CITY COUNCIL MEETING
June 21, 1991

DEVELOPMENT IMPACT

CC-46
CC-56

City Manager Peterson introduced the agenda subject "Development Impact Fees". Public Works Director presented the following responses to questions that were raised at the May 28, 1991 Development Impact Fee public hearing.

1. What is the "Value" of existing Parks and Recreation Department in $/Acre for the existing City compared to the new fees (Terry Piazza)?

Since the "existing standard" as defined is the same as that used for calculating the fee, the "value" would be the same if replacement value of existing facilities was used. The estimate for future park facilities took into account the existing inventory shown in Table 9-2 on Page 80 of the study. Thus, the new park facilities are comparable to existing facilities. Explicitly answering the question would require a more detailed inventory and additional estimates; both requiring significant staff time and consultant expense.

2. Sewer RAE schedule appears inconsistent with Design Standards and Water RAE (Steve Pechin).

The Design Standards while based on the various Master Plans, were written to cover the design of facilities within a development project. The impact fee study relied on city-wide flow data taken directly from the engineering consultants who worked on the General Plan. The unit flow factors are not necessarily the same and are more conservative in the Design Standards; thus, comparing the RAE schedule to the Design Standards will not provide consistent results.

However, in reviewing this issue, the consultant found discrepancies in both the Water and Sewer RAE schedules. The schedules have been recalculated as follows:

Category	Water RAE	Sewer RAE
Residential		
Low Density	1.00	1.00
Medium Density	1.96*	1.96*
High Density	3.49*	3.49*
East Side	1.00	1.00
PR-LD	1.00	1.00
PR-MD	1.96*	1.96*
PR-HD	3.49*	3.49*
Commercial		
Neighborhood	0.64	0.94 (was 1.25)
General	0.64	0.94 (was 1.25)
Downtown	0.64	0.94 (was 1.25)
Office	0.64	0.94 (was 1.25)

Industrial		
Light	0.26 (was 0.92)	0.42 (was 0.33)
Heavy	0.26 (was 0.92)	0.42 (was 0.33)

*Original figure was rounded to nearest 0.1; used nearest 0.01 to be consistent with other categories

3. Storm Drain RAE schedule appears inconsistent with Design Standards and Water and Sewer RAE's (Steve Pechin).

The storm drain relative factors are the same as those presently in effect. They were determined by the City in 1988 as part of the update of the Master Storm Drain System Master Plan and Fee Program. An analysis was done on the total cost of providing trunk lines, basins and pumping facilities for residential versus commercial development. The Design Standards only address runoff calculations. While it could be argued that a more refined breakdown is possible (for example, commercial versus industrial), the cost difference would be less the difference implied by the Design Standards which is only 13%.

Incidentally, the storm drain fees need to be recalculated due to land use changes in the adopted General Plan and the omission of two existing storm drain reimbursement agreements that are to be paid out of the impact fee fund.

4. How does additional water system revenue from metering affect the fee program (Steve Pechin)?

Presumably, water rates will be set to cover maintenance, replacements and contributions to general fund and no new capital facilities. Of course, actual water rates are set by the City Council. To the extent water conservation from metering reduces the need for additional wells, future updates of the General Plan and the Water Master Plan would reduce the number of new wells needed. Then the fee could go down.

5. What is the effect of removing Lodi Lake from the calculation on existing park standard (Steve Pechin)?

The lake itself accounts for 35 acres of the 101 acres of Lodi Lake Park included in the existing standard. Eliminating acreage from the existing standard and reducing the new park acreage to match the existing standard will reduce the fee. The exact reduction amount will depend on the results of the cash flow analysis. Based on the average cost of new parks, Table 1 (see Exhibit A attached) presents the approximate effect of reducing the acreages as shown.

6. Question using $100,000 per acre as value for land acquisition (Steve Pechin, Dennis Bennett, Jeff Kirst, Council).

Based on comments from other developers, staff feels the $100,000 figure is reasonable considering the City will have to have appraisals done and pay prevailing market rates at the time of purchase. This action will occur nearer to development time, thus land will be more expensive than land purchased years ago on speculation.

7. In computing the area of existing community buildings, were leased facilities included and how does it effect the program; is there a list of the existing facilities (Steve Pechin, Jeff Kirst)?

The facilities used in determining the existing standard are:

Hutchins Street Square Cafeteria	6,400	SF
Camp Hutchins Room	6,000	SF
Hutchins Street Square North Complex	19,600	SF
Hutchins Street Square Pool Area	5,400	SF
Hutchins Street Square Fine Arts Building	8,700	SF
Recreation Annex, North Stockton Street	3,500	SF*
Kofu Park Building	1,800	SF
Lee Jones Building (@ Legion Park)	900	SF
Grape Festival Pavilion**	32,000	SF*
Grape Festival Chablis Hall	9,600	SF*
Recreation Office Meeting Room	900	SF
TOTAL	94,800	SF

(use of indoor school facilities not included)
*Leased
**Pavilion only available 5-1/2 months/year

This square footage was used in determining the amount and cost of new community buildings (44,100 SF @ $100/SF = $4,410,000). Reducing this square footage has a similar effect on the fee as reducing park acreage, although the amounts are smaller. See Table 1 (Exhibit A attached) for some approximate alternatives.

8. Were revenues from renting/leasing community buildings included in the program (Steve Pechin)?

No, City policy in setting rental rates is to attempt to recover operating expenses only.

9. Police RAE's the land use is not as important a factor as the area of town (Steve Pechin).

Possibly, but this is not accounted for in the methodology and it would probably not be legal to do so.

10. Residential impact fee comparison - Tracy is going down, Galt's figure is only for certain parts of town and include Mello-Roos figures, also the comparisons are distorted, misleading and inaccurate (Dennis Bennett).

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Tracy's storm drain fee has been reduced from $5,204 to $4,564; however, many of the other categories have gone up. The total of $23,116 shown in the comparison is now $23,661. We have also been informed that a suit is being filed over Tracy's fees.

Based on correspondence from Bennett and Compton, the City's comparison is accurate except in two categories:

Water - Depending on the area being developed, the fee is $950 instead of $1,800.

NE Area - These fees were established to reduce the Mello-Roos bond payments. They are used for capital facilities including the types of facilities in Lodi's proposed program, and in our mind fit the definition of an impact fee.

Their letter provided the following fee examples:

1,331 SF home in NE area: $12,623.64
1,250 SF home not in NE area: $ 8,763.20

The City comparison showed $12,677 for a 2,000 SF home. Given the wide variation in fee programs and situations, we feel the comparison is sufficiently accurate for the purpose intended.

The fee comparisons were not intended to be precise. Doing so would require a specific project design in a specific area for each city. The proposed City of Lodi fees are based on providing the facilities listed for the General Plan service area. The City Council may, as a matter of policy, reduce the fees in order to be "competitive". However, this will transfer the burden to the General Fund and/or Utility Funds. As discussed at the public hearing, arbitrarily adjusting the fees opens the City to legal challenge. Reducing the fees can be done by:

1. Lowering the service standard and eliminating projects - This would uniformly reduce the fee in each land use category for the reduced standard fee category (i.e., Police, Fire, etc.).

2. Reduce the fee per RAE in any or all of the fee categories - This would require subsidies from other City funds in order to maintain the service standard or would mean deferring or eliminating projects, in effect reducing the level of service.

3. Directly subsidize land use categories (such as low income housing) by paying all or a portion of the fee out of the General Fund or other City funds.

11. Fee collection at Final Map versus Building Permit stage (Dennis Bennett).

Later collection will increase fees and create much more administrative burden, i.e., billing and tracking every parcel versus one map. Changing to collecting all fees at building permit would mean recalculating to a square footage basis for commercial/industrial and presumably per dwelling unit for residential. We could split with some categories at map and others at building permit. We already collect storm drain fees at map stage.

12. Parks standard distorted especially considering Lodi Lake and School acreage, need more analysis (Dennis Bennett).

The standard is a policy decision; the data is there for Council to decide. The first Parks project is a new Parks Master Plan which will more precisely define the nature of the new parks, improvements to be included, etc. Staff suggests that is the time to do more analysis and fine-tune the fee program.

School acreage was not included in the existing standard nor included in future additions since the City has no control over either situation.

13. Need more analysis on General City Facilities Fees (Dennis Bennett).

Again, this is a policy decision on the Council's part as to what projects should be paid out of fees versus the general fund or simply deleted. All the City Facilities included are needed to accommodate growth.

14. Effect on house price of borrowing money to pay fees at Final Map stage (Dennis Bennett).

The impact fees for a single-family subdivision at 5 lots per acre total $7,634 per lot. At 15% interest for 18 months, the additional cost to be passed on the home buyer is approximately $1,700 plus whatever the developer and builder mark up their costs. These numbers are comparable to a realtor's fee on a $150,000 sale ($9,000 @ 6%).

This is over-estimated however, since it includes the time spent building the house. In collecting at building permit stage, there is still 6 months' or so interest while the house is being built. In collecting at that later stage, the fee will have to be approximately 4% higher to account for the loss of interest revenue in the fee program. These two factors would reduce the additional amount approximately $800 plus markup. We also would assume that with the growth management program, we will not see excessive numbers of lots mapped so there should be a shorter time between map filing and home construction.

15. Lodi's proposed Park standard is 3.4 acres per 1,000 persons served. What is the parks standard for other agencies (Council)?

Stockton - 3 acres per 1,000 residents (considering commercial/industrial impact)

Davis - standard is area/distance based

Tracy - 3.5 acres per 1,000 residents

Manteca - 5 acres per 1,000 residents

Woodland (draft) - 3.2 acres per 1,000 persons served plus additional standards for facilities and regional parks

16. Relationship/methodology between Commercial land use and Police, Fire and General City Facilities and sales tax revenue (William Mitchell).

No credit was offered for potential sales tax revenue. These sources don't even pay for Police, Fire, and Parks and Recreation operations, let alone new capital facilities.

17. Difference/relationship between commercial fees (especially streets) based on per acre basis versus per 1,000 SF of building area (William Mitchell).

The basic decision to use General Plan land use categories to keep the fee program simple and to collect at map stage means that acreage must be used since specific project plans are not available then. This also evens out small differences in land use and is <u>much</u> simpler to administer (fewer arguments over trip rates for specific types of land use nor worrying about minor changes in land use). Given this, there will always be at least 50% of the projects who feel they are below the average and should get a fee reduction. That could be done, but only if we charge the other 50% a higher fee.

18. Why have parallel water mains on certain streets (Council)?

This is done on major streets and provides better service to what are usually large parcels needing many fire services. It reduces the need to cross the major street repeatedly which is expensive since such crossings are usually bored rather than open cut.

19. Police "existing persons served" is 80,207 per Table 7-1. This seems high (Council).

The number includes an accounting of residents and employees based on the various General Plan documents. It is consistently used in the existing land use and project land use, although it is recalculated separately for each fee category.

20. The additional number of firefighters appears to be more than that needed for the new station. Is it "top heavy" (Council)?

The projects/equipment shown on Table 8-1 are per the Fire Long Range Plan which includes:

- A 4-person "quint" (combined truck/engine) at the new Station 4, which includes 1 captain (mid-management)
- Adding a firefighter to the east side truck company
- Adding 2 fire inspectors
- Adding 1 public education specialist
- Adding 1 hazardous materials specialist

All are firefighting personnel. This is a total of 23 positions for which equipment costs only are included.

21. We are collecting fees for a fire station that will not be built for a few years (Council).

The collection of fees for future projects is in compliance with State law given that we have a long-range Capital Improvements Program.

22. Parks and Recreation, Page 78, Paragraph 2 says 770 SF is the existing building standard (Council).

That is a typographical error; the correct figure is 1,800 SF.

23. If a service club or private donation builds a park improvements, what happens to the fee (Council)?

When a project included in the fee program is funded from another source, the cost estimate would be changed at the next fee program update along with any other changes and/or cost increases; thus the total fee would be adjusted accordingly.

24. Why don't we reimburse the City for the cost of land already purchased (Council)?

That could be done. However, then the land could not be counted as part of the existing standard. For example, the semi-developed portion of Pixley Park (C-Basin) was counted in the existing standard. It could be removed from the standard and included in new parks. In some specific cases (such as the rest of C-Basin), the undeveloped land was purchased with impact fee (Master Storm Drain) funds so it would not be appropriate to "buy" it again. In other cases, such as the 13-acre Lodi Lake Park expansion, the land was acquired many years ago (more than 10) and it

would be difficult to determine the purchase terms and conditions. In the case of streets where we included recent widening projects, the cost of land (Right-of-Way acquisition) was included. We would include some allowance for park land already owned if Council so desires and City provides specific direction. This would of course increase the fee. An example is shown in Table 1.

25. Why is the level of service standard for City Hall being increased per Page 91, Table 10-1 (Council)?

The analysis for City Hall reflects that fact that the existing building is overcrowded, thus the total cost of the project cannot be placed on new development. The term "level of service standard" in this case is misleading since it is a statement of existing conditions, not a desired level of space allocation. The future total is based on the present plans for the expansion of the building and matches the projections of City Hall personnel increases throughout the life of the General Plan.

Additional Discussion

Although there were no specific questions, the issue of "affordable housing" was discussed. This issue involves much more than just impact fees and includes land prices, construction costs, interest charges, profit margins and "the Market". However, the following discussion just addresses impact fees.

Certainly anything that increases expenses to developers and builders has the potential of increasing the final sale price. The issue of "who ultimately pays" is not clear and depends on many local factors. According to the latest information staff received at a recent seminar on impact fees, there have been very few rigorous studies that attempt to answer this question. These few indicate that while there is an increase, it is "trivial" when compared against increases due to other factors.

This seminar included some discussion on the "impact" of impact fees. Ten suggestions on offsetting their impact are attached as Exhibit A. Given the City's 2% Growth Management Plan, some of these suggestions are not possible. Note that No. 7 suggests fees be charged as early as possible in the approval process. Numbers 9 and 10 and similar alternatives would require a much more active role by the City in the area of housing programs. Such programs could be handled by other public agencies on a contract basis, by a consultant, or by new City staff.

Recommendation/Action

At this point, staff needs Council direction on how to proceed with the Development Impact Fee Program in order to complete the enabling ordinance and implementing

resolution. The draft fees as presented need to be recalculated anyway because of the changes. Also, the calculations started with revenue and expenses in fiscal year 1990/91. Obviously, the program will not start then. We do wish to proceed as quickly as possible; the City cannot collect any of its county-wide 1/2¢ sales tax (Measure K) allocations until we have a traffic fee in place.

Council decisions are needed on the following issues that have been raised which will also affect the fee calculation:

1. RAE Schedules - In addition to the water and sewer changes, if the Council has questions/concerns on other schedules (such as Parks and Recreation and commercial/industrial land use), these should be resolved.

2. Projects/Standards - A decision should be made on the project list and standards used, especially in Parks and Recreation where the most questions were raised; also the land value figure should be agreed upon.

3. Fee Collection - The issue of collecting at Final Map versus Building Permit is critical. In changing to building permit, staff would recommend changing the residential acre equivalent factors (RAE's) to a dwelling unit and 1,000 SF commercial/industrial basis.

Also presented for Council review was the ~~following~~ attached Revised Draft (June 20, 1991) of the proposed 1991 Fee and Service Charge Schedule.

Following a lengthy discussion, with questions being posed by members of the Lodi City Council and members of the audience, the City Council took the following actions:

a) On motion of Council Member Snider, Sieglock second, the City Council determined that the Parks Standards as described in the Fee Study, including the acreage standard of 3.4 acres per 1,000 persons served, be adopted. The motion carried by the following vote:

Ayes: Council Members - Pennino, Sieglock, Snider and Hinchman (Mayor)

Noes: Council Members - Pinkerton

Absent: Council Members - None

b) On motion of Council Member Sieglock, Hinchman second, the City Council unanimously voted that the parks residential acre equivalent factors described in the Fee Study be approved and that a Parks and Recreation Master Plan study be done.

c) On motion of Mayor Hinchman, Sieglock second, the City Council unanimously voted that all of the projects shown in the Fee Study be included in the Fee Program.

d) On motion of Council Member Snider, Sieglock second, the City Council unanimously voted that the Fee Program provide for fees to be collected at Final Subdivision Map or, when not applicable, at Building Permit.

4/21/91

GUIDELINES AND STANDARD CONDITIONS APPLYING TO ALL NEW DEVELOPMENT

I. PROPOSED OPERATION OF PHASED ALLOCATION PLAN

Five Year Plan
A "rolling" five-year phasing period will be in effect, whereby the City will annually plan the unit phasing for an additional year, and make modifications as needed to prior phasing determinations. Annual amendments will, however, be limited to approving additional areas or units for earlier phasing, but not removing earlier phasing approval unless requested by the applicant, upon legal expiration of an approved tentative map, or other circumstances particular to that project.

City consideration for modifying prior allocations should include financial commitments (subdivision improvement agreements, etc.) and requirements of executed development agreements.

II. GUIDELINES

The following are the guidelines that apply to the phased allocation system and the standard conditions that apply to all projects within the phasing system. Exception or modification to these Guidelines is subject to approval from the City Council and would require the adoption of a resolution.

A. EXCEPTIONS:

The following types of uses would be permitted to be processed and approved at any time, in addition to those base units approved for the 5-year phasing plan, provided all development conditions are met and required infrastructure is or will be provided:

1. Housing units granted allocations prior to adoption of the Phased Allocation Plan provided the original project has not been rezoned; these units are subject to the standard conditions adopted in the corresponding allocation, rather than those of this phasing plan;

2. All commercial and industrial development, until and unless the City Council finds probable cause that the proposed timing of such development threatens the City's fiscal balance relative to Prop. 4 (Gann limit);

2

3. All types of development, including residential, within the Core Area;

4. Infill residential development on 10 gross acres or less for lots created prior to January 1, 1989, and with a residential land use designation on the General Plan Map, such lots may be further subdivided;

5. Affordable housing units meeting or exceeding the designated inclusionary standards for very low and low, 50% and 80%, respectively, of median income for the MSA.

B. STANDARDS AND CRITERIA FOR PROJECTS INCLUDED IN THE ALLOCATION SYSTEM:

1. Each project shall be considered based on a master plan sketch map and any other information provided by a project applicant.

2. Each project allocation shall include a review for adequacy of existing and anticipated City services and facilities.

3. Unless specifically released with the project approval, a minimum of 15 percent of the lots are to be sold to other builders, including owner/builders, not to include those builders who are otherwise included in the current 5-year phasing plan. The developer is required to sell such lots to other builders and a good faith effort at sales must be demonstrated. The Community Development Director may recommend releasing the project from this requirement, subject to City Council approval. The intent is to provide construction opportunities for local, small builders within major development areas of the City.

4. The degree to which the affordable housing or other incentives are being met will be examined and taken into account at the time of the annual review.

5. Each project shall be required to submit an internal project phasing plan, including the proposed phasing for both single-family and multi-family units approved during the 5-year Phased Allocation Plan at the tentative map or final planned development stage of each project approval.

6. INCLUSIONARY HOUSING: Phasing of all residential projects involving lots, existing as of January 1, 1989, that are more than 10 gross acres in size are to be subject to the project's provision for inclusionary housing units. Inclusionary housing units are those affordable to moderate, low, or very low income households as per standards defined by HUD. These units are also referred to as "affordable units" in this plan.

   a. The inclusionary housing provisions shall be as adopted by the City in the General Plan and shall include adopted implementing programs, if any. As applicable each development project shall:

      1) Designate the location of inclusionary units for specified parcels on either the tentative map or the final planned development map. If a developer defers such designation to the final planned development map stage, additional environmental review may be necessary.

      2) Construct inclusionary units prior to or concurrently with the allocated market rate units to be constructed during the five-year development phase.

   b. If a density bonus option is exercised, the number of increased units approved could be constructed in addition to the base allocation of units for that project. The additional units due to a density bonus may not be constructed before the designated affordable units are being constructed, or have been constructed.

7. PROJECT BUILD-OUT: Any project which is approved for development would be permitted to build-out within a maximum of 15 years from the first year the project was allocated units, provided minimum development conditions are met. A project may be permitted to build-out in less than 15 years.

A minimum of 50 percent of the remaining units of a residential project may be developed during the 6th through the 10th year after the first units were complete, and the balance of the units may be developed during the 11th

through the 15th year after the first units were completed. During each of the 15 years which would constitute the maximum permitted build-out period, some portion of the remaining units will be permitted to be constructed each year. The annual determination of this number will occur during the annual updates of the 5-year Phased Allocation Plan.

8. BUILDING PERMIT APPLICATION: Building permits for the number of units eligible for issuance within a given fiscal year will not be accepted prior to July 1 for the following fiscal year, with one initial exception. For 1989 only, building permits will be accepted one month prior to the beginning of the fiscal year, i.e. June 1st.

C. ANNUAL REVIEW PROCEDURES FOR MONITORING DEVELOPMENT PROGRESS

1. Staff will review actual development of all projects within the current 5-year phasing period, relative to the unit completion projections. All applicants of projects within the prior 5-year phasing period are requested to submit either:

   a) Confirmation of intent to proceed with development schedule as proposed in the initial phasing plan for the next fiscal year;

   b) Requests to delay the timing of development of units from that proposed in the initial annual phasing.

2. Staff will analyze and report to the Planning Commission and City Council on overall development status, including development of affordable units, and any request for delays in initial proposed development, and will propose findings regarding any reasons for development delays which appear to be beyond the control of the developer(s), versus those determined to be within the control of project developers. Reasons beyond the control of the developer would include regional and/or national detrimental economic conditions such as prohibitively high interest rates, or a major recession.

   Based on evidence regarding lack of due diligence in

developing units and upon making appropriate findings, the City may act to revoke units previously allocated, by rescinding and/or suspending allocation of units for subsequent years.

If the above action is taken, the commitment to permit a maximum build-out within 15 years from the first year in which the project received an allocation could also be rescinded.

3. Any requests for modifications to annual unit allocations for a project are to be included in the developer's report on the construction status of the projects allocated units. Interim modification requests may be considered only when necessitated by economic and financial constraints. All such requests shall include information as requested by the City, and shall be subject to the approval of the Planning Commission and City Council.

4. Housing units which are allocated, but for which building permits are not issued, in any given fiscal year, may receive building permits in the succeeding fiscal year and shall not be subject to administrative review through the annual review process. Housing units which have been allocated for more than two fiscal years prior to the annual review, but for which building permits have not been issued, shall be subject to City review.

D. PROJECTS NOT INCLUDED IN INITIAL 5 YEAR ALLOCATION: Zoning and development applications for projects not included within the initial 5 year allocation will be processed for approval, consistent with Council-approved staff workload and determination of General Plan consistency.

(phs.con/jr2)

BENNETT & COMPTON

June 6, 1991

Mr. Jack Ronsko, Public Works Director
Mr. Richard Prima, Assistant City Engineer
CITY OF LODI
221 W. Pine
Lodi, CA 95241

Gentlemen,

I am writing at the request of Dennis Bennett regarding the discussion of residential impact fee comparisons during the May 28th workshop. Mr. Ronsko requested any additional information we may have regarding the fee structure in Galt, a community in which we are developing and building.

I would like to start by delineating "impact" fees from "standard" fees. Following the order of the exhibit labeled "residential impact fee comparison", I offer the following:

WATER: This is not an impact fee, but a hookup fee. The $1,800.00 cost is charged only if the project is <u>not</u> participating in a well development program, i.e. on-site well, storage tank, or participation in an assessment district that provides these facilities. Of the 4 on-going projects we are building in Galt, and the 5 future projects we are developing, all are participating in assessment districts, thus our water fee will be $950.00 per unit, payable at building permit. I should add that to my knowledge there are no subdivisions in Galt of any size, (25 lots or more), that are paying the $1,800.00 water fee.

SEWER: The $3,000.00 fee shown is the hookup fee for all projects in the City and is paid at permit.

STORM DRAIN: This fee represents the acreage drainage fee paid prior to final map approval. The fee is $1,800.00 per gross acre and has been at that level for at least 3 years.

STREETS & ROADS: The amount shown of $1,139.00 per unit is representative of the traffic Capitol impact fee changed at building permit, if the project is <u>outside</u> the Northeast Specific Plan Area. Projects within the NEASP area are charged $550.00 per unit at building permit.

POLICE & FIRE AND GENERAL CITY FACILITIES: These fees are accurate representations of the capitol impact fees charged City-wide and payable at building permit.

777 South Ham Lane, Suite L • P.O. Box 1597 • Lodi, California 95241 • (209) 334-6385 • (209) 467-8090 • State License No. 434035

ROUTE 104/TWIN CITIES ROAD,
NE AREA IMPROVEMENTS, AND
NE AREA WATER STORAGE: These fees are unique to projects within the NE area. They are not "impact fees"; they are per unit costs of providing the improvements described and other infrastructure, such as road construction, sewer tank lines, etc. These fees came into existence at the request of the landowners within the NE area in an effort to keep Mello Roos tax assessments at a maximum $500.00 per year per lot level. These 3 fees are paid at building permit.

Not including school fees our most recent permits paid in Galt are as follows:

1331 sq. ft. within NE area	$12,623.64
1250 sq. ft. outside NE area	$ 8,763.20

In May of this year, a 60 lot project we own was approved as a final map in Galt. The total fees collected by the City for that project were approximately $166,000.00, or $2,766.00 per lot. None of the final map fees paid were impact fees. I have included the cost breakdown for that project for your files.

As I stated in a previous workshop session, and Dennis Bennett stated during the May 28 session, we feel strongly that impact fees should be charged at a point in time after final map. Other than a small portion of General City Facilities, Fire, and Police, the impacts created on the services are non-existent until well after home construction begins. As Dennis stated during the May 28 workshop, the additional carrying costs of a project having to pay impact fees at final map will significantly impact the cost of housing in Lodi, which is already unaffordable to over 75% of it's residents.

Should you have any questions regarding the above, please feel free to contact Dennis or myself. We look forward to developing (again!) in Lodi.

Sincerely yours,

Dale N. Gillespie
Project Coordinator

DNG/rle

cc: Dennis Bennett
City Council Members
Tom Peterson, City Manager

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EXHIBIT A

FEE SCHEDULE - MITCHELL ESTATES

1.	Parkland Dedication	$100,182.70
2.	Computerized Input	$ 400.00
3.	Map Updates	$ 440.00
4.	Final Map Review	$ 553.00
5.	Addressing	$ 190.00
6.	Plan Check	$ 14,366.28
7.	Inspection	$ 21,732.57
8.	Storm Drain	$ 25,614.00
9.	Materials Testing (deposit)	$ 4,000.00
	TOTAL	$165,683.55

CITY OF LODI
PUBLIC WORKS DEPARTMENT

1991 Fee and Service Charge Schedule

Development Impact Mitigation Fees

Revised Draft - 6/20/91

RAE = Residential Acre Equivalent

Land Use Category	Total Fee per Acre	Water RAE	Water Fee/Acre	Sewer RAE	Sewer Fee/Acre	Storm Drainage RAE	Storm Drainage Fee/Acre	Streets RAE	Streets Fee/Acre
Residential									
Low Density	$39,160	1.00	$5,500	1.00	$1,080	1.00	$7,380	1.00	$5,380
Medium Density	$59,820	1.96	$10,780	1.96	$2,120	1.00	$7,380	1.96	$10,540
High Density	$105,200	3.49	$19,200	3.49	$3,770	1.00	$7,380	3.05	$16,410
East Side Residential	$41,130	1.00	$5,500	1.00	$1,080	1.00	$7,380	1.00	$5,380
Planned Low Density	$39,160	1.00	$5,500	1.00	$1,080	1.00	$7,380	1.00	$5,380
Planned Med. Density	$59,820	1.96	$10,780	1.96	$2,120	1.00	$7,380	1.96	$10,540
Planned High Density	$105,200	3.49	$19,200	3.49	$3,770	1.00	$7,380	3.05	$16,410
Commercial									
Neighborhood	$40,280	0.64	$3,520	0.94	$1,020	1.33	$9,820	1.90	$10,220
General	$48,270	0.64	$3,520	0.94	$1,020	1.33	$9,820	3.82	$20,550
Downtown	$40,280	0.64	$3,520	0.94	$1,020	1.33	$9,820	1.90	$10,220
Office	$53,530	0.64	$3,520	0.94	$1,020	1.33	$9,820	3.27	$17,590
Industrial									
Light	$29,930	0.26	$1,430	0.42	$450	1.33	$9,820	2.00	$10,760
Heavy	$28,870	0.26	$1,430	0.42	$450	1.33	$9,820	1.27	$6,830

		Police RAE	Police Fee/Acre	Fire RAE	Fire Fee/Acre	Parks & Recreation RAE	Parks & Recreation Fee/Acre	General City RAE	General City Fee/Acre
Residential									
Low Density		1.00	$1,130	1.00	$510	1.00	$11,810	1.00	$6,370
Medium Density		1.77	$2,000	1.96	$1,000	1.43	$16,890	1.43	$9,110
High Density		4.72	$5,330	4.32	$2,200	2.80	$33,070	2.80	$17,840
East Side Residential		1.09	$1,230	1.10	$560	1.10	$12,990	1.10	$7,010
Planned Low Density		1.00	$1,130	1.00	$510	1.00	$11,810	1.00	$6,370
Planned Med. Density		1.77	$2,000	1.96	$1,000	1.43	$16,890	1.43	$9,110
Planned High Density		4.72	$5,330	4.32	$2,200	2.80	$33,070	2.80	$17,840
Commercial									
Neighborhood		4.28	$4,840	2.77	$1,410	0.32	$3,780	0.89	$5,670
General		2.59	$2,930	1.93	$980	0.32	$3,780	0.89	$5,670
Downtown		4.28	$4,840	2.77	$1,410	0.32	$3,780	0.89	$5,670
Office		3.72	$4,200	2.46	$1,250	0.54	$6,380	1.53	$9,750
Industrial									
Light		0.30	$340	0.64	$330	0.23	$2,720	0.64	$4,080
Heavy		0.19	$210	0.61	$310	0.33	$3,900	0.93	$5,920

See Note 4.

Reference: LMC §15.64.xxx & Resolution 91-xxx

Notes

1. This schedule is a summary only; refer to the reference cited for details of applicability and interpretations.
2. LMC = Lodi Municipal Code; PWD = Public Works Department
3. Fees must be paid before work is scheduled or applicable Map/Permit issued.
4. Special area assessments or charges required by reimbursement agreements are not included in this summary.

Approved: Jack L. Ronsko, Public Works Director Date

MEMORANDUM, City of Lodi, Public Works Department

TO: City Council
City Manager

FROM: Public Works Director

DATE: June 20, 1991

SUBJECT: Development Impact Fees - Public Hearing Questions and Responses

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Following are responses to questions raised at the May 28 Development Impact Fee public hearing. The questions are paraphrased from the tape of the meeting. Some additional discussion is provided at the end of the memo.

1. What is the "Value" of existing Parks and Recreation Department in $/Acre for the existing City compared to the new fees? (Terry Piazza)-

   Since the "existing standard" as defined is the same as that used for calculating the fee, the "value" would be the same if replacement value of existing facilities was used. The estimate for future park facilities took into account the existing inventory shown in Table 9-2 on Page 80 of the study. Thus, the new park facilities are comparable to existing facilities. Explicitly answering the question would require a more detailed inventory and additional estimates; both requiring significant staff time and consultant expense.

2. Sewer RAE schedule appears inconsistent with Design Standards and Water RAE (Steve Pechin) -

   The Design Standards, while based on the various Master Plans, were written to cover the design of facilities within a development project. The impact fee study relied on city-wide flow data taken directly from the engineering consultants who worked on the General Plan. The unit flow factors are not necessarily the same and are more conservative in the Design Standards; thus, comparing the RAE schedule to the Design Standards will not provide consistent results.

   However, in reviewing this issue, the consultant found discrepancies in both the Water and Sewer RAE schedules. The schedules have been recalculated as follows:

Category	Water RAE	Sewer RAE
Residential		
Low Density	1.00	1.00
Medium Density	1.96*	1.96*
High Density	3.49*	3.49*
East Side	1.00	1.00
PR-LD	1.00	1.00
PR-MD	1.96*	1.96*
PR-HD	3.49*	3.49*
Commercial		
Neighborhood	0.64	0.94 (was 1.25)
General	0.64	0.94 (was 1.25)
Downtown	0.64	0.94 (was 1.25)
Office	0.64	0.94 (was 1.25)
Industrial		
Light	0.26 (was 0.92)	0.42 (was 0.33)
Heavy	0.26 (was 0.92	0.42 (was 0.33)

*Original figure was rounded to nearest 0.1; used nearest 0.01 to be consistent with other categories

3. Storm Drain RAE schedule appears inconsistent with Design Standards and Water and Sewer RAE's (Steve Pechin) -

   The storm drain relative factors are the same as those presently in effect. They were determined by the City in 1988 as part of the update of the Master Storm Drain System Master Plan and Fee Program. An analysis was done on the total cost of providing trunk lines, basins and pumping facilities for residential versus commercial development. The Design Standards only address runoff calculations. While it could be argued that a more refined breakdown is possible (for example, commercial versus industrial), the cost difference would be less the difference implied by the Design Standards which is only 13%.

   Incidentally, the storm drain fees need to be recalculated due to land use changes in the adopted General Plan and the omission of two existing storm drain reimbursement agreements that are to be paid out of the impact fee fund.

4. How does additional water system revenue from metering affect the fee program? (Steve Pechin) -

   Presumably, water rates will be set to cover maintenance, replacements and contributions to general fund and no new capital facilities. Of course, actual water rates are set by the City Council. To the extent water conservation from metering reduces the need for additional wells, future updates of the General Plan and Water Master Plan would reduce the number of new wells needed. Then the fee could go down.

5. What is the effect of removing Lodi Lake from the calculation on existing park standard? (Steve Pechin) -

   The lake itself accounts for 35 acres of the 101 acres of Lodi Lake Park included in the existing standard. Eliminating acreage from the existing standard and reducing the new park acreage to match the existing standard will reduce the fee. The exact reduction amount will depend on the results of the cash flow analysis. Based on the average cost of new parks, Table 1 presents the approximate effect of reducing the acreages as shown.

6. Question using $100,000 per acre as value for land acquisition (Steve Pechin, Dennis Bennett, Jeff Kirst, Council) -

   Based on comments from other developers, staff feels the $100,000 figure is reasonable considering the City will have to have appraisals done and pay prevailing market rates at the time of purchase. This action will occur nearer to development time, thus land will be more expensive than land purchased years ago on speculation.

7. In computing the area of existing community buildings, were leased facilities included and how does it affect the program; is there a list of the existing facilities? (Steve Pechin, Jeff Kirst) -

   The facilities used in determining the existing standard are:

Hutchins Street Square Cafeteria	6,400 SF	
Camp Hutchins Room	6,000 SF	
Hutchins Street Square North Complex	19,600 SF	
Hutchins Street Square Pool Area	5,400 SF	
Hutchins Street Square Fine Arts Building	8,700 SF	
Recreation Annex, North Stockton Street	3,500 SF	leased
Kofu Park Building	1,800 SF	
Lee Jones Building (@ Legion Park)	900 SF	
Grape Festival Pavilion	32,000 SF	leased*
Grape Festival Chablis Hall	9,600 SF	leased
Recreation Office Meeting Room	900 SF	
	94,800 SF	Total

   (use of indoor school facilities not included)
   *Pavilion only available 5½ months/year

   This square footage was used in determining the amount and cost of new community buildings (44,100 SF @ $100/SF = $4,410,000). Reducing this square footage has a similar effect on the fee as reducing park acreage, although the amounts are smaller. See Table 1 for some approximate alternatives.

8. Were revenues from renting/leasing community buildings included in the program? (Steve Pechin) -

   No, City policy in setting rental rates is to attempt to recover operating expenses only.

9. Police RAE's the land use is not as important a factor as the area of town (Steve Pechin) -

   Possibly, but this is not accounted for in the methodology and it would probably not be legal to do so.

10. Residential impact fee comparison - Tracy is going down, Galt's figure is only for certain parts of town and include Mello-Roos figures, also the comparisons are distorted, misleading and inaccurate (Dennis Bennett) -

    Tracy's storm drain fee has been reduced from $5,204 to $4,564, however, many of the other categories have gone up. The total of $23,116 shown in the comparison is now $23,661. We have also been informed that a suit is being filed over Tracy's fees.

    Based on correspondence from Bennett and Compton, the City's comparison is accurate except in two categories:

    Water - Depending on the area being developed, the fee is $950 instead of $1,800.

    NE Area - These fees were established to reduce the Mello-Roos bond payments. They are used for capital facilities including the types of facilities in Lodi's proposed program, and in our mind fit the definition of an impact fee.

    Their letter provided the following fee examples:

    1,331 SF home in NE area: $12,623.64
    1,250 SF home not in NE area: $ 8,763.20

    The City comparison showed $12,677 for a 2,000 SF home. Given the wide variation in fee programs and situations, we feel the comparison is sufficiently accurate for the purpose intended.

    The fee comparisons were not intended to be precise. Doing so would require a specific project design in a specific area for each city. The proposed City of Lodi fees are based on providing the facilities listed for the General Plan service area. The City Council may, as a matter of policy, reduce the fees in order to be "competitive". However, this will transfer to burden to the General Fund and/or Utility Funds. As discussed at the public hearing, arbitrarily adjusting the fees opens the City to legal challenge. Reducing the fees can be done by:

    1) Lowering the service standard and eliminating projects - This would uniformly reduce the fee in each land use category for the reduced standard fee category (i.e., Police, Fire, etc.).

    2) Reduce the fee per RAE in any or all of the fee categories - This would require subsidies from other City funds in order to maintain the service standard or would mean deferring or eliminating projects, in effect reducing the level of service.

3) Directly subsidize land use categories (such as low income housing) by paying all or a portion of the fee out of the General Fund or other City funds.

11. Fee collection at Final Map versus Building Permit stage (Dennis Bennett) -

Later collection will increase fees and create much more administrative burden, i.e., billing and tracking every parcel versus one map. Changing to collecting all fees at building permit would mean recalculating to a square footage basis for commercial/industrial and presumably per dwelling unit for residential. We could split with some categories at map and others at building permit. We already collect storm drain fees at map stage.

12. Parks standard distorted especially considering Lodi Lake and School acreage, need more analysis (Dennis Bennett) -

The standard is a policy decision; the data is there for Council to decide. The first Parks project is a new Parks Master Plan which will more precisely define the nature of the new parks, improvements to be included, etc. Staff suggests that is the time to do more analysis and fine-tune the fee program.

School acreage was not included in the existing standard nor included in future additions since the City has no control over either situation.

13. Need more analysis on General City Facilities Fees (Dennis Bennett) -

Again, this is a policy decision on the Council's part as to what projects should be paid out of fees versus the general fund or simply deleted. All the City Facilities included are needed to accommodate growth.

14. Effect on house price of borrowing money to pay fees at Final Map stage (Dennis Bennett) -

The impact fees for a single-family subdivision at 5 lots per acre total $7,634 per lot. At 15% interest for 18 months, the additional cost to be passed on the home buyer is approximately $1,700 plus whatever the developer and builder mark up their costs. These numbers are comparable to a realtor's fee on a $150,000 sale ($9,000 @ 6%).

This is over-estimated however, since it includes the time spent building the house. In collecting at building permit stage, there is still 6 months' or so interest while the house is being built. In collecting at the later stage, the fee will have to be approximately 4% higher to account for the loss of interest revenue in the fee program. These two factors would reduce the additional amount to approximately $800 plus markup. We also would assume that with the growth management program, we will not see excessive numbers of lots

mapped so there should be a shorter time between map filing and home construction.

15. Lodi's proposed Park standard is 3.4 acres per 1,000 persons served. What is the parks standard for other agencies (Council) -

    Stockton - 3 acres per 1,000 residents (considering commercial/industrial impact)

    Davis - standard is area/distance based

    Tracy - 3.5 acres per 1,000 residents

    Manteca - 5 acres per 1,000 residents

    Woodland (draft) - 3.2 acres per 1,000 persons served plus additional standards for facilities and regional parks

16. Relationship/methodology between Commercial land use and Police, Fire and General City Facilities and sales tax revenue (William Mitchell) -

    No credit was offered for potential sales tax revenue. These sources don't even pay for Police, Fire, and Parks and Recreation operations, let alone new capital facilities.

17. Difference/relationship between commercial fees (especially streets) based on per acre basis versus per 1,000 SF of building area (William Mitchell) -

    The basic decisions to use General Plan land use categories to keep the fee program simple and to collect at map stage means that acreage must be used since specific project plans are not available then. This also evens out small differences in land use and is much simpler to administer (fewer arguments over trip rates for specific types of land use nor worrying about minor changes in land use). Given this, there will always be at least 50% of the projects who feel they are below the average and should get a fee reduction. That could be done, but only if we charge the other 50% a higher fee.

18. Why have parallel water mains on certain streets? (Council) -

    This is done on major streets and provides better service to what are usually large parcels needing many fire services. It reduces the need to cross the major street repeatedly which is expensive since such crossings are usually bored rather than open cut.

19. Police "existing persons served" is 80,207 per Table 7-1. This seems high. (Council) -

    The number includes an accounting of residents and employees based on the various General Plan documents. It is consistently used in the existing land use and project land use, although it is recalculated separately for each fee category.

20. The additional number of firefighters appears to be more than that needed for the new station. Is it "top heavy"? (Council) -

    The projects/equipment shown on Table 8-1 are per the Fire Long Range Plan which includes:

    - A 4-person "quint" (combined truck/engine) at the new Station 4, which includes 1 captain (mid-management)
    - Adding a firefighter to the east side truck company
    - Adding 2 fire inspectors
    - Adding 1 public education specialist
    - Adding 1 hazardous materials specialist

    All are firefighting personnel. This is a total of 23 positions for which equipment costs only are included.

21. We are collecting fees for a fire station that will not be built for a few years (Council) -

    The collection of fees for future projects is in compliance with State law given that we have a long-range Capital Improvement Program.

22. Parks and Recreation, Page 78, Paragraph 2 says 770 SF is the existing building standard (Council) -

    That is a typographical error; the correct figure is 1,800 SF.

23. If a service club or private donation builds a park improvement, what happens to the fee? (Council) -

    When a project included in the fee program is funded from another source, the cost estimate would be changed at the next fee program update along with any other changes and/or cost increases; thus the total fee would be adjusted accordingly.

24. Why don't we reimburse the City for the cost of land already purchased? (Council) -

    That could be done. However, then the land could not be counted as part of the existing standard. For example, the semi-developed portion of Pixley Park (C-Basin) was counted in the existing standard. It could be removed from the standard and included in new parks. In some specific cases (such as the rest of C-Basin), the undeveloped land was purchased with impact fee (Master Storm Drain) funds so it would not be appropriate to "buy" it again. In other cases, such as the 13-acre Lodi Lake Park expansion, the land was acquired many years ago (more than 10) and it would be difficult to determine the purchase terms and conditions. In the case of streets where we included recent widening projects, the cost of land (Right-of-Way acquisition) was included. We would include some allowance for park land already owned if Council so desires and City provides specific direction. This would of course increase the fee. An example is shown in Table 1.

25. Why is the level of service standard for City Hall being increased per Page 91, Table 10-1? (Council) -

The analysis for City Hall reflects that fact that the existing building is overcrowded, thus the total cost of the project cannot be placed on new development. The term "level of service standard" in this case is misleading since it is a statement of existing conditions, not a desired level of space allocation. The future total is based on the present plans for the expansion of the building and matches the projections of City Hall personnel increases throughout the life of the General Plan.

Additional Discussion

Although there were no specific questions, the issue of "affordable housing" was discussed. This issue involves much more than just impact fees and includes land prices, construction costs, interest charges, profit margins and "the Market". However, the following discussion just addresses impact fees.

Certainly anything that increases expenses to developers and builders has the potential of increasing the final sale price. The issue of "who ultimately pays" is not clear and depends on many local factors. According to the latest information staff received at a recent seminar on impact fees, there have been very few rigorous studies that attempt to answer this question. These few indicate that while there is an increase, it is "trivial" when compared against increases due to other factors.

This seminar included some discussion on the "impact" of impact fees. Ten suggestions on offsetting their impact are attached as Exhibit A. Given the City's 2% Growth Management Plan, some of these suggestions are not possible. Note that No. 7 suggests fees be charged as early as possible in the approval process. Numbers 9 and 10 and similar alternatives would require a much more active role by the City in the area of housing programs. Such programs could be handled by other public agencies on a contract basis, by a consultant, or by new City staff.

Recommendation/Action

At this point, staff needs Council direction on how to proceed with the Development Impact Fee Program in order to complete the enabling ordinance and implementing resolution. The draft fees as presented need to be recalculated anyway because of the changes in the final adopted General Plan and the Water and Sewer RAE factor changes. Also, the calculations started with revenue and expenses in fiscal year 1990/91. Obviously, the program will not start then. We do wish to proceed as quickly as possible; the City cannot collect any of its county-wide 1/2¢ sales tax (Measure K) allocations until we have a traffic fee in place.

Council decisions are needed on the following issues that have been raised which will also affect the fee calculation:

1. RAE Schedules - In addition to the water and sewer changes, if the Council has questions/concerns on other schedules (such as Parks and Recreation and commercial/industrial land use), these should be resolved.

2. Projects/Standards - A decision should be made on the project list and standards used, especially in Parks and Recreation where the most questions were raised; also the land value figure should be agreed upon.

3. Fee Collection - The issue of collecting at Final Map versus Building Permit is critical. In changing to building permit, staff would recommend changing the residential acre equivalent factors (RAE's) to a dwelling unit and 1,000 SF commercial/industrial basis.

Jack L. Ronsko
Public Works Director

JLR/RCP/mt

cc: Concerned Citizens
Nolte and Associates
McDonald and Associates
Assistant City Engineer
Department Heads

Table 1
APPROXIMATE PARKS AND RECREATION IMPACT FEE REVISIONS

	"Existing" Standard	Future Additions	Cost of Future Additions	Fee per PAE	Diff.
Parks					
With Lodi Lake	177.8 Ac	83.0 Ac	$12,991,000*	$11,810	--
Deduct Lake 35 Acres	142.8 Ac	66.7 Ac	$10,440,000 (approx.)	$10,210	-$1,600
Deduct 50% of Lake 35 Acres	160.3 Ac	74.8 Ac	$11,710,000 (approx.)	$11,000	-$ 810
Community Buildings					
With All Facilities	94,800 SF	44,100 SF	$ 4,410,000	$11,810	--
Deduct All Leased Facilities	49,700 SF	23,120 SF	$ 2,312,000 (approx.)	$10,490	-$1,320
Prorate Pavilion SF	77,470 SF	36,040 SF	$ 3,604,000 (approx.)	$11,310	-$ 500
Land Reimbursement					
Lodi Lake 13 Acre Expansion	--	--	$ 1,300,000 (approx.)	$12,630	+$ 820

*Master Plan, Community Buildings, and miscellaneous projects subtotal $5,749,000 for $18,740,000 total program

Exhibit A

Offsetting the Impacts of Impact Fees

Connerly (1988) argues that impact fees are simply bad policy because of their tendency to force higher prices and thereby displace lower- and middle-income households. Huffman, Nelson, Smith, and Stegman (1988) warn that impact fees may displace development to areas that may be less able cope with that development. They also warn of fiscal effects. The problem is that public officials have not generally come to grips with these or other effects of impact fees. Where impact fees are relatively small, however as they seem to be at the present time in most communities assessing them -- any impact of impact fees will be practically meaningless.

Nevertheless, where communities are concerned about prospective adverse impacts of impact fees, they may pursue any of several mitigating policies (Weitz, 1984). The aim of such policies is to shift as much of the burden back to owners of vacant land as possible, soften the magnitude of impact fee effects on housing prices by encouraging greater land use intensity, and distribute the remaining burden among tenants of new development and developers so that no party is burdened with the whole impact. What exactly are those policies? Ten are suggested here.

1. Assure that long-range community plans adequately foresee future development demand by providing enough land for that development. That land must be provided with suitable infrastructure. These efforts will keep the land market from internalizing supply shortages attributable solely to unserviced land.

2. Give adequate advance notice to developers of impending impact fees. This may be done through public hearings and delayed effective dates. The objective is to give developers enough time to negotiate more favorable land purchase prices.

3. Tailor impact fees to the effects that specific developments will have on communities. Fixed fees fail to account for projects have relatively higher impacts because of their location in more congested areas. Setting fees by service area of facilities is one workable solution.

4. Attempt to provide a competitive market. In a tight market where demand for developable land exceeds supply in the short term, public officials might allow greater development density (where facilities can accommodate it), or allow annexations.

5. Assure consistent land use practices. When landowners perceive that zoning or planning changes are easily acquired, they will force developers to pay prices reflecting those expectations. Communities should hold firm to land use designations.

6. Many communities under-assess vacant land or extend it certain open space tax preferences. Such practices subsidize speculative behavior, allow landowners to hold land for longer periods, and enable landowners to demand higher prices than the market would otherwise justify. They should be reconsidered.

7. Assess impact fees at the stage in the development process that can have the least impact on prices. Consideration might be given to assessing the fees upon approval of a project. This has the effect of forcing developers to internalize the fee as a cost before selling land to builders. It should encourage developers to negotiate lower land prices.

As a practical matter, the farther along in the development process the fee is assessed, the more likely it will passed along to buyers. Assessing the fee at the building permit stage has the advantage of raising revenue approximately when the impact is felt while keeping the fee relatively far away from buyers. Assessing fees upon completion or explicitly shifting fees to buyers will not put downward pressure on sellers of vacant, buildable land and will instead guarantee forward linkage of the fee.

8. Communities should consider more flexible use of local improvement districts. If communities can extend to new development lower borrowing rates and allow repayment of the fee over a long period of time, the potentially adverse effects of impact fees may be greatly reduced.

9. Communities should aggressively pursue subsidized housing programs offered by the federal and state governments. Connerly (1988), for example, calculates that the impact fee burden on lower-income households can be nearly completely eliminated by use of federal low income housing tax credits.

10. Some communities pay the impact fee for lower- and middle-income housing from the general fund or other sources. This has many attractive features. First, there is little adverse impact on the construction of affordable housing. Second, the impact fee revenues are in fact raised and put into necessary, earmarked accounts for use by specific facilities. Third, it is the community at-large that subsidizes such housing with payment of the fees. Loveland, Colorado, and Broward County, Florida, are among communities that do this.

Communities should consider an impact fee mitigation policy package comprised of the combination of those policies that together show the greatest promise for offsetting the impacts of impact fees.

Source: "A Practitioner's Guide to Development Impact Fees" by James C. Nicholas, Arthur C. Nelson, Julian Juergensmeyer

Course notebook from 1991 seminar on Development Impact Fees

MEMORANDUM, City of Lodi, Public Works Department

TO: City Manager
Department Heads

FROM: Public Works Director

DATE: January 23, 1991

SUBJECT: Administrative Draft of Impact Fee Study

Attached is a copy of the administrative draft of the Impact Fee Study prepared by Nolte/Angus McDonald. Richard Prima will be attending our next Department Head meeting on January 28 to review with all of us the general concepts that were used in the development of this proposal. Richard will hopefully be able to answer any general or minor questions that you have concerning your portion of the study at this meeting. If necessary, we will make arrangements to also meet with you on an individual basis to discuss this draft.

It is important that we provide our comments back to Nolte/McDonald by February 1 in order that we can keep this project moving ahead. Once this draft is revised, the Public Works staff, together with Nolte/McDonald, will be meeting with local developers and engineers to review this document. We do not want to make this information public until this draft is revised.

Table 2.2 shows a recap of all proposed fees.

If you have any questions concerning this prior to the Department Head meeting, please contact me.

Jack L. Ronsko
Public Works Director

JLR/mt

Attachment

cc: Assistant City Engineer
Nolte and Associates, Wally Sandelin

MCM9103/TXTW.02M


NOLTE and ASSOCIATES
Engineers / Planners / Surveyors

ADMINISTRATIVE DRAFT

CITY OF LODI

DEVELOPMENT IMPACT FEE STUDY

JANUARY 22, 1991

PREPARED BY:

NOLTE AND ASSOCIATES
ANGUS MCDONALD AND ASSOCIATES

ADMINISTRATIVE DRAFT

CITY OF LODI

DEVELOPMENT IMPACT FEE STUDY

Prepared for:

CITY OF LODI

Prepared by:

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(415) 548-7599

January 22, 1991

Administrative Draft - January 21, 1991

Summary of Responsibilities

Description of Item	Prepared By	Approved By
Development Forecast		
Assignment of Burden to Land Use		
Project Cost Estimates Interchanges		
Other Projects		
Allocation of Project Costs Among Construction Years		
Development Impact Fee Estimates	Geoffrey Richman Angus McDonald & Associates	Angus McDonald Angus McDonald & Associates
Legal Adequacy and Form		
Approved for Transmittal to City Council		

RP202-B

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CHAPTER 1

INTRODUCTION

INTRODUCTION

The enactment of AB 1600 (Government Code §66000 et. seq.) has generated formal and stringent requirements for documenting the basis for valid development impact fees. In response to the changing legal climate, as well as the desire to have a comprehensive financing plan for the various public facilities in Lodi, the current fees must be updated and new numerous fees need to be implemented.

The goal of the Public Facilities Financing Plan is to prepare development impact fees which will provide funds to construct various types of improvements such that the City of Lodi's adopted level of service is maintained throughout the planning period. This goal will be attained consistent with the requirements of AB 1600.

Purpose of the Fee

The purpose of the development impact fees is to provide adequate financing for the various public facility projects that are required to implement the City's General Plan. The fee is imposed such that new development will bear its fair share of providing adequate infrastructure.

The fees collected will be used to finance the design, construction, and inspection of streets and roads, Water, Sewer, Drainage, Parks and Recreation, Police, Fire, and General City facilities. The fee revenue will also be used for a major update of the fee program, which is to be performed every 5 years.

Planning Period

The proposed General Plan before the City of Lodi covers a planning period of April 1987 to 2007. For the purposes of the fee study, the planning period was broken down into fiscal year increments: 1990/91, 1991/92, 1992/93, 1993/94, 1994/95, 1995/96, 1996/97, 1997/98, 2001/02, 2002/03 and 2006/07. The planning increments are the basis for projecting fee collections, capital improvement expenditures and cash flow analyses.

Basis of Costs

Capital improvement schedules have been prepared for the Proposed General Plan that cover water, sewer, storm drainage, streets and roads, police, fire, and General City facilities. Capital costs included in the general facilities category are, for example, city hall expansion and remodel, library

construction, fee program monitoring, parking lot construction, and miscellaneous projects not falling into other infrastructure categories. Project descriptions for each project were developed with the assistance of City staff, other City-retained consultants, and the authors. For each major project, estimates of cost have been prepared utilizing current cost data from the City, recent bids for similar projects, contractors and suppliers. Estimates of cost are based upon January 1, 1990 dollars throughout this report. Estimates of construction cost are based upon the Engineering News Record 20-Cities Average Construction Cost Index for January 1990 of 4673.

Background - Development Forecast

The first step in calculating a valid development impact fee is to prepare a forecast of the timing and rate at which the City will develop. This forecast must be consistent with Lodi's General Plan and Growth Management Ordinance.

The development forecast serves two purposes:

- The development forecast provides the basis for determining when the required infrastructure must be completed to maintain the targeted level of service set forth by the City.
- The development forecast plays a significant role in forecasting cash flow. The amount of development that occurs throughout the planning period determines the amount of the fee and the development in any particular year determines the total dollars that are available to fund improvement projects.

The forecast of final mapping was prepared per gross acre by the City of Lodi and is presented in Appendix A. Because the City will collect these fees at the time of the final subdivision map is recorded, a forecast of final mapping was used to estimate the inflow of cash. A second forecast was prepared by the City that presented the timing of construction and is also provided in Appendix B. Forecasts of construction reflect the estimate of cash outlay for capital improvements. The annual update of the fee program will include an assessment of the extent to which development in Lodi has been occurring as forecasted. If rates of development begin to depart substantially from expectations, the development forecast and fee program will be updated based on a forecast that reflects then-current expectations.

Residential Acre Equivalents

After the amount of development was forecast for each land use category, a conversion was made into the number of Residential Acre Equivalents (RAE's) that would be developed, for each category of public improvements. An RAE factor measures the use or burden a land use places on a category of public improvements (e.g., water supply or roadway improvements) relative to the use

or burden placed on those improvements by an acre of single family dwellings in the low-density residential category.

As one simple example, the water service RAE factors reflect relative water consumption. Since the Low Density residential category is selected as the use from which all other land uses are measured, this land use category has a RAE factor for all services equal to the expected density of 1.0 unit per acre. All other RAE factors for the category of public services being considered are scaled relative to this "base" RAE factor for the Low Density land use category.

For this example, the RAE factors for water are calculated in the following manner for low density and medium density residential land use categories. Assume a population and unit density as shown below.

Land Use	Population	Unit Density
Low Density	2.75/unit	5/acre
Medium Density	2.25/unit	12/acre

Also, assume a per capita average water consumption of 285 gallons per day. Therefore, the water demand per acre can be calculated as follows:

Low Density: Demand = 2.75 x 5 x 285 = 3,919 gal/day/acre

Medium Density: Demand = 2.25 x 12 x 285 = 7,695 gal/day/acre

By this method, the results indicate that the demand of medium density residential land exerts a 2 times (7695/3919 = 1.96) greater demand upon water supply and transmission facilities than does low density residential. Therefore, a RAE factor of 2.0 is assigned to medium density residential for water remembering, of course, that low density residential is the baseline having a RAE factor of 1.0.

CHAPTER 2

METHODOLOGY AND RESULTS

SUMMARY OF FUNDING SOURCES

Capital improvement projects to support the Proposed General Plan and other City improvements are to be funded through a number of sources. In the course of identifying Proposed General Plan capital improvements, a number of existing deficiencies were identified in each of the service areas that are not to be funded by development impact fees. City staff has projected, where possible, the sources of funds to finance those projects and/or portions of projects that are not development related as summarized in Table 2-1.

Phasing of Improvements for Maximum Efficiency

The matching of required public improvement projects to revenues from the development impact fee program was an iterative process that included close coordination with the Growth Management Plan. Two objectives were served:

- The location and timing of new public improvements in Lodi were planned to help assure an orderly and cost-efficient pattern of development.
- Public improvements were timed to assure that Level of Service (LOS) targets for each service were maintained.

Insofar as practical, the growth rates that are part of the Growth Management Plan can be accommodated throughout the City. Development can occur simultaneously in several areas of the City, rather than be concentrated in one area at a time. A temporary quasi-monopoly on supply of developable land is avoided.

The following paragraphs describe some of the basic assumptions and concepts that were used in arriving at project phasing. Additional information concerning specific facilities is included at the end.

Assumptions/Concepts

The following assumptions and concepts guided the process of preparing the development forecast and staging public improvements to meet LOS targets.

- Development of new residential land will be limited such that the population will grow at 2% based on the September 1989 population. This allows more units (acres) in the early years than in middle years due to "catch up" after the wastewater moratorium.

TABLE 2-1

01/22/91

SUMMARY OF ESTIMATED CAPITAL IMPROVEMENT PROGRAM COSTS AND FUNDING SOURCES

	CITY SHARE OF TOTAL CONSTRUCTION CO	GENERAL FUND	WATER FUND	SEWER FUND	SAN JOAQUIN COUNTY	STORM DRAIN FUND	STATE AND FEDERAL FUND	GAS TAX FUND	LOCAL OPTION SALES TAX FUND (1)	OTHER	IMPACT FEE FUND
1. Water Service	$8,571,869	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,571,869
2. Sewer Service	$1,815,753	$154,500	$0	$24,000	$0	$0	$0	$0	$0	$785,500	$851,753
3. Storm Drainage	$16,927,000	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$16,907,000
4. Streets and Roads	$14,706,187	$109,300	$0	$0	$287,000	$0	$36,000	$187,500	$2,242,000	$0	$11,844,387
5. Parks and Recreation	$36,872,000	$7,273,300	$0	$0	$0	$0	$0	$0	$0	$11,046,600	$18,852,100
6. Police	$2,576,000	$0	$0	$0	$0	$0	$0	$0	$0	$146,000	$2,430,000
7. Fire	$2,185,000	$1,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$1,085,000
8. General City Facilities	$15,581,219	$1,339,270	$167,500	$0	$0	$0	$0	$0	$0	$0	$14,074,449
TOTAL:	$98,105,028	$9,896,370	$167,500	$24,000	$287,000	$0	$36,000	$187,500	$2,242,000	$11,978,100	$73,196,558

(1) Includes Measure K Funding

- Commercial development will tend to follow residential development, except where one major development is currently being processed (Lodi Shopping Center, also called Sunwest Plaza, at the SE corner of Lower Sacramento Road and Kettleman Lane).

- Industrial development was assumed to grow uniformly.

- The implementation of the Growth Management Plan will discourage new developments that require extraordinary extension of utilities or other improvements, such as trunk lines through agricultural property. This will help lower the cost of development and reduce disruption of agricultural activities.

Procedure for Staging Public Improvements

The specific steps that led to the staged Capital Improvements Program are described in the following paragraphs.

- The annual number of units to be allowed was converted to acres based on an average of seven units per acre per the Draft General Plan.

- Sub-areas surrounding the City were identified based on available storm drain basins, utility trunk lines, major streets, General Plan limits, and natural boundaries.

- The acreages were matched with the sub-areas and broken into three phases: one 7 year block followed by two 5 year blocks.

- The above two steps were repeated until the acreage provided in each phase matched the number of units in the first step.

The majority of the projects were then placed in the appropriate phase coinciding with development of the adjacent area. This would include projects in which the impact fee fund would be used in conjunction with frontage improvements by a developer such as for oversized lines and major street crossings. As noted in the assumptions, there should be few cases in which a utility must be extended outside the development. (Exceptions and clarifications are noted below.)

Careful attention was paid to the timing of construction of public improvements, compared to increases in development and demand for services. Each improvement was staged to insure that it would be completed and in place before the actual level of service had declined below the City's Level Of Service target.

In support of the objective of avoiding degradation of service level, the City of Lodi intends to collect development impact fees in advance of the date of

final inspection or the date a Certificate of Occupancy is issued. Delaying residential fees to the time of occupancy would assure that completion of public improvements would considerably lag the residential development that is creating a significant percentage of the demand for the improvements. To avoid this situation, the City's fee ordinances provide that development impact fees are due at the time that a final subdivision map is filed. Public capital improvements can then be constructed in parallel with the process of readying parcels for development and constructing residences. The service capacity provided by the public improvements can be in place at the time that increased demand actually occurs.

The present document constitutes a "...proposed construction schedule or plan..." for seventeen years. The various fee ordinances will ensure that "...an account has been established and funds appropriated..." Accordingly, the requirements of Government Code Section 66007 have been met. Lodi can collect residential impact fees in advance of final inspection or occupancy.

Comments on Specific Projects and Services

The following paragraphs explain the reasons for the staging of certain key projects.

Transportation

- The Highway 12 (Kettleman Lane) Project Study Report was placed early in the program. This Report will take some time to do and the results will affect the scope and cost of subsequent projects.
- Street capacity improvements were phased based on examination of the present and future volumes, capacity of existing improvements and the capacity after the new improvement.

Parks and Recreation

- The Master Plan Study was placed early since it will take some time to do and the results will affect the scope and cost of subsequent projects.
- Parks would be completed by the end of the phase in which adjacent development occurred.

Water

- No new wells would be required in 1990/91 since no annexations/new housing would be occupied in that year.

- Wells were added in each of 15 of the remaining 16 years in the Program. It was assumed that the first wells to be added would not require Granular Activated Carbon (GAC) filtration units. Since the water system is highly interconnected, wells need not be constructed within the area that is being developed. It is possible to decide where to drill an individual well at the time that the additional capacity is required.

Police, Fire and General Facilities

- Projects were phased based on discussions with the Police and Fire Chiefs and other department heads.

- The west side fire house was placed in the first phase since it is located in the corresponding area.

Identifying Projects Curing Existing Deficiencies

The entire list of capital improvements was reviewed to identify projects which primarily cured existing deficiencies. Projects that were excluded from the fee program based on this evaluation are any type of replacement, repair or renovation of an existing facility which provides for little or no added capacity.

In addition, large projects, or groups of projects, in Parks and Recreation, Police and General City Facilities were evaluated on an individual basis. The results of this level of analysis is that certain projects were split between new development (fee program funded) and existing development (other financing source).

Two Tier Fee - The Case of Lodi General City Facilities

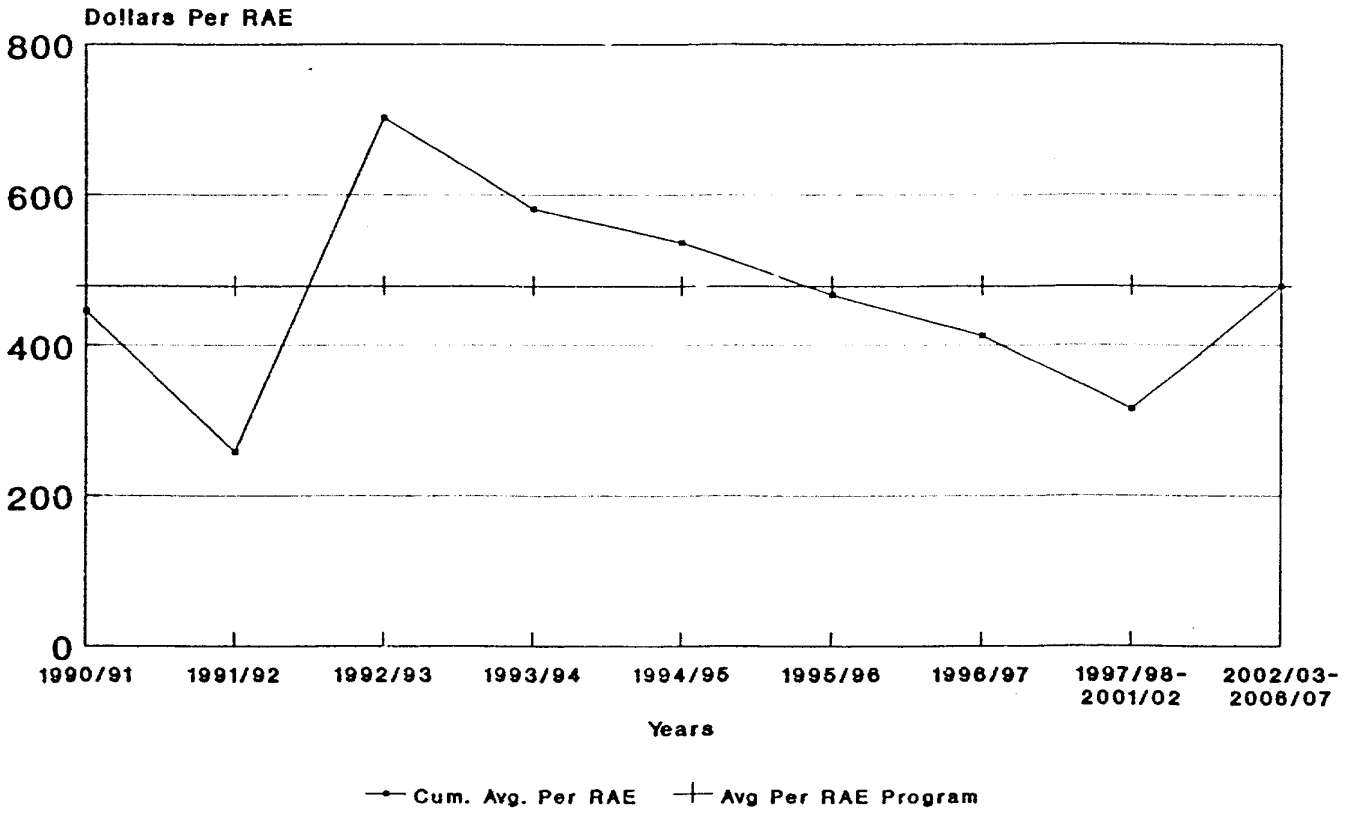
An example from Lodi's fee program can illustrate the concept of the two tier fee. The example is illustrated in Figure 2-1. The General City facilities fee can be summarized with the following facts. (All figures are in constant January 1, 1990 dollars):

- During the period from 1990/91 through 2001/02 the total cost of the improvements to provide capacity required to serve new development at the targeted level of service is $8,093,369. The projects funded by the General City Facilities fee are not curing any existing deficiencies.

FIGURE 2-1

Sewer Fee - City of Lodi

Cumulative Average Cost Per RAE



- During 1990/91 through 2001/02, a total of 1,568 General City Facilities Residential Acre Equivalents (RAEs) will develop.

- The average cost in the period 1990/91 through 2001/02 is $5,161 per RAE and the fee necessary to fund the improvements in this period is $5,482 per RAE. (The slight difference is due to interest payments, which are explained subsequently.)

- The improvements constructed during 1990/91-2001/02 will provide some capacity that will be available to serve development after 2001/02. The capacity available to development after 2001/02 is a by-product of "lumpy projects" (e.g. the City Hall expansion) which can not be broken down into smaller units. The creation of some excess capacity, incidental to the demand created by new development, is frequently unavoidable for temporary periods of time.

If development for period 2002/03-2006/07 happens, only an additional $1,550,400 is required to serve the 721 RAEs forecasted to develop in this period at the targeted level of service. This would require a fee of only $2,150 per RAE <u>if</u> the increment of growth occurring between 2002/03 and 2006/07 were charged for necessary incremental capacity and were allowed to enjoy, at no cost, the incidental excess capacity financed by those who developed between 1990/91 and 2001/02.

This "free ride" would be inequitable. On the other hand, a fee during the period 2002/03-2006/07 of $4,482 would be sufficient to fund the improvements slated for this period, as well as fully reimburse a fair share of the incidental excess capacity funded by development in 1990/91-2001/02. The fee during 2002/03-2006/07 is higher than the average cost through 2006/07 of $4,212 because the funds collected subject to contingent reimbursement are reimbursed with interest, based on a rate 2% above inflation.

Conceptual Issues and Concerns

The nature and timing of the General City Facility projects is such that they are required to provide the targeted level of service to the new development leading up to their construction. The projects will provide incidental excess capacity which future development would then buy into. However, it should be noted that the requirement for the capacity a project is providing, and the timing of its construction is based on the development occurring <u>prior to</u> its construction, not afterwards. In other words, if development occurred which triggered the requirement for the project to be built, and no other development subsequently occurred, that project would still be required to provide the desired level of service for the then existing development. This is an engineered finding supported by Nolte and Associates.

Separate fees are recommended for two distinct time periods.

1. **Fee For The Period 1990/91-2001/02:** The impact fees collected during this period would finance the improvements that are required to meet Lodi's level of service target for new development during this time period. Further, improvements financed by these fees are the minimal set of improvements that will provide the capacity required to serve the new development over this period. Due to the fact that projects must be built as complete units they unavoidably provide excess capacity incidental to the demand that would be placed on them by new development through the year 2000.

2. **Fee For The Period 2002/03-2006/07:** The fee charged during the period this period would be sufficient to meet three requirements:

   - The additional facilities required to serve new development in the period 2002/03-2006/07 would be funded.
   - Those who necessarily financed incidental excess capacity during the period 1990/91-2001/02 would be reimbursed with interest compounded on the balance due (at 2% real).
   - The final balance in each fee account would be approximately zero.

The fee for the period 1990/91-2001/02 has two components:

Portion of Fee <u>Not</u> Subject To Contingent Reimbursement: This component is collected per acre of development and charged for the entire planning period.

Portion of Fee Subject To Contingent Reimbursement: The portion of the fee subject to contingent reimbursement is imposed per acre on new development in the earlier years of the fee program to insure funding for improvements on a timely basis. If development occurs according to the forecast, this charge would not be imposed through the entire planning period. Those who develop in the early years would be reimbursed from fee receipts from future development if, and when, that development occurs. The reimbursement would include interest over the period for the portion subject to contingent reimbursement that was outstanding. The reimbursement is not guaranteed as it is contingent on future development actually occurring.

Method of Calculation

The portion of the fee <u>not</u> subject to contingent reimbursement is approximately equal to the total cost of all improvements, divided by the total number of RAE's that have been forecast to develop through the year 2006/07. This relationship is approximate, rather than exact, because the balances in each development fee account earn interest, and interest is earned

by, and paid on, the outstanding portion of the fee that is subject to contingent reimbursement.

The calculation of the portion of the fee subject to contingent reimbursement is more complex. A heuristic algorithm is employed and successive modifications of three separate variables are made. The first two variables are the level of the portion subject to contingent reimbursement and the years it is collected. The third variable is the years in which the portion subject to contingent reimbursement, plus accrued interest, is repaid from the funds then available in the development fee account.

A project phasing schedule is prepared, as determined by the development forecast and the adopted service standard, showing the timing of the expenditures required for each improvement. A forecast of Residential Acre Equivalents is prepared, then converted into a forecast of the amount of fee not subject to contingent reimbursement and fee subject to contingent reimbursement that will be collected in each year. The fee and cost of capital improvements are inflated for purposes of analysis at the same rate. However, it was assumed that the inflation effects on the fee are lagged one year due to the fact that the fee is only updated at the end of each year.

The amount of both components of the fee, along with the years the portion subject to contingent reimbursement is imposed, and subsequently repaid, are successively manipulated until:

- All projects have been constructed at their then actual year cost;
- All yearly deficits in the Development Fee account have been eliminated;
- The portion subject of contingent reimbursement balance, along with accumulated interest, has been fully repaid. The balance in this account at the end of the planning period is zero;
- Only a nominal surplus remains in the Development Fee account at the end of the planning period.

Summary of Fees

A summary of the development impact fees is presented by General Plan land use category in Table 2-2. This summary presents the summation of the impact fee imposed for each of the relevant facility categories in the public facilities financing plan. The fee for each particular category of public improvement is presented in the applicable chapter (e.g. Streets and Roads - Chapter 6). Each fee, except the sewer impact fee is imposed citywide throughout the entire planning period, and a portion of the fee is subject to contingent reimbursement.

TABLE 2-2
SUMMARY OF DEVELOPMENT IMPACT FEES
ALL SERVICES

Land Use Categories	Unit	Total All Fees: Portion Not Subject To Contingent Reimbursement	Total All Fees: Portion Subject To Contingent Reimbursement	Total All Fees: Total	Water: Portion Not Subject To Contingent Reimbursement	Water: Portion Subject To Contingent Reimbursement	Water: Total	Sewer: Portion Not Subject To Contingent Reimbursement	Sewer: Portion Subject To Contingent Reimbursement	Sewer: Total	Storm Drainage: Portion Not Subject To Contingent Reimbursement	Storm Drainage: Portion Subject To Contingent Reimbursement	Storm Drainage: Total	Streets & Roads: Portion Not Subject To Contingent Reimbursement	Streets & Roads: Portion Subject To Contingent Reimbursement	Streets & Roads: Total
RESIDENTIAL																
Low Density	Acre	$38,915	$2,610	$41,525	$4,167	$0	$4,167	$500	$260	$760	$7,800	$275	$8,075	$4,726	$100	$4,826
Medium Density	Acre	$58,164	$4,067	$62,220	$8,374	$0	$8,374	$1,000	$520	$1,520	$7,800	$275	$8,075	$9,261	$196	$9,457
High Density	Acre	$102,467	$8,136	$110,622	$14,655	$0	$14,655	$1,750	$910	$2,660	$7,800	$275	$8,075	$14,411	$305	$14,716
East Side Residential	Acre	$41,023	$2,798	$43,821	$4,167	$0	$4,167	$500	$260	$760	$7,800	$275	$8,075	$4,726	$100	$4,826
PLANNED RESIDENTIAL																
Low Density	Acre	$38,915	$2,610	$41,525	$4,167	$0	$4,167	$500	$260	$760	$7,800	$275	$8,075	$4,726	$100	$4,826
Medium Density	Acre	$58,164	$4,067	$62,220	$8,374	$0	$8,374	$1,000	$520	$1,520	$7,800	$275	$8,075	$9,261	$196	$9,457
High Density	Acre	$102,467	$8,135	$110,622	$14,655	$0	$14,655	$1,750	$910	$2,660	$7,800	$275	$8,075	$14,411	$305	$14,716
COMMERCIAL																
Neighborhood Commercial	Acre	$40,311	$4,463	$44,774	$2,680	$0	$2,680	$625	$325	$950	$10,374	$366	$10,740	$8,978	$190	$9,168
General Commercial	Acre	$46,647	$3,768	$50,615	$2,680	$0	$2,680	$625	$325	$950	$10,374	$366	$10,740	$18,050	$382	$18,432
Downtown Commercial	Acre	$40,311	$4,463	$44,774	$2,680	$0	$2,680	$625	$325	$950	$10,374	$366	$10,740	$8,978	$190	$9,168
Office Commercial	Acre	$80,361	$5,725	$86,086	$2,680	$0	$2,680	$625	$325	$950	$10,374	$366	$10,740	$42,100	$891	$42,991
INDUSTRIAL																
Light Industrial	Acre	$32,334	$1,770	$34,104	$3,852	$0	$3,852	$165	$86	$251	$10,374	$366	$10,740	$9,450	$200	$9,650
Heavy Industrial	Acre	$32,233	$2,031	$34,264	$3,852	$0	$3,852	$165	$86	$251	$10,374	$366	$10,740	$6,001	$127	$6,128
Industrial Reserve	Acre	$32,334	$1,770	$34,104	$3,852	$0	$3,852	$165	$86	$251	$10,374	$366	$10,740	$9,450	$200	$9,650

Land Use Categories	Unit	Police: Portion Not Subject To Contingent Reimbursement	Police: Portion Subject To Contingent Reimbursement	Police: Total	Fire: Portion Not Subject To Contingent Reimbursement	Fire: Portion Subject To Contingent Reimbursement	Fire: Total	Parks and Recreation: Portion Not Subject To Contingent Reimbursement	Parks and Recreation: Portion Subject To Contingent Reimbursement	Parks and Recreation: Total	General City Facilities: Portion Not Subject To Contingent Reimbursement	General City Facilities: Portion Subject To Contingent Reimbursement	General City Facilities: Total
RESIDENTIAL													
Low Density	Acre	$1,241	$425	$1,666	$516	$200	$716	$12,021	$0	$12,021	$7,923	$1,350	$9,273
Medium Density	Acre	$2,201	$754	$2,955	$1,017	$393	$1,410	$17,178	$0	$17,178	$11,322	$1,929	$13,251
High Density	Acre	$5,853	$2,005	$7,858	$2,240	$865	$3,105	$33,619	$0	$33,619	$22,158	$3,776	$25,934
East Side Residential	Acre	$1,347	$461	$1,808	$569	$220	$788	$13,197	$0	$13,197	$8,698	$1,482	$10,180
PLANNED RESIDENTIAL													
Low Density	Acre	$1,241	$425	$1,666	$516	$200	$716	$12,021	$0	$12,021	$7,923	$1,350	$9,273
Medium Density	Acre	$2,201	$754	$2,955	$1,017	$393	$1,410	$17,178	$0	$17,178	$11,322	$1,929	$13,251
High Density	Acre	$5,853	$2,005	$7,858	$2,240	$865	$3,105	$33,619	$0	$33,619	$22,158	$3,776	$25,934
COMMERCIAL													
Neighborhood Commercial	Acre	$5,318	$1,821	$7,139	$1,435	$554	$1,990	$3,816	$0	$3,816	$7,085	$1,207	$8,292
General Commercial	Acre	$3,218	$1,102	$4,320	$1,000	$386	$1,385	$3,816	$0	$3,816	$7,085	$1,207	$8,292
Downtown Commercial	Acre	$5,318	$1,821	$7,139	$1,435	$554	$1,990	$3,816	$0	$3,816	$7,085	$1,207	$8,292
Office Commercial	Acre	$4,820	$1,582	$6,202	$1,274	$492	$1,766	$6,543	$0	$6,543	$12,145	$2,070	$14,215
INDUSTRIAL													
Light Industrial	Acre	$374	$128	$502	$333	$128	$461	$2,726	$0	$2,726	$5,061	$862	$5,923
Heavy Industrial	Acre	$232	$79	$311	$318	$123	$441	$3,953	$0	$3,953	$7,338	$1,250	$8,588
Industrial Reserve	Acre	$374	$128	$502	$333	$128	$461	$2,726	$0	$2,726	$5,061	$862	$5,923

Each fee will be fine-tuned annually to reflect inflation and other minor adjustments.

The various fee ordinances should provide for an automatic annual increase in proportion to the Engineering News Record Construction Cost Index, in the event that, for what ever reason, a more refined annual update is not done.

Further, each fee will be subjected to a major revision every five years and every time an event occurs, such as a General Plan update, which could have a significant effect on the fee. A major update should reflect changes in the development forecast, timing of proposed projects, the project list itself, and changes in cost since the last revision. A major revision (5 year update) of the financing plan should extend the time frame so that no less than 15 years worth of growth and required projects are used to determine the fee structure.

Changes In Land Use Entitlements

Parcel may undergo redevelopment or a change to a more intensive land use. The development impact fees that will be due reflect the <u>difference</u> between the fee appropriate to the more intense use and the fee that would have been appropriate to the previous use. In concept, the various classes of infrastructure had the capacity to meet the demand placed by the original land use. The intensification of use will create additional demand. Additional capacity must be purchased through the incremental development impact fee.

The opposite example to an intensification of use would be a parcel that develops at a use that is less intense than its land use entitlement. The various fee ordinances should provide for a "exception procedure" to deal with instances that simply were not contemplated at the time that the ordinance was adopted. As a generalization exceptions should be granted sparingly. Facilities were sized based on the expected land uses and in many cases capacity will be provided in advance of total demand because of the inability to build certain classes of projects in stages. If exceptions are granted easily, particularly in the later years of the planning period, sufficient development impact fees will not be available to complete the Capital Improvements Program.

An additional consideration is that although a parcel may be developed initially in a less intense use, it may undergo redevelopment in future years. As a specific example assume that a parcel with commercial entitlements is originally developed as a residence. The full commercial fee would be due. If, subsequently the parcel was redeveloped, it would receive credit for the fact that the full commercial fee had been paid. Only if the future use was more intense than the commercial land use category would a higher fee be due.

The amount and timing of redevelopment and reuse cannot be predicted with any accuracy. Accordingly, the development forecast on which the fees were based includes only new development. If proposals for significant amounts of redevelopment or reuse are forthcoming in future years, the effect of this can be considered during the annual update of the fee ordinances.

Successfully implementing a 17 year, $73,196,558. Capital Improvements Program is a major undertaking. It will require a very serious effort at program management and monitoring of actual performance as compared to plan.

The Capital Improvements Program contains specific line items to provide the cost of staff or consultant services to act as Program Manager for the Capital Improvements Program. A budget is also provided for a major General Plan Update/Capital Improvements Program and Development Impact Fee Update every fifth year.

The program management function should include a responsibility to monitor actual performance compared to plan. This monitoring function can be combined with any environmental impact monitoring program that is recommended either in Environmental Impact Report (EIR) on each update of the City's update of the General Plan or in the EIR's for major projects.

The monitoring function can also include a responsibility to monitor actual fiscal performance of the City compared to the expectations that were forecast in the fiscal analysis of the General Plan.

CHAPTER 3

WATER SERVICE

OVERVIEW

Water service to Lodi residents is provided by the City. Major components of the water system include wells, distribution piping and a single elevated storage tank. The following sections will describe the City's existing supply and distribution facilities, current planning for expansion of the system, policy relating to cost sharing for major facilities, and existing water service deficiencies.

Supply

Water for the City of Lodi is pumped directly from wells located within the City limits. At present, wells discharge directly into the distribution system. Of the 25 existing wells in the City, 20 are currently producing. Two wells are not producing due to contamination and a third well is being equipped for production.

Water quality in the aquifers tapped by City wells is generally good. Recently adopted Department of Health Service (DHS) standards for dibromochloropropane (DBCP) will impact the City because the DBCP concentration at 12 well sites exceeds the new State standard. Presently, the City is preparing to conduct pilot studies of granular activated carbon filtration units to remove the DBCP from the water. With respect to DBCP, the better wells are located in the northeast sector of the General Plan area.

Groundwater levels within the basin have steadily dropped over the last years. Concerns for salt water intrusion is a regional concern but may not be a threat to Lodi due to influence of the Mokelumne River as a major contributor to replenishment of the groundwater basin.

Well yields in Lodi are good. Individual wells produce an average of 1,600 gallons per minute. Pumping levels vary across the well field by approximately 80 feet, with the shallowest water in the northeast area and the deepest water in the southwest area. The City operates a Supervisory Control and Data Acquisition (SCADA) system to assist in operating the well field, maintaining pressures in the system, and recording operating data.

Distribution System

Existing distribution piping within the City ranges in size from 2 to 14 inch. By current standards, any distribution piping smaller than 6 inches is

substandard. Smaller pipe was primarily used in the older portions of town and it has, in many cases, been constructed in backyards and alleys.

Backbone of the City distribution system consists of a network of 10 and 14 inch pipe laid on an intersecting grid. Grid intersections are typically separated by a distance of 1/4 to 1/2 mile.

Pressures within the distribution system are maintained using an elevated tank and with assistance from the SCADA system. Water elevations in the tank are consistently 165 to 180 feet, resulting in a 49 to 55 pound per square inch pressure at the tank.

Water Master Plan

Current planning for the expansion of water supply and distribution facilities to serve the City through the period of the General Plan is embodied in the "Water Master Plan" prepared in 1990. Based upon the General Plan projected population and average water demands of 280 gallons per capita per day, total average day water demand at 2007 will be 22.1 million gallons per day. Existing (1987) average day demand is 12.58 million gallons per day.

A number of planning and design recommendations were presented in the Water Master Plan. Those recommendations that affected the information presented in this report are summarized below.

1. Design for future wells should conform to that for recently constructed wells: 21, 22, and 23.
2. Well and distribution system should be capable of meeting maximum day demands with 20% of the wells out of service.
3. For each 2,000 equivalent persons added to the system, a new well should be constructed.
4. One of three wells should be equipped with standby power.
5. Re-evaluate the Water Master Plan at least every 5 years.

Water Reimbursement Policy

Under the City's Water Main Extension policy, applicants are reimbursed a portion of the construction cost of oversize mains and major crossings. Commonly, city's and agencies share in the cost of constructing special items of infrastructure, especially, since these special items are typically part of the backbone of the system.

For oversize mains, the reimbursement policy applies to water mains larger than 8 inches in diameter. Major crossings covered by this policy are Woodbridge Irrigation District canals, Southern Pacific Transportation Company, Central California Traction Company, Highway 99, Highway 12 west of Highway 99, Lower Sacramento Road, and Hutchins Street south of Kettleman Lane. For major crossings, the City will reimburse one half the cost of construction.

For the purposes of this report, reimbursable construction costs are assumed to include materials, construction, administrative, engineering and inspection. Administrative and engineering reimbursement is limited to 10% by City policy.

Existing Deficiencies

The Water Master Plan identified a number of existing deficiencies in the water distribution system. These deficiencies generally include replacement of older pipe and construction of parallel pipes. Significant water quality (DBCP) deficiencies exist at 12 of the 20 producing wells. Estimated cost to correct the pipeline and water quality deficiencies is $8.2 million. Pipeline reconstruction will be funded through the City water fund. DBCP facilities will be constructed using loaned State funds that will be repaid by customers through water service rates.

PLANNED WATER FACILITIES

Water facilities to serve buildout of the General Plan were identified in the Water Master Plan. As part of the public facilities financing effort of the General Plan, specific project descriptions were generated for those improvements identified by the Water Master Plan. Generally this effort included defining the length and size of pipe and appurtenant facilities; defining the additional equipment to be provided at the wells; and identifying the canal, street and railroad crossing that involve cost sharing by the City. A summary of these facilities is presented below and described in Table 3-1. Project numbers listed in Table 3-1 are used to identify the project locations on Figure 3-1.

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TABLE 3 – 1
WATER SYSTEM
DEVELOPMENT RELATED CONSTRUCTION COSTS AND PHASING

Project Number	Description	Impact Fee Fund	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
WATER MAIN EXTENSIONS											
MWSI001	Turner Rd. transmission main consisting of 2,050 lf 10–inch water main from easterly of the Central Calif. traction Co. (oversized main)	$16,000	$0	$0	$0	$0	$0	$0	$0	$2,613	$13,387
MWSI0010	Turner Road transmission main (MWSI001) includes construction of the main under the Central Calif. Traction Co. (cost sharing)	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$10,000
MWSI002	Lodi Avenue transmission main consisting of 1,200 lf 10–inch water main easterly from Cluff Ave. to Central Calif. Traction Company (oversized main)	$9,000	$0	$0	$0	$0	$0	$0	$0	$1,470	$7,530
MWSI003	1,350 lf 10–inch water main southerly from Lodi Avenue. (oversized main)	$11,000	$0	$0	$0	$0	$0	$11,000	$0	$0	$0
MWSI004	Guild Avenue transmission main consisting of 6,600 lf 10–inch water main along future Guild Avenue between Pine and Kettleman.	$36,000	$0	$0	$0	$0	$0	$0	$0	$36,000	$0
MWSI005	Transmission main parallel and adjacent to Central Calif. Traction Co. consisting of between Pine and Kettleman. (oversized main)	$51,000	$0	$0	$0	$0	$0	$0	$0	$0	$51,000

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TABLE 3 – 1
WATER SYSTEM
DEVELOPMENT RELATED CONSTRUCTION COSTS AND PHASING

Project Number	Description	Impact Fee Fund	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
MWSI006	Industrial Way transmission main consisting of 900 lf 10–inch water main to the west of Cluff Avenue. (oversized main already constructed)	$7,000	$7,000	$0	$0	$0	$0	$0	$0	$0	$0
MWSI007	Industrial Way transmission main consisting of 1,180 lf 10–inch water main to the east of Cluff Avenue extending MWWS1006. (oversized main)	$9,000	$0	$0	$0	$0	$0	$0	$0	$9,000	$0
MWSI008	Beckman Road transmission main consisting of 1,300 lf 10–inch water main to the north of Kettlemann Lane. (oversized main)	$10,000	$0	$0	$10,000	$0	$0	$0	$0	$0	$0
MWSI009	Cluff Avenue transmission main consisting of 2,600 lf 10–inch water main along future street between Kettleman and Vine. (oversized main)	$20,000	$0	$0	$0	$0	$0	$20,000	$0	$0	$0
MWSI010	Kettleman Lane transmission main consisting of 3,360 lf 12–inch water main westerly from Lower Sacramento Road to Mills Avenue. (oversized main)	$57,000	$0	$0	$0	$0	$0	$17,000	$0	$0	$40,000
MWSI011	Turner Road transmission main consisting of 2,600 lf 10–inch water main from Lower Sacramento Road. (oversized main)	$20,000	$0	$9,714	$3,007	$3,065	$3,130	$1,084	$0	$0	$0

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TABLE 3 – 1
WATER SYSTEM
DEVELOPMENT RELATED CONSTRUCTION COSTS AND PHASING

Project Number	Description	Impact Fee Fund	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
MWSI012	Applewood Drive transmission main consisting of 1,300 lf 10–inch water main consisting of 1,300 lf 10–inch water main southerly from Turner Road to the existing main. (oversize main)	$10,000	$0	$4,857	$1,503	$1,532	$1,566	$542	$0	$0	$0
MWSI013	Lower Sacramento Road transmissio main consisting of 550 lf 10–inch water main northerly from Yosemite Avenue. (oversize main)	$4,000	$0	$4,000	$0	$0	$0	$0	$0	$0	$0
MWSI014	Applewood Drive transmission main consisting of 13,480 lf 10–inch water main southerly from existing Applewood to Harney Lane. (oversized main)	$105,000	$0	$0	$0	$0	$0	$0	$0	$0	$105,000
MWSX001	Applewood Drive transmission main MWSI014 also includes construction of a 10–inch water line under the W.I.D. Canal (cost sharing)	$9,000	$0	$0	$0	$0	$0	$0	$0	$0	$9,000
MWSX002	Applewood Drive transmission main (MWSI014) also include construction of a 10–inch water line accross Lower Sacramento Road (cost sharing)	$9,500	$0	$0	$0	$0	$0	$0	$0	$9,500	$0
MWSI015	Evergreen Drive transmission main consisting of 3,200 lf 10–inch water southerly and easterly from existing Evergreen Drive to Lower Sacramento (oversize main)	$25,000	$0	$12,143	$3,759	$3,831	$3,912	$1,355	$0	$0	$0

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TABLE 3 – 1
WATER SYSTEM
DEVELOPMENT RELATED CONSTRUCTION COSTS AND PHASING

Project Number	Description	Impact Fee Fund	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
MWSI016	Lodi Avenue transmission main consisting of 2,600 lf 10–inch water main westerly from Lower Sacramento Road to General Plan Boundary. (oversize main)	$20,000	$0	$0	$0	$0	$0	$0	$0	$3,266	$16,734
MWSI017	Vine Street transmission main consisting of 2,250 lf 10–inch water main westerly of Lower Sacramento Road along a future street alignment. (oversized main)	$18,000	$0	$0	$0	$0	$0	$0	$0	$2,939	$15,061
MWSI018	Kettleman Lane transmission main consisting of 4,350 lf 10–inch water main westerly of Lower Sacramento Road to Sylvan Way. (oversized main)	$34,000	$0	$0	$0	$0	$0	$0	$0	$5,552	$28,448
MWSI019	Lower Sacramento Road transmissio main consisting of 5,200 lf 10–inch water main northerly to Kettleman Lane to the W.I.D. Canal. (oversized main)	$41,000	$0	$0	$0	$0	$0	$21,000	$0	$3,266	$16,734
MWSX003	Kettleman/Lower Sacramento Road transmission mains (MWSI018 and MWSI019) also includes boring under the two existing roads. (cost sharing)	$13,000	$0	$0	$0	$0	$0	$0	$0	$13,000	$0
MWSI020	Mills Avenue transmission main consisting of 1,400 lf 10–inch water main northerly from Kettleman Lane to W.I.D. Canal (oversized main)	$11,000	$0	$0	$0	$0	$0	$0	$0	$11,000	$0

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TABLE 3 – 1
WATER SYSTEM
DEVELOPMENT RELATED CONSTRUCTION COSTS AND PHASING

Project Number	Description	Impact Fee Fund	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
MWSX0004	Mills Avenuue transmission main (MWSI020) also includes construction of the main under the W.I.D. Canal. (cost sharing)	$9,000	$0	$0	$0	$0	$0	$0	$0	$9,000	$0
MWSX0005	Mills Avenue transmission main (MWSI0120) also includes construction of the main under Kettleman Lane (cost sharing)	$9,500	$0	$0	$0	$0	$0	$0	$0	$9,500	$0
MWSI021	Century Blvd transmission main consisting of 1,300 lf 10–inch water main westerly from Sage Way along future Century Blvd. alignment to join the existing main. (oversized main)	$5,000	$0	$0	$0	$0	$0	$5,000	$0	$0	$0
MWSI022	Century Blvd. transmission main consisting of 2,760 lf 10–inch water main along future alignment from Lower Sacramento Road to general plan boundary. (oversized main)	$22,000	$0	$0	$0	$0	$0	$0	$0	$3,592	$18,408
MWSX0007	Century Blvd. transmission main (MWSI021) and MWSI022) also includes construction of the main under Lower Sacramento Road. (cost sharing)	$9,500	$0	$0	$0	$0	$0	$0	$0	$0	$9,500
MWSI023	Future transmission main consisting of 2,800 lf 10–inch aligned between and parallel to Century and Harney, thence southerly from the canal to Harney. (oversize main)	$51,000	$0	$0	$0	$0	$0	$0	$10,000	$41,000	$0

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TABLE 3 – 1
WATER SYSTEM
DEVELOPMENT RELATED CONSTRUCTION COSTS AND PHASING

Project Number	Description	Impact Fee Fund	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
MWS0024	Harney Lane transmission main consisting of 7,900 lf 10–inch water main westerly from Ham Lane to the western boundary of the general plan area. (oversized main)	$33,000	$0	$0	$0	$0	$0	$0	$0	$0	$20,000
MWSX002	Harney Lane transmission (MWSX02 includes construction of a 10–inch water line under the W.I.D. Canal. (cost sharing)	$9,000	$0	$0	$0	$0	$0	$0	$0	$9,000	$0
MWSX004	Harney Lane transmission main (MWS0024) includes construction of the main under Lower Sacramento Road. (cost share)	$9,500	$0	$0	$0	$0	$0	$0	$0	$0	$9,500
MWS0025	Century Blvd. transmission main consisting of 1,080 lf 10–inch water main easterly from Stockton St. to Chickadee Lane. (oversized main)	$8,000	$0	$3,886	$1,203	$1,225	$1,252	$434	$0	$0	$0
MWS0026	Cherokee/Harney transmission main consisting of 4,700 lf 10–inch water main easterly from SP railroad along Harney, thence, Northerly along Cherokee to Century Blvd. (oversized main)	$73,000	$0	$35,456	$10,975	$11,186	$11,424	$3,957	$0	$0	$0

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TABLE 3 - 1
WATER SYSTEM
DEVELOPMENT RELATED CONSTRUCTION COSTS AND PHASING

Project Number	Description	Impact Fee Fund	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997-2002	2002-2007
WATER WELLS											
MWW1001	Installation of Water Well "A" with pumping capacity of 1,500 GPM and a Granular Activated Carbon Filter.	$723,000	$0	$0	$0	$0	$0	$0	$0	$723,000	$0
MWW1002	Installation of Water Well "B" with pumping capacity of 1,500 GPM and a Granular Activated Carbon Filter.	$723,000	$0	$0	$0	$0	$0	$0	$0	$0	$723,000
MWW1003	Installation of Water Well "C" with pumping capacity of 1,500 GPM, a Granular Activated Carbon Filter, and Standby Power.	$773,000	$0	$0	$0	$0	$0	$0	$0	$0	$773,000
MWW1004	Installation of Water Well "D" with pumping capacity of 1,500 GPM and a Granular Activated Carbon Filter.	$723,000	$0	$0	$0	$0	$0	$0	$0	$723,000	$0
MWW1006	Installation of Water Well "E" with pumping capacity of 1,500 GPM and a Granular Activated Carbon Filter.	$723,000	$0	$0	$0	$0	$0	$0	$0	$723,000	$0
MWW1008	Installation of Water Well "F" with pumping capacity of 1,500 GPM and Standby Power.	$345,000	$0	$0	$0	$0	$0	$0	$0	$345,000	$0
MWW1007	Installation of Water Well "G" with pumping capacity of 1,500 GPM.	$295,000	$0	$295,000	$0	$0	$0	$0	$0	$0	$0

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TABLE 3 – 1
WATER SYSTEM
DEVELOPMENT RELATED CONSTRUCTION COSTS AND PHASING

Project Number	Description	Impact Fee Fund	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
MWW1008	Installation of Water Well "H" with pumping capacity of 1,500 GPM and Standby Power.	$345,000	$0	$345,000	$0	$0	$0	$0	$0	$0	$0
MWW1009	Installation of Water Well "I" with pumping capacity of 1,500 GPM and Standby Power.	$345,000	$0	$0	$345,000	$0	$0	$0	$0	$0	$0
MWW1010	Installation of Water Well "J" with pumping capacity of 1,500 GPM.	$295,000	$0	$0	$0	$295,000	$0	$0	$0	$0	$0
MWW1011	Installation of Water Well "K" with pumping capacity of 1,500 GPM.	$295,000	$0	$0	$0	$0	$295,000	$0	$0	$0	$0
MWW1012	Installation of Water Well "L" with pumping capacity of 1,500 GPM and a Granular Activated Carbon Filter.	$723,000	$0	$0	$0	$0	$0	$723,000	$0	$0	$0
MWW1013	Installation of Water Well "M" with pumping capacity of 1,500 GPM, a Granular Activated Carbon Filter, and Standby Power.	$773,000	$0	$0	$0	$0	$0	$0	$0	$0	$773,000
MWW1014	Installation of Water Well "N" with pumping capacity of 1,500 GPM.	$295,000	$0	$0	$0	$0	$0	$0	$0	$0	$295,000
MWW1015	Installation of Water Well "O"	$295,000	$0	$0	$0	$0	$0	$0	$0	$0	$295,000

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TABLE 3 – 1
WATER SYSTEM
DEVELOPMENT RELATED CONSTRUCTION COSTS AND PHASING

Project Number	Description	Impact Fee Fund	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
WATER CROSSINGS											
MWS0009	Evergreen Drive main (MWS1015) includes construction of the main under Lower Sacramento Road (cost sharing)	$9,500	$0	$0	$0	$0	$9,500	$0	$0	$0	$0
MWSO001	Water Master Plan–1987	$57,369	$57,369	$0	$0	$0	$0	$0	$0	$0	$0
MWSO002	Water Master Plan and C.I.P. Update–1997	$20,000	$0	$0	$0	$0	$0	$20,000	$0	$0	$0
MWSO003	Water Master Plan and C.I.P. Update–2002	$20,000	$0	$0	$0	$0	$0	$0	$0	$20,000	$0
TOTAL WATER COST		$8,571,869	$64,369	$710,059	$375,447	$315,839	$325,783	$824,373	$10,000	$2,703,697	$3,229,303

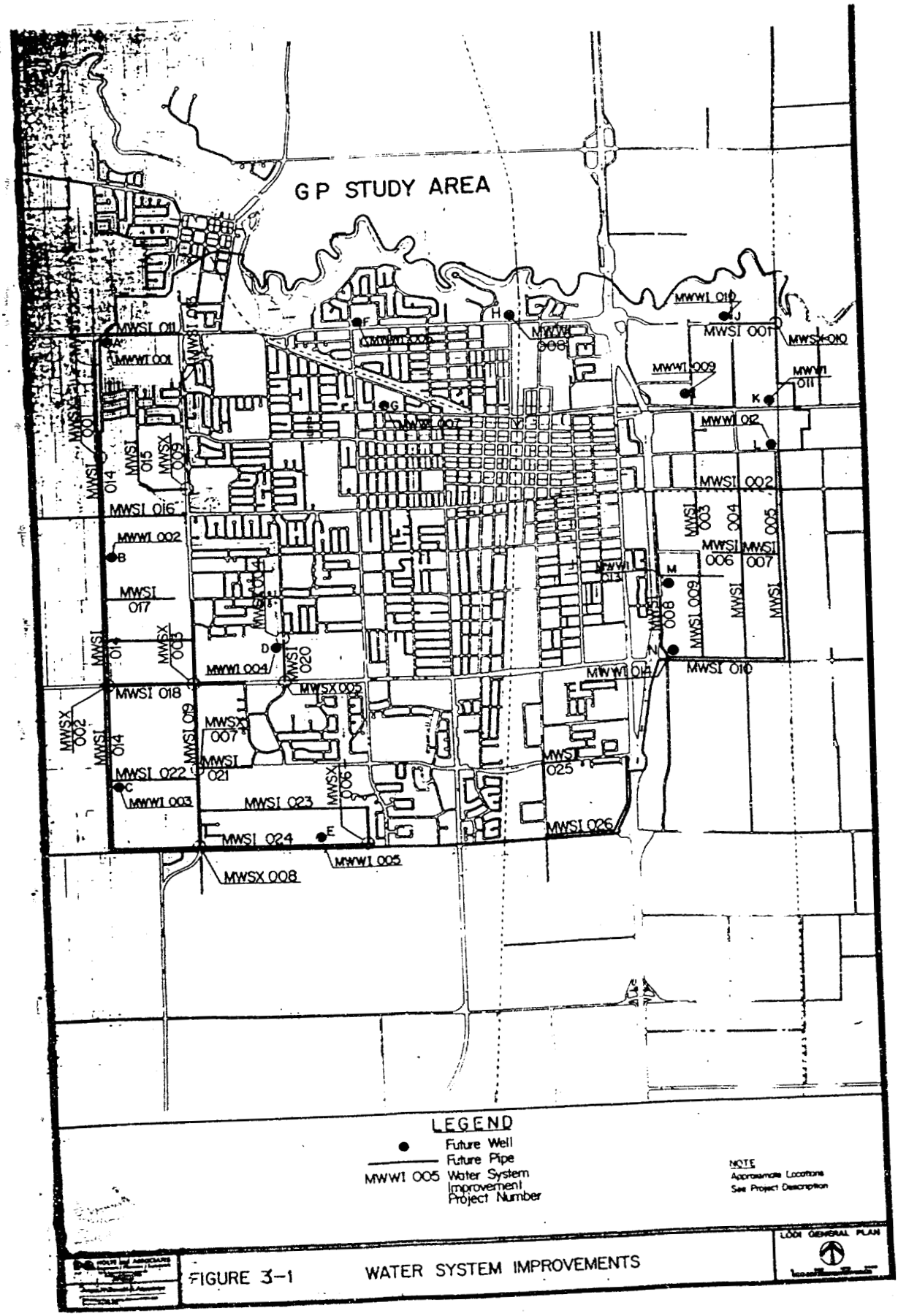


FIGURE 3-1 WATER SYSTEM IMPROVEMENTS

Supply

Through buildout of the General Plan, the City will continue to rely upon groundwater as the sole water supply. Project average day demand at buildout is 22.1 million gallons per day. A total of 15 new wells will be required to supply to water to the General Plan area. Proposed locations of the new wells marked on Figure 3-1. Seven of the new wells will be equipped with standby power generators.

Distribution System

Additional water mains will be required to distribute water to the area. With regard to funding water main extensions, the City is responsible only for water mains 10 inches and larger in diameter. Approximate location and limits of these water mains are shown on Figure 3-1. Actual location and alignment of the water mains may slightly change when site specific planning is completed.

Treatment

Two types of treatment will be provided at the wells sites: emergency chlorination and granular activated carbon filtration. Chlorination of the water is not routinely required, however, permanent chlorination facilities will be constructed at selected well sites. Granular activated carbon filtration units will be constructed at 7 of the 15 new wells.

ESTIMATED COSTS AND PHASING

In Table 3-1, a summary of the water projects and estimated costs is presented. Estimated costs are referenced to the Engineering News Record 20 Cities Construction Cost Index for January 1, 1990 of 4,673. Water main extension costs represent only the City's funding responsibility per the City Reimbursement Policy. In actual fact, the developer will be constructing the improvement and will receive back from the City a portion to cover the cost of oversizing the pipelines and the City's share (50%) of the crossings.

Phasing of the improvements is presented in Table 3-1 and is based upon the Forecast of Units Constructed Over the General Plan Period (Appendix A) provided by the City. In Table 3-1, the phasing is divided by year for the first 7 years followed by two 5-year increments. Costs for projects serving General Plan development funded on or before July 1, 1990 are shown in the current year (1990/91). Actual costs of these projects have been adjusted to the January 1, 1990 dollars.

Many of the projects listed in Table 3-1 are oversizing projects wherein the City's participation is limited to reimbursement to the developer for oversizing costs. It is not intended that the cost shown in the table reflect the total cost of construction. Similarly, for projects such as the Public Works building expansion, the costs have been divided between the water and sewer impact fee funds and the costs shown are the portion allocated to the water impact fee fund. Also, where a project partially serves the existing community and partially the general plan expansion areas, only the cost allocated to the general plan areas are shown.

DEVELOPMENT IMPACT FEE

Relationship of Water Projects to New Development

A reasonable relationship must be established between (1) a fee's use and (2) the type of development on which the fee is imposed. To establish such a relationship, it must be shown that the type of development that is going to be charged the fee actually uses, is served by, or benefits from the public facilities that are to be financed by the fee revenue.

Because of the logical growth patterns conceived in the Proposed General Plan and because of the planning effort set down in the Water Master Plan, the City ensures that all water facility improvements will primarily benefit the residential, commercial, industrial and quasi-public land uses within the General Plan area. Each and every water project to be financed by the fee program will provide the same level of service to the Proposed General Plan area as currently provided to the existing community of Lodi. Although other projects have been identified that will correct existing deficiencies, these project costs will not be included in the fee program.

Relationship of Water Projects to Land Uses

On the basis that all land uses will benefit from the facilities to be constructed, the burden of financing will be distributed to each land use in proportion to their use of, or benefit from, the improvements.

This is accomplished through the use of a Residential Acre Equivalent (RAE) schedule. A RAE schedule indicates the relative responsibility to pay for improvements for each land use category in relation to the single family detached residential category. A summary of the RAE factors for water is presented in Table 3-2. The RAE schedule shows a reasonable relationship between the cost of the required water projects and financing burden placed on each land use.

TABLE 3-2
SUMMARY OF DEVELOPMENT IMPACT FEES
WATER

19-Jan-91

Land Use Categories	Unit	RAE	Charge Per Unit: Portion Not Subject To Contingent Reimbursement	Charge Per Unit: Portion Subject To Contingent Reimbursement	Charge Per Unit: Total
RESIDENTIAL					
Low Density	Acre	1.00	$4,187	$0	$4,187
Medium Density	Acre	2.00	$8,374	$0	$8,374
High Density	Acre	3.50	$14,655	$0	$14,655
East Side Residential	Acre	1.00	$4,187	$0	$4,187
PLANNED RESIDENTIAL					
Low Density	Acre	1.00	$4,187	$0	$4,187
Medium Density	Acre	2.00	$8,374	$0	$8,374
High Density	Acre	3.50	$14,655	$0	$14,655
COMMERCIAL					
Neighborhood Commercial	Acre	0.64	$2,680	$0	$2,680
General Commercial	Acre	0.64	$2,680	$0	$2,680
Downtown Commercial	Acre	0.64	$2,680	$0	$2,680
Office Commercial	Acre	0.54	$2,680	$0	$2,680
INDUSTRIAL					
Light Industrial	Acre	0.92	$3,852	$0	$3,852
Heavy Industrial	Acre	0.92	$3,852	$0	$3,852
Industrial Reserve	Acre	0.92	$3,852	$0	$3,852

Note: Dollar amounts are in constant January 1, 1990 dollars.

Sources: Nolte & Associates and Angus McDonald & Associates.

Recommended Fees

A summary of water fees for each land use benefitting from the water projects is provided in Table 3-2. The total fee for low density residential use is $4,137 per acre. For water, the cash flow is such that a portion of the fee is not subject to contingent reimbursement.

CHAPTER 4

SEWER SERVICE

OVERVIEW

The City of Lodi has provided sewerage services to its residents since the early 1920's. Major facilities owned and operated by the City include a city-wide collection system, sewer trunk to the treatment plant, and the White Slough Water Pollution Control Facility located approximately 6 miles southwest of the City.

Collection System

The sanitary sewer collection system within the City includes more than 155 miles of pipeline. Sizes of the main sewers range from 4 to 48 inches in diameter, with 6 inches being the most common. Domestic and limited industrial wastewater flows are kept separate with the exception of General Mills that pretreats its wastewater prior to discharge into the domestic system.

Five sewer lift stations provide sewerage service to outlying areas of the City where conditions prohibit gravity systems. These existing lift stations are: Cluff Avenue Station, Mokelumne Village, Rivergate, Woodlake, and Park West.

Currently, eight separate domestic and industrial sewer sheds have been established within the City. Wastewater from the eight sewer sheds is conveyed to a 48 inch trunk line from the City to the treatment plant.

Treatment and Disposal

White Slough Water Pollution Control Facility is owned and operated by the City. Currently, the plant is operating at the design capacity of 6.2 million gallons per day (MGD). Expansion of the plant to a capacity of 6.8 MGD is currently under construction. Future expansion to 10.3 MGD is planned.

Facility costs and financing for wastewater treatment and disposal are not addressed in this report.

Master Sewerage Plan

Planning for sewerage collection facilities to serve the expanded General Plan area are addressed in the report by Black and Veatch, "Draft Sanitary Sewer System, Technical Report, General Plan Update, (July 11, 1990)." Included in the report are results of a comprehensive hydraulic evaluation of the existing

collection system and proposed expansions of the collection system to serve an expanded City.

The Master Plan presents recommendations for gravity and pressure sewer design, sewer lift station design, and collection system maintenance. Recommendations for sizing and location of new facilities are presented that will serve the General Plan expansion areas as discussed in the section "Planned Sewerage Facilities". In addition, Master Plan identifies a number of collection system deficiencies that are described in the subsection, "Existing Deficiencies".

Sewer Reimbursement Policy

Commonly, developers are required to construct sewer trunks with greater capacity than needed in order to provide service to expanding areas of a community. It is not very common that a City or agency is able to get property owners to pay in advance for sewer capacity that they do not plan to use in the near future and, as a result, cities and agencies pay for the oversizing of sewer trunks. Policies for reimbursing for oversizing costs vary from community to community.

Under the City's Sewer Trunk Extension policy, applicants are reimbursed a portion of the estimated construction cost of oversize trunk sewers. For oversize trunks, the reimbursement policy applies to trunk sewers larger than 10 inches in diameter. For the purposes of this report, reimbursable construction costs are assumed to include materials, construction, administration, engineering and inspection. Administrative and engineering reimbursement is limited by City policy to 10%.

Existing Deficiencies

A number of existing sewers within the City are operating above design capacity as determined by the methods presented in the Master Sewerage Plan. Correction of the problem requires the construction of parallel sewers to relieve the surcharge condition. Listing of these sewers is presented in the Master Plan. Maintenance deficiencies within the collection system were also identified consisting primarily of sewer cleaning that had not regularly been performed in the past.

Based upon construction costs referenced to January 1, 1990 dollars, the estimated cost to construct those parallel relief sewers is $743,000. Estimated cost to clean the existing sewers is $165,000. Source of funding for these deficiencies has been identified by the City to be the Sewer Fund.

PLANNED SEWERAGE FACILITIES

Sewerage collection facilities to serve the expanded City have been identified in the Master Sewer Plan. A summary of these facilities is presented below and in Table 4-1. Project numbers listed in Table 4-1 are used to identify the project locations as shown on Figure 4-1.

Collection System

Expansion of the existing collection system to serve new areas will require construction of new gravity sewers and lift stations as described in Table 4-1 and shown on Figure 4-1. Two new lift stations and special sewer service areas have been designated. One near Kettleman Lane (Highway 12) and the second near Harney Lane. Location of the lift stations and boundary of the service area is shown on Figure 4-1. Additional gravity sewer trunks will be required to serve the General Plan areas. Only those trunk lines that are larger than 10 inches in diameter are considered in this report and are listed in Table 4-1.

Treatment and Disposal

Expansion of the White Slough Water Pollution Control Facility is currently under construction. Costs of the expansion and future planned expansions are not considered in this report. Funding for these improvements has been arranged by the City and reimbursement will come from City Sewer Connection Fees collected at the time of building permit issuance.

ESTIMATED COSTS AND PHASING

In Table 4-1, a summary of the sewer projects and estimated costs is presented. Estimated costs are referenced to the Engineering News Record 20 Cities Construction Cost Index for January 1, 1990 of 4673. Sewer trunk extension costs reflect only the City's funding responsibility per the City Reimbursement Policy and do not reflect the total estimated construction cost.

Phasing of the improvements is based upon the Forecast of Units Constructed Over the General Plan Period (Appendix A) provided by the City. In Table 4-1, the phasing is divided by year for the first 7 years followed by two 5-year increments. Costs for the projects serving the General Plan development funded on or before July 1, 1990 are shown in the current year (1990/91). Actual costs of these projects have been adjusted to the January 1, 1990 dollar reference.

Some projects listed in Table 4-1 are not included in the overall development impact fee program. These include projects related to serving the Cluff

TABLE 4 – 1 01/22/91
DEVELOPMENT RELATED CONSTRUCTION COSTS AND PHASING
SEWER

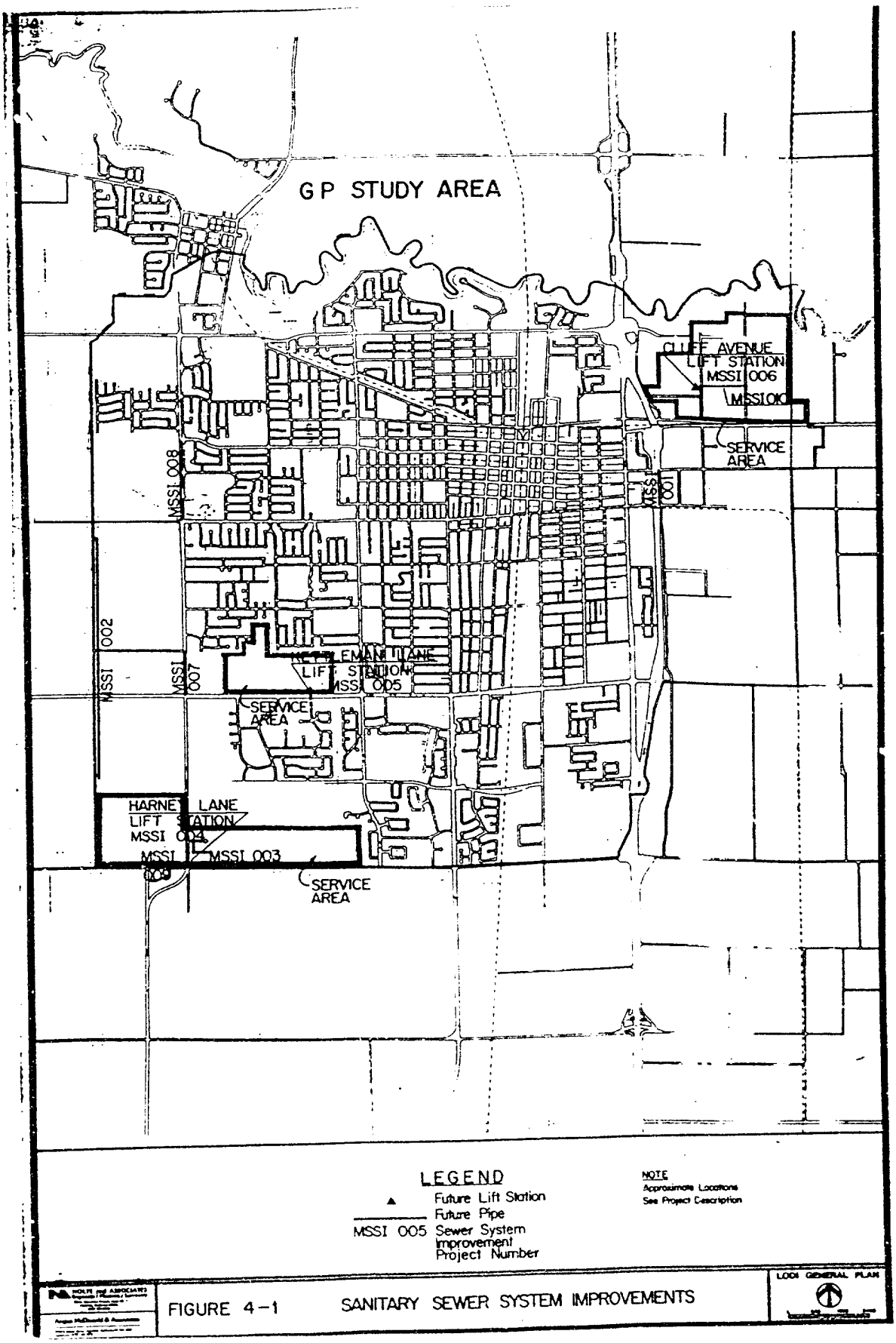
Project Number	Description	Supplemental Fee Area Fund	Impact Fee Fund	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997-2002	2002-2007
MSSI001	Beckman Road sewer trunk comprising 1,100 lf of 10-inch sanitary sewer pipe and manholes from Pine Street to Lodi Avenue. (Relief sewer trunk benefitting Cluff Avenue lift station supplemental fee area.)	$49,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MSSI002	Western boundary sewer trunk consisting of 500 lf, 12-inch, 500 lf 15-inch, 2,000 lf of 18-inch, 2,000 lf of 21-inch, and 2,500 lf of 24-inch sewer pipe connecting to the existing 48 inch sewer interceptor to the treatment plant.	$0	$300,000	$0	$0	$0	$0	$0	$0	$0	$0	$300,000
MSSI003	Harney Lane sewer trunk comprising 2,700 lf of 12-inch and 1,000 lf of 15-inch sewer trunk.(Gravity sewer benefitting Harney Lane lift station supplemental fee area.)	$48,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

TABLE 4 – 1 01/22/91
DEVELOPMENT RELATED CONSTRUCTION COSTS AND PHASING
SEWER

Project Number	Description	Supplemental Fee Area Fund	Impact Fee Fund	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997-2002	2002-2007
MSSI004	Harney Lane lift station and force main comprising 3-ten horsepower pumps having a combined 1,000 GPM capacity and 2,600 lf of 8-inch pipe. (Harney Lane Lift Station supplemental fee area)	$262,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MSSI005	Kettleman Lane lift station and force main with 2-five horsepower pumps and 450 GPM capacity and short force main under Kettleman Lane. (Kettleman Lane lift station supplemental fee area)	$171,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MSSI006	Cluff Avenue lift station and force main with 2-fifteen horsepower pumps and a 1,500 GPM capacity	$108,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MSSI007	1,400 lf of 18-inch sanitary sewer pipe with manholes from Elm Street to Kettleman Lane.	$0	$42,000	$0	$0	$0	$0	$0	$0	$0	$0	$42,000
MSSI008	2,500 lf of 15-inch sanitary sewer pipe with manholes from Lodi Avenue to Elm Street.	$0	$49,000	$0	$0	$49,000	$0	$0	$0	$0	$0	$0

TABLE 4 - 1 01/22/91
DEVELOPMENT RELATED CONSTRUCTION COSTS AND PHASING
SEWER

Project Number	Description	Supplemental Fee Area Fund	Impact Fee Fund	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997-2002	2002-2007
MSSI009	Harney Lane sewer trunk consisting of 1,400 lf of 12-inch pipe from Lower Sacramento Road west. (Gravity sewer benefitting Harney Lane lift station supplemental fee area)	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MSSI010	Cluff Avenue lift station sewer trunk consisting of 1,200 lf of 15-inch pipe east from the lift station. (gravity sewer benefitting Cluff Avenue lift station supplemental fee area)	$77,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
GCFI006	Public Works/Administration Building Expansion.	$0	$154,000	$0	$0	$154,000	$0	$0	$0	$0	$0	$0
GCFI007	Public Works/Administration Storage.	$0	$24,000	$0	$0	$0	$0	$24,000	$0	$0	$0	$0
MSSO001	Sewer Master Plan	$0	$82,753	$82,753	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SANITARY		$730,000	$651,753	$82,753	$0	$203,000	$0	$24,000	$0	$0	$0	$342,000


GP STUDY AREA
CLIFF AVENUE LIFT STATION MSSI 006
MSSI 010
SERVICE AREA
MSSI 008
MSSI 001
MSSI 002
MSSI 007
LIFT STATION MSSI 005
SERVICE AREA
HARNEY LANE LIFT STATION MSSI 004
MSSI 003
SERVICE AREA
LEGEND
Future Lift Station
Future Pipe
MSSI 005 Sewer System Improvement Project Number
NOTE
Approximate Locations See Project Description
FIGURE 4-1 SANITARY SEWER SYSTEM IMPROVEMENTS
LODI GENERAL PLAN

Avenue lift station service area, the Harney Lane Lift Station Service Area and the Kettleman Lane Lift Station Service Area. For each of these areas a separate supplemental fee is calculated because the benefit of these projects can be isolated to a specific area. A separate calculation for these sub-zones is presented in the section, BURDEN ANALYSIS FOR SEWER SUB-ZONES.

Relationship of New Development to Sewer Facilities Projects

A reasonable relationship must be established between: (1) the fee's use and; (2) the type of development on which the fee is imposed. To establish such a relationship, it must be shown that the type of development that is going to be charged the fee actually uses, is served by, or benefits from the public facilities that are to be financed by the fee revenue.

Sewer collection facilities are used by residential, commercial, industrial and quasi-public land uses. Benefit to each land use is based upon peak wastewater generation rates as set forth in the Sewer Master Plan. Because each land use mentioned above benefits from the sewer projects in the capital improvements program, each land use is also a part of the fee program.

Relationship of Land Uses to Sewer Facilities Projects

Once the relationship between the facilities to be constructed and the land uses has been established, the burden of financing is to be distributed to each land use in proportion to its use of, or benefit from, the improvements. This is accomplished through the use of a Residential Acre Equivalent (RAE) schedule. A RAE schedule indicates the relative responsibility to pay for improvements for each land use category in relation to the single family detached residential category.

By definition, an acre of low density single family detached dwelling units has a RAE factor of 1.0. All other land use categories have RAE factors that show their Police Facilities demand relative to one acre of single family detached dwelling units. The RAE schedule shows a reasonable relationship between the cost of the required Police Facilities projects and financing burden placed on each land use. The RAE schedule that has been developed for the Sewer Facilities Fee is shown in Table 4-2.

Recommended Fees

The Sewer Facilities Fees for each land use are summarized in Table 4-2. The total fee is $500 per low density residential acre. For Sewer Facilities, the fee subject to contingent reimbursement is required.

TABLE 4-2
SUMMARY OF DEVELOPMENT IMPACT FEES
SEWER

22-Jan-91

Land Use Categories	Unit	RAE	Charge Per Unit: Portion Not Subject To Contingent Reimbursement	Charge Per Unit: Portion Subject To Contingent Reimbursement	Charge Per Unit: Total
RESIDENTIAL					
Low Density	Acre	1.00	$500	$260	$760
Medium Density	Acre	2.00	$1,000	$520	$1,520
High Density	Acre	3.50	$1,750	$910	$2,660
East Side Residential	Acre	1.00	$500	$260	$760
PLANNED RESIDENTIAL					
Low Density	Acre	1.00	$500	$260	$760
Medium Density	Acre	2.00	$1,000	$520	$1,520
High Density	Acre	3.50	$1,750	$910	$2,660
COMMERCIAL					
Neighborhood Commercial	Acre	1.25	$625	$325	$950
General Commercial	Acre	1.25	$625	$325	$950
Downtown Commercial	Acre	1.25	$625	$325	$950
Office Commercial	Acre	1.25	$625	$325	$950
INDUSTRIAL					
Light Industrial	Acre	0.33	$165	$86	$251
Heavy Industrial	Acre	0.33	$165	$86	$251
Industrial Reserve	Acre	0.33	$165	$86	$251

Note: Dollar amounts are in constant January 1, 1990 dollars.
Sources: Nolte & Associates and Angus McDonald & Associates.

BURDEN ANALYSIS FOR SEWER SUB-ZONES

There are three sewer sub-zones which are not served by the improvements in the fee program and cannot be funded by the sewer development impact fee. These areas require lift stations and other improvements that will benefit only a specific area of undeveloped land. Since the improvements will have to be constructed prior to any development taking place, development impact fees do not provide a viable means to finance these projects.

The total cost of lift stations and appurtenant sewers equals $744,000. In practice, this amount would best be obtained by borrowing from another City of Lodi fund. A special sub-area Impact Fee could then be collected in the three sewer sub-zores sufficient to repay the borrowing plus an appropriate rate of interest.

The alternative, three sub-area financing districts (Special Assessment Districts or Mello-Roos Community Facilities Districts) would be uneconomic. The cost of processing would be excessive compared to the funds required.

A series of analyses presenting the burden of financing the improvements in each of these sub-zones is provided in Table 4-3. The calculations indicate the approximate amount each acre of land in each sub-zone will need to contribute in order to finance the needed improvements. It should be noted that the cost of financing has not been included.

In the case of the Harney Lane lift station service area, existing development has been included in the sizing of the facilities. At the time of annexation, it is expected that this area will be required to pay the supplemental fee and, therefore, it has been included in the supplemental fee calculation.

The sub-zones are the Kettleman Lift Station Area, Harney Lane Lift Station Area, and the Cluff Avenue Lift Station Area. Each area has only one land use type within its boundaries.

TABLE 4-3

SEWER SUB-ZONE FEE CALCULATIONS

Kettleman Lift Station Sub-zone

Total Planned Residential Acres: 100

Total Cost of Improvements: $171,000

Cost Per RAE: $ 1,385

Description	Units	Total Developed	RAE Factor	Total RAEs	Total Burden Per Acre
PR - Low Density	Acres	87.0	1.0	87	$1,385
PR - Medium Density	Acres	6.0	2.0	12	$2,769
PR - High Density	Acres	7.0	3.5	24.5	$4,846
		100		123.5	

Harney Lane Lift Station Sub-Zone

Total Planned Residential Acres: 215

Total Cost of Improvements: $339,000

Average Cost Per RAE: $ 1,277

Description	Units	Total Developed	RAE Factor	Total RAEs	Total Burden Per Acre
PR - Low Density	Acres	187.1	1.0	187	$1,277
PR - Medium Density	Acres	12.9	2.0	26	$2,553
PR - High Density	Acres	15.1	3.5	53	$4,469
		215		266	

Cluff Avenue Lift Station Sub-Zone

Total Industrial Reserve Acres: 158

Total Cost of Improvements: $234,000

Average Cost Per RAE: $4,488

Description	Units	Total Developed	Factor	RAE's	Total Burden Per Acre
IR-Industrial Reserve	Acres	158	0.33	52	$1,481

Sources: Nolte and Associates and Angus McDonald and Associates, 1990.

CHAPTER 5

STORM DRAINAGE

OVERVIEW

Storm drainage services are provided by the City of Lodi. Major features of the storm drainage system include collection system, runoff storage/detention facilities, and pumping plants. Terminal drainage for the City is provided by the Mokelumne River and the Woodbridge Irrigation District (WID) canal. Characteristics of these facilities are described below.

Collection System

Storm drainage services are provided to an area encompassing approximately 7,700 acres. For facility planning purposes, the drainage area has been divided into planning areas. Storm drainage facilities for these planning areas are incorporated into a City wide storm drainage facilities plan. Approximately 1,340 acres directly discharge to the Mokelumne River via gravity pipelines. Approximately another 2,290 acres is pumped to the river. The remaining approximately 4,070 is pumped to the WID canal from two pump stations.

Discharges to the WID canal are controlled by the flow capacity of the canal system. By agreement, the City is limited to a combined total discharge of 80 cubic feet per second at the two existing pumping stations. Additional discharge locations are not currently permitted by the agreement. The City operates a series of interconnected detention basins within this area to store runoff prior to pumping to the canal. The City utilizes detention basins in other areas also to store runoff prior to pumping to the Mokelumne River.

Existing facilities for the collection of storm runoff include surface improvements like alleys, ditches and gutters, and underground pipelines. Present design standards for storm drainage collection facilities only allow gutter and underground piping. The use of ditches and alleys for conveyance of storm runoff is currently substandard and not allowed.

New development in the City is required to construct all storm pipeline smaller than 30 inches in diameter. Pipelines 30 inches and larger are considered to be part of the Master Storm Drain Plan improvements and are currently funded by Storm Drainage Fees collected by the City.

A number of deficiencies exist within the collection system. For the most part, these consist of substandard surface drainage facilities (for example, ditches and alleys), deteriorated curb and gutter, and undersized pipelines

and catch basins. Many of the system deficiencies can be found in the older central and eastern parts of the City.

Large scale replacement of deficient facilities, if it occurs, will be part of major street reconstruction projects. Small scale projects have been performed by the City to repair sections of curb and gutter. Replacement of the alley systems is not expected due to high cost and grade conditions.

Detention Basins

As mentioned above, the City operates a system of interconnected detention basins that store runoff prior to pumping to the WID canal or the Mokelumne River. These basins also function as park-like areas when not utilized for storage of storm runoff.

A total of eight basins exist within the City's drainage service area. Basins in sheds C (Pixley Park), B (Glaves Park), and E (Westgate Park) store runoff prior to discharge to the Mokelumne River. Basins in sheds A-1 (Kofu Park), A-2 (Beckman Park), B-1 (Vinewood School), D (Salas Park), and G store runoff prior to discharge to the WID canal from pumping stations located on Cabrillo Circle and at Beckman Park.

Current design standards for the detention basins require storage capacity for the 100-year 48-hour storm. Changes in hydrologic design data over the past years may have resulted in some earlier basins being undersized.

Master Storm Drainage Plan

City of Lodi Engineering Division prepared the Master Storm Drainage Plan in 1988. This plan forms the principal basis for future expansions of the drainage service area to serve the General Plan area. Major collection system improvements and detention basin improvements are identified in the plan that have been included in this report.

PLANNED STORM DRAINAGE IMPROVEMENTS

Storm drainage improvements to serve buildout of the General Plan were, for the most part, identified in the Master Storm Drainage Plan. A summary of those facilities is presented below and summarized in Table 5-1. Project numbers listed in Table 5-1 are used to identify the location of projects shown on Figure 5-1.

TABLE 5 – 1

01/22/91

DEVELOPMENT RELATED CONSTRUCTION COSTS AND PHASING
STORM DRAINAGE

Project Number		Impact Fee Fund	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
MSDI001	Pibdey Park drainage basin. Expansion and development of Basin "C" according to plan adopted in 1988 (Dwg 88E003)	$693,000	$0	$0	$0	$0	$0	$693,000	$0	$0	$0
MSDI003	Turner Road storm drain. 650 lf of 60", 800 lf of 54", and 1,150 lf of 42" storm drains in Turner Road and Guild Avenue.	$213,000	$0	$0	$0	$0	$0	$0	$0	$0	$213,000
MSDI004	Pine Street storm drain consisting of 800 lf of 30" storm drain and manholes.	$42,000	$0	$0	$0	$0	$0	$0	$0	$42,000	$0
MSDI005	Thurman Street storm drian consisting of 1,250 lf 36" storm drain and manholes.	$70,000	$0	$0	$0	$0	$0	$0	$0	$70,000	$0
MSDI007	Basin "C" storm drain collection facilities consisting of 42" and 30" pipes, extending south and east. Expands service area to Kettleman and Guild.	$172,000	$0	$0	$0	$0	$0	$0	$0	$0	$172,000
MSDI008	Evergreen Drive storm drain collection facilities extending service area north to Turner Road. Improvements include pipes that will carry runoff to Basin "E".	$129,000	$0	$0	$0	$129,000	$0	$0	$0	$0	$0

TABLE 5 – 1

01/22/91

DEVELOPMENT RELATED CONSTRUCTION COSTS AND PHASING

STORM DRAINAGE

Project Number		Impact Fee Fund	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
MSDI009	Evergreen Drive storm drain collection facilities extending service are south of WID canal. Improvements include 36" and 30" pipes that will carry runoff to Basin "E".	$63,000	$0	$0	$0	$0	$0	$63,000	$0	$0	$0
MSDI010	Westgate Park expansion and development. Park improvements are not included.	$2,144,000	$0	$429,000	$429,000	$429,000	$429,000	$428,000	$0	$0	$0
MSDI011	Development of new Basin "F", located north of Kettleman Lane and west of Lower Sacramento Road. Service area includes land west of Lower Sacramento Road, north of Kettleman, and south of the WID canal. Park improvements are not included.	$3,619,000	$0	$0	$0	$0	$0	$0	$0	$0	$3,619,000
MSDI012	Basin "F" storm drain collection facilities extending north of Basin "F" including 54", 48", and 30" pipes.	$367,000	$0	$0	$0	$0	$0	$0	$0	$0	$367,000
MSDI013	Storm drain consisting of 36" and 30" pipes extending westerly from the existing 54" trunk line. Exact location not yet determined.	$149,000	$0	$0	$0	$0	$0	$0	$0	$149,000	$0
MSDI014	Basin "F" outfall storm drain consisting of 30" pipes extending easterly from the existing 54" trunk line.	$184,000	$0	$0	$0	$0	$0	$0	$0	$184,000	$0

TABLE 5 – 1

01/22/91

DEVELOPMENT RELATED CONSTRUCTION COSTS AND PHASING
STORM DRAINAGE

Project Number		Impact Fee Fund	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
MSDI015	Basin "G" storm drain collection facilities consisting consisting of 48" and 36" pipes extending southerly and easterly from Basin "G". Exact location not yet determined.	$261,000	$0	$0	$0	$0	$0	$0	$0	$261,000	$0
MSDI016	Basin "G" collection facilities consisting of 36" and 30" pipes extending westerly and northerly of the existing 36" trunk in Orchis Way. Exact location not yet determined.	$63,000	$63,000	$0	$0	$0	$0	$0	$0	$0	$0
MSDI017	Expansion and development of Basin "G". Golf course improvements are not included.	$4,036,000	$0	$0	$0	$807,000	$807,000	$807,000	$807,000	$808,000	$0
MSDI018	Master Plan	$83,000	$83,000	$0	$0	$0	$0	$0	$0	$0	$0
MSDI020	Development of Basin "I" located south of Kettleman Lane and west of Lower Sacramento Road.	$3,619,000	$0	$0	$0	$0	$0	$0	$0	$0	$3,619,000
TOTAL STORM DRAINAGE COST:		$15,907,000	$146,000	$429,000	$429,000	$1,365,000	$1,236,000	$1,991,000	$807,000	$1,514,000	$7,990,000

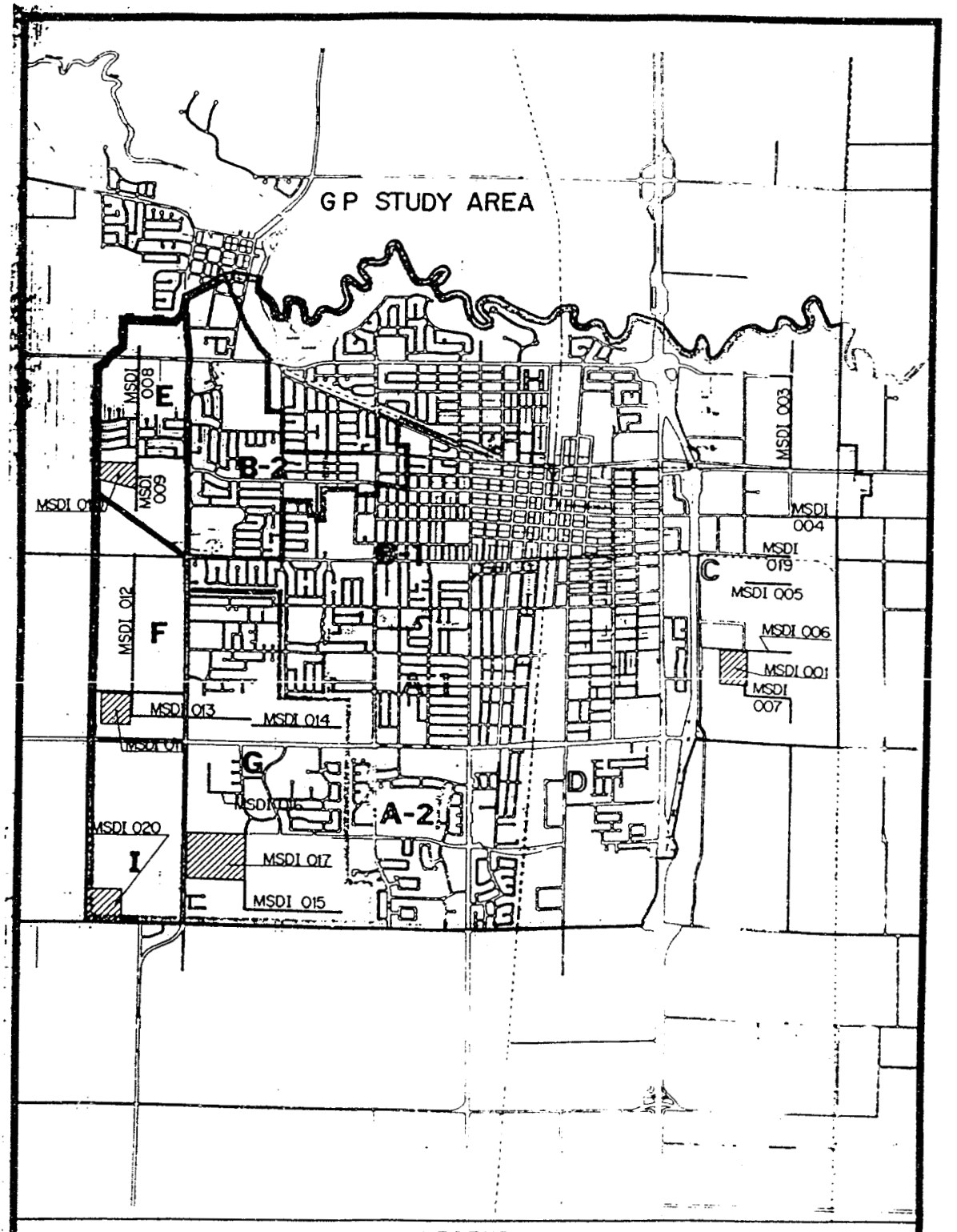


FIGURE 5-1 STORM DRAINAGE IMPROVEMENTS

Collection System

Drainage sheds established during planning for storm drainage improvements within the existing City limits had already incorporated much of the land in the expanded General Plan area. Sheds C, D, E, and G were already planned for expansion of service to the east and south. New sheds F and I will be established to provide drainage services to areas west of Lower Sacramento Road.

Major storm drainage trunk pipes are planned to serve the expanded General Plan area. Locations of these trunk improvements are shown on Figure 5-1. Generally, these improvements are localized in the planned residential expansion area west of Lower Sacramento Road and the southwest quadrant plus expansion of the industrial areas east of Highway 99.

Detention Basins

Expansion of existing detention basins in Sheds C, E, and G are identified in the Master Plan. New detention basins are planned for new Sheds F and I.

ESTIMATED COSTS AND PHASING

In Table 5-1, a summary of the storm drainage projects and estimated construction costs is presented. Estimated costs are referenced to the Engineering News Record 20 Cities Average Construction Cost Index for January 1, 1990 of 4673. Storm drainage trunk pipelines represent the total estimated cost of construction.

Phasing of the storm drainage improvements presented in Table 5-1 and is based upon the Forecast of Units Constructed Over the General Plan Period (Appendix A) provided by the City. Costs for projects serving General Plan development funded on or before July 1, 1990 are shown in the current year (1990/91). Actual costs of these project have been adjusted to the base dollar of January 1, 1990.

Relationship of New Development to Police Facilities Projects

A reasonable relationship must be established between the projects and improvements funded by the fee and the type of development upon which the fee is imposed. Essentially, it is incumbent upon the City to show that the development is served by and/or benefits from the public facilities to be financed by the fee revenue.

City of Lodi Storm Drainage Master Plan presents a soundly conceived and comprehensive plan for providing storm drainage services to all areas of the

General Plan. Only those improvement costs benefitting the areas included in the fee program are included in the fee program.

Relationship of Land Uses to Storm Drainage Facilities Projects

Once the relationship between the facilities to be constructed and the land uses has been established, the burden of financing is to be distributed to each land use in proportion to its use of, or benefit from, the improvements. This is accomplished through the use of a Residential Acre Equivalent (RAE) schedule. A RAE schedule indicates the relative responsibility to pay for improvements for each land use category in relation to the single family detached residential category.

By definition, an acre of low density single family detached dwelling units has a RAE factor of 1.0. All other land use categories have RAE factors that show their Police Facilities demand relative to one acre of single family detached dwelling units. The RAE schedule shows a reasonable relationship between the cost of the required Police Facilities projects and financing burden placed on each land use. The RAE schedule that has been developed for the Sewer Facilities Fee is shown in Table 5-2.

Recommended Fees

The Storm Drainage Facilities Fee is shown in Table 5-2. The total fee is $8,075 per low density residential acre. For Storm Drainage Facilities, the cash flow is such that a portion of the fee subject to contingent reimbursement is required.

TABLE 5-2

22-Jan-91

SUMMARY OF DEVELOPMENT IMPACT FEES
STORM DRAINAGE

Land Use Categories	Unit	RAE	Charge Per Unit: Portion Not Subject To Contingent Reimbursement	Charge Per Unit: Portion Subject To Contingent Reimbursement	Total
RESIDENTIAL					
Low Density	Acre	1.00	$7,800	$275	$8,075
Medium Density	Acre	1.00	$7,800	$275	$8,075
High Density	Acre	1.00	$7,800	$275	$8,075
East Side Residential	Acre	1.00	$7,800	$275	$8,075
PLANNED RESIDENTIAL					
Low Density	Acre	1.00	$7,800	$275	$8,075
Medium Density	Acre	1.00	$7,800	$275	$8,075
High Density	Acre	1.00	$7,800	$275	$8,075
COMMERCIAL					
Neighborhood Commercial	Acre	1.33	$10,374	$366	$10,740
General Commercial	Acre	1.33	$10,374	$366	$10,740
Downtown Commercial	Acre	1.33	$10,374	$366	$10,740
Office Commercial	Acre	1.33	$10,374	$366	$10,740
INDUSTRIAL					
Light Industrial	Acre	1.33	$10,374	$366	$10,740
Heavy Industrial	Acre	1.33	$10,374	$366	$10,740
Industrial Reserve	Acre	1.33	$10,374	$366	$10,740

Note: Dollar amounts are in constant January 1, 1990 dollars.

Sources: Nolte & Associates and Angus McDonald & Associates.

CHAPTER 6

STREETS AND ROADS

OVERVIEW

For as long as the City of Lodi has been in existence, streets and roads have been the primary system used in intercity travel. With the change in City-wide growth, there welcome a need to improve the streets and roads in the community. The Draft General Plan will considerable expand the City and additional traffic will be generated within the community. As a result new streets will be needed and existing streets will need to be improved. The following sections will describe these improvements, the City obligation for funding, and the fees calculated to reimburse the City costs.

EXISTING TRAFFIC CONDITIONS

Existing traffic counts were collected by the City of Lodi Public Works Department in 1987 at numerous locations throughout the City by the City and their traffic consultant. The data were used to establish the current Level of Service (LOS) within the project study area. Currently, roadways and intersections throughout the City are operating at a LOS of C or better with the exception of Hutchins Street/Kettleman Lane intersection, which operates at a LOS D. The City of Lodi considers C to be the standard level of service with anything less considered to be substandard.

CIRCULATION PLAN

In December of 1989, a City-wide circulation study was put together by the Traffic Consultant, TJKM, that identified the impacts associated with the envisioned General Plan. As mentioned earlier, the existing traffic counts were done by the City's staff. Incorporating this information along with using a computer based travel demand model, TJKM was able to forecast future traffic conditions throughout the project study area. Based upon these forecasts, road sections of future streets and improvements to existing streets were identified.

A listing of general street, intersection, signalization, and interchange improvements was submitted to the City along with the circulation study. Working with City staff and the City improvement standards, cross-sections were prepared for future streets and improvements to existing streets. These are discussed in the following section.

PLANNED CIRCULATION IMPROVEMENTS

Developer Required Improvements

For all projects within the City, the developer is required to build streets to serve the project. Relative to street improvements, the developer is required to provide all improvements and dedicate all right-of-way up to that designated as a major collector. Typical section for a major collector is provided in Figure 6-1. In the case where development occurs on one side of a major collector, the developer typically is required to construct only one-half of the street. In the case where development occurs along a street having a greater designated capacity than a major collector, the development impact fee funds or other funds will be used to construct the more extensive improvements. Examples of these streets include: Kettleman Lane, Harney Lane, Century Boulevard, and Lower Sacramento Road.

Signal lights, bridge crossings, and freeway interchanges are not privately constructed facilities and are completely funded by the City through development impact fees and other funding sources such as Federal, State, County and Measure K.

Street and Road Improvements

A listing of the street and road improvement projects included in the development impact fee program is provided in Table 6-1. Location of these projects is shown on Figure 6-2. For the most part, the improvement projects consist of new construction and modification of the following major routes. Below are listed the name, lane configuration and right-of-way for these major routes.

1. Kettleman Lane (State Route 12) - six lane divided (118 feet)
2. Lower Sacramento Road - four lane divided (190 feet)
3. Harney Lane - four lane divided (92 feet)
4. Turner Road - four lane divided (80 feet)
5. Century Boulevard - four lane divided (80 feet)
6. Lodi Avenue - four lane divided (80 feet)

Typical sections for Harney Lane and Lower Sacramento Road are shown on Figure 6-1. For other major routes designed as four lane undivided roadways, the middle 12 foot divider is deleted from the section.

For the purpose of identifying the portion of each major route that will be funded by the City, the typical sections described above have been assumed. The developer obligation, as described in the previous section, is limited to right-of-way and improvements to construct a major collector (68 feet).

TABLE 6–1

01/23/91

DEVELOPMENT RELATED COSTS AND PHASING
STREETS AND ROADS

Project Number	Major Planned Facilities	Impact Fee	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
MTSI001	Restriping of Kettleman Lane (6 - Lanes, Divided) from Lower Sacramento Road to Ham Lane.	$22,000	$0	$0	$0	$0	$0	$0	$0	$22,000	$0
MTSI002	Restriping of Kettleman Lane (6 - Lanes, Divided) from Ham Lane to Stockton Street.	$22,000	$0	$0	$0	$0	$0	$0	$22,000	$0	$0
MTSI003	Restripping of Kettleman Lane (6 - Lanes, Divided) from Stockton Street to Cherokee Lane.	$12,000	$0	$0	$0	$0	$0	$0	$12,000	$0	$0
MTSI004	Design, construction, and engineering associated with building a freeway interchange and restriping Kettleman Lane.	$2,800,000	$0	$0	$0	$0	$1,400,000	$1,400,000	$0	$0	$0
MTSI005	Widening of Kettleman Lane (4 - Lanes, Divided) from Beckman Road to Guild Avenue.	$327,000	$0	$0	$0	$0	$163,000	$0	$0	$0	$164,000
MTSI006	Widening of Lower Sacramento Road (4 - Lanes, Divided) from Turner Road to Lodi Avenue.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MTSI007	Widening of Lower Sacramento Road (4 - Lanes, Divided) from Elm Street to Taylor Road.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MTSI008	Widening of Lower Sacramento Road (4 - Lanes, Divided) from Taylor Road to Kettleman Lane.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

TABLE 6-1

01/23/91

DEVELOPMENT RELATED COSTS AND PHASING
STREETS AND ROADS

Project Number	Major Planned Facilities	Impact Fee	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997-2002	2002-2007
MTSI009	Widening of Lower Sacramento Road (4 - Lanes, Divided) from Kettleman Lane to Orchis Drive.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MTSI010	Widening of Lower Sacramento Road (4 - Lanes, Divided) from Orchis Drive to Century Blvd.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MTSI011	Widening of Lower Sacramento Road (4 - Lanes, Divided) from Century Blvd. to Kristen Court.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MTSI012	Widening of Lower Sacramento Road (4 - Lanes, Divided) from Kristen Court to Harney Lane.	$17,500	$0	$0	$0	$0	$0	$0	$0	$0	$17,500
MTSI013	Widening of Harney Lane (4 - Lanes) from Lower Sacramento Road east 2,650 feet.	$284,000	$0	$0	$0	$0	$0	$0	$0	$0	$284,000
MTSI014	Widening of Harney Lane (4 - Lanes) from W.I.D. crossing west 2,650 feet.	$284,000	$0	$0	$0	$0	$0	$0	$0	$284,000	$0
MTSI015	Widening of Harney Lane (4 - Lanes) from W.I.D. crossing east 2,250 feet.	$136,000	$0	$0	$0	$0	$0	$0	$0	$136,000	$0
MTSI016	Widening of Harney Lane (4 - Lanes) from Hutchins Street to Stockton Street.	$136,000	$0	$0	$0	$0	$0	$0	$0	$136,000	$0
MTSI017	Widening of Harney Lane (4 - Lanes) from Stockton Street to Cherokee Lane.	$148,000	$0	$0	$0	$0	$0	$0	$0	$148,000	$0

TABLE 6–1

01/23/91

DEVELOPMENT RELATED COSTS AND PHASING
STREETS AND ROADS

Project Number	Major Planned Facilities	Impact Fee	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
MTSI018	Widening of Harney Lane (4 - Lanes) from Lower Sacramento Road to the General Plan Boundary.	$181,000	$0	$0	$0	$0	$0	$0	$0	$0	$181,000
MTSI019	Project Study Report	$90,000	$90,000	$0	$0	$0	$0	$0	$0	$0	$0
MTSI020	Design, construction, and engineering associated with building a freeway interchange at Turner Road.	$1,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$1,000,000
MTSI021	Restriping of Lodi Avenue (4 - Lanes) from Cherokee east 3,000 feet.	$13,000	$0	$0	$0	$0	$0	$0	$0	$0	$13,000
MTSI022	Restriping of Lodi Avenue (4 - Lanes) from Guild Avenue west 700 feet.	$17,000	$0	$0	$0	$0	$0	$0	$0	$17,000	$0
MTSI023	Restriping of Turner Road (4 - Lanes) from Beckman Road east 2,500 feet.	$11,000	$0	$0	$0	$0	$0	$0	$0	$0	$11,000
MTSI024	Widening of Turner Road (4 - Lanes) from Guild Avenue west 700 feet.	$22,000	$0	$0	$0	$0	$0	$0	$0	$0	$22,000
MTSI025	Widening of Century Blvd. (4 - Lanes) from Lower Sacramento Road east 4,100 feet.	$240,000	$0	$0	$0	$0	$0	$0	$240,000	$0	$0

TABLE 6-1 01/23/91
DEVELOPMENT RELATED COSTS AND PHASING
STREETS AND ROADS

Project Number	Major Planned Facilities	Impact Fee	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997-2002	2002-2007
MTSI026	Widening of Century Blvd. (4 - Lanes) from Stockton Street to Chickadee Lane.	$31,000	$0	$0	$0	$31,000	$0	$0	$0	$0	$0
MTSI027	Widening of Stockton Street (4 - Lanes) from Kettleman Lane to Harney Lane.	$81,000	$0	$40,500	$0	$40,500	$0	$0	$0	$0	$0
MTSI028	Widening of Guild Avenue (4 - Lanes) from Victor Road to Kettleman Lane.	$168,000	$10,080	$10,080	$10,080	$10,080	$10,080	$10,080	$10,080	$48,720	$48,720
MTSI029	Widening of Turner Road (4 - Lanes) from Lower Sacramento Road to the General Plan Boundary.	$83,000	$0	$0	$0	$0	$0	$41,500	$41,500	$0	$0
MTSI030	Widening of Lodi Avenue (4 - Lanes) from Lower Sacramento Road to the General Plan Boundary.	$83,000	$0	$0	$0	$0	$0	$0	$0	$0	$83,000
MTSI031	Widening of Kettleman Lane (4 - Lanes) from Lower Sacramento Road to the General Plan Boundary.	$178,000	$0	$0	$0	$0	$0	$0	$0	$0	$178,000
MTSI032	Widening of Lockeford Street (4 - Lanes) from Sacramento Street to Cherokee Lane.	$1,267,000	$0	$0	$0	$0	$0	$0	$0	$0	$1,267,000
MTSI033	Placing of curb, gutter, and sidewalk on the north side.	$342,000	$0	$0	$0	$0	$0	$0	$0	$0	$342,000
MTSO001	Master Plan 1987	$76,187	$76,187	$0	$0	$0	$0	$0	$0	$0	$0

TABLE 6-1

01/23/91

DEVELOPMENT RELATED COSTS AND PHASING
STREETS AND ROADS

Project Number	Major Planned Facilities	Impact Fee	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997-2002	2002-2007
MTSO002	Master Plan and C.I.P. Update - 1997	$20,000	$0	$0	$0	$0	$0	$0	$20,000	$0	$0
MTSO003	5 Year Master Plan and C.I.P Update - 2002	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$20,000
MTSO004	Cost Recovery Study	$20,000	$0	$20,000	$0	$0	$0	$0	$0	$0	$0
MTS001	Installation of traffic signal located at the int. of Lower Sacramento Road and Turner Road.	$95,000	$0	$0	$0	$95,000	$0	$0	$0	$0	$0
MTS002	Installation of traffic signal located at the int. of Turner Road and the State Route 99 Southbound Ramp.	$95,000	$0	$0	$0	$0	$0	$0	$0	$0	$95,000
MTS003	Installation of traffic signal located at the int. of Victor Road and Cluff Avenue.	$47,500	$0	$47,500	$0	$0	$0	$0	$0	$0	$0
MTS004	Installation of traffic signal located at the int. of Lodi Avenue and Lower Sacramento Road.	$47,500	$47,500	$0	$0	$0	$0	$0	$0	$0	$0
MTS005	Installation of traffic signal located at the int. of Lodi Avenue and Mills Avenue.	$47,500	$0	$0	$0	$0	$0	$0	$0	$47,500	$0

TABLE 6–1

01/23/91

DEVELOPMENT RELATED COSTS AND PHASING
STREETS AND ROADS

Project Number	Major Planned Facilities	Impact Fee	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
MTS006	Installation of traffic signal located at the int. of Lower Sacramento Road and Vine Street.	$95,000	$0	$0	$0	$0	$0	$0	$0	$95,000	$0
MTS007	Installation of traffic signal located at the int. of Kettleman Lane and Mills Avenue.	$110,000	$0	$0	$0	$0	$0	$0	$0	$110,000	$0
MTS008	Installation of traffic signal located at the int. of Kettleman Lane and State Route 99 Southbound Ramp.	$105,000	$0	$0	$0	$0	$0	$105,000	$0	$0	$0
MTS009	Installation of traffic signal located at the int. of Kettleman Lane and Beckman Road.	$105,000	$0	$0	$0	$0	$0	$0	$105,000	$0	$0
MTS010	Installation of traffic signal located at the int. of Lower Sacramento Road and Harney Lane.	$95,000	$0	$0	$0	$0	$0	$95,000	$0	$0	$0
MTS011	Installation of traffic signal located at the int. of Harney Lane and Mills Avenue.	$90,000	$0	$0	$0	$0	$0	$0	$0	$90,000	$0
MTS012	Installation of traffic signal located at the int. of Harney Lane and Ham Lane.	$90,000	$0	$0	$0	$0	$0	$0	$0	$0	$90,000

TABLE 6-1 01/23/91
DEVELOPMENT RELATED COSTS AND PHASING
STREETS AND ROADS

Project Number	Major Planned Facilities	Impact Fee	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997-2002	2002-2007
MTS013	Installation of traffic signal located at the int. of Harney Lane and Stockton Street.	$95,000	$0	$0	$0	$0	$0	$0	$0	$0	$95,000
MTS014	Installation of traffic signal located at the int. of Elm Street and Lower Sacramento road.	$45,000	$45,000	$0	$0	$0	$0	$0	$0	$0	$0
MTS015	Installation of traffic signal located at the int. of Lockeford Street and Stockton Street.	$45,000	$0	$45,000	$0	$0	$0	$0	$0	$0	$0
MTS016	Installation of traffic signal located at the int. of Turner Road and Stockton Street.	$45,000	$0	$45,000	$0	$0	$0	$0	$0	$0	$0
MTS017	Installation of traffic signal located at the int. of Pine Street and Stockton Street.	$45,000	$0	$0	$0	$45,000	$0	$0	$0	$0	$0
MTS018	Installation of traffic signal located at the int. of Turner Road and Mills Avenue.	$45,000	$0	$0	$0	$0	$0	$45,000	$0	$0	$0
MTS019	Installation of traffic signal located at the int. of Turner Road and Edgewood.	$45,000	$0	$0	$0	$0	$0	$0	$45,000	$0	$0
MTS020	Installation of traffic signal located at the int. of Kettleman Lane and Central Avenue.	$45,000	$0	$0	$0	$0	$0	$0	$45,000	$0	$0

TABLE 6-1 01/23/91
DEVELOPMENT RELATED COSTS AND PHASING
STREETS AND ROADS

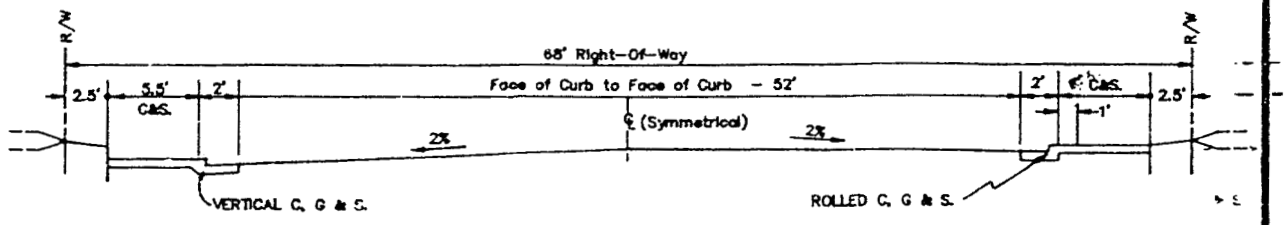
Project Number	Major Planned Facilities	Impact Fee	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997-2002	2002-2007
MTS021	Installation of traffic signal located at the int. of Elm Street and Mills Avenue.	$45,000	$0	$0	$0	$0	$0	$0	$45,000	$0	$0
MTS022	Installation of traffic signal located at the int. of Cherokee Lane and Vine Street.	$52,500	$0	$0	$0	$0	$0	$0	$0	$52,500	$0
MTS023	Installation of traffic signal located at the int. of Ham Lane and Century Blvd.	$47,500	$0	$0	$0	$0	$0	$0	$0	$47,500	$0
MTS024	Installation of traffic signal located at the int. of Cherokee Lane and Elm Street.	$52,500	$0	$0	$0	$0	$0	$0	$0	$52,500	$0
MBC001	Widening of a Box Culvert along Lower Sacramento Road approx. 1,360 feet south of Lodi Avenue.	$207,200	$0	$0	$0	$0	$0	$0	$0	$207,200	$0
MBC002	Widening of a Box Culvert along Turner Road approx. 2,400 feet west of Lower Sacramento Road.	$75,000	$0	$0	$0	$0	$0	$0	$0	$75,000	$0
MBC003	Widening of a Box Culvert along Mills Avenue approx. 100 feet south of Royal Crest Drive.	$141,000	$0	$0	$0	$0	$0	$0	$0	$141,000	$0
MBC004	Widening of a Box Culvert along Harney Lane approx. 3,300 feet west of Hutchins Street.	$216,000	$0	$0	$0	$0	$0	$0	$0	$216,000	$0

TABLE 6-1 01/23/91

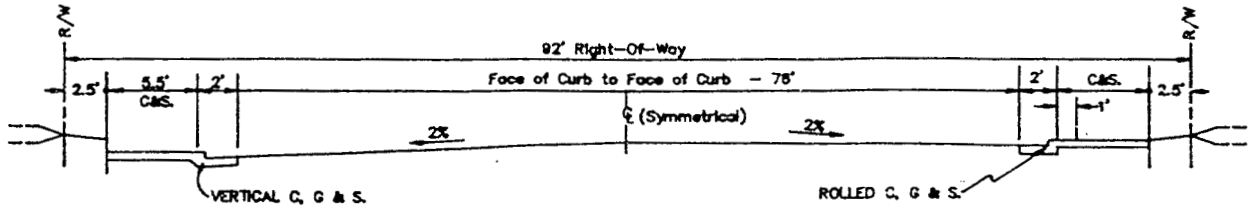
DEVELOPMENT RELATED COSTS AND PHASING

STREETS AND ROADS

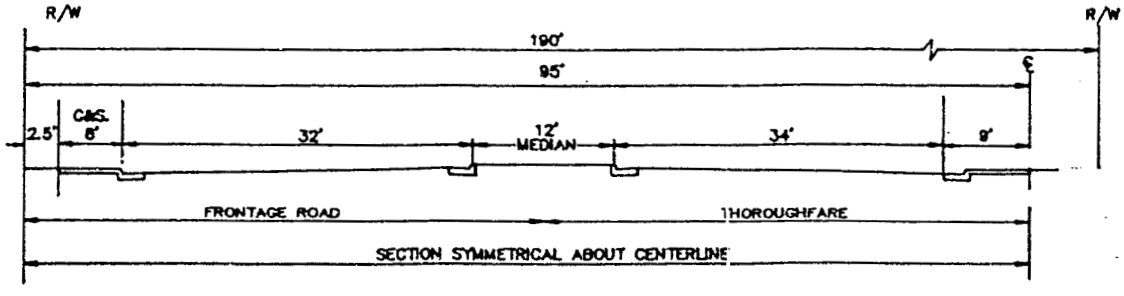
Project Number	Major Planned Facilities	Impact Fee	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997-2002	2002-2007
MRRX001	Widening of a railroad crossing 1,400 ft. North of Turner Road.	$101,000	$0	$0	$0	$0	$0	$0	$0	$101,000	$0
MRRX004	Widening and upgrade of protection devices of a railroad crossing at the int. of Lockeford Street and Guild Avenue.	$202,000	$0	$0	$0	$0	$0	$0	$0	$202,000	$0
MRRX005	Widening of a railroad crossing 1,350 ft. East of Guild.	$111,000	$0	$0	$0	$0	$111,000	$0	$0	$0	$0
MRRX006	Widening and upgrade of protection devices of a railroad crossing at the int. of Beckman Road and Lodi Avenue.	$227,000	$0	$0	$0	$0	$0	$0	$0	$0	$227,000
MRRX007	Construction of railroad crossing at int. of Lodi Avenue and Guild Ave.	$215,000	$0	$0	$0	$0	$0	$0	$215,000	$0	$0
MRRX008	Cluff Avenue and Thurman Street	$188,000	$0	$0	$0	$0	$0	$0	$0	$188,000	$0
MRRX009	Widening and upgrade of protection devices of a railroad crossing 1,350 feet East of Guild Avenue.	$215,000	$0	$0	$0	$0	$0	$0	$0	$0	$215,000
MRRX010	Widening of railroad crossing 1,380 feet East of Hutchins Street.	$202,000	$0	$0	$0	$0	$0	$0	$0	$202,000	$0
STREETS AND ROADWAY COST		$11,861,887	$268,767	$208,080	$10,080	$221,580	$1,684,080	$1,696,580	$800,580	$2,618,920	$4,353,220



MAJOR COLLECTOR
TWO LANE

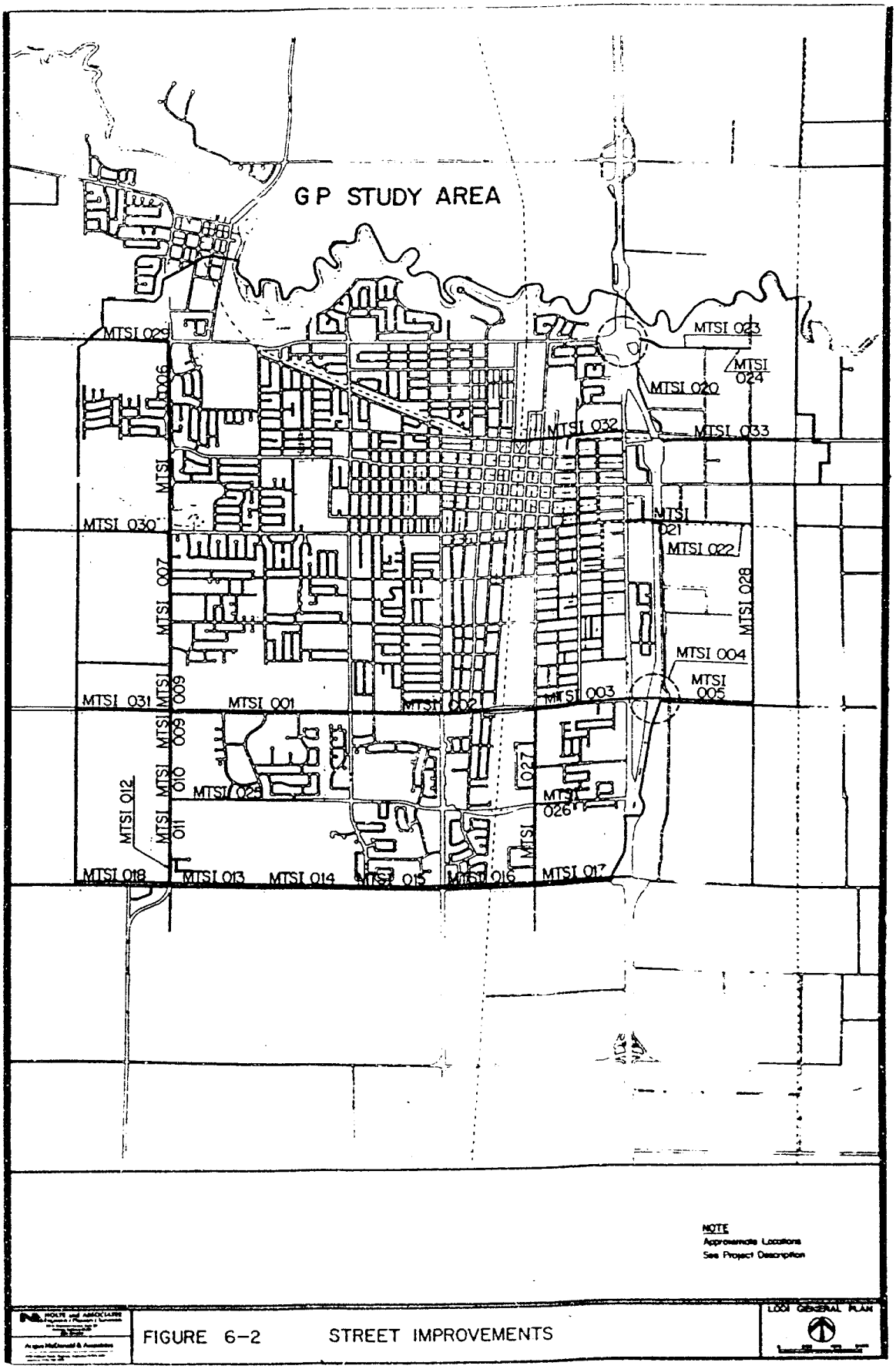


MINOR ARTERIAL
FOUR LANE DIVIDED



LOWER SACRAMENTO ROAD

FIGURE 6-1 TYPICAL STREET SECTIONS


G P STUDY AREA
MTSI 029
MTSI 006
MTSI 023
MTSI 024
MTSI 020
MTSI 032
MTSI 033
MTSI 030
MTSI 007
MTSI 021
MTSI 022
MTSI 028
MTSI 004
MTSI 005
MTSI 031
MTSI 009
MTSI 001
MTSI 002
MTSI 003
MTSI 010
MTSI 027
MTSI 025
MTSI 026
MTSI 012
MTSI 011
MTSI 018
MTSI 013
MTSI 014
MTSI 015
MTSI 016
MTSI 017
NOTE
Approximate Locations
See Project Description
FIGURE 6-2 STREET IMPROVEMENTS
LODI GENERAL PLAN

Freeway Improvements

As recommended by TJKM, interchange improvements for Kettleman Lane/State Route 99 and Turner Road/State Route 99 will be necessary to maintain a LOS C or better. Proposed interchange improvements at Kettleman Lane/State Route 99 call for the realignment of Beckman Road. Currently, Beckman Road is located about 225 feet east of the northbound ramp onto State Route 99, a distance that is considered too close for two signalized intersections. Realignment of Beckman is proposed in the environmental impact report for Kettleman Properties located at the northeast corner of Kettleman Lane and Beckman Road. The proposed design constitutes a realignment of both Beckman Road and the northbound offramp, but is still subject to review by Caltrans and approval by the California Transportation Commission. As part of the Kettleman interchange work, a route study will be prepared that will address traffic and circulation at the interchange and, also, rerouting State Route 12 around the east of town.

ESTIMATED COSTS AND PHASING

In Table 6-1, a summary of the street projects and development impact fee funding is presented. Estimated costs are referenced to the Engineering News Record 20 Cities Construction Cost Index for January 1, 1990 of 4673. Roadway improvement costs reflect only the City's funding responsibility per the City Reimbursement Policy and do not reflect the total estimated construction cost.

In preparing the estimates of construction cost, the developer obligation, City obligation and development impact fee funding for the projects, the following factors were considered. The City obligation for funding of projects includes everything not required of the developer including special medians, landscaping, and right-of-way. Measure K will provide funding for improvements along Lower Sacramento Road and at the Kettleman Lane interchange. Based upon forecasted distribution of Measure K funds along Lower Sacramento Road, sufficient funds will exist to construct the City portion of the street section.

Phasing of the improvements is based upon the Forecast of Units Constructed Over the General Plan Period (Appendix A) provided by the City. In Table 6-1, the phasing is divided by year for the first seven years followed by two five-year increments. Costs for the projects serving the General Plan development funded on or before July 1, 1990 are shown in the current year (1990/91). Actual costs of these projects have been adjusted to the January 1, 1990 dollar reference.

Relationship of New Development to Streets and Road Facilities Projects

A reasonable relationship must be established between the fees use and the type of development on which the fee is imposed. In order to establish this

relationship, we must first demonstrate that the type of development upon which the fee is to be charged will, in fact, use, be served by, or benefit from the public facilities to be financed.

Each and every land use will benefit from the streets and road facilities within the community. Residents use the streets to get to and from work, shopping, and entertainment. Commerce and industry use the streets for deliveries, customers, and employees. Each and every land use in the Proposed General Plan will benefit from the facilities constructed as part of the capital improvements program and, therefore, is appropriately part of the fee program.

Relationship of Land Uses to Streets and Road Facilities Projects

Once the relationship between the facilities to be constructed and the land uses has been established, the burden of financing is to be distributed to each land use in proportion to its use of, or benefit from, the improvements. This is accomplished through the use of a Residential Acre Equivalent (RAE) schedule. A RAE schedule indicates the relative responsibility to pay for improvements for each land use category in relation to the single family detached residential category.

By definition, an acre of low density single family detached dwelling units has a RAE factors that show their Streets and Road Facilities demand relative to one acre of single family detached dwelling units. The RAE schedule shows a reasonable relationship between the cost of the required Streets and Road Facilities projects and financing burden placed on each land use. The RAE schedule that has been developed for the Facilities Fee is shown in Table 6-2.

Recommended Fees

The Streets and Road Facilities Fee is shown in Table 6-2. The total fee is $4,825 per low density residential acre. For the streets and roads facilities, the cash flow is such that a portion of the fee subject to contingent reimbursement is required.

TABLE 6-2

22-Jan-91

SUMMARY OF DEVELOPMENT IMPACT FEES
STREETS AND ROADS

Land Use Categories	Unit	RAE	Charge Per Unit: Portion Not Subject To Contingent Reimbursement	Charge Per Unit: Portion Subject To Contingent Reimbursement	Total
RESIDENTIAL					
Low Density	Acre	1.00	$4,725	$100	$4,825
Medium Density	Acre	1.96	$9,261	$196	$9,457
High Density	Acre	3.05	$14,411	$305	$14,716
East Side Residential	Acre	1.00	$4,725	$100	$4,825
PLANNED RESIDENTIAL					
Low Density	Acre	1.00	$4,725	$100	$4,825
Medium Density	Acre	1.96	$9,261	$196	$9,457
High Density	Acre	3.05	$14,411	$305	$14,716
COMMERCIAL					
Neighborhood Commercial	Acre	1.90	$8,978	$190	$9,168
General Commercial	Acre	3.82	$18,050	$382	$18,432
Downtown Commercial	Acre	3.27	$8,978	$190	$9,168
Office Commercial	Acre	8.91	$42,100	$891	$42,991
INDUSTRIAL					
Light Industrial	Acre	2.00	$9,450	$200	$9,650
Heavy Industrial	Acre	1.27	$6,001	$127	$6,128
Industrial Reserve	Acre	2.00	$9,450	$200	$9,650

Note: Dollar amounts are in constant January 1, 1990 dollars.

Sources: Nolte & Associates and Angus McDonald & Associates.

CHAPTER 7

POLICE

OVERVIEW

Level of Service

Target for emergency response time is 3 minutes anywhere in the City. Currently, emergency response times are under this goal. There were a total of 65 sworn personnel and 33 non-sworn personnel authorized in 1988/89. These figures reveal a service standard of 0.95 sworn personnel and 0.47 non-sworn personnel per 1,000 persons served. Currently, the department is understaffed relative to the standard described above by 11 sworn and 5 non-sworn personnel.

Existing Police Facilities

The Lodi Police Department provides police protection services to all areas within the city limits. The Police Department serves a 9.4 square mile area with an estimated population of 50,300 in 1990. The Police Department, located at 230 W. Elm Street, has an estimated 21,571 square feet of building space. The current employee standard based 98 total employees is 1.3 employees per 1,000 persons served. The current space standard is 220 square feet of building space per employee.

Existing Deficiencies

Existing deficiencies are calculated based on what is currently provided in the way of staff and facilities and what staff and facilities are planned to be provided at the end of the planning period. Further, the existing deficiency calculation is prepared to identify the portion of the facilities, if any, which should be serving existing development based upon a current staffing or facility deficiency relative to the future standard for police staffing and space.

Table 7-1 presents the calculation of the existing deficiency for the Police Station Expansion. Based upon forecasts provided by the City for building space and police staffing in the future, the space standard and the staffing standard increase slightly. This produces only a very minor existing deficiency such that 7.1% of the Police Station Expansion is not funded from the development impact fees.

TABLE 7-1

22-Jan-91

EXISTING DEFICIENCIES ANALYSIS
POLICE

Description of Item	Existing Population	Future Additions	Future Total
GENERAL GOVERNMENT PERSONS S	80,258	44,314	105,663
SERVICE CAPACITY			
Police Employees	98.0	43.0	141.0
Police Facilites (Sq. Ft.)	21,571	10,000	31,571
SERVICE STANDARD			
Current Service Standard:			
Police Employees Per 1,000 Persons Served	1.31		
Building Sq. Ft. Per Employee	220.1		
Target Service Standard			
Police Employees Per 1,000 Persons Served			1.33
Building Sq. Ft. Per Employee			223.9
ADDITIONAL SERVICE CAPACITY REQUIRED			
Additional Employees	1.5	41.2	42.7
Additional Building Area (Sq. Ft.)			
For Existing Employees	372		372
For New Employees	334	9,226	9,560
Total	706	9,226	9,932
Burden on New and Existing Development	7.1%	92.9%	100.0%
Cost of New Facilities	$142,000	$1,858,000	$2,000,000

Note: Dollar amounts are in constant January 1, 1990 dollars.
Sources: Nolte & Associates and Angus McDonald & Associates

PLANNED POLICE FACILITIES

Police facilities to serve at buildout of the Proposed General Plan were identified by City staff and the Police Department. A summary of the facilities is presented in Table 7-2. With the exception of the Police Station expansion and the jail expansion, the major facilities are self explanatory.

Currently, alternatives for police and jail facilities are being considered by the City and the Police Department. Specific locations for the facilities have not been identified. Alternatives being considered include renovation and expansion of the existing Police Station.

ESTIMATED COST AND PHASING

In Table 7-2, a summary of the Police facility and estimated costs to serve the future City of Lodi is presented. Estimated costs are referenced to the Engineering News Record 20 Cities Construction Cost Index for January 1, 1990 of 4673. Phasing of the improvements is based upon forecasts of facility needs by the City over the planning period.

For the purposes of fee study, the police station expansion costs are not wholly attributable to the development provided for under the Proposed General Plan. A portion of the building expansion (7.1%) will serve existing development. The cost in Table 7-2 reflects the reduced estimated cost. The jail expansion and the other facility costs listed in Table 7-2 are not subject to the existing deficiency reduction.

DEVELOPMENT IMPACT FEE

Relationship of New Development to Police Facilities Projects

A reasonable relationship must be established between: (1) the fee's use and; (2) the type of development on which the fee is imposed. To establish such a relationship, it must be shown that the type of development that is going to be charged the fee actually uses, is served by, or benefits from the public facilities that are to be financed by the fee revenue.

Police facilities are used by all the land uses in Lodi. Responses to calls for service as a function of land use have been provided by the Police Department. This data provides that basis for the assertion that new development will indeed create a demand for Police protection services. Thus, each and every land use uses and/or benefits from Police Facilities and is appropriately part of the fee program.

TABLE 7 – 2

01/22/91

DEVELOPMENT RELATED COSTS AND PHASING

POLICE

Project Number		Impact Fee	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
LPD001	Police Station expansion to add 10,000 square feet of space.	$1,854,000	$0	$0	$0	$0	$0	$0	$92,900	$1,765,100	$0
LPD002	Jail expansion to add 10 new cells	$275,000	$0	$0	$0	$0	$0	$0	$27,500	$247,500	$0
LPD003	Miscellaneous safety equipment for 29 officers.	$44,000	$0	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$13,000	$13,000
LPD004	Animal control truck and equipment	$23,000	$0	$0	$0	$0	$0	$0	$0	$0	$23,000
LPD005	2 pickup trucks equipped with radios and other equipment.	$36,000	$0	$0	$0	$0	$0	$0	$0	$36,000	$0
LPD006	Eight patrol cars and equipment.	$144,000	$0	$18,000	$0	$18,000	$0	$18,000	$0	$36,000	$54,000
LPD007	Ten portable radios.	$26,000	$0	$0	$3,000	$0	$3,000	$0	$3,000	$9,000	$8,000
LPD008	Five work stations.	$20,000	$0	$0	$4,000	$0	$0	$4,000	$0	$4,000	$8,000
LPD009	Five computer terminals.	$8,000	$0	$0	$1,500	$0	$1,500	$0	$0	$2,500	$2,500
TOTAL POLICE DEPARTMENT		$2,430,000	$0	$21,000	$11,500	$21,000	$7,500	$25,000	$126,400	$2,113,100	$108,500

TABLE 7-3
SUMMARY OF DEVELOPMENT IMPACT FEES
POLICE

22-Jan-91

Land Use Categories	Unit	RAE	Charge Per Unit: Portion Not Subject To Contingent Reimbursement	Charge Per Unit: Portion Subject To Contingent Reimbursement	Charge Per Unit: Total
RESIDENTIAL					
Low Density	Acre	1.00	$1,241	$425	$1,666
Medium Density	Acre	1.77	$2,201	$754	$2,955
High Density	Acre	4.72	$5,853	$2,005	$7,858
East Side Residential	Acre	1.09	$1,347	$461	$1,808
PLANNED RESIDENTIAL					
Low Density	Acre	1.00	$1,241	$425	$1,666
Medium Density	Acre	1.77	$2,201	$754	$2,955
High Density	Acre	4.72	$5,853	$2,005	$7,858
COMMERCIAL					
Neighborhood Commercial	Acre	2.30	$5,318	$976	$6,294
General Commercial	Acre	2.59	$3,218	$1,102	$4,320
Downtown Commercial	Acre	18.48	$5,318	$976	$6,294
Office Commercial	Acre	3.72	$4,620	$1,581	$6,201
INDUSTRIAL					
Light Industrial	Acre	0.30	$374	$127	$501
Heavy Industrial	Acre	0.19	$232	$79	$311
Industrial Reserve	Acre	0.30	$374	$127	$501

Note: Dollar amounts are in constant January 1, 1990 dollars.

Sources: Nolte & Associates and Angus McDonald & Associates.

Relationship of Land Uses to Police Facilities Projects

Once the relationship between the facilities to be constructed and the land uses has been established, the burden of financing is to be distributed to each land use in proportion to its use of, or benefit from, the improvements. This is accomplished through the use of a Residential Acre Equivalent (RAE) schedule. A RAE schedule indicates the relative responsibility to pay for improvements for each land use category in relation to the single family detached residential category.

By definition, an acre of low density single family detached dwelling units has a RAE factor of 1.0. All other land use categories have RAE factors that show their Police Facilities demand relative to one acre of single family detached dwelling units. The RAE schedule shows a reasonable relationship between the cost of the required Police Facilities projects and financing burden placed on each land use.

The RAE schedule that has been developed for the Police Facilities Fee is shown in Table 7-2.

Recommended Fees

The Police Facilities fee is shown in Table 7-3. The total fee is $1,666 per low density residential acre. For Police Facilities, the cash flow is such that a portion of the fee subject to contingent reimbursement is required.

CHAPTER 8

FIRE

OVERVIEW

Level of Service

The level of service that guides the requirement for and placement of a new fire station is to provide a maximum of a three minute driving time to all areas within the City limits and the Limit of Utilities Planning.

Existing Fire Facilities

The City of Lodi Fire Department currently serves the City from three strategically located fire stations. Station #1 is located at 210 W. Elm Street, Station #2 is located at 705 E. Lodi Avenue and Station #3 is located at 2141 South Ham Lane. When these stations were constructed, they provided the desire service levels to the City. With new development occurring West of the existing City, additional fire protection capacity is required.

Existing Deficiencies

Currently, no deficiencies exist in the Fire Facilities relative to the level and service standard for the City.

PLANNED FIRE FACILITIES

Fire Facilities to serve buildout of the Proposed General Plan were identified in the Fire Station Location Master Plan and by City and staff during preparation of this report. Major facilities projects are listed in Table 8-1.
The new Fire Station (#4) will be located on Lower Sacramento Road near Park West Drive. Other facilities listed in Table 8-1 will equip Station #4 and expand capabilities at the other stations.

During the preparation of the fee study, a number of fire facility capital improvement projects were identified by the City. The nature of these projects can be characterized as replacement of existing facilities and equipment. In a strict sense, these kinds of costs are not attributable to new development but truly serve the existing community. As a result, only those costs directly related to extending the existing level of service to new development are included in the fee program.

ESTIMATED COST AND PHASING

A summary of the Fire Facility projects and estimated costs and phasing is presented in Table 8-1. Estimated costs are based upon the Engineering News Record 20 Cities Construction Cost Index for January 1990 of 4673.

DEVELOPMENT IMPACT FEE

Relationship of New Development to Fire Facilities Projects

A reasonable relationship must be established between: (1) the fee's use and; (2) the type of development on which the fee is imposed. To establish such a relationship, it must be shown that the type of development that is going to be charged the fee actually uses, is served by, or benefits from the public facilities that are to be financed by the fee revenue.

Fire facilities are used by all the land uses in Lodi. Responses to calls for service as a function of land use have been provided by the Fire Department. This data provides that basis for the assertion that new development will indeed create a demand for Fire suppression and protection services. Thus, each and every land use uses and/or benefits from Fire Facilities and is appropriately part of the fee program.

Relationship of Land Uses to Fire Facilities Projects

Once the relationship between the facilities to be constructed and the land uses has been established, the burden of financing is to be distributed to each land use in proportion to their use of, or benefit from, the improvements. This is accomplished through the use of a Residential Acre Equivalent (RAE) schedule. A RAE schedule indicates the relative responsibility to pay for improvements for each land use category in relation to the single family detached residential category.

By definition, an acre of low density single family detached dwelling units has a RAE factor of 1.0. All other land use categories have RAE factors that show their Fire Facilities demand relative to one acre of single family detached dwelling units. The RAE schedule shows a reasonable relationship between the cost of the required Fire Facilities projects and financing burden placed on each land use.

The RAE schedule that has been developed for the Fire Facilities Fee is shown in Table 8-2.

TABLE 8 - 1

01/22/91

DEVELOPMENT RELATED COSTS AND PHASING

FIRE

Project Number	Description	Impact Fee Fund	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997-2002	2002-2007
LFD001	New westside station construction (#4), furnishings and equipment.	$475,000	$0	$0	$0	$0	$0	$475,000	$0	$0	$0
LFD002	New 100' ladder truck and equipment.	$475,000	$0	$0	$0	$0	$0	$0	$95,000	$380,000	$0
LFD003	Two sedans.	$20,000	$0	$0	$0	$0	$0	$0	$0	$10,000	$10,000
LFD004	Two mini-vans.	$30,000	$0	$0	$0	$0	$0	$0	$15,000	$0	$15,000
LFD005	Five computers.	$16,000	$0	$0	$0	$0	$0	$0	$3,000	$6,000	$7,000
LFD006	Fire fighting Safety gear for 23 employees.	$13,000	$0	$0	$0	$0	$0	$0	$13,000	$0	$0
LFD007	12 self-contained breathing apparatus.	$18,000	$0	$0	$0	$0	$0	$0	$18,000	$0	$0
LFD008	Station #1, Construction/remodel.	$18,000	$0	$0	$0	$0	$0	$0	$0	$18,000	$0
TOTAL FIRE		$1,065,000	$0	$0	$0	$0	$0	$475,000	$144,000	$414,000	$32,000

TABLE 8–2
SUMMARY OF DEVELOPMENT IMPACT FEES
FIRE

22-Jan-01

Land Use Categories	Unit	RAE	Charge Per Unit: Portion Not Subject To Contingent Reimbursement	Charge Per Unit: Portion Subject To Contingent Reimbursement	Charge Per Unit: Total
RESIDENTIAL					
Low Density	Acre	1.00	$518	$200	$718
Medium Density	Acre	1.96	$1,017	$393	$1,410
High Density	Acre	4.32	$2,240	$865	$3,105
East Side Residential	Acre	1.10	$569	$220	$789
PLANNED RESIDENTIAL					
Low Density	Acre	1.00	$518	$200	$718
Medium Density	Acre	1.96	$1,017	$393	$1,410
High Density	Acre	4.32	$2,240	$865	$3,105
COMMERCIAL					
Neighborhood Commercial	Acre	1.89	$1,435	$379	$1,814
General Commercial	Acre	1.93	$1,000	$386	$1,386
Downtown Commercial	Acre	8.96	$1,435	$379	$1,814
Office Commercial	Acre	2.46	$1,274	$492	$1,766
INDUSTRIAL					
Light Industrial	Acre	0.64	$333	$128	$461
Heavy Industrial	Acre	0.61	$318	$123	$441
Industrial Reserve	Acre	0.64	$333	$128	$461

Note: Dollar amounts are in constant January 1, 1990 dollars.
Sources: Nolte & Associates and Angus McDonald & Associates.

Recommended Fees

The summary Fire Facilities fee is shown in Table 8-2. The total fee is $718 per low density residential acre. For Fire Facilities, the cash flow is such that a portion of the fee subject to contingent reimbursement is required.

CHAPTER 9

PARKS AND RECREATION

OVERVIEW

This chapter of the report presents the cost estimates and the proposed phasing for each Park and Recreation improvements that are to be financed from development impact fee revenues. Government Code §66000 specifies certain findings are necessary for a valid development impact fee. This chapter presents the required findings and presents the calculation of the Parks and Recreation fee.

Level of Service

The current level service for standard parks (not including school parks or drainage basins) is 3.4 acres per 1,000 Park and Recreation Persons Served and the current level of service for community center building space is approximately 770 square feet per 1,000 Park and Recreation Persons Served. These standards were used as the basis for calculating the percentage of new parks and additional community center building space that could be appropriately financed from new development.

Existing Park and Recreation Facilities

Table 9-1 provides a summary of the existing park acreage in the City of Lodi. In the table, the most important number is the 177.8 acres of Standard Park area. It is this acreage that is used to compute the existing standard for park acreage. Based upon an estimated current usage of 52,680 park and recreation persons served, the existing standard for parks and recreation acreage is 3.4 acres per 1,000. Based upon an estimated current building space inventory of 40,950 square feet in community center buildings, the existing space standard is 777 square feet per 1,000. A summary of existing park facilities provided by the City and is presented in Table 9-2.

Existing Deficiencies

Calculation of existing deficiencies is based upon the current standard relative to the future standard for parks and recreation acreage and community building space. In the City of Lodi, the future standard proposed for the community exceeds the current standard. In Table 9-3, results of the existing deficiency analysis are presented.

TABLE 9-1

INVENTORY OF EXISTING PARK AND RECREATION ACREAGE

#	Description	Existing Park Facilities: Total Acres	Standard Park	Basin	School
1.	Armory	3.2	3.2		
2.	Beckman	16.6	0.8	15.8	
3.	Blakely	9.0	9.0		
4.	Kandy Kane	0.2	0.2		
5.	Century (1)	2.5	2.5		
6.	Emerson	2.0	2.0		
7.	English Oaks Commons	3.7	3.7		
8.	G-Basin	0.0			
9.	Henry Glaves	12.6	3.0	9.6	
10.	Grape Bowl	15.0	15.0		
11.	Hale	2.6	2.6		
12.	Hutchins Street Square	10.0	10.0		
13.	Kofu	10.0		10.0	
14.	Lawrence/Zupo Hardball	18.0	10.0		8.0
15.	Legion	5.6	5.6		
16.	Lodi Lake	101.0	101.0		
17.	Maple Square	1.0	1.0		
18.	Pixley Park (C-1 Basin)	17.0		17.0	
19.	Salas Park	21.0	1.0	20.0	
20.	Softball Complex	7.6	7.6		
21.	Van Buskirk	1.0	1.0		
22.	Vinewood	14.0	0.8	11.2	2.0
23.	Westgate	6.0	0.3	5.7	
24.	Washington School	5.1			5.1
25.	Lakewood School	5.0			5.0
26.	Reese School	6.0			6.0
27.	Nichols School	5.8			5.8
28.	Haritage School	2.0			2.0
29.	Woodbridge School	5.0			5.0
30.	Sr. Elementary	12.0			12.0
31.	Lodi High School	25.0			25.0
32.	Tokay High School	21.0			21.0
33.	Needham School	2.0			2.0
	Total Acreage	368.5	180.3	89.3	98.9
	Total Acreage for Standard (1)		177.8		

Source: City of Lodi.

(1) Century Park is a temporary park and is not included in standards.

The findings indicate the following. First, the added park acreage in the Proposed General Plan will increase the acreage standard from 3.3/1,000 to 3.6/1,000. As a result, 13.8% of the added park acreage must be allocated to raise the current standard of the current residents. Stated another way, only 86.2% of proposed park improvement costs is attributable to new development.

Second, the added community building space will raise the space standard from 777/1,000 to 1,502/1,000. As a result, 49.1% of the added building space is allocated to existing development and 50.9% is allocated to new development.

Existing deficiencies are not funded through the development impact fee program. In this fee study, alternative funding sources are not specifically identified that would cover parks and recreation existing facilities deficiencies.

TABLE 9-2

INVENTORY OF EXISTING PARK AND RECREATION FACILITIES

PARK FACILITY	EXISTING STANDARD
Park Acreage	3.4/1,000 persons served
Community Building Area	777 sq ft/1,000 persons served
Restrooms	1/park over 3.0 acres
Lighted Baseball Diamonds	11 Total
Tot lot	1/park
Lighted Tennis Courts	11 Total
Swimming Pools	4 Total

Source: Nolte and Associates and Angus McDonald & Associates

TABLE 9-3
22-Jan-91

EXISTING DEFICIENCIES ANALYSIS
PARKS AND RECREATION

Description of Item	Existing Conditions	Future Additions	Future Total
PARK PERSONS SERVED	53,148	31,031	77,188
SERVICE CAPACITY			
Park Acreage	177.8	103.6	281.4
Community Center Buildings (Sq. Ft.)	40,950	75,000	115,950
SERVICE STANDARD			
Current Service Standard:			
Park Acres Per 1,000 Persons Served	3.4		
Community Center Sq. Ft. Per 1,000 Persons Serv	777		
Target Service Standard			
Park Acres Per 1,000 Persons Served			3.6
Community Center Sq. Ft. Per 1,000 Persons Served			1,502
ADDITIONAL SERVICE CAPACITY REQUIRED			
Additional Park Acres	14.2	89.4	103.6
Additional Community Center SqFt	38,183	36,817	75,000
BURDEN ON NEW AND EXISTING DEVELOPMENT			
Additional Park Acres	13.8%	86.2%	100.0%
Additional Community Center SqFt	50.9%	49.1%	100.0%

Note: Dollar amounts are in constant January 1, 1990 dollars.

Sources: Nolte & Associates and Angus McDonald & Associates.

PLANNED PARK AND RECREATION FACILITIES

A summary of the Parks and Recreation Facility Projects is presented in Table 9-4. Estimated costs are referenced to the Engineering News Record 20 Cities Construction Cost Index for January 1990 of 4673. Project descriptions played an important role in preparing the project estimates and were developed in concert with City staff. Project Numbers Listed in Table 9-4 are used to identify project locations in Figure 9-1.

ESTIMATED COSTS AND PHASING

Improvement and land acquisition costs for parks and recreation facilities are based upon information provided by City staff and the City Capital Improvement Plan. Land costs were assumed to be $100,000 per acre. In cases where land for parks expansion is already owned by the City, the fee program will not pay or reimburse the City for land costs.

As explained in the previous section, the future space and park acreage standards are greater than the current standard. For the purpose of identifying the responsibility of the fee program for funding of these improvements, building costs were separated from all other cost. A 49.1% deficiency has been allocated to the building costs and a 13.8% deficiency has been allocated to all other costs. The exception is the Master Plan for Parks and Recreation.

A number of the projects identified by the City are not attributable to new development and more accurately fall into the category of maintenance and repair. These projects are easily identified because no cost has been allocated to the impact fee fund.

In Table 9-4, the phasing of construction costs is presented only for those Parks projects to be funded through the fee program. Phasing of the projects is based upon forecasts provided by the City.

DEVELOPMENT IMPACT FEE

Relationship of Park and Recreation Projects to New Development

A reasonable relationship must be established between: (1) the fee's use and; (2) the type of development on which the fee is imposed. To establish such a relationship, it must be shown that the type of development that is going to be charged the fee actually uses, is served by, or benefits from the public facilities that are to be financed by the fee revenue.

Park and Recreation facilities are primarily used by the residential population of Lodi. However, non-residential land uses are served by these facilities. Examples include; employees using park facilities during lunch,

TABLE 9–4

01/22/91

DEVELOPMENT RELATED COSTS AND PHASING
PARKS AND RECREATION

Project Number	Description	Estimated Construction Cost	Impact Fee	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
MPR001	Parks and Recreation Master Plan.	$50,000	$50,000	$0	$50,000	$0	$0	$0	$0	$0	$0	$0
MPR002	Administration building expansion at corporation yard.	$2,864,000	$1,406,000	$0	$0	$0	$0	$0	$0	$0	$0	$1,406,000
MPR003	Underground tank replaceme	$37,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR004	Lodi Lake Central Park Improvements.	$566,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR005	Lodi Lake peninsula improvements.	$375,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR006	Lodi Lake expansion to 13 acr westside area.	$1,616,000	$1,566,400	$0	$0	$0	$0	$0	$0	$0	$1,566,400	$0
MPR007	Lodi Lake silt removal.	$250,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR008	Lodi Lake Turner Road Retaining Wall.	$158,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR009	Lodi Lake Utility Extension (Water).	$133,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR010	Softball complex Concession.	$79,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR011	Softball Complex replacement concession stand.	$107,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR012	Softball Complex shade structure.	$12,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR013	Softball Complex paving.	$11,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR014	Softball Complex upgrade sports lighting.	$61,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR015	Stadium Electrical & Sports Lighting.	$122,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR016	Stadium Press Box	$44,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR017	Stadium Parking Lot Landsca & Lighting	$61,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

TABLE 9–4

01/22/91

DEVELOPMENT RELATED COSTS AND PHASING
PARKS AND RECREATION

Project Number	Description	Estimated Construction Cost	Impact Fee	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
MPR018	Stadium Returf & Drainage Improvements	$136,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR019	Stadium Additional Seating	$82,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR020	Kolu Park Enlarge Bleacher A	$25,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR021	Kolu Park New Playground Equipment	$25,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR022	Kolu Park Permanent Backsto	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR023	Kolu Park Group Picnic Facilities	$7,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR024	Kolu Park Entrance Improvem	$13,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR025	Armory Park Parking Lot	$126,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR026	Armory ParkPress Box & Bleа Wall	$27,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR027	Armory Park Upgrade Electric	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR028	Zupo Field Replacement of w seats.	$26,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR029	Zupo FieldUpgrade Electrical Sports Lighting	$61,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR031	Hale Park General Improveme	£296,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR033	Hale Park Community Buildin	$1,363,000	$662,000	$0	$0	$0	$0	$0	$0	$0	$662,000	$0
MPR034	Blakely Park Upgrade Lightin	$22,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR035	Salas Park Protective Shade Structures	$51,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR036	Salas ParkFence Diamond Ar	$9,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR037	Emerson Park Restroom Replacement	$178,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR038	Pixley Park (C - Basin) General Improvements	$465,000	$400,800	$0	$0	$0	$0	$0	$0	$0	$0	$400,800

TABLE 9–4

01/22/91

DEVELOPMENT RELATED COSTS AND PHASING
PARKS AND RECREATION

Project Number	Description	Estimated Construction Cost	Impact Fee	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
MPR038	Westgate Park Improvements	$353,000	$304,300	$0	$0	$0	$0	$0	$0	$304,300	$0	$0
MPR040	Area #1 Park & Community Building	$2,726,000	$1,296,400	$0	$0	$0	$0	$0	$0	$0	$1,296,400	$0
MPR041	Area #3 Park & Pool	$776,000	$669,300	$0	$0	$0	$0	$0	$0	$0	$0	$669,300
MPR042	Area #4 Park & Community Building	$3,706,000	$2,400,000	$0	$0	$0	$0	$0	$0	$0	$0	$2,400,000
MPR043	Area #6 Park Improvements	$1,348,000	$1,162,000	$0	$0	$0	$0	$0	$0	$0	$581,000	$581,000
MPR044	Area #5 Park Improvements	$1,122,000	$966,600	$0	$0	$0	$0	$0	$0	$0	$966,600	$0
MPR045	Area #7 Park Improvements	$3,890,000	$1,980,100	$0	$0	$0	$0	$1,980,100	$0	$0	$0	$0
MPR046	Eastside Park General Park Improvements.	$298,000	$257,200	$0	$0	$0	$0	$0	$128,600	$128,600	$0	$0
MPR046A	East Side Softball Complex	$5,868,000	$5,058,000	$0	$0	$0	$0	$0	$0	$0	$0	$5,058,000
MPR047	F–Basin Improvements Park	$119,000	$102,700	$0	$0	$0	$0	$0	$0	$0	$0	$102,700
MPR048	I–Basin Improvements Park	$119,000	$102,700	$0	$0	$0	$0	$0	$0	$0	$0	$102,700
MPR052	G–Basin Park Improvements	$300,000	$258,600	$0	$0	$0	$0	$0	$0	$0	$129,300	$129,300
MPR053	Hutchins Square Catering Kitchen	$35,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR054	Hutchins Square Multi–purpo	$760,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR055	Hutchins Square Child Care Center	$563,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR058	Hutchins Square Connectors/ Walkways	$1,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MPR057	Hutchins Square Auditorium Remodel	$4,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL PARKS AND REC.		$36,972,000	$18,652,100	$0	$50,000	$0	$0	$1,980,100	$128,600	$432,900	$5,210,700	$10,849,800

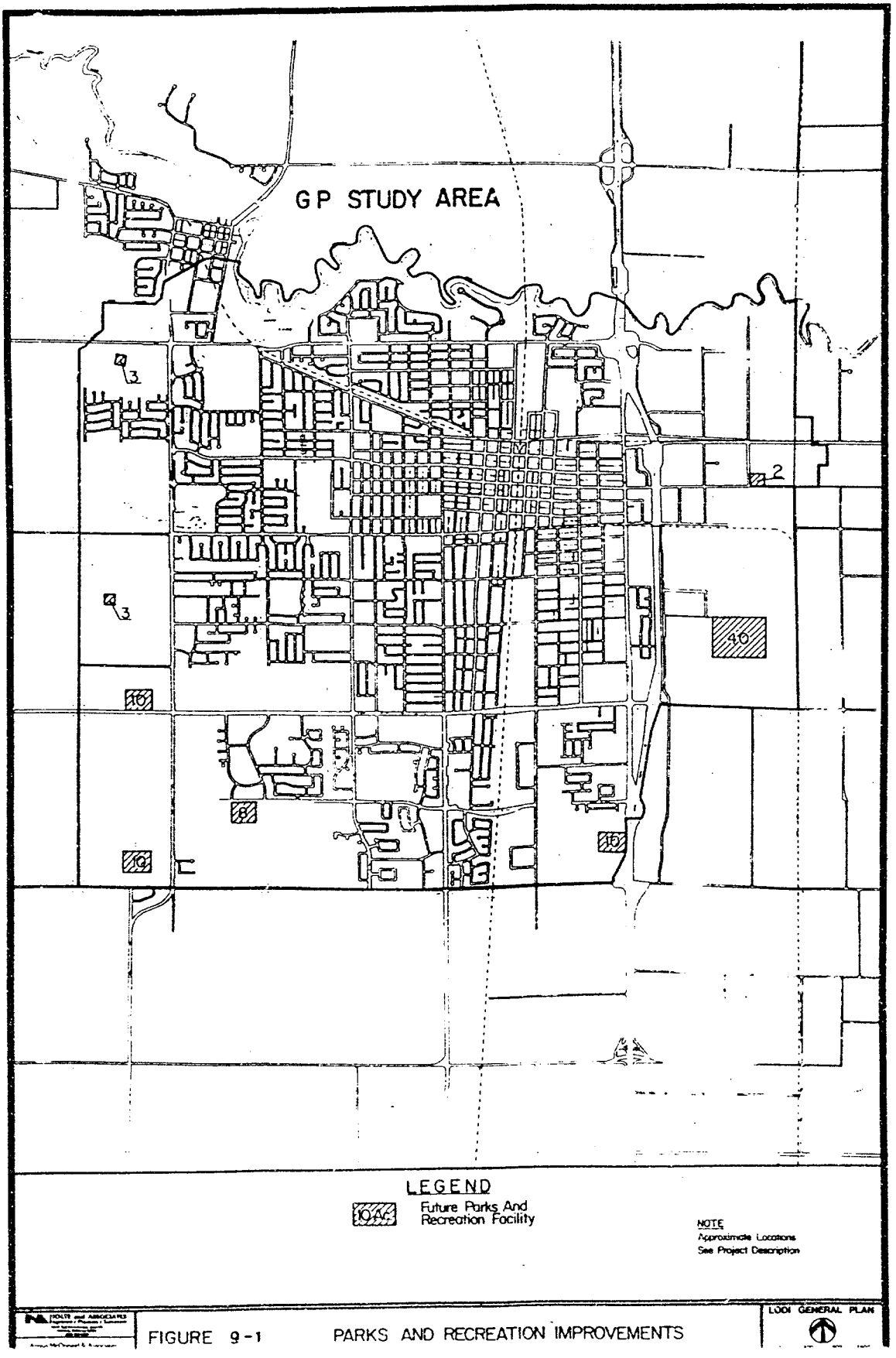


FIGURE 9-1 PARKS AND RECREATION IMPROVEMENTS

company picnics, and company teams participating in softball leagues. Thus, each and every land use uses and/or benefits from Park and Recreation facilities and is appropriately part of the fee program.

Relationship of Park and Recreation Projects to Land Uses

Once the relationship between the facilities to be constructed and the land uses has been established, the burden of financing is to be distributed to each land use in proportion to their use of, or benefit from, the improvements. This is accomplished through the use of a Residential Acre Equivalent (RAE) schedule. A RAE schedule indicates the relative responsibility to pay for improvements for each land use category in relation to the single family detached residential category.

By definition, an acre of low density single family detached dwelling units has a RAE factor of 1.0. All other land use categories have RAE factors that show their park usage relative to one acre of low density single family detached dwelling units. The RAE schedule shows a reasonable relationship between the cost of the required park and recreation projects and financing burden placed on each land use.

The RAE schedule that has been developed for the Park and Recreation Fee is shown in Table 9-5.

Recommended Fees

The summary Parks and Recreation fee is shown in Table 9-5. The total fee is $12,021 per low density residential acre. For Parks and Recreation the cash flow is such that a portion of the fee subject to contingent reimbursement is not required.

TABLE 9-5

22-Jan-91

SUMMARY OF DEVELOPMENT IMPACT FEES
PARKS AND RECREATION

Land Use Categories	Unit	RAE	Charge Per Unit: Portion Not Subject To Contingent Reimbursement	Charge Per Unit: Portion Subject To Contingent Reimbursement	Total
RESIDENTIAL					
Low Density	Acre	1.00	$12,021	$0	$12,021
Medium Density	Acre	1.43	$17,178	$0	$17,178
High Density	Acre	2.80	$33,619	$0	$33,619
East Side Residential	Acre	1.10	$13,197	$0	$13,197
PLANNED RESIDENTIAL					
Low Density	Acre	1.00	$12,021	$0	$12,021
Medium Density	Acre	1.43	$17,178	$0	$17,178
High Density	Acre	2.80	$33,619	$0	$33,619
COMMERCIAL					
Neighborhood Commercial	Acre	0.32	$3,816	$0	$3,816
General Commercial	Acre	0.32	$3,816	$0	$3,816
Downtown Commercial	Acre	1.68	$3,816	$0	$3,816
Office Commercial	Acre	0.54	$6,543	$0	$6,543
INDUSTRIAL					
Light Industrial	Acre	0.23	$2,726	$0	$2,726
Heavy Industrial	Acre	0.33	$3,953	$0	$3,953
Industrial Reserve	Acre	0.23	$2,726	$0	$2,726

Note: Dollar amounts are in constant January 1, 1990 dollars.

Sources: Nolte & Associates and Angus McDonald & Associates.

CHAPTER 10

GENERAL CITY FACILITIES

OVERVIEW

Level of Service

The current staffing level of service provided by the City of Lodi for general city services (e.g. City manager, finance department) is 1.25 Full Time Equivalents (FTEs) per 1,000 persons served. The current space standard is 229 square feet per FTE. These standards were used as the basis for calculating the percentage of additions to City Hall that would be appropriately charged to either new or existing development.

Existing Deficiencies

Table 10-1 presents the results of the existing deficiency analysis. In the case of the City Hall addition, both the staffing standard and the space standard are increased over the planning period. As a result, a portion (27.8%) of the addition can not be funded from development impact fees.

PLANNED GENERAL CITY FACILITIES

In Table 10-2, a listing of General City Facilities Projects is provided. Included in the listing are those capital improvements and expenditures identified by City Department heads in their budget forecasts for 2006/7.

ESTIMATED COST AND PHASING

A summary of the phasing of projects funded by the fee program is provided in Table 10-2. Phasing of the projects is based upon the forecast of units constructed over the General Plan period.

DEVELOPMENT IMPACT FEE

Relationship of New Development to General City Facilities Projects

A reasonable relationship must be established between: (1) the fee's use and; (2) the type of development on which the fee is imposed. To establish such a relationship, it must be shown that the type of development that is going to be charged the fee actually uses, is served by, or benefits from the public facilities that are to be financed by the fee revenue.

TABLE 10–1
EXISTING DEFICIENCIES ANALYSIS
GENERAL CITY FACILITIES

22-Jan-91

Personnel	Units	Current 1989/90	Change 1989/90 – 2007/08	End State 2007/08
Administration	Persons	13	8	21
Finance (w/o Purchasing)	Persons	28	14	42
Purchasing (FT)	Persons	5	3	8
Purchasing (PT)	Persons	1	-1	0
Data Processing	Persons	5	13	18
Building (CDD)	Persons	6	5	11
Planning (CDD)	Persons	5	4	9
Public Works	Persons	19	9	28
	Totals:	82	55.0	137

Personnel	Units (1)	FTE Conversion Factor	Current 1989/90	Change 1989/90 – 2007/08	End State 2007/08
Administration	FTE	100%	13.0	8.0	21.0
Finance (w/o Purchasing)	FTE	100%	28.0	14.0	42.0
Purchasing (FT)	FTE	100%	5.0	3.0	8.0
Purchasing (PT)	FTE	50%	0.5	(0.5)	0.0
Data Processing	FTE	100%	5.0	13.0	18.0
Building (CDD)	FTE	100%	6.0	5.0	11.0
Planning (CDD)	FTE	100%	5.0	4.0	9.0
Public Works	FTE	100%	19.0	9.0	28.0
Total Units			81.5	55.5	137.0
Building Area Square Feet			18,657	14,448	33,105
Total Persons Served			64,996	35,842	92,996
Staffing Standard:					
FTE's per 1,000 Persons Served			1.28	0.19	1.47
Space Standard:					
Area Per Employee (FTE)			228.92	12.72	241.64

Source: Nolte & Associates and Angus McDonald & Associates.

TABLE 10–1

22–Jan–91

(Cont.)

SUMMARY OF DEVELOPMENT IMPACT FEES
GENERAL CITY FACILITIES

Description of Item	Existing Population	Future Additions	Future Total
GENERAL GOVERNMENT PERSONS SERVE	63,676	29,320	92,996
SERVICE CAPACITY			
General Government Employees (Full Time Equivalent (FTEs))	81.5	55.5	137.0
General Government Buildings (Sq. Ft.)	18,657	14,448	33,105
SERVICE STANDARD			
Current Service Standard:			
General Government Employees Per 1,000 Persons Served	1.3		
Building Sq. Ft. Per Employee	228.9		
Target Service Standard			
General Government Employees Per 1,000 Persons Served			1.5
Building Sq. Ft. Per Employee			241.6
ADDITIONAL SERVICE CAPACITY REQUIRED			
Additional Employees (Full Time Equivalent (FTE))	12.3	43.2	55.5
Additional Building Area (Sq. Ft.)			
For Existing Employees	1,037		1,037
For New Employees	2,974	10,437	13,411
Total	4,011	10,437	14,448
Burden on New and Existing Development	27.8%	72.2%	100.0%
Cost of New Facilities	$1,171,770	$3,043,230	$4,215,000

Note: Dollar mounts are in constant January 1, 1990 dollars.
Source: Nolte & Associates and Angus McDonald & Associates.

TABLE 10–2

01/22/91

DEVELOPMENT RELATED COSTS AND PHASING
GENERAL CITY DEPARTMENT

Project Number	Description	Estimated Construction Cost	Impact Fee	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997–2002	2002–2007
GCFI001	City Hall Remodel and Addition.	$4,215,000	$3,043,230	$0	$700,000	$700,000	$0	$0	$0	$0	$1,643,230	$0
GCFI002	Civic Center Parking Lot Expansion 13 N. Church.	$250,000	$250,000	$0	$0	$0	$0	$0	$0	$250,000	$0	$0
GCFI003	Civic Center Parking Lot Expansion 217 W. Elm.	$235,000	$235,000	$0	$0	$0	$0	$0	$0	$0	$0	$235,000
GCFI004	Aquisition, demolition, design inspection, and construction 107 & 109 N. School St.	$291,000	$291,000	$0	$0	$0	$0	$0	$0	$0	$0	$291,000
GCFI005	Garage & wash rack expansion	$52,000	$28,000	$0	$28,000	$0	$0	$0	$0	$0	$0	$0
GCFI006	Public Works Administration Building expansion.	$618,000	$309,000	$0	$0	$0	$309,000	$0	$0	$0	$0	$0
GCFI007	Covered storage.	$96,000	$96,000	$0	$0	$96,000	$0	$0	$0	$0	$0	$0
GCFI008	Property acquisition 217 E. Lockeford St.	$213,000	$213,000	$0	$0	$0	$0	$0	$0	$0	$0	$213,000
GCFI009	Parking Lot improvements, NE corner of Lockeford and Stockton.	$70,000	$70,000	$0	$0	$0	$0	$0	$0	$0	$0	$70,000
GCFI010	Branch Library	$2,900,000	$2,900,000	$0	$0	$0	$0	$0	$0	$0	$2,900,000	$0
GCFI011	Public Works Trucks	$750,000	$750,000	$44,100	$44,100	$44,100	$44,100	$44,100	$44,100	$44,100	$220,800	$220,700
GCFI012	Public Works Pickups and Sedans	$715,000	$715,000	$42,100	$42,100	$42,100	$42,100	$42,100	$42,100	$42,100	$210,300	$210,000
GCFI013	Public Works Air Compressors	$90,000	$90,000	$5,300	$5,300	$5,300	$5,300	$5,300	$5,300	$5,300	$26,500	$26,400
GCFI014	Public Works Misc. Office Equipment	$65,500	$65,500	$3,900	$3,900	$3,900	$3,900	$3,900	$3,900	$3,900	$19,300	$18,900
GCFI015	Finance Misc. Office Equipment	$181,700	$181,700	$10,700	$10,700	$10,700	$10,700	$10,700	$10,700	$10,700	$53,400	$53,400
GCFI016	Finance Computer (AS 400)	$72,000	$72,000	$4,200	$4,200	$4,200	$4,200	$4,200	$4,200	$4,200	$21,200	$21,400

TABLE 10-2
DEVELOPMENT RELATED COSTS AND PHASING
GENERAL CITY DEPARTMENT

01/22/91

Project Number	Description	Estimated Construction Cost	Impact Fee	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997-2002	2002-2007
GCFI017	Fee Program Monitoring	$4,400,000	$4,400,000	$300,000	$200,000	$200,000	$200,000	$200,000	$200,000	$500,000	$1,300,000	$1,300,000
CODV001	General Plan Update 1987	$267,019	$267,019	$267,019	$0	$0	$0	$0	$0	$0	$0	$0
CODV002	Five Year Update to the General Plan 1997.	$20,000	$20,000	$0	$20,000	$0	$0	$0	$0	$0	$0	$0
CODV003	Five Year Update to the General Plan 2002.	$20,000	$20,000	$0	$0	$20,000	$0	$0	$0	$0	$0	$0
PBMK5001	Standard Drawings and Specifications-1997.	$20,000	$20,000	$0	$0	$0	$0	$0	$0	$20,000	$0	$0
PBMK5002	Standard Drawings and Specifications-2002.	$20,000	$20,000	$0	$0	$0	$0	$0	$0	$0	$20,000	$0
PBMK5003	Standard Drawings and Specifications-2007.	$20,000	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$20,000
TOTAL CITY FACILITIES		$15,581,219	$14,074,449	$677,319	$1,056,300	$1,126,300	$819,300	$310,300	$310,300	$880,300	$6,414,530	$2,679,800

General City Facilities benefit all land uses in the City of Lodi. These facilities provide the space and services necessary for governmental administration. General City administrative services are provided to businesses and employees, as well as to residents of Lodi.

Relationship of Land Uses to General City Facilities Projects

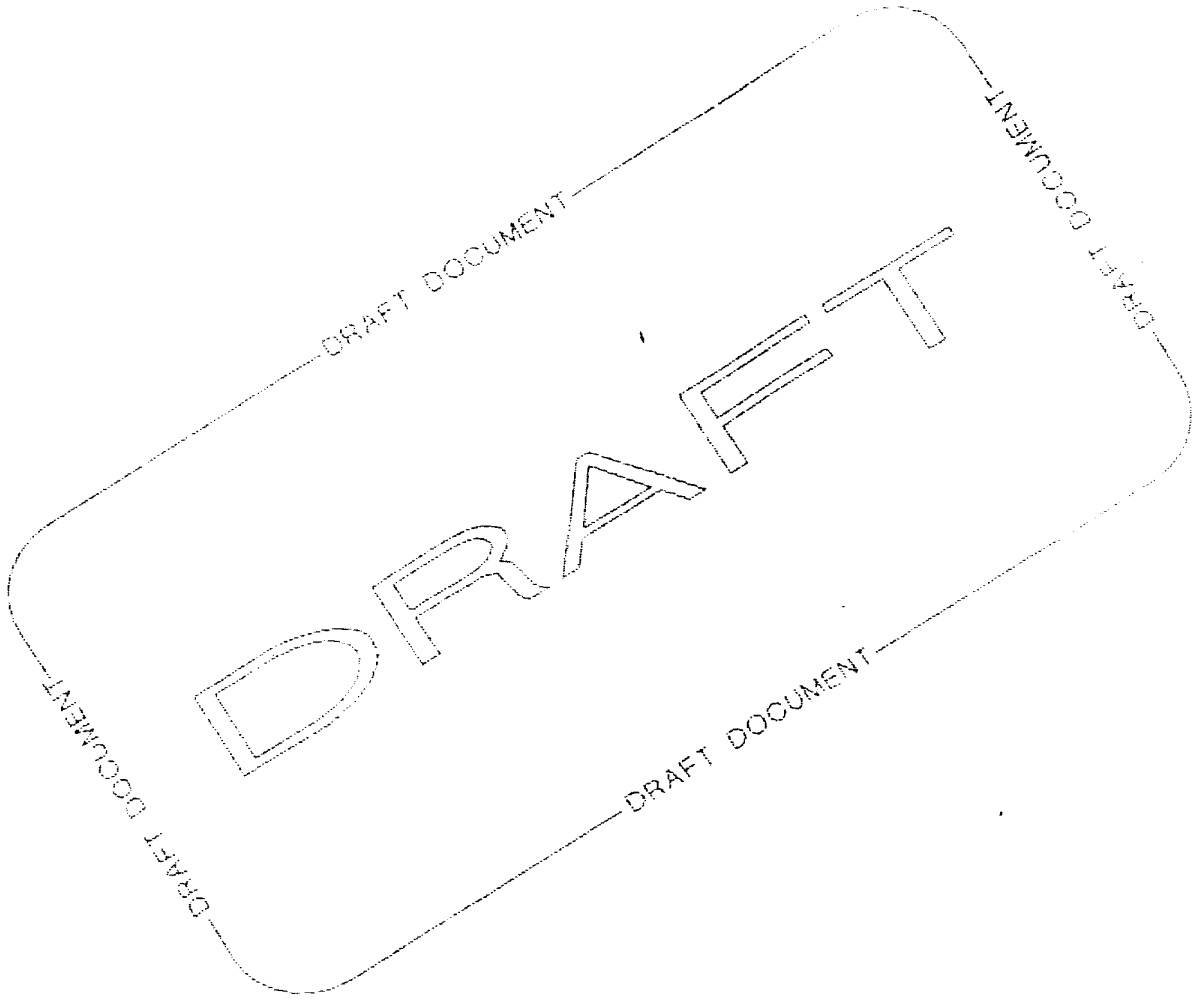
Once the relationship between the facilities to be constructed and the land uses has been established, the burden of financing is to be distributed to each land use in proportion to their use of, or benefit from, the improvements. This is accomplished through the use of a Residential Acre Equivalent (RAE) schedule. A RAE schedule indicates the relative responsibility to pay for improvements for each land use category in relation to the single family detached residential category.

By definition, an acre of low density single family detached dwelling units has a RAE factor of 1.0. All other land use categories have RAE factors that show their benefit from general city facilities relative to one acre of low density single family detached dwelling units. The RAE schedule shows a reasonable relationship between the cost of the required general City facilities projects and the financing burden placed on each land use.

The RAE schedule that has been developed for the General City Facilities is shown in Table 10-3.

Recommended Fees

The summary General City Facilities fee is shown in Table 10-3. The total fee is $9,273 per low density residential acre. For General City Facilities, the cash flow is such that a portion of the fee subject to contingent reimbursement is required.



APPENDIX A

FORECAST OF MAPPED ACREAGE FOR PROPOSED GENERAL PLAN

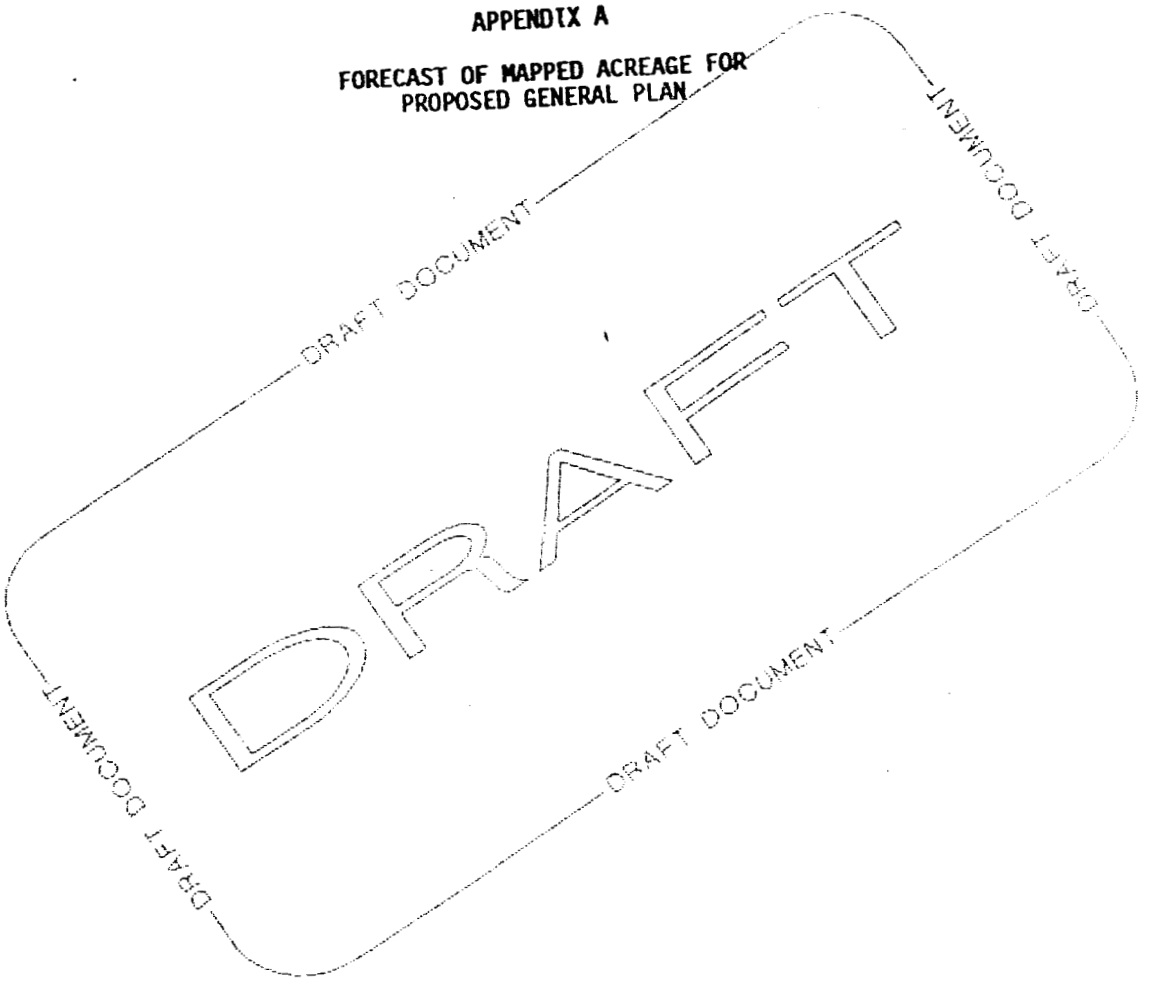


TABLE A-1

GENERAL PLAN ACREAGE GROWTH FORECAST
CITY OF LODI PUBLIC FACILITIES FINANCING PLAN

Land Use Categories	Units	Existing As Of 1987/88	Existing As Of 1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98-2001/02	2002/03-2006/07	Total Forecast	Total 2006/07
RESIDENTIAL														
Low Density	Acres	2,085	2,231	5	5	3	0	0	0	0	0	0	13	2,244
Medium Density	Acres	159	193	1	0	0	0	0	0	0	0	0	1	194
High Density	Acres	152	167	4	0	0	0	0	0	0	0	0	4	171
East Side Residential	Acres	0	4	3	0	0	0	0	0	0	0	0	3	7
PLANNED RESIDENTIAL														
PR - Low Density	Acres	0	0	96	72	51	52	52	52	52	289	325	1042	1042
PR - Medium Density	Acres	0	0	0	5	3	3	3	3	3	19	21	67	87
PR - High Density	Acres	0	0	8	6	4	4	4	4	4	23	26	83	83
Total Residential		2,406	2,595	123	87	61	65	79	60	60	342	395	1,257	3,852
COMMERCIAL														
Neighborhood	Acres	149	155	13	13	3	3	3	3	3	21	21	83	238
General	Acres	189	196	0	0	0	0	0	0	1	0	0	1	197
Downtown	Acres	19	22	0	0	0	0	0	0	0	0	0	0	22
Office	Acres	65	86	0	0	1	1	1	1	1	2	2	9	95
Total Commercial		422	459	13	13	4	4	4	4	5	23	23	93	552
INDUSTRIAL														
Light Industrial	Acres	221	263	4	5	3	3	4	4	4	26	32	85	348
Heavy Industrial	Acres	333	492	3	4	2	3	3	3	3	20	25	68	558
Industrial Reserve	Acres	0	0	21	26	13	17	21	21	21	128	158	426	426
Total Industrial		554	755	29	35	17	23	29	29	29	174	214	579	1,333

Source: City of Lodi Public Works Department.

RP202-B

APPENDIX B

FORECAST OF CONSTRUCTED UNITS FOR PROPOSED GENERAL PLAN

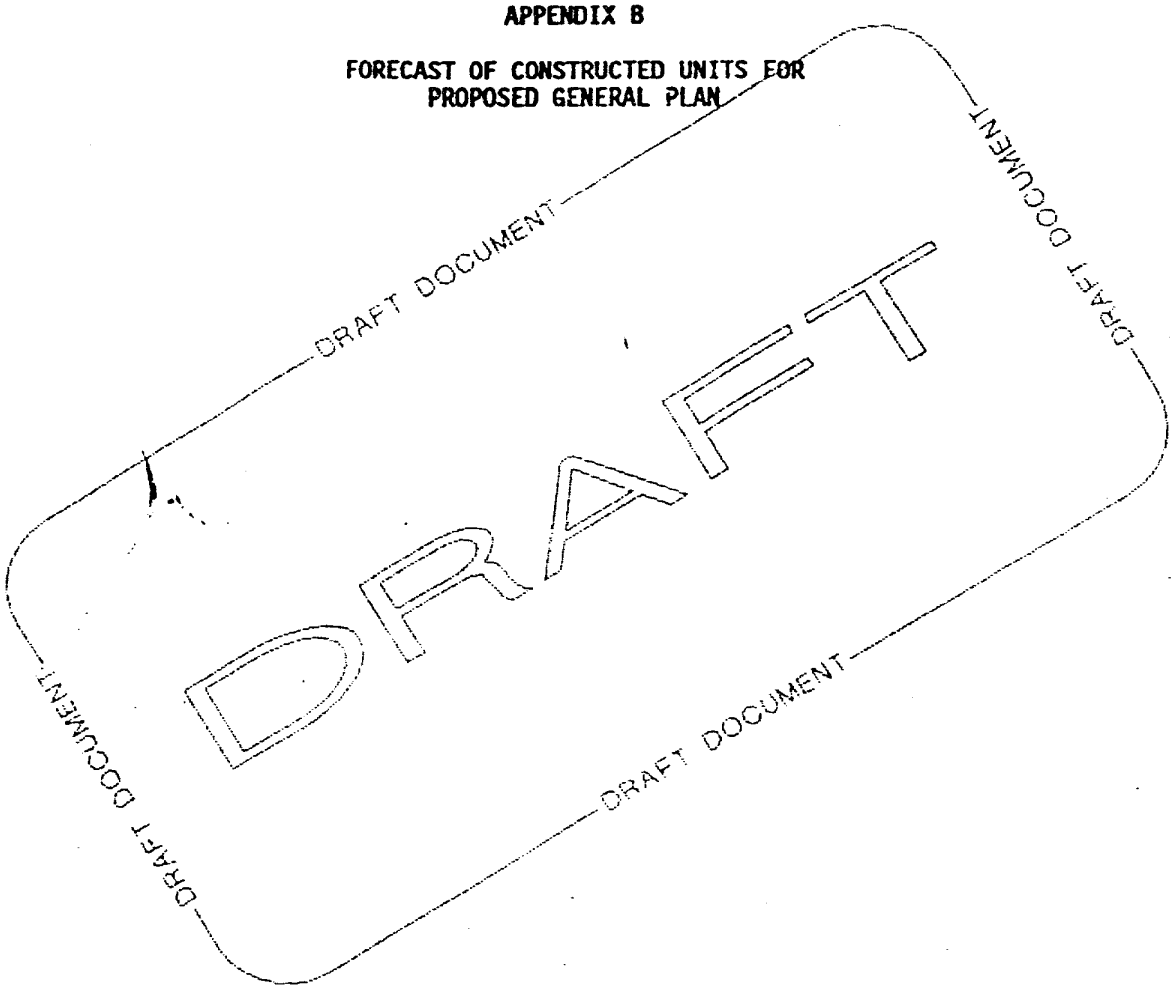


TABLE B-1

GENERAL PLAN GROWTH FORECAST
CITY OF LODI PUBLIC FACILITIES FINANCING PLAN

Residential Growth Phasing — Avg. Density 7 up

Phase	"PR" Area	Acres	New Parks	Net Ac.	#DU's	Total DU's
1	Southeast; E/Stkn St.	150	10	140	980	
1	Batch; W/Lwr. Sac.	85	0	85	595	
1	Towne; W/Lwr. Sac, S/Turner	78.3	3	75.3	527	
1	N/Century, E/Lwr. Sac	51	0	51	357	
1	S/Century(frontage), E/Lwr.Sac	52	8	44	308	
	Subtotal					2,767
2	S/Century,E/Lwr.Sac.(less 01)	164	0	164	1,148	
2	Bridgetown; N/Turner	61	0	61	427	
2	N/Kettleman, E/Lwr. Sac	100	3	97	679	
2	N/Century, E/Lwr.Sac.(less 01)	0	0	0	0	
2	N/Kettleman, W/Lwr. Sac	52	0	52	364	
	Subtotal					2,618
3	W/Lwr.Sac,N/Kettleman(less 02)	163	13	150	1,050	
3	S/Kettleman, W/Lwr. Sac	280	10	270	1,890	
	Subtotal					3,154
	Totals	1,236	47	1,189	8,325	8,325
	Industrial Area		42			
	Total New Parks		89			

TABLE B-2

GENERAL PLAN ACREAGE GROWTH FORECAST
CITY OF LODI PUBLIC FACILITIES FINANCING PLAN

	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/2002	2002/2006-7
MAXIMUM NO. OF DU'S BLT/YR	1,344	416	424	433	442	450	2,391	2,639
PHASE I								
TOTAL DU'S = 2,767								
TOTAL DU BLT/YR	1,344	416	424	433	150			
TOTAL DU'S REMAIN AT END OF YEAR	1,423	1,007	583	150	0			
% PHASE BLDOUT/YR	49	15	15	16	5			
					100			
PHASE II								
TOTAL DU'S = 2,618								
TOTAL DU BLT/YR						292	450	1,876
TOTAL DU'S REMAIN AT END OF YEAR						2,326	1,876	0
% PHASE BLDOUT/YR						11	17	72
								100
PHASE III								
TOTAL DU'S = 3,154								515 2,639
TOTAL DU BLT/YR								2,639 0
TOTAL DU'S REMAIN AT END OF YEAR								16 84

TABLE 10 – 3

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DEVELOPMENT RELATED COSTS AND PHASING
GENERAL CITY DEPARTMENT

GENERAL CITY PROJECT PHASING

Project Number	Location	Estimated Construction Cost	Impact Fee	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997-2002	2002-2007
GCF001	City Hall Remodel	$4,215,000	$2,402,550	$0	$700,000	$700,000	$0	$0	$0	$0	$1,002,550	$0
GCF002	Civic Center Parking Lot Expansion	$250,000	$250,000	$0	$0	$0	$0	$0	$0	$250,000	$0	$0
GCF003	Civic Center Parking Lot Expansion	$235,000	$235,000	$0	$0	$0	$0	$0	$0	$0	$0	$235,000
GCF004	Parking Lot Improvement N. School Street	$291,000	$291,000	$0	$0	$0	$0	$0	$0	$0	$0	$291,000
GCF005	Garage & Wash Rack Expansion	$52,000	$26,000	$0	$26,000	$0	$0	$0	$0	$0	$0	$0
GCF006	Public Works Building Expansion	$618,000	$309,000	$0	$0	$0	$309,000	$0	$0	$0	$0	$0
GCF007	Public Works Covered Storage	$96,000	$96,000	$0	$0	$96,000	$0	$0	$0	$0	$0	$0
GCF008	Property acquisition, 217 E. Lockeford.	$213,000	$213,000	$0	$0	$0	$0	$0	$0	$0	$0	$213,000
GCF009	Parking Lot Improvement Lockeford & Stockton	$70,000	$70,000	$0	$0	$0	$0	$0	$0	$0	$0	$70,000
GCF010	Branch Library	$2,900,000	$2,900,000	$0	$0	$0	$0	$0	$0	$0	$2,900,000	$0
GCF011	Public Works	$750,000	$750,000	$44,100	$44,100	$44,100	$44,100	$44,100	$44,100	$44,100	$220,800	$220,700
GCF012	Public Works	$715,000	$715,000	$42,100	$42,100	$42,100	$42,100	$42,100	$42,100	$42,100	$210,300	$210,000
GCF013	Public Works	$90,000	$90,000	$5,300	$5,300	$5,300	$5,300	$5,300	$5,300	$5,300	$26,500	$26,400
GCF014	Public Works	$65,500	$65,500	$3,900	$3,900	$3,900	$3,900	$3,900	$3,900	$3,900	$19,300	$18,900

TABLE 10 – 3

01/22/91

DEVELOPMENT RELATED COSTS AND PHASING
GENERAL CITY DEPARTMENT

GENERAL CITY PROJECT PHASING

Project Number	Location	Estimated Construction Cost	Impact Fee	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997-2002	2002-2007
GCF915	Finance	$161,700	$161,700	$16,700	$16,700	$16,700	$16,700	$16,700	$16,700	$16,700	$63,400	$63,400
GCF916	Finance (DF)	$72,000	$72,000	$4,200	$4,200	$4,200	$4,200	$4,200	$4,200	$4,200	$21,200	$21,400
GCF917	Program Monitoring	$4,400,000	$4,400,000	$300,000	$200,000	$200,000	$200,000	$200,000	$200,000	$500,000	$1,300,000	$1,300,000
CODV901	General Plan – 1987	$287,819	$287,819	$287,819	$0	$0	$0	$0	$0	$0	$0	$0
CODV902	Urban Design Development	$20,000	$20,000	$0	$20,000	$0	$0	$0	$0	$0	$0	$0
CODV903	Civic Center Design Plan	$20,000	$20,000	$0	$0	$20,000	$0	$0	$0	$0	$0	$0
PBWK9001	Standard Drawings and Specifications – 1987.	$20,000	$20,000	$0	$0	$0	$0	$0	$0	$20,000	$0	$0
PBWK9002	Standard Drawings and Specifications – 2002.	$20,000	$20,000	$0	$0	$0	$0	$0	$0	$0	$20,000	$0
PBWK9003	Standard Drawings and Specifications – 2007.	$20,000	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$20,000
TOTAL CITY FACILITIES		$15,581,219	$13,433,769	$677,319	$1,056,300	$1,126,300	$619,300	$310,300	$310,300	$880,300	$5,773,850	$2,679,800