



PUBLIC FACILITIES FEE  
ANNUAL REPORT  
(PF-14)

2002 - 2003

ADMINISTRATIVE SERVICES  
DEPARTMENT



# PUBLIC FACILITIES FEE ANNUAL REPORT

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December 29, 2003

TO: The Honorable Mayor, City Council, and City Manager

FROM: John Hinson, Administrative Services Officer

SUBJECT: **PUBLIC FACILITIES FEES PROGRAM ANNUAL REPORT**

In accordance with the provisions of the State of California and Government Code Section 66006, as amended by A.B. 518 and S.B. 1693, I hereby submit the Public Facilities Fee Program Annual Report of the City of Stockton, California for the fiscal year ended June 30, 2003.

The Public Facilities Fee Program has been in effect in Stockton since fiscal year 1988-89. On July 6, 1988, the City Council adopted (Ordinance #56-88 S.C.) Stockton Municipal Code Section 16-175 et seq. creating and establishing the authority for imposing and charging Public Facilities Fees. On September 12, 1988, the City Council adopted Resolution #88-0616, establishing and imposing Public Facilities Fees to be paid at the time of issuance of a building permit for development. The City began collection of these fees in November of 1988.

Fees are collected at the time a building permit is issued for the purpose of mitigating the impacts caused by new development on certain public facilities. They are used to finance the acquisition, construction and improvement of public facilities needed as a result of this new development. A separate fund has been established to account for the impact of new development on each of the following types of public facilities:

- Traffic Signals
- Street Improvements
- Regional Street Improvements-Traffic
- Community Recreation Centers
- City Office Space
- Fire Stations
- Libraries
- Police Station
- Parkland
- Street Trees and Street Signs
- Street Light In Lieu Fees
- Air Quality Mitigation
- Administrative Fees
- Water Connection Fees
- Wastewater Connection Fees
- Surface Water Fees
- Habitat/Open Space Conservation Impact Fee

The explanation of each of these funds is as follows:

Traffic Signals: Provides for traffic signals as growth and development warrants and in compliance with the City's Traffic Signal Priority Rating List.

Street Improvements and Regional Street Improvements-Traffic: Provides for a specific set of off-site nonadjacent traffic improvements necessary to accommodate the increase in traffic generated by new development. The Regional Street Improvement-Traffic element addresses regional improvements to be provided in San Joaquin County in conjunction with other cities to relieve traffic congestion as a result of new development.

Community Recreation Centers: To provide for construction and/or expansion of Centers as required by growth.

City Office Space: To provide for additional office space in order to maintain the present level of service as the City grows.

Fire Stations: To provide for new (and/or relocation) of fire stations as required by growth/new development.

Libraries: To provide for new libraries as required by growth/new development.

Police Station: To provide for expansion of the police station as required by growth/new development.

Parkland, Street Trees, & Street Signs: Acquires land and develops regional and neighborhood parks. To also provide for necessary trees and street signs as new developments are established.

Street Light in Lieu Fees: To provide for proportionate cost of street light installation for subdivisions of four or less parcels and single lot development.

Air Quality: To provide for the partial mitigation of adverse environmental effects and establish a formalized process for air quality standards as growth and development require.

Public Facilities Fees and Infrastructure Financing District 92-1: Covers the cost of consultant and staff in reviewing, analyzing and administering the Public Facilities Fee Program. The Infrastructure Financing District 92-1 is a mechanism for the deferral and financing of a portion of the public facilities fees.

Water Connection: To provide for expansion of production and distribution facilities in the water utility as growth and development require.

Wastewater Connection: To provide expansion of collection and treatment capacities in the wastewater utility as growth and development require.

Surface Water: To pay the portion of the costs of the New Melones Water Conveyance Project that is attributable to new development. (Collected by the City and paid to Stockton East Water District.)

Habitat/Open Space Conservation Impact Fee: To provide for the mitigation of wildlife habitat due to the decrease of agricultural and other habitat lands caused by urban development growth. (Collected by the City and paid to Council of Governments).

The percentage used to calculate administrative fees for the fiscal year 2002-2003 was 2.5%.

Supplemental information regarding loans and deferred impact fees have been provided in the "Notes To The Annual Report" section. As per the Public Facilities Fee Program's Administrative Guidelines, we have deferred building and impact fees for the Enterprise Zone. The total fees deferred at June 30, 2003 are \$1,503,215.

State law requires that the City prepares and makes available to the public an annual report for each fund established to account for public facilities fees. The report must include the beginning and ending balances by public facility type for the fiscal year as well as any changes. The report must also present the amount of fees, interest, and other income, expenditures and the amount of any required refunds made during the fiscal year.

Additional reporting requirements have been incorporated with this report to include a fee schedule, public improvement construction cost projections and funding source information. Developer fees must be reasonably related to the development impact that they address. The relationship between each public facilities fee and the purpose for which it is charged is identified in each of the reports that were prepared at the time the fees were originally adopted. Each of these reports is available for inspection at the City of Stockton.

The City Council must review the annual report at a regularly scheduled public meeting not less than fifteen days after the information is made available to the public.

This report was filed on December 29, 2003 in the office of the City Clerk, and has been available for public review.

  
JOHN HINSON  
ADMINISTRATIVE SERVICES OFFICER

JH:bl

Traffic Signal Impact Fees  
2002-03 Annual Report

	City Wide	Fee Area 1	Fee Area 2	Fee Area 3	Fee Area 4	Total
<b>Revenues and other financing sources</b>						
Fees	165,091	135,183	131,566	42,153	76,325	550,318
Interest	17,570	8,525	15,263	10,661	12,907	64,927
<b>Total revenues and other financing sources</b>	<b>182,661</b>	<b>143,708</b>	<b>146,829</b>	<b>52,814</b>	<b>89,233</b>	<b>615,245</b>
<b>Expenditures and other financing uses</b>						
Expenditures	67,135	17,377	27,188	17,377	100,959	230,036
<b>Total expenditures and other financing uses</b>	<b>67,135</b>	<b>17,377</b>	<b>27,188</b>	<b>17,377</b>	<b>100,959</b>	<b>230,036</b>
<b>Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses</b>						
	115,526	126,331	119,641	35,437	(11,726)	385,209
<b>Fund balances, 07/01/02</b>	<b>457,337</b>	<b>141,808</b>	<b>496,053</b>	<b>295,538</b>	<b>366,299</b>	<b>1,757,035</b>
<b>Fund balances, 06/30/03</b>	<b>572,863</b>	<b>268,139</b>	<b>615,694</b>	<b>330,975</b>	<b>354,573</b>	<b>2,142,244</b>
Less:						
Appropriations	281,797	252,561	420,384	250,194	346,151	1,551,087
Reserve for loans	1,620	3,779	0	0	0	0
<b>Available fund balances, 06/30/03</b>	<b>289,446</b>	<b>11,798</b>	<b>195,310</b>	<b>80,781</b>	<b>8,422</b>	<b>591,157</b>

See accompanying Notes to the Annual Report.

Street Improvements Impact Fees  
2002-03 Annual Report

	City Wide	Zone 1 FA 1 & 2	Zone 2 FA 3 & 4	Zone 3 FA 5 & 6	Total
<b>Revenues and other financing sources</b>					
Fees	1,091,573	4,055,604	126,292	2,138,095	7,411,563
Interest	84,485	546,670	4,096	67,598	702,849
<b>Total revenues and other financing sources</b>	<b>1,176,058</b>	<b>4,602,274</b>	<b>130,388</b>	<b>2,205,693</b>	<b>8,114,413</b>
<b>Expenditures and other financing uses</b>					
Expenditures	587,452	7,092,809	0	455,811	8,136,072
<b>Total expenditures and other financing uses</b>	<b>587,452</b>	<b>7,092,809</b>	<b>0</b>	<b>455,811</b>	<b>8,136,072</b>
<b>Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses</b>	<b>588,606</b>	<b>(2,490,535)</b>	<b>130,388</b>	<b>1,749,882</b>	<b>(21,659)</b>
<b>Fund balances, 07/01/02</b>	<b>1,938,136</b>	<b>(1,820,935)</b>	<b>1,558,043</b>	<b>17,211,280</b>	<b>18,886,524</b>
<b>Fund balances, 06/30/03</b>	<b>2,526,742</b>	<b>(4,311,470)</b>	<b>1,688,431</b>	<b>18,961,162</b>	<b>18,864,865</b>
Plus:					
Loans from other funds	0	18,238,527	0	0	18,238,527
Less:					
Appropriations	1,810,502	13,369,661	0	1,980,271	17,160,434
Reserve for Loan	3,960	531	2,435,188	15,825,777	18,265,455
<b>Available Fund balances, 06/30/03</b>	<b>712,281</b>	<b>556,865</b>	<b>(746,757)</b>	<b>1,155,114</b>	<b>1,677,502</b>

See accompanying Notes to the Annual Report.

Regional Street Improvements - Traffic  
2002-03 Annual Report

	Total
Revenues and other financing sources	
Fees	1,898,056
Interest	220,045
<u>Total revenues and other financing sources</u>	<u>2,118,101</u>
Expenditures and other financing uses	
Expenditures	1,476,406
<u>Total expenditures and other financing uses</u>	<u>1,476,406</u>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	641,695
<u>Fund balances, 07/01/02</u>	<u>6,195,353</u>
<u>Fund balances, 06/30/03</u>	<u>6,837,048</u>
Less:	
Appropriations	3,975,036
Reserve for loans	11,318
<u>Available fund balances, 06/30/03</u>	<u>2,850,695</u>

See accompanying Notes to the Annual Report.

Community Recreation Center Impact Fees  
2002-03 Annual Report

	City Wide	Zone 1 FA 1 & 2	Zone 2 FA 3 & 4	Zone 3 FA 5 & 6	Total
<b>Revenues and other financing sources</b>					
Fees	86,044	343,169	0	129,526	558,738
Interest	15,336	42,117	24	30,663	88,140
<b>Total revenues and other financing sources</b>	<b>101,380</b>	<b>385,286</b>	<b>24</b>	<b>160,189</b>	<b>646,879</b>
<b>Expenditures and other financing uses</b>					
Expenditures	0	0	0	119	119
<b>Total expenditures and other financing uses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>119</b>	<b>119</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	101,380	385,286	24	160,070	646,760
Fund balances, 07/01/02	405,816	1,105,792	755	889,540	2,401,903
Fund balances, 06/30/03	507,196	1,491,078	779	1,049,610	3,048,663
Less:					
Appropriations	0	100,000	0	1,474,988	1,574,988
<b>Available fund balances, 06/30/03</b>	<b>507,196</b>	<b>1,391,078</b>	<b>779</b>	<b>(425,378)</b>	<b>1,473,675</b>

See accompanying Notes to the Annual Report.

City Office Space Impact Fees  
2002-03 Annual Report

	Total
Revenues and other financing sources	
Fees	547,472
Interest	18,922
<u>Total revenues and other financing sources</u>	<u>566,394</u>
Expenditures and other financing uses	
Expenditures	800,000
<u>Total expenditures and other financing uses</u>	<u>800,000</u>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(233,606)
<u>Fund balances, 07/01/02</u>	<u>309,039</u>
<u>Fund balances, 06/30/03</u>	<u>75,433</u>
Less:	
Appropriations	46,335
<u>Available fund balances, 06/30/03</u>	<u>29,098</u>

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See accompanying Notes to the Annual Report.

Fire Station Impact Fees  
2002-03 Annual Report

	City Wide	Zone 1 FA 1 & 2	Zone 2 FA 3 & 4	Zone 3 FA 5 & 6	Total
<b>Revenues and other financing sources</b>					
Fees	74,209	272,342	0	148,369	494,920
Interest	2,007	5,351	0	951	8,310
<b>Total revenues and other financing sources</b>	<b>76,216</b>	<b>277,694</b>	<b>0</b>	<b>149,320</b>	<b>503,230</b>
<b>Expenditures and other financing uses</b>					
Expenditures	0	10,394	0	32,612	43,006
<b>Total expenditures and other financing uses</b>	<b>0</b>	<b>10,394</b>	<b>0</b>	<b>32,612</b>	<b>43,006</b>
<b>Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses</b>					
Fund balances, 07/01/02	11,115	(558,582)	0	(1,693,415)	(2,240,882)
Fund balances, 06/30/03	87,331	(291,282)	0	(1,576,707)	(1,780,658)
Plus: Loans from other funds	0	526,962	0	1,641,650	2,168,612
Less: Appropriations	0	0	0	0	0
<b>Available Fund balances, 06/30/03</b>	<b>87,331</b>	<b>235,680</b>	<b>0</b>	<b>64,943</b>	<b>387,954</b>

See accompanying Notes to the Annual Report.

Library Impact Fees  
2002-03 Annual Report

	City Wide	Zone 1 FA 1 & 2	Zone 2 FA 3 & 4	Zone 3 FA 5 & 6	Total
<b>Revenues and other financing sources</b>					
Fees	151,708	551,846	0	308,044	1,011,598
Interest	16,166	95,504	0	72,784	184,454
<b>Total revenues and other financing sources</b>	<b>167,874</b>	<b>647,350</b>	<b>0</b>	<b>380,828</b>	<b>1,196,052</b>
<b>Expenditures and other financing uses</b>					
Expenditures	262,083	122,280	0	0	384,363
<b>Total expenditures and other financing uses</b>	<b>262,083</b>	<b>122,280</b>	<b>0</b>	<b>0</b>	<b>384,363</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(94,209)	525,070	0	380,828	811,689
Fund balances, 07/01/02	581,535	2,683,050	0	1,964,465	5,229,050
Fund balances, 06/30/03	487,326	3,208,120	0	2,345,293	6,040,739
Less:					
Appropriations	9,450	1,312,644	0	0	1,322,094
<b>Available fund balances, 06/30/03</b>	<b>477,876</b>	<b>1,895,476</b>	<b>0</b>	<b>2,345,293</b>	<b>4,718,645</b>

See accompanying Notes to the Annual Report.

Police Station Impact Fees  
2002-03 Annual Report

	Total
Revenues and other financing sources	
Fees	1,138,887
Interest	86,292
<u>Total revenues and other financing sources</u>	<u>1,225,180</u>
Expenditures and other financing uses	
Expenditures	1,451,818
Operating Transfers out	151,437
<u>Total expenditures and other financing uses</u>	<u>1,603,255</u>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(378,075)
<u>Fund balances, 07/01/02</u>	<u>(1,777,541)</u>
<u>Fund balances, 06/30/03</u>	<u>(2,155,616)</u>
Plus:	
Loan from other funds	4,250,763
Less:	
Appropriations	1,594,846
<u>Available fund balances, 06/30/03</u>	<u>500,301</u>

See accompanying Notes to the Annual Report.

Parkland Impact Fees  
2002-03 Annual Report

	City Wide	Zone 1 FA 1 & 2	Zone 2 FA 3 & 4	Zone 3 FA 5 & 6	Total
<b>Revenues and other financing sources</b>					
Fees	687,024	2,831,200	0	1,073,765	4,591,989
Interest	56,402	283,928	0	126,029	466,358
Other revenues	0	275	0	0	275
<b>Total revenues and other financing sources</b>	<b>743,425</b>	<b>3,115,403</b>	<b>0</b>	<b>1,199,794</b>	<b>5,058,622</b>
<b>Expenditures and other financing uses</b>					
Expenditures	600,996	1,847,377	0	1,125,035	3,573,408
<b>Total expenditures and other financing uses</b>	<b>600,996</b>	<b>1,847,377</b>	<b>0</b>	<b>1,125,035</b>	<b>3,573,408</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	142,429	1,268,026	0	74,759	1,485,214
<b>Fund balances, 07/01/02</b>	<b>(959,854)</b>	<b>3,636,525</b>	<b>(6,435)</b>	<b>2,356,086</b>	<b>5,026,322</b>
<b>Fund balances, 06/30/03</b>	<b>(817,425)</b>	<b>4,904,551</b>	<b>(6,435)</b>	<b>2,430,845</b>	<b>6,511,536</b>
Plus: Loans from other funds	3,650,000	65,000	0	0	3,715,000
Less: Appropriations Reserve for loans	585,760	3,200,045	0	552,256	4,338,061
	0	2,406,006	0	1,415,000	3,821,006
<b>Available fund balances, 06/30/03</b>	<b>2,246,816</b>	<b>(636,500)</b>	<b>(6,435)</b>	<b>463,589</b>	<b>2,067,469</b>

See accompanying Notes to the Annual Report.

Street Tree and Street Sign Impact Fees  
2002-03 Annual Report

	Street Tree Fees	Sign Fees	Total
<b>Revenues and other financing sources</b>			
Fees	308,070	34,159	342,229
Interest	17,026	2,028	19,054
Other revenues	1,279	0	1,279
<b>Total revenues and other financing sources</b>	<b>326,375</b>	<b>36,187</b>	<b>362,561</b>
<b>Expenditures and other financing uses</b>			
Expenditures	187,593	33,430	221,023
<b>Total expenditures and other financing uses</b>	<b>187,593</b>	<b>33,430</b>	<b>221,023</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	138,782	2,757	141,538
Fund balances, 07/01/02	401,663	63,885	465,548
Fund balances, 06/30/03	540,445	66,642	607,086
Less:			
Appropriations	54,407	(255)	54,152
<b>Available fund balances, 06/30/03</b>	<b>486,038</b>	<b>66,897</b>	<b>552,934</b>

See accompanying Notes to the Annual Report.

Street Lights In Lieu Fees  
2002-03 Annual Report

	City Wide	Zone 1 FA 1 & 2	Zone 2 FA 3 & 4	Zone 3 FA 5 & 6	Total
<b>Revenues and other financing sources</b>					
Fees	7,179	0	22,548	12,532	42,260
Interest	3,157	625	11,146	4,037	18,964
<b>Total revenues and other financing sources</b>	<b>10,336</b>	<b>625</b>	<b>33,694</b>	<b>16,569</b>	<b>61,223</b>
<b>Expenditures and other financing uses</b>					
Expenditures	69	0	0	127	196
<b>Total expenditures and other financing uses</b>	<b>69</b>	<b>0</b>	<b>0</b>	<b>127</b>	<b>196</b>
<b>Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses</b>					
	10,267	625	33,694	16,442	61,027
<b>Fund balances, 07/01/02</b>	<b>91,552</b>	<b>18,790</b>	<b>325,491</b>	<b>115,841</b>	<b>551,674</b>
<b>Fund balances, 06/30/03</b>	<b>101,819</b>	<b>19,415</b>	<b>359,185</b>	<b>132,283</b>	<b>612,701</b>
Less:					
Appropriations	74,931	0	306,250	78,873	460,054
<b>Available fund balances, 06/30/03</b>	<b>26,888</b>	<b>19,415</b>	<b>52,935</b>	<b>53,410</b>	<b>152,647</b>

See accompanying Notes to the Annual Report.

Air Quality Mitigation Impact Fees  
2002-03 Annual Report

	Total
<hr/>	
Revenues and other financing sources	
Fees	946,684
Interest	138,469
<hr/>	
Total revenues and other financing sources	1,085,153
<hr/>	
Expenditures and other financing uses	
Expenditures	1,923,241
<hr/>	
Total expenditures and other financing uses	1,923,241
<hr/>	
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(838,088)
<hr/>	
Fund balances, 07/01/02	4,121,463
<hr/>	
Fund balances, 06/30/03	3,283,375
<hr/>	
Less:	
Appropriations	2,995,410
Reserve for loans	8,840
<hr/>	
Available fund balances, 06/30/03	279,125
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See accompanying Notes to the Annual Report.

Administrative Fees  
2002-03 Annual Report

	Pub. Facilities Fees	Infrastructure Fin. Dist 92-1	Total
Revenues and other financing sources			
Fees	1,505,883	0	1,505,883
Interest	79,364	1,619	80,983
Other revenues and increase (decrease) fair value on investments	(121,457)	0	(121,457)
<b>Total revenues and other financing sources</b>	<b>1,463,790</b>	<b>1,619</b>	<b>1,465,409</b>
Expenditures and other financing uses			
Expenditures	495,009	5,147	500,156
<b>Total expenditures and other financing uses</b>	<b>495,009</b>	<b>5,147</b>	<b>500,156</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses			
Fund balances, 07/01/02	2,237,805	7,581	2,245,386
Fund balances, 06/30/03	3,206,586	4,053	3,210,639
Less:			
Appropriations	558,706	2,136	560,842
Fair value increase (decrease) non cash adjustment	277,078	0	277,078
<b>Available fund balances, 06/30/03</b>	<b>2,370,802</b>	<b>1,917</b>	<b>2,372,719</b>

See accompanying Notes to the Annual Report.

Water Connection Fees  
2002-03 Annual Report

	←-----Fund Equity----->		
	Contributed Capital	Retained Earnings	Total
Revenues and other financing sources			
Fees	1,470,210		1,470,210
Interest	0	41,796	41,796
<b>Total revenues and other financing sources</b>	<b>1,470,210</b>	<b>41,796</b>	<b>1,512,006</b>
Expenditures and other financing uses			
Expenditures	398,181	409,132	807,313
Less: Credit Capitalization - Construction of Assets	(398,181)		(398,181)
<b>Total expenditures and other financing uses</b>	<b>0</b>	<b>409,132</b>	<b>409,132</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	1,470,210	(367,336)	1,102,874
<b>Fund equity, 07/01/02</b>	<b>7,653,507</b>	<b>(1,290,998)</b>	<b>6,362,509</b>
<b>Fund equity, 06/30/03</b>	<b>9,123,717</b>	<b>(1,658,334)</b>	<b>7,465,383</b>
Less:			
Assets constructed and transferred to operating fund (cumulative)	5,859,694	0	5,859,694
Appropriations	171,179	0	171,179
<b>Available fund equity, 06/30/03</b>	<b>3,092,844</b>	<b>(1,658,334)</b>	<b>1,434,510</b>

See accompanying Notes to the Annual Report.

Wastewater Connection Fees  
By Revenue Component  
2002-03 Annual Report

<-----Fund Equity----->

	Existing Collections	Future Collections	Combined Treatment	Weston Ranch FA #6A & 6B	Westside Project	Total
Revenues and other financing sources						
Fees	498,052	541,146	8,595,302	1,030,953	7,655,600	18,321,053
Interest	132,472	174,279	393,507	105,891	410,482	1,216,631
Total revenues and other financing sources	630,524	715,425	8,988,809	1,136,844	8,066,082	19,537,684
Expenditures and other financing uses						
Expenditures		601,278	2,141,877	282,881	1,524,644	4,550,680
Less: Credit Capitalization - Construction of Assets		(601,278)				(601,278)
Total expenditures and other financing uses	0	0	2,141,877	282,881	1,524,644	3,949,402
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	630,524	715,425	6,846,932	853,963	6,541,438	15,588,282
Fund equity, 07/01/02	4,334,516	9,653,461	19,768,115	2,836,844	9,278,548	45,871,484
Fund equity, 06/30/03	4,965,040	10,368,886	26,615,047	3,690,807	15,819,986	61,459,766
Less:						
Assets constructed and transferred to operating fund (cumulative)	779,586	6,295,422	11,779,119	170,208	556,974	19,581,309
Appropriations	0	0	0	0	0	0
Available fund equity, 06/30/03	4,185,454	4,073,464	14,835,928	3,520,599	15,263,012	41,878,457

See accompanying Notes to the Annual Report.

Surface Water Fees  
2002-03 Annual Report

	Total
Revenues and other financing sources	
Fees	7,789,189
Interest	37,349
Total revenues and other financing sources	7,826,538
Expenditures and other financing uses	
Expenditures	7,129,727
Total expenditures and other financing uses	7,129,727
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	696,811
Fund balances, 07/01/02	1,620,908
Fund balances, 06/30/03	2,317,719
Less:	
Appropriations	2,316,519
Available fund balances, 06/30/03	1,200

See accompanying Notes to the Annual Report.

**SUPPLEMENTAL INFORMATION**

**ZONE BREAKDOWN BY FEE AREA**

Wastewater Connection Fees  
2002-03 Annual Report

	←-----Contributed Capital-----→			←-----Retained Earnings-----→							
	Existing Collections	Future Collections	Combined Treatment	Weston Ranch FA #6A & 6B	Westside Project	Existing Collections	Future Collections	Combined Treatment	Weston Ranch FA #6A & 6B	Westside Project	Total
Revenues and other financing sources											
Fees	498,052	541,146	8,595,302	1,030,953	7,655,600	132,472	174,279	393,507	105,891	410,482	18,321,053
Interest											1,216,631
Total revenues and other financing sources	498,052	541,146	8,595,302	1,030,953	7,655,600	132,472	174,279	393,507	105,891	410,482	19,537,684
Expenditures and other financing uses											
Expenditures	0	601,278	0	0	0	0	0	2,141,877	282,881	1,524,644	4,550,680
Less: Credit Capitalization - Construction of Assets	0	(601,278)	0	0	0	0	0	0	0	0	(601,278)
Total expenditures and other financing uses	0	0	0	0	0	0	0	2,141,877	282,881	1,524,644	3,949,402
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	498,052	541,146	8,595,302	1,030,953	7,655,600	132,472	174,279	(1,748,370)	(176,990)	(1,114,162)	15,588,282
Fund equity, 07/01/02	4,199,610	6,833,240	30,911,243	4,355,605	13,563,340	134,907	2,820,221	(11,143,127)	(1,518,760)	(4,284,793)	45,871,486
Fund equity, 06/30/03	4,697,662	7,374,386	39,506,545	5,386,558	21,218,940	267,379	2,994,500	(12,891,497)	(1,695,750)	(5,398,955)	61,459,768
Less:											
Assets constructed and transferred to operating fund (cumulative)	779,586	6,295,422	11,779,119	170,208	556,974						19,581,309
Appropriations	0	0	0	0	0						0
Available fund equity, 06/30/03	3,918,076	1,078,964	27,727,426	5,216,350	20,661,966	267,379	2,994,500	(12,891,497)	(1,695,750)	(5,398,955)	41,878,459

See accompanying Notes to the Annual Report.

## NOTES TO THE PUBLIC FACILITIES FEES ANNUAL REPORT

### STREET IMPROVEMENTS IMPACT FEES

#### Fee Areas 1 & 2:

Per Council Resolution #03-0208 dated April 29, 2003, the City of Stockton entered into a reimbursement agreement with Award Homes for March Lane & Holman Road for street improvements for a total estimated cost of \$1,561,505. The first installment to be paid to the developer will be 30 days after right-of-way for March Lane Road is dedicated and accepted by the City.

Amendment No. 2 to the Council Resolution #03-0208, determined that the reimbursement amount is \$1,289,550 of which 51.53% is attributable to the Public Facilities Fund. \$144,183 has been paid for the land acquisition of which \$74,298 is attributable to the Public Facilities Fund.

Per Council Resolution #03-0323 dated June 17, 2003, the City of Stockton entered into a reimbursement agreement with Morada Development Group LLC – Morada Ranch Assessment in the amount of \$1,907,875. The remaining balance at June 30, 2003, is \$767,828.

#### Fee Areas 5 & 6:

Per Council Resolution #93-0265 dated May 3, 1996, the City entered into a reimbursement agreement that included various projects within the Little John Creek subdivision. The projects were to include improvements for the Pock Lane Bridge, Industrial Drive Bridge and street widening.

An amendment to the original reimbursement agreement (#96-0203) was adopted on April 29, 1996. This amendment appropriated funds for the construction costs of the Industrial Drive Bridge in the amount of \$1,349,099 that reflects more accurate cost estimates. As of June 30, 2003, the remaining balance available is \$378,715.

Per Council Resolution #02-0704 dated December 3, 2002, the City of Stockton entered into a reimbursement agreement with Woodside Weston Ranch, Inc., and Woodside Homes of California, Inc., for Weston Ranch park site acquisition and street improvements. Payment of \$398,067 has been made and no remaining balance is due.

#### Regional Traffic Fee:

Per Council Resolution #01-0140 dated March 27, 2001, the City of Stockton entered into a reimbursement agreement with Spanos Park Development Company for design and construction of the traffic signal at the Eight Mile Road/Thornton Road intersection. Reimbursement to the developer is estimated at \$201,850. As of June 30, 2002, the remaining balance available is \$201,850.

Per Council Resolution #03-0346 dated June 24, 2003, amended the reimbursement agreement stated above resulting in a change in the scope of services, schedule, and increased compensation of \$389,728.

## PARKLAND IMPACT FEES

### Fee Area 1 & 2:

Per Council Resolution #03-0290 dated June 3, 2003, the City of Stockton entered into a reimbursement agreement with Award Homes for the acquisition of parkland and construction of street improvements for an estimated amount of \$346,476. The method of payment for reimbursement will be through credit on the Parkland Fee on a portion of the building permits issued in Blossom Ranch North, north of Morada Lane.

Per Council Resolution #03-0291 dated June 3, 2003, the City of Stockton entered into a reimbursement agreement with KB Home North Bay, Inc., for construction of street improvements adjacent to the park site within the Blossom Ranch North subdivision for an estimated amount of \$59,931. The method of payment will be through credit on building permits issued in the Camera community after the improvements are accepted by the City Council.

### Fee Area 5 & 6:

In addition to the information presented in the Parkland Impact Fee Report, it should be noted that on April 27, 1990, the City entered into a Memorandum of Understanding with Lyon Communities, Inc., regarding parkland fees for the Weston Ranch project. Pursuant to this Memorandum of Understanding, the City purchased a park site from Lyon Communities, Inc. for \$1,010,500. The method of payment for the land is to apply a credit toward the subdivider's parkland fees at the time of issuance of a building permit. As of June 30, 2002, the remaining balance of parkland fee credits to be applied toward future building permits is \$1,906.

Also in effect is another reimbursement agreement with the River Estates subdivision in the amount of \$217,042. This reimbursement is for the acquisition of a park site (5.905 acres) and related costs. The reimbursement agreement was approved per Council Resolution #92-0677 dated November 11, 1992. Partial reimbursement will be applied toward parkland fee credits at the time of issuance of a building permit. As of June 30, 2002, the remaining balance of parkland fee credits to be applied toward future building permits is \$16,882.

## ADMINISTRATIVE FEES

Due to the implementation of GASB 31, additional financial statement reporting requires that investments be reported at the fair value rather than the carrying or cost basis. The current year fair value adjustment is reflected in other revenues of the Public Facilities Fees Administrative Fee Fund and represents a decrease in fair value of \$121,457.

## WATER CONNECTION FEES

The California Statewide Communities Development Authority (CSCDA) issued Water Revenue Bonds on May 7, 2002, in the amount of \$14,280 with interest rates ranging from 5.0%-5.125%, the full amount maturing serially through October 1, 2022, in annual principal installments ranging from \$440 to \$1090.

The proceeds were used to defease the 1993 Water Certificates of Participation.

Revenues from the water enterprise fund and the water connection fee fund will provide the resources for debt service payments at 78.27% and 21.73% respectively.

## WASTEWATER CONNECTION FEES

The City issued Certificates of Participation (COPs) on February 1, 1998 in the amount of \$101,650, with interest rates ranging from 4.0% to 5.2%, the full amount maturing serially through September 1, 2029, in annual principal installments ranging from \$1,395,000 to \$7,325,000.

The proceeds of the 1998 issue were used to finance the design and construction of a sewer interceptor and to make improvements and modifications to the southern industrial sewer trunk line and to defease the 1995 Certificates of Participation issue that was to finance the design, improvements and modifications to the regional wastewater control facilities serving the citizens of the City of Stockton.

Revenues from the wastewater enterprise fund and the wastewater connection fee fund will provide the resources for debt service payments at 28.51% and 71.49% respectively.

The City of Stockton also issued Refunding Certificates of Participation on June 1, 2003, in the amount of \$14,135,000, with interest rates ranging from 2.0% to 4.25%. The full amount will mature serially through September 1, 2023, in annual principal installments ranging from \$545,000 to \$965,000.

The Certificates are being executed and delivered for the purpose of refunding the outstanding 1993 Certificates on September 1, 1993, funding a Reserve Policy and paying costs associated with the delivery of the 2003 Certificates.

The City of Stockton has entered into the following reimbursement agreement for improvements:

Council Resolution #95-0469 dated September 25, 1995 in the amount of \$67,246.33 represents a reimbursement to the Community Facilities District 90-2 for the construction of sewer line improvements for the future Westside Sewer Interceptor Project in the Brookside Estates area.

Deferred Impact Fees Accounts Receivable Summary  
(Enterprise Zone)  
2002-2003 Annual Report

	City Wide	Fee Area 1	Fee Area 2	Fee Area 3	Fee Area 4	Fee Area 5	Fee Area 6	Fee Area	Total
								N/A	
Traffic Signals	30,638	17,029	4,801	5,010	44,665				102,144
Street Improvements	98,698	80,698		91,882		380,422			651,700
Community Recreation Centers	240					1,359			1,599
City Office Space	55,584								55,584
Fire Stations	6,861	3,529				35,354			45,743
Libraries	14,168	6,798				73,512			94,477
Police Stations	111,828								111,828
Parkland	3,683					20,869			24,552
Habitat/Open Space Conservation									-
Air Quality									-
Public Facilities Fee Administration									-
Water Connection Fees								25,052	25,052
Wastewater Connection Fees								220,412	220,412
Surface Water Fees									-
Regional Street Improvements-Traffic Element								169,134	169,134
Street Light In Lieu	148			841					989
Def. Impact Fee A/Rec. @ 6/30/03	321,848	108,055	4,801	97,733	44,665	511,515	-	414,598	1,503,215

Please note that the revenues for the deferred impact fees are included in the revenue section of this report on pages five through twenty-two. However, because these fees have been deferred, the corresponding cash has not yet been received by the funds, and the available fund balances exceed the available cash balances by the amount of the deferred impact fees.

Outstanding Loans Payable Summary  
2002-03 Annual Report

Resolution Number	City Wide	Fee Area 1	Fee Area 2	Fee Area 3	Fee Area 4	Fee Area 5	Fee Area 6	Fee Area	Total
<b><u>Fire Stations:</u></b>									
07/01/91						53,212			53,212
91-0316		526,962				1,588,438			2,115,400
07/01/91	0	526,962	0	0	0	1,641,650	0		2,168,612
<b><u>Street Improvements:</u></b>									
04/04/94		629,000							629,000
06/20/94		153,750							153,750
06/30/94		1,370,000							1,370,000
05/06/96		750,000							750,000
05/05/97		771,336							771,336
09/30/97		105,229							105,229
05/12/98		118,212							118,212
06/30/99		3,050,000							3,050,000
07/01/99		750,000							750,000
07/01/99		1,811,000							1,811,000
07/01/00		750,000							750,000
07/01/00		5,150,000							5,150,000
07/01/01		500,000							500,000
07/01/02		2,330,000							2,330,000
	0	18,238,527	0	0	0	0	0	0	18,238,527
<b><u>Parkland:</u></b>									
06/30/98		2,000,000							2,000,000
11/22/00		1,350,000							1,350,000
07/01/01		300,000							300,000
08/07/01		65,000							65,000
	3,650,000	65,000	0	0	0	0	0	0	3,715,000
<b><u>Police Station Expansion:</u></b>									
09/28/99		1,950,763							1,950,763
07/01/00		300,000							300,000
07/01/02		2,000,000							2,000,000
	4,250,763	0	0	0	0	0	0	0	4,250,763
Outstanding Loans Pay. @ 6/30/03	7,900,763	18,830,489	0	0	0	1,641,650	0	0	28,372,902

The Fire Stations and Police Station Expansion loans payable on this supplemental schedule are long-term debts payable to the City's Capital Improvement Projects Fund. The Street Improvements interfund loans payable were borrowed from fee areas three & four, and five & six and loaned to fee area one. The Parkland interfund loans payable were borrowed from fee areas one & two, and five & six and loaned to the city-wide fee area and fee area one. Additionally a Parkland loans payable was borrowed from the Infrastructure Improvement fund and loaned to fee area one. All loans will be repaid with interest when excess impact fees become available. The totals above reflect principal only. Interest is based on the average annual interest rate earned by the City of Stockton each year. Interest rates vary per year but are currently at an annual rate of 3.05%.

**PUBLIC IMPROVEMENT EXPENDITURE DETAIL**

	IMPACT FEE DETAIL							NON IMPACT FEE DETAIL					
	Total Expenditures	Citywide	Zone 1	Zone 2	Zone 3	Zone 4	Total Impact Fees	PFF % of Total	ISTEA/ Grants	Gen. CIP/ Library	Measure K	Enterprise Funds	Total Other Funds
<b>Traffic Signal Impact Fees</b>													
I-5/Eighth St Traffic Signal	263	263					263	100.00%	0	0	0	0	0
Main Street Traffic Signals	250,198			69,476			69,476	27.77%	0	0	180,722	0	180,722
Mariposa Rd/99 Frontage Rd	113	60					60	53.10%	0	0	53	0	53
Pershing/Harding NB/SB Light	62,238	6,224					6,224	10.00%	56,014	0	0	0	56,014
Swain Road Traffic Signal	15,000	15,000					15,000	100.00%	0	0	0	0	0
Traffic Signals - Modifications	112,849	42,319	14,106	14,106	14,106	28,212	112,849	100.00%	0	0	0	0	0
<u>Traffic Signals - New</u>	<u>32,708</u>	<u>3,271</u>	<u>3,271</u>	<u>13,082</u>	<u>3,271</u>	<u>3,271</u>	<u>26,166</u>	<u>80.00%</u>	<u>0</u>	<u>6,542</u>	<u>0</u>	<u>0</u>	<u>6,542</u>
Totals	473,369	67,137	17,377	96,664	17,377	31,483	230,038	48.60%	56,014	6,542	180,775	0	243,331
<b>Street Improvement Impact Fees</b>													
Arch Rd/SR99 Interchange	3,323,769				314,977	1,228,410	1,543,387	46.43%	551,972	0	1,165,415	62,995	1,780,382
Ben Holm-5 Interchange	124	124					124	100.00%	0	0	0	0	0
8 Mile /I-5 Interchange	2,676,695	0	0	0	0	38,531	38,531	1.44%	0	391,599	2,077,612	168,953	2,638,164
Davis Rd / Pixley Slough Bridge	11,786	0	2,357	0	0	0	2,357	20.00%	9,429	0	0	0	9,429
Hammer Lane Widening	4,779,750	20,251	2,121,335				2,141,586	44.81%	0	391,599	2,077,612	168,953	2,638,164
Hammer Lane/SR99 Interchange	637,382	114,729	522,653				637,382	100.00%	0	0	0	0	0
Hammer Ln/SPRR Grade Sep	205,649	205,649					205,649	100.00%	0	0	0	0	0
Hammer Ln/UPRR Grade Sep	31,238	31,238					31,238	100.00%	0	0	0	0	0
Holman Road Reimb Agree	2,078,859		2,078,859				2,078,859	100.00%	0	0	0	0	0
Holman Road Widening	921,144	921,144					921,144	100.00%	0	0	0	0	0
March Lane Ext: Holman/99	90,211	90,211	0				90,211	100.00%	0	0	0	0	0
March Lane/SPRR Grade Sep	2,337,761	295,000	946,769				1,241,769	53.12%	623,200	0	472,792	0	1,095,992
March Lane/UPRR Grade Sep	2,498,713	36,023	170,738				206,761	8.27%	1,723,584	0	568,368	0	2,291,952
Phoenix/Pacific Reimb Agree	616,600				139,643	209,465	349,108	56.62%	267,492	0	0	0	267,492
Trinity Askland Bridge	205,076	0	205,076	0	0	0	205,076	100.00%	0	0	0	0	0
Weston Ranch Traffic Sign	1,189	0	0	0	1,189	0	1,189	100.00%	0	0	0	0	0
Totals	20,415,946	587,452	7,174,704	0	455,809	0	9,694,371	47.48%	3,175,677	783,198	6,361,799	400,901	10,721,575
<b>Community Center Impact Fees</b>													
Van Buskirk Exp Community Ctr	119	0	0	0	119		119	100.00%	0	0	0	0	0
<b>City Office Space Impact Fees</b>													
Essential Services Phase II	1,186,522	800,000	0	0	0	0	800,000	67.42%	0	386,522	0	0	386,522
<b>Library Impact Fees</b>													
Book Augmentation Fund	279,383	262,083	17,300	0	0	0	279,383	100.00%	0	0	0	0	0
Northwest Branch Library	766	0	766	0	0	0	766	100.00%	0	0	0	0	0
<u>Northwest Branch Library</u>	<u>146,637</u>	<u>0</u>	<u>104,215</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>104,215</u>	<u>71.07%</u>	<u>0</u>	<u>42,422</u>	<u>0</u>	<u>0</u>	<u>42,422</u>
Totals	426,786	262,083	122,281	0	0	0	384,364	90.06%	0	42,422	0	0	42,422
<b>Parkland Impact Fees</b>													
Anderson Skateboard Park	2,247	2,247					2,247	100.00%	0	0	0	0	0
Brookside Park	120,608	120,608					120,608	100.00%	0	0	0	0	0
Fong Park (Blossom Ranch)	665,774	665,774					665,774	100.00%	0	0	0	0	0
Garrigan Park	57,395	57,395					57,395	100.00%	0	0	0	0	0
Little John Creek Park	709,228			709,228			709,228	100.00%	0	0	0	0	0
LUSD 4th High School Park	128,022						128,022	100.00%	0	0	0	0	0
Paul E. Weston Park	129				129		129	100.00%	0	0	0	0	0
Paul E. Weston Park Phase II	17,108				17,108		17,108	100.00%	0	0	0	0	0
Pixie Woods Miner's Cove	72,674						36,337	50.00%	36,337	0	0	0	36,337
Tobias Property Park	1,298		1,298				1,298	100.00%	0	0	0	0	0
Weber Point Improvements	287,832	287,832					287,832	100.00%	0	0	0	0	0
Weston Ranch #65-8 5 Acre	398,067				398,067		398,067	100.00%	0	0	0	0	0
<u>Weston Ranch Units 20&amp;21</u>	<u>504</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>504</u>	<u>0</u>	<u>504</u>	<u>100.00%</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Totals	2,460,886	324,169	975,344	0	1,125,036	0	2,424,549	98.52%	36,337	0	0	0	36,337

**PUBLIC IMPROVEMENT EXPENDITURE DETAIL**

	IMPACT FEE DETAIL						NON IMPACT FEE DETAIL						
	Total Expenditures	Citywide	Zone 1	Zone 2	Zone 3	Zone 4	Total Impact Fees	PFF % of Total	ISTEA/ Grants	Gen. CIP/ Library	Measure K	Enterprise Funds	Total Other Funds
<b>Police Station Impact Fees</b>													
Lot D/Stuart Eberhardt Building	89,168	89,168					89,168	100.00%	0	0	0	0	0
Police Sub-Station North	1,202,286	1,202,286					1,202,286	100.00%	0	0	0	0	0
Police Station Expansion	207	207					207	100.00%	0	0	0	0	0
Totals	1,291,661	1,291,661					1,291,661	100.00%	0	0	0	0	0
<b>Street Tree Impact Fees</b>													
Street Tree Planting - City	169,833	169,833					169,833	100.00%	0	0	0	0	0
Weber Ave Street Improvements	17,761	17,761					17,761	100.00%	0	0	0	0	0
Totals	187,594	187,594	0	0	0		187,594	100.00%	0	0	0	0	0
<b>Street Sign Impact Fees</b>													
Street Name Sign Installation	33,430	33,430					33,430	100.00%	0	0	0	0	0
<b>Street Light Impact Fees</b>													
Street Light Installation	198	70	0	0	128		198	100.00%	0	0	0	0	0
<b>Air Quality Impact Fees</b>													
Coordinate Traffic Model Update	129	129					129	100.00%	0	0	0	0	0
Hammer Lane/SPRR Grade Sep	2,380	2,380					2,380	100.00%	0	0	0	0	0
Hammer Ln/UPRR Grade Sep	545,241	416,829					416,829	76.45%	128,412	0	0	0	128,412
Main Street Traffic Signals	612,257	591,407					591,407	96.59%	0	0	20,850	0	20,850
March Lane/SPRR Grade Sep	103,753	103,753					103,753	100.00%	0	0	0	0	0
Pacific Ave Raised Median Mod	14,658	78					78	0.53%	14,580	0	0	0	14,580
Swain Road Traffic Signal	628,936	152,936					152,936	24.32%	476,000	0	0	0	476,000
Traffic Signal Control System	1,117,597	599,001					599,001	53.60%	473,033	45,563	0	0	518,596
Traffic Signals - Modifications	28,212	28,212					28,212	100.00%	0	0	0	0	0
Trip Reduction Program	10,754	10,754					10,754	100.00%	0	0	0	0	0
Weber Ave Street Improvements	2,190,045	17,761					17,761	0.81%	1,670,116	461,794	17,761	22,613	2,172,284
Totals	5,253,962	1,923,240	0	0	0		1,923,240	36.61%	2,762,141	507,357	38,611	22,613	3,330,722
<b>Water Connection Fee</b>													
Mokelumne River Project	175,000	175,000					175,000	100.00%	0	0	0	0	0
Service System Additions	438,538	438,538					438,538	100.00%	0	0	0	0	0
So. Stockton Water Master Plan	70,108	70,108					70,108	100.00%	0	0	0	0	0
Water Supply - New Wells	2,143	2,143					2,143	100.00%	0	0	0	0	0
Water System Expansion	59,698	59,698					59,698	100.00%	0	0	0	0	0
Totals	745,487	745,487					570,487	76.53%	0	0	0	0	0
<b>Wastewater Connection Fee</b>													
Collection System #9 Imp	325,707	325,707					325,707	100.00%	0	0	0	0	0
<b>Total - All Public Improvements</b>	32,458,001	6,204,492	8,289,706	96,664	1,598,341	31,483	17,522,092	53.98%	6,030,169	1,726,041	6,581,185	423,514	14,760,909

\* For North Stockton Aqueduct Project

Note: This Public Improvement Expenditure Detail includes capital project related expenses only. It does not include administrative expenditures or loan repayments.

**PROJECTED USE OF IMPACT FEE FUNDS\***

(COSTS IN \$THOUSANDS)

**TRAFFIC SIGNAL IMPACT FEES FUND 900 through 906:**

Zone	Project Description	Appropriated		Projected			TOTAL
		2003-04	2004-05	2005-06	2006-07	2007-08	2003-08
CW	Montauban/Lorraine Traffic Signal	\$150	\$0	\$0	\$0	\$0	\$150
3	Montauban/Lorraine Traffic Signal	\$50	\$0	\$0	\$0	\$0	\$50
4	Montauban/Lorraine Traffic Signal	\$100	\$0	\$0	\$0	\$0	\$100
CW	Traffic Signals - Modifications	\$50	\$100	\$150	\$50	\$25	\$375
1	Traffic Signals - Modifications	\$75	\$100	\$100	\$75	\$100	\$450
2	Traffic Signals - Modifications	\$75	\$0	\$50	\$75	\$75	\$275
3	Traffic Signals - Modifications	\$0	\$0	\$0	\$100	\$100	\$200
CW	Traffic Signals - New	\$0	\$100	\$100	\$150	\$150	\$500
1	Traffic Signals - New	\$0	\$0	\$20	\$0	\$0	\$20
2	Traffic Signals - New	\$0	\$75	\$40	\$50	\$50	\$215
3	Traffic Signals - New	\$0	\$75	\$60	\$0	\$0	\$135
4	Traffic Signals - New	\$0	\$50	\$80	\$100	\$100	\$330
Traffic Signal Impact Fee Totals		\$500	\$500	\$600	\$600	\$600	\$2,800
<u>Projected Other Funding Sources</u>		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>Traffic Signal Project Totals</b>		<b>\$500</b>	<b>\$500</b>	<b>\$600</b>	<b>\$600</b>	<b>\$600</b>	<b>\$2,800</b>

**STREET IMPROVEMENT IMPACT FEES FUND 910 through 916:**

Zone	Project Description	Appropriated		Projected			TOTAL
		2003-04	2004-05	2005-06	2006-07	2007-08	2003-08
5	Arch Rd/SR 99 Interchange	\$221	\$0	\$0	\$0	\$0	\$221
CW	Davis Road Bridge/Pixley Slough	\$72	\$0	\$598	\$0	\$0	\$670
CW	Eight Mile Road/I-5 Interchange	\$1,000	\$0	\$0	\$0	\$0	\$1,000
1	Eight Mile Road/I-5 Interchange	\$3,400	\$0	\$0	\$0	\$0	\$3,400
Regional	Eight Mile Road/I-5 Interchange	\$4,100	\$0	\$0	\$0	\$0	\$4,100
1	Hammer Lane Widening	\$0	\$250	\$0	\$0	\$0	\$250
1	March Lane Extension	\$1,000	\$8,500	\$500	\$0	\$0	\$10,000
CW	Sperry Road Performance/French Camp	\$0	\$0	\$0	\$1,000	\$1,100	\$2,100
5	Sperry Road Performance/French Camp	\$0	\$0	\$0	\$5,300	\$5,800	\$11,100
Regional	Sperry Road Performance/French Camp	\$0	\$0	\$450	\$1,900	\$2,100	\$4,450
CW	Trinity Aksland Bridge	\$100	\$0	\$0	\$0	\$0	\$100
1	Trinity Aksland Bridge	\$100	\$0	\$6,860	\$0	\$0	\$6,960
Street Improvement Impact Fee Totals		\$9,993	\$8,750	\$8,408	\$8,200	\$9,000	\$44,351
<u>Projected Other Funding Sources</u>		<u>\$886</u>	<u>\$0</u>	<u>\$1,598</u>	<u>\$0</u>	<u>\$0</u>	<u>\$2,484</u>
<b>Street Improvement Project Totals</b>		<b>\$10,879</b>	<b>\$8,750</b>	<b>\$10,006</b>	<b>\$8,200</b>	<b>\$9,000</b>	<b>\$46,835</b>

**COMMUNITY CENTER IMPACT FEES FUND 920 through 926:**

Zone	Project Description	Appropriated		Projected			TOTAL
		2003-04	2004-05	2005-06	2006-07	2007-08	2003-08
1	Lodi High School Gymnasium	\$0	\$760	\$0	\$0	\$0	\$760
5	Manteca Unified Community Center	\$793	\$0	\$0	\$0	\$0	\$793
1	Northwest Community Center	\$0	\$0	\$0	\$0	\$2,800	\$2,800
3	Van Buskirk Community Center	\$0	\$0	\$0	\$217	\$0	\$217
Community Center Impact Fee Project Totals		\$793	\$760	\$0	\$217	\$2,800	\$4,570
<u>Projected Other Funding Sources</u>		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$686</u>	<u>\$0</u>	<u>\$686</u>
<b>Community Center Impact Project Totals</b>		<b>\$793</b>	<b>\$760</b>	<b>\$0</b>	<b>\$903</b>	<b>\$2,800</b>	<b>\$5,256</b>

**CITY OFFICE SPACE IMPACT FEES FUND 930:**

Zone	Project Description	Appropriated		Projected			TOTAL
		2003-04	2004-05	2005-06	2006-07	2007-08	2003-08
CW	Stewart Eberhardt Building Tenant Improvements	\$400	\$0	\$0	\$0	\$0	\$400
City Office Space Impact Fee Project Totals		\$400	\$0	\$0	\$0	\$0	\$400
<u>Projected Other Funding Sources</u>		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>City Office Space Project Totals</b>		<b>\$400</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$400</b>

**PROJECTED USE OF IMPACT FEE FUNDS\***

(COSTS IN \$THOUSANDS)

**FIRE STATION IMPACT FEES FUND 940 through 946:**

Zone	Project Description	Appropriated		Projected			TOTAL
		2003-04	2004-05	2005-06	2006-07	2007-08	2003-08
1	Fire Station No. 13 Construction	\$0	\$0	\$0	\$0	\$3,071	\$3,071
	Fire Station Impact Fee Totals	\$0	\$0	\$0	\$0	\$3,071	\$3,071
	Projected Other Funding Sources	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
	<b>Fire Project Totals</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,071</b>	<b>\$3,071</b>

**LIBRARY IMPACT FEES FUND 950 through 956:**

Zone	Project Description	Appropriated		Projected			TOTAL
		2003-04	2004-05	2005-06	2006-07	2007-08	2003-08
CW	Library Book Collection Augmentation	\$250	\$250	\$250	\$250	\$250	\$1,250
1	Northeast Branch Library	\$0	\$4,566	\$0	\$0	\$0	\$4,566
1	Northwest Branch Library	\$0	\$0	\$0	\$0	\$10,116	\$10,116
CW	Southwest Branch Library	\$0	\$0	\$0	\$6,243	\$0	\$6,243
	Library Impact Fee Totals	\$250	\$4,816	\$250	\$6,493	\$10,366	\$22,175
	Projected Other Funding Sources	<u>\$0</u>	<u>\$8,480</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$8,480</u>
	<b>Library Project Totals</b>	<b>\$250</b>	<b>\$13,296</b>	<b>\$250</b>	<b>\$6,493</b>	<b>\$10,366</b>	<b>\$30,655</b>

**POLICE STATION IMPACT FEES FUND 960:**

Zone	Project Description	Appropriated		Projected			TOTAL
		2003-04	2004-05	2005-06	2006-07	2007-08	2003-08
CW	Police Sub-station North	\$600	\$0	\$0	\$0	\$0	\$600
CW	Police Sub-station South	\$0	\$3,500	\$0	\$0	\$0	\$3,500
	Police Station Impact Fee Project Totals	\$600	\$3,500	\$0	\$0	\$0	\$4,100
	Projected Other Funding Sources	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
	<b>Police Station Project Totals</b>	<b>\$600</b>	<b>\$3,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,100</b>

**PARKLAND IMPACT FEES FUND 970 through 976:**

Zone	Project Description	Appropriated		Projected			TOTAL
		2003-04	2004-05	2005-06	2006-07	2007-08	2003-08
1	Arnold Rue Park	\$55	\$714	\$0	\$0	\$0	\$769
1	Blossom Ranch Park Phase II (Fong)	\$0	\$0	\$580	\$0	\$0	\$580
1	Equinoa Park Phase 1 & 2	\$0	\$0	\$1,274	\$0	\$0	\$1,274
1	Garrigan Park	\$1,040	\$0	\$0	\$0	\$0	\$1,040
1	Hatch Ranch Park (4 Acre)	\$168	\$299	\$747	\$0	\$0	\$1,214
CW	Holman Rd Park SE of High School	\$0	\$0	\$110	\$918	\$1,417	\$2,445
5	John Peri Neigh Park (Rivers)	\$0	\$0	\$0	\$920	\$0	\$920
CW	La Morada Neighborhood Park (1 Acre)	\$0	\$0	\$386	\$0	\$0	\$386
CW	La Morada Neighborhood Park (2 Acre)	\$0	\$0	\$674	\$0	\$0	\$674
CW	La Morada Neighborhood Park (5 Acre)	\$0	\$0	\$1,392	\$0	\$0	\$1,392
1	Lodi High School Park	\$265	\$3,781	\$0	\$0	\$0	\$4,046
1	North Stockton Park (4.1 Acre)	\$0	\$0	\$548	\$703	\$0	\$1,251
1	North Stockton Park (5 Acre)	\$0	\$0	\$646	\$794	\$0	\$1,440
5	Paul E. Weston Park	\$1,983	\$0	\$0	\$0	\$0	\$1,983
1	Spanos Park (Baxter)	\$151	\$313	\$652	\$0	\$0	\$1,116
1	Spanos Park West (16.7 Acre)	\$182	\$383	\$2,252	\$0	\$0	\$2,817
1	Spanos Park West (5 Acre)	\$105	\$370	\$790	\$0	\$0	\$1,265
1	Tobias Park (5 Acre)	\$65	\$745	\$0	\$0	\$0	\$810
5	Weston Ranch River Park	\$0	\$1,342	\$0	\$0	\$0	\$1,342
5	William Long Park	\$1,228	\$0	\$0	\$0	\$0	\$1,228
	Parkland Impact Fee Totals	\$1,228	\$0	\$0	\$0	\$0	\$1,228
	Projected Other Funding Sources	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
	<b>Parkland Impact Project Totals</b>	<b>\$1,228</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,228</b>

**STREET NAME SIGN IMPACT FEES FUND 979:**

Zone	Project Description	Appropriated		Projected			TOTAL
		2003-04	2004-05	2005-06	2006-07	2007-08	2003-08
CW	Street Name Sign Installation	\$30	\$30	\$30	\$30	\$30	\$150
	Street Name Sign Impact Fee Project Totals	\$30	\$30	\$30	\$30	\$30	\$150
	Projected Other Funding Sources	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
	<b>Street Name Sign Project Totals</b>	<b>\$30</b>	<b>\$30</b>	<b>\$30</b>	<b>\$30</b>	<b>\$30</b>	<b>\$150</b>

**PROJECTED USE OF IMPACT FEE FUNDS\***

(COSTS IN \$THOUSANDS)

**STREET TREE IMPACT FEES FUND 978:**

Zone	Project Description	Appropriated		Projected			TOTAL
		2003-04	2004-05	2005-06	2006-07	2007-08	2003-08
CW	Street Tree Planting	\$175	\$175	\$175	\$175	\$175	\$875
	Street Tree Impact Fee Project Totals	\$175	\$175	\$175	\$175	\$175	\$875
	<u>Projected Other Funding Sources</u>	\$0	\$0	\$0	\$0	\$0	\$0
	<b>Street Tree Project Totals</b>	<b>\$175</b>	<b>\$175</b>	<b>\$175</b>	<b>\$175</b>	<b>\$175</b>	<b>\$875</b>

**STREET LIGHT IMPACT FEES FUND 980 Through 986:**

Zone	Project Description	Appropriated		Projected			TOTAL
		2003-04	2004-05	2005-06	2006-07	2007-08	2003-08
CW	Street Light Installation	\$0	\$15	\$20	\$20	\$20	\$75
1	Street Light Installation	\$0	\$10	\$10	\$10	\$9	\$39
3	Street Light Installation	\$0	\$45	\$45	\$50	\$50	\$190
5	Street Light Installation	\$0	\$30	\$30	\$30	\$35	\$125
	Street Light Project Totals	\$0	\$100	\$105	\$110	\$114	\$429
	<u>Projected Other Funding Sources</u>	\$0	\$0	\$0	\$0	\$0	\$0
	<b>Street Light Impact Project Totals</b>	<b>\$0</b>	<b>\$100</b>	<b>\$105</b>	<b>\$110</b>	<b>\$114</b>	<b>\$429</b>

**AIR QUALITY IMPACT FEES FUND 990 through 996:**

Zone	Project Description	Appropriated		Projected			TOTAL
		2003-04	2004-05	2005-06	2006-07	2007-08	2003-08
CW	Traffic Signal Control System	\$600	\$600	\$600	\$600	\$600	\$3,000
CW	Traffic Signals - Modifications	\$500	\$400	\$400	\$400	\$400	\$2,100
CW	Trip Reduction Program	\$10	\$10	\$10	\$10	\$10	\$50
	Air Quality Impact Fee Totals	\$1,110	\$1,010	\$1,010	\$1,010	\$1,010	\$5,150
	<u>Projected Other Funding Sources</u>	\$0	\$0	\$0	\$0	\$0	\$0
	<b>Air Quality Project Totals</b>	<b>\$1,110</b>	<b>\$1,010</b>	<b>\$1,010</b>	<b>\$1,010</b>	<b>\$1,010</b>	<b>\$5,150</b>

**WATER CONNECTION FEE FUND 424:**

Zone	Project Description	Appropriated		Projected			TOTAL
		2003-04	2004-05	2005-06	2006-07	2007-08	2003-08
CW	Service System Additions	\$380	\$340	\$340	\$340	\$360	\$1,760
CW	Water Supply - New Wells	\$860	\$0	\$0	\$0	\$0	\$860
	Water Connection Fee Totals	\$1,240	\$340	\$340	\$340	\$360	\$2,620
	<u>Projected Other Funding Sources</u>	\$0	\$1,847	\$1,897	\$1,900	\$1,900	\$7,544
	<b>Water Project Totals</b>	<b>\$1,240</b>	<b>\$2,187</b>	<b>\$2,237</b>	<b>\$2,240</b>	<b>\$2,260</b>	<b>\$10,164</b>

**PFF-WASTEWATER CONNECTION FEE FUND 434:**

Zone	Project Description	Appropriated		Projected			TOTAL
		2003-04	2004-05	2005-06	2006-07	2007-08	2003-08
CW	Wastewater Collection System No. 9	\$2,500	\$0	\$0	\$0	\$0	\$2,500
	Wastewater Connection Fee Totals	\$2,500	\$0	\$0	\$0	\$0	\$2,500
	<u>Projected Other Funding Sources</u>	\$13,500	\$0	\$0	\$0	\$0	\$13,500
	<b>Wastewater Project Totals</b>	<b>\$16,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,000</b>

<b>TOTAL - PFF FUNDS:</b>	<b>\$18,819</b>	<b>\$19,981</b>	<b>\$10,918</b>	<b>\$17,175</b>	<b>\$27,526</b>	<b>\$94,419</b>
<b>TOTAL - OTHER FUNDS:</b>	<b>\$14,386</b>	<b>\$10,327</b>	<b>\$3,495</b>	<b>\$2,586</b>	<b>\$1,900</b>	<b>\$32,694</b>
<b>TOTAL - ALL FUNDS:</b>	<b>\$33,205</b>	<b>\$30,308</b>	<b>\$14,413</b>	<b>\$19,761</b>	<b>\$29,426</b>	<b>\$127,113</b>

\*This information was taken from the City of Stockton 2003-08 Capital Improvement Program.

# PUBLIC FACILITIES FEE CALCULATION WORK SHEET

## for the City of Stockton

Based on Resolutions No. 91-0118, 94-0410, 95-0302, 02-0107, 02-0656 and 03-0105  
Effective May 5, 2003

The Public Facilities Fee shall be the sum of items A through K. (NOTE: The Public Facilities Fee may vary by "Fee Area". Refer to the attached maps to determine the appropriate "Fee Area".)

### A. City Office Space: (All "Fee Areas")

#### Residential

Single Family Units	\$167.00 Per unit
Multiple Family Units	100.00 Per unit
Guest Rooms	73.00 Per room

#### Non-Residential

Office/High Density	\$192.00 Per 1000 sq. ft.
Retail/Medium Density	113.00 Per 1000 sq. ft.
Warehouse/Low Density	84.00 Per 1000 sq. ft.

### B. Fire Stations: ("Fee Areas" 1, 2 and all 6 only)

#### Residential

Single Family Units	\$159.00 per unit
Multiple Family Units	93.00 per unit
Guest Rooms	66.00 per room

#### Non-Residential

Office/High Density	\$178.00 per 1000 sq. ft.
Retail/Medium Density	107.00 per 1000 sq. ft.
Warehouse/Low Density	76.00 per 1000 sq. ft.

### C. Libraries: ("Fee Areas" 1, 2, 5 and all 6 only)

#### Residential

Single Family Units	\$323.00 per unit
Multiple Family Units	190.00 per unit
Guest Rooms	135.00 per room

#### Non-Residential

Office/High Density	\$362.00 per 1000 sq. ft.
Retail/Medium Density	217.00 per 1000 sq. ft.
Warehouse/Low Density	155.00 per 1000 sq. ft.

# PUBLIC FACILITIES FEE CALCULATION WORK SHEET

Effective May 5, 2003

## D. Police Station Expansion: (All "Fee Areas")

### Residential

Single Family Units	\$350.00 per unit
Multiple Family Units	205.00 per unit
Guest Rooms	147.00 per room

### Non-Residential

Office/High Density	\$390.00 per 1000 sq. ft.
Retail/Medium Density	235.00 per 1000 sq. ft.
Warehouse/Low Density	167.00 per 1000 sq. ft.

## E. Community Recreation Center: ("Fee Areas" 1, 2, 4 and all 6 only)

### Residential

Single Family Units	\$250.00 per unit
Multiple Family Units	83.00 per unit
Guest Rooms	<b>EXEMPT</b>

### Non-Residential

Office/High Density	<b>EXEMPT</b>
Retail/Medium Density	<b>EXEMPT</b>
Warehouse/Low Density	<b>EXEMPT</b>

## F. Surface Water: (All "Fee Areas")

### Residential

Single Family Units	\$2,426.00 per unit
Multiple Family Units	2,426.00 for first unit 730.00 for each subsequent unit
Guest Rooms	570.00 per room

Questions on the Surface Water portion of the fee for residential developments should be referred to the Development Services Section of the Public Works Department at (209) 937-8349.

### Non-Residential

Office/High Density	\$0.249 per square foot floor area ÷ 0.50
Retail/Medium Density	0.151 per square foot floor area ÷ 0.30
Warehouse/Low Density	0.121 per square foot floor area ÷ 0.60

Questions on the Surface Water portion of the fee for non-residential developments should be referred to the Municipal Utilities Department at (209) 937-8436.

# PUBLIC FACILITIES FEE CALCULATION WORK SHEET

Effective May 5, 2003

## G. Street Improvements (include the Regional Fee): (All "Fee Areas")

### Residential

#### Single Family Units:

"Fee Areas" 1 and 2	\$2,770.00 per unit
"Fee Areas" 3 and 4	2,087.00 per unit
"Fee Areas" 5 and 6	3,112.00 per unit
"Fee Areas" 6A	3,292.19 per unit

#### Multiple Family Units:

"Fee Areas" 1 and 2	\$2,022.00 per unit
"Fee Areas" 3 and 4	1,523.00 per unit
"Fee Areas" 5 and 6	2,271.00 per unit
"Fee Areas" 6A	2,402.54 per unit

#### Guest Rooms:

"Fee Areas" 1 and 2	\$2,160.00 per room
"Fee Areas" 3 and 4	1,628.00 per room
"Fee Areas" 5 and 6	2,427.00 per room
"Fee Areas" 6A	2,567.55 per room

### Non-Residential

#### Office/High Density:

"Fee Areas" 1 and 2	\$3,406.00 per 1000 sq. ft.
"Fee Areas" 3 and 4	2,568.00 per 1000 sq. ft.
"Fee Areas" 5 and 6	3,826.00 per 1000 sq. ft.
"Fee Areas" 6A	4,047.64 per 1000 sq. ft.

#### Retail/Medium Density:

"Fee Areas" 1 and 2	\$3,864.00 per 1000 sq. ft.
"Fee Areas" 3 and 4	3,383.00 per 1000 sq. ft.
"Fee Areas" 5 and 6	4,138.00 per 1000 sq. ft.
"Fee Areas" 6A	4,377.66 per 1000 sq. ft.

#### Warehouse/Low Density:

"Fee Areas" 1 and 2	\$1,316.00 per 1000 sq. ft.
"Fee Areas" 3 and 4	992.00 per 1000 sq. ft.
"Fee Areas" 5 and 6	1,478.00 per 1000 sq. ft.
"Fee Areas" 6A	1,563.59 per 1000 sq. ft.

#### Downtown Office/Commercial:

"Fee Areas" 1 and 2	Not Applicable
"Fee Areas" 3 and 4	\$1,675.00 per 1000 sq. ft.
"Fee Areas" 5 and 6	Not Applicable
"Fee Areas" 6A	Not Applicable

Questions on the Street Improvements portion of the fee should be referred to the Development Services Section of the Public Works Department at (209) 937-8349.

# PUBLIC FACILITIES FEE CALCULATION WORK SHEET

Effective May 5, 2003

## H. **Parkland:** ("Fee Areas" 1, 4 and all 6 only)

### Residential

Single Family Units	\$1,900.00 per unit
Multiple Family Units	1,200.00 per unit
Guest Rooms	<b>EXEMPT</b>

### Non-Residential

Office/High Density	<b>EXEMPT</b>
Retail/Medium Density	<b>EXEMPT</b>
Warehouse/Low Density	<b>EXEMPT</b>

Questions on the Parkland portion of the fee should be referred to the Development Services Section of the Public Works Department at (209) 937-8349.

## I. **Habitat/Open Space Conversation:** (All "Fee Areas")

### **Category A/No Pay Zone**

### **Category B/Pay Zone A (Multi-Purpose/Open Space)**

#### Residential

Single Family Units	\$1,243.00	per acre of net parcel area
Multiple Family Units	1,112.00	per acre of net parcel area
Guest Rooms	1,112.00	per acre of net parcel area

#### Non-Residential

Office/High Density	\$1,030.00	per acre of net parcel area
Retail/Medium Density	1,018.00	per acre of net parcel area
Warehouse/Low Density	909.00	per acre of net parcel area

### **Category C/Pay Zone B (Agriculture)**

#### Residential

Single Family Units	\$2,485.00	per acre of net parcel area
Multiple Family Units	2,224.00	per acre of net parcel area
Guest Rooms	2,224.00	per acre of net parcel area

#### Non-Residential

Office/High Density	\$2,061.00	per acre of net parcel area
Retail/Medium Density	2,036.00	per acre of net parcel area
Warehouse/Low Density	1,817.00	per acre of net parcel area

# PUBLIC FACILITIES FEE CALCULATION WORK SHEET

Effective May 5, 2003

## Category D/Pay Zone B (Natural Lands)

### Residential

Single Family Units	\$2,485.00	per acre of net parcel area
Multiple Family Units	2,224.00	per acre of net parcel area
Guest Rooms	2,224.00	per acre of net parcel area

### Non-Residential

Office/High Density	\$2,061.00	per acre of net parcel area
Retail/Medium Density	2,036.00	per acre of net parcel area
Warehouse/Low Density	1,817.00	per acre of net parcel area

## Category E/Pay Zone C (Vernal Pool-Wetted)

### Residential

Single Family Units	\$49,709.00	per acre of net parcel area
Multiple Family Units	44,476.00	per acre of net parcel area
Guest Rooms	44,476.00	per acre of net parcel area

### Non-Residential

Office/High Density	\$41,222.00	per acre of net parcel area
Retail/Medium Density	40,725.00	per acre of net parcel area
Warehouse/Low Density	36,346.00	per acre of net parcel area

## Category E/Pay Zone C (Vernal Pools-Upland)

### Residential

Single Family Units	\$8,285.00	per acre of net parcel area
Multiple Family Units	7,413.00	per acre of net parcel area
Guest Rooms	7,413.00	per acre of net parcel area

### Non-Residential

Office/High Density	\$6,871.00	per acre of net parcel area
Retail/Medium Density	6,788.00	per acre of net parcel area
Warehouse/Low Density	6,058.00	per acre of net parcel area

# PUBLIC FACILITIES FEE CALCULATION WORK SHEET

Effective May 5, 2003

## Category F/Other Pay Zone (Prior Agreement)

### Residential

Single Family Units	\$1,103.00	per acre of net parcel area
Multiple Family Units	987.00	per acre of net parcel area
Guest Rooms	987.00	per acre of net parcel area

### Non-Residential

Office/High Density	\$915.00	per acre of net parcel area
Retail/Medium Density	904.00	per acre of net parcel area
Warehouse/Low Density	806.00	per acre of net parcel area

## J. **Air Quality:** (All "Fee Areas")

### Residential

Single Family Units	\$129.00	per unit
Multiple Family Units	87.00	per unit
Guest Rooms	82.00	per room

### Non-Residential

Office/High Density	\$227.00	per 1000 sq. ft.
Retail/Medium Density	474.00	per 1000 sq. ft.
Warehouse/Low Density	278.00	per 1000 sq. ft.

## K. **Administrative:** (All "Fee Areas")

2.5% of the sum of items **A** through **J**.

**Questions** on Items **A, B, C, D, E, I, J** and **K** should be referred to the Building Division of the Community Development Department at (209) 937-8561. More detailed maps may be found on the City's Website at [www.stocktongov.com/cd/pages/pffwksheet.pdf](http://www.stocktongov.com/cd/pages/pffwksheet.pdf)

# PUBLIC FACILITIES FEE CALCULATION WORK SHEET

Effective May 5, 2003

## ADDITIONAL CONTACTS AND PHONE NUMBERS

The following is a partial list of other City of Stockton fees that may also be applicable to a Building Permit:

1. **Sewer and Water Connection/User Fee** - Contact the Municipal Utilities Department at (209) 937-8436. (NOTE: An Administrative Fee of 3.5% will be added to the Sewer and Water Connection/User fee amount.)
  2. **Traffic Signal Fee** – Included on the attached schedule under Traffic Signal Fee or contact the Development Services Section of the Public Works Department at (209) 937-8349.
  3. **Area of Benefit Fee/Community Facilities District No. 90-1 Assessment** - Contact the Development Services Section of the Public Works Department at (209) 937-8546.
  4. **Street Light “In-Lieu of” Fee** – Contact the Development Services Section of the Public Works department at (209) 937-8349.
  5. **Flood Control Facilities Equalization Fee** – Contact Munifinancial at (800) 755-6864.
- \* In addition, the appropriate school district should be contacted for applicable **School Fees**.

# TRAFFIC SIGNAL FEES

(Effective August 4, 2003)

BUILDING TYPE	UNITS	TRIP ENDS PER UNIT	T.S. FEE PER UNIT	S.I. FEE CATEGORY
Single Family (Detached PURD, SFD)	D.U.	10.00	\$81.80	Single Family
Condominium (PURD, SFA)	D.U.	8.60	\$70.40	Multi-family
Mobile Home	D.U.	5.40	\$44.20	Multi-family
Apartment	D.U.	6.10	\$49.90	Multi-family
Retirement Village	D.U.	3.30	\$27.00	Guestroom
Hotel	Room	11.00	\$90.00	Guestroom
Motel	Room	9.60	\$78.50	Guestroom
Daycare/Preschool	1000 SF	79.00	\$646.00	Retail
Daycare/Preschool	Student	5.00	\$40.90	Retail
Elementary/Intermediate School	Student	0.50	\$4.10	*
High School	Student	1.20	\$9.90	*
Junior College/Community College	Student	1.60	\$13.10	*
University	Student	2.40	\$19.70	*
University	1000 SF	24.10	\$197.14	Retail
Church and Accessory Uses	1000 SF	7.70	\$63.00	*
Industrial-Warehouse Manufacturer	1000 SF	7.60	\$62.20	Warehouse
Industrial-Warehouse Manufacturer	Acre	80.80	\$660.70	Warehouse
Industrial Service	1000 SF	20.26	\$165.50	Retail
Truck Terminal/Distribution Center	1000 SF	9.86	\$80.70	Warehouse
Mini/Self Storage	1000 SF	2.80	\$22.90	Warehouse
Shopping Centers (in square feet)				
less than 50,000	1000 SF	116.00	\$948.50	Retail
50,000 to 99,999	1000 SF	79.10	\$646.80	Retail
100,000 to 199,999	1000 SF	60.40	\$493.90	Retail
200,000 to 299,999	1000 SF	49.90	\$408.00	Retail
300,000 to 399,999	1000 SF	44.40	\$363.10	Retail
400,000 to 499,999	1000 SF	41.60	\$340.20	Retail
500,000 to 999,999	1000 SF	35.50	\$290.30	Retail
1,000,000 to 1,250,000	1000 SF	31.50	\$257.60	Retail
Lumber Yard	1000 SF	34.50	\$282.10	Retail
Lumber Yard w/open storage and sales	Acre	148.00	\$1,210.10	Retail
Home Improvement Center	1000 SF	64.60	\$528.20	Retail
Boat Launching Ramp	Space	3.00	\$24.60	Retail
Free Standing Retail/Neighborhood Market	1000 SF	73.70	\$602.60	Retail
Ambulance Dispatch	1000 SF	73.70	\$602.60	Retail
Service Station (> 2 pumps or 4 nozzles)	Site	748.00	\$6,115.70	Retail
Truck Stop	Site	825.00	\$6,745.20	Retail
Used Car Lot (no service)	Acre	55.00	\$449.70	Retail
New Car Dealer/New Boat Dealer/Car Rental	1000 SF	44.30	\$362.20	Retail
Autocenter Dealership	1000 SF	31.25	\$255.40	Retail
General Auto Repair/Body Shop	1000 SF	27.20	\$222.40	Retail
Self Service Car Wash	Stall	52.00	\$425.20	Retail
Automatic Car Wash	Site	900.00	\$7,358.40	Retail
Auto Supply	1000 SF	89.00	\$727.70	Retail
Drug Store/Pharmacy	1000 SF	43.90	\$359.00	Retail
Discount Store	1000 SF	71.16	\$581.90	Retail
Supermarket	1000 SF	125.50	\$1,026.10	Retail
Convenience Market	1000 SF	574.48	\$4,697.00	Retail
Convenience Market dispensing Fuel (maximum of 2 pumps or 4 nozzles)	1000 SF	887.06	\$7,252.60	Retail
Clothing Store	1000 SF	31.30	\$256.00	Retail
Paint/Hardware Store	1000 SF	51.30	\$419.50	Retail
Variety Store	1000 SF	14.40	\$117.80	Retail
Video Rental Store	1000 SF	57.30	\$468.50	Retail
Furniture Store/Appliance Store	1000 SF	4.35	\$35.60	Retail

# TRAFFIC SIGNAL FEE

(Effective August 4, 2003)

Department Store	1000 SF	35.80	\$292.70	Retail
Hair Salon/Dog Grooming	1000 SF	25.50	\$208.50	Retail
Bar/Tavern	1000 SF	40.00	\$327.10	Retail
Laundromat/Dry Cleaners	1000 SF	50.00	\$408.90	Retail
Bakery/Craft Store/Yogurt Shop	1000 SF	43.90	\$359.00	Retail
Carpet-Floor/Interior Decorator	1000 SF	5.60	\$45.80	Retail
Financial Institution	1000 SF	189.95	\$1,553.10	Office
Financial Institution w/drive-up	1000 SF	290.00	\$2,371.10	Office
Free Standing Automatic Teller	Unit	160.00	\$1,308.20	Office
Mortgage Company	1000 SF	60.40	\$493.90	Office
Quality Restaurant (Breakfast not served)	1000 SF	95.62	\$781.80	Retail
Dinner House Restaurant/Dinner Only	1000 SF	56.30	\$460.40	Retail
High Turnover/Sit Down Restaurant/Pizza	1000 SF	164.40	\$1,344.20	Retail
Fast Food Restaurant	1000 SF	777.29	\$6,355.20	Retail
Fast Food Restaurant w/drive-thru	1000 SF	680.00	\$5,559.70	Retail
Library	1000 SF	45.50	\$371.20	Office
Hospital	Bed	12.20	\$99.80	Office
Hospital	1000 SF	16.90	\$138.20	Office
Nursing Home/Convalescent Center	Bed	2.70	\$22.10	Guestroom
Clinic/Weight Loss/Aerobics/Karate/Dance	1000 SF	23.80	\$194.60	Office
Medical Office	1000 SF	54.60	\$446.50	Office
General Office to Medical Office	1000 SF	36.90	\$301.70	Office
General Office (in square feet)				
less than 100,000	1000 SF	17.70	\$144.80	Office
over 100,000	1000 SF	14.30	\$117.00	Office
Office Park	1000 SF	11.40	\$93.30	Office
Government Offices	1000 SF	68.90	\$563.40	Office
Public Clubhouse/Meeting Rooms, Halls	1000 SF	19.00	\$155.40	Office
Recreation Center (private development)	1000 SF	30.00	\$245.30	Office
Family Recreation Center-Billiards, etc.	1000 SF	60.40	\$493.90	Retail
Batting Cages	Cage	6.00	\$49.10	Retail
Tennis/Racquetball Club	Court	30.00	\$245.30	Retail

\* To be determined on a case by case analysis.

Uses not listed shall be charged at rates determined by the City Engineer from accepted trip generation rate publications.

## Methodology for Traffic Signal (T.S.) Fee Calculations

Traffic Signal (T.S.) Fee per building unit =  $(F \times C) / W$

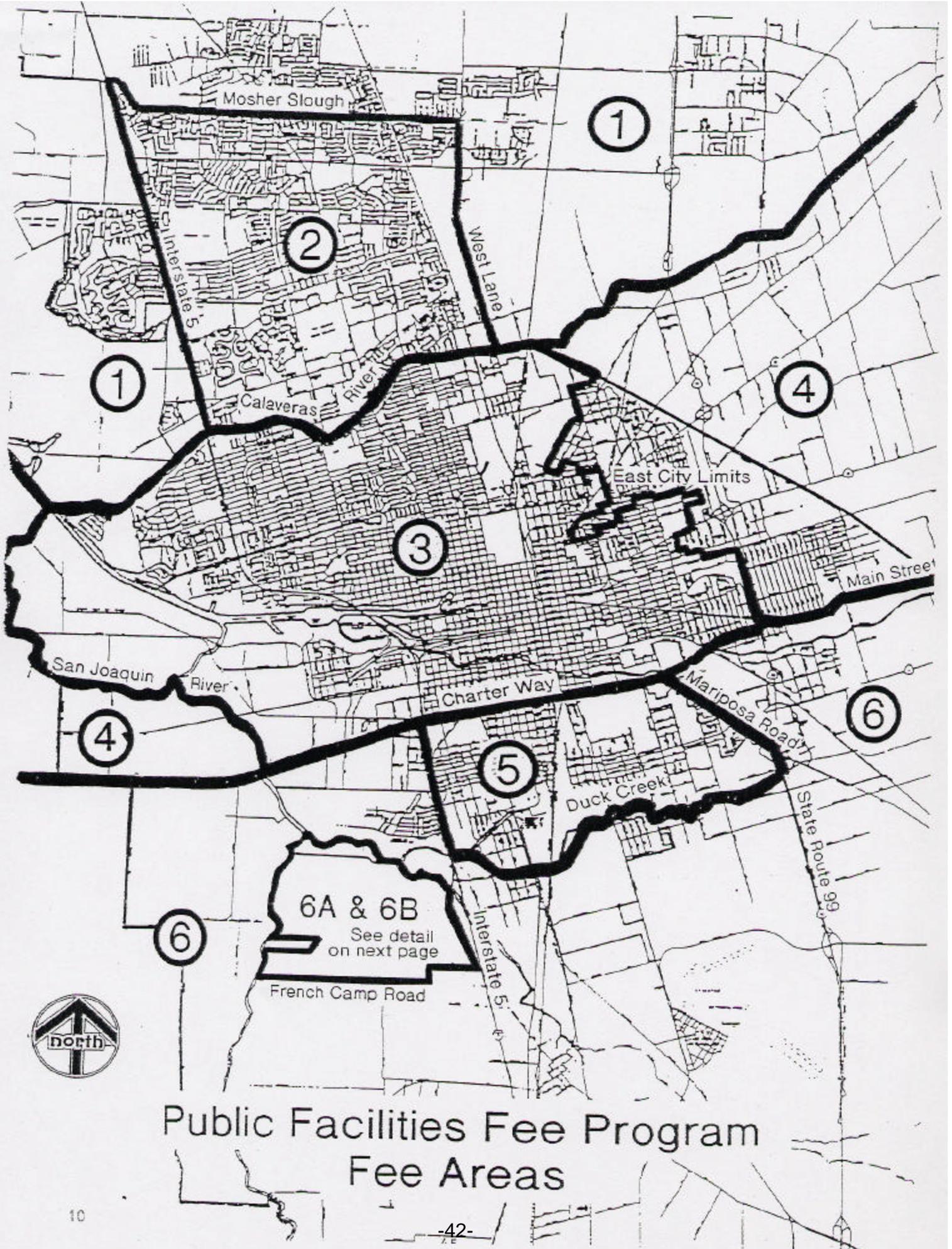
Where

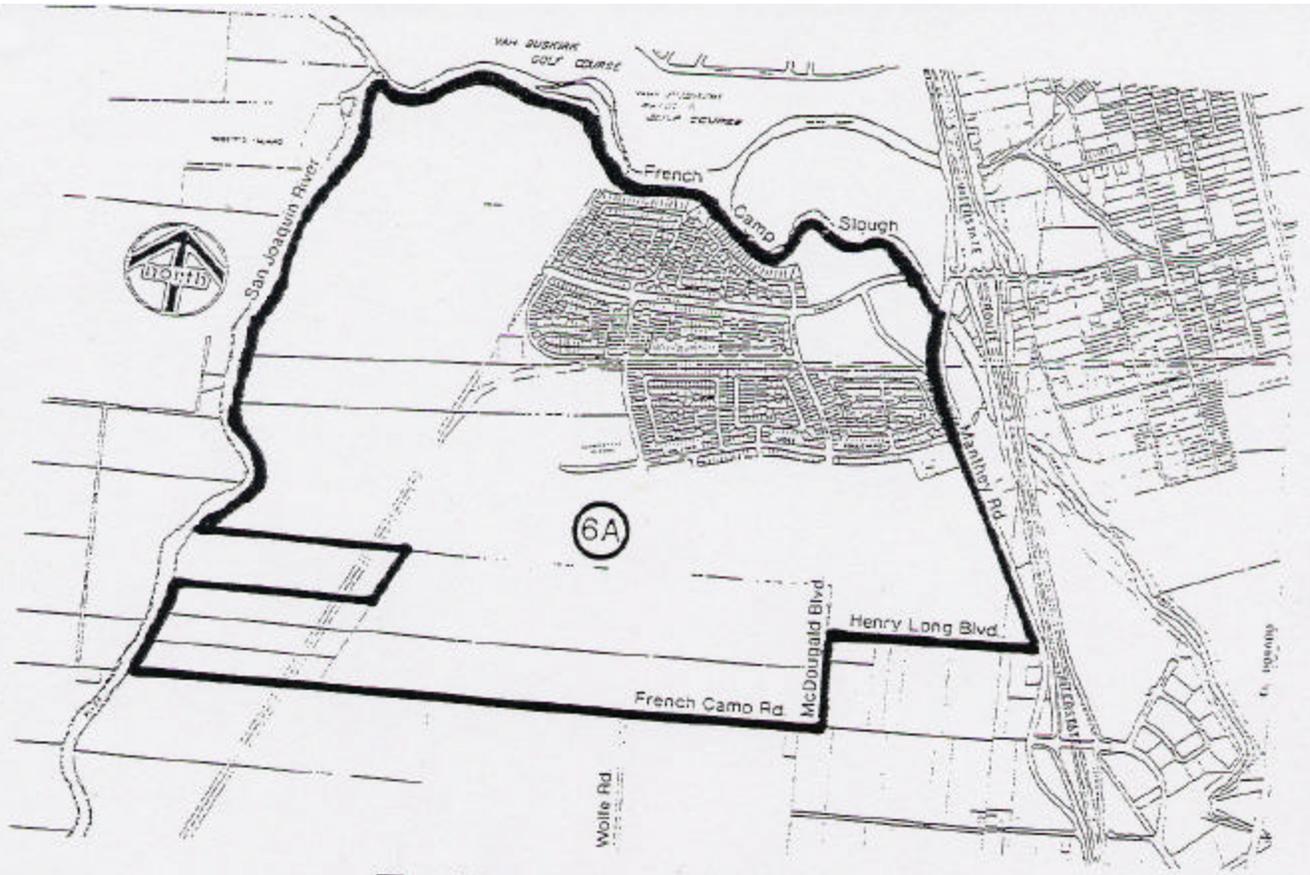
- F = trip ends per unit
- C = total traffic signal costs = \$104,653
- W = traffic signal warrant = 12,800 vehicles

Total traffic signal costs are determined from a representative average of the cost to construct traffic signals over the 1987 year. This cost includes traffic signal design, construction and on-site construction engineering.

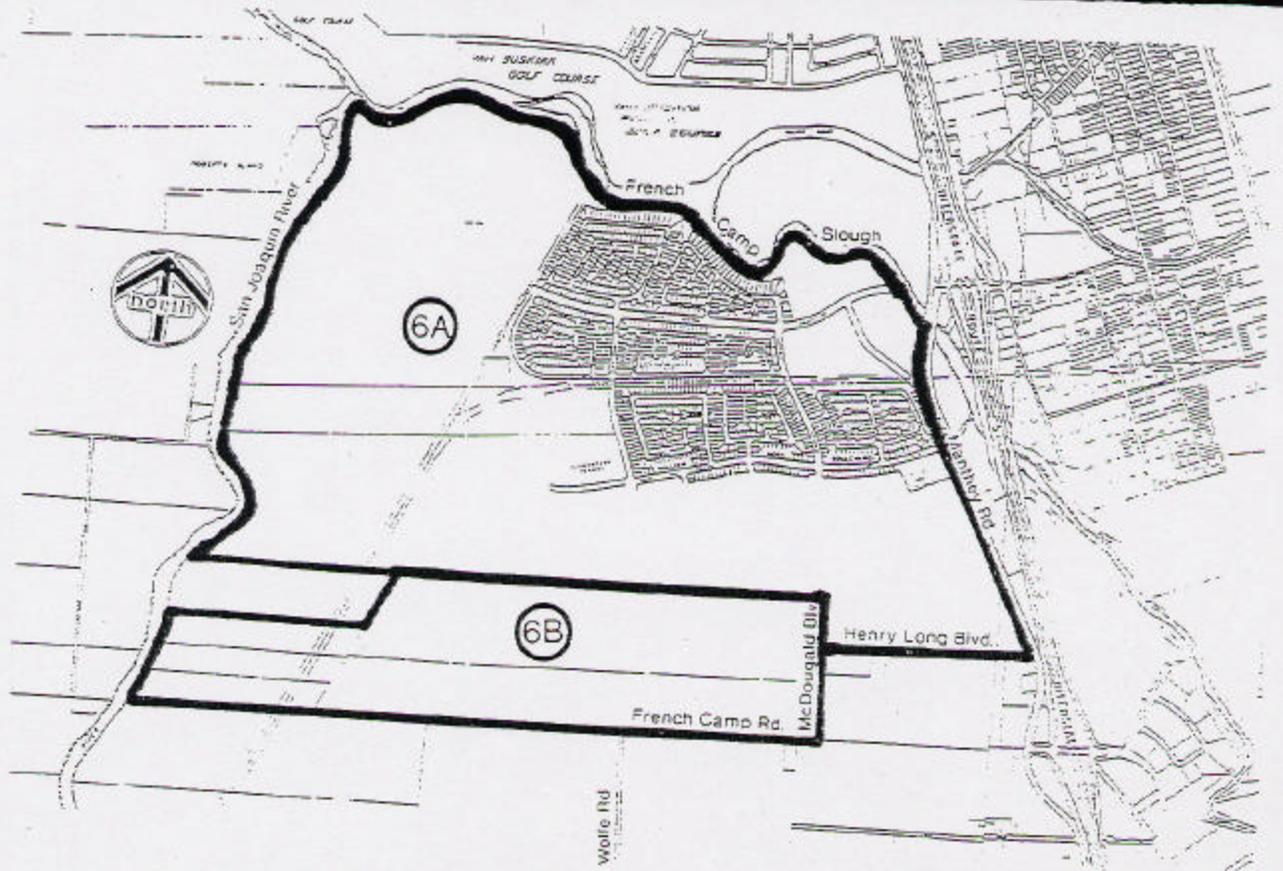
Sample of a Traffic Signal (T.S.) Fee per building unit calculation for a single family dwelling: F = 10, C = \$104,653.00, W = 12,800

Traffic Signal Fee per building unit =  $(10 \times \$104,653.00) / 12,800 = \$81.76$  Rounded up to \$81.80

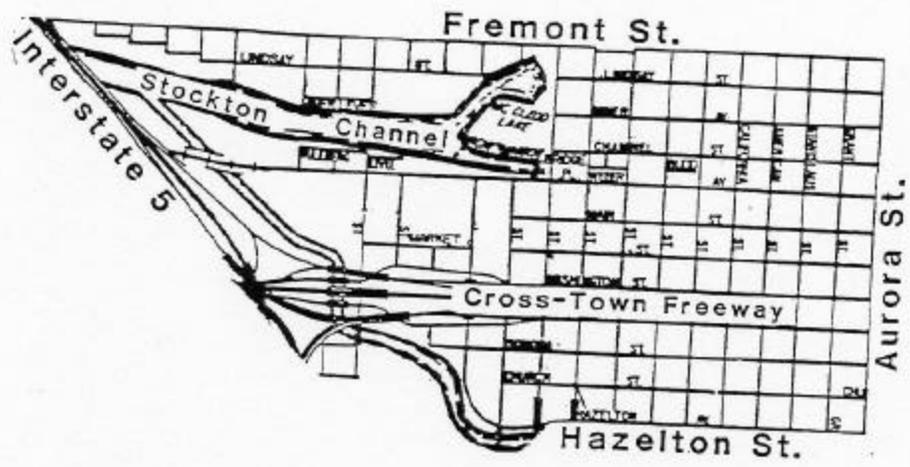




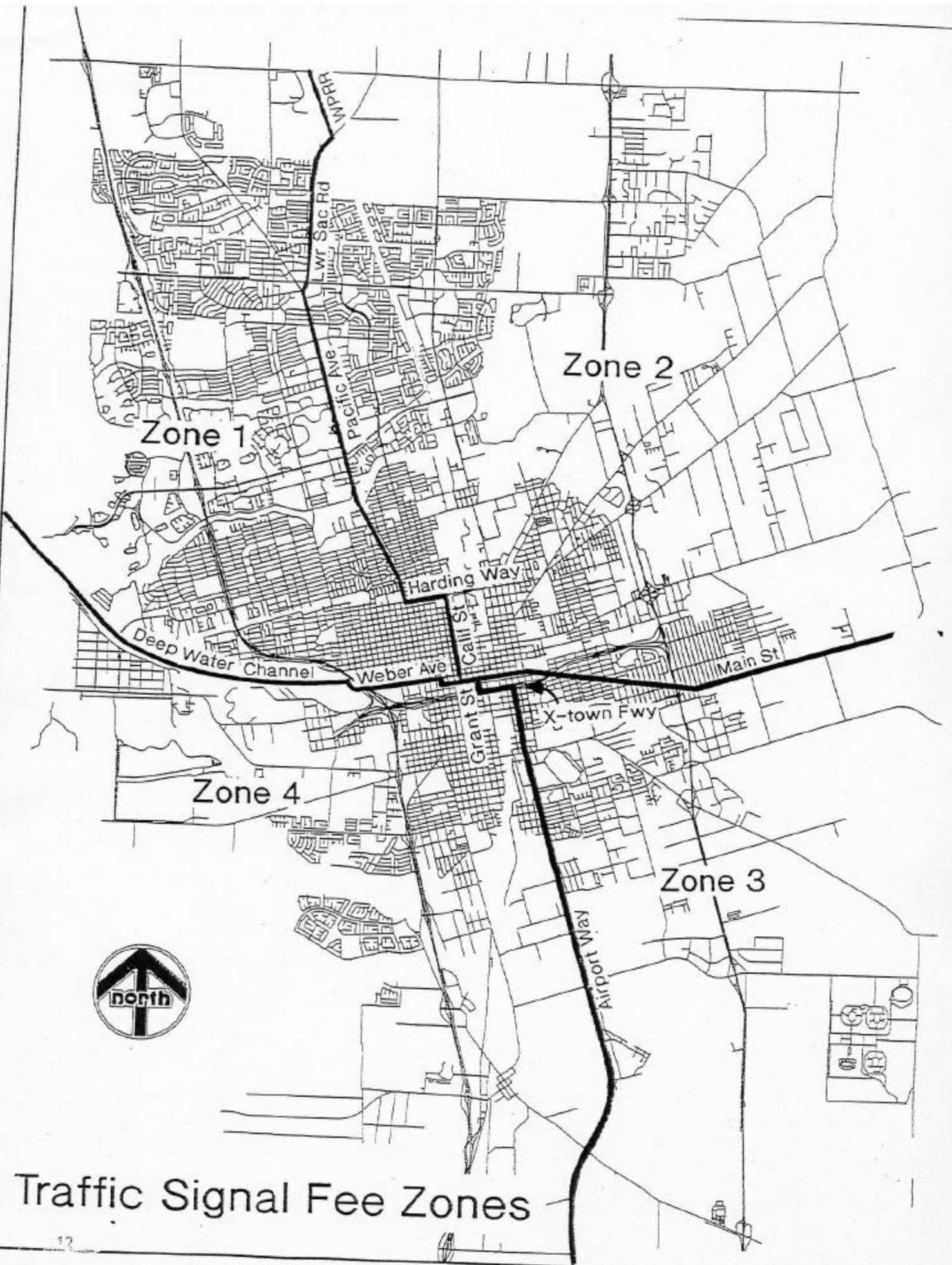
Traffic Fee Area 6A



Sewer Fee Areas 6A & 6B

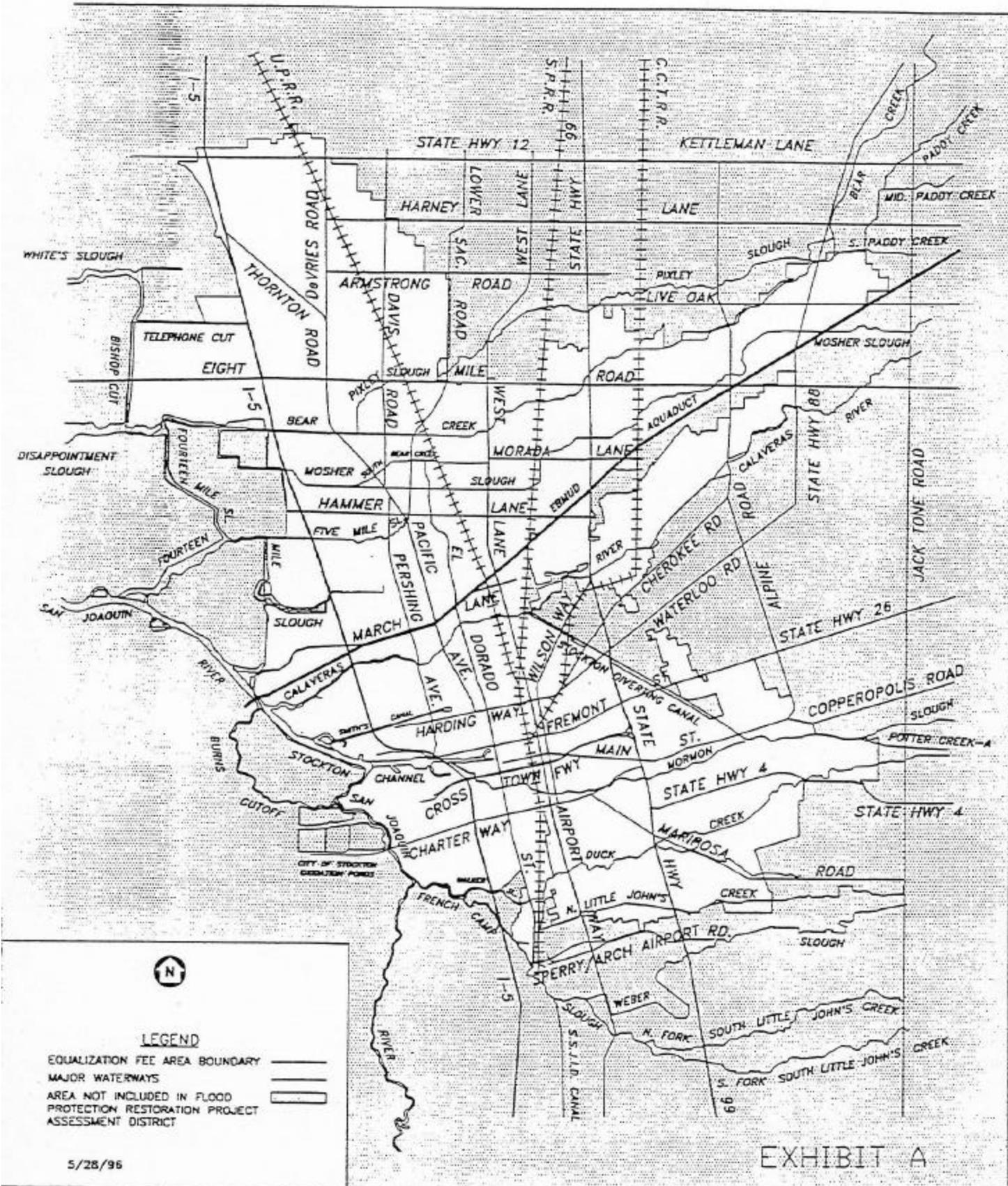


Downtown Stockton

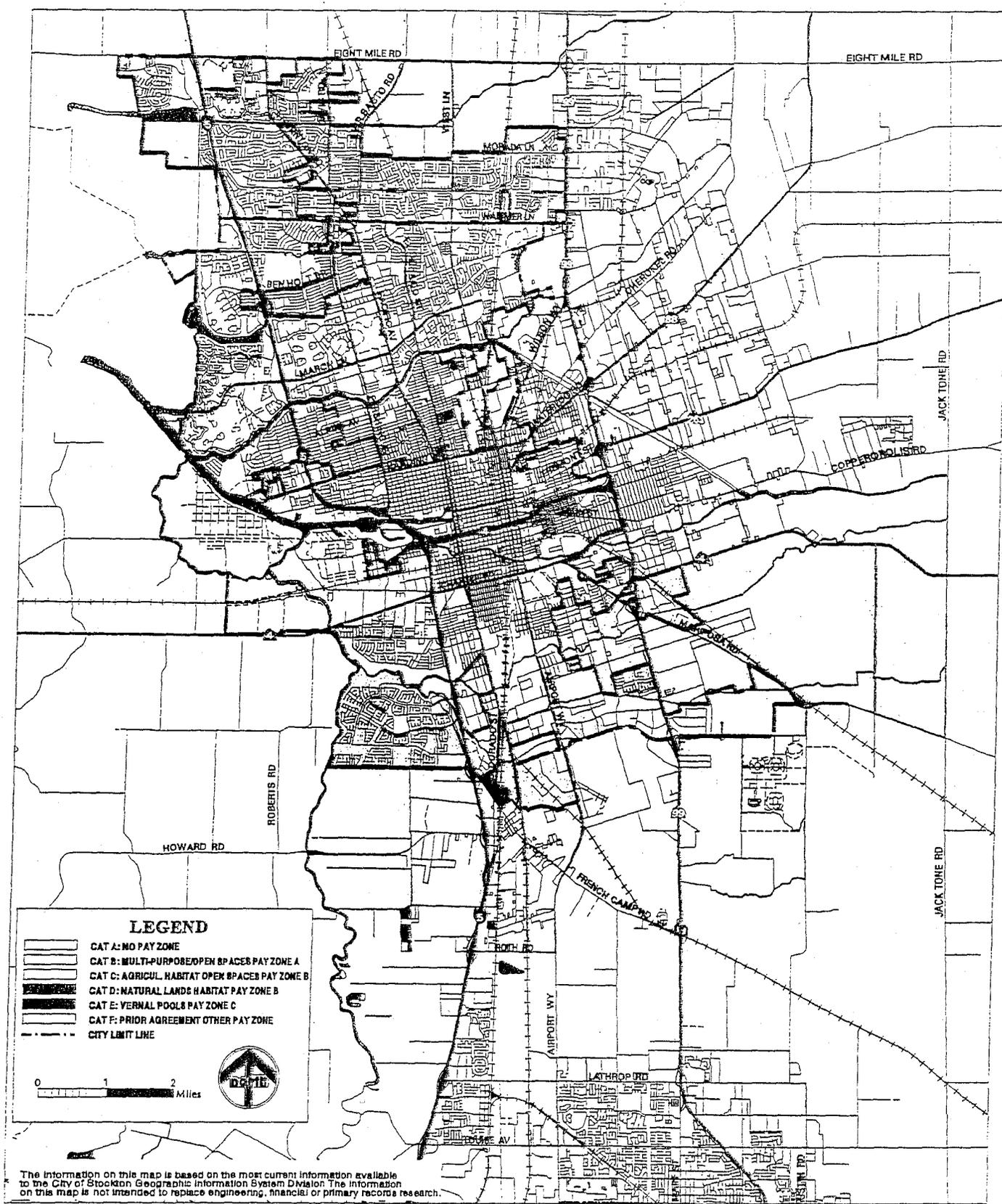


# Traffic Signal Fee Zones

# FLOOD PROTECTION RESTORATION PROJECT EQUALIZATION FEE AREA



5/28/96



The information on this map is based on the most current information available to the City of Stockton Geographic Information System Division. The information on this map is not intended to replace engineering, financial or primary records research.

# CITY OF STOCKTON

## HABITAT/OPEN SPACE CONSERVATION FEE PROGRAM PAY ZONES



DRAFT

PREPARED BY THE CITY OF STOCKTON - COMMUNITY DEV. DEPT. - PLANNING DIV.

February 25, 2003

SANITARY CONNECTION FEE USER CATEGORIES  
SUMMARY SHEET  
(Resolution No. 02-0671 )

EXHIBIT B  
(Effective June 1, 2002)

House (SFU) =  $\frac{300 \text{ Gal}}{1500 \text{ SF}} = .2 \text{ G/SF}$   
Standard Rate Base = 500 sf/person

Resolution #99-0586	Per SFU	Comb.	Future	Existing	Project	
Rates: North of Calaveras	- 3634	= \$2,100	+	\$1,134	+	\$400
South of Calaveras	- 2850	= \$2,100	+	\$350	+	\$400
CFD 90-1	- 2100	= \$2,100	+			
Westside Project A	- 5300	= \$2,100	+			A \$3,200
Westside Project B	- 5300	= \$2,100	+			B \$3,200
Westside Project C	- 5700	= \$2,100	+			C \$3,200
Weston Ranch 6A	- 3620	= \$2,100	+			\$400
Weston Ranch 6B	- 3292	= \$2,100	+			\$1,520
						\$1,192

1. Single-Family Residence – any size mobile home, condo, Duplex, triples, apartments – any size RV site @ .50 due/space	Home Unit	300 = 1.0 SFU 210 = .7			
2. Hotels, motels and rooming houses	Bed/Room	100			
3. Elementary School	Student	13			
4. Junior high, high school and colleges	Student	19			
5. College dorms or boarding schools	Student	112			
6. Hospitals	Bed	200			
7. Institutional and convalescent hospitals	Bed	88			
8. Self-service laundry (3 loads/day/mach)	24 gal/load				
9. Car wash (8 veh/day/stall) Drive thru: 100 veh/day @ 10 gal/veh	40 gal/veh 1000 gal/day			Total Gal/Day Divided by 300 = SFU Equivalents	
10. Church	.06 G/SF				
11. Theaters	.18 G/SF				
12. Restaurants (fixture unit) **					
13. Food Service (fixture unit) **					
14. Ice cream/yogurt (fixture unit) **					
15. Cafeterias (fixture unit) **					
16. Bars (fixture unit) **					
17. Factory (high density)	.08 G/SF				
18. Warehouse > 50,000 sq. ft.	.01 G/SF				
19. Warehouse/Mfg.	.02 G/SF				
20. Business Offices	.17 G/SF				
21. Medical Offices	.19 G/SF				
22. Retail	.03 G/SF				
23. Photo shop – processing facility	.50 G/SF				
24. Supermarket	.20 G/SF				

G/SF	ACTIVITY
.01	Warehouse > 50,000
.02	Warehouse/Mfg.
.03	Retail
.06	Church
.09	Factory
.17	Business Offices
.18	Theater
.19	Medical Offices
.20	Supermarket
Fixture Unit	Ice Cream/Yogurt/Deli
Fixture Unit	Food Service (take out)
Fixture Unit	Restaurants w/washup

\*\* CM Memo 7/01/98

  
Interim Director of Municipal Utilities

Date: 12-3-02

## Water Rates and Fees

EXHIBIT A

Effective 7/1/03

Proposed Fee

**Connection Charges \***

**Residential Connection**

Single family	\$405.00
Multi-family, condos etc serviced by one meter	
First meter	\$405.00
Each additional unit	\$103.00

**Non-Residential Connections**

All non-residential connection charges shall be computed in two ways and the connection charge shall be based on the larger of:

1. The size of the required water meter as shown below, or (2)	
5/8 & 3/4 inch	\$405.00
1 inch	\$1,013.00
1-1/2 inch	\$2,025.00
2 inch	\$3,240.00
3 inch	\$6,475.00
4 inch	\$10,120.00
6 inch	\$20,240.00
8 inch	\$46,550.00
10 inch	\$57,480.00
12 inch	\$80,955.00
2. The area of the land served multiplied by:	\$0.53
	per square foot

\* Effective September 1, 2003