

RESOLUTION NO. 2012-142

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING MASTER PLANS FOR WATER, WASTEWATER, STORM DRAINAGE, AND BICYCLE; APPROVING IMPACT MITIGATION FEE PROGRAM REPORT **AND** SCHEDULE OF FEES; AND APPROVING IMPACT MITIGATION FEE PROGRAM SCHEDULE OF REDUCED FEES

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WHEREAS, in 1991, City Council approved the impact Mitigation Fee Program (IMFP) that established impact fees in the categories of water, wastewater, storm drainage, streets, police, fire, parks, and general City facilities. An electric utility impact fee was established in 2007. With the 2010 adoption of the new General Plan for the City, it is the proper time to perform an overhaul of the IMFP; and

WHEREAS, master plans for water, wastewater, storm drainage, and bicycle infrastructure have been prepared in conjunction with the IMFP and an initial study/mitigated negative declaration for the master plans has been prepared and distributed for public comments by the Community Development Department; and

WHEREAS, the IMFP Report presents details regarding the assumptions, methodologies, facilities standards, projects, costs, and cost allocation factors used to establish the nexus between the fees and the development upon which the fees will be levied. The Technical Appendix to the report includes the detailed project descriptions, cost estimates, cost allocation factors, and fee calculations; and

WHEREAS, the IMFP Report has been distributed to representatives of the building community and others that expressed interest in the project, and a copy was made available to the public at the Public Works Department and on the City's website; and

WHEREAS, a public hearing was held to receive public comment on the master plans, the IMFP Report and Schedule of Fees and the IMFP Schedule of Reduced Fees.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the master plans for water, wastewater, storm drainage, and bicycle; and

BE IT FURTHER RESOLVED that the City Council does hereby approve the Impact Mitigation Fee Program Report and Schedule of Fees, attached hereto as Exhibit A; and

BE IT FURTHER RESOLVED that the City Council does hereby approve the Impact Mitigation Fee Program Schedule of Reduced Fees, attached hereto as Exhibit B.

Dated: August 15, 2012

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I hereby certify that Resolution No. 2012-142 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 15, 2012, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Johnson, Katzakian, Nakanishi, and Mayor Mounce

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

  
RANDI JOHL  
City Clerk

# Exhibit A

## Impact Mitigation Fee Program

### Schedule of Fees

**Table A-1: Water and Wastewater Fees**

<b>Meter Size</b>	<b>Water</b>	<b>Wastewater</b>
5/8-inch meter	\$2,079	\$2,831
3/4-inch meter	\$3,103	\$4,225
1-inch meter	\$5,181	\$7,056
1 1/2-inch meter	\$10,332	\$14,070
2-inch meter	\$16,537	\$22,521
3-inch meter	\$31,026	\$42,253
4-inch meter	\$51,721	\$70,435
6-inch meter	\$103,411	\$140,828
8-inch meter	\$165,464	\$225,333
10-inch meter	\$237,880	\$323,951

**Table A-2: Transportation, Police, Fire, General City Facilities, Park and**

<b>Fee Component</b>	<b>RESIDENTIAL LAND USES</b>			<b>NON-RESIDENTIAL LAND USES</b>		
	<b>Low Density</b> (per Unit)	<b>Medium Density</b> (per Unit)	<b>High Density</b> (per Unit)	<b>Retail</b> (per 1,000 SF)	<b>Office/ Medical</b> (per 1,000 SF)	<b>Industrial</b> (per 1,000 SF)
Transportation	\$711	\$386	\$386	\$1,199	\$872	\$443
Police	\$753	\$634	\$528	\$330	\$528	\$176
Fire	\$385	\$324	\$270	\$338	\$540	\$180
Park	\$3,890	\$3,276	\$2,730	\$406	\$650	\$217
General City Facilities	\$617	\$519	\$433	\$270	\$433	\$144
Art in Public Places	\$80	\$67	\$56	\$35	\$56	\$19

**Table A-3: Residential Electric Utility Fees**

	<b>240 Volts</b>
<b><u>Single Phase Panel</u></b>	
60 amps	\$248
100 amps	\$413
125 amps	\$516
200 amps	\$826
400 amps	\$1,652
600 amps	\$2,478

**Table A-4: Non-Residential Electric Utility Fees**

	<b>208 Volts</b>	<b>240 Volts</b>	<b>480 Volts</b>
<b><u>Single Phase Panel</u></b>			
60 amps	n/a	\$248	n/a
100 amps	n/a	\$413	n/a
125 amps	n/a	\$516	n/a
200 amps	n/a	\$826	n/a
400 amps	n/a	\$1,652	n/a
600 amps	n/a	\$2,478	n/a
<b><u>Three Phase Panel</u></b>			
200 amps	\$1,178	\$1,359	\$2,718
400 amps	\$2,356	\$2,718	\$5,437
600 amps	\$3,534	\$4,077	\$8,155
800 amps	\$4,712	\$5,437	\$10,873
1000 amps	\$5,890	n/a	\$13,591
1200 amps	\$7,068	n/a	\$16,310
1600 amps	\$9,423	n/a	\$21,746
2000 amps	\$11,779	n/a	\$27,183
2500 amps	\$14,724	n/a	\$33,979
3000 amps	\$17,669	n/a	\$40,774

**Table A-5: Storm Drainage Fees**

<b>Fee Component</b>	<b>RESIDENTIAL LAND USES</b>			<b>NON-RESIDENTIAL LAND USES</b>		
	<b>Low Density</b> (per Unit)	<b>Medium Density</b> (per Unit)	<b>High Density</b> (per Unit)	<b>Retail</b> (per Acre)	<b>Office/ Medical</b> (per Acre)	<b>Industrial</b> (per Acre)
Storm Drainage - Zone 1	\$1,394	\$697	\$561	\$14,640	\$14,640	\$15,686
Storm Drainage - Zone 2	\$4,237	\$2,118	\$1,703	\$44,485	\$44,485	\$47,663

**Table A-6: South Wastewater Trunk Line Fees**

<b>Fee Component</b>	<b>RESIDENTIAL LAND USES</b>			<b>NON-RESIDENTIAL LAND USES</b>		
	<b>Low Density</b> (per Unit)	<b>Medium Density</b> (per Unit)	<b>High Density</b> (per Unit)	<b>Retail</b> (per 1,000 sf)	<b>Office/ Medical</b> (per 1,000sf)	<b>Industrial</b> (per 1,000sf)
South Wastewater Trunk Line <sup>1</sup>	\$1,181	\$994	\$829	\$1,096	n/a	n/a

<sup>1</sup> Applies only to development that will benefit from construction of the wastewater trunk line serving the southern area of the City.

**Exhibit B**  
**Impact Mitigation Fee Program**  
**Schedule of Reduced Fees**

**Table B-1: Water and Wastewater Fees**

<b>Meter Size</b>	<b>Residential</b>		<b>Non-Residential</b>	
	<b>Water</b>	<b>Wastewater</b>	<b>Water</b>	<b>Wastewater</b>
5/8-inch meter	\$846	\$1,152	\$2,079	\$2,831
3/4-inch meter	\$1,263	\$1,720	\$3,103	\$4,225
1-inch meter	\$2,109	\$2,873	\$5,181	\$7,056
1 1/2-inch meter	\$4,206	\$5,728	\$10,332	\$14,070
2-inch meter	\$6,732	\$9,168	\$16,537	\$22,521
3-inch meter	\$12,631	\$17,201	\$31,026	\$42,253
4-inch meter	\$21,056	\$28,674	\$51,721	\$70,435
6-inch meter	\$42,099	\$57,331	\$103,411	\$140,828
8-inch meter	\$67,360	\$91,733	\$165,464	\$225,333
10-inch meter	\$96,841	\$131,880	\$237,880	\$323,951

<b>Fee Component</b>	<b>RESIDENTIAL LAND USES</b>			<b>NON-RESIDENTIAL LAND USES</b>		
	<b>Low Density</b>	<b>Medium Density</b>	<b>High Density</b>	<b>Retail</b>	<b>Office/ Medical</b>	<b>Industrial</b>
	(per Unit)	(per Unit)	(per Unit)	(per 1,000SF)	(per 1,000SF)	(per 1,000SF)
Transportation	\$289	\$157	\$157	\$1,199	\$872	\$443
Police	\$307	\$258	\$215	\$330	\$528	\$176
Fire	\$157	\$132	\$110	\$338	\$540	\$180
Park	\$1,584	\$1,334	\$1,111	\$406	\$650	\$217
General City Facilities	\$251	\$211	\$176	\$270	\$433	\$144
Art in Public Places	\$33	\$27	\$23	\$35	\$56	\$19

**Table B-3: Residential Electric Utility Fees**

<b>240 Volts</b>	
<b><u>Single Phase Panel</u></b>	
60 amps	\$101
100 amps	\$168
125 amps	\$210
200 amps	\$336
400 amps	\$673
600 amps	\$1,009

**Table B-4: Non-Residential Electric Utility Fees**

	<b>208</b>	<b>240</b>	<b>480</b>
	<b>Volts</b>	<b>Volts</b>	<b>Volts</b>
<b><u>Single Phase Panel</u></b>			
60 amps	n/a	\$248	n/a
100 amps	n/a	\$413	n/a
125 amps	n/a	\$516	n/a
200 amps	n/a	\$826	n/a
400 amps	n/a	\$1,652	n/a
600 amps	n/a	\$2,478	n/a
<b><u>Three Phase Panel</u></b>			
200 amps	\$1,178	\$1,359	\$2,718
400 amps	\$2,356	\$2,718	\$5,437
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2500 amps	\$14,724	n/a	\$33,979
3000 amps	\$17,669	n/a	\$40,774

**Table B-5: Storm Drainage Fees**

	RESIDENTIAL LAND USES			NON-RESIDENTIAL LAND USES		
	Low Density (per Unit)	Medium Density (per Unit)	High Density (per Unit)	Retail (per Acre)	Office/ Medical (per Acre)	Industrial (per Acre)
Storm Drainage - Zone 1	\$567	\$284	\$228	\$14,640	\$14,640	\$15,686
Storm Drainage - Zone 2	\$1,725	\$862	\$693	\$44,485	\$44,485	\$47,663

**Table B-6: South Wastewater Trunk Line Fees**

Pee Component	RESIDENTIAL LAND USES			NON-RESIDENTIAL LAND USES		
	Low Density (per Unit)	Medium Density (per Unit)	High Density (per Unit)	Retail (per 1,000 sf)	Office/ Medical (per 1,000 sf)	Industrial (per 1,000 sf)
South Wastewater Trunk Line'	\$481	\$405	\$337	\$446	n/a	n/a