



## LODI CITY COUNCIL

Carnegie Forum  
305 West Pine Street, Lodi

## "SHIRTSLEEVE" SESSION

Date: July 26, 2016

Time: 7:00 a.m.

For information regarding this Agenda please contact:

**Jennifer M. Ferraiolo**

**City Clerk**

**Telephone: (209) 333-6702**

### Informal Informational Meeting

**A. Roll Call by City Clerk**

**B. Topic(s)**

B-1 Receive Presentation on Growth and Development in Lodi (CD)

B-2 Discussion Regarding Elimination of Reduced Residential Development Impact Fee Structure (PW)

**C. Comments by Public on Non-Agenda Items**

**D. Adjournment**

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

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Jennifer M. Ferraiolo  
City Clerk

*All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the City Clerk, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the City Clerk's Office as soon as possible and at least 72 hours prior to the meeting date. Language interpreter requests must be received at least 72 hours in advance of the meeting to help ensure availability. Contact Jennifer M. Ferraiolo at (209) 333-6702. Solicitudes de interpretación de idiomas deben ser recibidas por lo menos con 72 horas de anticipación a la reunión para ayudar a asegurar la disponibilidad. Llame a Jennifer M. Ferraiolo (209) 333-6702.*



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# CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Receive Presentation on Growth and Development in Lodi

**MEETING DATE:** July 26, 2016

**PREPARED BY:** Community Development Director

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**RECOMMENDED ACTION:** Receive Presentation on Growth and Development in Lodi.

**BACKGROUND INFORMATION:** Since 2013, the City of Lodi has been experiencing growth in the areas of residential, commercial and industrial development. Planning staff will present an overview of approved and anticipated development within Lodi.

**FISCAL IMPACT:** Not applicable.

**FUNDING AVAILABLE:** Not applicable.

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Stephen Schwabauer  
Community Development Director

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APPROVED: \_\_\_\_\_  
Stephen Schwabauer, City Manager



**2016**

***Lodi Development Summary***

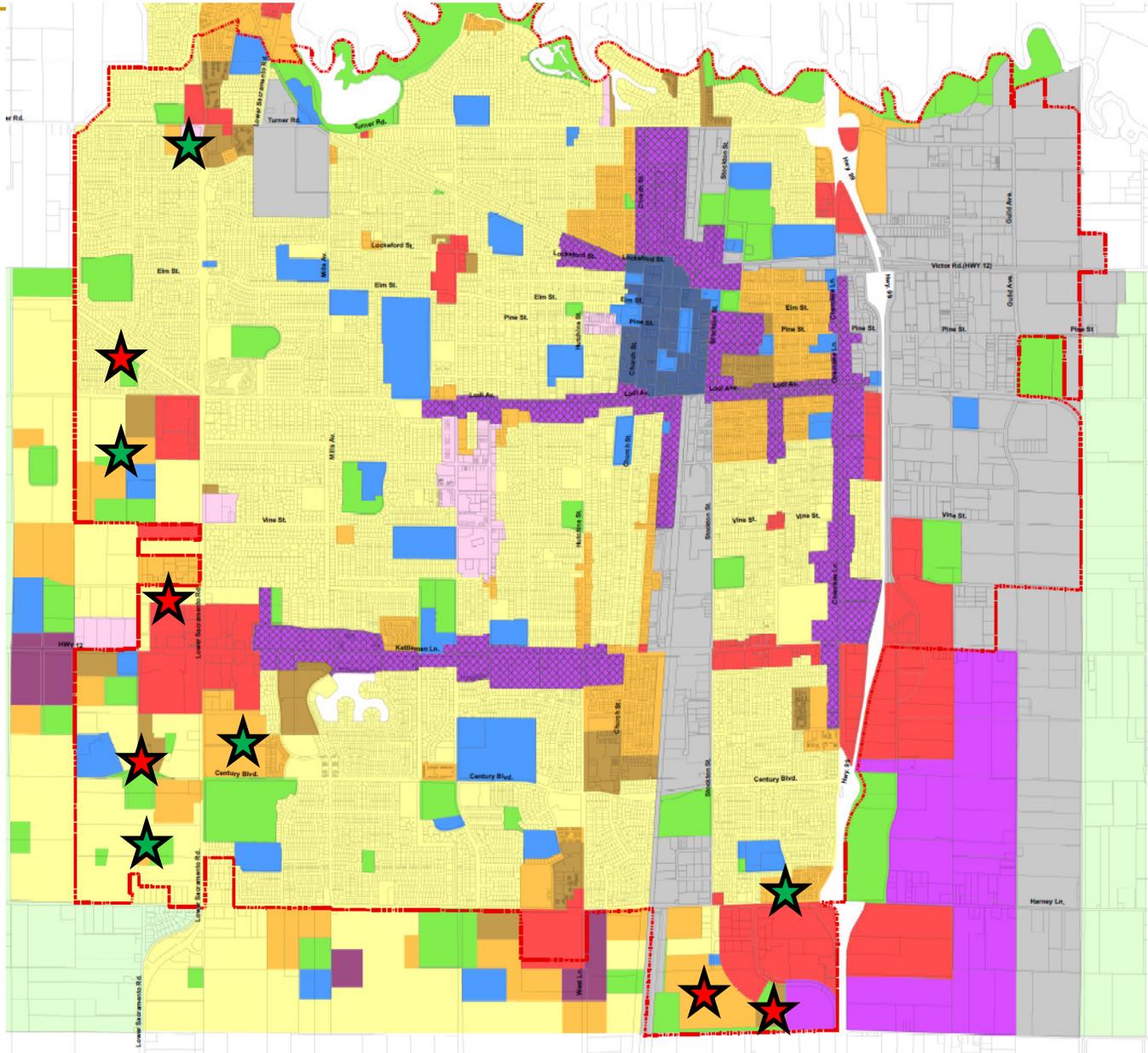
**Community Development Department**

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## CITY OF LODI

YEAR	POPULATION
<b>1/1/2000</b>	<b>57,011</b>
1/1/2001	58,122
1/1/2002	59,376
1/1/2003	60,311
1/1/2004	61,056
1/1/2005	61,431
1/1/2006	61,411
1/1/2007	61,648
1/1/2008	61,749
1/1/2009	61,796
<b>4/1/2010</b>	<b>62,134</b>
1/1/2011	62,334
1/1/2012	62,575
1/1/2013	63,233
1/1/2014	63,651
1/1/2015	62,772
1/1/2016	63,219



General Plan

City Council



# Rose Gate - 2





# Vintner Square - 57

City Council





Reynolds Ranch - 220

City Council



**Reynolds Ranch Apts - 156**

City Council



Reynolds Ranch Apts

City Council



Reynolds Ran Sen - 142

City Council



Reynolds Ranch Senior - 142

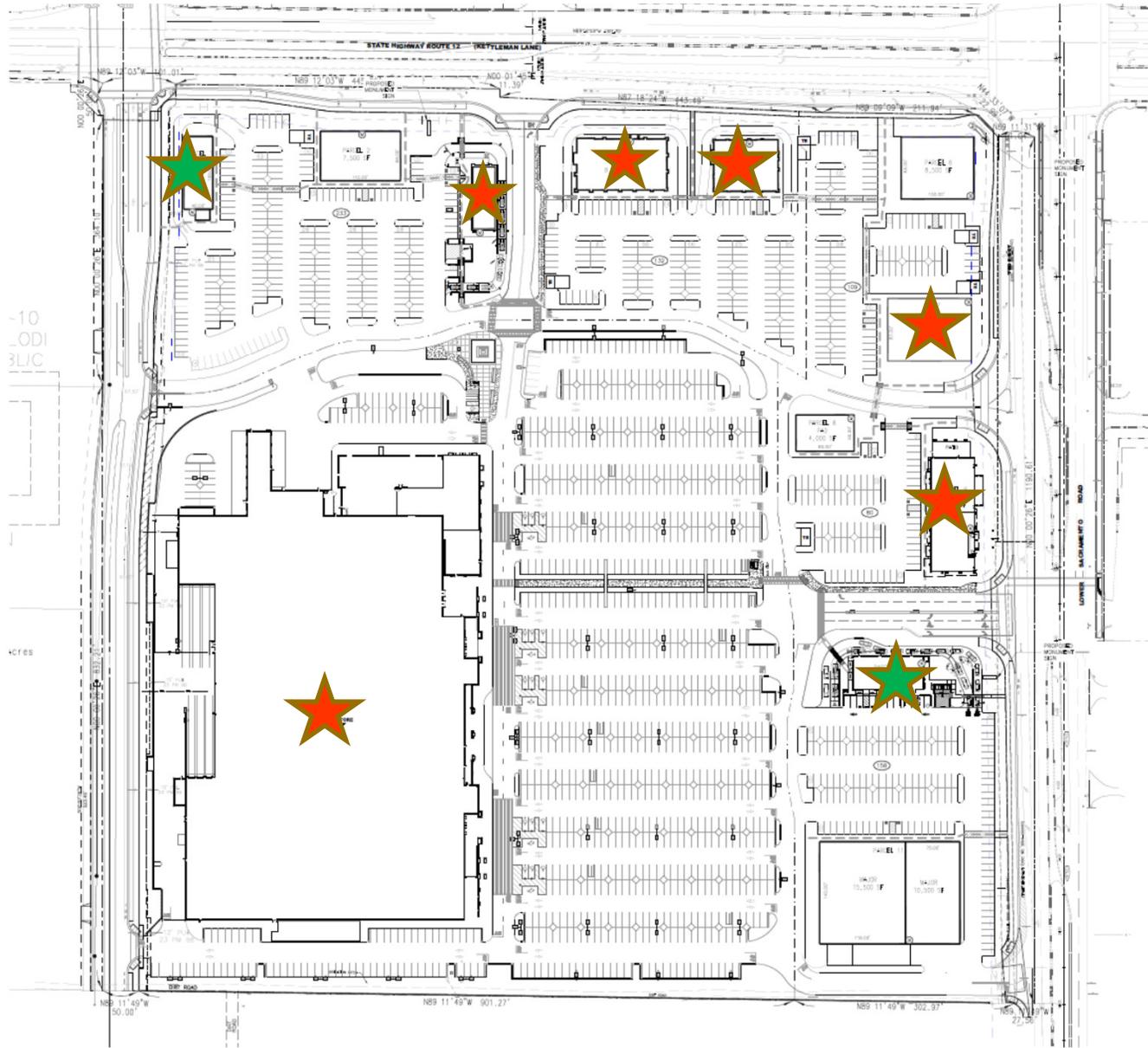
City Council



Reynolds Ranch Senior - 142

City Council





# Lodi Shopping Center

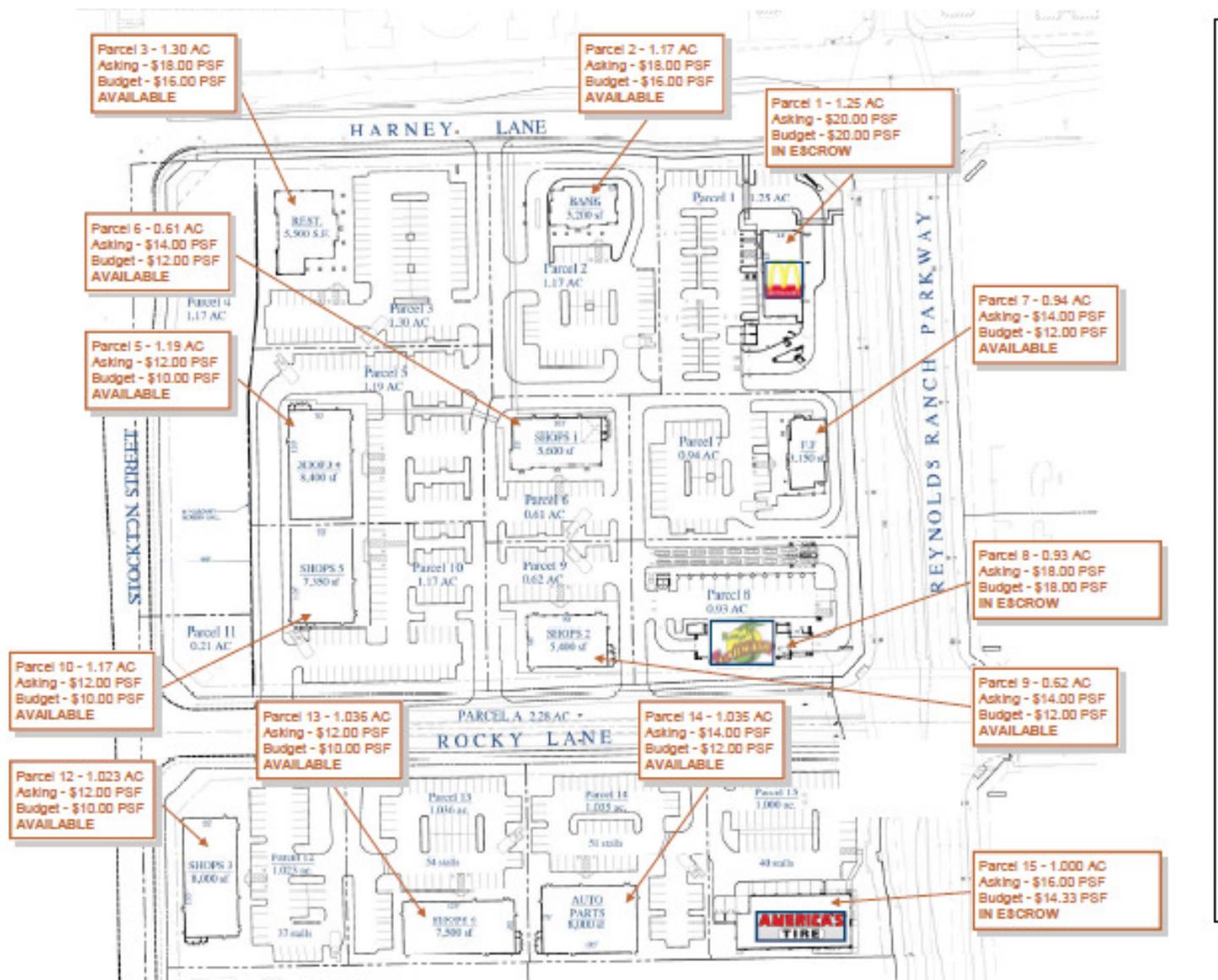
City Council





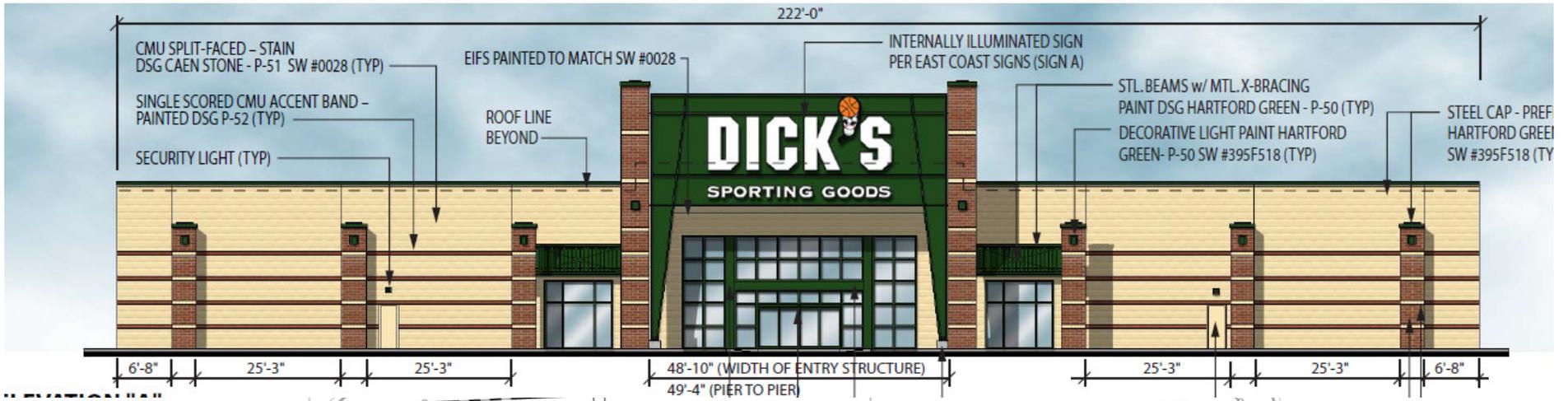
Reynolds Ranch

City Council



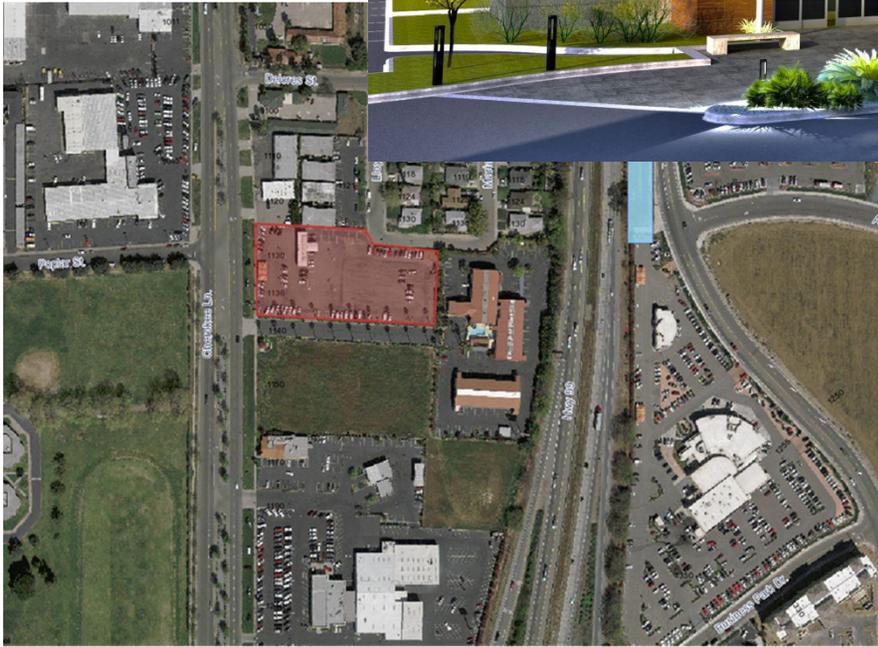
# Reynolds Ranch

City Council



Reynolds Ranch

City Council



76 Unit Hotel

City Council



95 Unit Extended Stay

City Council



**Cepheid  
Kobota  
PCP**

**Industrial**

**City Council**



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# CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Discussion Regarding Elimination of Reduced Residential Impact Fee Structure

**MEETING DATE:** July 26, 2016 (Shirtsleeve Session)

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** Discussion regarding elimination of reduced residential impact fee structure.

**BACKGROUND INFORMATION:** The Impact Mitigation Fee program was adopted by the Lodi City Council on August 15, 2012. At that time, residential development activity in Lodi was basically non-existent as a result of the housing downturn.

At the request of the building community, Council approved a reduced residential impact fee schedule to financially incentivize the development of new residential housing units in all density categories. The reduced fee schedule applies to only residential land uses and represents a discount of approximately 60 percent.

Beginning in 2014, the residential development activity in Lodi started to gain substantial momentum. Currently, there are four active residential developments totaling over 700 single-family lots, along with various, smaller infill developments that have been approved. Additionally, there are three multi-family projects consisting of nearly 400 units that are making their way through the approval process.

The Shirtsleeve presentation will provide an overview of the current impact fee structure, current residential development climate, and provide a comparison of impact fees in Lodi with surrounding cities. The focus of the presentation is to solicit Council feedback regarding the reduced residential impact fee structure.

The summary of the regular fees, scheduled to become effective January 1, 2020, is provided in Exhibit A. A summary of the reduced fees is provided in Exhibit B. The reduced fees have been approved through December 31, 2019.

**FISCAL IMPACT:** Not applicable.

**FUNDING AVAILABLE:** Not applicable.

\_\_\_\_\_  
Charles E. Swimley Jr.  
Public Works Director

CES/CES/tdb  
Attachments

**APPROVED:** \_\_\_\_\_  
Stephen Schwabauer, City Manager

**Exhibit A**  
**Impact Mitigation Fee Program**  
**Schedule of Fees**

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

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

**Table A-2: Transportation, Police, Fire, General City Facilities, Park and Art in Public Places Fees**

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

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

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

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

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

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

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

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

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

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

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

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

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

**Table B-2: Transportation, Police, Fire, General City Facilities, Park and Art in Public Places Fees**

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

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

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

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

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

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

	RESIDENTIAL LAND USES			NON-RESIDENTIAL LAND USES		
	Low Density (per Unit)	Medium Density (per Unit)	High Density (per Unit)	Retail (per Acre)	Office/ Medical (per Acre)	Industrial (per Acre)
Storm Drainage - Zone 1	\$567	\$284	\$228	\$14,640	\$14,640	\$15,686
Storm Drainage - Zone 2	\$1,556	\$778	\$627	\$40,834	\$40,834	\$43,871

**Table B-6: 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 <sup>1</sup>	\$481	\$405	\$337	\$446	n/a	n/a

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

The City of Lodi  
**Public Works  
Engineering**



Discussion Regarding Elimination of  
Reduced Residential Impact Fee Structure

Shirtsleeve Meeting  
July 26, 2016



# Presentation Outline

- Brief overview
- Reduced vs. regular fees
- Comparison with other cities
- Potential impacts on development
- Options
- Schedule



# Brief Overview

- August 2012 (Resolution 2012-142):
  - Master plans
  - New impact fees
  - Reduced residential fees (through 12/31/2019)
- October 2013 (Resolution 2013-184):
  - Amendment to Parks and Storm drain fees
- February 2015 (Resolution 2015-16):
  - Amendment to the South Wastewater Trunk Line Fee



# Brief Overview

- Active residential development projects
  - Rose Gate 232 Lots
  - Reynolds Ranch Phases 1-3 220 Lots
  - Villa Fiore 200 Lots
  - The Vine 57 Lots
  - Reynolds Ranch Multi-Family 298 Units
  - Eden Housing 80 Units
- Future projects
  - Rose Gate 2 250 Lots



# Residential – Low Density

Fee Component	Reduced Fees	Regular Fees
	<i>(per Unit)</i>	<i>(per Unit)</i>
Water	\$1,263	\$3,103
Wastewater	\$1,720	\$4,225
Storm Drainage	\$0	\$0
Transportation	\$289	\$711
Police	\$307	\$753
Fire	\$157	\$385
Electric	\$336	\$826
Park	\$1,584	\$3,890
General City Facilities	\$251	\$617
Art in Public Places	\$33	\$80
<b>TOTAL</b>	<b>\$5,940/Unit</b>	<b>\$14,590/Unit</b>



# Residential – Medium Density

Fee Component	Reduced Fees	Regular Fees
	<i>(per Unit)</i>	<i>(per Unit)</i>
Water	\$1,263	\$3,103
Wastewater	\$1,720	\$4,225
Storm Drainage	\$0	\$0
Transportation	\$157	\$386
Police	\$258	\$634
Fire	\$132	\$324
Electric	\$336	\$826
Park	\$1,334	\$3,276
General City Facilities	\$211	\$519
Art in Public Places	\$27	\$67
<b>TOTAL</b>	<b>\$5,438/Unit</b>	<b>\$13,360/Unit</b>

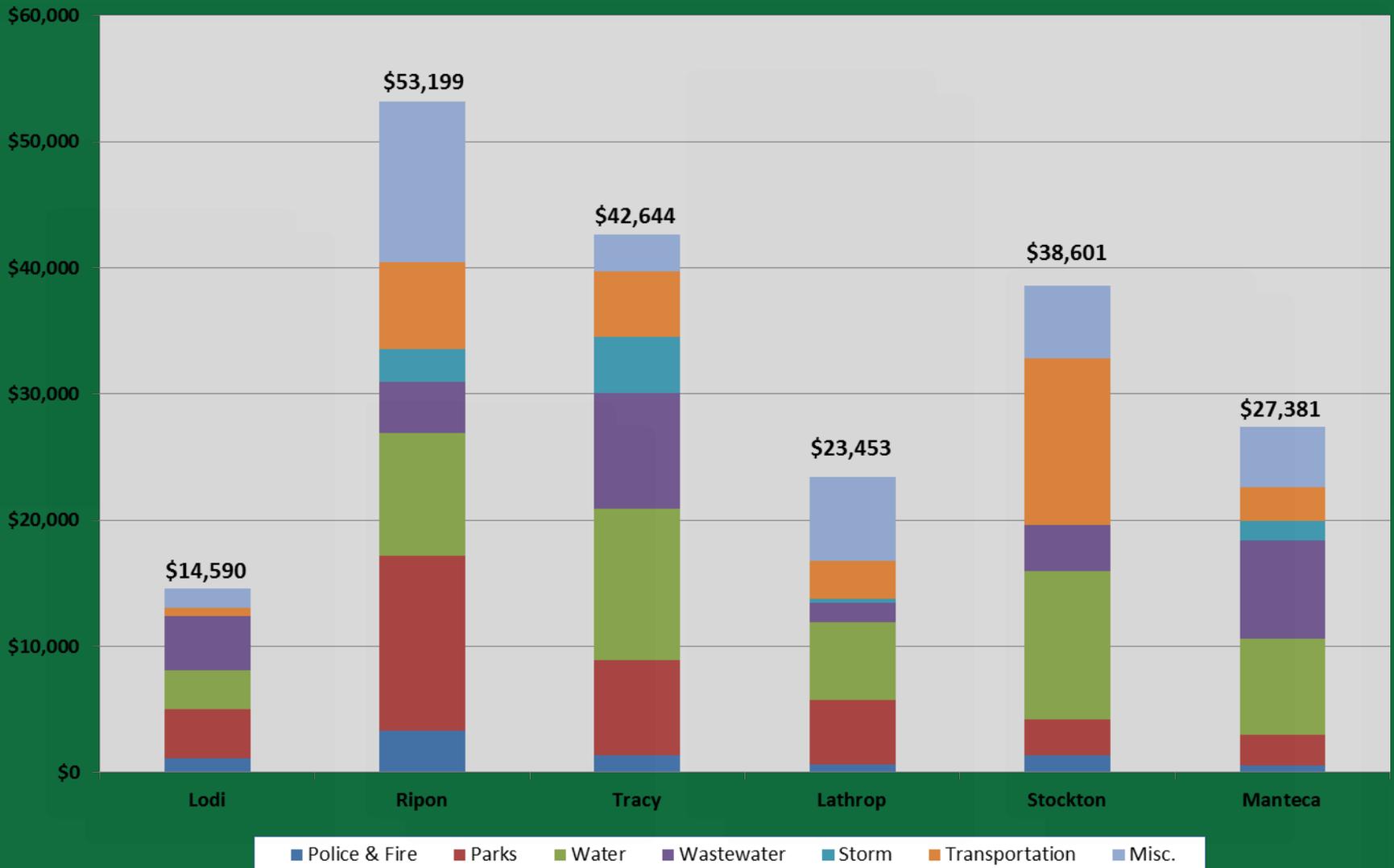


# Residential – High Density

Fee Component	Reduced Fees	Regular Fees
	<i>(per Unit)</i>	<i>(per Unit)</i>
Water	\$846	\$2,079
Wastewater	\$1,152	\$2,831
Storm Drainage	\$0	\$0
Transportation	\$157	\$386
Police	\$215	\$528
Fire	\$110	\$270
Electric	\$168	\$413
Park	\$1,111	\$2,730
General City Facilities	\$176	\$433
Art in Public Places	\$23	\$56
<b>TOTAL</b>	<b>\$3,958/Unit</b>	<b>\$9,726/Unit</b>



# Fee Comparison – per Single Family Unit





# Impacts on Development

- Villa Fiore, Rose Gate, Reynolds Ranch (LDR), The Vine:
  - Minimal impacts – protected by development agreements (3 years) – or most fees already paid
- Rose Gate 2, Reynolds Ranch (HDR) and infill projects:
  - Either pre-pay reduced fees during adoption period
  - Or, pay regular fees upon certificate of occupancy



# Options

- Leave reduced fees in place
  - Reduction automatically eliminated December 31, 2019
- Provide direction to move forward with eliminating reduced fees

# Schedule



- Next Steps if directed to move forward with eliminating reduction:
  - August 17, 2016                      Set Public Hearing
  - September 21, 2016                  Conduct Public Hearing
  - 45 Days thereafter                      Fees effective



Questions?