

**CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, JUNE 26, 2001**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, June 26, 2001 commencing at 7:07 a.m.

A. ROLL CALL

Present: Council Members – Hitchcock, Howard, Land (left at 8:15 a.m.) and Mayor Nakanishi

Absent: Council Members – Pennino

Also Present: City Manager Flynn, City Attorney Hays, and Deputy City Clerk Taylor

B. CITY COUNCIL CALENDAR UPDATE

Deputy City Clerk Taylor reviewed the weekly calendar (filed).

C. TOPIC(S)

C-1 "Impact Fee Update"

Public Works Director Prima reported that over the last several months City staff has worked with Harris & Associates to review and update the 1991 analysis and the proposed Development Impact Mitigation Fees required to fund public facilities projects. City Engineer Sandelin provided a brief summary of the revisions proposed (filed) and Mr. Prima reviewed proposed revisions to Sections 15.64.040 and 15.64.050 of the Lodi Municipal Code regarding Building and Construction fees (filed). Mr. Prima stated these steps were necessary in serving the demands from new development, in implementing and establishing the general plan, and in setting standards and developmental fees encompassing these projects. He reported that a public meeting, followed by meetings with local developers, resulted in builder acceptance of the proposed Impact Fee Update with minor revisions, noting that modifications to a few project descriptions and associated costs were agreed upon in the proposal (filed).

Mr. Prima reported that this is the first update since the fees were adopted in 1991 and accounts for changes in capital improvement facility planning, redefinition of projects, completion of planned capital projects, and changes in construction costs. The proposed fees represent an increase of approximately 30% over those adopted in 1991. Staff recommends the collection of fees be deferred until projects are completed and properties sold, reducing the burden on builders who currently must pay 50% of fees up front. Mr. Prima stated that developers concur with the increase taking effect January 1, 2002 on new projects while excluding currently approved tentative subdivision and final maps. Further, developers support the recommended annual review and comparison of the Engineering News Record (ENR) construction cost index in considering fee adjustments, and the up to 2% designation of fees for implementation of the Art in Public Places Facilities Program. Mr. Prima explained that capital projects like transportation and general fund projects already incorporate public arts funding, and this inclusion allows for private development to participate.

In response to Council Member Howard's concern that the public is aware of increased fees, Mr. Prima stated that while a public meeting was held for informational purposes, local developers are the individuals mainly effected by this update. Mr. Prima further stated that developers are kept apprised of updates and revisions by City staff and by their own review of the ENR construction cost index.

At Mayor Nakanishi's request, Community Development Director Bartlam explained that the Impact Fee Schedule and proposed update directly correlate with the City's General Plan, and noted that when fees were implemented in 1991, proposed facilities were projected for completion in 2007. He stated the City has not grown as quickly as

anticipated and based on the past 10 years of growth history, projects are now being proposed for completion around 2015. He surmised that when the remaining 1,347 acres of vacant land within the General Plan are completely developed, the dollars would be available to complete the proposed projects in the update.

At the request of Council Member Land, Mr. Prima explained that project fees are calculated taking into consideration the project's location (with regard to a new or established area), multi-use capabilities, and alternative funding. Mr. Prima stated DeBenedetti Park is a good example, as almost 78% of the land, turf, and irrigation costs were funded by storm drainage funds because the park contains a storm drain basin. Remaining costs for park services such as bathrooms, backstops, etc. are funded with Parks and Recreation fees. Mr. Flynn added that while Lodi has remained at a 2% growth policy, which limits the collection of fees, Woodbridge has experienced tremendous growth. This puts an increased demand on our recreation and library programs, but it would be unfair to ask Lodi residents to pay for all growth when other communities utilize our facilities.

Mr. Prima addressed Council Member Hitchcock's concern that the City catch up on fees by using the ENR construction cost index as a comparison, stating that with Lodi's conservative estimates over the next 5 years, he and the developers are comfortable with the comparison index recommendation. Further, he noted while the index has gone up 34% over the last 10 years, the City's proposal is a more conservative increase of 30%.

Note: Council Member Land left the meeting at 8:15 a.m.

Comments By The Public

- Dennis Bennett, Bennett & Compton, 777 S. Ham Lane, Lodi, commended staff for their cooperative spirit and willingness to work with the development community. He stated that Mr. Flynn set an open dialogue and cooperative spirit early on, which carried through as the issues, needs, and concerns of the developers were addressed. City staff and developers worked through current and future projects, the issues and needs surrounding them, and the updates to the original 1991 Impact Fee Schedule. Mr. Bennett agreed with Mr. Bartlam's estimate of 2015 for building out the remaining undeveloped acreage, and stated that implementation of this plan, with the expectations and considerations made, should be adopted as proposed.
- Kevin Sharrar, Executive Director of the Building Industry Association (BIA) of the Delta, concurred with Mr. Bennett's comments on how important it was to be included in the beginning discussions, and how well City staff performed during the meetings. He stated that the BIA's concern is affordability, and reported that statistics indicate that wage earners in Lodi can afford only 38% of the homes available in the community. The 30% increase in fees could potentially further erode the affordability issue, but the BIA strongly supports establishing the proposed Development Impact Fees Update, which will serve to assist developers in long-term planning.

D. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

None.

E. ADJOURNMENT

No action was taken by the City Council. The meeting was adjourned at 8:50 a.m.

ATTEST:

Jacqueline L. Taylor
Deputy City Clerk

Mayor's & Council Member's Weekly Calendar

WEEK OF JUNE 26, 2001

Tuesday, June 26, 2001

- 7:00 a.m. Shirtsleeve Session
1. Impact Fee Update
- 6:00 p.m. Annual Celebration of United Way of San Joaquin, Brookside Country Club, Stockton.
- 6:00 p.m. Nakanishi. San Joaquin County Chapter American Red Cross 2001 Annual Dinner and Meeting, Alder Market, Stockton. Reception 6:00 p.m., Dinner 7:00 p.m., and Program 8:00 p.m.
-

Wednesday, June 27, 2001

- 5:30 - 7:00 p.m. Nakanishi. Stockton Asparagus Festival Board of Director's "A Spear-It Celebration", Le Bistro, Stockton.
- 7:00 p.m. Special City Council meeting
1. Adopt the 2001-03 Operating and Capital Improvement Budgets for the fiscal year beginning July 1, 2001 and ending June 30, 2003, and further approving the 2001-03 Appropriation Spending Limit
-

Thursday, June 28, 2001

- 5:00 - 7:00 p.m. Girl Scouts of Tierra del Oro 9th annual dessert extravaganza "Cookies 'N' Dreams", Children's Museum, Stockton.
- 5:30 - 7:00 p.m. Grand Opening and Ribbon Cutting, Brodie Jaynes Photography, 14 S. School Street.
- 6:00 p.m. CVD LCC Executive Committee meeting, Hometown Buffet, Turlock.
-

Friday, June 29, 2001

Saturday, June 30, 2001

Sunday, July 1, 2001

Monday, July 2, 2001

Disclaimer: This calendar contains only information that was provided to the City Clerk's office

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CITY OF LODI

SHIRTSLEEVE SESSION COUNCIL COMMUNICATION

AGENDA TITLE: Impact Fee Update

MEETING DATE: June 26, 2001

PREPARED BY: Public Works Director

RECOMMENDED ACTION: For information only.

BACKGROUND INFORMATION: Over the past several months, the City staff and Harris & Associates have updated the 1990 analysis (adopted November 5, 1991) of the public facilities improvement projects and the capital improvement costs required to serve the demands resulting from new development. The Development Impact Mitigation Fees required to fund these public facilities projects are presented in the attached report.

One public meeting and two homebuilder meetings facilitated questions and answers that resulted in builder acceptance of the proposed Impact Fee Update with minor revisions. Modifications to a few project descriptions and associated costs were agreed upon and resulted in modestly lower fees than presented in the draft report. Proposed Revised Tables 2.1 and 2.2 are separately attached and present the revised fees. A copy of the Building Industry Association of the Delta letter of support is provided for your information.

The current fees were prepared in 1990, adopted in 1991, and subsequently amended in 1993. This update is the first since initial adoption and accounts for changes in capital improvement facility planning, redefinition of projects, completion of planned capital projects, and changes in construction costs.

Development impact fees are used to finance the design, construction, and administration of projects required to serve new development. In some cases, the entire project burden can be attributed to new development. Expansions of the water, sewer, storm drainage, and street facilities are common examples. Often, new development is responsible for a portion of a project's cost. Examples include highway interchange projects, new police building, aquatic center, and others. Up to 2% of the development impact fees shall be designated for implementation of the Art in Public Places Facilities Program.

The proposed development impact fees represent an increase of approximately 28% to 30% over the fees adopted in 1991. The fee schedule presented in the Revised Table 2.1 reflects the results of our analysis that is referenced to the date of June 30, 1999. Revised Table 2.2 presents the proposed fee schedule with adjustments based upon the Engineering News Record (ENR) construction cost index for the period from June 30, 1999, to January 1, 2001. For the period from 1991 to 2001, the comparable ENR index has risen 34%.

APPROVED: _____
H. Dixon Flynn -- City Manager

At this time, staff is proposing to revise the Code to allow fees to be paid at the time of acceptance of public improvements by the City Council. This represents a deferral of four to nine months in the full payments of impact fees. Presently, we collect approximately 50% of the fees at the earlier of final subdivision map filing or approval of the Subdivision Improvement Agreement. We collect the remainder at acceptance of the public improvements. In addition, staff recommends changing the Code to implement annual adjustments on the anniversary of adoption each year based upon the ENR construction cost index. A copy of the ordinance with the revised text wording of the Code is attached for your information.

At this time, staff is recommending that the current fees remain in effect for all projects with currently approved tentative subdivision maps and final maps approved by Council for filing until January 1, 2003. For vacant parcels, new fees are recommended to become effective January 1, 2002.

FUNDING: Not applicable.


for Richard C. Prima, Jr.
Public Works Director

Prepared by F. Wally Sandelin, City Engineer

RCP/FWS/lm

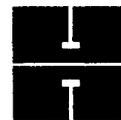
Attachments



DEVELOPMENT IMPACT FEE UPDATE

AS OF JANUARY 1, 2001

Prepared By:



Harris & Associates

Program Managers
Construction Managers
Civil Engineers

CITY OF LODI

DEVELOPMENT IMPACT FEE UPDATE

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SECTION 1

INTRODUCTION

Background

The City of Lodi adopted the "Final Study, City of Lodi Development Impact Fee Study," prepared by Nolte and Associates and Angus McDonald Associates, in 1991. See Table 1.1 for a summary of the 1991 impact fees. The "Nolte Study," as it will be referred to in this report, established development impact fees pursuant to the requirements of AB 1600 (Government Code Section 66000 et. sec.) as a means to provide a comprehensive financing plan for various public infrastructure and facilities required to implement the City's General Plan. In 1993, the impact fees were adjusted (Resolution No. 93-26). See Table 1.2 for a summary of the 1993 impact fees. Although the fees were adjusted in 1993, the project cost estimates have not been updated since 1991. The impact fees have not been revised since 1993.

Purpose of this Study

The objective of this study is to update the development impact fee program presented in the Nolte Study to January 1, 2001, based upon methodology explained later in this report. The fees collected have been and will be used to finance the design, construction and inspection of Streets and Roads, Water, Sewer, Storm Drainage, Parks and Recreation, Police, Fire, and General City Facilities. Fees are imposed in such a manner that new development bears its related, fair-share costs of providing adequate infrastructure for the City.

Planning Period

The Nolte Study of 1991 used a planning horizon of 20 years (April 1987 to 2007), which was/is consistent with the City's approved General Plan. For the purposes of this fee update, the planning horizon has not been changed. However, based upon lower than anticipated growth rates, plus minimal General Plan Amendments since 1991, the effective period of the General Plan and this fee program is beyond 2007.

Basis of Costs

The 1991 Nolte Study based projected capital expenditure costs on estimates obtained from contractors, suppliers and similar projects, utilizing 1990 dollars. This study updates costs for capital projects by using 1999 updated unit costs based upon bid tabs, related projects, recent construction cost estimates, the ENR construction index, and/or information provided by City staff. Project Detail Sheets contain information on each project including projects referenced in the Nolte and new projects identified by the City. The 1993 impact fee adjustment did not include any update of the project cost estimates. Therefore, this study updates project costs from the original 1991 Nolte Study, which utilized 1990 dollar cost estimates.

The primary basis of this report is based on project cost information through June 30, 1999. The project cost estimates are based on 1999 dollars and the fund balances in each infrastructure fund provided by the City are as of June 30, 1999. The impact fees have been updated with an ENR construction cost index to provide impact fees as of January 1, 2001, as described in Section 2, "Summary of Updated Fees".

Completed/Partially Completed Projects

As part of the fee update it was important to identify those projects referenced in the Nolte Study which have been completed or portions of projects completed utilizing development impact fees collected since 1991. In particular, projects partially completed and projects not yet started form the basis for the projected capital costs that become part of the formula/equation for determination of the updated development fees.

Development Forecast/Remaining Acreage for Development

The Nolte Study provided a forecast of the timing and rate at which the City was projected to develop. This information was consistent with the City's General Plan and Growth Management Ordinance. This information is necessary in order to calculate a valid development impact fee in that it serves two purposes:

- It provides the basis for determining when required infrastructure must be completed to maintain the standard level of service
- It assists in forecasting cash flow. Development in any one year determines the amount of impact fee dollars available to fund eligible projects.

This report updates the development forecast and shows the extent of development which has occurred by reflecting the amount of acreage (identified by each land use designation) remaining to be developed. This, in effect, represents a forecast of future development based upon current expectations. See Exhibit "A."

Residential Acre Equivalents

The common denominator used for applying development impact fees to property is Residential Acre Equivalents (RAE's) that would be developed within each land use designation for each category of public improvement. An RAE measures the amount of use/burden a particular land use places on a category of public improvements relative to the use/burden placed on those improvements by an acre of low density single family dwellings. This study utilizes the same RAE factors used in the Nolte Study (with the exception of the change in commercial categories adjusted in 1992), and these are shown on Exhibit "B".

Development Impact Fee Formula/Methodology

The philosophy of the City's development impact fee program is to annually adjust fees so that the program is a "pay-as-you-go" system. The cash (fund) balances in each of the fee categories (called IMF funds) is recorded and tracked separately. At the end of the program, the balance in each of the eight (8) IMF funds should be zero. Short term transfers or loans between funds may be required as long as the fund balance in the overall fund remains positive.

Development impact fees have been updated to reflect actual costs incurred, refinement in scope of projects, additions of projects and inflation. The formula used to determine the required fee needed to pay for these adjusted costs is calculated as follows:

Total project cost (proposed/remaining projects)
-Less IMF Fund Balance
=Remaining fees required

The new fee per RAE for each public improvement category is then determined by dividing the remaining fees required by the remaining RAE's within each land use category.

Existing Deficiencies

In accordance with AB 1600, projects earmarked to correct existing deficiencies in any infrastructure system or facility are not eligible for use of development impact fees. Therefore, such projects are not included in this study.

AB 1600 Requirements & Findings

AB 1600 Findings must be made with respect to the projects included in the fee update and a determination has to be made that there is a reasonable relationship between the requirement for the projects and the development as well as the amount and use of the fees.

Those projects included in the Nolte Study which have either not been initiated or are partially complete have met the requirements of AB 1600 via inclusion of appropriate findings in that report. AB 1600 requires that the City make findings with regard to any unexpended or uncommitted fees held five or more years after deposit. Projects that have been added since that date, and projects that have been substantially modified, have been reviewed with City staff prior to inclusion in this report to determine compliance with AB 1600. This evaluation has disclosed the following findings:

- There is a reasonable relationship between the requirement for the particular infrastructure impact fee and the new development proposed in the City. The required fee is necessary to provide facilities to serve the residential and commercial development in accordance with the City's General Plan.
- The fees collected are used to acquire land and to design, manage and construct improvements to serve property in the City attributed to new (not existing) development.
- All development creates demand on the City system of infrastructure. The type of development proposed in the City (primarily low-density residential, commercial and industrial) creates the need for types of infrastructure envisioned in this study. Therefore, fees are collected to acquire land and to design, manage and construct these facilities to accommodate the growth without negative impact on existing uses.
- There is a reasonable relationship between the need for the proposed infrastructure and the type of development. Increases in the growth of residential, commercial and industrial land uses increases the need for more or expanded infrastructure/facilities. Thus, the establishment of fees to pay for the increased infrastructure capacity related to new development.
- There exists a reasonable relationship between the amount of the fee and the cost of the proposed new infrastructure projects. See the above-referenced formula for

updating the fees. The amount of the fees for each type of infrastructure is adjusted, and should be adjusted annually, until all infrastructure required is built. When these are completed, the fund balance(s) will be zero.

TABLE 1.1
SUMMARY OF 1991 DEVELOPMENT IMPACT FEES
ALL SERVICES
(PER ACRE)

Land Use Categories	Water	Sewer	Storm Drainage	Streets & Roads	Police	Fire	Parks & Rec	General	Total
<u>RESIDENTIAL</u>									
Low Density	\$ 5,710	\$ 1,090	\$ 7,910	\$ 5,470	\$ 1,110	\$ 520	\$ 11,980	\$ 6,380	\$ 40,170
Medium Density	\$ 11,190	\$ 2,140	\$ 7,910	\$ 10,720	\$ 1,960	\$ 1,020	\$ 17,130	\$ 9,120	\$ 61,190
High Density	\$ 19,930	\$ 3,800	\$ 7,910	\$ 16,680	\$ 5,240	\$ 2,250	\$ 33,540	\$ 17,860	\$ 107,210
East Side Residential	\$ 5,710	\$ 1,090	\$ 7,910	\$ 5,470	\$ 1,210	\$ 570	\$ 13,180	\$ 7,020	\$ 42,160
<u>PLANNED RESIDENTIAL</u>									
Low Density	\$ 5,710	\$ 1,090	\$ 7,910	\$ 5,470	\$ 1,110	\$ 520	\$ 11,980	\$ 6,380	\$ 40,170
Medium Density	\$ 11,190	\$ 2,140	\$ 7,910	\$ 10,720	\$ 1,960	\$ 1,020	\$ 17,130	\$ 9,120	\$ 61,190
High Density	\$ 19,930	\$ 3,800	\$ 7,910	\$ 16,680	\$ 5,240	\$ 2,250	\$ 33,540	\$ 17,860	\$ 107,210
<u>COMMERCIAL</u>									
Neighborhood Commercial	\$ 3,650	\$ 1,020	\$ 10,520	\$ 10,390	\$ 4,750	\$ 1,440	\$ 3,830	\$ 5,680	\$ 41,280
General Commercial	\$ 3,650	\$ 1,020	\$ 10,520	\$ 20,900	\$ 2,870	\$ 1,000	\$ 3,830	\$ 5,680	\$ 49,470
Downtown Commercial	\$ 3,650	\$ 1,020	\$ 10,520	\$ 10,390	\$ 4,750	\$ 1,440	\$ 3,830	\$ 5,680	\$ 41,280
Office Commercial	\$ 3,650	\$ 1,020	\$ 10,520	\$ 17,890	\$ 4,130	\$ 1,280	\$ 6,470	\$ 9,760	\$ 54,720
<u>INDUSTRIAL</u>									
Light Industrial	\$ 1,480	\$ 460	\$ 10,520	\$ 10,940	\$ 330	\$ 330	\$ 2,760	\$ 4,080	\$ 30,900
Heavy Industrial	\$ 1,480	\$ 460	\$ 10,520	\$ 6,950	\$ 210	\$ 320	\$ 3,950	\$ 5,930	\$ 29,820

Source: Nolte & Associates and Angus McDonald & Associates

TABLE 1.2
SUMMARY OF 1993 DEVELOPMENT IMPACT FEES
ALL SERVICES
(PER ACRE)

Land Use Categories	Water	Sewer	Storm Drainage	Streets & Roads	Police	Fire	Parks & Rec	General	Total
<u>RESIDENTIAL</u>									
Low Density	\$ 5,690	\$ 1,060	\$ 7,630	\$ 5,440	\$ 1,130	\$ 540	\$ 11,830	\$ 6,830	\$ 40,150
Medium Density	\$ 11,150	\$ 2,080	\$ 7,630	\$ 10,660	\$ 2,000	\$ 1,060	\$ 16,920	\$ 9,770	\$ 61,270
High Density	\$ 19,860	\$ 3,700	\$ 7,630	\$ 16,590	\$ 5,330	\$ 2,330	\$ 33,120	\$19,120	\$107,680
East Side Residential	\$ 5,690	\$ 1,060	\$ 7,630	\$ 5,440	\$ 1,230	\$ 590	\$ 13,010	\$ 7,510	\$ 42,160
<u>PLANNED RESIDENTIAL</u>									
Low Density	\$ 5,690	\$ 1,060	\$ 7,630	\$ 5,440	\$ 1,130	\$ 540	\$ 11,830	\$ 6,830	\$ 40,150
Medium Density	\$ 11,150	\$ 2,080	\$ 7,630	\$ 10,660	\$ 2,000	\$ 1,060	\$ 16,920	\$ 9,770	\$ 61,270
High Density	\$ 19,860	\$ 3,700	\$ 7,630	\$ 16,590	\$ 5,330	\$ 2,330	\$ 33,120	\$19,120	\$107,680
<u>COMMERCIAL</u>									
Retail Commercial	\$ 3,640	\$ 1,000	\$ 10,150	\$ 11,320	\$ 4,660	\$ 1,450	\$ 3,790	\$ 6,080	\$ 42,090
Office Commercial	\$ 3,640	\$ 1,000	\$ 10,150	\$ 17,790	\$ 4,200	\$ 1,330	\$ 6,390	\$10,450	\$ 54,950
<u>INDUSTRIAL</u>									
Light Industrial	\$ 1,480	\$ 450	\$ 10,150	\$ 10,880	\$ 340	\$ 350	\$ 2,720	\$ 4,370	\$ 30,740
Heavy Industrial	\$ 1,480	\$ 450	\$ 10,150	\$ 6,910	\$ 210	\$ 330	\$ 3,900	\$ 6,350	\$ 29,780

Source: LMC Chapter 15.64 and Resolution 93-26

SECTION 2

SUMMARY OF UPDATED FEES

The summary of updated development impact fees is shown in Table 2.1 (for June 30, 1999 fees) and Table 2.2 (for January 1, 2001 fees). Exhibit "B," entitled "Summary of Development Impact Fees/All Services/June 30, 1999" provides more detail. Table 2.1 and Exhibit "B" delineate the updated fees for June 30, 1999 for each of the eight (8) improvement categories as well as for each land use designation. In addition, a "total fee" is shown for each land use designation. The methodology used is described in Section 1 and the calculations for fees for each of the improvement categories are reflected in Sections 3 through 10 of this report.

Table 2.2, "Summary of January 1, 2001 Development Impact Fees" are the current impact fees being adopted. They are based on an ENR Construction Index adjustment to Table 2.1, "Summary of June 30, 1999 Development Impact Fees". The ENR factors used are 6076 for June 30, 1999 and 6281 for January 1, 2001, an increase of approximately 3.4% from June 1999 to January 2001.

Using low density residential land use as the baseline with a RAE of 1.00, the fees have increased from \$40,150 per acre to \$53,218 per acre. This is an increase of 33%. It should be noted that the ENR Construction Cost Index has increased about 34% from June 1990 to January 2001. See Tables 1.1, 1.2, 2.1 and 2.2 for a detailed comparison of the initial development impact fees and the updated fees. Assuming a density of 5 units per acre, the fee equates to \$10,643 per single family low density unit. Other increases applicable to the different land use categories vary based upon their particular RAE factor and/or estimated project cost. While this appears to be a substantial increase in development fees, it should be kept in mind that, with the exception of a very minor increase in 1993, annual adjustments have not been made over time. This fee update essentially covers a period of nine (9) fiscal years from FY91-92 to FY99-00, and incorporates appropriate inflation of costs over that time frame.

Sections 3 through 10 of this study address the individual categories of impact fees, reflect those updated costs and phasing for projects, and provide the methodology and calculations for arriving at updated fees.

TABLE 2.1
SUMMARY OF June 30, 1999 DEVELOPMENT IMPACT FEES
ALL SERVICES
(PER ACRE)

Land Use Categories	Water	Sewer	Storm Drainage	Streets & Roads	Police	Fire	Parks & Rec	General	Total
<u>RESIDENTIAL</u>									
Low Density	\$3,790	\$485	\$10,908	\$7,617	\$1,490	\$1,609	\$19,562	\$6,018	\$ 51,481
Medium Density	\$7,428	\$951	\$10,908	\$14,930	\$2,638	\$3,155	\$27,974	\$8,606	\$ 76,589
High Density	\$13,227	\$1,693	\$10,908	\$23,233	\$7,033	\$6,953	\$54,774	\$16,851	\$ 134,673
<u>PLANNED RESIDENTIAL</u>									
Low Density	\$3,790	\$485	\$10,908	\$7,617	\$1,490	\$1,609	\$19,562	\$6,018	\$ 51,481
Medium Density	\$7,428	\$951	\$10,908	\$14,930	\$2,638	\$3,155	\$27,974	\$8,606	\$ 76,589
High Density	\$13,227	\$1,693	\$10,908	\$23,233	\$7,033	\$6,953	\$54,774	\$16,851	\$ 134,673
<u>COMMERCIAL</u>									
Retail Commercial	\$2,425	\$456	\$14,508	\$15,844	\$6,139	\$4,330	\$6,260	\$5,356	\$ 55,318
Office Commercial	\$2,425	\$456	\$14,508	\$24,909	\$5,543	\$3,959	\$10,564	\$9,208	\$ 71,572
<u>INDUSTRIAL</u>									
Light Industrial	\$985	\$204	\$14,508	\$15,235	\$447	\$1,030	\$4,499	\$3,852	\$ 40,760
Heavy Industrial	\$985	\$204	\$14,508	\$9,674	\$283	\$982	\$6,456	\$5,597	\$ 38,688

TABLE 2.2 (See Note 1)
Summary of January 1, 2001 Development Impact Fees
All Services
(per acre)

Land Use Categories	Water	Sewer	Storm Drainage	Streets & Roads	Police	Fire	Parks & Rec	General	Total
<u>RESIDENTIAL</u>									
Low Density	\$ 3,918	\$ 501	\$ 11,276	\$ 7,874	\$ 1,540	\$ 1,664	\$ 20,222	\$ 6,221	\$ 53,218
Medium Density	\$ 7,679	\$ 983	\$ 11,276	\$ 15,434	\$ 2,727	\$ 3,261	\$ 28,918	\$ 8,897	\$ 79,173
High Density	\$ 13,673	\$ 1,750	\$ 11,276	\$ 24,017	\$ 7,271	\$ 7,188	\$ 56,622	\$ 17,420	\$ 139,216
<u>PLANNED RESIDENTIAL</u>									
Low Density	\$ 3,918	\$ 501	\$ 11,276	\$ 7,874	\$ 1,540	\$ 1,664	\$ 20,222	\$ 6,221	\$ 53,218
Medium Density	\$ 7,679	\$ 983	\$ 11,276	\$ 15,434	\$ 2,727	\$ 3,261	\$ 28,918	\$ 8,897	\$ 79,173
High Density	\$ 13,673	\$ 1,750	\$ 11,276	\$ 24,017	\$ 7,271	\$ 7,188	\$ 56,622	\$ 17,420	\$ 139,216
<u>COMMERCIAL</u>									
Retail Commercial	\$ 2,507	\$ 471	\$ 14,997	\$ 16,379	\$ 6,347	\$ 4,476	\$ 6,471	\$ 5,537	\$ 57,185
Office Commercial	\$ 2,507	\$ 471	\$ 14,997	\$ 25,749	\$ 5,730	\$ 4,093	\$ 10,920	\$ 9,519	\$ 73,987
<u>INDUSTRIAL</u>									
Light Industrial	\$ 1,019	\$ 211	\$ 14,997	\$ 15,749	\$ 462	\$ 1,065	\$ 4,651	\$ 3,982	\$ 42,135
Heavy Industrial	\$ 1,019	\$ 211	\$ 14,997	\$ 10,000	\$ 293	\$ 1,015	\$ 6,673	\$ 5,786	\$ 39,994

Note 1: Table 2.1, "Summary of June 30, 1999 Development Impact Fees All Services," has been updated based upon the construction cost indexes below.

ENR Adjustment

July 1999 ENR Cost Index	6076
January 2001 ENR Cost Index	6281

SECTION 3

WATER SERVICE

Overview

Water service to Lodi residents is provided by the City. Major components of the water system include wells, distribution pipes, and water storage tanks. The following section describes the City's water policies as they relate to development impact fees, the methodology for calculating the updated fee, phasing and costs for water facilities to be funded by impact fees and the recommended fees for each land use (by land use designation) benefiting from the water projects.

Water Policies

The City's "Water Main Extension Policy" provides that applicants are reimbursed a portion of the construction cost of oversized mains and major crossings. For oversized mains, this policy applies to water mains larger than 8 inches in diameter. However, for major crossings, the City reimburses one half the cost of construction. Major crossings are identified in Ordinance 1527.

Included in the cost calculations for the Nolte Study and this fee update are costs associated with "New Development Share of Existing Facilities". In the case of Water Facilities, future development is responsible for a residual share of 20 percent of the 1999 adjusted cost for the elevated storage tank project. The resulting dollar amount of construction cost is allocated to future development and becomes part of the total project costs upon which updated fees are based.

Project Summaries and Estimated Costs

Exhibit "C" is a summary of the water projects and estimated costs for which updated fees are established. As mentioned earlier, estimated costs are based upon suggested unit costs, or the ENR construction index, which have been reviewed and approved by City staff.

Relationship of Water Projects to New Development and Land Uses

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 to be charged the fee actually uses, is served by or benefits from the public improvements financed by the fee revenue.

The City ensures that all water facility improvements will primarily benefit the residential, commercial and industrial land uses within the General Plan Area. All water projects to be financed from impact fees will provide the same level of service to the General Plan Area as currently provided to the existing community.

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. The methodology to accomplish this is through the use

of a Residential Acre Equivalent (RAE). The RAE schedule reflects the relative responsibility to pay for improvements for each land use designation in relation to the demand created by one acre of a single family detached residential unit. The RAE schedule presents the relationship between the level of service provided by the facilities, the demand for facilities by land use type and the financing burden placed on each land use.

Method of Cost Allocation/Fee Determination

As of June 30, 1999, the total cost of all water projects is estimated to be \$7,845,702. Therefore, the calculation of the updated fee is determined as follows:

Total project costs	\$7,845,702
Less Fund Balance*	<u>(1,489,835)</u>
Remaining Water Fees Required	\$6,355,867

*Fund Balance includes earned interest.

The remaining fees required must be collected from the remaining residential, commercial and industrial RAE's. Therefore, the new fee for each land use is calculated as follows:

$$\text{Water Fee (by land use)} = \frac{\text{Land Use RAE Factor (by land use)}}{\text{Cumulative Sum of Each Land Use Acreage}} \times \text{Remaining Water Fees Required} \times \text{Each RAE Factor}$$

Recommended Fee Update

A summary of the updated water fees for each land use designation benefiting from the projects is provided in Exhibit "D."

SECTION 4

SEWER SERVICE

Overview

The City of Lodi provides sewerage service to its residents. Facilities owned and operated by the City include a city-wide collection system, sewer trunks to the treatment plant and the White Slough Water Pollution Control Facility.

Sewer Reimbursement Policy

Developers typically are required to construct sewer lines with greater capacity than required for their particular projects in order to provide service to expanding areas of the City. Since it is unlikely that the City would require payment in advance of sewer capacity, the City usually pays for the oversizing of sewer trunks. The City's Sewer Trunk Extension Policy provides that applicants are reimbursed for a portion of the oversizing costs. Reimbursement under this policy applies to trunk sewers larger than 10 inches in diameter. Reimbursable costs include construction, materials, engineering and administration.

Project Summaries and Estimated Costs

Exhibit "E" is a summary of the sewer projects and estimated costs for which updated fees are established. As mentioned earlier, estimated costs are based upon suggested unit costs, or the ENR construction index, which have been reviewed and approved by City staff. Separate supplemental fees are collected for projects related to the Cluff Avenue Lift Station Service Area, the Harney Lane Lift Station Service Area and the Kettleman Lane Lift Station Service Area. They are not subjects of this study and do not appear in Exhibit E. The City also collects a wastewater capacity fee with building permits. This fee is based on estimated wastewater generation for various land use types and is used to fund added treatment capacity. This fee is not included in this study.

Relationship of Sewer Projects to New Development and Land Uses

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 to be charged the fee actually uses, is served by or benefits from the public improvements financed by the fee revenue.

The City ensures that all sewer facility improvements will primarily benefit the residential, commercial and industrial land uses within the General Plan Area. All sewer projects to be financed from impact fees will provide the same level of service to the General Plan Area as currently provided to the existing community.

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. The methodology to accomplish this is through the use of a Residential Acre Equivalent (RAE). The RAE schedule reflects the relative responsibility to pay for improvements for each land use designation in relation to the

demand of a single family detached residential unit. The RAE schedule shows a reasonable relationship between the cost of the required sewer projects and the financing burden placed on each land use.

Method of Cost Allocation/Fee Determination

As of June 30, 1999, the total cost of all sewer projects is estimated to be \$872,000. Therefore, the calculation of the updated fee is determined as follows:

Total project costs	\$872,000
Less Fund Balance*	<u>+11,152 (negative balance)</u>
Remaining Sewer Fees Required	\$883,152

*Negative Fund Balance provided by the City's Finance Department.

The remaining fees required must be collected from the remaining residential, commercial and industrial RAE's. Therefore, the new fee for each land use is calculated as follows:

$$\text{Sewer Fee (by land use)} = \frac{\text{Land Use RAE Factor (by land use)} \times \text{Remaining Sewer Fees Required}}{\text{Cumulative Sum of Each Land Use Acreage} \times \text{Each RAE Factor}}$$

Recommended Fee Update

A summary of the updated sewer impact fees for each land use designation is included in Exhibit "F."

SECTION 5

STORM DRAINAGE

Overview

Storm drainage services are provided by the City. Facilities in the system include the collection system, runoff storage/detention facilities and pumping plants. Terminal drainage is provided by the Mokelumne River and the Woodbridge Irrigation District (WID) Canal.

Project Summaries and Estimated Costs

Exhibit "G" is a summary of the storm drainage projects and estimated costs for which updated fees are established. As mentioned earlier, estimated costs are based upon suggested unit costs, or the ENR construction index, which have been reviewed and approved by City staff.

Relationship of Storm Drainage Projects to New Development and Land Uses

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 to be charged the fee actually uses, is served by or benefits from the public improvements financed by the fee revenue.

The City ensures that all storm drainage facility improvements will primarily benefit the residential, commercial and industrial land uses within the General Plan Area. All storm drainage projects to be financed from impact fees will provide the same level of service to the General Plan Area as currently provided to the existing community.

Included in the cost calculations for this fee update are costs associated with "New Development Share of Existing Facilities." In the case of Storm Drainage Facilities, future development is responsible for a residual share of 65 percent of the 1991 Reimbursement Agreement for the G-basin land costs. The resulting dollar amount of land cost is allocated to future development and becomes part of the total project costs upon which updated fees are based.

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. The methodology to accomplish this is through the use of a Residential Acre Equivalent (RAE). The RAE schedule reflects the relative responsibility to pay for improvements for each land use designation in relation to single family detached residential designation. The RAE schedule shows a reasonable relationship between the cost of the required storm drainage projects and the financing burden placed on each land use.

Method of Cost Allocation/Fee Determination

As of June 30, 1999, the total cost of all storm drainage projects is estimated to be \$17,716,100. Therefore, the calculation of the updated fee is determined as follows:

Total project costs	\$17,716,100
Less Fund Balance*	<u>(1,331,113)</u>
Remaining Storm Drain Fees Required	\$16,384,987

*Fund Balance includes earned interest.

The remaining fees required must be collected from the remaining residential, commercial and industrial RAE's. Therefore, the new fee for each land use is calculated as follows:

$$\text{Storm Drainage Fee (by land use)} = \frac{\text{Land Use RAE Factor (by land use)} \times \text{Remaining Sewer Fees Required}}{\text{Cumulative Sum of Each Land Use Acreage} \times \text{Each RAE Factor}}$$

Recommended Fee Update

Exhibit "H" provides a summary of the updated Storm Drainage impact fee.

SECTION 6

STREETS AND ROADS

Overview

Development and growth will expand the City and generate additional traffic. As a consequence, new streets will be required and existing streets will need to be improved. To the extent possible, the City's philosophy is that new development must shoulder the responsibility to provide streets and roads to adequately serve their projects or improve existing roads to improve or expand capacity resulting from the development.

Developer Obligation for Improvements

Developers are required to dedicate right of way and build streets to serve their projects in accordance with City engineering and design standards. In cases where development occurs on one side of a major collector street, the developer is typically required to construct one half of the street. In cases where development occurs along a street having a greater designated capacity than a major collector, the development impact fee fund and/or other funds are used to construct the more extensive improvements.

Street, Road and Freeway Improvements

The listing of proposed street and road improvement projects included in the development impact fee program is shown in Exhibit "I". In addition, costs for new or modified traffic signal facilities, which are to be paid with impact fee funds, are included. At locations where minimum Caltrans signal warrants have already been met, 50 percent of the facility cost is allocated to the impact fee fund. Work on freeway interchanges for Kettleman Lane/SR 99 and Turner Road/SR 99 and associated realignment of Beckman Road will be funded partially by Measure K Funds. As mentioned in the Nolte Study, it is assumed that 30 percent of the interchange costs will come from sources other than the development impact fee program.

Project Summaries and Estimated Costs

Exhibit "I" is a summary of the streets and roads projects and estimated costs for which updated fees are established. As mentioned earlier, estimated costs are based upon suggested unit costs, and the ENR construction index, which have been reviewed and approved by City staff.

Relationship of Streets and Roads Projects to New Development and Land Uses

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 to be charged the fee actually uses, is served by or benefits from the public improvements financed by the fee revenue.

The City ensures that all streets and road improvements will primarily benefit the residential, commercial and industrial land uses within the General Plan Area. All streets

and roads projects to be financed from impact fees will provide the same level of service to the General Plan Area as currently provided to the existing community.

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. The methodology to accomplish this is through the use of a Residential Acre Equivalent (RAE). The RAE schedule reflects the relative responsibility to pay for improvements for each land use designation in relation to single family detached residential designation. The RAE schedule shows a reasonable relationship between the cost of the required streets and road projects and the financing burden placed on each land use.

Method of Cost Allocation/Fee Determination

As of June 30, 1999, the total cost of all street and road facility projects is estimated to be \$18,409,500. Therefore, the calculation of the updated fee is determined as follows:

Total project costs	\$19,210,500
Less Fund Balance*	<u>(1,937,111)**</u>
Remaining Streets Fees Required	\$17,273,389

*Fund Balance includes earned interest.

**This is a combination of Streets-Local and Streets-Regional Funds.

The remaining fees required must be collected from the remaining residential, commercial and industrial RAE's. Therefore, the new fee for each land use is calculated as follows:

$$\text{Streets Fee (by land use)} = \frac{\text{Land Use RAE Factor (by land use)}}{\text{Cumulative Sum of Each Land Use Acreage} \times \text{Each RAE Factor}} \times \text{Remaining Streets Fees Required}$$

Recommended Fee Update

The Streets and Roads Facilities Impact Fee is shown on Exhibit "J."

SECTION 7

POLICE

Overview

Police facilities to serve the build-out of the General Plan have been identified by the City staff and Police Department. Specific locations and alternatives such as renovation and expansion are being considered. Major new police facility expansions planned by the City but costs included in this program are prorated based upon the service demands of the current General Plan to the Year 2007.

Project Summaries and Estimated Costs

Exhibit "K" is a summary of the police facilities projects and estimated costs for which updated fees are established. As mentioned earlier, estimated costs are based upon suggested unit costs, and the ENR construction index, which have been reviewed and approved by City staff.

Relationship of Police Facilities Projects to New Development and Land Uses

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 to be charged the fee actually uses, is served by or benefits from the public improvements financed by the fee revenue.

The City ensures that all police facility improvements will primarily benefit the residential, commercial and industrial land uses within the General Plan Area. All police facility projects to be financed from impact fees will provide the same level of service to the General Plan Area as currently provided to the existing community.

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. The methodology to accomplish this is through the use of a Residential Acre Equivalent (RAE). The RAE schedule reflects the relative responsibility to pay for improvements for each land use designation in relation to single family detached residential designation. The RAE schedule shows a reasonable relationship between the cost of the required police facility projects and the financing burden placed on each land use.

Method of Cost Allocation/Fee Determination

As of June 30, 1999, the total cost of all police facility projects is estimated to be \$3,643,000. Therefore, the calculation of the updated fee is determined as follows:

Total project costs	\$3,643,000
Less Fund Balance*	<u>(184,223)</u>
Remaining Police Fees Required	\$3,458,777

*Fund Balance includes earned interest.

The remaining fees required must be collected from the remaining residential, commercial and industrial RAE's. Therefore, the new fee for each land use is calculated as follows:

$$\text{Police Fee (by land use)} = \frac{\text{Land Use RAE Factor (by land use)} \times \text{Remaining Police Fees Required}}{\text{Cumulative Sum of Each Land Use Acreage} \times \text{Each RAE Factor}}$$

Recommended Fee Update

The updated fees for funding police facilities improvements are shown on Exhibit "L."

SECTION 8

FIRE

Overview

As identified in the Nolte Study, virtually no major deficiencies exist in current Fire Department facilities. Therefore, proposed projects have a direct relationship to growth/development in the community. As a result of this situation, fees are based solely on costs for new capital expenditures. Fire facilities to serve the build-out of the General Plan were identified in the Fire Station Master Plan and by City staff during the preparation of this report.

Project Summaries and Estimated Costs

Exhibit "M" is a summary of the fire facilities projects and estimated costs for which updated fees are established. As mentioned earlier, estimated costs are based upon suggested unit costs, or the ENR construction index, which have been reviewed and approved by City staff.

Relationship of Fire Facilities Projects to New Development and Land Uses

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 to be charged the fee actually uses, is served by or benefits from the public improvements financed by the fee revenue.

The City ensures that all fire facilities improvements will primarily benefit the residential, commercial and industrial land uses within the General Plan Area. All fire facilities projects to be financed from impact fees will provide the same level of service to the General Plan Area as currently provided to the existing community.

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. The methodology to accomplish this is through the use of a Residential Acre Equivalent (RAE). The RAE schedule reflects the relative responsibility to pay for improvements for each land use designation in relation to single family detached residential designation. The RAE schedule shows a reasonable relationship between the cost of the required fire facilities projects and the financing burden placed on each land use.

Method of Cost Allocation/Fee Determination

As of June 30, 1999, the total cost of all fire facility projects is estimated to be \$3,820,000. Therefore, the calculation of the updated fee is determined as follows:

Total project costs	\$3,820,000
Less Fund Balance*	<u>(244,230)</u>
Remaining Fire Fees Required	\$3,575,770

*Fund Balance includes earned interest.

The remaining fees required must be collected from the remaining residential, commercial and industrial RAE's. Therefore, the new fee for each land use is calculated as follows:

Fire Fee = $\frac{\text{Land Use RAE Factor (by land use)}}{\text{Cumulative Sum of Each Land Use Acreage}} \times \text{Remaining Fire Fees Required}$

Recommended Fee Update

The updated fees for funding fire facilities improvements are shown on Exhibit "N."

SECTION 9

PARKS AND RECREATION

Overview

The City has adopted standards of 3.4 acres of parks per 1,000 persons served and 1,800 square feet of community center space per 1,000 persons served. Projects proposed vary somewhat from those listed in the Nolte Study and are consistent with the projects identified in the "City of Lodi Park, Recreation and Open Space Plan," adopted by the City Council in January, 1994. Projects listed for completion are those directly attributed to new growth.

Project Summaries and Estimated Costs

Exhibit "O" is a summary of the park and recreation facilities projects and estimated costs for which updated fees are established. As mentioned earlier, estimated costs are based upon suggested unit costs, or the ENR construction index, which have been reviewed and approved by City staff.

Relationship of Parks/Recreation Projects to New Development and Land Uses

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 to be charged the fee actually uses, is served by or benefits from the public improvements financed by the fee revenue.

The City ensures that all parks and recreation improvements will primarily benefit the residential, commercial and industrial land uses within the General Plan Area. All parks and recreation projects to be financed from impact fees will provide the same level of service to the General Plan Area as currently provided to the existing community.

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. The methodology to accomplish this is through the use of a Residential Acre Equivalent (RAE). The RAE schedule reflects the relative responsibility to pay for improvements for each land use designation in relation to single family detached residential designation. The RAE schedule shows a reasonable relationship between the cost of the required parks and recreation projects and the financing burden placed on each land use.

Method of Cost Allocation/Fee Determination

As of June 30, 1999, the total cost of all parks and recreation facility projects is estimated to be \$31,264,000. Therefore, the calculation of the updated fee is determined as follows:

Total project costs	\$31,264,000
Less Fund Balance*	<u>(2,689,778)</u>
Remaining Park/Rec Fees Required	\$28,574,222

*Fund Balance includes earned interest.

The remaining fees required must be collected from the remaining residential, commercial and industrial RAE's. Therefore, the new fee for each land use is calculated as follows:

$$\text{Park/Rec Fee (by land use)} = \frac{\text{Land Use RAE Factor (by land use)} \times \text{Remaining Park/Rec Fees Required}}{\text{Cumulative Sum of Each Land Use Acreage} \times \text{Each RAE Factor}}$$

Recommended Fee Update

The updated fees for park and recreation facilities/improvements are shown on Exhibit "P."

SECTION 10

GENERAL CITY FACILITIES

Overview

The method used to determine the appropriate impact fees for General City Facilities has been based upon the number of full-time equivalent employees per 1,000 population and a building space standard presented in the Nolte Study. These standards are applied to the amount and type of growth and development that is forecast. The resulting demand for new building space and other capital facilities to serve the demand has been completed as the General City Facilities capital expenditure program.

Project Summaries and Estimated Costs

A summary of the projects and costs funded by this portion of the impact fee program is provided in Exhibit "Q."

Relationship of General City Facilities Projects to New Development and Land Uses

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 to be charged the fee actually uses, is served by or benefits from the public improvements financed by the fee revenue.

The City ensures that all general city facilities improvements will primarily benefit the residential, commercial and industrial land uses within the General Plan Area. All general city projects to be financed from impact fees will provide the same level of service to the General Plan Area as currently provided to the existing community.

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. The methodology to accomplish this is through the use of a Residential Acre Equivalent (RAE). The RAE schedule reflects the relative responsibility to pay for improvements for each land use designation in relation to single family detached residential designation. 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.

Method of Cost Allocation/Fee Determination

As of June 30, 1999, the total cost of all general city facility projects is estimated to be \$11,767,000. Therefore, the calculation of the updated fee is determined as follows:

Total project costs	\$11,767,000
Less Fund Balance*	<u>(1,346,422)</u>
Remaining Gen. City Fees Required	\$10,420,578

*Fund Balance includes earned interest.

The remaining fees required must be collected from the remaining residential, commercial and industrial RAE's. Therefore, the new fee for each land use is calculated as follows:

Gen. City Fee = $\frac{\text{Land Use RAE Factor (by and use)}}{\text{Cumulative Sum of Each Land Use Acreage x Each RAE Factor}}$ x Remaining Gen. City Fees Required (by land use)

Recommended Fee Update

The updated fees for general city facilities/improvements are shown on Exhibit "R".

SECTION 11

BY-PRODUCTS OF THE STUDY

Completion of this report provides the City of Lodi with several important by-products that can be used as valuable tools by both the Public Works and Finance Departments in administering the development impact fee program. They are as follows:

- **Revenue and Expenditure Summary/Reconciliation:** As part of this study, Harris & Associates prepared a summary of revenues and expenditures for FY1998-99. As a part of that effort, and to determine sunk costs of projects and the costs of future or remaining projects, a reconciliation of Public Works records and Finance records was conducted on all projects. This reconciliation led to the use of the Finance Department's records for determining the Fund Balances in the eight (8) IMF Funds. Information was obtained which can also be used to more efficiently record and track revenues and expenditures in the future.
- **Project Detail Sheets:** These are new sheets which record all known information about all of the various impact fee projects, whether they be completed, partially-completed or future projects. To date, the City has not used such a device, and as a result, it has at times been difficult to identify and track the progress/cost of projects as they progress through the Public Works Department and as expenditures are recorded in the Finance Department. The following information is provided on each Project Detail Sheet:
 - **Project Identification Number:** This number correlates with the project number assigned by the Nolte Study, and a new project carries the number assigned by the Public Works Department.
 - **Project Description:** Each project contains a description of the work to be done, which can be changed as circumstance warrants.
 - **Project Status:** Space is provided to input the status of projects. Status comments can be amended as projects progress, are completed, are amended or are eliminated.
 - **Columns are provided for project costs, including design, construction, contingency, etc., and costs can be placed in the appropriate fiscal year(s).**
 - **Columns are also provided for designating the appropriated funding sources for the projects. For example, the IMF fund can be identified along with developer share, or other funding source.**
- **Updated Cost Estimates:** As directed by City staff, each project identified on the Project Detail Sheets contains the estimated unit cost/suggested cost estimate or an ENR construction index updated estimate. In addition, a detailed backup sheet is provided to show the basis for the unit cost/cost estimate.
- **Project Management File System:** In conducting this study, it was noted that the City has not been using any form of Project Detail Sheet, project files or a project management system. Harris has provided a suggested method for maintaining project files on each of the impact fee projects. The system recommends that each file contain the Project Detail Sheet along with other appropriate construction/financial event information. In addition, a separate "booklet" of the

Project Detail Sheets is suggested to be kept for quick reference. Filing may be kept by IMF category, which can then be sub-categorized by project number or other project identifier.

- **Project Identifiers:** It was noted that the City does not use a project identifier, or "project number," as various projects go on line. The project number has been identified in the Nolte Study, however, no further reference is seen. This made research on the status of these projects more difficult, particularly when expenditures against the project were recorded in Public Works and Finance Department records. Tracking of the projects in the financial records was especially difficult. It is highly recommended that any transaction routinely identify the project by project number to avoid this situation. A project identifier/project numbering system should also be considered for use in all other CIP projects.

EXHIBITS A - R

EXHIBIT "A"

CITY OF LODI

GROWTH FORECAST VS. REMAINING ACREAGE FOR DEVELOPMENT

Land Use Designations	Units	Growth Forecast (1)	Current Acreage Undeveloped (2,3)
<u>RESIDENTIAL</u>			
Low Density	Acres	17	147
Medium Density	Acres	7	23
High Density	Acres	5	57
Eastside Residential	Acres	1	0
<u>PLANNED RESIDENTIAL</u>			
PR-Low Density	Acres	973	422
PR-Medium Density	Acres	62	65
PR-High Density	Acres	78	163
Total Residential		1,143	877
<u>COMMERCIAL</u>			
Retail Commercial	Acres		73
Office Commercial	Acres	153	47
Total Commercial		153	120
<u>INDUSTRIAL</u>			
Light Industrial	Acres	435	144
Heavy Industrial	Acres	175	206
Total Industrial		610	350
Total Growth Forecast Acreage		1,906	
Total Remaining Vacant Acreage			1,347

- Notes: (1) Growth Forecast through FY 2006/2007 based upon approved "Development Impact Fee Report," prepared by Nolte and Associates and Angus McDonald and Associates, 1991.
(2) Undeveloped Acreage information provided by City of Lodi Community Development Department.
(3) Industrial properties include those within current City General Plan Boundary.

EXHIBIT "B"
SUMMARY OF DEVELOPMENT IMPACT FEES
ALL SERVICES
(June 30, 1999)

Land Use Categories	Total Acres	Total Fees	Water		Sewer		Storm Drainage		Streets & Roads		Police		Fire		Parks and Recreation		General City Facilities	
			RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee	RAE(1)	Fee
RESIDENTIAL																		
Low Density	147	\$51,481	1.00	\$3,790	1.00	\$485	1.00	\$10,908	1.00	\$7,617	1.00	\$1,490	1.00	\$1,609	1.00	\$19,562	1.00	\$6,018
Medium Density	23	\$76,589	1.96	\$7,428	1.96	\$951	1.00	\$10,908	1.96	\$14,930	1.77	\$2,638	1.96	\$3,155	1.43	\$27,974	1.43	\$8,606
High Density	57	\$134,673	3.49	\$13,227	3.49	\$1,693	1.00	\$10,908	3.05	\$23,233	4.72	\$7,033	4.32	\$6,953	2.80	\$54,774	2.80	\$16,851
PLANNED RESIDENTIAL																		
Low Density	422	\$51,481	1.00	\$3,790	1.00	\$485	1.00	\$10,908	1.00	\$7,617	1.00	\$1,490	1.00	\$1,609	1.00	\$19,562	1.00	\$6,018
Medium Density	65	\$76,589	1.96	\$7,428	1.96	\$951	1.00	\$10,908	1.96	\$14,930	1.77	\$2,638	1.96	\$3,155	1.43	\$27,974	1.43	\$8,606
High Density	163	\$134,673	3.49	\$13,227	3.49	\$1,693	1.00	\$10,908	3.05	\$23,233	4.72	\$7,033	4.32	\$6,953	2.80	\$54,774	2.80	\$16,851
COMMERCIAL																		
Retail Commercial	73	\$55,318	0.64	\$2,425	0.94	\$456	1.33	\$14,508	2.08	\$15,844	4.12	\$6,139	2.69	\$4,330	0.32	\$6,260	0.89	\$5,356
Office Commercial	47	\$71,572	0.64	\$2,425	0.94	\$456	1.33	\$14,508	3.27	\$24,909	3.72	\$5,543	2.46	\$3,959	0.54	\$10,564	1.53	\$9,208
INDUSTRIAL																		
Light Industrial	144	\$40,760	0.26	\$985	0.42	\$204	1.33	\$14,508	2.00	\$15,235	0.30	\$447	0.64	\$1,030	0.23	\$4,499	0.64	\$3,852
Heavy Industrial	206	\$38,688	0.26	\$985	0.42	\$204	1.33	\$14,508	1.27	\$9,674	0.19	\$283	0.61	\$982	0.33	\$6,456	0.93	\$5,597

Source: Harris & Associates

NOTES:

(1) Residential Acre Equivalents

Project Cost Estimates by Fund Source (less Fund Balance and Existing Deficiencies):

Remaining Fees Required:

Water	\$6,355,867
Sewer	\$858,085
Storm Drainage	\$16,384,987
Streets & Roads	\$17,273,389
Police	\$3,458,777
Fire	\$3,575,770
Parks & Rec	\$28,574,222
General City Fac.	\$10,420,578

EXHIBIT "C" (PAGE 1 OF 2)

Water Projects
City of Lodi Capital Improvement Program

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Remaining Costs</u> <u>Suggested</u>
MWSI 001	Turner Road Water System	Open	\$ 26,700
MWSI 002	Lodi Avenue Extension Water System	Open	\$ 15,600
MWSI 003	Cluff Avenue Extension Water System	Partially Completed	\$ 62,400
MWSI 004	Guild Avenue Water System	Partially Completed	\$ 35,100
MWSI 005	Central California Traction Water System	Partially Completed	\$ 78,000
MWSI 006	Industrial Way Water System	Completed	\$ -
MWSI 007	Industrial Way Water System	Completed	\$ -
MWSI 008	Beckman Road Water System	Completed	\$ -
MWSI 009	Cluff Avenue Water System	Open	\$ 33,800
MWSI 010	Kettleman Lane Water System	Partially Completed	\$ 80,600
MWSI 011	Turner Road Water System	Completed	\$ -
MWSI 012	Applewood Drive Water System	Completed	\$ -
MWSI 013	Lower Sacramento Road Water System	Open	\$ 60,800
MWSI 014	Applewood Drive Water System	Open	\$ 175,900
MWSI 015	Evergreen Drive Water System	Completed	\$ -
MWSI 016	Lodi Avenue Water System	Open	\$ 33,800
MWSI 017	Vine Street Water System	Open	\$ 29,300
MWSI 018	Kettleman Lane Water System	Partially Completed	\$ 37,100
MWSI 019	Lower Sacramento Road Water System	Partially Completed	\$ 58,500
MWSI 020	Mills Avenue Water System	Completed	\$ -
MWSI 021	Century Boulevard Water System	Open	\$ 16,900
MWSI 022	Century Boulevard Water System	Open	\$ 35,900
MWSI 023	PUE North of Harney Lane Water System	Open	\$ 84,500
MWSI 024	Harney Lane Water System	Partially Completed	\$ 110,500
MWSI 025	Century Boulevard Water System	Completed	\$ -
MWSI 026	Harney Lane/Cherokee Lane Water System	Partially Completed	\$ 93,600
MWWI 001	Water Well "A" (Well 26)	Open	\$ 400,000
MWWI 002	Water Well "B"	Open	\$ 400,000
MWWI 003	Water Well "C"	Open	\$ 500,000
MWWI 004	Water Well "D"	Open	\$ 400,000
MWWI 005	Water Well "E"	Open	\$ 400,000
MWWI 006	Water Well "F"	Open	\$ 500,000
MWWI 007	Water Well "G" (Well 25)	Completed	\$ -
MWWI 008	Water Well "H"	Open	\$ 500,000

EXHIBIT "C" (PAGE 2 OF 2)

Water Projects
City of Lodi Capital Improvement Program

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Remaining Costs</u>	
			<u>Suggested</u>	
MWWI 009	Water Well "I"	Open	\$	500,000
MWWI 010	Water Well "J"	Open	\$	400,000
MWWI 011	Water Well "K"	Open	\$	400,000
MWWI 012	Water Well "L"	Open	\$	400,000
MWWI 013	Water Well "M"	Open	\$	500,000
MWWI 014	Water Well "N"	Open	\$	400,000
MWSX 001	Applewood Drive Water System	Open	\$	16,250
MWSX 002	Applewood Drive Water System	Open	\$	21,150
MWSX 003	Kettleman Lane at Lower Sacramento Road	Completed	\$	-
MWSX 004	Mills Avenue Water System	Completed	\$	-
MWSX 005	Mills Avenue Water System	Completed	\$	-
MWSX 006	Harney Lane Water System	Open	\$	48,750
MWSX 007	Century Boulevard Water System	Open	\$	6,750
MWSX 008	Harney Lane Water System	Open	\$	6,750
MWSX 009	Evergreen Water System	Completed	\$	-
MWSX 010	Turner Road Water System	Open	\$	16,250
MWSX 011	Guild Avenue Water System	Completed	\$	-
MWSX 012	CCTC Water System	Open	\$	16,250
MWSO 001	Water Utility Planning - Water Master Plan 1987	Completed	\$	-
MWSO 002	Water Utility Planning - WMP & CIP Update - 1997	Open	\$	26,000
MWSO 003	Water Utility Planning - WMP & CIP Update - 2002	Open	\$	26,000
MWSO 004	Public Works Admin Bldg(1)	Open	\$	322,000
MWSO 005	Public Works Storage Facility (1)	Open	\$	162,000
MWSO 006	Public Works Garage/Wash Facility (1)	Open	\$	288,000
MWSO 007	New Development Share of Existing Water Tank(2)	Partially Funded	\$	120,552
			Total Project Costs = \$	7,845,702

Note: Open Projects are those that have not yet been started.
 (1) Funding shared equally by Water, Sewer and Streets Programs
 (2) New development share is 31% of total cost.

EXHIBIT "D"
SUMMARY OF DEVELOPMENT IMPACT FEES
WATER

LAND USE CATEGORIES	Unit	RAE	Fee
<u>RESIDENTIAL</u>			
Low Density	Acre	1.00	\$3,790
Medium Density	Acre	1.96	\$7,428
High Density	Acre	3.49	\$13,227
<u>PLANNED RESIDENTIAL</u>			
Low Density	Acre	1.00	\$3,790
Medium Density	Acre	1.96	\$7,428
High Density	Acre	3.49	\$13,227
<u>COMMERCIAL</u>			
Retail Commercial	Acre	0.64	\$2,425
Office Commercial	Acre	0.64	\$2,425
<u>INDUSTRIAL</u>			
Light Industrial	Acre	0.26	\$985
Heavy Industrial	Acre	0.26	\$985

Source: Harris & Associates

EXHIBIT "E" (PAGE 1 OF 1)

Sewer Projects
City of Lodi Capital Improvement Program

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected</u> <u>Costs</u>
MSSI 001	Cluff Area Relief Sewer	Not in Program	\$ -
MSSI 002	Sanitary Sewer (West Trunk Line)	Not in Program	\$ -
MSSI 003	Harney Lane Sanitary Sewer	Separate Fee	\$ -
MSSI 004	Harney Lane Sanitary Sewer Lift Station	Separate Fee	\$ -
MSSI 005	Kettleman Lane Sanitary Sewer Lift Station	Completed	\$ -
MSSI 006	Cluff Avenue Sanitary Sewer Lift Station	Not in Program	\$ -
MSSI 007	Lower Sac. Road Sanitary Sewer	Not in Program	\$ -
MSSI 008	Lower Sac. Road Sanitary Sewer	Not in Program	\$ -
MSSI 009	Harney Lane Sanitary Sewer	Separate Fee	\$ -
MSSO 001	Sanitary Sewer Master Plan	Open	\$ 100,000
MSSO 002	PW Admin Bldg Exp (1)	Open	\$ 322,000
MSSO 003	PW Storage Facilities (1)	Open	\$ 162,000
MSSO 004	PW Garage/Wash Facility (1)	Open	\$ 288,000
		Total Project Costs =	\$ 872,000

Note: Open Projects are those that have not yet been started.
 (1) Funding shared equally by Water, Sewer and Streets Programs.

EXHIBIT "F"
SUMMARY OF DEVELOPMENT IMPACT FEES
SEWER

LAND USE CATEGORIES	Unit	RAE	Fee
<u>RESIDENTIAL</u>			
Low Density	Acre	1.00	\$485
Medium Density	Acre	1.96	\$951
High Density	Acre	3.49	\$1,693
<u>PLANNED RESIDENTIAL</u>			
Low Density	Acre	1.00	\$485
Medium Density	Acre	1.96	\$951
High Density	Acre	3.49	\$1,693
<u>COMMERCIAL</u>			
Retail Commercial	Acre	0.94	\$456
Office Commercial	Acre	0.94	\$456
<u>INDUSTRIAL</u>			
Light Industrial	Acre	0.42	\$204
Heavy Industrial	Acre	0.42	\$204

Source: Harris & Associates

EXHIBIT "G" (PAGE 1 OF 1)

Storm Drain Projects
City of Lodi Capital Improvement Program

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Cost</u>
MSDI 001	C-Basin (Pixley Park) (S-4) [1]	Partially Completed	\$ 824,800
MSDI 003	Turner Road/Guild Avenue Storm Drain	Open	\$ 400,000
MSDI 004	Pine Street Storm Drain	Open	\$ 72,200
MSDI 005	Thurman Street Storm Drain	Partially Completed	\$ 57,200
MSDI 007	C-Basin Storm Drain	Open	\$ 279,500
MSDI 008	Evergreen Drive Storm Drain	Completed	\$ -
MSDI 009	Evergreen Drive Storm Drain	Completed	\$ -
MSDI 010	E-Basin Expansion	Completed	\$ -
MSDI 011	F-Basin (Cochran Park) (N-9) [1]	Open	\$ 4,452,700
MSDI 012	F-Basin North/South Storm Drain	Open	\$ 507,000
MSDI 013	Tienda Drive Storm Drain	Partially Completed	\$ 135,900
MSDI 014	Tienda Drive Storm Drain	Partially Completed	\$ 157,300
MSDI 015	G-Basin Southeast Area Storm Drain	Open	\$ 338,900
MSDI 016	Orchis Drive Storm Drain	Open	\$ 83,000
MSDI 017	G-Basin (DeBenedetti Park) (C-3) [1]	Open	\$ 4,720,000
MSDI 018	Master Storm Drain System Engineering	Open	\$ 65,000
MSDI 019	Lodi Avenue Storm Drain	Completed	\$ -
MSDI 020	I-Basin (N-19) [1]	Open	\$ 4,577,800
MSDI 021	Storm Drain Basin I - Inflow	Open	\$ 344,200
MSDI 022	Storm Drain Basin I - Outflow	Open	\$ 359,100
MSDI 023	E-Basin (Peterson park) (N-4) Land Acquisition	Partially Completed	\$ 173,400
MSDI 024	G-Basin (DeBenedetti Park) (C-3) Land Acquisi	Underway	\$ 100,700
MSDI 025	Storm Drain Stockton St east to Culbertson	Open	\$ 67,400

Total Project Costs = \$ 17,716,100

Note: Open Projects are those that have not yet been started
 [1] See Parks projects for additional funding.

EXHIBIT "H"
SUMMARY OF DEVELOPMENT IMPACT FEES
STORM DRAINAGE

LAND USE CATEGORIES	Unit	RAE	Fee
<u>RESIDENTIAL</u>			
Low Density	Acre	1.00	\$10,908
Medium Density	Acre	1.00	\$10,908
High Density	Acre	1.00	\$10,908
<u>PLANNED RESIDENTIAL</u>			
Low Density	Acre	1.00	\$10,908
Medium Density	Acre	1.00	\$10,908
High Density	Acre	1.00	\$10,908
<u>COMMERCIAL</u>			
Retail Commercial	Acre	1.33	\$14,508
Office Commercial	Acre	1.33	\$14,508
<u>INDUSTRIAL</u>			
Light Industrial	Acre	1.33	\$14,508
Heavy Industrial	Acre	1.33	\$14,508

Source: Harris & Associates

EXHIBIT "I" (PAGE 1 OF 3)

Streets/Roads/Traffic Projects
City of Lodi Capital Improvement Program

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Costs</u>
MTSI 001	Kettleman Lane Restriping - Lower Sac. Rd. to Ham Ln.	Open	\$ 55,000
MTSI 002	Kettleman Lane Restriping - Ham Ln. to Stockton St.	Open	\$ 55,000
MTSI 003	Kettleman Lane Restriping - Stockton St. to Cherokee Ln.	Open	\$ 29,000
MTSI 004	Kettleman Lane / State Rte. 99 Interchange	Open	\$ 4,921,000
MTSI 005	Kettleman Lane Widening - Phase 2	Open	\$ 771,000
MTSI 006	Lower Sacramento Rd. Widening from Turner Rd. to Lodi Ave.	Open	\$ 361,000
MTSI 007	Lower Sacramento Rd. Widening from Lodi Ave. to Taylor Rd.	Open	\$ 253,000
MTSI 008	Lower Sacramento Rd. Widening from Taylor Rd. to Kettleman Ln.	Open	\$ 288,000
MTSI 009	Lower Sacramento Rd. Widening from Kettleman Ln. to Orchis Dr.	Open	\$ 299,000
MTSI 010	Lower Sacramento Rd. Widening from Orchis Dr. to Century Blvd.	Open	\$ 247,000
MTSI 011	Lower Sacramento Rd. Widening from Century Blvd. To Kristen Ct.	Open	\$ 381,000
MTSI 012	Lower Sacramento Rd. Widening from Kristen Ct. to Harney Lane	Open	\$ 165,000
MTSI 013	Harney Lane Widening from Lower Sacramento Road to Mills	Open	\$ 457,000
MTSI 014	Harney Lane Widening from WID Crossing to Lower Sacramento Road	Open	\$ 292,000
MTSI 015	Harney Lane Widening from WID Crossing to Hutchins Street	Open	\$ 149,000
MTSI 016	Harney Lane Widening from Hutchins St. to Stockton St.	Open	\$ 215,000
MTSI 017	Harney Lane Widening from Stockton St. to Cherokee Lane	Open	\$ 248,000
MTSI 018	Harney Lane Widening from Lower Sacramento Rd. to west City boundary	Open	\$ 303,000
MTSI 019	Project Study Report	Completed	\$ -
MTSI 020	SR 99 at Turner Road - Interchange Improvements	Open	\$ 1,907,000
MTSI 021	Lodi Avenue Restriping	Open	\$ 31,000
MTSI 022	Lodi Avenue Construction	Completed	\$ -
MTSI 023	Turner Road Restriping	Not In Program	\$ -
MTSI 024	Turner Road Construction	Open	\$ 34,000
MTSI 025	Century Boulevard Widening	Open	\$ 113,000
MTSI 026	Century Boulevard Construction	Completed	\$ -
MTSI 027	Stockton Street Widening	Partially Completed	\$ 73,000
MTSI 028	Guild Avenue Construction	Partially Completed	\$ 487,000
MTSI 029	Turner Road Widening	Completed	\$ -
MTSI 030	Lodi Avenue Widening	Partially Completed	\$ 131,000
MTSI 031	Kettleman Lane Widening	Open	\$ 153,000
MTSI 032	Lockford Street Widening	Open	\$ 1,645,000

EXHIBIT "I" (PAGE 2 OF 3)

Streets/Roads/Traffic Projects
City of Lodi Capital Improvement Program

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Costs</u>
MTSI 033	Victor Road - SR 99 tp CCT Railroad Co.	Open	\$ 444,000
MTSO 001	Master Traffic System - Traffic System Master Plan 1987	Completed	\$ -
MTSO 002	Master Traffic System - Traffic System Master Plan 2001	Open	\$ 26,000
MTSO 003	Master Traffic System - Five Year CIP Update 2010	Open	\$ 26,000
MTSO 004	Public Works Admin. Building Expansion [1]	Open	\$ 322,000
MTSO 005	Public Works Storage Facility [1]	Open	\$ 162,000
MTSO 006	Public Works Garage/Wash Facility [1]	Open	\$ 288,000
MTS 001	Traffic Signal @ Turner Road & Lower Sacramento Road	Partially Completed	\$ 47,000
MTS 002	Traffic Signal @ Turner Road & SR 99 Southbound Ramp	Open	\$ 123,000
MTS 003	Traffic Signal @ Victor Road & Cluff Avenue	Completed	\$ -
MTS 004	Traffic Signal @ Lodi Avenue & Lower Sacramento Road	Partially Completed	\$ 48,500
MTS 005	Traffic Signal @ Lodi Avenue & Mills Avenue	Open	\$ 62,000
MTS 006	Traffic Signal @ Lower Sacramento Road & Vine Street	Completed	\$ -
MTS 007	Traffic Signal @ Kettleman Lane & Mills Avenue	Completed	\$ -
MTS 008	Traffic Signal @ Kettleman Lane & SR 99 Southbound Ramp	Completed	\$ -
MTS 009	Traffic Signal @ Kettleman Lane & Beckman Road	Completed	\$ -
MTS 010	Traffic Signal @ Lower Sacramento Road & Harney Lane	Open	\$ 124,000
MTS 011	Traffic Signal @ Harney Lane & Mills Avenue	Open	\$ 117,000
MTS 012	Traffic Signal @ Harney Lane & Ham Lane	Open	\$ 117,000
MTS 013	Traffic Signal @ Harney Lane & Stockton Street	Open	\$ 58,500
MTS 014	Traffic Signal @ Elm Street & Lower Sacramento Road	Partially Completed	\$ 64,000
MTS 015	Traffic Signal @ Lockeford Street & Stockton Street	Open	\$ 58,500
MTS 016	Traffic Signal @ Turner Road & Stockton Street	Completed	\$ -
MTS 017	Traffic Signal @ Pine Street & Stockton Street	Open	\$ 58,500
MTS 018	Traffic Signal @ Turner Road & Mills Avenue	Completed	\$ -
MTS 019	Traffic Signal @ Turner Road & Edgewood	Open	\$ 58,500
MTS 020	Traffic Signal @ Kettleman Lane & Central Avenue	Completed	\$ -
MTS 021	Traffic Signal @ Elm Street & Mills Avenue	Open	\$ 58,500
MTS 022	Traffic Signal @ Cherokee Lane & Vine Street	Open	\$ 68,500
MTS 023	Traffic Signal @ Ham Lane & Century Boulevard	Open	\$ 62,000
MTS 024	Traffic Signal @ Cherokee Lane & Elm Street	Open	\$ 68,500
MTS 025	Traffic Signal @ Lower Sacramnto Rd & Tokay	Open	\$ 162,000
MTS 026	Traffic Signal @ Lower Sacramnto Rd & Kettleman Lane	Open	\$ 259,000

[1] Funding shared equally by Water, Sewer and Streets programs.

EXHIBIT "I" (PAGE 3 OF 3)

Streets/Roads/Traffic Projects
City of Lodi Capital Improvement Program

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Costs</u>
MBC 001	Box Culvert - WID Canal, Lower Sacramento Road, South of Lodi Ave.	Open	\$ 316,000
MBC 002	Box Culvert - WID Canal, Turner Road, South of Lodi Avenue	Open	\$ 97,500
MBC 003	Box Culvert - WID Canal, Mills Avenue, South of Vine Street	Completed	\$ -
MBC 004	Box Culvert - WID Canal, Harney Lane, West of Hutchins Street	Open	\$ 280,000
MRRX 001	RR Crossing - Lower Sacramento Road, North of Turner Road	Open	\$ 114,000
MRRX 004	RR Crossing -Guild Avenue, intersection of Guild Ave. & Lockeford St.	Open	\$ 228,000
MRRX 005	RR Crossing - Victor Rd., CCT RR Co, East of Guild Ave.	Open	\$ 248,000
MRRX 006	RR Crossing - Beckman Road, intersection of Beckman & Lodi Avenue	Open	\$ 253,000
MRRX 007	RR Crossing -Guild Avenue, intersection of Guild Ave. & Lodi Avenue	Open	\$ 233,000
MRRX 008	RR Crossing - Cluff Avenue, intersection of Cluff & Thurman St.	Completed	\$ -
MRRX 009	RR Crossing - Kettleman Lane, East of Guild Avenue	Open	\$ 254,000
MRRX 010	RR Crossing - Harney Lane, East of Hutchins Street	Open	\$ 241,000
Total Project Costs =			\$ 19,210,500

Note: Open Projects are those that have not yet been undertaken

EXHIBIT "J"
SUMMARY OF DEVELOPMENT IMPACT FEES
STREETS/ROADS/TRAFFIC

LAND USE CATEGORIES	Unit	RAE	Fee
<u>RESIDENTIAL</u>			
Low Density	Acre	1.00	\$7,617
Medium Density	Acre	1.96	\$14,930
High Density	Acre	3.05	\$23,233
<u>PLANNED RESIDENTIAL</u>			
Low Density	Acre	1.00	\$7,617
Medium Density	Acre	1.96	\$14,930
High Density	Acre	3.05	\$23,233
<u>COMMERCIAL</u>			
Retail Commercial	Acre	2.08	\$15,844
Office Commercial	Acre	3.27	\$24,909
<u>INDUSTRIAL</u>			
Light Industrial	Acre	2.00	\$15,235
Heavy Industrial	Acre	1.27	\$9,674

Source: Harris & Associates

EXHIBIT "K" (PAGE 1 OF 1)

Police Projects *City of Lodi Capital Improvement Program*

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Cost</u>
LPD 001	New Police & Jail Building	Open	\$ 3,458,000
LPD 002	Jail Expansion	Merged with LPD 001	
LPD 003	Miscellaneous Equipment for Police Officers	Not In Program	
LPD 004	Pound Truck & Misc. Equipment	Open	\$ 35,000
LPD 005	Pick-up Truck	Not In Program	
LPD 006	Patrol Cars	Incl in GFCI011	
LPD 007	Portable Radios	Not In Program	
LPD 008	Work Stations	Open	\$ 100,000
LPD 009	Computer Terminals	Open	\$ 50,000
LPD 010	Public Safety Master Plan	Completed	

Total Project Costs = \$ 3,643,000

Note: Open Projects are those that have not yet been undertaken

EXHIBIT "L"
SUMMARY OF DEVELOPMENT IMPACT FEES
POLICE

LAND USE CATEGORIES	Unit	RAE	Fee
<u>RESIDENTIAL</u>			
Low Density	Acre	1.00	\$1,490
Medium Density	Acre	1.77	\$2,638
High Density	Acre	4.72	\$7,033
<u>PLANNED RESIDENTIAL</u>			
Low Density	Acre	1.00	\$1,490
Medium Density	Acre	1.77	\$2,638
High Density	Acre	4.72	\$7,033
<u>COMMERCIAL</u>			
Retail Commercial	Acre	4.12	\$6,139
Office Commercial	Acre	3.72	\$5,543
<u>INDUSTRIAL</u>			
Light Industrial	Acre	0.30	\$447
Heavy Industrial	Acre	0.19	\$283

Source: Harris & Associates

EXHIBIT "M" (PAGE 1 OF 1)

**Fire Projects
City of Lodi Capital Improvement Program**

Project #	Title	Status	Projected Cost
LFD 001	Fire Dept. - West Side Service Expansion	Open	\$ 2,300,000
LFD 002	Fire Dept. - Ladder Truck & Equipment	Open	\$ 670,000
LFD 003	Fire Dept. - Sedans	Not in Program	
LFD 004	Fire Dept. - Mini-Vans	Not in Program	
LFD 005	Fire Dept. - Computers	Not in Program	
LFD 006	Fire Dept. - Firefighting Safety Gear	Not in Program	
LFD 007	Fire Dept. - Breathing Apparatus	Not in Program	
LFD 008	Fire Dept. - Construction/Remodel Station #1	Open	\$ 850,000
Total Project Costs =			\$ 3,820,000

Note: Open Projects are those that have not yet been started

EXHIBIT "N"
SUMMARY OF DEVELOPMENT IMPACT FEES
FIRE

LAND USE CATEGORIES	Unit	RAE	Fee
<u>RESIDENTIAL</u>			
Low Density	Acre	1.00	\$1,609
Medium Density	Acre	1.96	\$3,155
High Density	Acre	4.32	\$6,953
<u>PLANNED RESIDENTIAL</u>			
Low Density	Acre	1.00	\$1,609
Medium Density	Acre	1.96	\$3,155
High Density	Acre	4.32	\$6,953
<u>COMMERCIAL</u>			
Retail Commercial	Acre	2.69	\$4,330
Office Commercial	Acre	2.46	\$3,959
<u>INDUSTRIAL</u>			
Light Industrial	Acre	0.64	\$1,030
Heavy Industrial	Acre	0.61	\$982

Source: Harris & Associates

EXHIBIT "O" (PAGE 1 OF 2)

Parks Projects
City of Lodi Capital Improvement Program

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Costs</u>
MPR 001	Parks and Recreation Master Plan	Completed	
MPR 002	Administration Building and Corporation Yard	Open	\$ 1,673,500
MPR 003	Underground tank replacement	Not in Program	
MPR 004	Lodi Lake Central Park Improvements	Completed	
MPR 005	Lodi Lake Peninsula Improvements	Not in Program	
MPR 006	Lodi Lake - 13 acre expansion	Open	\$ 2,358,000
MPR 007	Lodi Lake Silt Removal	Completed	
MPR 008	Lodi Lake Turner Road Retaining Wall	Not in Program	
MPR 009	Lodi Lake Utility Extension (Water)	Not in Program	
MPR 010	Softball Complex Concession	Not in Program	
MPR 011	Softball Complex replacement of concession stand	Not in Program	
MPR 012	Softball Complex shade structure	Not in Program	
MPR 013	Softball Complex paving	Not in Program	
MPR 014	Softball Complex upgrade sports lighting	Not in Program	
MPR 015	Stadium - Electrical & Sports Lighting	Not in Program	
MPR 016	Stadium - Press Box	Not in Program	
MPR 017	Stadium - Parking Lot Landscape & Lighting	Not in Program	
MPR 018	Stadium - Returf & Drainage Improvements	Not in Program	
MPR 019	Stadium - Additional Seating	Not in Program	
MPR 020	Kofu Park - Enlarge Bleacher Area	Not in Program	
MPR 021	Kofu Park - New Playground Equipment	Not in Program	
MPR 022	Kofu Park - Permanent Backstop in Small Diamond	Not in Program	
MPR 023	Kofu Park - Group Picnic Facilities	Not in Program	
MPR 024	Kofu Park - Entrance Improvements	Not in Program	
MPR 025	Armory Park - Parking Lot	Not in Program	
MPR 026	Armory Park - Press Box and Bleacher Wall	Not in Program	
MPR 027	Armory Park - Upgrade Electrical	Not in Program	
MPR 028	Zupo Field Upgrading	Not in Program	
MPR 029	Zupo Field - Upgrad Electrical and Sports Lighting	Not in Program	
MPR 030	No Project - Not in Original Nolte Report	Not in Program	
MPR 031	Hale Park - General Improvements	Not in Program	
MPR 032	No Project - Not in Original Nolte Report	Not in Program	

EXHIBIT "O" (PAGE 2 OF 2)

Parks Projects
City of Lodi Capital Improvement Program

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Costs</u>
MPR 033	Community Buildings - Hutchins Square [1]	Partially Comple	\$ 1,100,000
MPR 034	Blakely Park - Upgrade Lighting	Not in Program	
MPR 035	Salas Park - Protective Shade Structures	Not in Program	
MPR 036	Salas Park - Fence Diamond Area	Not in Program	
MPR 037	Emerson Park - Restroom Replacement	Not in Program	
MPR 038	Pixley Park (C-Basin) (S-4) - Gen Improvements[1]	Open	\$ 5,105,000
MPR 039	Peterson Park (E-Basin) (N-4) [1]	Completed	
MPR 040	Katzakian Park (N-20)	Open	\$ 1,881,000
MPR 041	Cochran Park - (F-Basin) (N-9) [1]	Open	\$ 2,050,000
MPR 042	Southwest Park - (I-Basin) (N-19) [1]	Open	\$ 691,400
MPR 043	Area #6 - Park (now Cochran Park)	Incl in MPR041	
MPR 044	Area #5 - Park (now DeBenedetti Park)	Incl in MPR052	
MPR 045	Area #7 - Park (now Eastside Park)	Incl in MPR046	
MPR 046	Eastside Park (N-18)	Open	\$ 2,088,000
MPR 046A	Eastside Park -Softball Complex	Completed	
MPR 047	F-Basin Park	Incl in MPR041	
MPR 048	I-Basin Park	Incl in MPR042	
MPR 049	Not Used	Not Used	
MPR 050	Not Used	Not Used	
MPR 051	Not Used	Not Used	
MPR 052	DeBenedetti Park (G-Basin) (C-3) [2]	Open	\$ 2,646,000
MPR 053	Hutchins Square - Catering Kitchen	Incl in MPR033	
MPR 054	Hutchins Square - Multi-purpose	Incl in MPR033	
MPR 055	Hutchins Square - Child care	Incl in MPR033	
MPR 056	Hutchins Square - Connectors	Incl in MPR033	
MPR 057	Hutchins Square - Auditorium	Incl in MPR033	
MPR058	Roget Park (N-13)	Open	\$ 1,087,000
MPR059	Century Meadows Park (N-15)	Open	\$ 1,034,500
MPR060	Indoor Sports Center (OS-3)	Open	\$ 6,362,000
MPR061	Arnaiz Property (OS-3)	Open	\$ 17,000
MPR062	Aqualic Center - Cochran Park	Open	\$ 3,170,600
Total Project Costs =			\$ 31,264,000

Note: Open Projects are those that have not yet been started

[1] Park Program share of Hutchins Square project originally totalled \$2,100,000

[2] See Storm Drain projects for additional funding.

EXHIBIT "P"
SUMMARY OF DEVELOPMENT IMPACT FEES
PARKS AND RECREATION

LAND USE CATEGORIES	Unit	RAE	Fee
<u>RESIDENTIAL</u>			
Low Density	Acre	1.00	\$19,562
Medium Density	Acre	1.43	\$27,974
High Density	Acre	2.80	\$54,774
<u>PLANNED RESIDENTIAL</u>			
Low Density	Acre	1.00	\$19,562
Medium Density	Acre	1.43	\$27,974
High Density	Acre	2.80	\$54,774
<u>COMMERCIAL</u>			
Retail Commercial	Acre	0.32	\$6,260
Office Commercial	Acre	0.54	\$10,564
<u>INDUSTRIAL</u>			
Light Industrial	Acre	0.23	\$4,499
Heavy Industrial	Acre	0.33	\$6,456

Source: Harris & Associates

EXHIBIT "Q" (PAGE 1 OF 1)

General City Projects
City of Lodi Capital Improvement Program

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Cost</u>
GCFI 001	City Hall Remodel	Partially Complete	\$ 1,515,000
GCFI 002	Civic Center Parking Lot Expansion	Open	\$ 2,535,000
GCFI 008	Property Acquisition	Open	\$ 276,500
GCFI 009	Parking Lot Improvements	Open	\$ 150,000
GCFI 010	Library Expansion	Open	\$ 3,765,500
GCFI 011	Public Works - Trucks	Open	\$ 974,000
GCFI 012	Public Works - Pickups & Sedans	Open	\$ 928,000
GCFI 013	Public Works - Air Compressors	Open	\$ 117,000
GCFI 014	Public Works - Misc. Office Equipment	Open	\$ 85,000
GCFI 015	Finance - Misc. Office Equipment	Open	\$ 236,000
GCFI 016	Finance - Computer (AS400)	Completed	\$ -
GCFI 017	Fee Program Monitoring	Open	\$ 300,000
CODV 001	General City Fac. - 1987 General Plan Update	Completed	
CODV 002	General City Fac.-Five Year Update to the GP-20002	Incl in CODV003	\$ -
CODV 003	General City Fac. - General Plan	Open	\$ 800,000
CODV 004	General City Fac. Fee Update Consultant Services	Open	\$ 85,000
<p align="right">Total Project Costs =</p>			\$ 11,767,000

Note: Open Projects are those that have not yet been started

EXHIBIT "R"
SUMMARY OF DEVELOPMENT IMPACT FEES
GENERAL CITY FACILITIES

LAND USE CATEGORIES	Unit	RAE	Fee
<u>RESIDENTIAL</u>			
Low Density	Acre	1.00	\$6,018
Medium Density	Acre	1.43	\$8,606
High Density	Acre	2.80	\$16,851
<u>PLANNED RESIDENTIAL</u>			
Low Density	Acre	1.00	\$6,018
Medium Density	Acre	1.43	\$8,606
High Density	Acre	2.80	\$16,851
<u>COMMERCIAL</u>			
Retail Commercial	Acre	0.89	\$5,356
Office Commercial	Acre	1.53	\$9,208
<u>INDUSTRIAL</u>			
Light Industrial	Acre	0.64	\$3,852
Heavy Industrial	Acre	0.93	\$5,597

Source: Harris & Associates

TABLE 2.1
SUMMARY OF June 30, 1999 DEVELOPMENT IMPACT FEES
ALL SERVICES
(PER ACRE)

Land Use Categories	Water	Sewer	Storm Drainage	Streets & Roads	Police	Fire	Parks & Rec	General	Total
RESIDENTIAL									
Low Density	\$3,790	\$485	\$10,908	\$7,617	\$1,490	\$1,456	\$18,698	\$6,018	\$ 50,463
Medium Density	\$7,428	\$951	\$10,908	\$14,930	\$2,638	\$2,854	\$26,738	\$8,606	\$ 75,052
High Density	\$13,227	\$1,693	\$10,908	\$23,233	\$7,033	\$6,290	\$52,354	\$16,851	\$ 131,589
PLANNED RESIDENTIAL									
Low Density	\$3,790	\$485	\$10,908	\$7,617	\$1,490	\$1,456	\$18,698	\$6,018	\$ 50,463
Medium Density	\$7,428	\$951	\$10,908	\$14,930	\$2,638	\$2,854	\$26,738	\$8,606	\$ 75,052
High Density	\$13,227	\$1,693	\$10,908	\$23,233	\$7,033	\$6,290	\$52,354	\$16,851	\$ 131,589
COMMERCIAL									
Retail Commercial	\$2,425	\$456	\$14,508	\$15,844	\$6,139	\$3,917	\$5,983	\$5,356	\$ 54,629
Office Commercial	\$2,425	\$456	\$14,508	\$24,909	\$5,543	\$3,582	\$10,097	\$9,208	\$ 70,728
INDUSTRIAL									
Light Industrial	\$985	\$204	\$14,508	\$15,235	\$447	\$932	\$4,301	\$3,852	\$ 40,463
Heavy Industrial	\$985	\$204	\$14,508	\$9,674	\$283	\$888	\$6,170	\$5,597	\$ 38,310

TABLE 2.2 (See Note 1)
Summary of January 1, 2001 Development Impact Fees
All Services
(per acre)

Land Use Categories	Water	Sewer	Storm Drainage	Streets & Roads	Police	Fire	Parks & Rec	General	Total
RESIDENTIAL									
Low Density	\$ 3,918	\$ 501	\$ 11,276	\$ 7,874	\$ 1,540	\$ 1,505	\$ 19,329	\$ 6,221	\$ 52,165
Medium Density	\$ 7,679	\$ 983	\$ 11,276	\$ 15,434	\$ 2,727	\$ 2,950	\$ 27,640	\$ 8,897	\$ 77,585
High Density	\$ 13,673	\$ 1,750	\$ 11,276	\$ 24,017	\$ 7,271	\$ 6,502	\$ 54,120	\$ 17,420	\$ 136,029
PLANNED RESIDENTIAL									
Low Density	\$ 3,918	\$ 501	\$ 11,276	\$ 7,874	\$ 1,540	\$ 1,505	\$ 19,329	\$ 6,221	\$ 52,165
Medium Density	\$ 7,679	\$ 983	\$ 11,276	\$ 15,434	\$ 2,727	\$ 2,950	\$ 27,640	\$ 8,897	\$ 77,585
High Density	\$ 13,673	\$ 1,750	\$ 11,276	\$ 24,017	\$ 7,271	\$ 6,502	\$ 54,120	\$ 17,420	\$ 136,029
COMMERCIAL									
Retail Commercial	\$ 2,507	\$ 471	\$ 14,997	\$ 16,379	\$ 6,347	\$ 4,049	\$ 6,185	\$ 5,537	\$ 56,472
Office Commercial	\$ 2,507	\$ 471	\$ 14,997	\$ 25,749	\$ 5,730	\$ 3,703	\$ 10,438	\$ 9,519	\$ 73,114
INDUSTRIAL									
Light Industrial	\$ 1,019	\$ 211	\$ 14,997	\$ 15,749	\$ 462	\$ 963	\$ 4,446	\$ 3,982	\$ 41,828
Heavy Industrial	\$ 1,019	\$ 211	\$ 14,997	\$ 10,000	\$ 293	\$ 918	\$ 6,378	\$ 5,786	\$ 39,602

Note 1: Table 2.1, "Summary of June 30, 1999 Development Impact Fees All Services," has been updated based upon the construction cost indexes below.

ENR Adjustment

July 1999 ENR Cost Index	6076
January 2001 ENR Cost Index	6281



2001 BOARD OF DIRECTORS

Don Tucker, President
Horizon Homes

Matt Arnaiz, Vice President
H.D. Arnaiz Corporation

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Kevin Thomas
Teichert Construction

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California Homes

**BUILDING INDUSTRY ASSOCIATION
OF THE DELTA**

May 23, 2001

RECEIVED
FAX & MAIL

MAY 24 2001

Richard Prima
Public Works Director
City of Lodi
P.O. Box P.O. Box 3006
Lodi, CA 95241-1910



RE: Proposed Development impact Fees increases

Dear Mr. ^{Richard}Prima,

Once again, we appreciated the opportunities to meet with you and your staff relative to the *Development Impact Fee Update, dated January 1, 2001*, ("the Report").

Our discussions have answered the questions and concerns we had relative to the proposed fee increases, whereby we can support your recommendation to the City Council as called for in the Report, provided the previously discussed and agreed upon revisions (per your Memo to us dated May 17, 2001) are included in your recommendation, for example:

- Projected Cost for Fire Project #LFD 001 to be revised to \$1,959,000 thereby revising the Fire Fee to \$1526/ac.
- The Title of Parks Project #MPR060 to be revised to "Future Community Building(s)".
- The Title of Parks Project #MPR062 to be revised to "Future Pools", and the Projected Costs to be revised to \$1,908,000 thereby revising the Parks & Recreation Fee to \$19,413/ac.
- For approved subdivision projects, the current fees will remain in effect for all projects with approved Tentative Subdivision Maps prior to the date of Council approval for Final Maps filed until January 1, 2003. Payment of the fees shall be required prior to acceptance of the improvements. Early payment of fees will be accepted; and for vacant parcels, updated fees adopted shall become effective January 1, 2002.

**1150 WEST ROBINHOOD DRIVE, SUITE 4C
STOCKTON, CALIFORNIA 95207-5624**

PHONE (209) 235-7831
FAX (209) 235-7837

Lastly, our understanding is that this item will be scheduled be discussed with the City Council at their June 12, 2001 "Shirt Sleeve" session. We respectfully request a copy of the appropriate staff report, which includes the above revisions, as soon as it's available but no later than close of business on June 7, 2001. Please contact me when it is available and additionally if the item is to be considered on a different date than noted above.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin", written over a circular stamp or mark.

Kevin A. Sharrar
Executive Director

cc: Dixon Flynn, City of Lodi
Dennis Bennett, Bennett Dev.
Jeffrey Kirst, Tokay Dev.
Steve Pechin, Baumbach & Piazza Inc.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LODI AMENDING TITLE 15 – BUILDINGS AND CONSTRUCTION, CHAPTER 15.64 – DEVELOPMENT IMPACT MITIGATION FEES BY REPEALING AND REENACTING SECTION 15.64.040 “PAYMENT OF FEES,” AND SECTION 15.64.050 - “ADOPTION OF STUDY, CAPITAL IMPROVEMENT PROGRAM AND FEES” TO THE LODI MUNICIPAL CODE RELATING TO PAYMENT OF FEES

=====

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LODI AS FOLLOWS:

SECTION 1. Section 15.64.040 ‘Payment of Fees’ of the Lodi Municipal Code is hereby repealed and reenacted to read as follows:

- A. The property owner of any development project causing impacts to public facilities shall pay the appropriate development mitigation fee as provided in this chapter. The amount shall be calculated in accordance with this chapter and the program fee per residential acre equivalent as established by council resolution.
- B. When such payment is required by this chapter, no final subdivision map, building permit or grading permit shall be approved for property within the city unless the development impact mitigation fees for that property are paid or guaranteed as provided in this chapter.
- C. The fees shall be paid before the approval of a final subdivision map, building permit, or grading permit, whichever occurs first except as provided in subsection E of this section.
- D. If a final subdivision map has been issued before the effective date of the ordinance codified in this chapter, then the fees shall be paid before the issuance of a building permit or grading permit, whichever comes first except as exempted under Section 15.64.110 of this chapter.
- E. Where the development project includes the installation of public improvements, the payment of the fees established by this Chapter may be deferred and shall be collected prior to acceptance of the public improvements by the city council. Payment of all deferred fees shall be guaranteed by the owner prior to deferral. Such guarantee shall consist of a surety bond, instrument of credit, cash or other guarantee approved by the city attorney. (Ord. 1526 § 2, 1991; Ord. 1518 § 1 (part), 1991)

SECTION 2. 15.64.050 "Adoption of Study, Capital Improvement Program and Fees" of the Lodi Municipal Code is hereby repealed and reenacted to read as follows:

- A. The city council adopts the City of Lodi Development Fee Study dated August, 1991("Study") as updated by the Development Impact Fee Update dated January 1, 2001 ("Update") and establishes a future capital improvement program consisting of projects shown in said Study and Update. The city council shall review that Study and Update annually, or more often if it deems it appropriate, and may amend it by resolution at its discretion.
- B. The city council shall include in the city's annual capital improvement program appropriations from the development impact fee funds for appropriate projects.
- C. Except for facilities approved by the public works director for construction by a property owner under Section 15.64.080 or as shown in the annual capital improvement program, all facilities shall be constructed in accordance with the schedule established in the development impact fee study.
- D. The program fee per residential area equivalent (RAE) shall be adopted by resolution and shall be automatically adjusted annually upon the anniversary of the adoption of the Update. The annual adjustment shall change the program fee by the same percentage as the annual change in the Engineering News Record 20 Cities Construction Cost Index. However, in no event shall the program fee per RAE fall below the amount for the previous year.

SECTION 3. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 4. No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner which imposes upon the City, or any officer or employee thereof, a mandatory duty of care towards persons or property within the City or outside of the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 5. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are severable. The City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 6. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall take effect thirty days from and after its passage and approval.

Approved this ____ day of _____, 2001

ALAN NAKANISHI
Mayor

Attest:

SUSAN J. BLACKSTON
City Clerk

=====

State of California
County of San Joaquin, ss.

I, Susan J. Blackston, City Clerk of the City of Lodi, do hereby certify that Ordinance No. ____ was introduced at a regular meeting of the City Council of the City of Lodi held April 18, 2001, and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 2001, by the following vote:

- AYES: COUNCIL MEMBERS –
- NOES; COUNCIL MEMBERS –
- ABSENT: COUNCIL MEMBERS –
- ABSTAIN: COUNCIL MEMBERS –

I further certify that Ordinance No. ____ was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

SUSAN J. BLACKSTON
City Clerk

Approved as to Form:

RANDALL A. HAYS
City Attorney

Title 15 BUILDINGS AND CONSTRUCTION
Chapter 15.64 DEVELOPMENT IMPACT MITIGATION FEES

15.64.040 Payment of fees.

- A. The property owner of any development project causing impacts to public facilities shall pay the appropriate development mitigation fee as provided in this chapter. The amount shall be calculated in accordance with this chapter and the program fee per residential acre equivalent as established by council resolution.
- B. When such payment is required by this chapter, no final subdivision map, building permit or grading permit shall be approved for property within the city unless the development impact mitigation fees for that property are paid or guaranteed as provided in this chapter.
- C. The fees shall be paid before the approval of a final subdivision map, building permit or grading permit, whichever occurs first except as provided in subsection E of this section.
- D. If a final subdivision map has been issued before the effective date of the ordinance codified in this chapter, then the fees shall be paid before the issuance of a building permit or grading permit, whichever comes first except as exempted under Section 15.64.110 of this chapter.
- E. Where the development project includes the installation of public improvements, the payment of fees ~~for Police, Fire, Parks and Recreation and general city facilities and program administration established by this Chapter~~ may be deferred and shall be collected prior to acceptance of the public improvements by the city council. Payment of all deferred fees shall be guaranteed by the owner prior to deferral. Such guarantee shall consist of a surety bond, instrument of credit, cash or other guarantee approved by the city attorney. (Ord. 1526 § 2, 1991; Ord. 1518 § 1 (part), 1991)

15.64.050 Adoption of study, capital improvement program and fees.

A. The city council adopts the City of Lodi Development Fee Study dated August, 1991 and establishes a future capital improvement program consisting of projects shown in said study. The city council shall review that study annually, or more often if it deems it appropriate, and may amend it by resolution at its discretion.

B. The city council shall include in the city's annual capital improvement program appropriations from the development impact fee funds for appropriate projects.

C. Except for facilities approved by the public works director for construction by a property owner under Section 15.64.080 or as shown in the annual capital improvement program, all facilities shall be constructed in accordance with the schedule established in the development impact fee study.

D. The program fee per residential area equivalent (RAE) shall be adopted by resolution and shall be ~~updated annually, or more frequently if directed by the city council, by resolution after a noticed public hearing. The annual update shall be based on a report by the public works director including the estimated cost of the public improvements, the continued need for those improvements, and the reasonable relationship between such need and the impacts of the various types of development pending or anticipated and for which this fee is charged. In the absence of substantial changes in the projects or unit prices, the change in project cost shall be estimated by the change in the Engineering News Record 20 Cities Construction Cost Index. automatically adjusted annually upon the anniversary of the adoption of the Update. The annual adjustment shall change the program fee by the same percentage as the annual change in the Engineering News Record 20 Cities Construction Cost Index. However, in no event shall the program fee per RAE fall below the amount for the previous year.~~ (Ord. 1518 § 1 (part), 1991)

Additional Recommendations:

- Reword such that adjustment is implemented January 1 of each year instead of one year from Update – simpler administration and more predictable
- Delete last sentence – if index goes down, the fee should go down.

CAPITAL PROJECTS

WATER

- New Wells
- Oversize Water Lines

SEWER COLLECTION

- Oversize Sewer Lines

STORM DRAINAGE

- New Basins
- Pump Stations
- Trunk Lines

STREETS

- Traffic Signals
- Street Widening
- Highway Improvements

POLICE

- Police Building

FIRE

- Fire Station 4
- New Fire Truck

PARKS AND RECREATION

- New Parks
- Community Buildings (Indoor Sports Center)
- Community Swimming Pool

GENERAL CITY FACILITIES

- City Hall and Library Expansion

SUMMARY OF IMPACT MITIGATION FEE CAPITAL IMPROVEMENTS

Description	Capital Improvements
Water Service	\$7,845,702
Sewer Service	\$872,000
Storm Drainage	\$17,716,100
Streets and Roads	\$19,210,500
Police	\$3,643,000
Fire	\$3,479,000
Parks and Recreation	\$30,002,000
General City Facilities	<u>\$11,767,000</u>
Total:	\$94,535,302

Low Density Residential Fee Comparison

Fee Category	1991 Fee/Acre	2001 Fee/Acre
Water	\$5,710	\$3,918
Sewer	1,090	501
Storm Drainage	7,910	11,276
Streets & Roads	5,470	7,874
Police	1,110	1,540
Fire	520	1,505
Parks & Recreation	11,980	19,329
General	6,380	6,221
Total	\$40,170	\$52,164
Total Per Unit @ 5 Units/Acre	\$8,034	\$10,433

TABLE 2.2 (See Note 1)
Summary of January 1, 2001 Development Impact Fees
All Services
(per acre)

Land Use Categories	Water	Sewer	Storm Drainage	Streets & Roads	Police	Fire	Parks & Rec	General	Total
RESIDENTIAL									
Low Density	\$ 3,918	\$ 501	\$ 11,276	\$ 7,874	\$ 1,540	\$ 1,505	\$ 19,329	\$ 6,221	\$ 52,165
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Office Commercial	\$ 2,507	\$ 471	\$ 14,997	\$ 25,749	\$ 5,730	\$ 3,703	\$ 10,438	\$ 9,519	\$ 73,114
INDUSTRIAL									
Light Industrial	\$ 1,019	\$ 211	\$ 14,997	\$ 15,749	\$ 462	\$ 963	\$ 4,446	\$ 3,982	\$ 41,828
Heavy Industrial	\$ 1,019	\$ 211	\$ 14,997	\$ 10,000	\$ 293	\$ 918	\$ 6,378	\$ 5,786	\$ 39,602

Note 1: Table 2.1, "Summary of June 30, 1999 Development Impact Fees All Services," has been updated based upon the construction cost indexes below.

ENR Adjustment

July 1999 ENR Cost Index	6076
January 2001 ENR Cost Index	6281