AGENDA ITEM C-16

CITY OF LODI
COUNCIL COMMUNICATION

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AGENDA TITLE: Set Public Hearing for October 16, 2013, to Consider Resolution Approving Storm Drainage and Parks Impact Mitigation Fee Program Schedule of Fees

MEETING DATE: September 4, 2013

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Set public hearing for October 16, 2013, to consider resolution approving storm drainage and parks Impact Mitigation Fee Program schedule of fees.

BACKGROUND INFORMATION: In 1991, City Council approved the Impact Mitigation Fee Program (IMFP) that established impact fees in the categories of water, wastewater, storm drainage, streets, police, fire, parks, and general City facilities. An electric utility impact fee was established in 2007. Over the previous 20 years, there had been few major changes to the program, though minor updates were performed. The program had been effective in delivering projects to serve the demand for facilities presented by new development.

On August 15, 2012, City Council approved the updated Impact Mitigation Fee Program Report (Report) and the recommended schedule of fees for water, wastewater, storm drainage, transportation, police, fire, parks, electric, general city facilities, and art in public places. This new program assigned the majority of responsibility to new development for the construction of storm drainage pipes and basins and neighborhood parks. For the most part, new development would not be assessed a storm drainage fee, as presented in the figure provided as Exhibit A, Figure 6-1 of the Report. Most of the developments within the City limits that were excluded from the storm drainage fee were obligated, at the time, by existing Development Agreements, to construct the required storm drainage and neighborhood park facilities. Subsequently, those Development Agreements have been terminated. One approved development project with conditions of approval (Lodi Shopping Center) was inadvertently excused from paying storm drainage and neighborhood park impact fees and from building permanent storm and neighborhood park facilities to serve the demand presented by that project.

The following changes to the fee program are recommended to ensure that new development, covered by the terminated Development Agreements and or otherwise approved, either constructs the permanent storm drainage and neighborhood park improvements in proportion to the development's demand for such improvements or pays the impact fee for the construction of its proportionate share of those improvements. The unit prices for construction were derived from recently-bid projects within the City, consultation with contractors, and published cost-estimating resources. The assumed cost to purchase the land for these facilities is $160,000 per acre.

The City Council is requested to amend the Storm Drainage Fee Zones map as presented in Exhibit B to set Zone 2 as that area bounded by Lower Sacramento Road on the east, Woodbridge Irrigation District canal on the north, Harney Lane on the south, and one-half mile west of Lower Sacramento Road on the west. In the Storm Drainage Master Plan, this coincides with the boundaries of the F and I planning areas. The Reynolds Ranch Project, which also had its Development Agreement terminated, is not

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APPROVED: _____
Konradt Bartlam, City Manager

included because the permanent storm drain basin improvements have been constructed. The purpose of the fee is to fund the construction of six storm drainage detention basins and pump stations, turf and irrigation improvements and purchase of the land. A summary of the facilities and the estimated construction cost is presented in Exhibit C. The total cost of the land and improvements is $14,314,280.

The storm drainage fee will be collected from each development project that will not construct its fair share of permanent basin improvements. In some cases, a partial fee will be collect based upon the scope of the permanent improvements constructed. A development project that chooses to construct temporary storm drainage basins will be charged the full storm drainage fee, and there would be no credit for the temporary facilities construction cost. A development project that constructs its fair share of permanent storm drainage facilities will not be charged the storm drainage fee.

The fee calculation table and recommended storm drainage fee schedule for Zone 2 are presented in Exhibit D. The fees presented in Exhibit D are lower by approximately 8.2 percent from those adopted August 15, 2012, because the basin areas were changed to conform with the approved master plans, the unit prices were changed based upon recently-bid projects, and the oversized pipe reimbursement was eliminated because new development is required to construct pipes identified in the master plans that fall within the development project limits. Reimbursement for oversize pipe construction is the responsibility of other development projects as provided for in the Lodi Municipal Code, Chapter 16.40. Fee revenues would be used to either construct new storm drainage basins or to reimburse development projects that construct permanent storm drainage basins with excess capacity to serve existing and future development projects.

The City Council is requested to amend the parks impact mitigation fee to include neighborhood parks, as was the case in the original 1991 fee program. The existing parks fee applies Citywide and provides for the construction of improvements at DeBenedetti, Pixley, and Lodi Lake parks. The neighborhood park impact mitigation fee would apply only to that area bounded by Lower Sacramento Road on the east, Woodbridge Irrigation District canal on the north, Harney Lane on the south, and one-half mile west of Lower Sacramento Road on the west. The purpose of the fee is to fund the construction of eight neighborhood parks, with five of those located with storm drainage basins and three as stand-alone parks.

The facilities included in each neighborhood park were established in the Southwest Gateway and Westside Development Agreements and have been incorporated into the neighborhood park fee program. A summary of the facilities and the estimated construction cost is presented in Exhibit E. The total cost of the land and improvements is $9,689,189.

The fee calculation table for neighborhood parks and the recommended park fee schedule comprised of a community park component and a neighborhood park component are presented in Exhibit F. The community park fee component presented in Exhibit F was approved on August 15, 2012. The neighborhood park fee revenues will be used to either construct new neighborhood parks or to reimburse development projects that construct neighborhood parks with excess capacity to serve existing and future development projects. The area to which the neighborhood park fee would apply and the locations of the eight parks are presented in Exhibit G.

The park fee will be collected from each development project that will not construct its fair share of neighborhood park improvements. In some cases, a partial fee will be collect based upon the scope of the permanent neighborhood park improvements constructed. A development project that constructs its fair share of permanent neighborhood park facilities will not be charged the fee.

The Report presents details regarding the assumptions, methodologies, facilities standards, projects, costs and cost allocation factors used to establish the nexus between the fees and the development upon which the fees will be levied. These same details have been used and incorporated into these recommended amendments.

At the October 16, 2013, City Council meeting, a public hearing will be conducted to receive public comment on these recommended amendments to the Report and schedule of fees. No changes to the Lodi Municipal Code are required to implement these amendments.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.

F. Wally Sandelin
Public Works Director

FWS/pmf
Attachments

Exhibit A

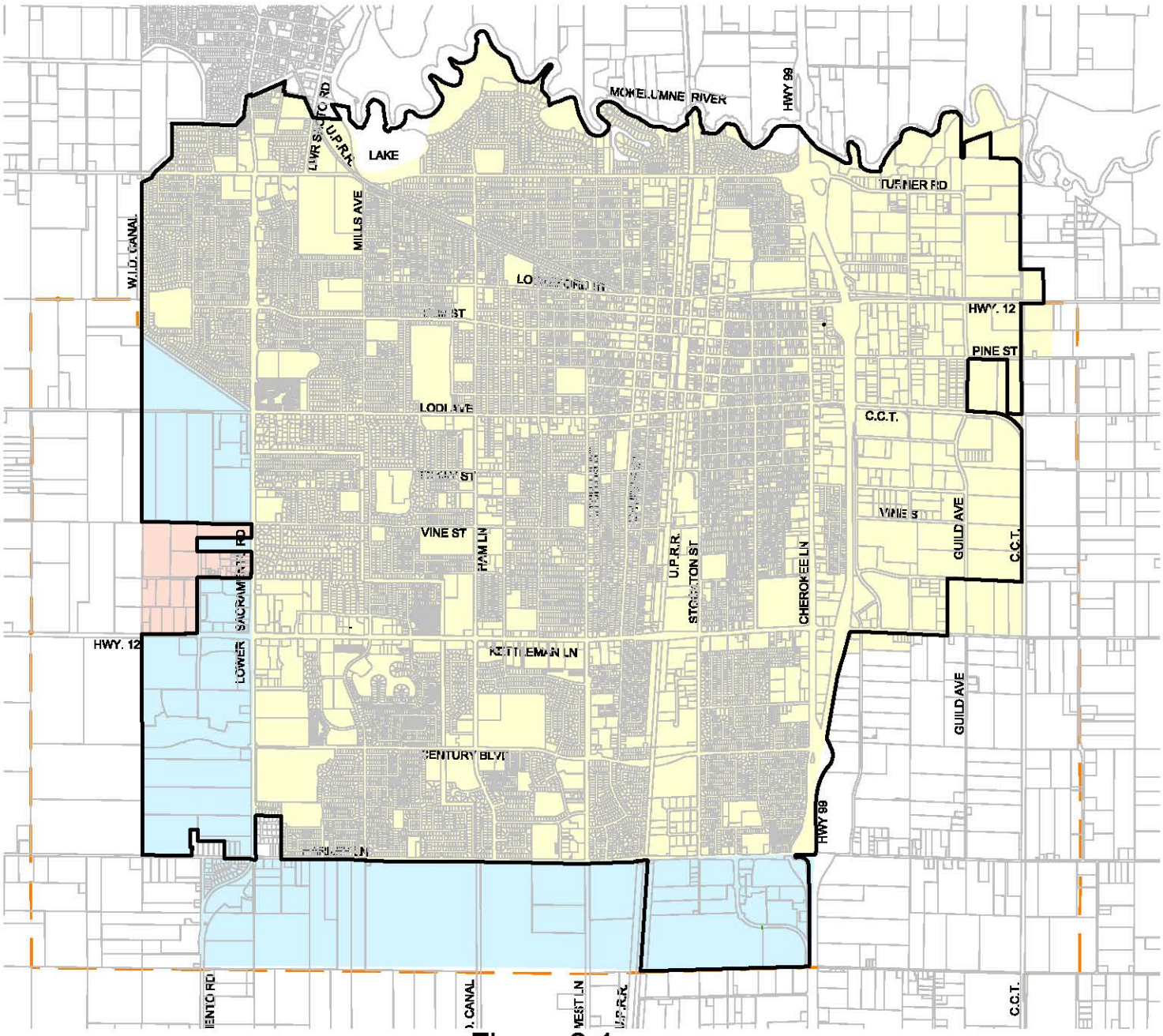

Figure 6-1

STORM DRAINAGE FEE ZONES

LEGEND

N

0 1/8 1/4 3/8 1/2 MILE

0 1200 2400 3600 FEET

2012 CITY LIMITS

GENERAL PLAN LIMITS

ZONE 1

DEVELOPER CONSTRUCTED

FUTURE ANALYSIS

ZONE 2

City of Lodi

PUBLIC WORKS DEPARTMENT

Harris & Associates

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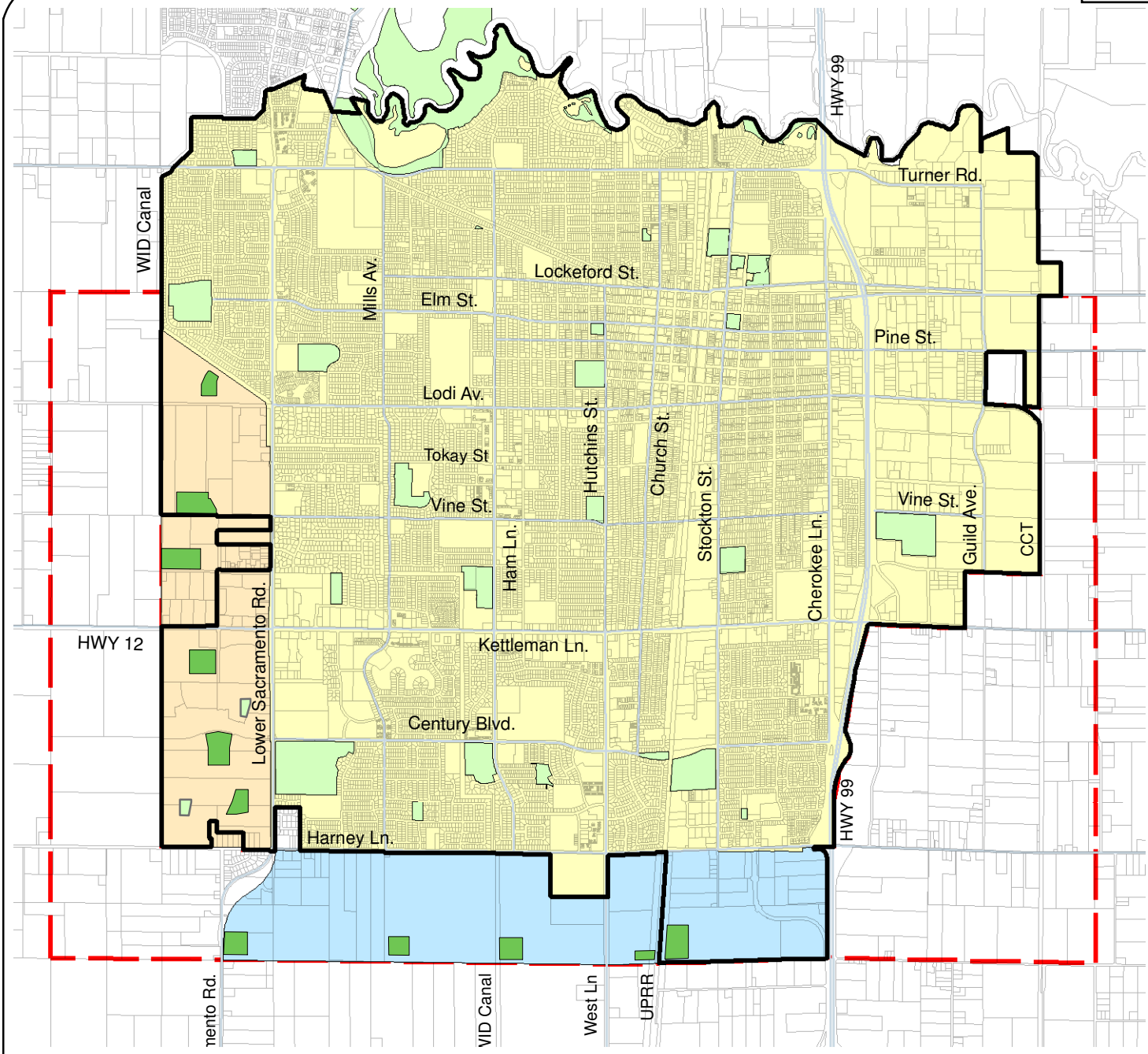
Exhibit B



STORM DRAINAGE FEE ZONES

LEGEND

- FUTURE BASINS
- 2012 CITY LIMITS
- Major Street Names
- PARKS
- DEVELOPER CONSTRUCTED
- ZONE 1
- ZONE 2
- GENERAL PLAN LIMITS
- FUTURE ANALYSIS

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City of Lodi
PUBLIC WORKS DEPARTMENT

1 in = 3,600 ft

Exhibit C

Storm Drain Basins Cost Estimate

Item	Quantity	Unit	Unit Price	Total Cost
F-Basin Watershed				
F-1 Excavation	18.6	AF	$ 2,500.00	$ 46,500.00
F-1 Outlet Structure	1.0	EA	$ 20,000.00	$ 20,000.00
F-1 Sod & Irrigation	2.8	Ac	$ 95,800.00	$ 268,240.00
F-1 Pump Station	1.0	EA	$ 350,000.00	$ 350,000.00
F-2 Excavation	33.7	AF	$ 2,500.00	$ 84,250.00
F-2 Outlet Structure	1.0	Lump Sum	$ 20,000.00	$ 20,000.00
F-2 Sod & Irrigation	8.9	Ac	$ 95,800.00	$ 852,620.00
F-2 Pump Station	1.0	EA	$ 350,000.00	$ 350,000.00
F-3 Excavation	28.6	AF	$ 2,500.00	$ 71,500.00
F-3 Sod & Irrigation	7.6	Ac	$ 95,800.00	$ 728,080.00
F-3 Outlet Structure	1.0	EA	$ 20,000.00	$ 20,000.00
F-3 Pump Station	1.0	EA	$ 350,000.00	$ 350,000.00
I-Basin Watershed				
I-1 Excavation	18.6	AF	$ 2,500.00	$ 46,500.00
I-1 Sod & Irrigation	4.6	Ac	$ 95,800.00	$ 440,680.00
I-1 Outlet Structure	1.0	Lump Sum	$ 20,000.00	$ 20,000.00
I-1 Pump Station	1.0	EA	$ 350,000.00	$ 350,000.00
I-2 Excavation	25.1	AF	$ 2,500.00	$ 62,750.00
I-2 Sod & Irrigation	5.9	Ac	$ 95,800.00	$ 565,220.00
I-2 Outlet Structure	1.0	EA	$ 20,000.00	$ 20,000.00
I-2 Pump Station	1.0	EA	$ 350,000.00	$ 350,000.00
I-3 Excavation	18.6	AF	$ 2,500.00	$ 46,500.00
I-3 Sod & Irrigation	4.6	Ac	$ 95,800.00	$ 440,680.00
I-3 Outlet Structure	1.0	EA	$ 20,000.00	$ 20,000.00
I-3 Pump Station	1.0	EA	$ 350,000.00	$ 350,000.00
Sub Total				$ 5,873,520.00
Contingency		20%		$ 1,174,704.00
Design & Environmental		10%		$ 587,352.00
Construction Management		10%		$ 587,352.00
City Administration		10%		$ 587,352.00
F-1 Land Cost	2.8	Ac	$ 160,000.00	$ 448,000.00
F-2 Land Cost	8.9	Ac	$ 160,000.00	$ 1,424,000.00
F-3 Land Cost	7.6	Ac	$ 160,000.00	$ 1,216,000.00
I-1 Land Cost	4.6	Ac	$ 160,000.00	$ 736,000.00
I-2 Land Cost	5.9	Ac	$ 160,000.00	$ 944,000.00
I-3 Land Cost	4.6	Ac	$ 160,000.00	$ 736,000.00
Total				$ 14,314,280.00

Storm Drain Basin Facilities Fee Calculation Table
Zone 2: F-Basin & I-Basin Cost Allocation

Land Use		Acres	Runoff Coefficient	DUE Factor	Total DUE's	Percent Allocation	Total Costs	Fee per Unit/Acre	Reduced Fee
Cost	**$ 14,314,280.00**								
Residential									
Low Density	1,819	303.19	0.4	1	303.19	49.42%	$7,074,606	$3,889	$1,556
Medium Density	1,620	107.97	0.5	1.25	134.96	22.00%	$3,149,202	$1,944	$778
High Density	711	28.44	0.67	1.68	47.78	7.79%	$1,114,875	$1,568	$627
Subtotal					485.93	79.21%	$11,338,683		
Non-Residential									
Retail (Minor & Major)		34.52	0.7	1.75	60.41	9.85%	$1,409,601	$40,834	
Office/Medical		38.35	0.7	1.75	67.11	10.94%	$1,565,996	$40,834	
Industrial		0	0.75	1.88	0.00	0.00%	$0	$43,871	
					127.52	20.79%	$2,975,597		
					613.45	100.00%	$14,314,280		

Exhibit D

Storm Drainage Fees - Zone 2

	Aug 2012	Oct 2013
Residential	per Unit	per Unit
Low Density	$1,725	1,556
Medium Density	$862	778
High Density	$693	627
Non-Residential	per 1,000 SF	per 1,000 SF
Retail (Minor & Major)	$44,485	40,834
Office/Medical	$44,485	40,834
Industrial	$47,663	43,871

Exhibit E

Neighborhood Park Facilities
Construction Cost Summary

Park A	1,434,016
Park B	845,150
Park C	2,456,014
Park D	505,959
Park E	1,803,286
Park F	505,959
Park G	1,357,731
Park H	781,074
Total	9,689,189

Neighborhood Park Facilities Cost Estimate
Park A - 4.8 acres (2.4 acres park and 2.4 acres basin)

Item	Quantity	Unit	Unit Price	Total Cost
Bike Rack	1	Each	$1,000	$1,000
Pool		SF	$100	$0
Water Play		Lump Sum	$25,000	$0
Tennis		Lump Sum	$20,000	$0
Basketball		Lump Sum	$15,000	$0
Bocce		Lump Sum	$12,000	$0
Horseshoes		Lump Sum	$10,000	$0
Playground	1	Lump Sum	$38,000	$38,000
Picnic Table	4	Each	$1,250	$5,000
Picnic Shelter w/BBQ	1	Lump Sum	$75,000	$75,000
BBQ		Each	$750	$0
Field Facilities		Lump Sum	$130,000	$0
Off Street Parking		Each	$7	$0
Trees	40	Each	$175	$7,000
Turf	99,300	SF	$0	$14,895
Irrigation & Booster Pump	86,900	SF	$1	$108,625
Restroom	1	Lump Sum	$450,000	$450,000
Drinking Fountain (ADA)	1	Each	$4,000	$4,000
Furniture	1	Lump Sum	$15,000	$15,000
Light Poles with Base	6	Each	$4,500	$27,000
Signs	1	Each	$12,000	$12,000
Handicap Parking		Each	$15,000	$0
Utility Enclosure	1	Lump Sum	$10,000	$10,000
Electrical	1	Lump Sum	$25,000	$25,000
Maxicom Equipment	1	Each	$25,000	$25,000
Concrete Poured-In-Place		SF	$12	$0
Concrete Flat Work	5,200	SF	$8	$41,600
Sub Total				$859,120
Contingency		20%		$171,824
Design & Environmental		10%		$17,182
Construction Management		10%		$1,718
City Administration		10%		$172
Land Cost	2.4	Acre	$160,000	$384,000
Total				$1,434,016

Neighborhood Park Facilities Cost Estimate
Park B - 2.1 acres (2.1 acres park and 0 acres basin)

Item	Quantity	Unit	Unit Price	Total Cost
Bike Rack	1	Each	$1,000	$1,000
Pool		SF	$100	$0
Water Play		Lump Sum	$25,000	$0
Tennis		Lump Sum	$20,000	$0
Basketball	1	Lump Sum	$15,000	$15,000
Bocce		Lump Sum	$12,000	$0
Horseshoes		Lump Sum	$10,000	$0
Playground	1	Lump Sum	$38,000	$38,000
Picnic Table	4	Each	$1,250	$5,000
Picnic Shelter w/BBQ	1	Lump Sum	$75,000	$75,000
BBQ		Each	$750	$0
Field Facilities		Lump Sum	$130,000	$0
Off Street Parking		Each	$7	$0
Trees	35	Each	$175	$6,125
Turf	86,900	SF	$0	$13,035
Irrigation & Booster Pump	86,900	SF	$1	$108,625
Restroom		Lump Sum	$450,000	$0
Drinking Fountain (ADA)	1	Each	$4,000	$4,000
Furniture	1	Lump Sum	$15,000	$15,000
Light Poles with Base	6	Each	$4,500	$27,000
Signs	1	Each	$12,000	$12,000
Handicap Parking		Each	$15,000	$0
Utility Enclosure	1	Lump Sum	$10,000	$10,000
Electrical	1	Lump Sum	$25,000	$25,000
Maxicom Equipment	1	Each	$25,000	$25,000
Concrete Poured-In-Place		SF	$12	$0
Concrete Flat Work	4,600	SF	$8	$36,800
Sub Total				$416,585
Contingency		20%		$83,317
Design & Environmental		10%		$8,332
Construction Management		10%		$833
City Administration		10%		$83
Land Cost	2.1	Acre	$160,000	$336,000
Total				$845,150

Neighborhood Park Facilities Cost Estimate
Park C - 12.6 acres (4.6 acres park and 8.0 acres basin)

Item	Quantity	Unit	Unit Price	Total Cost
Bike Rack	2	Each	$1,000	$2,000
Pool		SF	$100	$0
Water Play		Lump Sum	$25,000	$0
Tennis		Lump Sum	$20,000	$0
Basketball		Lump Sum	$15,000	$0
Bocce	2	Lump Sum	$12,000	$24,000
Horseshoes	2	Lump Sum	$10,000	$20,000
Playground	1	Lump Sum	$38,000	$38,000
Picnic Table	6	Each	$1,250	$7,500
Picnic Shelter w/BBQ	1	Lump Sum	$75,000	$75,000
BBQ		Each	$750	$0
Field Facilities	2	Lump Sum	$130,000	$260,000
Off Street Parking		Each	$7	$0
Trees	150	Each	$175	$26,250
Turf	190,400	SF	$0	$28,560
Irrigation & Booster Pump	190,400	SF	$1	$238,000
Restroom	1	Lump Sum	$450,000	$450,000
Drinking Fountain (ADA)	2	Each	$4,000	$8,000
Furniture	1	Lump Sum	$15,000	$15,000
Light Poles with Base	14	Each	$4,500	$63,000
Signs	1	Each	$12,000	$12,000
Handicap Parking		Each	$15,000	$0
Utility Enclosure	1	Lump Sum	$10,000	$10,000
Electrical	1	Lump Sum	$25,000	$25,000
Maxicom Equipment	1	Each	$25,000	$25,000
Concrete Poured-In-Place		SF	$12	$0
Concrete Flat Work	10,000	SF	$8	$80,000
Sub Total				$1,407,310
Contingency		20%		$281,462
Design & Environmental		10%		$28,146
Construction Management		10%		$2,815
City Administration		10%		$281
Land Cost	4.6	Acre	$160,000	$736,000
Total				$2,456,014

Neighborhood Park Facilities Cost Estimate
Park D - 6.4 acres (1.2 acres park and 5.2 acres basin)

Item	Quantity	Unit	Unit Price	Total Cost
Bike Rack	1	Each	$1,000	$1,000
Pool		SF	$100	$0
Water Play		Lump Sum	$25,000	$0
Tennis		Lump Sum	$20,000	$0
Basketball		Lump Sum	$15,000	$0
Bocce		Lump Sum	$12,000	$0
Horseshoes		Lump Sum	$10,000	$0
Playground	1	Lump Sum	$38,000	$38,000
Picnic Table	2	Each	$1,250	$2,500
Picnic Shelter w/BBQ		Lump Sum	$75,000	$0
BBQ		Each	$750	$0
Field Facilities		Lump Sum	$130,000	$0
Off Street Parking		Each	$7	$0
Trees	40	Each	$175	$7,000
Turf	49,700	SF	$0	$7,455
Irrigation & Booster Pump	49,700	SF	$1	$62,125
Restroom		Lump Sum	$450,000	$0
Drinking Fountain (ADA)	1	Each	$4,000	$4,000
Furniture	1	Lump Sum	$15,000	$15,000
Light Poles with Base	6	Each	$4,500	$27,000
Signs	1	Each	$12,000	$12,000
Handicap Parking		Each	$15,000	$0
Utility Enclosure	1	Lump Sum	$10,000	$10,000
Electrical	1	Lump Sum	$25,000	$25,000
Maxicom Equipment	1	Each	$25,000	$25,000
Concrete Poured-In-Place		SF	$12	$0
Concrete Flat Work	2,600	SF	$8	$20,800
Sub Total				$256,880
Contingency		20%		$51,376
Design & Environmental		10%		$5,138
Construction Management		10%		$514
City Administration		10%		$51
Land Cost	1.2	Acre	$160,000	$192,000
Total				$505,959

Neighborhood Park Facilities Cost Estimate
Park E - 6.0 acres (2.0 acres park and 4.0 acres basin)

Item	Quantity	Unit	Unit Price	Total Cost
Bike Rack	2	Each	$1,000	$2,000
Pool		SF	$100	$0
Water Play	1	Lump Sum	$25,000	$25,000
Tennis		Lump Sum	$20,000	$0
Basketball	1	Lump Sum	$15,000	$15,000
Bocce		Lump Sum	$12,000	$0
Horseshoes		Lump Sum	$10,000	$0
Playground	1	Lump Sum	$38,000	$38,000
Picnic Table	4	Each	$1,250	$5,000
Picnic Shelter w/BBQ	1	Lump Sum	$75,000	$75,000
BBQ		Each	$750	$0
Field Facilities		Lump Sum	$130,000	$0
Off Street Parking		Each	$7	$0
Trees	60	Each	$175	$10,500
Turf	82,800	SF	$0	$12,420
Irrigation & Booster Pump	82,800	SF	$1	$103,500
Restroom	1	Lump Sum	$450,000	$450,000
Drinking Fountain (ADA)	2	Each	$4,000	$8,000
Furniture	1	Lump Sum	$15,000	$15,000
Light Poles with Base	6	Each	$4,500	$27,000
Signs	1	Each	$12,000	$12,000
Handicap Parking		Each	$15,000	$0
Utility Enclosure	1	Lump Sum	$10,000	$10,000
Electrical	1	Lump Sum	$25,000	$25,000
Maxicom Equipment	1	Each	$25,000	$25,000
Concrete Poured-In-Place		SF	$12	$0
Concrete Flat Work	44,400	SF	$8	$355,200
Sub Total				$1,213,620
Contingency		20%		$242,724
Design & Environmental		10%		$24,272
Construction Management		10%		$2,427
City Administration		10%		$243
Land Cost	2.0	Acre	$160,000	$320,000
Total				$1,803,286

Neighborhood Park Facilities Cost Estimate
Park F - 4.9 acres (1.2 acres park and 3.7 acres basin)

Item	Quantity	Unit	Unit Price	Total Cost
Bike Rack	1	Each	$1,000	$1,000
Pool		SF	$100	$0
Water Play		Lump Sum	$25,000	$0
Tennis		Lump Sum	$20,000	$0
Basketball		Lump Sum	$15,000	$0
Bocce		Lump Sum	$12,000	$0
Horseshoes		Lump Sum	$10,000	$0
Playground	1	Lump Sum	$38,000	$38,000
Picnic Table	2	Each	$1,250	$2,500
Picnic Shelter w/BBQ		Lump Sum	$75,000	$0
BBQ		Each	$750	$0
Field Facilities		Lump Sum	$130,000	$0
Off Street Parking		Each	$7	$0
Trees	40	Each	$175	$7,000
Turf	49,700	SF	$0	$7,455
Irrigation & Booster Pump	49,700	SF	$1	$62,125
Restroom		Lump Sum	$450,000	$0
Drinking Fountain (ADA)	1	Each	$4,000	$4,000
Furniture	1	Lump Sum	$15,000	$15,000
Light Poles with Base	6	Each	$4,500	$27,000
Signs	1	Each	$12,000	$12,000
Handicap Parking		Each	$15,000	$0
Utility Enclosure	1	Lump Sum	$10,000	$10,000
Electrical	1	Lump Sum	$25,000	$25,000
Maxicom Equipment	1	Each	$25,000	$25,000
Concrete Poured-In-Place		SF	$12	$0
Concrete Flat Work	2,600	SF	$8	$20,800
Sub Total				$256,880
Contingency		20%		$51,376
Design & Environmental		10%		$5,138
Construction Management		10%		$514
City Administration		10%		$51
Land Cost	1.2	Acre	$160,000	$192,000
Total				$505,959

Neighborhood Park Facilities Cost Estimate
Park G - 1.8 acres (1.8 acres park and 0 acres basin)

Item	Quantity	Unit	Unit Price	Total Cost
Bike Rack	1	Each	$1,000	$1,000
Pool		SF	$100	$0
Water Play		Lump Sum	$25,000	$0
Tennis		Lump Sum	$20,000	$0
Basketball		Lump Sum	$15,000	$0
Bocce	2	Lump Sum	$12,000	$24,000
Horseshoes	2	Lump Sum	$10,000	$20,000
Playground	1	Lump Sum	$38,000	$38,000
Picnic Table	4	Each	$1,250	$5,000
Picnic Shelter w/BBQ	1	Lump Sum	$75,000	$75,000
BBQ		Each	$750	$0
Field Facilities		Lump Sum	$130,000	$0
Off Street Parking		Each	$7	$0
Trees	50	Each	$175	$8,750
Turf	74,500	SF	$0	$11,175
Irrigation & Booster Pump	74,500	SF	$1	$93,125
Restroom	1	Lump Sum	$450,000	$450,000
Drinking Fountain (ADA)	1	Each	$4,000	$4,000
Furniture	1	Lump Sum	$15,000	$15,000
Light Poles with Base	6	Each	$4,500	$27,000
Signs	1	Each	$12,000	$12,000
Handicap Parking		Each	$15,000	$0
Utility Enclosure	1	Lump Sum	$10,000	$10,000
Electrical	1	Lump Sum	$25,000	$25,000
Maxicom Equipment	1	Each	$25,000	$25,000
Concrete Poured-In-Place		SF	$12	$0
Concrete Flat Work	3,900	SF	$8	$31,200
Sub Total				$875,250
Contingency		20%		$175,050
Design & Environmental		10%		$17,505
Construction Management		10%		$1,751
City Administration		10%		$175
Land Cost	1.8	Acre	$160,000	$288,000
Total				$1,357,731

Neighborhood Park Facilities Cost Estimate
Park H - 1.9 acres (1.9 acres park and 0 acres basin)

Item	Quantity	Unit	Unit Price	Total Cost
Bike Rack	1	Each	$1,000	$1,000
Pool		SF	$100	$0
Water Play		Lump Sum	$25,000	$0
Tennis		Lump Sum	$20,000	$0
Basketball		Lump Sum	$15,000	$0
Bocce		Lump Sum	$12,000	$0
Horseshoes		Lump Sum	$10,000	$0
Playground	1	Lump Sum	$38,000	$38,000
Picnic Table	4	Each	$1,250	$5,000
Picnic Shelter w/BBQ	1	Lump Sum	$75,000	$75,000
BBQ		Each	$750	$0
Field Facilities		Lump Sum	$130,000	$0
Off Street Parking		Each	$7	$0
Trees	60	Each	$175	$10,500
Turf	78,600	SF	$0	$11,790
Irrigation & Booster Pump	78,600	SF	$1	$98,250
Restroom		Lump Sum	$450,000	$0
Drinking Fountain (ADA)	1	Each	$4,000	$4,000
Furniture	1	Lump Sum	$15,000	$15,000
Light Poles with Base	6	Each	$4,500	$27,000
Signs	1	Each	$12,000	$12,000
Handicap Parking		Each	$15,000	$0
Utility Enclosure	1	Lump Sum	$10,000	$10,000
Electrical	1	Lump Sum	$25,000	$25,000
Maxicom Equipment	1	Each	$25,000	$25,000
Concrete Poured-In-Place		SF	$12	$0
Concrete Flat Work	4,100	SF	$8	$32,800
Sub Total				$390,340
Contingency		20%		$78,068
Design & Environmental		10%		$7,807
Construction Management		10%		$781
City Administration		10%		$78
Land Cost	1.9	Acre	$160,000	$304,000
Total				$781,074

Neighborhood Park Facilities Fee Calculation Table

Land Use	Units/Bldg SF	Residents/Empolyees	User Equivalents	Total DUE's	Percent Allocation	Total Costs	Fee per Unit/1,000 Bldg SF	Reduced Fee
Cost $ 9,689,188.87								
Residential	*Units*	*per Unit*	*per Unit*					
Low Density	1,819	2.85	2.85	1819	47.7%	$4,622,084	2,541	$1,016
Medium Density	1,620	2.4	2.4	1364.211	35.8%	$3,466,463	2,140	$856
High Density	711	2	2	498.9474	13.1%	$1,267,827	1,783	$713
Subtotal				3682.158	96.6%	$9,356,374		
Non-Residential	*Bldg SF*	*per 1,000 SF*	*per 1,000 SF*					
Retail (Minor & Major)	540,000	2.5	0.3	56.84211	1.5%	$144,436	266	
Office/Medical	440,180	4	0.48	74.13558	1.9%	$188,379	428	
Industrial	0	1.33	0.1596	0	0.0%	$0	0	
				130.9777	3.4%	$332,815		
				3813.136	100.0%	$9,689,189		

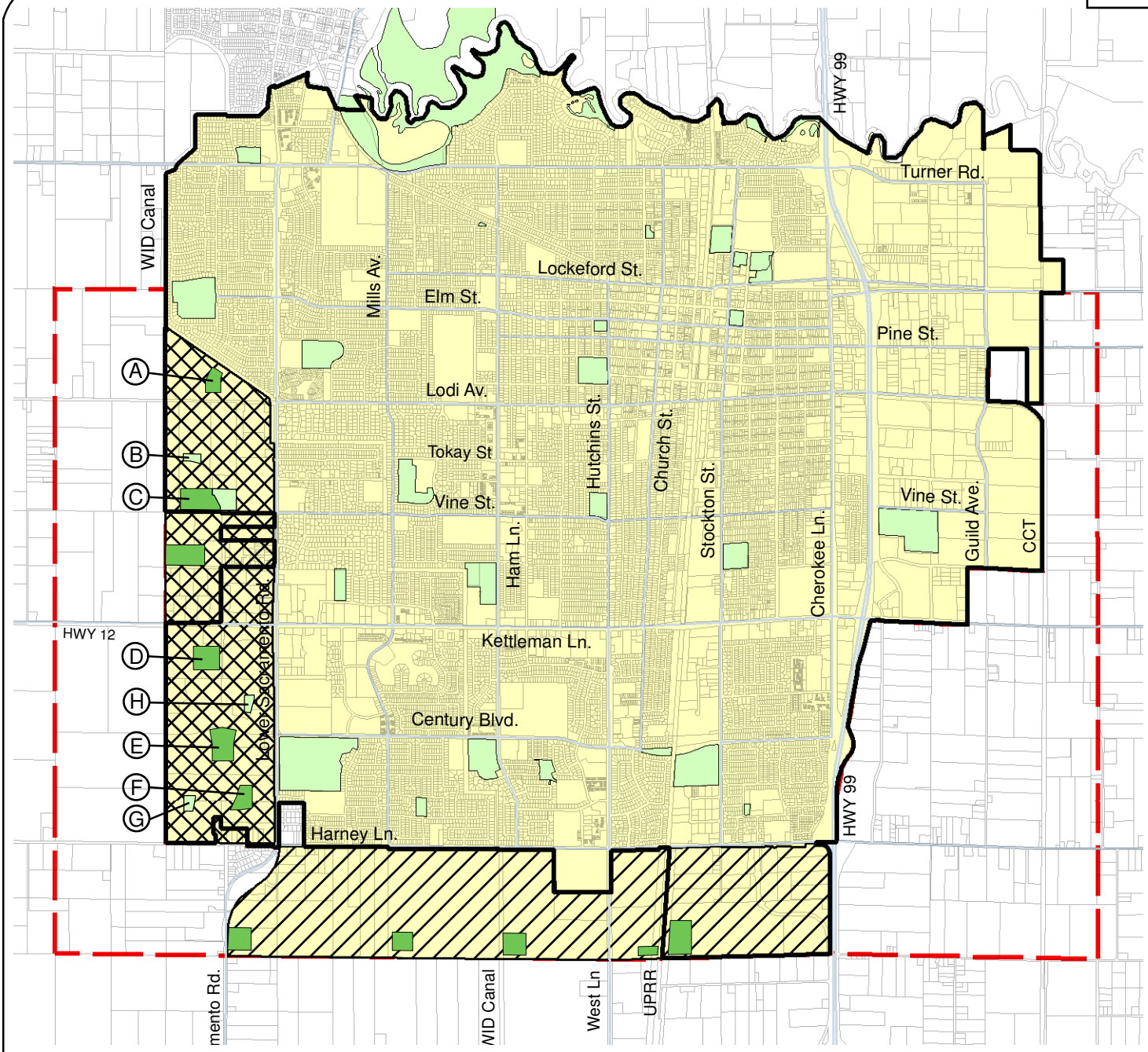
1 Assumes a resident can utilitze park facilities an average of 12 hours per day 7 days a week (84 Hours) and an employee can utilize park facillties an average of 2 hours per day 5 days a week (10 hours); this translates to 1.0 empolyee equalling approximately 0.12 residents (10/84 = .12) in terms of potential park utilization.

Exhibit F

Park Fees

	Community Park	Neighborhood Park	Total
Residential	per Unit	per Unit	per Unit
Low Density	1584	$1,016	2,600
Medium Density	1334	$856	2,190
High Density	1111	$713	1,824
Non-Residential	per 1,000 SF	per 1,000 SF	per 1,000 SF
Retail (Minor & Major)	406	$266	672
Office/Medical	650	$428	1,078
Industrial	217	$0	217
Institutional			

Exhibit G



PARKS FEE ZONES

LEGEND

- 2012 CITY LIMITS
- GENERAL PLAN LIMITS
- FUTURE BASINS
- PARKS
- DEVELOPER CONSTRUCTED ZONE
- NEIGHBORHOOD PARK FEE ZONE
- CITY WIDE ZONE

N

City of Lodi
PUBLIC WORKS DEPARTMENT

1 in = 3,600 ft

Agenda Item No. C-16

Storm Drainage Fees - Zone 2

	Aug 2012	Oct 2013
Residential	per Unit	per Unit
Low Density	$1,725	1,556
Medium Density	$862	778
High Density	$693	627
Non-Residential	per acre	per acre
Retail (Minor & Major)	$44,485	40,834
Office/Medical	$44,485	40,834
Industrial	$47,663	43,871

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

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

ADVERTISING INSTRUCTIONS

SUBJECT: **PUBLIC HEARING TO CONSIDER RESOLUTION APPROVING STORM DRAINAGE AND PARKS IMPACT MITIGATION FEE PROGRAM SCHEDULE OF FEES**

PUBLISH DATE: **SATURDAY, SEPTEMBER 7, 2013**
SATURDAY, SEPTEMBER 14, 2013

LEGAL AD

TEAR SHEETS WANTED: **One (1) please**

SEND AFFIDAVIT AND BILL TO:
LNS ACCT. #0510052

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

DATED: THURSDAY, SEPTEMBER 5, 2013

ORDERED BY: RANDI JOHL-OLSON
CITY CLERK

Jennifer M. Robison

JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA DITMORE
ADMINISTRATIVE CLERK

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

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

forms\advins.doc

DECLARATION OF POSTING

PUBLIC HEARING TO CONSIDER RESOLUTION APPROVING STORM DRAINAGE AND PARKS IMPACT MITIGATION FEE PROGRAM SCHEDULE OF FEES

On Thursday, September 5, 2013, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider resolution approving storm drainage and parks Impact Mitigation Fee Program schedule of fees (attached and marked as Exhibit A) was posted at the following locations:

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

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

Executed on September 5, 2013, at Lodi, California.

ORDERED BY:

RANDI JOHL-OLSON
CITY CLERK

Jennifer M. Robison

JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA DITMORE
ADMINISTRATIVE CLERK

DECLARATION OF MAILING

PUBLIC HEARING TO CONSIDER RESOLUTION APPROVING STORM DRAINAGE AND PARKS IMPACT MITIGATION FEE PROGRAM SCHEDULE OF FEES

On Thursday, September 5, 2013, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing Notice of Public Hearing to consider resolution approving storm drainage and parks Impact Mitigation Fee Program schedule of fees, attached hereto Marked Exhibit A. The mailing list for said matter is attached hereto, marked Exhibit B.

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

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

Executed on September 5, 2013, at Lodi, California.

ORDERED BY:

RANDI JOHL-OLSON
CITY CLERK, CITY OF LODI

Jennifer M. Robison

JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA DITMORE
ADMINISTRATIVE CLERK

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CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING
Date: October 16, 2013
Time: 7:00 p.m.

For information regarding this notice please contact:
Randi Johl-Olson
City Clerk
Telephone: (209) 333-6702

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, October 16, 2013**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

a) **Resolution approving storm drainage and parks Impact Mitigation Fee Program schedule of fees.**

Information regarding this item may be obtained in the Public Works Department, 221 West Pine Street, Lodi, (209) 333-6706. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 W. Pine Street, 2nd Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

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

By Order of the Lodi City Council:

Randi Johl-Olson
City Clerk

Dated: September 4, 2013

Approved as to form:

D. Stephen Schwabauer
City Attorney

EXHIBIT B

APN	OWNER	ADDRESS	CITY
	FEHR & PEERS JULIE MORGAN	100 PRINGLE AVE STE 600	WALNUT CREEK CA 94596
05803013 05803011	OWNER OF RECORD	100 SWAN WAY STE 206	OAKLAND CA 94621
02742007	OWNER OF RECORD	1000 LOWES BLVD	MOORESVILLE NC 28117
02705018 02705015	OWNER OF RECORD	101 E HWY 12	LODI CA 95242
02740015 05803004 05803016 05804013	FCB HOMES TOM DOUCETTE	10100 TRINITY PKWY STE 420	STOCKTON CA 95219
02706022	OWNER OF RECORD	10184 E HWY 12	LODI CA 95240
02705005	OWNER OF RECORD	1055 S LOWER SACRAMENTO RD	LODI CA 95242
	DELMAR BATCH	11174 N DAVIS RD	LODI CA 95242
02705021	OWNER OF RECORD	1139 E KETTLEMAN LN SUITE 200	LODI CA 95240
	RON THOMAS R THOMAS DEVELOPMENT INC	1209 W TOKAY	LODI CA 95240
05804001 05804002 05804002 05804004 05804005	OWNER OF RECORD	1303 RIVERGATE DR	LODI CA 95240
	LUSD	1305 E VINE ST	LODI CA 95240
02742009	OWNER OF RECORD	1311 RIVERGATE DR	LODI CA 95240
02740016	OWNER OF RECORD	1350 E VINE ST	LODI CA 95240
02742003	OWNER OF RECORD	13502 HAMBURGER LN	BALDWIN PARK CA 91706
	DGP REAL ESTATE MICHAEL CAROUBA	1420 S MILLS AVE STE K	LODI CA 95242
	RPM COMPANY DALE GILLESPIE	1420 S MILLS AVE STE M	LODI CA 95242
	JOHN GIANNONI GIANNONI DEVELOPMENT	1500 W EL CAMINO AVE STE 192	SACRAMENTO CA 95833
02706034	OWNER OF RECORD	15431 N LOWER SACRAMENTO RD	LODI CA 95242
02706011	OWNER OF RECORD	15441 HILDE LN	LODI CA 95242
02706018 02706019 02706036	OWNER OF RECORD	15472 HILDE LN	LODI CA 95242
02706025	OWNER OF RECORD	15475 N LOWER SAC RD	LODI CA 95242
02706037	OWNER OF RECORD	15509 HILDE LN	LODI CA 95242
02706041	OWNER OF RECORD	15530 N HILDE LN	LODI CA 95242
02706040	OWNER OF RECORD	15532 HILDE LN	LODI CA 95242
	BROWMAN DEVELOPMENT COMPANY DARRYL	1556 PARKSIDE DR	WALNUT CREEK CA 94596

	BROWMAN/VIC DE MELO		
02705025	OWNER OF RECORD	16 E TAYLOR RD	LODI CA 95242
	BENNETT HOMES DENNIS BENNETT/RODNEY BOVEE	1610 W KETTLEMAN LN STE A	LODI CA 95242
02705024	OWNER OF RECORD	16160 MOORE RD	LODI CA 95242
02705001 02705002 02703012	OWNER OF RECORD	179 E TAYLOR RD	LODI CA 95242
02706038 02706010	DARRELL SASAKI DRS REAL ESTATE APPRAISALS INC	1806 W KETTLEMAN LN SUITE G	LODI CA 95242
	JBT PROPERTY MGMT MATT DOBBINS	1901 W KETTLEMAN LN STE 102	LODI CA 95242
02705019 02705020	OWNER OF RECORD	209 E HWY 12	LODI CA 95242
	VALLIER DESIGN ASSOCIATES INC MARCIA VALLIER	210 WASHINGTON AVE STE G	POINT RICHMOND CA 94801
	TOKAY DEVELOPMENT JEFFREY KIRST/KRYSTAL KIRST	222 W LOCKEFORD ST STE 1	LODI CA 95240
02706013	OWNER OF RECORD	23020 N SOWLES RD	ACAMPO CA 95220
	HARRIS & ASSOCIATES ALISON BOULEY	2315 ORCHARD PKWY STE 120	TRACY CA 95377
02705011	OWNER OF RECORD	2332 ROCKINGHAM CIR	LODI CA 95242
	TOM DAVIS LEE & ASSOCIATES	241 FRANK WEST CIR STE 300	STOCKTON CA 95206
05803006	OWNER OF RECORD	2522 GRAND CANAL BLVD STE 15	STOCKTON CA 95207
	MARK CHANDLER EXEC DIRECTOR LODI WOODBRIDGE WINEGRAPE COMMISSION	2545 W TURNER RD	LODI CA 95242
05804012	OWNER OF RECORD	2613 W HARNEY LN	LODI CA 95242
	SAN JOAQUIN PARTNERSHIP	2800 W MARCH LN STE 470	STOCKTON CA 95219
02705022	OWNER OF RECORD	301 E MINER AVE	STOCKTON CA 95202
	WENTLAND SNIDER MCINTOSH	301 S HAM LN STE A	LODI CA 95242
	HESSELTINE REALTY	312 S CRESCENT AVE	LODI CA 95240

	BIA OF THE DELTA JOHN BECKMAN	315 N SAN JOAQUIN ST STE 202	STOCKTON CA 95202
	BAUMBACH & PIAZZA STEVE PECHIN	323 W ELM ST	LODI CA 95240
02705016	OWNER OF RECORD	35 E HWY 12	LODI CA 95242
	PAT PATRICK LODI DISTRICT CHAMBER OF COMMERCE	35 S SCHOOL ST	LODI CA 95240
02706042	OWNER OF RECORD	360 RANELAGH RD	HILLSBOROUGH CA 94010
02706001	OWNER OF RECORD	383 TAYLOR RD	LODI CA 95242
02705003	OWNER OF RECORD	3900 PELANDALE AVE #420	MODESTO CA 95356
02706035	OWNER OF RECORD	3932 LAKE VISTA	DEXTER MI 48130
05804006	OWNER OF RECORD	395 E HARNEY LN	LODI CA 95242
	LEX CORALES SIEGFRIED & ASSOCIATES	4045 CORONADO AVE	STOCKTON CA 95204
05803009	OWNER OF RECORD	424 DAISY AVE	LODI CA 95240
05804007	OWNER OF RECORD	427 E HARNEY LN	LODI CA 95240
02706005	OWNER OF RECORD	441 TAYLOR RD	LODI CA 95240
05804008	OWNER OF RECORD	463 E HARNEY LN	LODI CA 95240
05803014	OWNER OF RECORD	463 W TURNER RD	LODI CA 95242
05804009	OWNER OF RECORD	499 E HARNEY LN	LODI CA 95240
02706009	OWNER OF RECORD	517 TAYLOR RD	LODI CA 95240
05804010	OWNER OF RECORD	533 E HARNEY LN	LODI CA 95242
	GOODWIN CONSULTING GROUP VICTOR IRZYK	555 UNIVERSITY AVE STE 280	SACRAMENTO CA 95825
02706028	OWNER OF RECORD	56 GRAND FIR DR	LODI CA 95242
02706012	OWNER OF RECORD	5671 W KINGDON RD	LODI CA 95242
02703023	OWNER OF RECORD	620 W LOCUST ST	LODI CA 95240
02740002	OWNER OF RECORD	621 EVERGREEN DR	LODI CA 95242
02706002	OWNER OF RECORD	641 N PACIFIC AVE	LODI CA 95242
02706027	OWNER OF RECORD	681 TAYLOR RD	LODI CA 95242
02706029	OWNER OF RECORD	695 E TAYLOR RD	LODI CA 95240
02706023	OWNER OF RECORD	7008 TIMBER TRAIL LOOP	EL DORADO HILLS CA 95762
02740004 02740005 02740006 02740009 02740013 02740014 02740010	OWNER OF RECORD	7700 COLLEGE TOWN DR STE 111	SACRAMENTO CA 95826
	LOWELL FLEMMER KATZAKIAN WILLIAMS SHERMAN	777 S HAM LN STE A	LODI CA 95242
05804014	OWNER OF RECORD	788 W ARMSTRONG RD	LODI CA 95242
02740012	OWNER OF RECORD	801 S LOWER SAC RD	LODI CA 95242
02706003	OWNER OF RECORD	810 W ELM ST	LODI CA 95240
02706006 02706008	OWNER OF RECORD	9900 PRINGLE AVE	GALT CA 95632

02706043			
02705010 02705012	OWNER OF RECORD	9949 FERNWOOD AVE	STOCKTON CA 95212
05803012	OWNER OF RECORD	MAIL STOP 0555	BENTONVILLE AR 72716
02742014	OWNER OF RECORD	PO BOX 1210	LODI CA 95241
	JEFFREY KIRST TOKAY DEVELOPMENT INC	PO BOX 1259	WOODBRIDGE CA 95258
02742008 02742010 02742012 02742013 02742006 02742001 02742002	OWNER OF RECORD	PO BOX 1420	LODI CA 95241
02706020	OWNER OF RECORD	PO BOX 1445	WOODBRIDGE CA 95258
	A FRED BAKER	PO BOX 1510	LODI CA 95241-1510
05804011	OWNER OF RECORD	PO BOX 155	VICTOR CA 95253
02938005	OWNER OF RECORD	PO BOX 1823	LODI CA 95241
	DILLON & MURPHY	PO BOX 2180	LODI CA 95241
02740001	OWNER OF RECORD	PO BOX 247	ACAMPO CA 95220
05803010	OWNER OF RECORD	PO BOX 3006	LODI CA 95241
05803015 05803017 05803018	OWNER OF RECORD	PO BOX 520	WOODBRIDGE CA 95258
05804015	OWNER OF RECORD	PO BOX 548	WOODBRIDGE CA 95258
	MUNSON CONSTRUCTION TIM MUNSON/RUSS MUNSON	PO BOX 643	WOODBRIDGE CA 95258
02706024	OWNER OF RECORD	PO BOX 698	LINDEN CA 95236
	STEVE SINNOCK KJELDSEN SINNOCK & NEUDECK	PO BOX 844	STOCKTON CA 95201-0844