

PUBLIC HEARINGS

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Snider called for the Public Hearing to consider:

COUNCIL CONCURS WITH LODI UNIFIED SCHOOL DISTRICT RE IMPACTION, AND DECLARES A STATE OF IMPACTION IN NINETEEN ATTENDANCE AREAS AND ESTABLISHES FEES

The Declaration of Impaction dated August 7, 1984 by the Lodi Unified School District Board of Trustees.

Following introduction, Ms. Mary Joan Starr, Facility Planner for the Lodi Unified School District, spoke on behalf of the matter and responded to questions as were posed by members of the Lodi City Council.

There being no other persons wishing to speak on the matter, the public portion of the hearing was closed.

RES. NO. 84-147

Following additional discussion, Council on motion of Council Member Olson, Reid second, adopted Resolution No. 84-147 - Resolution concurring with the findings of the Lodi Unified School District Regarding Impaction and Declaring a State of Impaction in Nineteen Attendance Areas Within the District and Establishing the Following Fees:

- 1) For mobile spaces, the rate of \$250.00 per space.
- 2) For all other residential dwelling units, including units containing a single (one) bedroom, the rate shall be \$200.00 per bedroom.

The motion passed by the following vote:

Ayes: Council Members - Hinchman, Olson, Reid & Snider (Mayor)

Noes: Council Members - Pinkerton

Absent: Council Members - None

Notices thereof having been published in accordance with law and affidavits of publications being on file in the office of the City Clerk, Mayor Snider called for the Public Hearing to consider:

- a) The Planning Commission's recommendation that the Batch Final Environmental Impact Report be certified as adequate environmental documentation.

Ag 261

- b) The planning Commission's recommendation that the Batch parcel be rezoned to P-D (26), Planned Development District No.26 with the single-family portion conforming to the City's R-2, Single-Family Residential District and the Multiple Family portions conforming to the City's R-GA, Garden Apartment Residential Restrictions with a limitation of 15 units per acre.
- c) The Planning Commission's recommendation that the Mills parcel be rezoned U-H, Unclassified Holding until a development plan can be approved by the Planning Commission and City Council.

The matter was introduced by Community Development Director Schroeder who presented a history of the subject and diagrams of the subject area.

A verbatim transcript of these Public Hearing proceedings was made and shall be attached as Exhibit "A" to the official copy of the minutes of this meeting, which minutes will be on file in the office of the City Clerk.

CITY COUNCIL

JOHN R. (Randy) SNIDER, Mayor
DAVID M. HINCHMAN
Mayor Pro Tempore
EVELYN M. OLSON
JAMES W. PINKERTON, Jr.
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
POST OFFICE BOX 320
LODI, CALIFORNIA 95241
(209) 334-5634

HENRY A. GLAVES, Jr.
City Manager
ALICE M. REIMCHE
City Clerk
RONALD M. STEIN
City Attorney

October 9, 1984

Mr. Roger Houston
Chief Building Inspector
City of Lodi
Lodi, CA 95240

Dear Mr. Houston:

Enclosed herewith please find certified copy of Resolution No. 84-147 - Resolution concurring with the findings of the Lodi Unified School District regarding Impaction and Declaring a State of Impaction in Nineteen Attendance Areas within the District and Establishing the following fees:

- 1) For Mobile home park spaces, the rate of \$250.00 per space
- 2) For all other residential dwelling units, including units containing a single (one) bedroom, the rate of \$200.00.

This Resolution was adopted by the Lodi City Council at its regular meeting of October 3, 1984 following a Public Hearing on the matter.

Please do not hesitate to call if we can be of further assistance to you regarding this matter.

Very truly yours,

Alice M. Reimche
Alice M. Reimche
City Clerk

AMR:jj

CITY COUNCIL

JOHN R. (Randy) SNIDER, Mayor
DAVID M. HINCHMAN
Mayor Pro Tempore
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City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

October 9, 1984

Mary Joan Starr
Facility Planner
Lodi Unified School District
815 West Lockeford Street
Lodi, CA 95240

Dear Ms. Starr:

Enclosed herewith please find certified copy of Resolution No. 84-147 - Resolution concurring with the findings of the Lodi Unified School District regarding Impaction and Declaring a State of Impaction in Nineteen Attendance Areas within the District and Establishing the following fees:

- 1) For Mobile home park spaces, the rate of \$250.00 per space
- 2) For all other residential dwelling units, including units containing a single (one) bedroom, the rate of \$200.00.

This Resolution was adopted by the Lodi City Council at its regular meeting of October 3, 1984 following a Public Hearing on the matter.

Please do not hesitate to call if we can be of further assistance to you regarding this matter.

Very truly yours,



Alice M. Reimche
City Clerk

AMR:jj

RESOLUTION NO. 84-147

RESOLUTION CONCURREING WITH THE FINDINGS OF THE
LODI UNIFIED SCHOOL DISTRICT REGARDING IMPACTION
AND DECLARING AN STATE OF IMPACTION IN NINETEEN
ATTENDANCE AREAS WITHIN THE DISTRICT

WHEREAS, Ordinance No. 1149, entitled, "An Ordinance of the City of Lodi to Provide for the Dedication of Land or Fees or Both as a Condition to the Approval of New Residential Developments, for the Purpose of Providing Classroom Facilities Where Conditions of Overcrowding Exist in a Public School Attendance Area", which was adopted by the Lodi City Council on August 2, 1978, provides that the Governing body of a school district which operates, in whole or in part, within the City of Lodi may at any time pursuant to Government Code Section 65971, notify the City Council that it has found that:

(1) conditions of overcrowding exist in one or more attendance areas within the district which will impair the normal functioning of educational programs including the reason for such conditions existing; (2) all reasonable methods of mitigating conditions of overcrowding have been evaluated; and (3) no feasible methods for reducing such conditions exist. Such notification shall remain in effect until withdrawn in writing by the governing body of the school district.

WHEREAS, pursuant to Ordinance No. 1149, following receipt of the Declaration of Impaction by the Lodi Unified School District dated August 7, 1984, the City Council scheduled and conducted a public hearing on October 3, 1984 on the notification for the purpose of allowing interested parties to comment on the matter.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi following the receipt of public testimony concerning the matter, does hereby concur with the findings of the Lodi Unified School District in declaring impaction in those school attendance areas affected by current and proposed development plans, to wit:

Clairmont Elementary School Attendance Area
Creekside Elementary School Attendance Area
Reese Elementary School Attendance Area
Elkhorn Elementary School Attendance Area
Heritage Elementary School Attendance Area
Lawrence Elementary School Attendance Area
Davis Elementary School Attendance Area
Needham Middle School Attendance Area
Leroy Nichols Elementary School Attendance Area
Liberty High School School Attendance Area
Henderson Elementary School Attendance Area
Oakwood Elementary School Attendance Area
Vinewood Elementary School Attendance Area
Parkland Elementary School Attendance Area
Moinda Middle School Attendance Area
Woodbridge Middle School Attendance Area
Lodi High School Attendance Area
Tokay High School Attendance Area
Senior Elementary School Attendance Area

BE IT FURTHER RESOLVED that City Council of the City of Lodi does hereby authorize the continued collection of Development Fees at the present rate of \$200.00 per bedroom and for mobile home park spaces the rate of \$250.00 per space.

BE IT FURTHER RESOLVED that the City Clerk of the City of Lodi is hereby directed to transmit a certified copy of this Resolution to the Governing Board of the Lodi Unified School District.

Dated: October 3, 1984

I hereby certify that Resolution No. 84-147 was passed and adopted by the City Council of the City of Lodi in a regular meeting held October 3, 1984 by the following vote:

Ayes: Council Members - Hinchman, Reid, Olson & Snider, (Mayor)

Noes: Council Members - Pinkerton

Absent: Council Members - None

Alice M. Reimche
Alice M. Reimche
City Clerk

NOTICE OF PUBLIC HEARING REGARDING
DECLARATION OF IMPACTION DATED
AUGUST 7, 1984 BY LODI UNIFIED
SCHOOL DISTRICT BOARD OF TRUSTEES

WHEREAS, Ordinance No. 1149, entitled, "An Ordinance of the City of Lodi to Provide for the Dedication of Land or Fees or Both as a Condition to the Approval of New Residential Developments, for the Purpose of Providing Classroom Facilities Where Conditions of Overcrowding Exist in a Public School Attendance Area", which was adopted by the Lodi City Council on August 2, 1978, provides that the Governing body of a school district which operates, in whole or in part, within the City of Lodi may at any time pursuant to Government Code Section 65971, notify the City Council that it has found that:

(1) conditions of overcrowding exist in one or more attendance areas within the district which will impair the normal functioning of educational programs including the reason for such conditions existing, (2) all reasonable methods of mitigating conditions of overcrowding have been evaluated; and (3) no feasible methods for reducing such conditions exist. Such notification shall remain in effect until withdrawn in writing by the governing body of the school district.

Upon receipt of such notice, the City Council shall schedule and conduct a public hearing on the notification for the purpose of allowing interested parties to comment on the matter. Following such hearing, the City Council shall determine whether it concurs in such finding. If the City Council concurs, it shall by resolution designate the school as an overcrowded school.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby set a Public Hearing on Wednesday, October 3, 1984 at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, in the Council Chambers, City Hall, 221 West Pine Street, Lodi, California, to receive public input on notification received from the Lodi Unified School District declaring a state of impaction in nineteen attendance areas.

Information regarding this item may be obtained in the office of the City Clerk at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views either for or against the above proposal. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

Dated: September 5, 1984

By Order of the City Council


ALICE M. REIMCHE
City Clerk

Governing Board

ANN JOHNSTON, PRESIDENT

ROBERT BALL, VICE PRESIDENT

JOHN VATSULA, CLERK

BONNIE MEYER

FRANCES DERRICK

FLOYD DALE

ELEANOR TODD

Administration

Ellerth E. Larson, Superintendent

Tom Bandelin, Assistant Superintendent

Ronald Alsup, Assistant Superintendent

Mary Joan Starr, Facility Planner

Joan Pipes, Business Manager

Wiley Swofford, Personnel Director

Joan Jensen, Administrative Assistant

Lodi Unified School District

1984-85

DEVELOPMENT FEE REPORT

PREPARED BY

FACILITIES AND PLANNING OFFICE

This report has been prepared in fulfillment of the requirements of State Government Code Sections 65976, 65978, and 65981 and the requirements of the implementing ordinances of the Cities of Lodi (Ord. 1149, August 2, 1978), and Stockton (Ord. 3095 D.S., July, 1978), and San Joaquin County (Ord. 2574, July, 1978). The report is presented in three sections: Declaration of Impaction and Notification of Conditions of Overcrowding for the 1983-84 School Year; Allocation of Development Fees; and Student Housing Option Update.

APPROVED BY THE BOARD OF TRUSTEES

AUGUST 7, 1984

DECLARATION OF IMPACTION and NOTIFICATION OF CONDITIONS OF OVERCROWDING 1984-85 SCHOOL YEAR

The following details the conditions of overcrowding anticipated in the coming school year and details the rationale behind the District's formal declaration of impaction for the 1984-1985 school year.

The projected Lodi Unified School District student enrollment for the 1984-1985 school year is 17,163 students. This is a projected increase of approximately 460 students over last year and does not take into account any sudden influx of students which might occur as the result of rapid residential construction within expanding areas within the District. In March, 1984, local agencies and developers reported probable summertime construction of approximately 790 residential units. Available information indicates that this projection is reasonably accurate. In addition, there are in excess of 4,000 residential units in various stages of planning.

18%, or more importantly, 3,121 of the statistically projected number of students planned for arrival are considered "unhoused," meaning that there are insufficient regular classrooms available in the coming school year in the District, thereby necessitating the implementation of continued temporary student housing alternatives.

It is the District's plan to house regular, special education and pull-out program students in the following manner during the 1983-1984 school year.

446 permanent classrooms

777 "other" in-school spaces, i.e., storage areas, work rooms, offices, etc. that are "unofficially" used as classroom space

19 leased and District-owned trailers

14 mini-school rooms in temporarily converted duplexes

13 maxi-school rooms in temporarily converted duplexes

64 District-owned relocatable rooms

84 State-lease emergency portables

6 leased portables (includes 5 under 5-year lease purchase and 1 Chapter 1 owned)

1 leased house used for high school vocational education classes

Seven District-owned relocatables house the Adult School and there are six rooms in the leased Career Center. Development Fees can not be applied at these locations.

It is noted that not all rooms will be available for the opening of school; therefore, some elementary classes will be on double session for a period of time, and there will be "inconveniences" at both high schools until all portables facilities are in-place.

Based on the known extent of overcrowding, the anticipated increase in enrollment, and the known potential for all residential construction activity within the impacted attendance areas of the Lodi Unified School District, the following school attendance areas are considered impacted for the purposes of requesting the continued imposition and collection of development fees by local governments. A copy of Board Resolution 84-58 is set forth as Exhibit A in this report. Enrollment projections and classroom loading are detailed by School Attendance Area in Exhibit B.²

LODI UNIFIED SCHOOL DISTRICT

IMPACTED SCHOOL ATTENDANCE AREAS

1984 - 1985

Lodi High School Attendance Area
Tokay High School Attendance Area
Liberty High School Attendance Area

Morada Middle School Attendance Area
Needham Middle School Attendance Area
Senior Elementary Attendance Area
Woodbridge Middle School Attendance

Clairmont Elementary School Attendance Area
Creekside Elementary School Attendance Area
Davis Elementary School Attendance Area
Elkhorn Elementary School Attendance Area
Henderson Elementary School Attendance Area
Heritage Elementary School Attendance Area
Lawrence Elementary School Attendance Area
Leroy Nichols Elementary School Attendance Area
Oakwood Elementary School Attendance Area
Parklane Elementary School Attendance Area
Reese Elementary School Attendance Area
Vinewood Elementary School Attendance Area

²Attendance Areas are determined each year by the Assistant Superintendent-Elementary Education, in cooperation with the principals and the District Administration and Staff. A publication is prepared each year. The Attendance Areas are based on neighborhood units. There may be more than one elementary school in an Attendance Area. The high school attendance areas have been determined on the basis of a number of factors which were considered over a period of two years by the High School Attendance Area Committee. A partial listing of attendance areas is contained in Exhibit D.

BEFORE THE BOARD OF TRUSTEES OF THE LODI UNIFIED SCHOOL DISTRICT OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

RESOLUTION NO 84-89
1964-65 DECLARATION OF IMPACTION

WHEREAS, the development of new residential property results in the demand for school facilities; and

WHEREAS, the construction of new residences and the resultant increase of students continues; and

WHEREAS, students from new residential units in overcrowded attendance areas cause an immediate need for classroom solutions; and

WHEREAS, Lodi Unified School District has considered and acted upon such options as (1) presentation to Los voters of bond measures to provide capital funds for permanent school housing, (2) temporary buildings, (3) double sessions, (4) leasing, (5) school attendance boundary realignment, (6) year-round school attendance and (7) extended day programs (high school); and

WHEREAS, there have been no developer provided facilities as defined in Government Code Section 65978; and

WHEREAS, pursuant to Government Code Section 65978 the City of Lodi has enacted Ordinance No. 1149, the City of Stockton has enacted Ordinance No. 2081 C.S., and the County of San Joaquin has enacted Ordinance No. 2574 to assist school Districts mitigating the impact of new home construction; and

WHEREAS, the aforementioned Ordinances require residential developers to participate in the cost of interim solutions necessitated by the overcrowding of existing classroom facilities due to new residential construction; and

WHEREAS, this Board has reviewed the content of the Development Fee Report prepared by staff, copy of which is attached hereto, and has approved said report for public distribution;

THEREFORE, IT IS HEREBY RESOLVED that the Lodi Unified School District declares impaction in those school attendance areas affected by current and proposed development plans, to wit:

Lodi High School AA (Attendance Area)
Tokay High School AA
Liberty High School AA
Mary's Middle School AA
Madison Middle School AA
Senior Elementary School AA
Woodbridge Middle School AA
Clairmont Elementary School AA
Crestside Elementary School AA
Dixie Elementary School AA

Elburn Elementary School AA
Henderson Elementary School AA
Heritage Elementary School AA
Lawrence Elementary School AA
Leroy Nichols Elementary School AA
Oakwood Elementary School AA
Parklane Elementary School AA
Terra Elementary School AA
Vinewood Elementary School AA

BE IT FURTHER RESOLVED that the Superintendent be, and he hereby is, directed to transmit a certified copy of this resolution and the accompanying staff report to the City Councils of Lodi and Stockton and the Board of Supervisors of the County of San Joaquin for their consideration and concurrence.

PASSED AND ADOPTED this 7th day of August, 1964, by the following vote of the Board of Trustees, to wit:

AYES: Johnston, Ball, Yatsula, Meyer, Derrick, Todd

NOES: None

ABSENT: None


Bill Johnston, President


Bill Johnston, Trustee

EXHIBIT B
1984-85 DETERMINATION OF IMPACTION

SCHOOL	PERMANENT CLASSROOMS						STUDENT CAPACITY OF PERMANENT CLASSROOMS			SPACE UTILIZATION		INTERIM HOUSING			
	A # Permanent Classrooms	B Add P.M. Kindergartens	Ca (13) Minus Special Program Rooms		Cb Add District Owned Relocatables	D NET Permanent Classrooms A + B - C + D	F Regular Student Capacity E x 30 Students	G (13) Special Program Capacity Ca x 12 Students	H Net Student Capacity of School F + G	I Projected 1984-85 Enrollment	Extra or Deficient Student Capacity H - I	K State Lease Portables	L Leased or Owned Trailers	M Mini or Maxi School Rooms	N Leased Relocatables
Lodi High School	66	-	2	2	5	67	24	2034	2343	309	2	-	-	4	
Tokay High School	69	-	2	2	2	67	24	2034	2579	545	14	1	-	1	
Liberty High	3	-	-	-	4	7	0	210	318	108	-	-	-	-	
Horada Middle School	12	-	1	1	3	13	12	417	485	68	9	-	-	-	
Sr. Elementary School	32	-	1	2	3	32	12	972	997	25	-	3	-	-	
Woodbridge Middle	17	-	2	1	1	15	24	474	550	76	2	1	-	-	
Needham Middle	13	-	1	1	-	11	12	342	483	141	8	1	-	-	
Clairmont/Clairmont Mini	-	-	-	-	8	8	-	240	411	171	-	1(20)	6(16)	-	
Clements Elementary (5)	3	1	-	-	-	4	-	120	105	15	-	-	-	-	
Creekside/Otto Dr. Maxi (9)	-	-	1	1	15	13	12	417	822	409	-	1(20)	13	-	
Davis Elementary	20	1	1	1	-	19	12	582	637	55	4	-	-	-	
Elkhorn/Elkhorn Mini	7	-	2	-	6	11	24	354	768	414	6	1	8(16)	-	
Henderson Elementary (3)	3	-	-	-	-	3	-	90	228	138	6	-	-	-	
Heritage Elementary	18	2	1	-	-	19	12	582	658	76	-	3	-	-	
Houston Elementary (4)	13	-	2	-	-	11	24	354	329	25	-	-	-	-	
Lakewood Elementary	19	1	2	-	-	18	24	564	469	95	-	-	-	-	
Lawrence Elementary	7	1	1	-	-	7	12	222	282	60	3	1	-	-	
Live Oak Elementary	11	1	3	-	2	11	36	366	282	84	-	-	-	-	
Lockeford Elementary (5)	7	-	-	-	2	9	-	270	228	42	1	-	-	-	
Dorothy Mahin (6)	6	-	6	-	-	0	72	72	52	20	-	-	-	-	
Leroy Nichols (7)	20	2	-	1	-	21	-	630	700	70	2	1	-	-	
Oakwood Elementary (8)	-	1	-	1	6	6	-	195	680	485	17	1	-	-	
Parklans Elementary	7	1	1	1	6	12	12	372	680	308	10	-	-	1 (21)	
Roy Elementary (10)	3	-	-	-	-	3	-	90	54	36	-	-	-	-	
Rosa Elementary (19)	17	1	3	1	-	14	36	456	466	10	-	1	-	-	
Turner Elementary	2	-	-	-	-	2	-	60	41	19	-	-	-	-	
Tokay Colony (11)	4	-	-	-	1	5	-	150	112	38	-	-	-	-	
Victor Elementary	9	1	2	-	-	8	24	264	213	51	-	-	-	-	
Winwood Elementary	18	1	2	1	-	16	24	519	612	93	-	1	-	-	
Washington Elementary (12)	14	1	2	1	-	12	24	384	373	11	-	2	-	-	
TOTALS	420	15	38	15	64	446	456	13,836	16,957	3,121	84	19	27	6	

NOTATIONS:

- (1) Grade 7 and 8 students from portions of Elkhorn and Oakwood Areas will be housed at Needham until construction of the new Delta Sierra Middle School in North Stockton. Needham kindergartners attend Nichols and grades 1-6 attend Vinewood.
- (2) Includes Elkhorn Mini School. Students from old Venice-King Island attendance area (AA) go to Elkhorn.
- (3) Henderson will house grades 4-6 students from Normandy Village Subdivision and classes of gifted and talented students. Henderson AA students attend Vinewood.
- (4) Houston is a grade 1-8 school with 7 and 8 grade students from Lockeford/Clements area.
- (5) Grades 2-6 go to Lockeford and K-1 to Clements.
- (6) Mahin houses only special education students.
- (7) Students from old Terminous AA attend Reese Elementary and Woodbridge Middle School.
- (8) Grades 1-8 from Oakwood AA attend Oakwood with Stonewood Subdivision kindergartners also attending Oakwood. Western Valley and Davis Oaks Subdivision kindergartners attend Elkhorn Mini. Grade 6 from Oakwood AA attend Otto Drive (4 classes).
- (9) Grades K-2 and grade 6 from Oakwood attend Otto Drive (Otto Drive's kindergartners attend Elkhorn Mini). Grades 3-6 attend Creekside.
- (10) Grades K-3 attend Ray and grades 4-6 attend Turner.
- (11) Grades 1-6 attend Tokay Colony and kindergartners attend Live Oak.
- (12) There are now 14 classrooms at Washington School. Located at the same site is the Developmental Center for the Handicapped, which is not included in this report. (Seven classrooms previously reported at Washington have been converted as part of the DCH.)
- (13) Includes all type of special education classes, i.e., English as a second language, learning disability, resource specialists, etc. Rooms are deducted because they are loaded at less than 50% of the loading of a regular classroom, i.e., 12 students vs. 30 students. This column is intended to include only permanent classrooms used for these classes. Column "a" is rooms housing children "full-time." These students are assigned to a specific room. Column "b" is "pullout" program rooms. Children using these rooms are from a regular 30-student class and therefore are accounted for in those columns. There may be minor discrepancies between these figures and others used by the District due to scheduling modifications after data compilation.
- (14) Thirty students is used as a multiplier. Actual loading may vary with conditions and contractual agreements.
- (15) These are locally generated enrollment projections, calculated for the purposes of classroom planning. There may be some deviation from those done by Office of Local Assistance due to varying considerations.
- (16) There are 4 kindergarten rooms with 2 sessions equaling 8 loadings for Elkhorn Mini and 4 rooms with 2 first grades and 4 kindergarten sessions at Clairmont Mini.
- (17) Generally the attendance area (AA) and the school are the same; however, in certain situations (as noted above) students from one attendance area may be attending a school in another area or areas have been combined. This has been taken into account in the figure in Column 1.
- (18) There may also be interim housing in the permanent facilities, i.e., in closets, offices, etc., and double sessions.
- (19) Reese has been used as an overflow school for other attendance areas (i.e., Elkhorn, Heritage, Lakewood, Nichols, Oakwood, Otto Drive, Vinewood) and projection reflects overflow anticipated based on 1983-84 enrollment count.
- (20) Leased trailers are being used for administration purposes at Clairmont and Creekside to free portables for classroom purposes.
- (21) Owned by Chapter I Program.

ALLOCATION OF DEVELOPMENT FEES

The allocation of development fees is based on strict interpretation of the enabling legislation. Government Code Section 65970-65981 (SB201-1977) permit local jurisdictions to adopt ordinances requiring land dedication or to exact fees from residential developers in lieu of land dedication for purposes of providing interim school facilities. Section 65978 requires that Lodi Unified School District maintain an accounting of fees, while Section 65980 limits their use to strictly defined interim facilities. In addition, Government Code Section 65974(d) states in part,

The location and amount of land to be dedicated or the amount of fees to be paid, or both, shall bear a reasonable relationship and will be limited to the needs of the community for interim elementary or high school facilities and shall be reasonably related and limited to the need for schools caused by the development; . . .

Based on the District's desire to use the Fees only in the manner intended by the implementing legislation and the local ordinances, assumptions and qualifiers were first developed in 1982 to guide in the allocation of Development Fees. With minor modifications, these same assumptions were used in the allocation of Development Fees in 1983, and, once again, this year. The Assumptions and Qualifiers are detailed in Exhibit C.

Attendance Areas

Elementary, Middle and High School Attendance Areas and specific schools serving each City subdivision paying fees in 1983-1984 are listed below. All County fees were accounted for permit by permit; therefore, attendance areas for County developments are listed as coming from individual builders. All attendance area information was obtained from the District's annual publication, which is available from the Office of the Assistant Superintendent, Elementary Education.

Exhibit D details the attendance areas for the 1983-1984 school year. These attendance areas are applicable to the allocation of development fees received during the 1983-1984 school year.

Development Fee Revenue

During the fourth quarter of Fiscal Year 1982-1983 a total of \$172,713.00 in Development Fees was generated and forwarded to the District. This brought the total Development Fee Revenue received for that fiscal year to \$275,469.00. During the period July, 1983 through June, 1984 a total of \$467,676.00 was received in Development Fees. This is approximately \$192,207.00 more than the previous year and over \$250,000.00 more than originally projected. The increase is credited to an increase in residential construction as a result of an improved economy.

EXHIBIT C
ASSUMPTIONS AND QUALIFIERS

1. Allocations are made on a fiscal year basis; however, due to the time periods in which fees are sent to the District, the last quarter of every year is reported separately or in the following year. The starting date for allocation was Fiscal Year 1979-80.
2. Based on a 1960 change in the definition of interim, a State Attorney General Opinion 79-625 (October 16, 1979), and the advice of County Counsel, the expenses of Otto Drive Maxi School and the two mini schools were not considered eligible, and, therefore, do not appear in any totals in last year's report (except Elkhorn set-up, which predated the code change). In 1983, AB 1645 was signed into law, permitting Lodi Unified to use development fees for the payment of mini/maxi school leases.
3. Consistent with Government Code Section 65974, all expenditures must be related to the impacted attendance area containing the contributing residential development. Expenditures by school were "credited" on the basis of the District's Declaration of Impaction Report and the Board formula. Non-impacted schools are not considered eligible.
4. Development fees are used to cover expenditures at schools outside of the attendance area containing the generating residential development, if that is the overflow school for that attendance area. For example, Lodi High School takes the overflow from Tokay High School, and Reese takes the overflow from Elkhorn, Heritage, Lakewood, Nichols, Oakwood, Otto Drive and Vinewood.
5. In those attendance areas with several schools (specifically Elkhorn), it is recognized that the impact of any specific development is on the entire attendance area; therefore, expenditures made for any school in the attendance area are considered relative to any paying development built in the attendance area.
6. "Unpaid" or "Unrecovered" expenditures made in the past were not carried to the next year. However, it has been determined that it is reasonable to carry expenditures, as well as revenue, forward from one year to the next based on the rationale that the District may provide interim housing in advance of the development fee income and the arrival of the students from the subject development(s).
7. "Unspent" fees or "unexpendable" revenue received in any given year is carried from year to year for future expenditure on the basis that the need for interim facilities to serve children from the related developments may not arrive at the schools until sometime after the revenue is collected. This is the companion condition to that discussed above.
8. Interest is applied only to qualifying expenditures and not for any other district purpose, although that may technically be possible. It is felt that the only proper use of interest is in the manner ascribed since a portion of the interest is earned while the fees are still in City and County accounts.
9. Leased trailers financed directly or indirectly by the General Fund are included in the expenditures. Students housed in leased trailers are substantially from the attendance area of the school where they are located, or, as in the case of Reese, from overflow from other attendance areas.
10. At the present time, interim housing expenditures are budgeted from the District's general fund at the beginning of each fiscal year. At the end of the fiscal year development fee revenue is allocated to the various expenditures based on the above and a lump sum is transferred from the Development Fee Fund to the General Fund, where it appears in the ending balance. At the beginning of the fiscal year an anticipated sum may be transferred in advance through the budget process. The amount is based on a conservative projection of fees to be received relative to qualifying expenditures. This procedure is presently to facilitate cost-accounting.

EXHIBIT D
ATTENDANCE AREAS AND SCHOOLS
1983-1984

<u>Subdivision/ Jurisdiction</u>	<u>Elementary School Attendance Area</u>	<u>Middle School Attendance Area</u>	<u>High School Attendance Area</u>
<u>CITY OF LODI</u>			
Aaron Terrace	Vinwood	Senior Elementary	Lodi High
Beckman Ranch	Nichols	Senior Elementary	Tokay High
Iris Drive	Vinwood	Senior Elementary	Lodi High
Lakeshore	Vinwood Rural	Senior Elementary	Tokay High
Lodi Park West	Reese	Woodbridge	Lodi High
Millswood	Reese	Woodbridge	Lodi High
Palomar Drive	Reese	Woodbridge	Lodi High
Pinewood	Reese	Woodbridge	Lodi High
Stonetree	Heritage	Senior Elementary	Tokay High
Summerfield	NICHOLS	Senior Elementary	Tokay High
Winchester Acres	Nichols	Senior Elementary	Tokay High
<u>CITY OF STOCKTON</u>			
Agate Manor	Elkhorn	Needham	Tokay High
Clairmont	Clairmont; Elkhorn Elkhorn Mini	Morada	Tokay High
Colonial Estates	Elkhorn Mini/ Otto Drive	Senior Elementary	Tokay High
Falcon Crest*	Elkhorn	Senior Elementary	Tokay High
Fox Creek	Davis/Parklane	Morada	Tokay High
Harpers Ferry	Elkhorn Mini/Oakwood	Needham	Tokay High
Kelly North	Elkhorn	Needham	Tokay High
Paloma Estates	Parklane	Senior Elementary	Tokay High
Summer Place	Parklane	Senior Elementary	Tokay High
Sussex Gardens	Elkhorn	Needham	Tokay High
<u>COUNTY</u>			
Country View Estates	Lakewood	Woodbridge	Lodi High
River Meadows	Lakewood	Woodbridge	Lodi High
Individual Builders	Davis	Morada	Tokay High
Individual Builders	Henderson/Vinwood	Senior Elementary	Tokay High
Individual Builders	Lakewood	Woodbridge	Lodi High
Individual Builders	Live Oak	Morada	Tokay High
Individual Builders	Lockeford/Clements	Houston	Lodi High
Individual Builders	Turner/Ray	Woodbridge	Lodi High

(*Marine's Drive)

Allocation of Development Fees

The basis upon which Development Fees are used for payment of interim housing expenditures is detailed in the introductory portion of this section of the report (above). It is reiterated that the District uses the most stringent interpretation of the State Code and implementing ordinances and directives in the allocation of Development Fees. At the present time Development Fees are used exclusively for the lease and setup of portables and trailers, and the mini-maxi school leases (by special legislation). Revenue collected from developers under an agreement with the District may be used for non-interim housing, i.e. at new schools; however, fees collected by agreement were used, this year, for interim housing. It is anticipated that future fees will be encumbered for non-interim housing.

Expenditures

Exhibit E details the Development Fee revenue received and the expenditures "paid" during the last quarter of the 1982-1983 Fiscal Year. A complete accounting of that Fiscal Year is contained in Exhibit F. Based on the allocation of revenue, \$120,880.00 was transferred into the General Fund at the end of the 1983-1984 Fiscal Year for expenses actually incurred during the last fourth of the 1982-1983 fiscal year. There is a delay because the transfer (discussed below) is not made until the end of a fiscal year. Normally the information for the last fiscal year is not available for some months; therefore, it is "accounted for" in the next year's report. This year, revenue information was available for the entire fiscal year.

As in past years, all interim housing costs were budgeted as a General Fund expenditure and payments were made from the General Fund. This is done to be sure that there is sufficient income to cover the expenditures. Development Fees are an unpredictable revenue source. At the end of each year all expenditures are accounted for by school and matched with revenue from subdivisions and developments in the area. A lump sum amount is then transferred to the General Fund. In anticipation of this transfer, an amount of Development Fee revenue was considered in the budget in 1982-83; 1983-84 and will be included in the 1984-1985 budget.

Development Fees have become an important source of revenue for the provision of classroom space.

The 1983-1984 Fiscal Year began with a carry-over of \$42,956.00 in "unpaid" expenditures in three attendance areas. Expenditures during the year totaled \$348,66.49 as detailed in Exhibits G and H. A total of \$233,551.00 in expenditures were "paid" by Development Fee Revenue at the end of the Fiscal Year. This amount was transferred into the General Fund at that time, to appear in the ending balance. The last quarter revenue was received in time for reporting, but it was not included in the allocation computations. Therefore, an additional \$158,066 will be transferred in the 1984-1985 Fiscal Year to cover expenditures made in 1983-1984. This information is summarized in

the table below. A comprehensive summary of Development Fee Revenue and Expenditures by jurisdiction is contained in Exhibits I, J and K.

SUMMARY OF DEVELOPMENT FEE REVENUE AND EXPENDITURES
July 1983 - June 1984

REVENUE

Revenue Received 1983-1984	\$461,676.00
Revenue Forward from 1982-1983	\$159,589.00
Total Revenue 1983-1984	\$619,260.00
Revenue Spent up to March, 1984	\$233,551.00
Total Balance Forward	\$385,709.00 ³

EXPENDITURES

Total Expenditures for 1983-1984	\$348,661.00
Expenditures Paid with Development Fees Through March 1984	\$233,551.00
Expenditures "Unpaid"	\$158,066.00 ³

"In-Lieu" Agreements

There are presently 13 in-lieu agreements operative, including one for partial payment of the Clairmont School Site, as listed in Exhibit L. The District continues to encourage all residential developers to enter into an agreement because of the added flexibility provided the District. Fees collected solely as a result of the SB 201 Ordinance may be used only for interim facilities, whereas fees collected through an agreement may be used for long-term housing needs, as well. At present the District is using all fees for interim housing; however, it is anticipated that some fees will be encumbered in the future for application towards more permanent housing.

The District is also continuing to review dedication of school sites in-lieu of fee payment.

³The \$158,066.00 in "unpaid" expenditures will be "paid" during the 1984-1985 Fiscal Year from the Balance of \$385,709.00. In addition, the remainder of the "Balance" will be encumbered for expenditure on portable facilities for both high schools which are to be leased and setup during the 1984-1985 school year.

LOOT UNIFIED SCHOOL DISTRICT
DEVELOPMENT FEE REVENUE/EXPENDITURE FORM
FOR APRIL - MAY - JUNE, 1983

EXHIBIT E

REVENUE RECEIVED BY DEVELOPMENT *	REVENUE BROUGHT FORWARD	Elkhorn \$16,400	Henderson \$8,457	Lawrence \$8,319	Parkland \$22,262	Norada \$16,198	Total Expend.	BALANCE FORWARD
ARROW TERRACE \$ 1,800	0							1,800
BECOMAR BANCH \$28,800	0							28,800
LAKEHORE VILLAGE \$ 3,000	42,535							45,535
HILLSWOOD \$ 0	8,712							8,712
PALOMA DRIVE \$ 0	184							184
STONETREE \$ 0	35,339							35,339
WINCHESTER ACRES \$ 0	21,236							21,236
COLONIAL ESTATES \$ 2,600	-5,250							-2,650
FALCON CREST (Mariner's Dr.) \$ 4,420	0	4,420					4,420	0
FOX CREEK \$22,880	0				6,682	15,158	21,840	1,040
HARPER'S FERRY \$ 3,120	0							3,120
KELLY NORTH \$78,000	0	78,000					78,000	0
PALOMA PARK ESTATES \$ 5,980	0				5,980		5,980	0
SUMMER PLACE \$11,440	0				9,600		9,600	1,840
COUNTRY VIEW ESTATES \$ 2,860	0							2,860
RIVER MEADOWS \$ 1,820	0							1,820
COUNTY: LAKEWOOD-WOODBRIDGE-LODI HS \$ 1,560	0							1,560
COUNTY: LOCKEFORD/CLEMENTS-HOUSTON-LODI HS \$ 2,600	0							2,600
COUNTY: DAVIS-NORADA-TOKAY HS \$ 1,040	0					1,040	1,040	0
COUNTY: (Henderson) VIN. JOD-SR. EL-TOKAY HS \$ 780	0							780
INTEREST \$ 13	0							13
TOTAL EXPENDED							\$120,880	
UNPAID EXPENDITURES		\$26,180	\$8,457	\$8,319	\$0.00	\$ 0.00		

REVENUE RECEIVED 4TH QUARTER 1982-83 \$172,713
 REVENUE BROUGHT FORWARD FROM 1ST 3 QUARTERS 1982-83 \$102,756
 TOTAL REVENUE AVAILABLE 4TH QUARTER 1982-83 \$275,469
 REVENUE SPENT 4TH QUARTER 1982-83 \$120,880
 BALANCE TO CARRY FORWARD to 1983-84 \$154,589

TOTAL 1982-83 EXPENDITURES REMAINING UNPAID AT 4TH QUARTER 1982-83 \$163,836
 TOTAL REVENUE SPENT 4TH QUARTER 1982-83 \$120,880
 UNPAID EXPENDITURES FOR 1982-83 YEAR \$ 42,956

*SEE SEPARATE LISTING FOR ATTENDANCE AREA AND/OR SCHOOL SERVING EACH SUBDIVISION.

(1) FEES COLLECTED IN ERROR BY CITY OF STOCKTON AND REIMBURSED

EXHIBIT F

LODI UNIFIED SCHOOL DISTRICT
 DEVELOPMENT FEE REVENUE/EXPENDITURE ACCOUNT FORM
 FOR PERIOD JULY, 1982 - JUNE, 1983

FEE REVENUE RECEIVED BY DEVELOPMENT	REVENUE BROUGHT FORWARD	Davis	Elkhorn	Henderson	Heritage	Lawrence	Lockford	Needham	Nichols	Oakwood	Parklane	Morada	Sr. El.	Lodi HS	Yokay HS	Wood-bridge	BALANCE FORWARD
		11,249	122,239	14,015	4,261	8,319	4,727	16,377	11,350	44,657	47,050	24,605	4,261	3,274	36,393	8,261	
AARON TERRACE \$ 4,600													2,800				1,800
BECKMAN RANCH \$ 38,000	8,400								11,350						6,250		28,800
CAMBRIDGE PLACE -0-	13,339														13,339		-0-
LAKESHORE VILLAGE \$ 51,200	12,600												1,461		16,804		45,535
MILLSMOOD \$ 3,600	9,111															3,999	8,712
N. SCHOOL ST. CONDOS -0-	1,200															1,200	-0-
PALOMAR DRIVE \$ 600														416			184
PINEWOOD \$ 1,600														1,600			-0-
STONETREE \$ 39,600					4,261												35,339
WINCHESTER ACRES \$ -0-	21,236																21,236
COLONIAL ESTATES \$ 8,015	-10,665																-2,650
FALCON CREST (Mariner's Dr.) \$ 8,580			8,580														-0-
FOX CREEK \$ 22,880	6,143	6,143									6,682	15,158					1,040
HARPER'S FERRY \$ 4,160										1,040							3,120
KELLY NORTH \$ 78,000			78,000														-0-

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(continued)

LODI UNIFIED SCHOOL DISTRICT
DEVELOPMENT FEE REVENUE/EXPENDITURE ACCOUNT FORM
FOR PERIOD JULY, 1983 - JUNE, 1984

Fee Revenue Received By Development	Revenue Brought Forward	Creek-side 4,250	Davis 8,000	Elkhorn 26,180 120,600	Henderson 8,457 12,000	Heritage 4,261	Lawrence 8,319 8,000	Lockeford 2,000	Nichols 8,261	Oakwood 34,763	Parkland 39,200	Reese 9,585	Wood bridge 8,261	Needham 20,388	Morada 22,261	Senior I 4,261	LMS 6,375	TMS 38,195	Balance Forward
Palms Park Estates	0										4,980								3,360
Summerville 1,040	1,840										1,840				1,040				0
Sutton Gardens 18,260	0			6,892										8,260					0
Country View Estates 21,320	2,860																		24,180
River Meadows 18,600	1,820																		17,420
County: Lakewood - Wood bridge - Lodi MS 2,600	1,560																2,375		1,785
County: Lockeford/Clements - Houston-Lodi MS 2,020	2,600							2,000											7,620
County: Davis-Morada-Tokay MS 5,200	0		2,340																2,860
County: Live Oak Morada - Tokay MS 2,600	0														1,820				780
County: Turner/Ray Woodbridge - Lodi MS 1,560	0																780		780
County: (Henderson) Vinewood - Sr. El Tokay MS 3,380	700				4,160														0
Interest 7,356	13													7,243					126
Total Spent		4,250	8,000	48,572	4,160	4,261	14,319	2,000	8,261	12,860	39,200	9,585	8,261	18,131	2,860	4,261	6,375	38,195	388,714
Unpaid Expenditures to Carry Forward				98,208	16,297	0	0	0	0	21,901	0	0	0	2,257	19,401	0	0	0	158,066

*Carryover Expenditures

NOTE: Carryover expenditures will be charted with revenue in a preliminary first quarter report in the 1984-1985 Fiscal Year. Expenditures for which the remainder of the balance forward will be encumbered will also be charted at that time.

EXHIBIT H
LODI UNIFIED SCHOOL DISTRICT
INTERIM HOUSING EXPENDITURES
FOR PERIOD JULY, 1983 - JUNE, 1984

	NEW PORTABLE LEASE COST	PORTABLE SETUP COST	OLD PORTABLE LEASE COST	TRAILER LEASE COST	MINI/ MAX: SCHOOL	TOTAL
DAVIS	\$ 8,000					\$ 8,000.00
ELKHORN	\$ 8,000		\$ 4,000		\$108,600 ¹	\$120,600.00
HENDERSON	\$ 12,000					\$ 12,000.00
HERITAGE				\$ 4,261.20		\$ 4,261.20
LAWRENCE	\$ 6,000					\$ 6,000.00
LOCKEFORD	\$ 2,000					\$ 2,000.00
NEEDHAM	\$ 16,000			\$ 4,388.40		\$ 20,388.40
NICHOLS	\$ 4,000			\$ 4,261.20		\$ 8,261.20
OAKWOOD	\$ 1,800	\$ 762.50	\$ 16,000			\$ 34,762.50
PARKLANE	\$ 4,000		\$ 16,000		\$ 19,200	\$ 39,200.00
MORADA	\$ 10,000		\$ 8,000	\$ 4,261.20		\$ 22,261.20
LODI HIGH	\$ 4,000				\$ 2,375 ⁵	\$ 6,375.00
SR EL				\$ 4,261.20		\$ 4,261.20
TOKAY HIGH	\$ 12,000	\$ 4,195 ²	\$ 16,000	\$ 3,625.20	\$ 2,375 ⁵	\$ 38,195.20
WOODBRIDGE			\$ 4,000	\$ 4,261.20		\$ 8,261.20
CREEKSIDE				\$ 4,249.63 ³		\$ 4,249.63
REESE				\$ 9,584.76 ⁴		\$ 9,584.76
TOTAL	\$104,000	\$ 4,957.50	\$ 64,000	\$ 43,153.99	\$127,800¹	\$348,651.49

¹Amount includes \$15,600 for the Elkhorn Mini School and \$93,000 for Otto Drive Maxi School.

²Includes cost of final grading, which was delayed by ponded water.

³Includes set-up costs.

⁴Includes moving and set-up costs.

⁵Vocational Ed Center. Pull-out program for both high schools in leased dwelling.

EXHIBIT I

DEVELOPMENT FEES

TOTAL REVENUE AND EXPENDITURES

CITY OF LODI

SUBDIVISION	TOTAL AMOUNT COLLECTED 1979-84	SCHOOLS AND AMOUNT OF FUNDS EXPENDED	TOTAL AMOUNT SPENT	BALANCE OF UNUSED DEVELOPMENT FEES
AARON TERRACE	\$ 6,600	Senior Elem. \$ 6,600	\$ 6,600	0
BECKMAN RANCH	\$ 61,200	Nichols 19,611 Tokay High 11,043 Reese * 4,792 LHS 897	\$ 36,343	\$ 24,857
CAMBRIDGE PLACE	\$ 58,800	Tokay High \$ 54,139 Heritage 4,661	\$ 58,800	0
IRIS DRIVE	\$ 1,200	Senior Elem. \$ 461 Lodi High 739	\$ 1,200	0
LAKESHORE VILLAGE	\$135,600	Lawrence * \$ 14,319 Reese * 4,793 Senior Elem. 1,461 Tokay High 50,206	\$ 70,779	\$ 64,821
LOOT PARK WEST	\$ 19,400	Woodbridge \$ 8,261	\$ 8,261	\$ 11,139
MILLSWOOD	\$ 38,200	Woodbridge \$ 25,688	\$ 25,688	\$ 12,512
M. School St. Condos	\$ 1,200	Woodbridge \$ 1,200	\$ 1,200	0
PALOMAR DRIVE (Millswood)	\$ 600	Lodi High \$ 600	\$ 600	0
PINEMOOD	\$ 4,200	Lodi High \$ 3,000	\$ 3,000	\$ 1,200
STONETREE	\$ 39,600	Heritage \$ 8,522	\$ 8,522	\$ 31,078
SUNNERFIELD	\$ 1,200			\$ 1,200
WINCHESTER ACRES	\$ 34,800	Tokay High \$ 13,564	\$ 13,564	\$ 21,236
TOTAL LODI	\$412,600	\$234,557	\$234,557	\$188,043

*Overflow Schools

EXHIBIT J
DEVELOPMENT FEES
TOTAL REVENUE AND EXPENDITURES
CITY OF STOCKTON

SUBDIVISION	TOTAL AMOUNT COLLECTED 1979-1984	SCHOOLS AND AMOUNT OF FUNDS EXPENDED	TOTAL AMOUNT SPENT	BALANCE OF UNUSED DEVELOPMENT FEES
AGATE MANOR	\$ 6,720	Needham \$ 2,520	\$ 2,520	\$ 4,200
CLAYMONT	93,750	Elkhorn \$ 36,980 Parklane * \$ 43,660 Tokay High \$ 3,950	\$ 84,590	\$ 9,160 (\$260 to be reimbursed)
COLONIAL ESTATES	\$ 271,285	Creekside \$ 4,250 Elkhorn \$ 17,521 Elkhorn Mini \$ 53,725 Oakwood * \$ 185,709	\$ 261,205	\$ 10,080
FALCON CREST (Mariner's Drive)	\$ 125,060	Elkhorn \$ 8,580	\$ 8,580	\$ 116,480
FOX CREEK	\$ 210,815	Davis \$ 20,290 Parklane \$ 108,937 Morada \$ 39,148 Tokay High \$ 16,000 Oakwood * \$ 4,600	\$ 188,975	\$ 21,840
HARPER'S FERRY	\$ 9,300	Oakwood \$ 9,300	\$ 9,300	0
KELLY NORTH	\$ 78,000	Elkhorn \$ 78,000	\$ 78,000	0
PALOMA PARK ESTATE	\$ 23,580	Parklane \$ 20,220	\$ 20,220	\$ 3,360
SUMMER PLACE	\$ 37,590	Parklane \$ 36,550 Morada * \$ 1,040	\$ 37,590	0
SUSSEX GARDENS	\$ 15,260	Elkhorn \$ 6,892 Needham \$ 8,368	\$ 15,260	0
TOTAL CITY OF STOCKTON	\$371,360	\$706,240	\$706,240	\$165,120

*Overflow Schools

**EXHIBIT K
DEVELOPMENT FEES**

TOTAL REVENUE AND EXPENDITURES

SAN JOAQUIN COUNTY

SUBDIVISION	TOTAL AMOUNT COLLECTED 1979 - 1984	SCHOOLS AND AMOUNT OF FUNDS EXPENDED	TOTAL AMOUNT AMOUNT SPENT	BALANCE OF UNUSED DEVELOPMENT FEES
COUNTRY VIEW ESTATES	\$ 25,740	Woodbridge \$ 1,560	\$ 1,560	\$ 24,180
RIVER MEADOWS	\$ 18,980	Lodi High 58 Woodbridge \$ 1,502	\$ 1,560	\$ 17,420
INDIVIDUAL PERMITS LODI HIGH SCHOOL AREA	\$ 19,740	Lodi High \$ 3,575 Lockeford \$ 5,980	\$ 9,555	\$ 10,185
INDIVIDUAL PERMITS TOKAY HIGH SCHOOL AREA	\$ 35,320	Morade \$11,920 Davis 6,200 Tokay High 9,400 Henderson 4,160	\$ 31,680	\$ 3,640
TOTAL SAN JOAQUIN COUNTY	\$ 99,780	\$44,355	\$44,355	\$ 55,425

EXHIBIT L
DEVELOPMENT FEE AGREEMENTS
July, 1984

<u>Agreement</u>	<u>Amount Collected</u>
Dennis Noble (Zinfandel Estates) - Stockton	
Cook-John Development (Willow Brook) - Stockton	
Eilers Annexation - Woodbridge	
Woodbridge Greens - Woodbridge	
Noma Annexation - Lodi	
Park West (formerly Kennedy Ranch) - Lodi	\$11,139
Filley Ranch (Sun West # 4) - Lodi	
Barnett-Range (Fox Creek 11 & 12) - Stockton	\$86,320
Lobaugh (Lobaugh Meadows Annexation) - Lodi	
Joaquin Murietta - Stockton	
Barnett-Range (Clairmont) - Stockton	
Tandy Ranch - Lodi	
Johnson Ranch - Lodi	

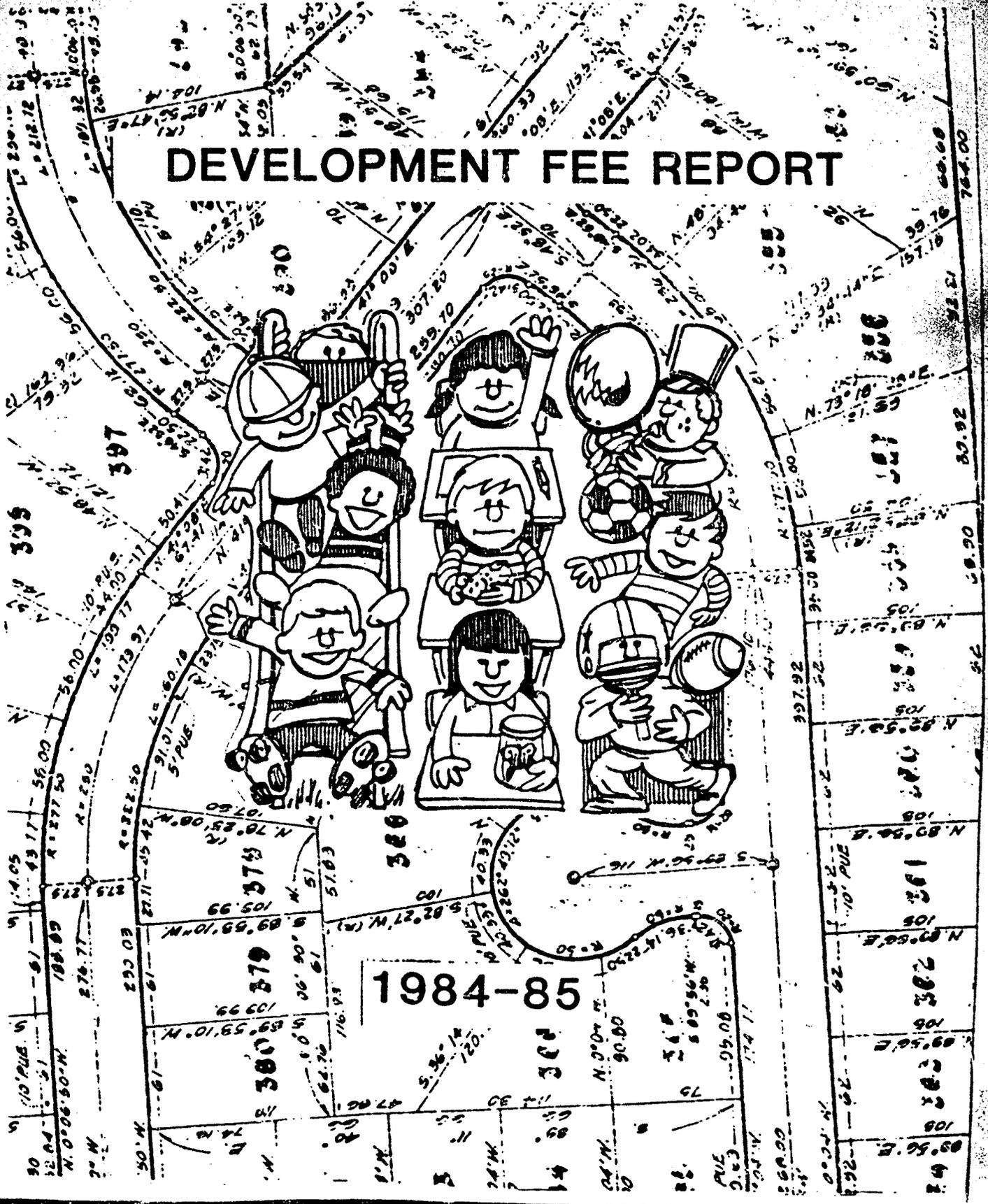


Lodi Unified School District

DEVELOPMENT FEE REPORT



1984-85



Governing Board

ANN JOHNSTON, PRESIDENT

ROBERT BALL, VICE PRESIDENT

JOHN VATSULA, CLERK

BONNIE MEYER

FRANCES DERRICK

FLOYD DALE

ELEANOR TODD

Administration

Ellerth E. Larson, Superintendent
Tom Bandelin, Assistant Superintendent
Ronald Alrup, Assistant Superintendent
Mary Joan Starr, Facility Planner
Joan Pipes, Business Manager
Wiley Swofford, Personnel Director
Joan Jensen, Administrative Assistant

Lodi Unified School District

1984-85

DEVELOPMENT FEE REPORT

PREPARED BY

FACILITIES AND PLANNING OFFICE

This report has been prepared in fulfillment of the requirements of State Government Code Sections 65976, 65978, and 65981 and the requirements of the implementing ordinances of the Cities of Lodi (Ord. 1149, August 2, 1978), and Stockton (Ord. 3095 D.S., July, 1978), and San Joaquin County (Ord. 2574, July, 1978). The report is presented in three sections: Declaration of Impaction and Notification of Conditions of Overcrowding for the 1983-84 School Year; Allocation of Development Fees; and Student Housing Option Update.

APPROVED BY THE BOARD OF TRUSTEES

AUGUST 7, 1984

275
260 count
200.00
650
507

DECLARATION OF IMPACTION

and

NOTIFICATION OF CONDITIONS OF OVERCROWDING

1984-85 SCHOOL YEAR

The following details the conditions of overcrowding anticipated in the coming school year and details the rationale behind the District's formal declaration of impaction for the 1984-1985 school year.

The projected Lodi Unified School District student enrollment for the 1984-1985 school year is 17,153 students. This is a projected increase of approximately 460 students over last year and does not take into account any sudden influx of students which might occur as the result of rapid residential construction within expanding areas within the District. In March, 1984, local agencies and developers reported probable summertime construction of approximately 790 residential units. Available information indicates that this projection is reasonably accurate. In addition, there are in excess of 4,000 residential units in various stages of planning.

18%, or more importantly, 3,121 of the statistically projected number of students planned for arrival are considered "unhoused," meaning that there are insufficient regular classrooms available in the coming school year in the District, thereby necessitating the implementation of continued temporary student housing alternatives.

It is the District's plan to house regular, special education and pull-out program students in the following manner during the 1983-1984 school year.¹

446 permanent classrooms

???"other" in-school spaces, i.e., storage areas, work rooms, offices, etc. that are "unofficially" used as classroom space

19 leased and District-owned trailers

14 mini-school rooms in temporarily converted duplexes

13 maxi-school rooms in temporarily converted duplexes

64 District-owned relocatable rooms

84 State-lease emergency portables

6 leased portables (includes 5 under 5-year lease purchase and 1 Chapter 1 owned)

1 leased house used for high school vocational education classes

¹Seven District-owned relocatables house the Adult School and there are six rooms in the leased Career Center. Development Fees can not be applied at these locations.

It is noted that not all rooms will be available for the opening of school; therefore, some elementary classes will be on double session for a period of time, and there will be "inconveniences" at both high schools until all portables facilities are in-place.

Based on the known extent of overcrowding, the anticipated increase in enrollment, and the known potential for all residential construction activity within the impacted attendance areas of the Lodi Unified School District, the following school attendance areas are considered impacted for the purposes of requesting the continued imposition and collection of development fees by local governments. A copy of Board Resolution 84-58 is set forth as Exhibit A in this report. Enrollment projections and classroom loading are detailed by School Attendance Area in Exhibit B.²

LODI UNIFIED SCHOOL DISTRICT
IMPACTED SCHOOL ATTENDANCE AREAS
1984 - 1985

Lodi High School Attendance Area
Tokay High School Attendance Area
Liberty High School Attendance Area

Morada Middle School Attendance Area
Needham Middle School Attendance Area
Senior Elementary Attendance Area
Woodbridge Middle School Attendance Area

Clairmont Elementary School Attendance Area
Creekside Elementary School Attendance Area
Davis Elementary School Attendance Area
Elkhorn Elementary School Attendance Area
Henderson Elementary School Attendance Area
Heritage Elementary School Attendance Area
Lawrence Elementary School Attendance Area
Leroy Nichols Elementary School Attendance Area
Oakwood Elementary School Attendance Area
Parklane Elementary School Attendance Area
Reese Elementary School Attendance Area
Vinewood Elementary School Attendance Area

²Attendance Areas are determined each year by the Assistant Superintendent-Elementary Education, in cooperation with the principals and the District Administration and Staff. A publication is prepared each year. The Attendance Areas are based on neighborhood units. There may be more than one elementary school in an Attendance Area. The high school attendance areas have been determined on the basis of a number of factors which were considered over a period of two years by the High School Attendance Area Committee. A partial listing of attendance areas is contained in Exhibit D.

BEFORE THE BOARD OF TRUSTEES OF THE LODI UNIFIED SCHOOL
DISTRICT OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

RESOLUTION NO 84-58
1984-85 DECLARATION OF IMPACTION

WHEREAS, the development of new residential property results in the demand for school facilities; and

WHEREAS, the construction of new residences and the resultant increase of students continues; and

WHEREAS, students from new residential units in overcrowded attendance areas cause an immediate need for classroom solutions; and

WHEREAS, Lodi Unified School District has considered and acted upon such options as (1) presentation to the voters of bond measures to provide capital funds for permanent school housing, (2) temporary buildings, (3) double sessions, (4) bussing, (5) school attendance boundary realignment, (6) year-round school attendance and (7) extended day programs (high school); and

WHEREAS, there have been no developer provided facilities as defined in Government Code Section 69578; and

WHEREAS, pursuant to Government Code Section 65978 the City of Lodi has enacted Ordinance No. 1149, the City of Stockton has enacted Ordinance No. 3095-C.S., and the County of San Joaquin has enacted Ordinance No. 2574 to assist school Districts mitigating the impact of new home construction; and

WHEREAS, the aforementioned Ordinances require residential developers to participate in the cost of interim solutions necessitated by the overcrowding of existing classroom facilities due to new residential construction; and

WHEREAS, this Board has reviewed the content of the Development Fee Report prepared by staff, copy of which is attached hereto, and has approved said report for public distribution;

THEREFORE, IT IS HEREBY RESOLVED that the Lodi Unified School District declares impaction in these school attendance areas affected by current and proposed development plans, to wit:

Lodi High School AA (Attendance Area)
Tokay High School AA
Liberty High School AA
Morada Middle School AA
Needham Middle School AA
Senior Elementary School AA
Woodedge Middle School AA
Clairmont Elementary School AA
Creekside Elementary School AA
Davis Elementary School AA

Elkhorn Elementary School AA
Henderson Elementary School AA
Heritage Elementary School AA
Lawrence Elementary School AA
Leroy Nichols Elementary School AA
Oakwood Elementary School AA
Parklane Elementary School AA
Reese Elementary School AA
Vinewood Elementary School AA

BE IT FURTHER RESOLVED that the Superintendent be, and he hereby is, directed to transmit a certified copy of this resolution and the accompanying staff report to the City Councils of Lodi and Stockton and the Board of Supervisors of the County of San Joaquin for their consideration and concurrence.

PASSED AND ADOPTED this 7th day of August, 1984, by the following vote of the Board of Trustees, to wit:

AYES: Johnston; Ball; Vatsula; Meyer; Derrick; Todd

NOES: None

ABSENT: Dale


Ann Johnston, President

ATTEST:

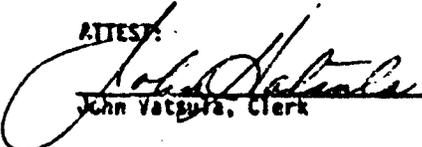

John Vatsula, Clerk

EXHIBIT B
1984-85 DETERMINATION OF IMPACTION

SCHOOL	PERMANENT CLASSROOMS					STUDENT CAPACITY OF PERMANENT CLASSROOMS			SPACE UTILIZATION		INTERIM HOUSING				
	A # Permanent Classrooms	B Add # PM Kindergartens	Ca Minus Special Program Rooms	Cb (13)	D Add District Owned Relocatables	E NET Permanent Classrooms A + B - C + D	F Regular Student Capacity E x 30 Students	G (13) Special Program Capacity Ca x 12 Students	H Net Student Capacity of School F + G	I (15) Projected 1984-85 Enrollment	Extra on Deficient Student Capacity H - I	K State Lease Portables	L Leased or Owned Trailers	M Mini or Maxi School Rooms	N Leased Relocatables
Lodi High School	66	-	2	2	5	67	2010	24	2034	2343	309	2	-	-	4
Tokay High School	69	-	2	2	2	67	2010	24	2034	2579	545	14	1	-	1
Liberty High	3	-	-	-	4	7	210	0	210	318	108	-	-	-	-
Morada Middle School	12	-	1	1	3	13	405	12	417	485	68	9	-	-	-
Sr. Elementary School	32	-	1	2	3	32	960	12	972	997	25	-	3	-	-
Woodbridge Middle	17	-	2	1	1	15	450	24	474	550	76	2	1	-	-
Needham Middle	13	-	1	1	-	11	330	12	342	483	141	8	1	-	-
Clairmont/Clairmont Mini	-	-	-	-	8	8	240	-	240	411	171	-	1(20)	6(16)	-
Clements Elementary (5)	3	1	-	-	4	4	120	-	120	105	15	-	-	-	-
Creekside/Otto Dr. Maxi (9)	-	-	1	1	15	13	405	12	417	822	405	-	1(20)	13	-
Davis Elementary	20	1	1	1	-	19	570	12	582	637	55	4	-	-	-
Elkhorn/Elkhorn Mini	7	-	2	-	6	11	330	24	354	768	414	6	1	8(76)	-
Henderson Elementary (3)	3	-	-	-	-	3	90	-	90	228	138	6	-	-	-
Heritage Elementary	18	2	1	-	-	19	570	12	582	658	76	-	3	-	-
Houston Elementary (4)	13	-	2	-	-	11	330	24	354	329	25	-	-	-	-
Lakewood Elementary	19	1	2	-	-	18	540	24	564	469	95	-	-	-	-
Lawrence Elementary	7	1	1	-	-	7	210	12	222	282	60	3	1	-	-
Live Oak Elementary	11	1	3	-	2	11	330	36	366	282	84	-	-	-	-
Lockeford Elementary (5)	7	-	-	-	2	9	270	-	270	228	42	1	-	-	-
Dorothy Mahin (6)	6	-	6	-	-	0	0	72	72	52	20	-	-	-	-
Leroy Nichols (7)	20	2	-	1	-	21	630	-	630	700	70	2	1	-	-
Oakwood Elementary (8)	-	1	-	1	6	6	195	-	195	680	485	17	1	-	-
Parklane Elementary	7	1	1	1	6	12	360	12	372	680	308	10	-	-	1 (21)
Ray Elementary (10)	3	-	-	-	-	3	90	-	90	54	36	-	-	-	-
Reese Elementary (19)	17	1	3	1	-	14	420	36	456	466	10	-	1	-	-
Turner Elementary	2	-	-	-	-	2	60	-	60	41	19	-	-	-	-
Tokay Colony (11)	4	-	-	-	1	5	150	-	150	112	38	-	-	-	-
Victor Elementary	9	1	2	-	-	8	240	24	264	213	51	-	-	-	-
Vinewood Elementary	18	1	2	1	-	16	495	24	519	612	93	-	1	-	-
Washington Elementary (12)	14	1	2	1	-	12	360	24	384	373	11	-	2	-	-
TOTALS	420	15	38	15	64	446	13,380	456	13,836	16,957	3,121	84	19	27	6

NOTATIONS:

- (1) Grade 7 and 8 students from portions of Elkhorn and Oakwood Areas will be housed at Needham until construction of the new Delta Sierra Middle School in North Stockton. Needham kindergartners attend Nichols and grades 1-6 attend Vinewood.
- (2) Includes Elkhorn Mini School. Students from old Venice-King Island attendance area (AA) go to Elkhorn.
- (3) Henderson will house grades 4-6 students from Normandy Village Subdivision and classes of gifted and talented students. Henderson AA students attend Vinewood.
- (4) Houston is a grade 1-8 school with 7 and 8 grade students from Lockeford/Clements area.
- (5) Grades 2-6 go to Lockeford and K-1 to Clements.
- (6) Mahin houses only special education students.
- (7) Students from old Terminus AA attend Reese Elementary and Woodbridge Middle School.
- (8) Grades 1-3 from Oakwood AA attend Oakwood with Stonewood Subdivision kindergartners also attending Oakwood. Western Valley and Davis Oaks Subdivision kindergartners attend Elkhorn Mini. Grade 6 from Oakwood AA attend Otto Drive (4 classes).
- (9) Grades K-2 (and grade 6 from Oakwood) attend Otto Drive (}; Otto Drive's kindergartners attend Elkhorn Mini). Grades 3-6 attend Creekside.
- (10) Grades K-3 attend Ray and grades 4-6 attend Turner.
- (11) Grades 1-6 attend Tokay Colony and kindergartners attend Live Oak.
- (12) There are now 14 classrooms at Washington School. Located at the same site is the Developmental Center for the Handicapped, which is not included in this report. (Seven classrooms previously reported at Washington have been converted as part of the DCH.)
- (13) Includes all type of special education classes, i.e., English as a second language, learning disability, resource specialists, etc. Rooms are deducted because they are loaded at less than 50% of the loading of a regular classroom, i.e., 12 students vs. 30 students. This column is intended to include only permanent classrooms used for these classes. Column "a" is rooms housing children "full-time." These students are assigned to a specific room. Column "b" is "pullout" program rooms. Children using these rooms are from a regular 30-student class and therefore are accounted for in those columns. There may be minor discrepancies between these figures and others used by the District due to scheduling modifications after data compilation.
- (14) Thirty students is used as a multiplier. Actual loading may vary with conditions and contractual agreements.
- (15) These are locally generated enrollment projections, calculated for the purposes of classroom planning. There may be some deviation from those done by Office of Local Assistance due to varying considerations.
- (16) There are 4 kindergarten rooms with 2 sessions equaling 8 loadings for Elkhorn Mini and 4 rooms with 2 first grades and 4 kindergarten sessions at Clairmont Mini.
- (17) Generally the attendance area (AA) and the school are the same; however, in certain situations (as noted above) students from one attendance area may be attending a school in another area or areas have been combined. This has been taken into account in the figure in Column 1.
- (18) There may also be interim housing in the permanent facilities, i.e., in closets, offices, etc., and double sessions.
- (19) Reese has been used as an overflow school for other attendance areas (i.e., Elkhorn, Heritage, Lakewood, Nichols, Oakwood, Otto Drive, Vinewood) and projection reflects overflow anticipated based on 1983-84 enrollment count.
- (20) Leased trailers are being used for administration purposes at Clairmont and Creekside to free portables for classroom purposes.
- (21) Owned by Chapter I Program.

ALLOCATION OF DEVELOPMENT FEES

The allocation of development fees is based on strict interpretation of the enabling legislation. Government Code Section 65970-65981 (SB201-1977) permit local jurisdictions to adopt ordinances requiring land dedication or to exact fees from residential developers in lieu of land dedication for purposes of providing interim school facilities. Section 65978 requires that Lodi Unified School District maintain an accounting of fees, while Section 65980 limits their use to strictly defined interim facilities. In addition, Government Code Section 65974(d) states in part,

The location and amount of land to be dedicated or the amount of fees to be paid, or both, shall bear a reasonable relationship and will be limited to the needs of the community for interim elementary or high school facilities and shall be reasonably related and limited to the need for schools caused by the development; . . .

Based on the District's desire to use the Fees only in the manner intended by the implementing legislation and the local ordinances, assumptions and qualifiers were first developed in 1982 to guide in the allocation of Development Fees. With minor modifications, these same assumptions were used in the allocation of Development Fees in 1983, and, once again, this year. The Assumptions and Qualifiers are detailed in Exhibit C.

Attendance Areas

Elementary, Middle and High School Attendance Areas and specific schools serving each City subdivision paying fees in 1983-1984 are listed below. All County fees were accounted for permit by permit; therefore, attendance areas for County developments are listed as coming from individual builders. All attendance area information was obtained from the District's annual publication, which is available from the Office of the Assistant Superintendent, Elementary Education.

Exhibit D details the attendance areas for the 1983-1984 school year. These attendance areas are applicable to the allocation of development fees received during the 1983-1984 school year.

Development Fee Revenue

During the fourth quarter of Fiscal Year 1982-1983 a total of \$172,713.00 in Development Fees was generated and forwarded to the District. This brought the total Development Fee Revenue received for that fiscal year to \$275,469.00. During the period July, 1983 through June, 1984 a total of \$467,676.00 was received in Development Fees. This is approximately \$192,207.00 more than the previous year and over \$250,000.00 more than originally projected. The increase is credited to an increase in residential construction as a result of an improved economy.

EXHIBIT C
ASSUMPTIONS AND QUALIFIERS

1. Allocations are made on a fiscal year basis; however, due to the time periods in which fees are sent to the District, the last quarter of every year is reported separately or in the following year. The starting date for allocation was Fiscal Year 1979-80.
2. Based on a 1980 change in the definition of interim, a State Attorney General Opinion 79-625 (October 16, 1979), and the advice of County Counsel, the expenses of Otto Drive Maxi School and the two mini schools were not considered eligible, and, therefore, do not appear in any totals in last year's report (except Elkhorn set-up, which predated the code change). In 1983, AB 1645 was signed into law, permitting Lodi Unified to use development fees for the payment of mini/maxi school leases.
3. Consistent with Government Code Section 65974, all expenditures must be related to the impacted attendance area containing the contributing residential development. Expenditures by school were "credited" on the basis of the District's Declaration of Impaction Report and the Board formula. Non-impacted schools are not considered eligible.
4. Development fees are used to cover expenditures at schools outside of the attendance area containing the generating residential development, IF that is the overflow school for that attendance area. For example, Lodi High School takes the overflow from Tokay High School, and Reese takes the overflow from Elkhorn, Heritage, Lakewood, Nichols, Oakwood, Otto Drive and Vinewood.
5. In those attendance areas with several schools (specifically Elkhorn), it is recognized that the impact of any specific development is on the entire attendance area; therefore, expenditures made for any school in the attendance area are considered relative to any paying development built in the attendance area.
6. "Unpaid" or "Unrecovered" expenditures made in the past were not carried to the next year. However, it has been determined that it is reasonable to carry expenditures, as well as revenue, forward from one year to the next based on the rationale that the District may provide interim housing in advance of the development fee income and the arrival of the students from the subject development(s).
7. "Unspent" fees or unexpendable" revenue received in any given year is carried from year to year for future expenditure on the basis that the need for interim facilities to serve children from the related developments may not arrive at the schools until sometime after the revenue is collected. This is the companion condition to that discussed above.
8. Interest is applied only to qualifying expenditures and not for any other district purpose, although that may technically be possible. It is felt that the only proper use of interest is in the manner ascribed since a portion of the interest is earned while the fees are still in City and County accounts.
9. Leased trailers financed directly or indirectly by the General Fund are included in the expenditures. Students housed in leased trailers are substantially from the attendance area of the school where they are located, or, as in the case of Reese, from overflow from other attendance areas.
10. At the present time, interim housing expenditures are budgeted from the District's general fund at the beginning of each fiscal year. At the end of the fiscal year development fee revenue is allocated to the various expenditures based on the above and a lump sum is transferred from the Development Fee Fund to the General Fund, where it appears in the ending balance. At the beginning of the fiscal year an anticipated sum may be transferred in advance through the budget process. The amount is based on a conservative projection of fees to be received relative to qualifying expenditures. This procedure is presently to facilitate cost-accounting.

EXHIBIT D
ATTENDANCE AREAS AND SCHOOLS
1983-1984

<u>Subdivision/ Jurisdiction</u>	<u>Elementary School Attendance Area</u>	<u>Middle School Attendance Area</u>	<u>High School Attendance Area</u>
<u>CITY OF LODI</u>			
Aaron Terrace	Vinewood	Senior Elementary	Lodi High
Beckman Ranch	Nichols	Senior Elementary	Tokay High
Iris Drive	Vinewood	Senior Elementary	Lodi High
Lakeshore	Vinewood Rural	Senior Elementary	Tokay High
Lodi Park West	Reese	Woodbridge	Lodi High
Millswood	Reese	Woodbridge	Lodi High
Palomar Drive	Reese	Woodbridge	Lodi High
Pinewood	Reese	Woodbridge	Lodi High
Stonetree	Heritage	Senior Elementary	Tokay High
Summerfield	NICHOLS	Senior Elementary	Tokay High
Winchester Acres	Nichols	Senior Elementary	Tokay High
<u>CITY OF STOCKTON</u>			
Agate Manor	Elkhorn	Needham	Tokay High
Clairmont	Clairmont; Elkhorn Elkhorn Mini	Morada	Tokay High
Colonial Estates	Elkhorn Mini/ Otto Drive	Senior Elementary	Tokay High
Falcon Crest*	Elkhorn	Senior Elementary	Tokay High
Fox Creek	Davis/Parklane	Morada	Tokay High
Harpers Ferry	Elkhorn Mini/Oakwood	Needham	Tokay High
Kelly North	Elkhorn	Needham	Tokay High
Paloma Estates	Parklane	Senior Elementary	Tokay High
Summer Place	Parklane	Senior Elementary	Tokay High
Sussex Gardens	Elkhorn	Needham	Tokay High
<u>COUNTY</u>			
Country View Estates	Lakewood	Woodbridge	Lodi High
River Meadows	Lakewood	Woodbridge	Lodi High
Individual Builders	Davis	Morada	Tokay High
Individual Builders	Henderson/Vinewood	Senior Elementary	Tokay High
Individual Builders	Lakewood	Woodbridge	Lodi High
Individual Builders	Live Oak	Morada	Tokay High
Individual Builders	Lockeford/Clements	Houston	Lodi High
Individual Builders	Turner/Ray	Woodbridge	Lodi High

(*Mariner's Drive)

Allocation of Development Fees

The basis upon which Development Fees are used for payment of interim housing expenditures is detailed in the introductory portion of this section of the report (above). It is reiterated that the District uses the most stringent interpretation of the State Code and implementing ordinances and directives in the allocation of Development Fees. At the present time Development Fees are used exclusively for the lease and setup of portables and trailers, and the mini-maxi school leases (by special legislation). Revenue collected from developers under an agreement with the District may be used for non-interim housing, i.e. at new schools; however, fees collected by agreement were used, this year, for interim housing. It is anticipated that future fees will be encumbered for non-interim housing.

Expenditures

Exhibit E details the Development Fee revenue received and the expenditures "paid" during the last quarter of the 1982-1983 Fiscal Year. A complete accounting of that Fiscal Year is contained in Exhibit F. Based on the allocation of revenue, \$120,880.00 was transferred into the General Fund at the end of the 1983-1984 Fiscal Year for expenses actually incurred during the last fourth of the 1982-1983 fiscal year. There is a delay because the transfer (discussed below) is not made until the end of a fiscal year. Normally the information for the last fiscal year is not available for some months; therefore, it is "accounted for" in the next year's report. This year, revenue information was available for the entire fiscal year.

As in past years, all interim housing costs were budgeted as a General Fund expenditure and payments were made from the General Fund. This is done to be sure that there is sufficient income to cover the expenditures. Development Fees are an unpredictable revenue source. At the end of each year all expenditures are accounted for by school and matched with revenue from subdivisions and developments in the area. A lump sum amount is then transferred to the General Fund. In anticipation of this transfer, an amount of Development Fee revenue was considered in the budget in 1982-83; 1983-84 and will be included in the 1984-1985 budget.

Development Fees have become an important source of revenue for the provision of classroom space.

The 1983-1984 Fiscal Year began with a carry-over of \$42,956.00 in "unpaid" expenditures in three attendance areas. Expenditures during the year totaled \$348,66.49 as detailed in Exhibits' G and H. A total of \$233,551.00 in expenditures were "paid" by Development Fee Revenue at the end of the Fiscal Year. This amount was transferred into the General Fund at that time, to appear in the ending balance. The last quarter revenue was received in time for reporting, but it was not included in the allocation computations. Therefore, an additional \$158,066 will be transferred in the 1984-1985 Fiscal Year to cover expenditures made in 1983-1984. This information is summarized in

the table below. A comprehensive summary of Development Fee Revenue and Expenditures by jurisdiction is contained in Exhibits I, J and K.

SUMMARY OF DEVELOPMENT FEE REVENUE AND EXPENDITURES
July 1983 - June 1984

REVENUE

Revenue Received 1983-1984	\$461,676.00
Revenue Forward from 1982-1983	\$159,589.00
Total Revenue 1983-1984	\$619,260.00
Revenue Spent up to March, 1984	\$233,551.00
Total Balance Forward	\$385,709.00 ³

EXPENDITURES

Total Expenditures for 1983-1984	\$348,661.00
Expenditures Paid with Development Fees Through March 1984	\$233,551.00
Expenditures "Unpaid"	\$158,066.00 ³

"In-Lieu" Agreements

There are presently 13 in-lieu agreements operative, including one for partial payment of the Clairmont School Site, as listed in Exhibit L. The District continues to encourage all residential developers to enter into an agreement because of the added flexibility provided the District. Fees collected solely as a result of the SB 201 Ordinance may be used only for interim facilities, whereas fees collected through an agreement may be used for long-term housing needs, as well. At present the District is using all fees for interim housing; however, it is anticipated that some fees will be encumbered in the future for application towards more permanent housing.

The District is also continuing to review dedication of school sites in-lieu of fee payment.

³The \$158,066.00 in "unpaid" expenditures will be "paid" during the 1984-1985 Fiscal Year from the Balance of \$385,709.00. In addition, the remainder of the "Balance" will be encumbered for expenditure on portable facilities for both high schools which are to be leased and setup during the 1984-1985 school year.

LOOI UNIFIED SCHOOL DISTRICT
DEVELOPMENT FEE REVENUE/EXPENDITURE FORM

EXHIBIT E

FOR APRIL - MAY - JUNE, 1983

FEE REVENUE RECEIVED BY DEVELOPMENT *	REVENUE BROUGHT FORWARD	Ethorn \$108,600	Henderson \$8,457	Lawrence \$8,319	Parklane \$22,262	Morado \$16,198	Total Expend.	BALANCE FORWARD
AARON TERRACE \$ 1,800	0							\$ 1,800
BEVERLY HURCH \$28,800	0							28,800
LAKESHORE VILLAGE \$ 3,000	42,535							45,535
HILLSMOOD \$ 0	8,712							8,712
PALOMAR DRIVE \$ 0	184							184
STONETREE \$ 0	35,339							35,339
WINCHESTER ACRES \$ 0	21,236							21,236
COLONIAL ESTATES \$ 2,600	-5,250							-2,650
FALCON CREST (Mariner's Cr.) \$ 4,420	0	4,420					4,420	0
FOX CREEK \$22,800	0				6,682	15,198	21,840	1,040
HARPER'S FERRY \$ 3,120	0							3,120
KELLY NORTH \$78,000	0	78,000					78,000	0
PALOMA PARK ESTATES \$ 5,980	0				5,980		5,980	0
SUMMER PLACE \$11,440	0				9,640		9,600	1,840
COUNTRY VIEW ESTATES \$ 2,860	0							2,860
RIVER MEADOWS \$ 1,820	0							1,820
COUNTY: LAKESIDE- MOONBRIDGE-LOOI HS \$ 1,960	0							1,960
COUNTY: LOCKEFORD/ CLEMONTS-HOUSTON- LOOI HS \$ 2,600	0							2,600
COUNTY: DAVIS-MORADA- TOKAY HS \$ 1,040	0					1,040	1,040	0
COUNTY: (Henderson) VINEMOOD-SR. EL- TOKAY HS \$ 780	0							780
INTEREST \$ 13	0							13
TOTAL EXPENDED							\$120,880	
UNPAID EXPENDITURES		\$26,180	\$8,457	\$8,319	\$0.00	\$ 0.00		

REVENUE RECEIVED 4TH QUARTER 1982-83 \$172,713
 REVENUE FORWARD FROM 1ST 3 QUARTERS 1982-83 +102,756
 TOTAL REVENUE AVAILABLE 4TH QUARTER 1982-83 \$275,469
 REVENUE SPENT 4TH QUARTER 1982-83 -120,880
 BALANCE TO CARRY FORWARD to 1983-84 \$154,589

TOTAL 1982-83 EXPENDITURES REMAINING UNPAID AT 4TH QUARTER 1982-83 \$163,836
 TOTAL REVENUE SPENT 4TH QUARTER 1982-83 -120,880
 UNPAID EXPENDITURES FOR 1982-83 YEAR \$ 42,956

*SEE SEPARATE LISTING FOR ATTENDANCE AREA AND/OR SCHOOL SERVING EACH SUBDIVISION.

(1) FEES COLLECTED IN ERROR BY CITY OF STOCKTON AND REIMBURSED

EXHIBIT F

LODI UNIFIED SCHOOL DISTRICT
 DEVELOPMENT FEE REVENUE/EXPENDITURE ACCOUNT FORM
 FOR PERIOD JULY, 1982 - JUNE, 1983

FEE REVENUE RECEIVED BY DEVELOPMENT	REVENUE BROUGHT FORWARD	Davis	Elkford	Henderson	Heritage	Lawrence	Lodi-ford	Needham	Nichols	Oakwood	Parklane	Morada	Sr. El.	Lodi HS	Tokay HS	Wood-bridge	BALANCE FORWARD
		11,249	122,219	14,015	4,261	8,319	4,727	16,377	11,350	44,657	47,050	24,605	4,261	3,274	36,393	8,251	
AARCH TERRACE \$ 4,600													2,800				1,800
BECKMAN RANCH \$ 38,000	8,400								11,350						6,250		28,800
CAMBRIDGE PLACE -0-	13,339														13,339		-0-
LAKESHORE VILLAGE \$ 51,200	12,600												1,461		16,804		45,535
HILLSMOOD \$ 3,600	9,111															3,999	8,712
N. SCHOOL ST. CONDOS -0-	1,200															1,200	-0-
PALOMAR DRIVE \$ 600															416		184
PINEWOOD \$ 1,600															1,600		-0-
STONE TREE \$ 39,600					4,261												35,339
WINCHESTER ACRES \$ -0-	21,236																21,236
COLONIAL ESTATES \$ 8,015	-10,665																-2,650
FALCON CREST (Mariner's Dr.) \$ 8,580				8,580													-0-
FOX CREEK \$ 22,800	6,143	6,143									6,682	15,158					1,040
HARPER'S FERRY \$ 4,180										1,046							3,120
HILLY NORTH \$ 78,000			78,000														-0-

-1-

(continued)

LODI UNIFIED SCHOOL DISTRICT
DEVELOPMENT FEE REVENUE/EXPENDITURE ACCOUNT FORM
FOR PERIOD JULY, 1982 - JUNE, 1983

FEE REVENUE RECEIVED BY DEVELOPMENT	REVENUE BROUGHT FORWARD	Davis	Elkhorn	Henderson	Heritage	Lawrence	Lockford	Needham	Nichols	Oakwood	Parklane	Morada	Sr. El.	Lodi HS	Tokay HS	Wood-bridge	BALANCE FORWARD
KELLY NORTH \$ 78,000		11,743	122,219	14,015	4,261	8,319	4,727	16,377	11,350	44,657	47,050	24,605	4,261	3,274	36,393	8,261	-0-
PALOMA PARK ESTATES \$ 9,360											9,360						-0-
SUMNER PLACE \$ 27,350											25,510						1,840
COUNTRY VIEW ESTATES \$ 4,420																1,560	2,860
RIVER MEADOWS \$ 2,600	780													50		1,502	1,820
COUNTY: LAKEWOOD- WOODBRIDGE-LODI HIGH \$ 1,560																	1,560
COUNTY: DAVIS-MORADA- TOKAY HIGH \$ 2,080	2,820	3,660										1,040					-0-
COUNTY: LIVE OAK- MORADA-TOKAY HIGH \$ 2,080	780											2,860					-0-
COUNTY: LOCKEFORD- CLEMENTS-MORSTON- LODI HIGH \$ 2,600	3,200						3,200										2,600
COUNTY: (HENDERSON) VINWOOD-SR EL- TOKAY HIGH \$ 780																	780
COUNTY: LODI HIGH \$ -0-	1,200													1,200			-0-
INTEREST \$ 88,842		1,246	9,479	5,558			1,527	16,377		43,597	5,498	5,547					3
IMPRV EXPENDITURES		-0-	26,180	8,457	-0-	8,319	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-6-	
REVENUE TO CARRY FORWARD 1984-85																	154,589

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EXHIBIT G

LODI UNIFIED SCHOOL DISTRICT

DEVELOPMENT FEE REVENUE/EXPENDITURE ACCOUNT FORM
FOR PERIOD JULY, 1983 - JUNE, 1984

Fee Revenue Received By Development	Reverse Brought Forward	Cross-side 4,750	Davis 8,000	Elleford *26,182 120,600	Henderson 3,457 12,000	NEP/CAP 4,261	Lawrence *8,319 6,000	LOCKBYP 2,000	NICHOLS 8,261	USAWOOD 34,763	PAPETIAS 39,200	Reese 9,385	Wood-bridge 8,261	Headman 20,388	Morada 22,261	Senior E 4,261	LMS 6,375	TMS 38,195	Balance Forward		
Aaron Terrace 2,000	1,800																			0	
Beckon Ranch # 2 & 5 14,900	24,800								8,261			4,792						897	4,793	24,857	
Iris Drive 1,200	0																	461	739	0	
Lakeshore Village # 1, 2, 3 71,800	45,535						14,319					4,793								33,402	64,821
Lodi Park West # 1 and 2 19,400	0												8,261								11,139
Hillswood # 1 and 2 3,800	8,712																				12,512
Palomar Drive 0	184																			184	0
Pinewood 2,600	0																			1,400	1,200
Stonetree 0	35,339					4,261															31,078
Summerfield 1,200	0																				1,200
Winchester Acres 0	21,236																				21,236
Agate Manor 6,720	0													2,520							4,200
Clairmont (Reimbursed) 54,720 -8,500	0			36,990																	260 to be reimbursed 9,160
Colonial Estates 21,880	-2,650	4,750		4,700																	10,080
Falcon Crest (Mariner's Drive) 116,880																					116,480
Fox Creek 63,440	1,000		5,860							4,600	32,380										21,840
Harper's Ferry 8,140	3,120									8,260											0

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(continued)

LODI UNIFIED SCHOOL DISTRICT
 DEVELOPMENT FEE REVENUE/EXPENDITURE ACCOUNT FORM
 FOR PERIOD JULY, 1983 - JUNE, 1984

Fee Revenue Received By Development	Revenue Brought Forward	Creek-side 4,250	Davis 8,000	Elkhorn 26,180 120,600	Mendocino 8,457 12,000	Heritage 4,261	Lawrence 8,319 8,000	Lockeford 2,000	Nichols 8,261	Oakwood 34,763	Portland 39,200	Reese 9,585	Wood bridge 8,261	Needham 20,388	Morada 22,261	Senior E 4,261	LHS 6,375	THS 38,195	Balance Forward
Island Park Estates	0										4,980								3,360
Summitplace 1,040	1,840										1,840				1,040				0
Sussex Gardens 15,260	0			6,892										8,368					0
Country View Estates 27,320	2,860																		24,180
River Meadows 15,600	1,820																		17,420
County: Lakeview - Wood bridge - Lodi MS 2,600	1,560																2,375		1,785
County: Lockeford/ Clements - Houston-Lodi MS 7,020	2,800							2,000											7,620
County: Davis-Morada-Tolay MS 5,200	0		2,340																2,860
County: Live Oak-Morada-Tolay MS 2,600	0														1,820				780
County: Turner/Ray Woodbridge - Lodi MS 1,560	0																780		780
County: (Newman) Vinewood - Sr. El-Tolay MS 3,360	780				4,160														0
Interest 7,356	13													7,243					126
Total Spent		4,250	8,000	48,572	4,160	4,261	14,319	2,000	8,261	12,860	39,200	9,585	8,261	18,131	2,860	4,261	6,375	38,195	388,714
Unpaid Expenditures to Carry Forward				52,200	16,297	0	0	0	0	21,903	0	0	0	2,257	19,401	0	0	0	158,064

*Carryover Expenditures

NOTE: Carryover expenditures will be charted with revenue in a preliminary first quarter report in the 1984-1985 Fiscal Year. Expenditures for which the remainder of the balance forward will be encumbered will also be charted at that time.

EXHIBIT H
LODI UNIFIED SCHOOL DISTRICT
INTERIM HOUSING EXPENDITURES
FOR PERIOD JULY, 1983 - JUNE, 1984

	NEW PORTABLE LEASE COST	PORTABLE SETUP COST	OLD PORTABLE LEASE COST	TRAILER LEASE COST	MINI/ MAXI SCHOOL	TOTAL
DAVIS	\$ 8,000					\$ 8,000.00
ELKHORN	\$ 8,000		\$ 4,000		\$108,600 ¹	\$120,600.00
HENDERSON	\$ 12,000					\$ 12,000.00
HERITAGE				\$ 4,261.20		\$ 4,261.20
LAWRENCE	\$ 6,000					\$ 6,000.00
LOCKEFORD	\$ 2,000					\$ 2,000.00
NEEDHAM	\$ 16,000			\$ 4,388.40		\$ 20,388.40
NICHOLS	\$ 4,000			\$ 4,261.20		\$ 8,261.20
OAKWOOD	\$ 1,800	\$ 762.50	\$ 16,000			\$ 34,762.50
PARKLANE	\$ 4,000		\$ 16,000		\$ 19,200	\$ 39,200.00
MORADA	\$ 10,000		\$ 8,000	\$ 4,261.20		\$ 22,261.20
LODI HIGH	\$ 4,000				\$ 2,375 ⁵	\$ 6,375.00
SR EL				\$ 4,261.20		\$ 4,261.20
TOKAY HIGH	\$ 12,000	\$ 4,195 ²	\$ 16,000	\$ 3,625.20	\$ 2,375 ⁵	\$ 38,195.20
WOODBIDGE			\$ 4,000	\$ 4,261.20		\$ 8,261.20
CREEKSIDE				\$ 4,249.63 ³		\$ 4,249.63
REESE				\$ 9,584.76 ⁴		\$ 9,584.76
TOTAL	\$104,000	\$ 4,957.50	\$ 64,000	\$ 43,153.99	\$127,800	\$348,651.49

¹Amount includes \$15,600 for the Elkhorn Mini School and \$93,000 for Otto Drive Maxi School.

²Includes cost of final grading, which was delayed by ponded water.

³Includes set-up costs.

⁴Includes moving and set-up costs.

⁵Vocational Ed Center. Pull-out program for both high schools in leased dwelling.

EXHIBIT I

DEVELOPMENT FEES

TOTAL REVENUE AND EXPENDITURES

CITY OF LODI

SUBDIVISION	TOTAL AMOUNT COLLECTED 1979-84	SCHOOLS AND AMOUNT OF FUNDS EXPENDED	TOTAL AMOUNT SPENT	BALANCE OF UNUSED DEVELOPMENT FEES
AARON TERRACE	\$ 6,600	Senior Elem. \$ 6,600	\$ 6,600	0
BECKMAN RANCH	\$ 61,200	Nichols 19,611 Tokay High 11,043 Reese * 4,792 LHS 897	\$ 36,343	\$ 24,857
CAMBRIDGE PLACE	\$ 58,800	Tokay High \$ 54,139 Heritage 4,661	\$ 58,800	0
IRIS DRIVE	\$ 1,200	Senior Elem. \$ 461 Lodi High 739	\$ 1,200	0
LAKESHORE VILLAGE	\$135,600	Lawrence * \$ 14,319 Reese * 4,793 Senior Elem. 1,461 Tokay High 50,206	\$ 70,779	\$ 64,821
LODI PARK WEST	\$ 19,400	Woodbridge \$ 8,261	\$ 8,261	\$ 11,139
MILLSWOOD	\$ 38,200	Woodbridge \$ 25,688	\$ 25,688	\$ 12,512
N. School St. Condos	\$ 1,200	Woodbridge \$ 1,200	\$ 1,200	0
PALOMAR DRIVE (Millswood)	\$ 600	Lodi High \$ 600	\$ 600	0
PINEWOOD	\$ 4,200	Lodi High \$ 3,000	\$ 3,000	\$ 1,200
STONETREE	\$ 39,600	Heritage \$ 8,522	\$ 8,522	\$ 31,078
SUMMERFIELD	\$ 1,200			\$ 1,200
WINCHESTER ACRES	\$ 34,800	Tokay High \$ 13,564	\$ 13,564	\$ 21,236
TOTAL LODI	\$402,600	\$234,557	\$234,557	\$168,043

*Overflow Schools

EXHIBIT J
DEVELOPMENT FEES
TOTAL REVENUE AND EXPENDITURES
CITY OF STOCKTON

<u>SUBDIVISION</u>	<u>TOTAL AMOUNT COLLECTED 1979-1984</u>	<u>SCHOOLS AND AMOUNT OF FUNDS EXPENDED</u>	<u>TOTAL AMOUNT SPENT</u>	<u>BALANCE OF UNUSED DEVELOPMENT FEES</u>
AGATE MANOR	\$ 6,720	Needham \$ 2,520	\$ 2,520	\$ 4,200
CLAIRMONT	\$ 93,750	Pe... \$ 43,860 Tokay High \$ 3,950	\$ 84,590	\$ 9,160 (\$260 to be reimbursed)
COLONIAL ESTATES	\$ 271,285	Creekside \$ 4,250 Elkhorn \$ 17,521 Elkhorn Mini \$ 53,725 Oakwood* \$185,709	\$261,205	\$ 10,080
FALCON CREST (Mariner's Drive)	\$ 125,060	Elkhorn \$ 8,580	\$ 8,580	\$116,480
FOX CREEK	\$ 210,815	Davis \$ 20,290 Parklane \$108,937 Morada \$ 39,148 Tokay High \$ 16,000 Oakwood* \$ 4,600	\$188,975	\$ 21,840
HARPER'S FERRY	\$ 9,300	Oakwood \$ 9,300	\$ 9,300	0
KELLY NORTH	\$ 78,000	Elkhorn \$ 78,000	\$ 78,000	0
PALOMA PARK ESTATE	\$ 23,580	Parklane \$ 20,220	\$ 20,220	\$ 3,360
SUMMER PLACE	\$ 37,590	Parklane \$ 36,550 Morada* \$ 1,040	\$ 37,590	0
SUSSEX GARDENS	\$ 15,260	Elkhorn \$ 6,892 Needham \$ 8,368	\$ 15,260	0
TOTAL CITY OF STOCKTON	\$871,360	\$706,240	\$706,240	\$165,120

*Overflow Schools

EXHIBIT K
DEVELOPMENT FEES
TOTAL REVENUE AND EXPENDITURES
SAN JOAQUIN COUNTY

SUBDIVISION	TOTAL AMOUNT COLLECTED 1979 - 1984	SCHOOLS AND AMOUNT OF FUNDS EXPENDED	TOTAL AMOUNT AMOUNT SPENT	BALANCE OF UNUSED DEVELOPMENT FEES
COUNTRY VIEW ESTATES	\$ 25,740	Woodbridge \$ 1,560	\$ 1,560	\$ 24,180
RIVER MEADOWS	\$ 18,980	Lodi High \$8 Woodbridge \$ 1,502	\$ 1,560	\$ 17,420
INDIVIDUAL PERMITS LODI HIGH SCHOOL AREA	\$ 19,740	Lodi High \$ 3,575 Lockeford \$ 5,980	\$ 9,555	\$ 10,185
INDIVIDUAL PERMITS TOKAY HIGH SCHOOL AREA	\$ 35,320	Moreda \$11,920 Davis 6,200 Tokay High 9,400 Henderson 4,160	\$ 31,680	\$ 3,640
TOTAL SAN JOAQUIN COUNTY	\$ 99,780	\$44,355	\$44,355	\$ 55,425

Country View Estates Report

Getting Fee

EXHIBIT L
DEVELOPMENT FEE AGREEMENTS
July, 1984

<u>Agreement</u>	<u>Amount Collected</u>
Dennis Noble (Zinfandel Estates) - Stockton	
Cook-John Development (Willow Brook) - Stockton	
Eilers Annexation - Woodbridge	
Woodbridge Greens - Woodbridge	
Noma Annexation - Lodi	
Park West (formerly Kennedy Ranch) - Lodi	\$11,139
Filley Ranch (Sun West # 4) - Lodi	
Barnett-Range (Fox Creek 11 & 12) - Stockton	\$86,320
Lobaugh (Lobaugh Meadows Annexation) - Lodi	
Joaquin Murietta - Stockton	
Barnett-Range (Clairmont) - Stockton	
Tandy Ranch - Lodi	
Johnson Ranch - Lodi	