

City of Lodi

Impact Mitigation Fee Program

UPDATE



August 2012



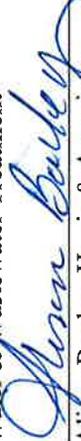
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Final Report – August 2012

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City of Lodi
Impact Mitigation Fee Program Update
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I. EXECUTIVE SUMMARY AND INTRODUCTORY SECTIONS

INTRODUCTION

The City of Lodi (City) is located in the San Joaquin Valley, approximately 10 miles north of Stockton and 35 miles south of Sacramento. Incorporated in 1906, the City has grown to a current population of more than 62,000. Corresponding to this population growth, the San Joaquin Council of Government estimates that there are approximately 26,000 jobs in the City. The City's growth is provided for in both the General Plan and the City's Growth Ordinance (LMC 15.34) that allows for an increase in population of 2% per year.

Increased population and employment in the City will lead to increased demand for public infrastructure and services and will ultimately impact infrastructure and the facilities required to provide such services. Where backbone infrastructure and capital facilities are inadequate, permitting development is contrary to the responsibility of local government to protect the public's health, safety, and welfare. Consequently, the City has planned for construction and expansion of backbone infrastructure and capital facilities that will adequately serve current and future development anticipated through 2035.

Funding for these facilities will come from several sources, including the City's Impact Mitigation Fee Program (IMFP); federal, state and local programs; developer contributions; and other funding sources. The IMFP Fees discussed in this report will apply to all future growth within the City projected through 2035.

PURPOSE OF IMFP

As new development occurs within the City, new backbone infrastructure and capital facilities will be required to meet the demands from future development. Backbone infrastructure and capital facilities will be funded through the City's IMFP, which will contain separate fee categories for each type of infrastructure and capital facility. The IMFP will apply to all future growth anticipated through 2035, except where otherwise noted in this report. The infrastructure and capital facility impact fee categories incorporated in this report include:

- Water Fee;
- Wastewater Fee;
- Storm Drainage Fee;
- Transportation Fee;
- Police Fee;
- Fire Fee;
- General City Facilities Fee;
- Park Fee;
- Electric Utility Fee; and
- Art in Public Places Fee.

The City retained a team of consultants, including Harris and Associates, Goodwin Consulting Group, Inc., Fehr & Peers, The Reed Group, and Vallier Design Associates, to assist it with the update of the IMFP. The fees in the IMFP will be implemented by the Lodi City Council through the adoption of this IMFP report. The IMFP is compliant with the requirements set forth in the Mitigation Fee Act and ensures that a rational nexus exists between the fees and the cost or portion of the cost of the infrastructure and capital facilities attributable to future development.

VACANT LAND DESCRIPTION

The City, in conjunction with input from local developers, reviewed the vacant land within the City and studied past development trends. Based on this review, both residential and non-residential growth forecasts were established. These forecasts form the basis for the analysis presented in this report and are a critical assumption in the determination of infrastructure requirements.

It is assumed that substantial residential growth would not begin to occur until 2015, at which time approximately 100 low density residential units are expected to develop. Development is expected to gradually increase until 2018 at which point the historical average of 240 units per year is assumed. A total of 4,000 low density residential units and 720 medium density residential units are expected to develop through 2035.

Non-residential growth was estimated based on vacant land within the City. It is estimated that by 2035 approximately 2 million square feet of industrial space, just over 1 million square feet of retail, approximately 530,000 square feet of office, and approximately 68,000 square feet of medical will develop.

A more detailed description of this analysis is included in Section 2.

SUMMARY OF PROPOSED FEES

Tables 1-1 through 1-5 summarize the fees for each component in the IMFP.

Table 1-1: Water and Wastewater Fees

Meter Size	Water	Wastewater
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 1-2: Transportation, Police, Fire, General City Facilities, Park, and Art in Public Places Fees

Fee Component	RESIDENTIAL LAND USES			NON-RESIDENTIAL LAND USES		
	Low Density <i>(per Unit)</i>	Medium Density <i>(per Unit)</i>	High Density <i>(per Unit)</i>	Retail <i>(per 1,000 SF)</i>	Office/ Medical <i>(per 1,000 SF)</i>	Industrial <i>(per 1,000 SF)</i>
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 1-3: Electric Utility Fees

	208 Volts	240 Volts	480 Volts
<u>Single Phase Panel</u>			
60 amps		\$248	n/a
100 amps		\$413	n/a
125 amps		\$516	n/a
200 amps		\$826	n/a
400 amps		\$1,652	n/a
600 amps		\$2,478	n/a
<u>Three Phase Panel</u>			
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	\$40,744

Table 1-4: Storm Drainage Fees

	RESIDENTIAL LAND USES			NON-RESIDENTIAL LAND USES		
	Low Density <i>(per Unit)</i>	Medium Density <i>(per Unit)</i>	High Density <i>(per Unit)</i>	Retail <i>(per Acre)</i>	Office/ Medical <i>(per Acre)</i>	Industrial <i>(per Acre)</i>
Storm Drainage – Zone 1 ¹	\$1,394	\$697	\$561	\$14,640	\$14,640	\$15,686

¹ Applies to future development in the Zone 1 area shown on Figure 6-1.

Table 1-5: South Wastewater Trunk Line Fees

Fee 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 ¹	\$1,181	\$994	\$829	\$1,096	n/a	n/a

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

FEE ADJUSTMENT PROCEDURES

The fees may be adjusted in future years to reflect revised facility requirements, receipt of funding from alternative sources (i.e., state or federal grants), revised facilities or costs, or changes in demographics or the land use plan. In addition, the fees will be adjusted each year by the Engineering News Record 20-city average construction cost index.

The fee categories summarized in the IMFP may not be applicable to specialized development projects in the City. For example, development of a cemetery, golf course, or stadium would not fall under any of the fee categories in this study. For specialized development projects, the City will review the impacts and decide on the applicable fee.

NEXUS REQUIREMENT SUMMARY

Assembly Bill (AB) 1600, which was enacted by the State of California in 1987, created Mitigation Fee Act - Section 66000 et seq. of the Government Code. The Mitigation Fee Act requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put.
3. Determine how there is a reasonable relationship between:
 - A. The fee’s use and the type of development project on which the fee is imposed.
 - B. The need for the public facility and the type of development project on which the fee is imposed.
 - C. The amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

As stated above, the purpose of this IMFP report is to demonstrate that all fee components of the updated IMFP comply with the Mitigation Fee Act. The assumptions, methodologies, facility standards, costs, and cost allocation factors that were used to establish the nexus between the fees and the development on which the fees will be levied are summarized in subsequent sections of this report.

LODI MUNICIPAL CODE AMENDMENTS

The following sections of the Lodi Municipal Code will need to be amended to implement the changes included in the IMFP:

- 13.08.130 - Oversized Mains
- 13.12.180 – Domestic Sewer Service (un-metered accounts)
- 13.12.181 - Domestic Sewer Service Charges
- 13.12.190 – Domestic System Capacity or Impact Fees
- 13.12.370 – Reimbursement – Oversize Mains
- 15.64 – Development Impact Mitigation Fees (entire chapter)
- 16.24.040 – Streets
- 16.40.010 – Reimbursement for Construction - Findings and Purpose
- 16.40.020 – Improvements to be Reimbursed

The changes included in the IMFP leading to the need to amend the Lodi Municipal Code are described below:

1. There will no longer be a reimbursement by the IMFP for oversized pipe. Reimbursement will be secured via a City Council approved reimbursement agreement amongst the benefitting properties.
2. Water and wastewater treatment capacity charges will be based upon the size of the water meter needed to serve the property.
3. New Developments will be responsible for constructing one-half of the fronting road improvements. The IMFP will be responsible for construction of the median improvements along Harney Lane and Hutchins Street.
4. The Electric Utility capacity charge will be based upon the panel size serving the property and will apply to all incorporated areas of the City.
5. New developments will be responsible for constructing neighborhood parks. The IMFP will be responsible for constructing community and regional park facilities.
6. Residential IMFP fees will be based upon dwelling unit equivalents (DUE). One DUE equals the demands for services represented by a single family, low density residential unit.
7. Non-residential IMF fees will be based upon building square feet except for Storm Drainage which will be based upon the acreage of the project.
8. Limited exceptions for non-residential Transportation IMF fees will be allowed, as determined by the Public Works Director, based upon demonstrated significant deviation from the IMFP assumptions for employee density and trip generation.
9. The Art in Public Places IMF fee will be a stand-alone fee.

2. DEVELOPMENT ASSUMPTIONS

POPULATION

The City adopted a Growth Ordinance (LMC 15.34) in 1991 that restricts the number of housing units approved by the City to produce no more than a 2% annual population growth. The Growth Ordinance provides for an additional allocation by residential land use category of approximately 65% Low Density, 10% Medium Density and 25% for High Density. The Growth Ordinance is not seen as a constraint to residential development as the 2005 allocation translated to a maximum of 450 new units, which is well above the anticipated residential development forecast. In addition, unallocated permits are allowed to roll into future years; there were 3,268 unused permits available prior to 2007.

Table 2-1 shows the residential density assumptions that were applied in estimating population projections for the IMFP update.

Table 2-1: Residential Density Assumptions

Land Use	Population Density, Person/Dwelling Unit¹
Low Density	2.85
Medium Density	2.40
High Density	2.00

¹ Derived from the 2000 census and California Department of Finance, Population Research Unit.

The citywide residential forecast is shown in Table 2-2. This forecast was developed in conjunction with local residential developers and reflects the consensus that it will be a few more years before substantial residential development returns to Lodi. Once the market for residential housing starts up again, it is anticipated that it will take three to four years to return to historical levels.

Table 2-2: Projected Citywide Population Increase

Year	New Dwelling Units			Population Increase
	Low Density (LDR)	Medium Density (MDR)	High Density (HDR)	
2015	100	0	0	285
2016	125	0	0	356
2017	175	0	0	499
2018	200	40	0	666
2019	200	40	0	666
2020	200	40	0	666
2021	200	40	0	666
2022	200	40	0	666
2023	200	40	0	666
2024	200	40	0	666
2025	200	40	0	666
2026	200	40	0	666
2027	200	40	0	666
2028	200	40	0	666
2029	200	40	0	666
2030	200	40	0	666
2031	200	40	0	666
2032	200	40	0	666
2033	200	40	0	666
2034	200	40	0	666
2035	200	40	0	666
Total	4,000	720	0	13,128

LAND USE CATEGORIES AND DENSITY ASSUMPTIONS

The land use categories included in the Lodi General Plan are also used in the IMFP. These categories are presented in Table 2-3. This table includes a summary of development densities and site coverage that were assumed during the IMFP update process.

Table 2-3: Population Density by Land Use Category

Land Use Category	General Plan Permitted		Expected	
	Residential Density	Maximum FAR	Residential Density	FAR
Residential¹				
Low Density	2-8	n/a	6	n/a
Medium Density	8-20	n/a	15	n/a
High Density	15-35	n/a	25	n/a
Non-Residential²				
General Commercial	n/a	0.6	n/a	0.25
Office	n/a	0.6	n/a	0.30
Business Park	n/a	1	n/a	0.40
Industrial	n/a	0.6	n/a	0.40
Mixed Use³				
Downtown Mixed Use	8-35	3	20	1.0
Mixed Use Corridor	2-35	1.2	20	1.0
Mixed Use Center	8-35	1	20	1.0

¹ Residential density expressed in dwelling units per net acre

² Non-residential FAR expressed in terms of gross building sq ft per net acre.

³ IMFP fees on Mixed Use development will be imposed based on the underlying Residential or Non-Residential development that is part of the Mixed Use project.

VACANT LAND INVENTORY

Figure 2-1 shows the spatial allocation of the residential forecast that was prepared examining projects in the pipeline and available vacant land that would be efficient extensions of development. The initial phasing for residential land uses was developed with input from the residential development community and the City Manager/Community Development Director.

The non-residential development has been estimated in 5 year increments by the City and is shown in Table 2-4.

Table 2-4: Projected Citywide Non-Residential Development

Year	Industrial (1000 sf)	Major Retail (1000 sf)	Minor Retail (1000 sf)	Office (1000 sf)	Medical (1000 sf)	Subtotal Citywide Non- residential (1000 sf)	Mixed	Mixed
							Use Corridor Major Retail (1000 sf)	Use Corridor Office (1000 sf)
2015 - 19		351	492.5	180	68	1,092	100	70
2020-24	800		26.5	90		916.5		
2025-29	707		109	90		906		
2030-35	714			100		814		
Total	2,221	351	628	460	68	3,728	100	70

Figure 2-2 shows the initial phasing and spatial allocation of the non-residential forecast and was prepared by examining projects in the pipeline and available vacant land. The non-residential phasing was developed with input from the City Manager/Community Development Director.



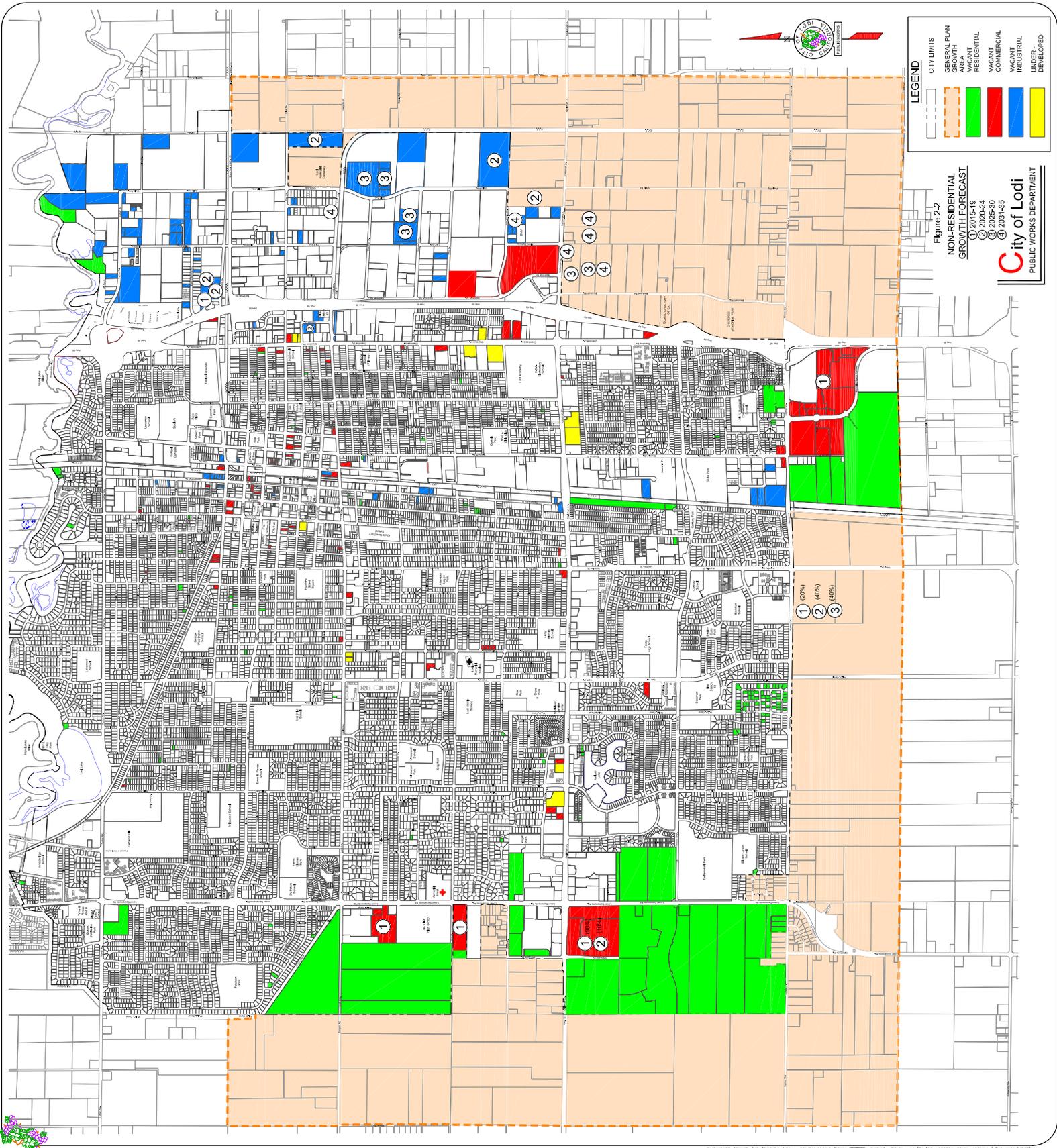
Figure 2-1

2035 PROJECTED HOUSING DEVELOPMENT COVERAGE AREA MAP

- | | | | | | | | |
|--|--|---|--|---|---|---|--------------------|
|  | 2014 PROJECTED HOUSING DEVELOPMENT (50 UNITS) |  | 2018 PROJECTED HOUSING DEVELOPMENT (200 UNITS) |  | INDICATES PROJECTED HOUSING DEVELOPMENT FROM 2022 THRU 2035 |  | FUTURE PARKS |
|  | 2015 PROJECTED HOUSING DEVELOPMENT (100 UNITS) |  | 2019 PROJECTED HOUSING DEVELOPMENT (200 UNITS) |  | INDICATES MEDIUM DENSITY HOUSING DEVELOPMENT (40 UNITS TYP) |  | CITY LIMITS (2008) |
|  | 2016 PROJECTED HOUSING DEVELOPMENT (125 UNITS) |  | 2020 PROJECTED HOUSING DEVELOPMENT (200 UNITS) |  | DEVELOPMENT PHASE 1 |  | DOWNTOWN MIXED USE |
|  | 2017 PROJECTED HOUSING DEVELOPMENT (175 UNITS) |  | 2021 PROJECTED HOUSING DEVELOPMENT (200 UNITS) |  | DEVELOPMENT PHASE 2 |  | MIXED USE CORRIDOR |
| | | | |  | DEVELOPMENT PHASE 3 |  | URBAN RESERVE |



Figure 2-2 : Non-Residential Growth Forecast



LEGEND

- CITY LIMITS
- GENERAL PLAN GROWTH AREA
- VACANT RESIDENTIAL
- VACANT COMMERCIAL
- VACANT INDUSTRIAL
- UNDER-DEVELOPED

Figure 2-2
NON-RESIDENTIAL GROWTH FORECAST
 ① 2015-19
 ② 2020-24
 ③ 2025-30
 ④ 2031-35

City of Lodi
 PUBLIC WORKS DEPARTMENT

3. IMPACT FEE METHODOLOGY

When impact fees are imposed, a fee report must demonstrate that logical and thorough consideration was applied in determining that the fees relate to the impacts from new development. Various findings must be made to ensure that a reasonable relationship exists between the fee and the cost of the facility or portion of the facility attributable to new development on which that impact fee will be levied.

DUE FACTORS

A Dwelling Equivalent Unit (DUE) is a factor that quantifies the facilities demand of different land use types in terms of their equivalence to a low density residential unit. A low density residential unit is assigned a DUE factor of 1.0 and the DUE factor for each of the other land use categories is determined based on the anticipated demand for each land use category relative to the anticipated demand for a low density residential unit.

Demand is measured differently for each component of the IMFP. Demand variables are assigned to future development based on industry practice for each component of the IMFP as shown in Table 3-1.

Table 3-1: Demand Variable by Fee Component

Fee Component	Demand Variable
Water	Hydraulic Capacity Factor
Wastewater	Hydraulic Capacity Factor
Storm Drainage	Runoff Coefficient
Transportation	Trip Generation
Police	Persons Served
Fire	Persons Served
Parks	Persons Served
Electric Utility	Load Factor (kVA)
General City Facilities	Persons Served
Art in Public Places	Persons Served

For example, demand for police facilities is based on the potential number of persons served. If each person were assumed to equal one person served and a low density residential unit is assumed to have 2.85 persons per household, then a low density residential unit would equal 2.85 persons served and have a DUE of 1.0. A medium density residential unit with an average of

2.40 persons per household would generate 2.40 persons served. By dividing 2.40 by 2.85, a DUE factor of approximately 0.84 is calculated for a medium density residential unit. The number of persons served is derived from a persons per household factor for residential land uses and the number of employees per 1,000 building square feet for non-residential land uses. The persons per household and employees per 1,000 building square feet assumptions are derived from population figures from the Census Bureau and common industry-related employee density averages.

COST ESTIMATES

Facilities cost estimates for each component of the IMFP have been developed with the assistance of City staff and its team of consultants, including Harris and Associates, Fehr & Peers, and Vallier Design Associates. Facilities cost estimates have been prepared utilizing current cost data as well as recent bids for similar projects. A summary of the facilities costs included in the IMFP is presented in Table 3-2.

Table 3-2: Summary of Facilities Costs

IMFP Component	IMFP Funding	Other Funding ¹	Total Funding
Water Treatment	\$13,390,000	\$58,275,000	\$71,665,000
Water Supply	\$4,000,000	\$0	\$4,000,000
Wastewater Treatment	\$23,681,000	\$24,910,000	\$48,591,000
Wastewater Conveyance	\$6,252,400	\$0	\$6,252,400
Storm Drainage	\$2,968,500	\$0	\$2,968,500
Transportation	\$5,832,600	\$29,079,200	\$34,911,800
Police	\$4,496,000	\$22,896,000	\$27,392,000
Fire	\$2,825,000	\$0	\$2,825,000
Parks	\$19,183,000	\$0	\$19,183,000
Electric Utility	\$7,092,000	\$0	\$7,092,000
General City Facilities	\$3,682,000	\$2,444,000	\$6,126,000
Art in Public Places	\$477,000	\$0	\$477,000

¹ Includes all alternate sources of funding (e.g., existing development, future development beyond 2035, RTIF, RTSP, SJCOG, Measure K, etc) other than projected IMFP fee revenue through 2035.

Additional facility and cost details related to each component of the IMFP are provided in the

following sections of this report.

MARK-UP ASSUMPTIONS

In order to properly capture the City’s full cost to design, build, and manage the projects required by new development, it is necessary to include soft costs in preparing the estimates. While the mark-ups can vary widely from one project to the next, the mark-ups shown in Table 3-3 represent average and realistic assumptions and were used in calculating the costs included in this study.

Table 3-3: Mark Up Assumptions

Soft Cost	Percent
Contingency	20%
Design & Environmental	10%
Construction Management	5%
City Administration & Plan Checking	5%

LAND ACQUISITION ASSUMPTIONS

For some of the facilities, it will be necessary for the City to purchase land. In these cases, the cost of land acquisition was included in the IMFP and estimated at \$160,000 per acre. This cost assumes not only land acquisition, but also other costs the City may incur, such as mapping or legal fees. Should a developer dedicate land for a project that includes a land acquisition cost in the program, he would be subject to a credit or a reimbursement at the appraised value of the land or the amount assumed in the IMFP, whichever is less.

FEE METHODOLOGY

There are several methodologies used to determine impact fees for new development. The choice of the methodology to use depends on the type of facility for which an impact fee is being calculated as well as the availability of documentation and research conducted in support of the fee. Following is a discussion of the two methodologies used to calculate the separate impact fee components in this report.

PLAN-BASED FEE METHODOLOGY

The plan-based fee methodology is used for facilities that must be designed based on multiple considerations, including, but not limited to, future demand projections, geographic location of anticipated growth, and potential development constraints. For example, the need for transportation-related improvements depends specifically on the projected number of trips that must be accommodated. The City must first analyze existing facilities, geographic constraints, and current and required levels of service in order to identify future facility needs. This information is analyzed in conjunction with a projection of the amount and location of future development in order to determine the adequacy of existing facilities and the demand for new

improvements. The steps to calculate a component of the IMFP under the plan-based fee methodology include the following:

- Step 1.* Determine the future development, by land use category and location, anticipated within the City through 2035.
- Step 2.* Determine facilities needed to serve anticipated growth and, if necessary, the existing development in the City.
- Step 3.* Estimate the gross cost of facilities needed to serve the current and future City population and determine that portion of the cost for which only future growth will be responsible. Exclude the cost from the fee calculation of any improvements that will cure existing deficiencies.
- Step 4.* Subtract expected revenues that will be available from alternative funding sources, if any, to determine the net facilities cost that will be allocated to future development.
- Step 5.* Identify the demand variable (e.g., trips generated, runoff coefficient, persons served, etc.) that will be used to allocate facility costs on a fair-share basis to each future land use category.
- Step 6.* Determine the dwelling unit equivalent factor for each land use category based on the applicable demand variable.
- Step 7.* Calculate the total DUEs that will be generated from future development for all land use categories by multiplying each land use type by its DUE factor and taking the sum of the DUEs.
- Step 8.* Divide the total DUEs for each land use category by the total DUEs for all future land uses to determine each land use category's percentage share of the total DUEs.
- Step 9.* Multiply each land use's percentage share of the total DUEs by the total facilities cost in the fee program to determine the cost attributable to each land use category.
- Step 10.* Divide the cost attributable to each land use category by the number of units (i.e., homes, building square feet, or acres) of each land use type to determine the fee for each type of residential or non-residential land use category.

The plan-based impact fee calculation methodology was used in this IMFP to calculate the water, wastewater, storm drainage, transportation, police, fire, electrical utility, and general city facilities fee components.

STANDARD-BASED FEE METHODOLOGY

The standard-based methodology is used when a consistent facility service level standard is to be

applied to new development (i.e., per 1,000 residents) regardless of the total future projected development or geographic location of development. The standard to be used in calculating impact fees under this methodology may be based on an existing standard or a preferred standard that may be presented in the General Plan or a master plan. The steps to calculate a component of the IMFP under the standard-based fee methodology include the following:

- Step 1.** Define the required level of service standard (e.g., park acres per 1,000 residents) expressed in terms of residents, employees, or other standard appropriate for the type of facility for which the fee is being calculated.
- Step 2.** Estimate the future growth and the additional facilities required by multiplying the applicable facility service standard by the future growth projection.
- Step 3.** Determine a facility cost based on current costs; reduce the facility cost by alternative funding sources, if applicable. Calculate the net cost of the required additional facilities. Exclude the cost from the fee calculation of any improvements that will cure existing deficiencies.
- Step 4.** Identify the demand variable (e.g., persons served) that will be used to allocate facility costs on a fair-share basis to each future land use category.
- Step 5.** Determine the dwelling unit equivalent factor for each land use category based on the applicable demand variable.
- Step 6.** Calculate the total DUEs that will be generated from future development for all land use categories by multiplying each land use type by its DUE factor and taking the sum of the DUEs.
- Step 7.** Divide the total DUEs for each land use category by the total DUEs for all future land uses to determine each land use's percentage share of the total DUEs.
- Step 8.** Multiply each land use's percentage share of the total DUEs by the applicable facilities cost to determine the cost attributable to each land use category.
- Step 9.** Divide the cost attributable to each land use category by the number of units (i.e., homes or building square feet) of each land use type to determine the fee for each residential or non-residential land use category.

The standard based fee methodology was used to calculate the park and art in public places fee components of the IMFP.

CREDITS AND REIMBURSEMENT POLICIES

The City may provide fee credits or reimbursements to developers who dedicate land or construct facilities. Fee credits or reimbursements may be provided up to the cost of the improvement, as shown in an applicable improvement plan, subject to periodic inflation adjustments, or the actual cost paid by the developer, whichever is lower. For construction cost overruns, only that amount shown in the applicable improvement plan, subject to periodic inflation adjustments, would be credited or reimbursed. The City will evaluate the appropriate fee credit or reimbursement based on the value of the dedication or improvement. Credits or reimbursements may be repaid based on the priority of the capital improvements, as determined by the City. The City will determine fee credits and reimbursements on a case by case basis and possibly through the use of a development agreement.

LAND USES

Nearly all development impact fees in this study have been calculated per dwelling unit for residential land uses and per 1,000 square feet of building space for non-residential land use categories. The only exceptions are fees for water, wastewater, storm drainage, and electric utility. Impact fees for water and wastewater are calculated based on meter size, while electric utility fees are calculated based on the capacity of the electric panel. Finally, storm drainage fees are calculated per dwelling unit for residential land uses and per acre for non-residential land use types.

The following land use categories are identified for purposes of the IMFP and are consistent with the City's General Plan:

- | | |
|-----------------------------|--|
| Low Density Residential: | includes all single family detached residential development at densities of two to eight units per acre. The fee calculations assume future development occurring at an average density of 6.0 units per acre. |
| Medium Density Residential: | includes all residential development at densities of eight to 20 units per acre. A variety of housing types are permitted within this land use type, including detached or attached (i.e., townhomes) single family houses and two or three-story multi-family units. The fee calculations assume future development occurring at an average density of 15.0 units per acre. |
| High Density Residential: | includes development of townhomes and stacked multi-family housing at densities of 15 to 35 units per acre. The fee calculations assume future development occurring at an average density of 25.0 units per acre. |
| Commercial: | includes large and small-scale retail uses. The fee calculations assume a floor-area-ratio of 0.25 per acre of land. |
| Office/Medical: | Includes administrative, financial, professional, business, |

and medical office uses. The fee calculations assume a floor-area-ratio of 0.30 per acre of land.

Industrial:

Includes a mix of heavy manufacturing, warehousing, general service, storage, and distribution uses. The fee calculations assume a floor-area-ratio of 0.40 per acre of land.

4. WATER

BACKGROUND

Expansion of the City's water service is required to serve planned development areas. The existing Lodi Water Master Plan was adopted in 1990.

The City's water system currently consists of twenty-eight groundwater wells, about 237 miles of distribution pipelines, and two storage reservoirs totaling 1.1 million gallons (MG) of capacity. Groundwater currently serves as the sole source of supply for the City. Studies have suggested the safe groundwater yield for the area underlying the City is approximately 15,000 acre-feet (AF) per year. Annual well production for the four-year period from 2006 through 2009 ranged from 16,052 AF to 17,164 AF.

In 2003, the City entered into a forty-year agreement with the Woodbridge Irrigation District (WID) to purchase 6,000 AF of water per year from the Mokelumne River. In 2008, the agreement was amended to forty-four years and included banking of 42,000 acre feet of water purchased during project development. In 2011, the City began construction of an 8 million gallon per day (mgd) water treatment plant with an estimated total cost of about \$40 million. In the fall of 2010, the City issued \$38.7 million in water revenue bonds to help fund the construction of the new surface water treatment facilities necessary to treat and distribute water purchased from the WID.

The proposed water system fee is intended to reflect the cost of water treatment capacity, including financing costs, and as well as costs to integrate the surface water supply into the distribution system. Additional supply facilities include a new 1.5 MG water storage tank and an additional groundwater well to help manage peak demands throughout the distribution system. For water fee calculation purposes, all customers (existing and new) will receive a blended water supply of both groundwater and surface water. The water fee calculation reflects the costs associated with this blended water supply.

FACILITIES AND COSTS

The City has historically used groundwater to meet its water needs. In 2003, the City entered into an agreement with the WID to purchase 6,000 AF per year of WID's pre-1914 Mokelumne River water entitlements. A new surface water treatment facility and ancillary facilities are needed to make use of the WID water supply.

The surface water treatment facility was designed to pump up to 11.5 mgd of water from the Mokelumne River, treat this water and deliver it to the City's existing water distribution system. Untreated surface water is first passed through a sedimentation basin to remove larger materials. The principal treatment process is a system of membranes that remove finer particles and provide a positive barrier to water-borne bacteria and organisms such as Giardia and Cryptosporidium. This process provides 8.0 mgd of firm capacity (and 10 mgd peak capacity) of treated water that will meet or exceed state and federal drinking water standards.

The estimated total cost to plan, design, and construct the surface water treatment facility is shown in Table 4-1.

Table 4-1: Surface Water Treatment and Storage Costs

	Cost, in millions
Surface Water Treatment Facility Planning & Design Costs	\$3.87
Surface Water Treatment Facility Construction Cost (Including Financing)	\$67.78
Total	\$71.65

The City has been paying \$1.2 million annually (\$200 per AF) for the WID water supply. Under terms of the agreement with WID, unused water can be banked for future use. It is estimated that by the time the water treatment facility becomes operational the City will be able to utilize 7,200 AF annually under the agreement (including banked water spread over the remaining term of the agreement). For purposes of water fee calculations, this 7,200 AF annual supply limit represents the assumed capacity of treatment facilities.

City staff has estimated that the existing groundwater supply provides a safe yield of about 2.3 AF per acre per year. With an estimated residential density of 6 dwelling units per acre, the groundwater supply provides 0.38 AF per DUE. With a water supply requirement of 0.62 AF per DUE, new water treatment facilities will be needed to provide 0.24 AF per DUE.

DWELLING UNIT EQUIVALENTS

Water demand is expressed in dwelling unit equivalents, which is the estimated average annual water demand for a single family home. For purposes of calculating the water fee, a DUE is equal to a water production requirement of 0.62 AF per year, as described in the preceding paragraph.

Most single family residential dwellings are (or will be) equipped with a ¾-inch water meter as the residential standard. The water fee for 1 DUE will establish the fee for each ¾-inch water meter. For other meter sizes the amount of the water fee will be proportioned relative to the ¾-inch meter, and based on the hydraulic capacity of each meter size. Table 4-2 summarizes the hydraulic flow capacities and the corresponding hydraulic capacity factors for a variety of meter sizes.

Table 4-2: Hydraulic Capacity Factors for Various Meter Sizes

Meter Size	Rated Maximum Flow Capacity (gpm)¹	Hydraulic Capacity Factor²
5/8" meter	20	0.67
3/4" meter	30	1.00
1" meter	50	1.67
1 1/2" meter	100	3.33
2" meter	160	5.33
3" meter	300	10.00
4" meter	500	16.67
6" meter	1,000	33.33
8" meter	1,600	53.33
10" meter	2,300	76.67

¹ From AWWA Manual M6 - Water Meters, 3rd Edition, American Water Works Association, 1986.

² Ratio of rated flow capacity relative to 3/4-inch meter.

Based on the City’s growth projections through 2035 and applying floor-area-ratios, development density estimates, and water demand factors provided by the City, the anticipated future non-residential development is estimated to be equivalent to 885 DUEs, as determined in Table 4-3.

Table 4-3: Water Dwelling Unit Equivalents of Future Non-Residential Development ¹

Land Use	Future Develop. (1,000 SF)	Floor Area Ratio (FAR)	Development Density (1,000 SF/acre)	Demand Factor (gal/ac/day)	Demand Factor (gal/1,000 SF)	Water Demand (gpd)
Retail	1,079	0.25	10.89	2,500	230	247,704
Office	598	0.30	13.07	2,500	191	114,402
Business Park	-	0.40	17.42	2,500	143	-
Industrial	2,221	0.40	17.42	1,000	57	127,468
Multi Use	-	0.25	10.89	2,500	230	-
3,898 Total New Non-Residential Water Demand -->						489,574 gpd 548 AF/year 885 DUEs ²

¹ Data provided by the Lodi Department of Public Works.

² One DUE is equivalent to 0.62 AF per year of water demand.

Based on the City’s growth projections through 2035, the anticipated residential development is estimated to be equivalent to 4,720 DUEs as shown in Table 4-4.

Table 4-4: Water Dwelling Unit Equivalents of Future Residential Development

	future units (DUEs)	Demand/ year (AF)/unit	Demand/ year (AF)	Demand (gpd)
LDR & MDI	4,720	0.62	2,926	2,612,525

Combining both residential and non-residential development, the total future development in the City through 2035 is estimated to be 5,605 DUEs.

FEE METHODOLOGY

SURFACE WATER TREATMENT COMPONENT

The total cost of the new surface water treatment facility, including repayment of the 2010 water revenue bonds to finance construction, is about \$71.67 million. The capacity of the treatment facility, as previously described, is 7,200 AF per year. Each DUE requires 0.62 AF of water per year, of which 0.38 AF is to be supplied from groundwater and 0.24 AF from the new WID water treatment facilities. At 0.24 AF per DUE, the water treatment facility can provide needed water for 30,000 DUEs. Therefore, the proportionate share of water treatment facility cost to each DUE is \$2,389, as presented in Table 4-5.

Table 4-5: Surface Water Treatment Component Calculation

<i>Water Treatment Facility Costs</i>	<u>Total</u>
<i>Planning and Design Costs (prior to financing)</i> ¹	
Laboratory Testing	\$ 33,800
Conceptual Design and Feasibility Review	\$ 377,000
Preliminary Design and Environmental Review	\$ 858,000
Final Design, Plans and Specifications	\$ 1,737,000
Design Review	\$ 50,000
Financial Planning and Legal	\$ 107,000
City Staff	\$ 110,000
Raw Water Intake Pipe Construction	\$ 572,000
Miscellaneous	\$ 25,000
Total Paid from Reserves	\$ 3,869,800
<i>Estimated Construction Costs (financed)</i> ¹	
Construction Contract (bid amount)	\$ 22,837,000
Wastewater Connection Fee	\$ 1,472,912
Site Acquisition (land cost)	\$ 1,200,000
Testing and Inspection	\$ 488,000
Other Construction Costs	\$ 1,338,973
Pall Membrane Purchase	\$ 3,926,081
Other Equipment	\$ 427,026
Engr. Service - Contract Admin.	\$ 890,000
Project Contingency	\$ 3,920,008
Total Construction Costs	\$ 36,500,000
<i>Debt Financing</i>	
2010A & 2010B Water Revenue Bonds (par) ²	\$ 38,665,000
Total of Annual Debt Service Payments ³	\$ 67,795,425
Total Water Treatment Costs for IMF Calculation	\$ 71,665,225
<i>Water Treatment Facility Capacity</i>	
Firm Capacity ¹	8.0
Peak Capacity ¹	10.0
Annual Supply Limit (AF) ⁴	7,200
Unit Cost of Treatment Capacity	\$ 9,954 /AF
Estimated Annual Water Supply Requirement per DUE ⁵	0.62 AF
Supply Provided by Groundwater per DUE ⁶	0.38 AF
Supply to be Provided by Surface Water per DUE	0.24 AF
DUEs of Surface Water Capacity	30,000
Surface Water Treatment Component (3/4" mtr.)⁷	\$ 2,389

¹ From Limited Engineer's Feasibility Report: City of Lodi's Water System and Planned Surface Water Treatment Facilities, prepared by HDR Engineering, Inc., October 7, 2010.

² From Lodi Public Financing Authority - 2010 Water Revenue Bonds, Series A and Series B, Official Statement, October 19, 2010.

³ Total of all annual principal and interest payments, net of federal subsidy, on the 2010 Series A and Series B bonds.

⁴ From Agreement for Purchase of Water from the Woodbridge Irrigation District by the City of Lodi, May 13, 2003, plus future use of banked supplies.

⁵ Calculated based on the information below:

Average daily water use	500.4427397	gpd
Average monthly water use	20.35	CCF
Average annual water use	0.560606061	AF
Unaccounted for water loss rate	0.1	
Water treatment capacity reqmt. per DUE	0.622895623	AF

⁶ The safe yield of groundwater is estimated at 2.3 AF/ac. Assuming residential density of 6 DU/ac, groundwater can provide about 0.38 AF per DU.

⁷ Calculated as total water treatment facility expansion costs for new development divided by new DUEs of capacity.

NEW WATER SUPPLY FACILITIES COMPONENT

New water supply facilities needed to ensure adequate water system pressure and fire flows during peak water use periods include a 1.5 MG water storage tank and one additional groundwater well. These planned new facilities are to be paid for entirely by projected future development. As indicated previously, the projected future new development has been estimated to be 5,605 DUEs. As shown in Table 4-6 dividing the estimated \$4 million cost of planned new facilities by 5,605 DUEs of new development results in a new water supply facilities component of \$714 per DUE.

Table 4-6: New Water Supply Facilities Component Calculation

New Water System Facilities	Est. Cost
1.5 MG Storage Reservoir	\$ 3,000,000
Groundwater Well	\$ 1,000,000
Total Facilities Cost	\$ 4,000,000
New Development (DUEs) ¹	5,605
New Water Supply Facilities Component (3/4" meter)	\$ 714

¹ Includes 4,720 residential units, plus 885 DUEs of non-residential development. See Table 4-3.

TOTAL WATER IMPACT MITIGATION FEE

Combining the surface water treatment component of \$2,389 with the new water system facilities component of \$714 results in a total water fee of \$3,103 per DUE, as summarized in Table 4-7.

Table 4-7: Proposed Water System Impact Mitigation Fee Summary

	Water System IMF
Surface Water Treatment Component	\$ 2,389
New Water Facilities Component	\$ 714
Total Water IMF for Std. 3/4" Meter	\$ 3,103

FEE SCHEDULE

Table 4-8 presents a complete schedule of proposed water fees based on the size of the water meter. The water fees would apply to all new connections to the City’s water system.

Table 4-8: Proposed Water System Impact Mitigation Fee Schedule

Meter Size	Hydraulic Capacity Factor	Water System Fee ¹
5/8" meter	0.67	\$ 2,079
3/4" meter	1.00	\$ 3,103
1" meter	1.67	\$ 5,181
1 1/2" meter	3.33	\$ 10,332
2" meter	5.33	\$ 16,537
3" meter	10.00	\$ 31,026
4" meter	16.67	\$ 51,721
6" meter	33.33	\$ 103,411
8" meter	53.33	\$ 165,464
10" meter	76.67	\$ 237,880

¹ Standard single family meter size is 3/4" (one DUE). Other fee amounts proportioned based on hydraulic capacity of each meter size.

NEXUS REQUIREMENTS

The water fee component meets the Mitigation Fee Act nexus requirements as described in Table 4-9.

Table 4-9: Water Fee Nexus Requirements

Identify Purpose of Fee	To fund water costs, including construction of a new storage tank, construction of a new well and a proportionate share of treatment capacity.
Identify Use of Fee	To fund the water facilities identified in this IMFP.
Determine how there is a reasonable relationship between the need for the public facility, the use of the fee, the amount of the fee and the type of development project on which the fee is imposed.	New residential and non-residential development will generate additional residents and employees in the City of Lodi who will increase the demand for water. The water fees collected from new development will equal the cost of the portion of the facilities attributable to new development. Residential and non-residential development will be responsible for their fair-share portion of the total cost based on the estimated water use of the individual land uses.

5. WASTEWATER

WASTEWATER TREATMENT PLANT

BACKGROUND

The City's wastewater system currently consists of about 191 miles of collection system pipelines ranging in sizes from 4 to 42 inches in diameter, with 6 inches being the predominant size. There are six trunk sewers serving the City that generally flow from the north to the south. The Century Boulevard Trunk Line flows from east to west, and into a 42-inch trunk sewer to the White Slough Water Pollution Control Facility (WSWPCF).

There are five lift stations located in the northern area of the City, and three in the southern area of the City.

The wastewater treatment facility was originally constructed with a capacity of 5.8 mgd. In the late 1980s and early 1990s the City expanded the treatment capacity to 6.3 mgd and also improved the level of treatment. Between 2003 and 2009 the City again expanded the treatment capacity to the current 8.5 mgd along with further improvements in the level of treatment.

The proposed wastewater treatment impact mitigation fee is intended to reflect the cost of wastewater treatment capacity, including financing costs, resulting from the expansions from 5.8 mgd to 6.3 mgd and then to 8.5 mgd. This allows the analysis to incorporate a broader range of treatment improvements and to average the costs from each phase of expansion. In addition, debt issued in 1991 to help finance the earlier expansion were refunded and rolled into new debt issued in 2007, resulting in a commingling of debt costs across multiple debt issues and phases of plant expansion.

FACILITIES AND COSTS

In the late 1980s and early 1990s, the City undertook projects to improve the level of treatment and to expand capacity in the White Slough water pollution control facility from 5.8 mgd to 6.3 mgd. Additional projects to further improve and expand treatment capacity occurred from 2003 to the present. These more recent wastewater improvements increased capacity from 6.3 mgd to 8.5 mgd.

The wastewater treatment facility is intended to meet 100 percent of wastewater treatment needs of new development within the City. The wastewater treatment facility has a dry weather flow capacity of 8.5 mgd and current utilization of about 6.2 mgd, resulting in available capacity of 2.3 mgd. About 85 percent (2.3 of 2.7 mgd) of the expanded treatment capacity is available for new development.

For purposes of calculating the wastewater fee, the average daily wastewater flow for single family residential accounts is estimated at 200 gallons per day (gpd). On this basis, the increase in wastewater treatment capacity of 2.7 mgd is able to accommodate an additional 13,500 single family dwellings (or DUEs). At present, about 0.4 mgd of the added capacity (from 5.8 mgd to 6.2 mgd) is being used to meet existing demands (i.e., has been subscribed). This leaves 2.3 mgd of capacity available for future development. At 200 gpd per DUE, this remaining

capacity is capable of serving about 11,500 DUEs. Wastewater conveyance facilities will be discussed later in this section.

Capital costs for wastewater treatment improvements to bring capacity from 5.8 mgd to 8.5 mgd total about \$57.3 million. Engineering estimates indicate that about 46.7 percent of the cost of wastewater treatment improvements are for the benefit of new development (i.e., new capacity above 5.8 mgd). Projects were financed with debt proceeds from certificates of participation (COPs) issued in 1991, 2003, 2004, and 2007. A portion of the 2007 debt issue was used to refund the 1991 COPs. Total debt service payments (principal and interest) related to these debt issues total about \$128.0 million, with final payments scheduled for FY 37/38.

The proposed wastewater fee is intended to cover the future development's share of debt service payments. Analysis of debt financing indicates that 45.3 percent of remaining debt service obligations is associated with improvements that benefit new development. Wastewater conveyance costs will be discussed later in this section.

DWELLING UNIT EQUIVALENTS

Wastewater demand is expressed in dwelling unit equivalents, which is the estimated average daily wastewater flow for a single family home. For purposes of calculating the wastewater fee, a DUE is equal to 200 gpd, with residential loading factors of 243 milligrams per liter (mg/l) of biochemical oxygen demand (BOD) and 285 mg/l of suspended solids (SS).

Most single family residential dwellings are (or will be) equipped with a ¾-inch water meter, as the residential standard. The wastewater fee for 1 DUE will establish the fee for each ¾-inch water meter. For other meter sizes the amount of the wastewater fee will be proportioned, relative to the ¾-inch meter, based on the hydraulic capacity of each meter size. Table 4-1, in the water treatment fee section of the report, summarized the hydraulic flow capacities and the corresponding hydraulic capacity factors for a variety of meter sizes.

Wastewater fees would only apply to new water service connections that include corresponding wastewater service. Dedicated irrigation accounts, or other water connections not resulting in wastewater flows, will not be subject to the wastewater fee.

FEE METHODOLOGY

The purpose of the wastewater fee is to ensure that new development pays a proportionate share of the cost of constructing wastewater treatment and ancillary facilities needed to accommodate new wastewater demands within the City. The revenue generated from the wastewater fee will be used to assist the City in making debt service payments related to the 2003, 2004, and 2007 COPs. Debt proceeds are being used to finance the construction of wastewater treatment facilities.

The wastewater fee has been calculated using what is commonly referred to as an incremental cost methodology. With this methodology, the amount of the fee is based on the cost of capacity in new facilities, in this case new wastewater treatment facilities needed to provide treatment capacity for new development anticipated within the City.

Analysis of the various improvements made during each phase of improvements indicate that

about 46.7 percent of wastewater treatment improvements were related to expanding treatment capacity, rather than upgrading the level of treatment of existing capacity. Analysis of the debt service schedules for each debt issue indicates that 45.3 percent of the debt service payments are related to the expansion portion of improvements. Therefore, wastewater fee revenue can be used to fund 45.3 percent of remaining annual debt service costs.

Total debt service costs for the improvements to bring capacity from 5.8 mgd to 8.5 mgd total about \$128.0 million. This cost was reduced by \$5.8 million to reflect payment for capacity paid by the area known as Flag City. About \$57.0 million (46.7 percent) of this adjusted total is related to expanding capacity, rather than upgrading existing capacity. Of the 2.7 mgd in increased capacity, 0.4 mgd has already been used (subscribed to) by development in recent years. This leaves about 2.3 mgd of capacity available for future development. At 200 gpd per DUE, about 2,000 DUEs of expansion capacity has already been subscribed to, while about 11,500 DUEs remain available for new development. This represents about 85 percent of the expansion capacity.

The standard fee for 1 DUE is based on the cost of new treatment facility capacity associated with each unit of new development. To date, \$57.0 million has been spent on the new treatment facilities which provides 13,500 DUEs of capacity. About \$48.6 million (about 85 percent) of the expansion portion of debt service is assigned to the potential future development of 11,500 DUEs. This results in the portion of the cost of treatment facilities allocated to future development to be about \$4,225 per DUE.

Details of the calculation of the wastewater fee are presented in Table 5-1.

Table 5-1: Wastewater Treatment Impact Mitigation Fee Calculation

	Net Proceeds for WWTP				
	Par Amount	Improvements			
Wastewater Debt Financing					
1991 WW COPs	\$ 11,170,000	\$ 10,140,000 ¹			
2003 WW COPs	\$ 5,000,000	\$ 4,935,000			
2004 WW COPs	\$ 27,360,000	\$ 25,000,000			
2007 WW COPs	\$ 30,320,000	\$ 30,000,000			
Portion for 1991 Refunding	\$ (9,089,000)	\$ (8,990,000)			
Total	\$ 64,761,000	\$ 61,085,000			
WWTP Improvement Costs					
		Upgrade	Expansion	Upgrade	Expansion
Wastewater Treatment Improvements					
Expansion from 5.8 to 6.3 mgd	\$ 11,240,000	\$ 3,082,451	\$ 8,157,549	27.4%	72.6% ²
Expansion from 6.3 to 8.5 mgd					
Phase 1	\$ 1,976,000	\$ 1,464,741	\$ 511,259	74.1%	25.9% ³
Phase 2	\$ 11,528,000	\$ 8,822,000	\$ 2,706,000	76.5%	23.5%
Phase 3	\$ 27,341,000	\$ 13,341,000	\$ 14,003,000	48.8%	51.2%
Thickening	\$ 1,263,000	\$ 933,997	\$ 329,003	74.0%	26.0%
Dewatering & Storage	\$ 3,930,000	\$ 2,906,263	\$ 1,023,737	74.0%	26.0%
Total⁴	\$ 57,278,000	\$ 30,550,453	\$ 26,730,547	53.3%	46.7%⁵
					Expansion portion of outstanding debt --> 45.3% ⁶
Wastewater Treatment IMF Calculation					
	Total	Original	Expansion	Subscribed	Available
WWTP Capacity (mgd)	8.50	5.80	2.70	0.40	2.30
Capacity per DUE (gpd)	200	200	200		
DUEs of Expanded Capacity	42,500	29,000	13,500	2,000	11,500
Growth Share of WWTP DS ⁷	\$ 122,227,080	\$ 65,186,039	\$ 57,041,041	\$ 8,450,525	\$ 48,590,517
		53.3%	46.7%	14.8%	85.2%
Wastewater Treatment IMF					\$ 4,225 per DUE

¹ Net proceeds from 1991 COPs have been estimated.

² Allocation between upgrade and expansion from WSALLOC.xls worksheet titled Rev.10-97 2.

³ Weighted average allocation to new development for expansion to 8.5 mgd is 40.3 percent.

⁴ A portion of net debt proceeds remain unexplained, assumed to be planning/design or other related costs.

⁵ This portion of debt service costs is appropriately attributed to expansion of treatment capacity.

⁶ About 15.4% of outstanding debt is related to financing of 1991 improvements (.154 x .726 + .846 x .403 = .453). Wastewater IMF revenue can be used to pay for up to 45.3 percent of remaining debt service.

⁷ Growth share of Wastewater Treatment Plant Debt Service equal to 46.7 percent of total.

FEE SCHEDULE

Table 5-3 presents a complete schedule of proposed wastewater fees based on the size of the water meter. The wastewater fees would apply to all new connections to the City’s wastewater system.

In instances where new wastewater customers may generate high strength wastewater and/or high flows, at the discretion of the Public Works Director, the appropriate wastewater fee may be calculated using specific estimates of annual flow, as well as BOD and SS loading. The factors to be applied for calculating high strength or high volume commercial and industrial wastewater fees are also included at the bottom of Table 5-2. These special cost factors are based on the overall treatment capacity of 8.5 mgd with a BOD concentration of 330 mg/l and a SS concentration of 340 mg/l.

Table 5-2: Proposed Wastewater Treatment Plant Impact Mitigation Fee Schedule

Meter Size	Hydraulic Capacity Factor	Wastewater Treatment
5/8" meter	0.67	\$ 2,831
3/4" meter	1.00	\$ 4,225
1" meter	1.67	\$ 7,056
1 1/2" meter	3.33	\$ 14,070
2" meter	5.33	\$ 22,521
3" meter	10.00	\$ 42,253
4" meter	16.67	\$ 70,435
6" meter	33.33	\$140,828
8" meter	53.33	\$225,333
10" meter	76.67	\$323,951
<i>High Strength/High Volume Commercial and Industrial Development ¹</i>		
	Charge for Flow	\$ 13.10 per gpd
	Charge for BOD Loading	\$ 2,002 per ppd
	Charge for SS Loading	\$ 1,670 per ppd
¹ Applies to high strength and/or high volume commercial and industrial customers, as determined by the Director of Public Works. Formula for calculation is as follows: $WW\ IMF = A \times (\$13.10 + 0.00000834 \times (B \times \$2,002 + C \times \$1,670)),$ where A = Estimated average daily flow rate in gpd B = Estimated average BOD concentration in mg/l C = Estimated average SS concentration in mg/l		

NEXUS REQUIREMENTS

The Wastewater Treatment Plant fee component meets the Mitigation Fee Act nexus requirements, as described in Table 5-3.

Table 5-3: Wastewater Treatment Plant Nexus Requirement

Identify Purpose of Fee	To fund wastewater costs that include a proportionate share of the wastewater treatment plant.
Identify Use of Fee	To fund the wastewater facilities identified in this IMFP.
Determine how there is a reasonable relationship between the need for the public facility, the use of the fee, the amount of the fee and the type of development project on which the fee is imposed.	New residential and non-residential development will generate additional residents and employees in the City of Lodi who will increase the demand for wastewater. The wastewater fees collected from new development will equal the cost of the portion of the facilities attributable to new development. Residential and non-residential development will be responsible for their fair-share portion of the total cost based on the estimated wastewater use of the individual land uses.

SOUTH WASTEWATER TRUNK LINE

BACKGROUND

In order to develop on the south side of the City, a new trunk line is needed to collect wastewater and transport the flows to the City’s existing 42” trunk Line at Davis Road. Reynold’s Ranch has already constructed the 24” line along the southern boundary of their property and will receive reimbursement for the amount in excess of their fair share.

The new South Wastewater Trunk Line only serves the properties in this area; therefore, it has been determined that a special fee will be established for this area. Because the construction of this line requires extensive capital up-front, the City will have to explore alternative financing mechanisms with the development community as development becomes a reality in this area. Figure 5-2 shoes the area that contributes flows to these new lines.

FACILITIES AND COSTS

A wastewater model was developed by City staff for the Study Area to model wastewater generation and determine pipe sizing. It was determined that 7900 linear feet of 24” pipe and 15,700 linear feet of 30” pipe will be needed for the project from Highway 99 to connect to the City’s existing 42” trunk line at Davis Road. These facilities are shown in Figure 5-1.

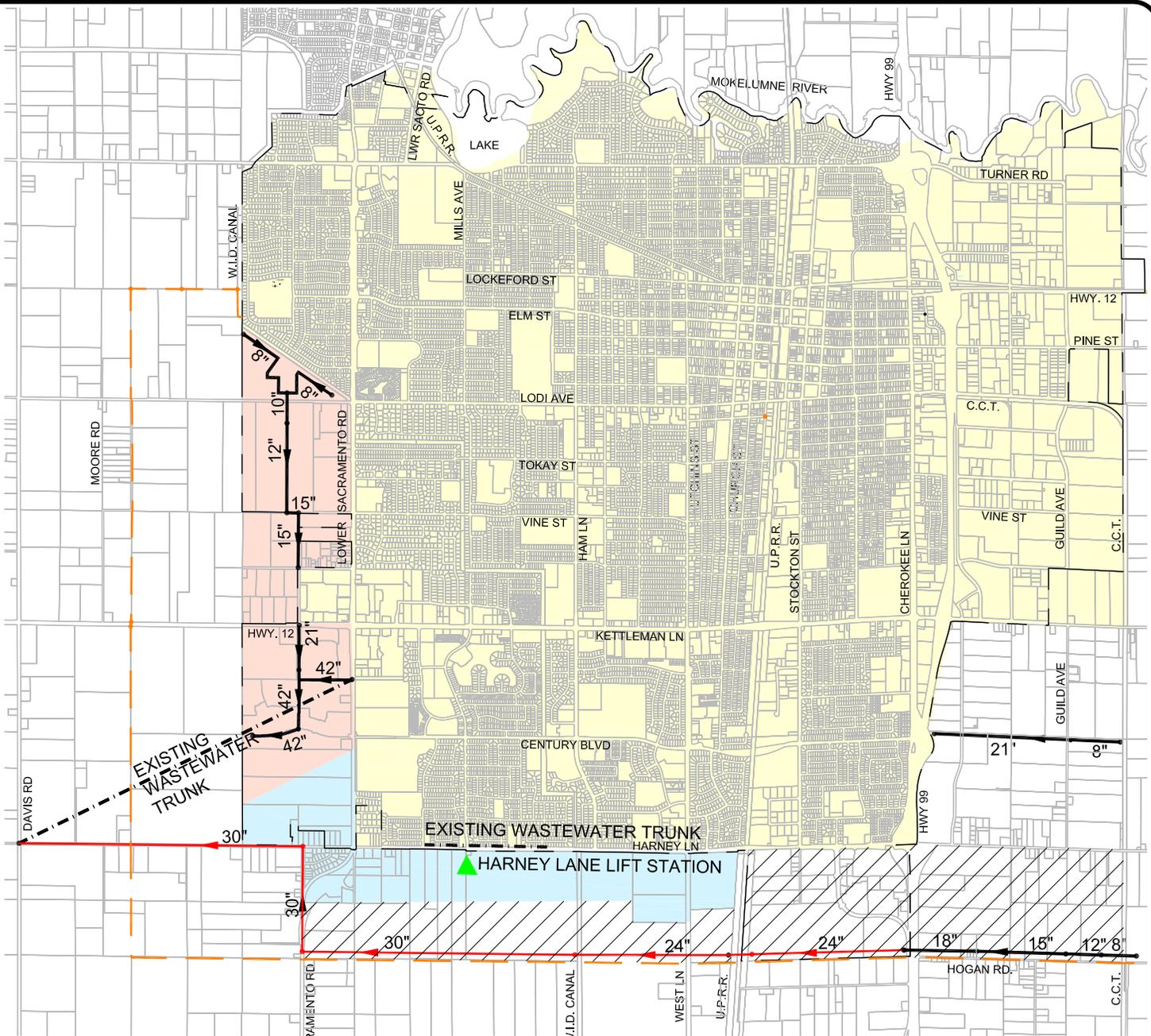
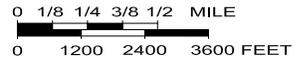


Figure 5-1
WASTEWATER FACILITIES THROUGH 2035

LEGEND

- CONSTRUCT IN FEE PROGRAM
- DEVELOPER TO CONSTRUCT
- - - EXISTING WASTEWATER TRUNK LINE
- FUTURE ANALYSIS
- ▨ SOUTH WASTEWATER TRUNK LINE STUDY AREA

- EXISTING COLLECTION FACILITIES SERVE INFILL DEVELOPMENT
- NEW FACILITIES REQUIRED TO SERVE NEW DEVELOPMENT
- NEW FACILITIES REQUIRED TO SERVE NEW DEVELOPMENT. FUNDED BY NON-CITY SOURCES BY AGREEMENT



A summary of the facilities and corresponding costs included in the IMFP is presented in Table 5-4.

Table 5-4: South Wastewater Trunk Line Costs

<u>South Wastewater Trunk Line</u>	
12"	--
15"	--
18"	--
24"	\$1,225,700
24" (exist)	\$630,700
30"	\$4,396,000
Total Cost Allocated to Future Development	\$6,252,400

The South Wastewater Trunk Line area is shown on Figure 5-2. The fee for these improvements will only apply to this area.

DWELLING UNIT EQUIVALENTS

For purposes of the South Trunk Line component of the wastewater fees, demand is expressed in dwelling unit equivalents, which is the estimated average daily wastewater flow as compared to a single family home. For purposes of calculating the wastewater fee a DUE is defined to equal 200 gpd. A summary of the DUE factors for each land use type is presented in Table 5-5.

Table 5-5: Dwelling Unit Equivalents

<u>Land Use</u>	<u>DUE Factor</u>
<i>Residential</i>	<u>per Unit</u>
Low Density Residential	1.00
Medium Density Residential	0.84
High Density Residential	0.70
<i>Non-Residential</i>	<u>per 1,000 SF</u>
Retail (Minor & Major)	0.93
Office/Medical	0.77
Industrial	0.41

FEE ZONES

The Core City area, shown in yellow on Figure 5-2, would pay the Wastewater Treatment Plant (WWTP) fee. The areas in pink on the map would pay the WWTP fee and be required to build all collection facilities. The hatched area south of Harney Lane would have to pay their WWTP fee and would be subject to a special fee, the South Wastewater Trunk Line fee, which was discussed previously in this chapter. The fee zones are shown in Figure 5-2.

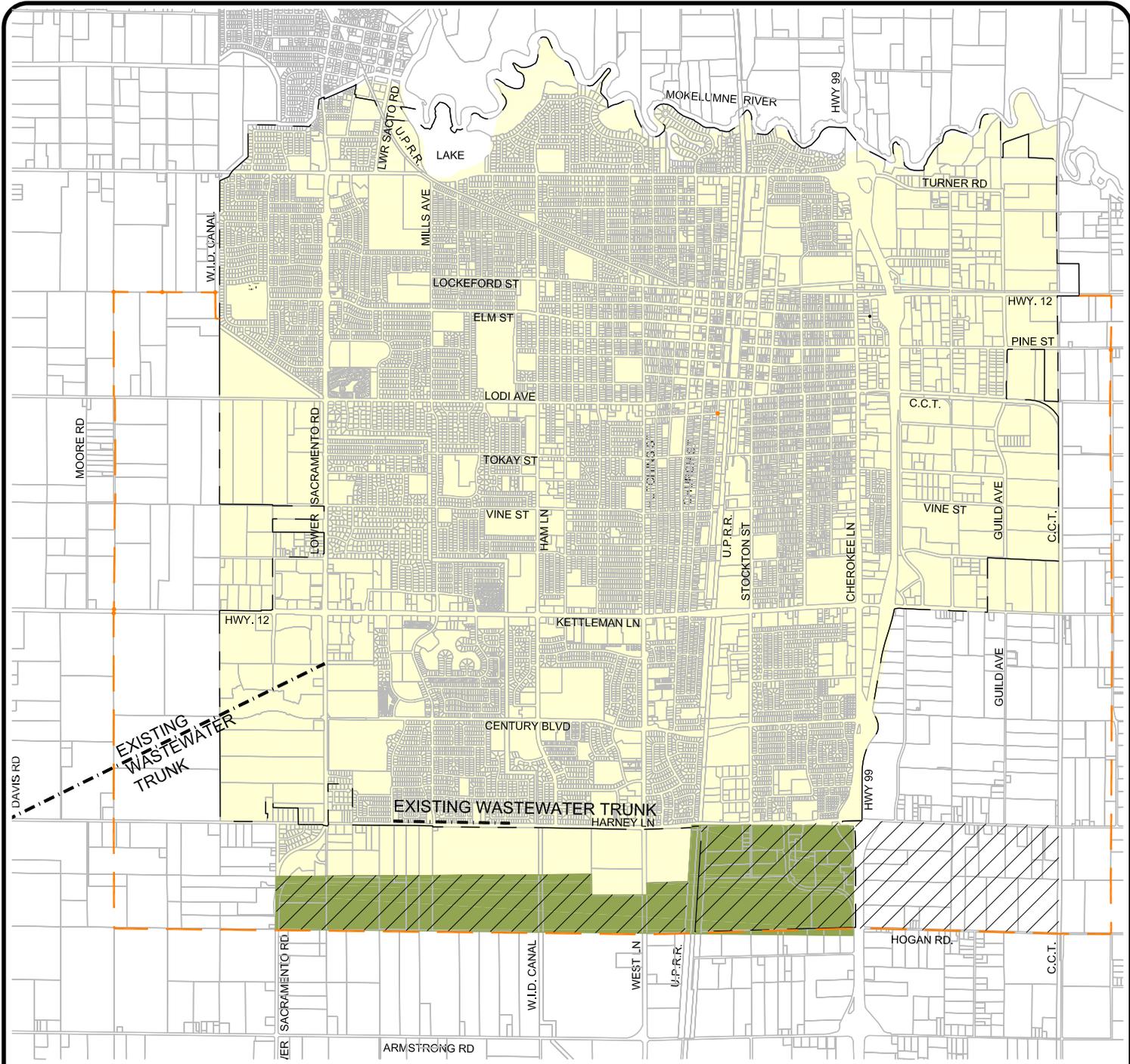


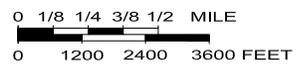
Figure 5-2

WASTEWATER FEE ZONES

LEGEND

- 2012 CITY LIMITS
- - - GENERAL PLAN LIMITS

- WWTP FEE ONLY
- WWTP FEE AND SOUTH WASTEWATER TRUNK LINE FEE
- SOUTH WASTEWATER TRUNK LINE STUDY AREA
- FUTURE ANALYSIS



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FEE METHODOLOGY

Future development in the South Wastewater Trunk Line Area of the City will create demand for additional wastewater facilities. By allocating facilities costs to each land use category based on its potential wastewater generation, this IMFP ensures that each land use category will fund its fair-share of the required facilities. Consequently, the total South Wastewater Trunk Line cost of \$6.3 million is allocated to future development based on the wastewater generation rates for each land use. For purposes of this fee calculation the cost of the pipes is spread amongst the entire development area that contributes flows to these facilities rather than 2035 land uses. This is due to the fact that these improvements will serve the buildout of this area.

FEE SCHEDULE

A summary of the South Wastewater Trunk Line component of the IMFP is presented in Table 5-6.

Table 5-6: South Wastewater Trunk Line Fee Schedule

<u>Residential</u>	<u>per Unit</u>
Low Density	\$1,181
Medium Density	\$994
High Density	\$829
<u>Non-Residential</u>	<u>per 1,000 SF</u>
Retail (Minor & Major)	\$1,096

NEXUS REQUIREMENTS

The South Wastewater Trunk Line fee component meets the Mitigation Fee Act nexus requirements, as described in Table 5-7 below.

Table 5-7: South Wastewater Trunk Line Nexus Requirements

Identify Purpose of Fee	To fund costs associated with the South Sewer Trunk Line that is required to serve future development in the South Area.
Identify Use of Fee	To fund the wastewater facilities identified in this IMFP.
Determine how there is a reasonable relationship between the need for the public facility, the use of the fee, the amount of the fee and the type of development project on which the fee is imposed.	New residential and non-residential development will generate additional residents and employees in the South Area who will generate new demand for wastewater. The wastewater fees collected from new development in the South Area will equal the cost of the portion of the facilities attributable to new development in that area. Residential and non-residential development will be responsible for their fair-share portion of the total cost based on the estimated wastewater use of the individual land uses. Only those properties that utilize the sewer line will pay the fee.

6. STORM DRAINAGE

BACKGROUND

The City of Lodi is divided into several of Storm Drainage Basin areas, referred to as Basins A through K. Each of the basin areas has a series of storm drainage pipes and detention basins that serve the area's drainage needs. In order for new development to occur, new improvements must be made to the City's existing system.

In 1963, the City adopted the Lodi Master Plan for the Development of Storm Water Collection and Disposal Facilities for drainage areas A through H. Facilities required to serve areas A through E, G and H have been constructed. In 1990, the planning area was expanded to include Drainage Area I that extends from Kettleman Lane to Harney Lane and from Lower Sacramento Road to the extension of the WID canal. As part of the IMFP update, the City prepared a 2012 Storm Drainage Master Plan that addresses planning areas F, I, K, and L. The terminal drainage for K and L is the WID canal; the terminal drainage for J is the existing master storm drain trunk line located in Century Boulevard.

FACILITIES AND COSTS

The City completed a storm drainage master plan as part of the IMFP update. Following is a description of the various areas within the City and the improvements that are required:

- Zone 1, as shown on Figure 6-1, consists of the City Core area as well as the area that lies east of Highway 99. Basin and pump station improvements are required to be completed at the C-basin.
- Zone 2, as shown on Figure 6-1, is east of Lower Sacramento Road, beyond City limits. New pipes and basins are required to serve future development as shown in the storm drainage master plan. The cost of these facilities is included in Table 6-1.
- Basins F, I, L and K, on the west and south sides of the City, do not have a fee. It has been determined that the developers in this area will fund the construction of their own storm drainage facilities; therefore no fee is being established.
- The remaining areas in the City are expected to develop beyond the 2035 planning horizon used in this IMFP. As a result, these area were not included in the master plan at this time and will be analyzed in future IMFP and master plan updates.

Table 6-1 summarizes the costs of the facilities that form the basis of the fee for Zone 1.

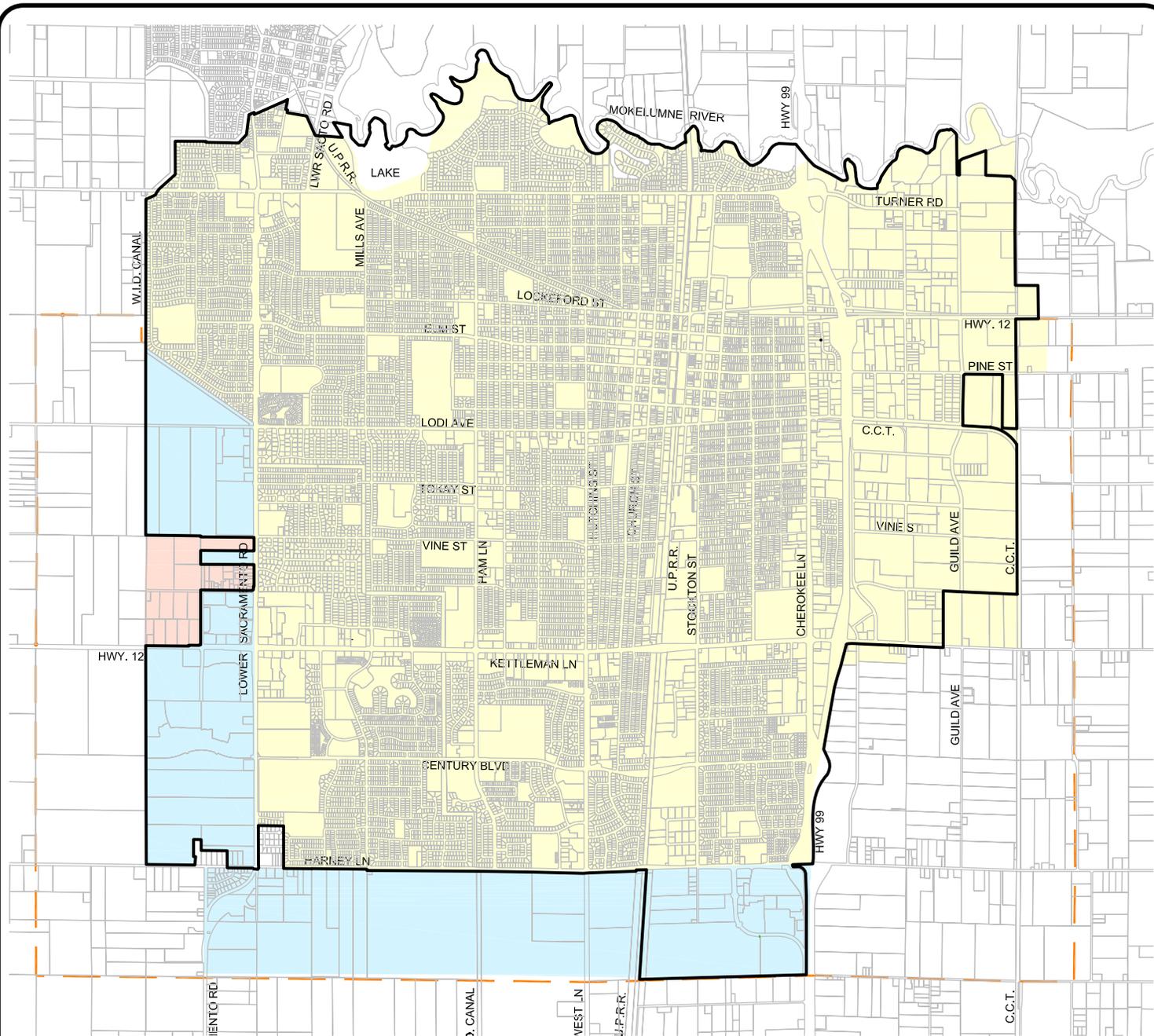


Figure 6-1
**STORM DRAINAGE
 FEE ZONES**

LEGEND

— 2012 CITY LIMITS



ZONE 1



ZONE 2

- - - GENERAL PLAN LIMITS



DEVELOPER
 CONSTRUCTED



FUTURE ANALYSIS

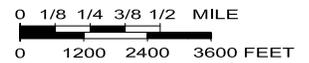


Table 6-1: Storm Drainage Cost Summary

<u>Zone 1:</u>	
<i>Zone 1 Basin Improvements</i>	
C-Basin Pump Station	\$2,055,900
C-Basin	\$912,593
Total Zone 1 Cost	\$2,968,493

DWELLING UNIT EQUIVALENTS

Storm Drainage costs are allocated based on run-off coefficients. A dwelling equivalent unit is based on the amount of run-off that an acre of each land use produces in relation to an acre of low density residential development. A summary of the DUE factors for each land use type is presented in the Table 6-2 below. Storm Drainage fees for non-residential will be collected on a per acre basis rather than a per 1,000 SF basis as other fees are. This is due to the fact that run-off coefficients are more directly linked to acreage.

Table 6-2: Storm Drainage Dwelling Unit Equivalents

Land Use	Runoff Coefficient	DUE Factor
<i>Residential</i>	<i>per Acre</i>	<i>per Unit</i>
Low Density	0.40	1.00
Medium Density	0.50	0.50
High Density	0.67	0.40
Subtotal		
<i>Non-Residential</i>	<i>per Acre</i>	<i>per Acre</i>
Retail (Minor & Major)	0.70	1.75
Office/Medical	0.70	1.75
Industrial	0.75	1.88

FEE METHODOLOGY

The purpose of the storm drainage fee is to ensure that new development pays a proportionate share of the cost of constructing facilities to accommodate drainage demands of new construction within the City. For purposes of the storm drainage IMFP, demand is measured by applying run-off coefficient factors which establishes the fair share of storm drainage facilities for each land use. Using zones for storm drainage ensures that new development is only paying towards the improvements that they in fact use.

FEE SCHEDULE

A summary of the storm drainage component of the IMFP is presented in Table 6-3. The Zone 2 fees are for planning purposes and apply only to property outside the City limits in the drainage basin.

Table 6-3: Zone 1 Storm Drainage Fees

Land Use	Cost per Unit / Acre
<hr/>	
<i>Residential</i>	<i>per Unit</i>
Low Density	\$1,394
Medium Density	\$697
High Density	\$561
Subtotal	
<i>Non-Residential</i>	<i>per Acre</i>
Retail (Minor & Major)	\$14,640
Office/Medical	\$14,640
Industrial	\$15,686

CONCEPTUAL ZONE 2 FEES

Zone 2 costs and fees are being included for estimating purposes only. This zone is shown on Figure 6-1. All properties in this zone are currently outside the City limits. The estimated cost of the basin, pump station, land and pipe oversizing costs are shown in Table 6-4. The fees shown in Table 6-5 are representative of what the fee might be should the property annex into the City and develop.

Table 6-4: Zone 2 Estimated Costs

<u>Zone 2: F & I-Basin Watershed Areas</u>	
<i>F-Basin Improvements</i>	
Pipes	\$1,068,017
Basins	\$8,981,826
Subtotal Cost	<u>\$10,049,843</u>
<i>I-Basin Improvements</i>	
Pipes	\$902,971
Basins	<u>\$6,271,380</u>
Subtotal Cost	\$7,174,351
Total Zone 2 Cost	\$17,224,193
Less: Available SD Fee Fund Revenue	<u>(\$560,652)</u>
Net Zone 2 Cost	\$16,663,541

Table 6-5: Zone 2 Conceptual Storm Drainage Fees

<i>Residential</i>	<u><i>per Unit</i></u>
Low Density	\$4,237
Medium Density	\$2,118
High Density	\$1,703
<i>Non-Residential</i>	<u><i>per Acre</i></u>
Retail (Minor & Major)	\$44,485
Office/Medical	\$44,485
Industrial	\$47,663

NEXUS REQUIREMENTS

The storm drainage fee component meets the Mitigation Fee Act nexus requirements, as described in Table 6-6.

Table 6-6: Storm Drainage Fee Nexus Requirements

Identify Purpose of Fee	To fund Storm Drainage costs that include a proportionate share of storm drainage basins and pipe costs.
Identify Use of Fee	To fund the storm drainage facilities identified in this IMFP.
Determine how there is a reasonable relationship between the need for the public facility, the use of the fee, the amount of the fee and the type of development project on which the fee is imposed.	New residential and non-residential development will generate the demand for additional storm drainage facilities. The storm drainage fees collected from new development will equal the cost of the portion of the facilities attributable to new development within Zone 1. Residential and non-residential development will be responsible for their fair-share portion of the total cost based on the estimated storm water generated for each of the individual land uses. The fees are collected by zones.

7. TRANSPORTATION

BACKGROUND

To measure and describe the operational status of the local roadway network, transportation engineers and planners commonly use a grading system called level of service (LOS). Level of service is a description of a facility's operation, ranging from LOS A (indicating free-flow traffic conditions with little or no delay) to LOS F (representing over-saturated conditions where traffic flows exceed design capacity, resulting in long queues and delays).

The City's 2010 General Plan contains policy direction about what constitutes acceptable operations on the City's street network. The policy states, "[f]or purposes of design review and environmental assessment, apply a standard of Level of Service E...on all streets in the City's jurisdiction. The objective of this performance standard is to acknowledge that some level of traffic congestion during the peak hour is acceptable and indicative of an economically vibrant and active area, and that infrastructure design decisions should be based on the conditions that predominate during most of each day."

The baseline analysis conducted for the 2010 General Plan Update evaluated more than 100 roadway segments and 11 major intersections throughout the City and calculated the LOS at each location (this effort was documented in the *Lodi General Plan Update Working Paper #1: Land Use, Transportation, Environment and Infrastructure*, 2007). Of all the locations studied in 2010, the only locations found to operate at LOS F, and thus operating outside of the standards set in the 2010 General Plan, were the segments of Kettleman Lane between Tienda Drive and Cherokee Lane. As will be discussed later in this section, none of the capital improvement projects included in the IMFP are located along these segments of Kettleman Lane, so the IMFP projects are not affected by the operations results presented in the General Plan baseline analysis. (It should also be noted that the data used in the General Plan baseline analysis were collected in late 2006; since that time, traffic volumes throughout San Joaquin County have declined due to depressed economic conditions, so it is likely that if more up-to-date information were available, it would indicate improved LOS on Kettleman Lane and throughout the City.)

The *South Hutchins Street Annexation Project Traffic Impact Analysis* (2009) evaluated 19 study intersections throughout the southern part of Lodi, and found that all of the intersections operated at LOS D or better during both the morning and afternoon peak hours. Therefore, for the purposes of the IMFP analysis, no existing deficiencies have been identified that would affect the nexus determination.

FACILITIES AND COSTS

The primary future deficiency is anticipated to occur along Harney Lane, which is currently a two-lane road but which would need to be widened to four lanes in order to accommodate the demand from the new development that is anticipated in the southern and western areas of the City. Harney Lane is immediately adjacent to major new development areas, and the widening is only needed to serve those new areas; therefore, it is reasonable for the full cost of the Harney Lane improvements to be included in the IMFP.

Additional future deficiencies were identified along Guild Avenue and Victor Road, due to the addition of more industrial development in the area east of SR 99. The capital improvement project list for the IMFP, therefore, includes the widening of Victor Road from two to four lanes between SR 99 and Guild Avenue, addition of a median on West Lane south of Harney, the ultimate median construction on Harney from just west of Lower Sacramento Road to South Hutchins Street, interim widening improvements on Harney from Lower Sacramento Road to Mills Avenue, and a re-striping of Guild Avenue to provide four travel lanes between Lodi Avenue and Auto Center Drive. Along with these roadway improvements, the intersection of Victor Road and Guild Avenue should be signalized. These improvements are adjacent to major areas of future development and are needed to serve the traffic generated by those new uses, so it is reasonable for the full cost of the improvements to be included in the IMFP.

City staff was also consulted to identify more localized improvements that should be included in the IMFP capital improvement list. Based on intersection projects that have been identified in previous capital improvement programs, staff designated five intersections where installation of traffic signals are needed: Mills Avenue/Elm Street, Turner Road/California Street, Turner Road/Sacramento Street, Cherokee Lane/Elm Street, and Guild Avenue/Victor Road. Because these are local intersections that are not adjacent to major new development areas, it was determined that the IMFP should cover only a portion of these project costs, proportional to the amount of future traffic passing through these intersections that is generated by new development. These fair-share percentages were calculated using the results of the 2035 traffic model.

The costs for the projects are summarized in Table 7-1. It should be noted that it is assumed that the full cost of the UPRR grade separation on Harney Lane would be funded through a variety of outside funding sources such as STIP, Measure K, etc. Should assumptions change and outside funding not be secured, additional funding will be required from the IMFP.

Table 7-1: Transportation Cost Summary

	Total Project Cost	Outside Funding Sources	IMFP Percentage Share	Net Cost Included in Fee Program
<u>Traffic Signals</u>				
Mills Ave and Elm St	\$259,000		20%	\$51,800
Turner Rd and California St	\$280,000		20%	\$56,000
Turner Rd and Sacramento St	\$280,000		30%	\$84,000
Cherokee Ln and Elm St	\$280,000		30%	\$84,000
Guild Ave and Victor Rd	\$315,000		100%	\$315,000
Subtotal	\$1,414,000	--		\$590,800
<u>Roadway Improvements</u>				
Guild Ave	\$43,400	--	100%	\$43,400
Victor Rd	\$5,890,000	(\$3,530,000)	100%	\$2,500,000
West Lane	\$568,400	--	100%	\$568,400
Harney Lane	\$26,856,000	(\$24,726,000)	100%	\$2,130,000
Subtotal	\$33,357,800	(\$28,256,000)		\$5,241,800
Total Cost Allocated to Future Development				\$5,832,600

DWELLING UNIT EQUIVALENTS

Dwelling Unit Equivalent factors are a common way of normalizing the effects of different types of land use on a set of public facilities. Many transportation impact fee programs use DUE factors to account for the relative burden on the transportation system caused by different types of development. DUE factors commonly include an accounting of trip generation rates and percentages of pass-by trips attributable to different land uses, and sometimes include a representation of average trip lengths or other characteristics.

For purposes of this evaluation, trip generation rates and pass-by trip percentages were used to develop DUE factors for each land use type. The City of Lodi travel demand model contains trip generation rates for several land use categories and has been calibrated to reflect local conditions. Table 7-2 shows the PM peak hour trip generation rate for each land use category based on the Lodi model, as well as the percentage of new trips attributable to each category from a commonly-accepted reference document on this subject. These figures are multiplied together to determine the number of new trips per unit of development (per dwelling unit for residential uses, and per thousand square feet for non-residential uses). The single-family residential rate is then set to 1.0 and all other rates are normalized to that level, so the factors can be used to calculate each land use category's proportional contribution toward the capital improvement project costs.

Table 7-2: Calculation of Dwelling Unit Equivalent (DUE) Factors

Land Use	Unit ¹	PM Peak Hour Trip Rate ² (a)	New Trips ³ (b)	New Trips per Unit (a * b)	DUE per Unit
Low Density	DU	1.16	100%	1.16	1.00
Medium Density	DU	0.63	100%	0.63	0.54
High Density	DU	0.63	100%	0.63	0.54
Commercial / Retail	1,000 SF	3.91	50%	1.96	1.69
Office	1,000 SF	2.03	70%	1.42	1.22
Industrial	1,000 SF	0.85	85%	0.72	0.62

¹DU = dwelling unit
²Lodi Travel Demand Forecasting Model and *ITE Trip Generation, 8th Edition*.
³SANDAG Brief Guide of Vehicular Traffic Generation Rates, April 2002.
Source: Fehr & Peers, 2012.

FEE METHODOLOGY

Future development in the City will create the needs for roadway improvement. For the purposes of this evaluation, trip generation rates and pass-by trip percentages were used to develop DUE factors for each land use type. These DUE factors were then used to allocate costs to each land use type.

FEE SCHEDULE

A summary of the transportation component of the IMFP is presented in the Table 7-3.

Table 7-3: Transportation Fees

Land Use	Cost per Unit/ 1,000 SF
<i>Residential</i> <i>per Unit</i>	
Low Density	\$711
Medium Density	\$386
High Density	\$386
<i>Non-Residential</i> <i>per 1,000 SF</i>	
Retail (Minor & Major)	\$1,199
Office/Medical	\$872
Industrial	\$443

NEXUS REQUIREMENTS

The Traffic fee component meets the Mitigation Fee Act nexus requirements, as described in Table 7-4.

Table 7-4: Transportation Fee Nexus Requirements

Identify Purpose of Fee	To fund traffic costs that include a proportionate share of new traffic signals and road widening projects.
Identify Use of Fee	To fund the traffic improvements identified in this IMFP.
Determine how there is a reasonable relationship between the need for the public facility, the use of the fee, the amount of the fee and the type of development project on which the fee is imposed.	New residential and non-residential development will generate additional residents and employees in the City who will increase the traffic in Lodi and will trigger the need for additional traffic improvements. The traffic fees collected from new development will equal the cost of the portion of the facilities attributable to new development. Residential and non-residential development will be responsible for their fair-share portion of the total cost based on the estimated traffic generation rates of the individual land uses.

8. POLICE

BACKGROUND

The Lodi Police Department has organized the City into three districts - the Central District, Heritage District, and Sunset District - and five patrol beats. The department protects and serves the City through crime prevention, investigation, and other public safety services. The department has several specialized units, including investigations, narcotics, gang intelligence, drug suppression, crime prevention, K-9, special weapons and tactics, and traffic units.

FACILITIES AND COSTS

The police station is located at 215 West Elm Street and includes 56,000 square feet of building space. Based on a building capacity review conducted by the police department, the police station can accommodate enough additional officers and personnel to serve approximately 92,000 residents.

The police station was financed with a portion of the proceeds from the 2002 Public Improvement Financing Project, which issued \$26.7 million in Certificates of Participation (COPs). Approximately \$14.3 million of the aggregate bond amount was used to construct the police station. The total cost related to the police station portion of the COPs equals approximately \$27.0 million and includes COP principal and interest costs. However, only a portion of the total cost of the police facilities is attributable to future development. A summary of the facilities, and corresponding costs, included in the IMFP is presented in Table 8-1.

Table 8-1: Police Cost Summary

Project	Fee Funded Cost
Police Station Costs (Future development's share only)	\$4,062,000
Vehicle Costs	<u>\$434,000</u>
Total Cost Allocated to Future Development	\$4,496,000

LEVEL OF SERVICE STANDARD

The City's fiscal year 2011/12 budget includes funding for 106 police officers; this includes 71 sworn and 35 non-sworn officers. The current number of officers translates into a police service standard of 1.70 officers per 1,000 residents. The building capacity review conducted by the police department revealed that the existing police station could accommodate approximately 50 additional police personnel.

Based on the City's current level of service and the police station capacity review, the police station can serve an additional 29,412 future residents. The IMFP incorporates development through year 2035; development projections assume the City will grow by an additional 13,128 residents by 2035. Consequently, the police station has excess capacity to accommodate

sufficient officers to serve an additional 16,284 residents beyond the 2035 horizon of the IMFP.

DWELLING UNIT EQUIVALENTS

Police facility costs are allocated based on residents and employees since it is reasoned that residential and non-residential developments benefit from these facilities. Consequently, a persons served figure is used in the cost allocation calculation for police facilities. The persons served factor is defined as the residential population plus 50% of employees. The exact relationship in terms of service demand required by residents and employees is difficult to measure, but it is generally understood that employees utilize less police services than do residents. As a result, a resident is equal to 1.0 persons served and an employee is assumed to equal 0.5 persons served. The persons served for a residential unit is equal to the average persons per household. The persons served per 1,000 square feet of non-residential building space is equal to one half the average number of employees assumed for that building type.

The DUE for the police fee is based on the persons served and is a factor that quantifies different land use types in terms of their equivalence to a low density residential unit. A low density residential unit is assigned a DUE factor of 1.0 and the DUE factor for each of the other land use categories is determined based on the anticipated number of persons served for each land use category relative to the number of persons served for a low density residential unit. A summary of the DUE factors for each land use type is presented in Table 8-2.

Table 8-2: Police Facilities Dwelling Unit Equivalents

Land Use	Persons per Household/ Employees per 1,000 SF	Resident-to-Employee Ratio = 1.0 : 0.5	
		Persons Served	DUE Factor
<i>Residential</i>		<i>per Unit</i>	
Low Density	2.85	2.85	1.00
Medium Density	2.40	2.40	0.84
High Density	2.00	2.00	0.70
<i>Non-Residential</i>		<i>per 1,000 SF</i>	
Retail (Minor & Major)	2.50	1.25	0.44
Office/Medical	4.00	2.00	0.70
Industrial	1.33	0.67	0.23

FEE METHODOLOGY

Because the police station has the capacity to service the City’s residents beyond 2035, police station costs are allocated to existing development in the City, future development through 2035, and future development beyond 2035, based on the estimated total persons served for each development period. Based on this methodology, existing development in the City is responsible for approximately 66% of the cost of the police station; this portion of the cost must be funded

with revenues other than future development impact fees. Future development, through and beyond 2035, is responsible for the remaining 34% of the total cost. As shown in Table 8-3, approximately 19% of the total cost is allocated to future development beyond 2035 and 15% is allocated to future development through 2035; this \$4.1 million dollar amount is included in the calculation of the police fee component of the IMFP.

Table 8-3: Police Station Cost

	Existing (2011)	Future (thru 2035)	Remaining (Beyond 2035)	Total Cost
% of Total Police Station Cost	66%	15%	19%	100%
Police Station Cost Allocation	\$17.9 M	\$4.1 M	\$5.0 M	\$27.0 M

In addition to providing funding for the police station, the IMFP will also provide funding for various police vehicles, including marked patrol cars, unmarked/administration cars, traffic cars, partners/crime prevention cars, code enforcement cars, and animal control cars. Based on the City’s current vehicles per sworn officer standard for each vehicle type, the total cost for vehicles needed to serve future development through 2035 is approximately \$0.4 million. The total cost allocated to future development included in the IMFP for the police station and vehicles is \$4.5 million.

FEE SCHEDULE

A summary of the police fees is presented in Table 8-4.

Table 8-4: Police Fees

<u>Residential</u>	<u>per Unit</u>
Low Density	\$753
Medium Density	\$634
High Density	\$528
<u>Non-Residential</u>	<u>per 1,000 SF</u>
Retail (Minor & Major)	\$330
Office/Medical	\$528
Industrial	\$176

NEXUS REQUIREMENTS

The police fee component meets the Mitigation Fee Act nexus requirements, as described in Table 8-5.

Table 8-5: Police Fee Nexus Requirements

Identify the purpose of the fee.	To fund police-related capital and vehicle costs, including financing costs, attributable to the impact of new development.
Identify the use of the fee.	To fund the police facilities identified in this IMFP.
Determine how there is a reasonable relationship between the need for the public facility, the use of the fee, the amount of the fee and the type of development project on which the fee is imposed	New residential and non-residential development will generate additional residents and employees who will increase the demand for additional police services and personnel. Police facilities and vehicles will be needed for the new police personnel. The police fees are calculated so that fee revenue will equal the cost of the portion of the facilities and vehicles attributable to new development through 2035. Residential and non-residential development will be responsible for their fair-share portion of the total cost based on the DUE variable assigned to each individual land use.

BACKGROUND

The Fire Department provides a wide range of emergency and non-emergency services, including fire suppression, emergency medical services, hazardous materials response, technical rescue, fire prevention, public education, and related safety services. The City has an Insurance Services Office (ISO) rating of Class 3, which indicates that the Fire Department is strategically placed throughout the City and has adequate personnel, equipment, and expertise to serve the current population.

FACILITIES AND COSTS

The Fire Department provides fire protection services to the City from four fire stations: Fire Station 1 is located in Lodi’s downtown area; Fire Station 2 is located on the eastside of the City; Fire Station 3 is located in the southwest quadrant of the City; and Station 4 is in the northwest quadrant of the City.

The department reviewed the anticipated locations of future development through 2035 and determined that it could continue to serve the entire City with existing Fire Stations 1, 3, and 4 and by relocating and expanding Fire Station 2. Fire Station 2 is planned for relocation from its current site to another location in the area; the existing station will be expanded from 6,200 to 10,500 square feet at a cost of approximately \$1.6 million, including financing costs. In 2001, the City borrowed approximately \$1.6 million from the water fee fund to construct Fire Station 4. The fire fee fund has repaid approximately \$0.4 million of the inter-fund loan to-date, resulting in an outstanding balance of \$1.2 million.

A summary of the facilities and corresponding costs included in the IMFP is presented in Table 9-1.

Table 9-1: Fire Facilities Costs

Project	Fee Funded Cost
Outstanding Loan Balance For Fire Station 4 ¹	\$1,225,000
Station 2 Expansion Cost	\$1,290,000
Station 2 Financing Cost	<u>\$310,000</u>
Total Cost Allocated to Future Development	\$2,825,000

¹Represents the outstanding principal balance from the water fund; no interest is included in the loan from the water fund.

LEVEL OF SERVICE STANDARD

Lodi's four fire stations provide adequate fire protection services to all areas within the City limits. In 2006, the most recent year of data availability, the department met a response time criteria of 6 minutes for 90% of all calls.

The department reviewed the anticipated location of future development in the City through 2035 and based on that review, determined that the existing four stations, along with the future relocation and expansion of Station 2, would continue to provide adequate service coverage to existing and future development.

DWELLING UNIT EQUIVALENTS

Fire facility costs are allocated based on residents and employees since it is reasoned that residential and non-residential developments both benefit from these facilities. For residential land uses, the persons served equals the residential population; for non-residential land uses, the persons served is equal to 50% of the number of employees. The exact relationship in terms of service demand required by residents and employees is difficult to measure, but it is a commonly understood that non-residential development utilizes less fire services than does residential development. As a result, a resident is equal to 1.0 persons served and an employee is assumed to equal 0.5 persons served. In order to quantify different land use types in terms of their equivalence to a low density residential unit, a DUE factor is determined for each land use type and is based on the number of persons served. A summary of the DUE factors for each land use type is presented in the following table.

Table 9-2: Fire Facilities Dwelling Unit Equivalents

Land Use	Persons per Household/ Employees per 1,000 SF	Resident-to-Employee Ratio = 1.0 : 0.5	
		Persons Served	DUE Factor
<i>Residential</i>		<i>per Unit</i>	
Low Density	2.85	2.85	1.00
Medium Density	2.40	2.40	0.84
High Density	2.00	2.00	0.70
<i>Non-Residential</i>		<i>per 1,000 SF</i>	
Retail (Minor & Major)	2.50	1.25	0.44
Office/Medical	4.00	2.00	0.70
Industrial	1.33	0.67	0.23

FEE METHODOLOGY

As discussed in this chapter, the City determined that it could serve future development through 2035 with existing Fire Stations 1, 3, and 4 and by relocating and expanding Fire Station 2. Consequently, the replacement value of existing fire stations and vehicles, plus the future Station #2 expansion construction costs, which are estimated to be \$16.5 million, are allocated to existing and future development based on the existing and future (i.e., through 2035) persons served within the City. A summary of the existing and future (i.e., through 2035) persons served, as well as the cost allocation, is presented in Table 9-3.

Table 9-3: Fire Station Persons Served

	Existing (2011)	Future (thru 2035)	Total
Total Persons Served	75,399	17,153	92,553
% of Total	81%	19%	100%
Total Cost Allocation	\$13,443,000	\$3,058,000	\$16,501,000

Based on the number of persons served, existing development is allocated approximately 81% of fire facilities and vehicle costs and future development through 2035 is allocated the remaining 19%. The total cost attributable to future development for fire facilities and vehicles is \$3.1 million. This amount represents future development's fair share of all fire facilities in the City at 2035 and is the maximum amount that could be allocated to future development.

Since the maximum amount that could be allocated to future development (i.e., \$3.1 million) is more than the remaining unfunded facilities costs through 2035 (i.e., \$2.8 million), only the \$2.8 million cost should be incorporated in the calculation of the fire fee. The remaining unfunded facilities costs through 2035 include the outstanding amount borrowed from the water fund (\$1.2 million) to finance the construction of Fire Station 4 and the construction and financing costs for the expansion of Fire Station 2 (\$1.6 million).

In calculating the fire fees, the \$2.8 million cost is first allocated between future residential and non-residential development based on calls for service. Department records show that approximately 63% of the documented calls are attributable to residential development and the remaining 37% are attributable to non-residential development. These percentages were used to allocate the \$2.8 million cost between future residential and non-residential development. A persons served methodology was then applied to determine the fire fee for each land use class within residential and non-residential development.

FEE SCHEDULE

A summary of the fire fees are presented in Table 9-4:

Table 9-4: Fire Fees

<u>Residential</u>	<u>per Unit</u>
Low Density	\$385
Medium Density	\$324
High Density	\$270
<u>Non-Residential</u>	<u>per 1,000 SF</u>
Retail (Minor & Major)	\$338
Office/Medical	\$540
Industrial	\$180

NEXUS REQUIREMENTS

The fire fee meets the Mitigation Fee Act nexus requirements, as described in Table 9-5.

Table 9-5: Fire Fee Nexus Requirements

Identify the purpose of the fee.	To fund fire-related capital costs, including financing costs, attributable to the impact from new development.
Identify the use of the fee.	To fund the fire facilities identified in this IMFP.
Determine how there is a reasonable relationship between the need for the public facility, the use of the fee, the amount of the fee and the type of development project on which the fee is imposed	New residential and non-residential development will generate additional residents and employees who will increase the demand for additional fire facilities and services. The fire fees are calculated so that fee revenue will equal the cost of the portion of the facilities attributable to new development through 2035. Residential and non-residential development will be responsible for their fair-share portion of the total cost based on the DUE variables assigned to the individual land uses.

10. PARKS

BACKGROUND

The City maintains 278 acres of parks and dual use drainage basins; 184 acres of this total are parkland. The City's parks system includes twenty three developed parks that offer a variety of ball fields, picnic and play areas, and other amenities. Lodi Lake is the City's regional park, through which the Mokelumne River traverses, providing the City's residents with an assortment of outdoor activities.

FACILITIES AND COSTS

The IMFP's parks consultant, Vallier Design Associates (VDA), reviewed existing park facilities to determine the type of parks and amenities that would supplement the City's existing park facilities. VDA, along with City staff, determined that improvements to DeBenedetti Park, Pixley Park, and Lodi Lake Park would be needed to serve future development. The proposed improvements for each park are as follows:

- DeBenedetti Park is a 49 acre master planned community park off of Century Boulevard that is being constructed in phases. The first 35-acre phase is complete, with the exception of lighting, leaving 14 acres to be constructed at a cost of \$11.1 million. Park improvements consist of soccer, baseball and softball fields, a football field, restrooms, a concessions building, picnic and play areas, parking, and a storm water basin.
- Pixley Park is a 27 acre park planned for multiple sports fields. The cost of the park construction is \$4.9 million. The park will include softball fields, picnic structures, restrooms, and a storm water basin.
- Lodi Lake Park is a 101 acre regional park on the northern edge of the City that will be expanded by 7 acres at a cost of \$3.1 million. The expansion will add a group picnic area including a kitchen, shade/picnic structures, restrooms, pathways, parking, and a bocce ball court.

A summary of the facilities, and corresponding costs, included in the IMFP is presented in Table 10-1.

Table 10-1: Park Facilities Costs

Project	Fee Funded Cost
DeBenedetti Park	\$11,135,000
Pixley Park	\$4,946,000
Lodi Lake Park	<u>\$3,102,000</u>
Total Cost Allocated to Future Development	\$19,183,000

LEVEL OF SERVICE STANDARD

The City's 2010 General Plan identifies a park service standard of 8.0 acres of parks and drainage basins per 1,000 residents. However, the IMFP will not fund all of the parks included in the 8.0 acre requirement. Neighborhood parks, which account for 2.5 acres out of the 8.0 acre standard, as well as most of the natural space, will be funded privately by future development. Therefore, development costs associated with the neighborhood parks and most of the open space are not included in the IMFP. Table 10-2 provides a breakdown of the City's General Plan standard for each type of park.

Table 10-2: Park Service Standards

Park Type	General Plan Standard (Acres per 1,000 Residents)
Neighborhood	2.50 acres
Community	1.80 acres
Regional	0.80 acres
Natural Open Space	2.10 acres
<u>Special Use Areas</u>	<u>0.80 acres</u>
Total	8.0 acres

DWELLING UNIT EQUIVALENTS

Park costs are allocated based on residents and employees since it is reasoned that residential and non-residential developments both benefit from these facilities. Consequently, a persons served figure is used to estimate future impacts to park facilities. The number of persons served is defined as the residential population plus approximately 0.12 of all employees. The relationship in terms of service demand required by residents and employees is estimated based on the potential amount of time that a resident or employee can utilize park facilities. For example, a resident can utilize park facilities an average of 12 hours per day seven days a week for a total of 84 hours and an employee can utilize park facilities an average of about two hours per day five days a week for a total of 10 hours per week. In other words, the employee has the potential to use the park approximately 0.12 of the time that a resident can ($10 \div 84 = 0.12$).

A dwelling unit equivalent, based on the number of persons served, quantifies the impact from different land use types in terms of their equivalence to a low density residential unit. A low density residential unit is assigned a DUE factor of 1.0 and the DUE factor for each of the other land use categories is determined based on the persons served for each land use category relative to the persons served for a low density residential unit. A summary of the DUE factors for each land use type is presented in Table 10-3.

Table 10-3: Parks Dwelling Unit Equivalents

Land Use	Persons per Household/ Employees Per 1,000 SF	Resident-to-Employee Ratio = 1.0 : 0.12	
		Persons Served	DUE Factor
<i>Residential</i>		<i>per Unit</i>	
Low Density	2.85	2.85	1.00
Medium Density	2.40	2.40	0.84
High Density	2.00	2.00	0.70
<i>Non-Residential</i>		<i>per 1,000 SF</i>	
Retail (Minor & Major)	2.50	0.30	0.10
Office/Medical	4.00	0.48	0.17
Industrial	1.33	0.16	0.06

FEE METHODOLOGY

Future development in the City will create demand for park facilities. For purposes of the park component of the IMFP, demand is measured by applying the parks service standard identified in the General Plan to the future number of residents in the City. By allocating facilities costs to each land use category based on its potential demand for park facilities, this IMFP ensures that each land use category will fund its fair-share of the required facilities. Consequently, the total park cost of \$19.2 million is allocated to future development based on the number of persons served.

FEE SCHEDULE

A summary of the park component of the IMFP is presented in Table 10-4.

Table 10-4: Park Fees

<i>Residential</i>	<i>per Unit</i>
Low Density	\$3,890
Medium Density	\$3,276
High Density	\$2,730
<i>Non-Residential</i>	<i>per 1,000 SF</i>
Retail (Minor & Major)	\$406
Office/Medical	\$650
Industrial	\$217

NEXUS REQUIREMENTS

The park fee component meets the Mitigation Fee Act nexus requirements, as described in Table 10-5.

Table 10-5: Park Fee Nexus Requirements

Identify the purpose of the fee.	To fund park facilities attributable to new development.
Identify the use of the fee.	To fund the park facilities identified in this IMFP.
Determine how there is a reasonable relationship between the need for the public facility, the use of the fee, the amount of the fee and the type of development project on which the fee is imposed	New residential and non-residential development will generate additional residents and employees who will increase the demand for additional park facilities. The park fees are calculated so that fee revenue will equal the cost of the facilities attributable to new development. Residential and non-residential development will be responsible for their fair-share portion of the total cost based on the DUE variables assigned to the individual land uses.

II. ELECTRIC UTILITY

BACKGROUND

When Lodi incorporated in 1906, a privately owned company provided electricity to the City. However, operation of the power utility transferred to the City in 1910. As the City grows, demand for electricity from new residential and non-residential development will also grow creating a need for new and upgraded electrical facilities and equipment. The electric utility component of the IMFP will ensure that funding will be available for electric utility projects that will serve future development in the City.

FACILITIES AND COSTS

Lodi Electric Utility Department (EUD) staff evaluated load growth associated with new development and determined that new facilities will be required to meet the additional demand for electricity. New facilities include the following:

1. Distribution Reinforcements – to change the operational configuration of the system by switching, upgrading and extending existing feeders
2. Feeder Additions – adding feeders to existing substations
3. Added Bank at Industrial – adding a transformer and feeder(s) at Industrial Substation
4. Reynolds Ranch Phase 1 Line Extension
5. East Side Overhead Phase 1 Line Extension
6. Future Underground North Line Extension

EUD has begun a Distribution Capacity Plan to enhance the capacity of the electrical distribution system by modifying and reinforcing the distribution system to meet projected loads. This is being done by using peak load data to determine which feeders have excess capacity and then moving the excess load to lightly loaded feeders. A summary of the facilities, and corresponding costs, included in the IMFP is presented in Table 11-1.

Table 11-1: Electric Utility Costs

Project	Fee Funded Cost
Distribution Reinforcements	\$1,023,000
Feeder Additions	\$707,000
Added Bank at Industrial	\$4,200,000
Reynolds Ranch Phase 1 Line Extension	\$557,000
East Side Overhead Phase 1 Line Extension	\$215,000
<u>Future Underground North Line Extension</u>	<u>\$390,000</u>
Total Cost Allocated to Future Development	\$7,092,000

DWELLING UNIT EQUIVALENTS

EUD facilities costs are allocated based on estimated demand for electricity from residential and non-residential land uses. Demand is measured in 1,000 volt-ampere (kVA) increments, and represents the average transformer load per residential unit and 1,000 square feet of non-residential building space.

A DUE, based on the average transformer load, is a factor that quantifies impacts from different land use types in terms of their equivalence to a low density residential unit. A low density residential unit is assigned a DUE factor of 1.0 and the DUE factor for each of the other land use categories is determined based on the average load factor (kVA) for each land use category relative to the kVA load generated by a low density residential unit. The DUE calculations are used to calculate the fee per kVA. The electric utility fee will be determined by actual panel size. A summary of the DUE factors for each land use type is presented in Table 11-2.

Table 11-2: Electric Utility Dwelling Unit Equivalents

Land Use	Average Load Factor (kVA)	DUE Factor
<i>Residential</i>		
	<i>per Unit</i>	
Low Density	5.0	1.00
Medium Density	4.0	0.80
High Density	3.0	0.60
<i>Non-Residential</i>		
	<i>per 1,000 SF</i>	
Retail (Minor & Major)	7.0	1.40
Office/Medical	7.0	1.40
Industrial	4.0	0.80

FEE METHODOLOGY

The total \$7.1 million electric utility cost is allocated to future development based on the demand for electricity from each land use category. Applying the DUE factors from the prior section to future development within the City through 2035 results in 8,582 DUEs. By dividing the \$7.1 million cost by the 8,582 DUEs, the cost per DUE is \$826.

Similar to water and wastewater fees that are based on meter size, the electric utility fee is based on the load capacity of the electric panel. Consequently, the electric fee for a residential unit that requires a 200 amp panel, which is the typical panel capacity for a home in Lodi, is \$826.

The fee for each panel load capacity is calculated in terms of its load capacity relative to the 200 amp panel. Accordingly, a 200 amp panel is assigned a DUE factor of 1.0 and a fee of \$826.

The DUE factor for each of the other panel sizes is determined based on the maximum load permitted for each panel type relative to the maximum load for a single phase 200 amp panel.

FEE SCHEDULE

Electric utility fees will be determined based on the load capacity of the electric panel that is installed. A summary of the electric utility fees is presented in Table 11-3.

Table 11-3: Electric Utility Fees

	208 Volts	240 Volts	480 Volts
<u>Single Phase Panel</u>			
60 amps		\$248	n/a
100 amps		\$413	n/a
125 amps		\$516	n/a
200 amps		\$826	n/a
400 amps		\$1,652	n/a
600 amps		\$2,478	n/a
<u>Three Phase Panel</u>			
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

A single-phase 200 amp panel is typically required for a single family residential unit; therefore, the estimated electric utility fee for a single family unit is \$826. However, fees for all land uses will be determined based on actual panel size needed.

NEXUS REQUIREMENTS

The electric utility fee component meets the Mitigation Fee Act nexus requirements, as described in Table 11-4.

Table 11-4: Electric Utility Fee Nexus Requirements

<p>Identify the purpose of the fee.</p>	<p>To fund electric utility facilities attributable to the impact of new development.</p>
<p>Identify the use of the fee.</p>	<p>To fund the electric utility facilities identified in this IMFP.</p>
<p>Determine how there is a reasonable relationship between the need for the public facility, the use of the fee, the amount of the fee and the type of development project on which the fee is imposed</p>	<p>New residential and non-residential development will generate additional residents and employees who will increase the demand for electricity. Electric utility facilities will be needed to accommodate the additional demand for electricity. The electric utilities fees are calculated so that fee revenue will equal the cost of the facilities attributable to new development. Residential and non-residential development will be responsible for their fair-share portion of the total cost based on the load capacity of the electric panel that will be required to serve each development type.</p>

12. GENERAL CITY FACILITIES

BACKGROUND

As new development occurs within the City, additional city facilities will be required to meet the service demands from future development. In 1991 when the City's original Development Impact Fee Study was adopted, the capital improvement plan for the general city facilities fee included a city hall addition, library expansion, land acquisition, vehicles and equipment, fee program monitoring costs, and the cost of updating the General Plan. The general city facilities capital improvement plan has been updated for the IMFP and is summarized below.

FACILITIES AND COSTS

The general city facilities capital improvement plan for this IMFP includes: existing public safety building remodel; library expansion; and the costs of updates of the General Plan and the IMFP.

The public safety building remodel is estimated to cost \$1.0 million and the general plan update is estimated to cost \$2.0 million. However, only a portion of the total \$3.0 million cost is attributable to future development, as discussed in the Fee Methodology section of this chapter.

Additional library building space needed to serve future development out to 2035 is estimated to equal approximately 5,900 square feet based on a General Plan standard of 0.45 square feet per capita. The cost of the library space totals approximately \$2.4 million based on a construction cost of \$402 per square foot of building space.

The fee program update costs include \$550,000 for the current IMFP update and \$200,000 for future fee program updates. A summary of the facilities and the costs included in the IMFP is presented in Table 12-1.

Table 12-1: General City Facilities Costs

Project	IMFP Fee Funded Cost
Public Safety Building Remodel & General Plan (Future development's share only)	\$556,000
Library Expansion	\$2,376,000
Current and Future Fee Program Updates	<u>\$750,000</u>
Total Cost Allocated to Future Development	\$3,682,000

LEVEL OF SERVICE STANDARD

City staff has reviewed the City’s general city facility needs associated with future development through 2035 and has determined the facilities and items to incorporate in the IMFP. The IMFP provides funding for only future development’s share of costs associated with the existing public safety building remodel and future General Plan updates. Furthermore, the IMFP includes the cost of library space that is required to serve only future development. Based on the City’s General Plan standard of 0.45 square feet of library building space per resident and an estimated 13,128 future residents, approximately 5,900 square feet of new library space will be needed by 2035.

DWELLING UNIT EQUIVALENTS

General city facility costs are allocated based on residents and employees since it is reasoned that residential and non-residential developments both benefit from these facilities. A persons served figure is used in the cost allocation calculation for general city facilities costs. The persons served factor is defined as the residential population plus 50% of employees.

A dwelling equivalent unit is based on the persons served and is a factor that quantifies different land use types in terms of their equivalence to a low density residential unit. A summary of the DUE factors for each land use type is presented in Table 12-2.

Table 12-2: General City Facilities Dwelling Unit Equivalents

Land Use	Persons per Household/ Employees Per 1,000 SF	Resident-to-Employee Ratio = 1.0 : 0.5	
		Persons Served	DUE Factor
<i>Residential</i>		<i>per Unit</i>	
Low Density	2.85	2.85	1.00
Medium Density	2.40	2.40	0.84
High Density	2.00	2.00	0.70
<i>Non-Residential</i>		<i>per 1,000 SF</i>	
Retail (Minor & Major)	2.50	1.25	0.44
Office/Medical	4.00	2.00	0.70
Industrial	1.33	0.67	0.23

FEE METHODOLOGY

Because the public safety building remodel and General Plan will benefit both existing and future development, these costs are allocated to existing development and future development through 2035, based on the estimated total persons served for each development period. As discussed in previous sections, the number of persons served is equal the residential population plus 50% of the employee population. Based on this methodology, existing development is responsible for approximately 81% of the remodel and General Plan costs and must fund its share of the cost with revenues other than future development impact fees. Future development is responsible for the remaining 19% of the total cost, and therefore, this portion of the cost is included in the IMFP.

In addition to providing funding for future development’s fair-share of the remodel and General Plan costs, the IMFP will provide full funding for the expansion of the library facilities as well as the cost of updating the IMFP. Since the library expansion and the IMFP updates will primarily benefit future development, the full cost of these items is included in the IMFP and allocated to future development only.

FEE SCHEDULE

A summary of the general city facilities fees is presented in Table 12-3.

Table 12-3: General City Facilities Fees

<u><i>Residential</i></u>	<u><i>per Unit</i></u>
Low Density	\$617
Medium Density	\$519
High Density	\$433
<u><i>Non-Residential</i></u>	<u><i>per 1,000 SF</i></u>
Retail (Minor & Major)	\$270
Office/Medical	\$433
Industrial	\$144

NEXUS REQUIREMENTS

The general city facilities fee meets the Mitigation Fee Act nexus requirements, as described in Table 12-4.

Table 12-4: General Facility Fee Nexus Requirements

<p>Identify the purpose of the fee.</p>	<p>To fund general city facilities costs, including remodeling of the existing public safety building, general plan, library expansion, and fee program updates, attributable to new development.</p>
<p>Identify the use of the fee.</p>	<p>To fund the general city facilities identified in this IMFP.</p>
<p>Determine how there is a reasonable relationship between the need for the public facility, the use of the fee, the amount of the fee and the type of development project on which the fee is imposed</p>	<p>New residential and non-residential development will generate additional residents and employees who will increase the demand for the general city facilities included in the IMFP. The general city facilities fees are calculated so that fee revenue will equal the cost of the portion of the facilities attributable to new development. Residential and non-residential development will be responsible for their fair-share portion of the total cost based on the DUE variables assigned to the individual land uses.</p>

13. ART IN PUBLIC PLACES

BACKGROUND

The City adopted a Public Art Policy in 2001 that established a public art requirement for public projects. The policy requires the public art fund to pay for art in public places. The art in public places fee of the IMFP establishes a public art funding standard based on the estimated value of the existing public art in the City.

FACILITIES AND COSTS

Public art pieces are located throughout the City, from the Veterans Memorial Plaza near City Hall to murals scattered throughout the City’s downtown area. In all, approximately 30 public art pieces are located throughout the City. The estimated value for all 30 public art pieces totals approximately \$2.1 million. Table 13-1 identifies the City’s art in public places.

Table 13-1: Existing Art in Public Places

<u>Existing Art</u>	<u>Estimated Replacement Cost</u>
1. Water Tower	\$52,456
2. Better Days Pergola	\$86,000
3. Grape Wall of Lodi	\$40,000
4. Japantown Murals	\$29,000
5. PALS Mural	\$57,015
6. Sacramento Street Mural	\$46,000
7. Celebrate Harvest bronze sculpture	\$153,000
8. Cranes	\$30,000
9. Bus Stop	\$15,000
10. Sculpture Exhibit (rentals)	\$30,000
11. Art Purchase - Transit Clock Tower	\$5,000
12. Mosaics	\$2,500
13. Van Buskirk Park	\$4,678
14. Veterans Memorial Plaza	\$450,000
15. Lodi Avenue Gateway	\$135,000
16. Water Shed Mural	\$20,000
17. Segale Murals	\$75,000
18. Recognition Plaques	\$3,165
19. Wall Dog Murals (10)	\$100,000
20. School Street Gateway Arch	\$780,000
Total	\$2,113,814

LEVEL OF SERVICE STANDARD

The City's estimated cost of existing public art pieces totals approximately \$2.1 million. This cost translates into a service standard of approximately \$28 per person served in the City. Applying the \$28 per person served funding standard to 17,021 persons served through 2035 will produce an estimated \$477,000 by 2035 to fund additional public art in the City. At this time, the City has not identified specific art pieces for future purchase; however, these will be determined as fee revenue becomes available.

DWELLING UNIT EQUIVALENTS

Public art costs are allocated based on residents and employees since it is reasoned that residential and non-residential developments benefit from art in public places. A persons served figure is used to estimate future impacts related to art in public places. The persons served factor is defined as the residential population plus 50% of employees. The exact relationship, in terms of benefit received from the art pieces, between residents and employees is difficult to measure. However, if benefit is estimated based on the potential to view and enjoy public art, then it is generally understood that a resident has much more time to view and enjoy public art than an employee. For residential land uses, the persons served equals the persons per household factor; for non-residential land uses, the persons served is equal to 50% of the number of employees per 1,000 square feet of building space.

A DUE based on persons served quantifies the impact of different land use types in terms of their equivalence to a low density residential unit. A low density residential unit is assigned a DUE factor of 1.0 and the DUE factor for each of the other land use categories is determined based on the number of persons served for each land use category relative to the number of persons served for a low density residential unit. A summary of the DUE factors for each land use type is presented in Table 13-2.

Table 13-2: Art in Public Places Dwelling Unit Equivalents

Land Use	Persons per Household/ Employees Per 1,000 sf	Resident-to-Employee Ratio = 1.0 : 0.5	
		Persons Served	DUE Factor
<i>Residential</i>		<i>per Unit</i>	
Low Density	2.85	2.85	1.00
Medium Density	2.40	2.40	0.84
High Density	2.00	2.00	0.70
<i>Non-Residential</i>		<i>per 1,000 SF</i>	
Retail (Minor & Major)	2.50	1.25	0.44
Office/Medical	4.00	2.00	0.70
Industrial	1.33	0.67	0.23

FEE METHODOLOGY

The art in public places fee uses a standard-based fee methodology, which applies a consistent facility service level standard (\$28 per person served) to future development regardless of the amount of projected development. Residential fees are calculated by multiplying the cost per person served by the person per household factor for each type of residential unit. For example, a Low Density Unit is assumed to have an average of 2.85 persons per household; therefore, the resulting Art in Public Places fee equals \$80 (\$28 x 2.85).

FEE SCHEDULE

A summary of the art in public places fee is presented in Table 13-3.

Table 13-3: Art in Public Places Fee

<i>Residential</i>		<i>per Unit</i>
Low Density		\$80
Medium Density		\$67
High Density		\$56
<i>Non-Residential</i>		<i>per 1,000 SF</i>
Retail (Minor & Major)		\$35
Office/Medical		\$56
Industrial		\$19

NEXUS REQUIREMENTS

The art in public places fee component meets the Mitigation Fee Act nexus requirements, as described in the Table 13-4.

Table 13-4: Art in Public Places Nexus Requirements

Identify the purpose of the fee.	To fund public art.
Identify the use of the fee.	To fund the art in public places that will serve future development.
Determine how there is a reasonable relationship between the need for the public facility, the use of the fee, the amount of the fee and the type of development project on which the fee is imposed	New residential and non-residential development will generate additional residents and employees who will increase the demand for art in the City. The art in public places fees are calculated so that fee revenue will equal the cost of acquiring new art to serve new development. Residential and non-residential development will be responsible for their fair-share portion of the total cost based on the DUE variables assigned to the individual land uses.

14. IMPLEMENTATION AND ADMINISTRATION

IMPLEMENTATION

According to the California Government Code, prior to levying a new fee or increasing an existing fee, an agency must hold at least one open and public meeting. At least ten days prior to this meeting, the agency must make data on infrastructure costs and funding sources available to the public. Notice of the time and place of the meeting and a general explanation of the matter are to be published in accordance with Section 6062a of the Government Code, which states that publication of notice shall occur for ten days in a newspaper regularly published once a week or more. The City may then adopt the new fees at the second reading. The new or increased fees shall be effective no earlier than 60 days following the final action on the adoption or increase of the fees.

FEE ADJUSTMENTS

The fees may be adjusted in future years to reflect revised facility standards, receipt of funding from alternative sources (i.e., state or federal grants), revised facilities or costs, or changes in demographics or the land use plan. In addition to such adjustments, the fees will be inflated each year by the Engineering News Record 20-city average construction cost index.

The fee categories summarized in this IMFP report may not be applicable to specialized development projects in the City. For example, development of a cemetery, golf course, or stadium would not fall under any of the fee categories in this study. For specialized development projects, the City will review the impacts and decide on an applicable ad hoc fee.

FEE PROGRAM ADMINISTRATIVE REQUIREMENTS

The Government Code requires the City to report every year and every fifth year certain financial information regarding the fees. The City must make available within 180 days after the last day of each fiscal year the following information from the prior fiscal year:

1. A brief description of the type of fee in the account or fund
2. The amount of the fee
3. The beginning and ending balance in the account or fund
4. The amount of the fee collected and the interest earned
5. An identification of each public improvement for which fees were expended and the amount of expenditures
6. An identification of an approximate date by which time construction on the improvement will commence if it is determined that sufficient funds exist to complete the project
7. A description of each interfund transfer or loan made from the account and when it will be repaid
8. Identification of any refunds made once it is determined that sufficient monies have been collected to fund all fee related projects

The City must make this information available for public review and must also present it at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public.

For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the City must make the following findings with respect to any remaining funds in the fee account, regardless of whether those funds are committed or uncommitted:

1. Identify the purpose to which the fee is to be put
2. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged
3. Identify all sources and amounts of funding anticipated to complete financing any incomplete improvements
4. Designate the approximate dates on which funding in item (3) above is expected to be deposited into the fee account

As with the annual disclosure, the five year report must be made public within 180 days after the end of the City's fiscal year and must be reviewed at the next regularly scheduled public meeting. The City must make these findings; otherwise, the law requires that the City refund the money on a prorated basis to the then current record owners of the development project.