%	18%	
Recommended Speed Limit : 45 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



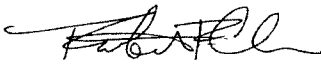
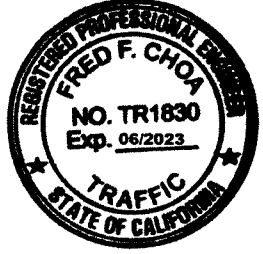
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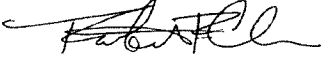



Segment Name:	McKinley Avenue	Limits:	Yosemite Avenue	Expiration Date:	6/30/2026
Segment Number:	45-11		South City Limit		
Number of Lanes = 1 Lane in Each Direction		Traffic Volumes	Northbound	Southbound	
Posted Speed Limit = No signage		Average Daily Traffic (vehicles)	450	450	
Transit Facilities = None		Heavy Vehicle Percentage	<1%	<1%	
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalk are not provided Bike facilities are not provided		Industrial Buildings being built on the west side of McKinley Avenue Homes located on both east and west sides of McKinley Avenue Railroad crossing located 2,000 feet south of Yosemite Avenue			
Parking Accommodations:		Intersection Facilities			
None		Traffic Signal at Yosemite Avenue			
Community Facilities		Accident History			
		Accident rate and pattern Indicative of Non-Apparent Conditions?			<u>No</u>
		Current Speed Data:	Northbound	Southbound	
		50th Percentile	42 mph	43 mph	
		85th Percentile	46 mph	47 mph	
		10 mph Pace	37-49 mph	39-53 mph	
		Percent in Pace	59%	57%	
		Percent Below Pace	12%	17%	
		Percent Above Pace	29%	27%	
Recommended Speed Limit : 45 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					

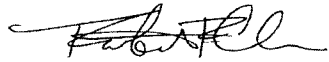

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Segment Name: McKinley Avenue	Limits: Lathrop Road and Louise Avenue	Expiration Date: 6/30/2026
Segment Number: 45-12		
Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Northbound Southbound
Posted Speed Limit = 45 mph	Average Daily Traffic (vehicles)	1,400 1,400
Transit Facilities = None	Heavy Vehicle Percentage	15% 15%
Bicycle and Pedestrian Facilities:	Description of Surrounding Area:	
Sidewalk are not provided Bike facilities are not provided	Industrial land uses located on both sides of the street Low density residential located on the east side of the street	
Parking Accommodations:	Intersection Facilities	
None	Traffic Signal at Lathrop Road Traffic Signal at Louise Avenue	
Community Facilities	Accident History	
	Accident rate and pattern Indicative of Non-Apparent Conditions?	<u>No</u>
	Current Speed Data:	Northbound Southbound
	50th Percentile	39 mph 40 mph
	85th Percentile	46 mph 47 mph
	10 mph Pace	33-42 mph 35-44 mph
	Percent in Pace	59% 57%
	Percent Below Pace	12% 17%
	Percent Above Pace	29% 27%
Recommended Speed Limit : 45 miles per hour (mph)		
Justification:		
No field observed factors to justify reducing speed limit below the 85th percentile speed		
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Segment Name:	Yosemite Avenue	Limits:	D'Arcy Parkway and SR 120	Expiration Date: 6/30/2026
Segment Number:	45-13			
Number of Lanes =	1 Lane in Each Direction	Traffic Volumes	Eastbound	Westbound
Posted Speed Limit =	45 mph	Average Daily Traffic (vehicles)	5,500	5,500
Transit Facilities =	None	Heavy Vehicle Percentage	10%	10%
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:		
Sidewalks are not provided Bike facilities are not provided		Industrial / trucking land uses located on both sides of Guthmiller Road		
Parking Accommodations:		Intersection Facilities		
Parking is not permitted		Traffic Signal at D'Arcy Parkway All Way Stop Controlled at SR 120 Ramps		
Community Facilities		Accident History		
		Accident rate and pattern Indicative of Non-Apparent Conditions?		<u>No</u>
		Current Speed Data:	Eastbound	Westbound
		50th Percentile	39 mph	41 mph
		85th Percentile	47 mph	47 mph
		10 mph Pace	38-48 mph	39-49 mph
		Percent in Pace	81%	84%
		Percent Below Pace	7%	9%
		Percent Above Pace	12%	7%
Recommended Speed Limit : 45 miles per hour (mph)				
Justification:				
No field observed factors to justify reducing speed limit below the 85th percentile speed				
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		Fred Choa, PE Registered Traffic Engineer		

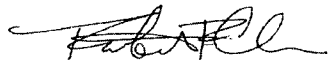
Segment Name:	Tesla Drive	Limits:	Harlan Road and Christopher Way	Expiration Date:	6/30/2026
Segment Number:	45-14				
Number of Lanes = 1 Lane in Each Direction		Traffic Volumes	Eastbound	Westbound	
Posted Speed Limit = 45 mph		Average Daily Traffic (vehicles)	500	500	
Transit Facilities = None		Heavy Vehicle Percentage	26%	26%	
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalk are not provided Bike facilities are not provided		Internal roadway system for Crossroads Commerce Center Industrial land uses located on both sides of the street			
Parking Accommodations:		Intersection Facilities			
None		Side street stop controlled at Harlan Road Side street stop controlled at Christopher Way			
Community Facilities		Accident History			
None		Accident rate and pattern Indicative of Non-Apparent Conditions?			<u>No</u>
		Current Speed Data:	Northbound	Southbound	
		50th Percentile	39 mph	39 mph	
		85th Percentile	47 mph	47 mph	
		10 mph Pace	32-41 mph	32-41 mph	
		Percent in Pace	49%	50%	
		Percent Below Pace	19%	17%	
		Percent Above Pace	32%	33%	
Recommended Speed Limit : 45 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



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Segment Name:	Louise Avenue	Limits:	Fifth Street and McKinley Avenue	Expiration Date:	6/30/2026
Segment Number:	45-15				
Number of Lanes = 2 Lanes in Each Direction		Traffic Volumes	Eastbound	Westbound	
Posted Speed Limit = 45 mph		Average Daily Traffic (vehicles)	6,200	6,225	
Transit Facilities = None		Heavy Vehicle Percentage	10%	10%	
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalk for 325 feet east of Howland / Fifth Street No sidewalk on north side of street No sidewalk on south side of street Bike facilities are not provided		Commercial / Warehousing land uses on both sides of the street			
Parking Accommodations:		Intersection Facilities			
Parking is not permitted		Traffic Signal at Howland Road / Fifth Street Traffic Signal at McKinley Avenue			
Community Facilities		Accident History			
		Accident rate and pattern Indicative of Non-Apparent Conditions?			<u>No</u>
Current Speed Data:		Eastbound	Westbound		
50th Percentile		40 mph	42 mph		
85th Percentile		46 mph	47 mph		
10 mph Pace		38-48 mph	39-49 mph		
Percent in Pace		84%	85%		
Percent Below Pace		8%	5%		
Percent Above Pace		8%	10%		
Recommended Speed Limit : 45 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



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Segment Name: Louise Avenue Limits: McKinley Avenue and East City Limit Expiration Date: 6/30/2026
 Segment Number: 45-16

Number of Lanes = 2 Lanes in Each Direction	Traffic Volumes	Eastbound	Westbound
Posted Speed Limit = 45 mph	Average Daily Traffic (vehicles)	6,100	6,100
Transit Facilities = None	Heavy Vehicle Percentage	8%	8%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
No sidewalk on north side of street No sidewalk on south side of street Bike facilities are not provided	Commercial / Warehousing land uses on both sides of the street


Parking Accommodations:	Intersection Facilities
Parking is not permitted	Traffic Signal at McKinley Avenue

Community Facilities	Accident History
	Accident rate and pattern Indicative of Non-Apparent Conditions? <u>No</u>

Current Speed Data:	Eastbound	Westbound
50th Percentile	40 mph	42 mph
85th Percentile	46 mph	47 mph
10 mph Pace	38-48 mph	39-49 mph
Percent in Pace	84%	85%
Percent Below Pace	8%	5%
Percent Above Pace	8%	10%

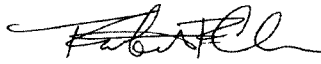
Recommended Speed Limit : 45 miles per hour (mph)

Justification:
 No field observed factors to justify reducing speed limit below the 85th percentile speed


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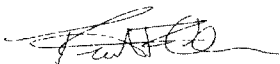
Segment Name: River Islands Pkwy	Limits: McKee Boulevard	Expiration Date: 6/30/2023
Segment Number: 45-17	San Joaquin River Bridge	
Number of Lanes = 3 Lanes in Each Direction	Traffic Volumes	Eastbound Westbound
Posted Speed Limit = 45 mph	Average Daily Traffic (vehicles)	3,600 3,600
Transit Facilities = None	Heavy Vehicle Percentage	2% 2%
Bicycle and Pedestrian Facilities:	Description of Surrounding Area:	
Sidewalk provided on south side of street Bike facilities are not provided	Residential land uses located on south of the street (not fronting River Islands Parkway) separated from street by walls Residential land uses located for 900 feet on north of the street (not fronting River Islands Parkway) separated from street by walls	
Parking Accommodations:	Intersection Facilities	
Parking is not permitted	Traffic Signal at McKee Boulevard	
Community Facilities	Accident History	
Multi-Use trail west of McKee Boulevard located on south side of the street	Accident rate and pattern Indicative of Non-Apparent Conditions?	<u>No</u>
	Current Speed Data:	Eastbound Westbound
	50th Percentile	40 mph 41 mph
	85th Percentile	45 mph 46 mph
	10 mph Pace	40-50 mph 41-47 mph
	Percent in Pace	82% 80%
	Percent Below Pace	5% 3%
	Percent Above Pace	13% 17%
Recommended Speed Limit : 45 miles per hour (mph)		
Justification:		
No field observed factors to justify reducing speed limit below the 85th percentile speed		



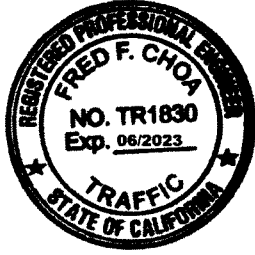
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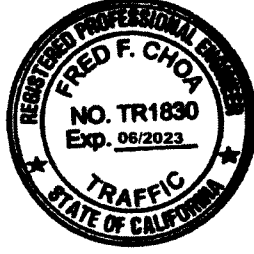


Segment Name:	Louise Avenue	Limits:	I-5	Expiration Date:	6/30/2023
Segment Number:	15		Harlan Road		
Number of Lanes = 2 Lanes in Each Direction		Traffic Volumes	Eastbound	Westbound	
Posted Speed Limit = 45 mph		Average Daily Traffic (vehicles)	9,800	9,750	
Transit Facilities = None		Heavy Vehicle Percentage	12%	12%	
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalk on north side of street Sidewalk on south side of street Bike facilities are not provided		Commercial / Retail land uses on both sides of the street			
Parking Accommodations:		Intersection Facilities			
Parking is not permitted		Traffic Signal at SB I-5 Ramps Traffic Signal at NB I-5 Ramps Traffic Signal at Harlan Road			
Community Facilities		Accident History			
		Accident rate and pattern Indicative of Non-Apparent Conditions?			<u>No</u>
		Current Speed Data:	Eastbound	Westbound	
		50th Percentile	43 mph	44 mph	
		85th Percentile	47 mph	47 mph	
		10 mph Pace	39-49 mph	40-50 mph	
		Percent in Pace	83%	88%	
		Percent Below Pace	5%	6%	
		Percent Above Pace	12%	6%	
Recommended Speed Limit : 45 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



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Segment Name:	Louise Avenue	Limits:	Harlan Road	Expiration Date:	6/30/2023
Segment Number:	16		Howland Road / 5th Street		
Number of Lanes = 2 Lanes in Each Direction		Traffic Volumes	Eastbound	Westbound	
Posted Speed Limit = 50 mph		Average Daily Traffic (vehicles)	6,200	6,175	
Transit Facilities = None		Heavy Vehicle Percentage	10%	10%	
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalk on north side of street No Sidewalk on south side of street Bike facilities are not provided		Residential and Retail land uses on north side of the street Commerical / undeveloped parcels on the south side of the street			
Parking Accommodations:		Intersection Facilities			
Parking is not permitted		Traffic Signal at Harlan Road Traffic Signal at Cambridge Drive Traffic Signal at Howland Road			
Community Facilities		Accident History			
		Accident rate and pattern Indicative of Non-Apparent Conditions?			No
		Current Speed Data:	Eastbound	Westbound	
		50th Percentile	43 mph	41 mph	
		85th Percentile	46 mph	47 mph	
		10 mph Pace	42-52 mph	41-51 mph	
		Percent in Pace	84%	85%	
		Percent Below Pace	6%	6%	
		Percent Above Pace	10%	9%	
Recommended Speed Limit : 45 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					
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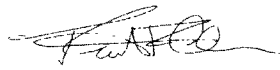
Segment Name:	Yosemite Avenue	Limits:	D'Arcy Parkway and East City Limits	Expiration Date:	6/30/2023
Segment Number:	44				
Number of Lanes = 1 Lane in Each Direction		Traffic Volumes	Eastbound	Westbound	
Posted Speed Limit = 45 mph		Average Daily Traffic (vehicles)	5,750	5,720	
Transit Facilities = None		Heavy Vehicle Percentage	10%	10%	
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalks are not provided Bike facilities are not provided		Low density housing located between D'Arcy Parkway and at-grade railroad crossing Commercial / trucking land uses located on the north side of street near at-grade railroad crossing			
Parking Accommodations:		Intersection Facilities			
Parking is not permitted		Traffic Signal at D'Arcy Parkway Stop Controlled at McKinley Avenue			
Community Facilities		Accident History			
		Accident rate and pattern Indicative of Non-Apparent Conditions?			<u>No</u>
		Current Speed Data:	Eastbound	Westbound	
		50th Percentile	39 mph	41 mph	
		85th Percentile	47 mph	47 mph	
		10 mph Pace	38-48 mph	39-49 mph	
		Percent in Pace	81%	84%	
		Percent Below Pace	7%	9%	
		Percent Above Pace	12%	7%	
Recommended Speed Limit : 45 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



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Segment Name:	Harlan Road	Limits:	Slate Street to Lathrop Road	Expiration Date:	6/30/2023
Segment Number:	45				
Number of Lanes = 1 Southbound Lane 1 Northbound Lane between Lathrop and Warren 2 Northbound Lanes between Warren and Slate		Traffic Volumes Average Daily Traffic (vehicles) Heavy Vehicle Percentage		Northbound 3,800 6%	Southbound 3,800 6%
Posted Speed Limit = 45 mph Transit Facilities = None					
Bicycle and Pedestrian Facilities:			Description of Surrounding Area:		
Sidewalk are provided on the east side of Harlan Road between Slate and 500 feet south of Warren' Bike facilities provided between Warren and Slate			Fronting commercial land uses between Lathrop Road and Warren Avenue Residential development located between Warren and Slate		
Parking Accommodations:			Intersection Facilities		
None			Traffic Signal at Lathrop Road Traffic Signal at Stonebridge Lane		
Community Facilities			Accident History		
None			Accident rate and pattern Indicative of Non-Apparent Conditions?		No
		Current Speed Data:	Northbound	Southbound	
		50th Percentile	41 mph	42 mph	
		85th Percentile	46 mph	46 mph	
		10 mph Pace	37-47 mph	38-48 mph	
		Percent in Pace	82%	87%	
		Percent Below Pace	10%	5%	
		Percent Above Pace	8%	8%	
Recommended Speed Limit : 45 miles per hour (mph)					
Justification: No field observed factors to justify reducing speed limit below the 85th percentile speed					



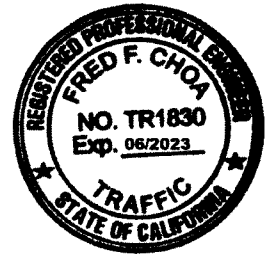
Fred Choa, PE
Registered Traffic Engineer



Segment Name:	River Islands Pkwy	Limits:	Golden Valley Parkway and McKee Boulevard	Expiration Date:	6/30/2023
Segment Number:	51				
Number of Lanes =	3 Lanes in Each Direction	Traffic Volumes	Eastbound	Westbound	
Posted Speed Limit =	45 mph	Average Daily Traffic (vehicles)	3,750	3,800	
Transit Facilities =	None	Heavy Vehicle Percentage	2%	2%	
Bicycle and Pedestrian Facilities:		Description of Surrounding Area:			
Sidewalk provided on both sides of street Bike facilities are not provided		Residential land uses located on both sides of the street separated from street by walls			
Parking Accommodations:		Intersection Facilities			
Parking is not permitted		Traffic Signal at Golden Valley Parkway Traffic Signal at McKee Boulevard Emergency signal at Lathrop-Manteca Fore Station #34			
Community Facilities		Accident History			
Lathrop-Manteca Fore Station #34 Multi-Use trail west of McKee Boulevard		Accident rate and pattern Indicative of Non-Apparent Conditions?			No
		Current Speed Data:	Eastbound	Westbound	
		50th Percentile	39 mph	39 mph	
		85th Percentile	44 mph	45 mph	
		10 mph Pace	40-50 mph	38-48 mph	
		Percent in Pace	85%	89%	
		Percent Below Pace	5%	2%	
		Percent Above Pace	10%	9%	
Recommended Speed Limit : 45 miles per hour (mph)					
Justification:					
No field observed factors to justify reducing speed limit below the 85th percentile speed					



Fred Choa, PE
Registered Traffic Engineer



Segment Name: Harlan Road **Limits:** Roth Road and Slate Street **Expiration Date:** 6/30/2023
Segment Number: 52

Number of Lanes = 1 Lane in each Direction	Traffic Volumes	Northbound	Southbound
Posted Speed Limit = 50 mph	Average Daily Traffic (vehicles)	3,100	3,100
Transit Facilities = None	Heavy Vehicle Percentage	20%	20%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
Sidewalk are not provided Bicycle facilities are not provided	Dirt shoulders along the majority of Harlan Road Fronting commercial and trucking land uses


Parking Accommodations:	Intersection Facilities
None	All way stop control at Roth Road

Community Facilities	Accident History
None	Accident rate and pattern Indicative of Non-Apparent Conditions? No

Current Speed Data:	Northbound	Southbound
50th Percentile	43 mph	42 mph
85th Percentile	47 mph	47 mph
10 mph Pace	38-48 mph	38-48 mph
Percent in Pace	88%	88%
Percent Below Pace	5%	3%
Percent Above Pace	7%	9%

Recommended Speed Limit : 45 miles per hour (mph)

Justification:
 No field observed factors to justify reducing speed limit below the 85th percentile speed



 Fred Choa, PE
 Registered Traffic Engineer



Segment Name: **McKinley Avenue** Limits: **Louise Avenue and Yosemite Avenue** Expiration Date: **6/30/2026**
 Segment Number: **50-1**

Number of Lanes = 1 Lane in Each Direction	Traffic Volumes	Northbound	Southbound
Posted Speed Limit = 50 mph	Average Daily Traffic (vehicles)	2,700	2,700
Transit Facilities = None	Heavy Vehicle Percentage	7%	7%

Bicycle and Pedestrian Facilities:

Sidewalk are not provided
 Bike facilities are not provided

Description of Surrounding Area:

Industrial land uses located on both sides of the street near Louise Avenue
 Agricultural land uses located on both sides of the street near Yosemite Avenue

Parking Accommodations:

None

Intersection Facilities

Traffic Signal at Louise Avenue
 All Way Stop controlled at Yosemite Avenue

Community Facilities

None

Accident History

Accident rate and pattern Indicative of Non-Apparent Conditions? **No**

Current Speed Data:	Northbound	Southbound
50th Percentile	45 mph	46 mph
85th Percentile	51 mph	50 mph
10 mph Pace	44-53 mph	45-54 mph
Percent in Pace	70%	68%
Percent Below Pace	18%	20%
Percent Above Pace	15%	18%

Recommended Speed Limit : 50 miles per hour (mph)

Justification:

No field observed factors to justify reducing speed limit below the 85th percentile speed.



Fred Choa, PE
 Registered Traffic Engineer



Segment Name: **Golden Valley Parkway** Limits: **Spartan Way** Expiration Date: **6/30/2023**
 Segment Number: **48** **River Islands Parkway**

Number of Lanes = 3 Lanes in Each Direction	Traffic Volumes	Northbound	Southbound
Posted Speed Limit = 50 mph	Average Daily Traffic (vehicles)	2,200	2,200
Transit Facilities = None	Heavy Vehicle Percentage	2%	2%

Bicycle and Pedestrian Facilities:	Description of Surrounding Area:
Sidewalks on the east side of the street Partial sidewalks on the west side of the street On street bike facilities are not provided	Open parcels to the west of Golden Valley Parkway Open parcels to the east of Golden Valley Parkway 50 MPH Striping on both Northbound Golden Valley Parkway 50 MPH Striping on both Southbound Golden Valley Parkway

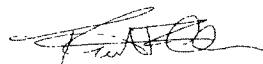
Parking Accommodations:	Intersection Facilities
Parking is not permitted	Signal control at River Islands Parkway Side street stop control at Land Park All way stop control at Spartan Way

Community Facilities	Accident History
	Accident rate and pattern Indicative of Non-Apparent Conditions? No

Current Speed Data:	Northbound	Southbound
50th Percentile	48 mph	47 mph
85th Percentile	51 mph	50 mph
10 mph Pace	44-54 mph	42-52 mph
Percent in Pace	82%	83%
Percent Below Pace	3%	6%
Percent Above Pace	15%	11%

Recommended Speed Limit : 50 miles per hour (mph)

Justification:
No field observed factors to justify reducing speed limit below the 85th percentile speed


 Fred Choa, PE
 Registered Traffic Engineer



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ITEM 5.2

CITY MANAGER'S REPORT MAY 10, 2021 CITY COUNCIL REGULAR MEETING

ITEM: **DISCUSS CIP GG 21-15 LOUISE AVENUE AND LATHROP ROAD LANDSCAPE IMPROVEMENTS AND APPROVE RELATED BUDGET AMENDMENT**

RECOMMENDATION: **Discuss and Adopt Resolution Approving the Creation of Capital Improvement Project (CIP) GG 21-15 Louise Avenue Landscape Improvements and Related Budget Amendment**

SUMMARY:

Staff is proposing the creation of Capital Improvement Project (CIP) GG 21-15 Louise Avenue and Lathrop Road Landscape Improvements for the recently constructed median islands on Louise Avenue between Interstate 5 (I-5) and Union Pacific Railroad (UPRR) crossing and the existing median islands on Lathrop Road from Cambridge Drive to 5th Street. The landscape improvements will include ground cover, shrubs, trees, irrigation and lighting.

Staff is requesting that City Council approve the creation of CIP GG 21-15 Louise Avenue and Lathrop Road Landscape Improvements. In order to recognize the revenue received from Reynolds & Brown (developer) and initiate the proposed project, staff is also requesting City Council approve a budget amendment transferring \$329,697 from Developer Contribution Fund (2710) towards the proposed project.

BACKGROUND:

Louise Avenue and Lathrop Road are major east-west corridors within the City of Lathrop that provide access to I-5 for residential, commercial, and industrial developments. Recently, the CIP PS 18-01 Louise Avenue Rehabilitation constructed improvements to Louise Avenue, including center median islands. The proposed CIP GG 21-15 will design and install landscape improvements in those median islands and the existing median islands on Lathrop Road from Cambridge Drive to 5th Street. The landscaping improvements will include ground cover, shrubs, trees, irrigation and lighting.

In May 2018, the City of Lathrop Planning Commission approved the North Crossroads Business Center Project ("Crossroads") with associated conditions of approval that will construct seven (7) industrial buildings for warehouse and manufacturing use. The conditions of approval required the developer to construct the median and parkway landscape improvements for Louise Avenue within the immediate frontage of Crossroads. To ensure that the landscaping is consistent throughout the Louise Avenue corridor, the developer contributed their fair share of the funds for the improvements to the City rather than constructing a portion of the improvements with Crossroads.

CITY MANAGER’S REPORT **PAGE 2**
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
DISCUSS CIP GG 21-15 LOUISE AVENUE AND LATHROP ROAD LANDSCAPE IMPROVEMENTS AND APPROVE RELATED BUDGET AMENDMENT

So far, the developer has provided \$329,697 that the City may use to initiate the proposed project. The City will allocate additional funding once the design phase is completed and the proposed project has an estimated cost for construction.

REASON FOR RECOMMENDATION:

Installation of new landscape on Louise Avenue and Lathrop Road will improve the roadway appearance, benefit the environment, enhance quality of life for residents, and attract new businesses to undeveloped properties in the area.

Creation of CIP GG 21-15 Louise Avenue and Lathrop Road Landscape Improvements will allow the City to begin the design phase for those landscape improvements. A budget amendment will allow the City to initiate and allocate the developer’s contribution towards the proposed project. Staff will return to Council at a later date to award a construction contract.

FISCAL IMPACT:

Staff is requesting that City Council approve the creation of CIP GG 21-15 Louise Avenue and Lathrop Road Landscape Improvements and approve a budget amendment transferring \$329,697 from Developer Contribution Fund (2710) to the proposed project as follows:


Increase Revenue		
2710-8000-372-0100		\$329,697
Increase Transfers Out		
2710-9900-990-9010		\$329,697
Increase Transfers In		
3010-9900-393-0000	GG 21-15	\$329,697
Increase Expenditures		
3010-8000-420-12-00	GG 21-15	\$329,697

ATTACHMENTS:

- A. Discuss and Adopt Resolution Approving the Creation of Capital Improvement Project (CIP) GG 21-15 Louise Avenue Landscape Improvements and Related Budget Amendment
- B. Vicinity Map – CIP GG 21-15 Louise Avenue Landscape Improvements

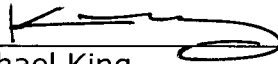
CITY MANAGER'S REPORT
MAY 10, 2021 CITY COUNCIL REGULAR MEETING
DISCUSS CIP GG 21-15 LOUISE AVENUE AND LATHROP ROAD LANDSCAPE
IMPROVEMENTS AND APPROVE RELATED BUDGET AMENDMENT

APPROVALS:



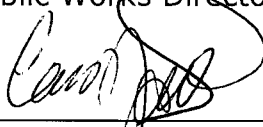
Angel Abarca
Assistant Engineer

5/4/2021
Date



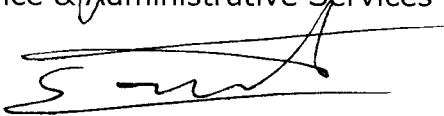
Michael King
Public Works Director

5/4/2021
Date



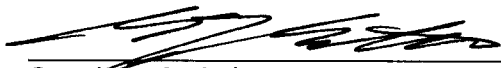
Cari James
Finance & Administrative Services Director

5/4/2021
Date



Salvador Navarrete
City Attorney

5-4-2021
Date



Stephen J. Salvatore
City Manager

5.4.21
Date

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING THE CREATION OF CAPITAL IMPROVEMENT PROJECT (CIP) GG 21-15 LOUISE AVENUE LANDSCAPE IMPROVEMENTS AND RELATED BUDGET AMENDMENT

WHEREAS, Louise Avenue and Lathrop Road are major east-west corridors within the City of Lathrop that provide access to I-5 for residential, commercial, and industrial developments; and

WHEREAS, the Capital Improvement Project (CIP) PS 18-01 Louise Avenue Rehabilitation recently constructed improvements to Louise Avenue, including center median islands; and

WHEREAS, staff is proposing the creation of CIP GG 21-15 Louise Avenue and Lathrop Road Landscape Improvements to design and install landscape improvements in those median islands and the existing median islands on Lathrop Road from Cambridge Drive to 5th Street;

WHEREAS, landscaping improvements will include ground cover, shrubs, trees, irrigation and lighting; and

WHEREAS, in lieu of constructing landscape improvements on Louise Avenue, Reynolds & Brown, the developer of the North Crossroads Business Center Project, contributed towards the landscape and irrigation improvements along their project frontage; and

WHEREAS, the developer has contributed \$329,697 that the City may use to initiate the proposed project; and

WHEREAS, the City will allocate additional funding once the design phase is completed and the proposed project has an estimated cost for construction; and

WHEREAS, staff is requesting that City Council approve the creation of CIP GG 21-15 Louise Avenue and Lathrop Road Landscape Improvements; and

WHEREAS, in order to recognize the revenue received from Reynolds & Brown and initiate the proposed project, staff is also requesting City Council approve a budget amendment transferring \$329,697 from Developer Contribution Fund (2710) towards the proposed project as follows:

Increase Revenue		
2710-8000-372-0100		\$329,697
Increase Transfers Out		
2710-9900-990-9010		\$329,697
Increase Transfers In		
3010-9900-393-0000	GG 21-15	\$329,697
Increase Expenditures		
3010-8000-420-12-00	GG 21-15	\$329,697

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby approve the creation of CIP GG 21-15 Louise Avenue and Lathrop Road Landscape Improvements; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop does hereby authorize the budget amendment transferring \$329,697 from Developer Contribution Fund (2710) towards the proposed project.

The foregoing resolution was passed and adopted this 10th day of May 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:


ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney



**CITY OF LATHROP
LOUISE AVENUE AND LATHROP ROAD LANDSCAPE IMPROVEMENTS CIP GG 21-15
VICINITY MAP**

Disclaimer: Data shown may not be accurate and is for mapping purposes only. Contact the City for more information.