

January 24, 2006

TO: Honorable Mayor and City Council  
FROM: Mark Moses, Director of Administrative Services  
SUBJECT: **PUBLIC FACILITIES ANNUAL REPORT FOR 2004-2005**

### **RECOMMENDATION**

It is recommended that a resolution be adopted accepting the Public Facilities Program Annual Report for 2004-2005.

### **SUMMARY**

State law requires that the City prepare and make available to the public an annual report of public facilities fees collected to support City infrastructures. City Council must review the annual report at a regularly scheduled public meeting and formally accept the report via resolution.

### **DISCUSSION**

#### **Background**

On July 6, 1988, the City Council adopted (Ordinance No. 56-88 C.S.) 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 No. 88-0616, 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 1988.

Fees are collected for the purpose of financing the acquisition, construction and improvement of public facilities needed as a result of new development. These fees are revised and updated annually by Council Resolution, if a change is warranted. Separate funds have been established to account for the impact of new development on each of the following types of public facilities:

Traffic Signals, Street Improvements, Community Recreation Centers,  
City Office Space, Fire Stations, Libraries, Police Stations, Parkland,  
Street Trees & Street Signs, Public Facilities Fee Administration,  
Water Connection, Wastewater Connection and Surface Water

#### **Present Situation**

Government Code Section 66006, as amended by A.B. 518, requires that the City prepare and make available to the public, an annual report for each fund established to account for

SUBJECT: PUBLIC FACILITIES ANNUAL REPORT FOR 2004-2005

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public facilities fees. This report must include the beginning and ending balances for the fiscal year and the fees, interest, and other income and expenditures by public facility and amount of required refunds made during the fiscal year. The City Council must review the annual report at a regularly scheduled public meeting not less than fifteen (15) days after the information is made available to the public.

The attached Public Facilities Program Annual Report was filed in the Office of the City Clerk on December 23, 2005 and made available for public review.

Respectfully submitted,



MARK MOSES  
DIRECTOR OF ADMINISTRATIVE SERVICES

MM:lw

Approved by City Manager



J. GORDON PALMER JR.  
INTERIM CITY MANAGER



**PUBLIC FACILITIES FEE  
ANNUAL REPORT  
(PF-16)**

**2004 - 2005**

**ADMINISTRATIVE SERVICES  
DEPARTMENT**

Stockton



2004  
1999

December 23, 2005

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

FROM: Mark Moses, Director of Administrative Services

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, 2005.

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 Administration 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. CFD 92-1 closed as of June 30, 2005.

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. Fees collected by the City are paid to Stockton East Water District.

The Honorable Mayor, City Council and City Manager  
December 23, 2005  
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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. Fees collected by the City are paid to Council of Governments (COG), and reported by the COG in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) Annual Report .

The percentage used to calculate administrative fees for the fiscal year 2004-2005 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, 2005 are \$ 1,275,328.

State law requires that the City prepare and make 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 23, 2005 in the office of the City Clerk, and has been available for public review.



MARK MOSES  
DIRECTOR OF ADMINISTRATIVE SERVICES

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# PUBLIC FACILITIES FEE ANNUAL REPORT

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Traffic Signal Impact Fees  
2004-05 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	199,807	247,808	129,656	39,188	49,588	666,047
Interest	15,030	12,102	20,541	4,182	6,111	57,966
<b>Total revenues and other financing sources</b>	<b>214,837</b>	<b>259,910</b>	<b>150,197</b>	<b>43,370</b>	<b>55,699</b>	<b>724,013</b>
<b>Expenditures and other financing uses</b>						
Expenditures	160,304	136,190	476,944	121,360	194,725	1,089,523
<b>Total expenditures and other financing uses</b>	<b>160,304</b>	<b>136,190</b>	<b>476,944</b>	<b>121,360</b>	<b>194,725</b>	<b>1,089,523</b>
<b>Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses</b>	<b>54,533</b>	<b>123,720</b>	<b>(326,747)</b>	<b>(77,990)</b>	<b>(139,026)</b>	<b>(365,510)</b>
<b>Fund balances, 07/01/04</b>	<b>495,758</b>	<b>293,967</b>	<b>599,738</b>	<b>198,530</b>	<b>280,584</b>	<b>1,868,577</b>
<b>Fund balances, 06/30/05</b>	<b>550,291</b>	<b>417,687</b>	<b>272,991</b>	<b>120,540</b>	<b>141,558</b>	<b>1,503,067</b>
Less:						
Appropriations	472,314	266,269	254,447	150,234	173,489	1,316,753
Reserve for loans	5,833	13,609	0	0	0	19,442
<b>Available fund balances, 06/30/05</b>	<b>72,144</b>	<b>137,809</b>	<b>18,544</b>	<b>(29,694)</b>	<b>(31,931)</b>	<b>166,872</b>

See accompanying Notes to the Annual Report.

Street Improverr Impact Fees  
2004-05 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	1,609,285	6,036,202	617,516	2,497,726	10,760,729
Interest	87,218	462,608	695,736	1,504,149	2,749,711
Other revenues				88,320	88,320
<b>Total revenues and other financing sources</b>	<b>1,696,503</b>	<b>6,498,810</b>	<b>1,313,252</b>	<b>4,090,195</b>	<b>13,598,760</b>
<b>Expenditures and other financing uses</b>					
Expenditures	2,002,475	7,415,576	2,537,000	1,836,962	13,792,013
<b>Total expenditures and other financing uses</b>	<b>2,002,475</b>	<b>7,415,576</b>	<b>2,537,000</b>	<b>1,836,962</b>	<b>13,792,013</b>
<b>Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses</b>	<b>(305,972)</b>	<b>(916,766)</b>	<b>(1,223,748)</b>	<b>2,253,233</b>	<b>(193,253)</b>
Fund balances, 07/01/04	2,932,464	(4,278,495)	2,469,833	21,042,258	22,166,060
Fund balances, 06/30/05	2,626,492	(5,195,261)	1,246,085	23,295,491	21,972,807
Plus:					
Loans from other funds	0	16,328,524	0	0	16,328,524
Less:					
Appropriations	1,158,061	8,774,495	0	466,991	10,399,547
Reserve for loans	1,590,709	0	1,210,684	22,890,524	25,691,917
<b>Available Fund balances, 06/30/05</b>	<b>(122,278)</b>	<b>2,358,768</b>	<b>35,401</b>	<b>(62,024)</b>	<b>2,209,867</b>

See accompanying Notes to the Annual Report.

Regional Street Improvements - Traffic  
2004-05 Annual Report

	Total
<b>Revenues and other financing sources</b>	
Fees	2,005,802
Interest	142,681
<b>Total revenues and other financing sources</b>	<b>2,148,483</b>
<b>Expenditures and other financing uses</b>	
Expenditures	4,460,261
<b>Total expenditures and other financing uses</b>	<b>4,460,261</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(2,311,778)
Fund balances, 07/01/04	6,833,465
Fund balances, 06/30/05	4,521,687
Less:	
Appropriations	4,436,445
Reserve for loans	29,970
<b>Available fund balances, 06/30/05</b>	<b>55,272</b>

See accompanying Notes to the Annual Report.

Community Recreation Center Impact Fees  
2004-05 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	100,216	457,748	0	110,405	668,369
Interest	(17,017)	45,382	22	(3,187)	25,200
<b>Total revenues and other financing sources</b>	<b>83,199</b>	<b>503,130</b>	<b>22</b>	<b>107,218</b>	<b>693,569</b>
<b>Expenditures and other financing uses</b>					
Expenditures	2,536,421	38,978	0	285	2,575,684
<b>Total expenditures and other financing uses</b>	<b>2,536,421</b>	<b>38,978</b>	<b>0</b>	<b>285</b>	<b>2,575,684</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(2,453,222)	464,152	22	106,933	(1,882,115)
Fund balances, 07/01/04	131,521	1,991,836	797	(39,782)	2,084,372
Fund balances, 06/30/05	(2,321,701)	2,455,988	819	67,151	202,257
Plus:					
Loans from other funds	3,442,000	0	0	1,080,000	4,522,000
Less:					
Appropriations	380,579	391,023	0	993,714	1,765,316
Reserve for loans	0	1,730,000		150,000	1,880,000
<b>Available fund balances, 06/30/05</b>	<b>739,720</b>	<b>334,965</b>	<b>819</b>	<b>3,437</b>	<b>1,078,941</b>

See accompanying Notes to the Annual Report.

City Office Space Impact Fees  
2004-05 Annual Report

	Total
<b>Revenues and other financing sources</b>	
Fees	720,409
Interest	12,538
<b>Total revenues and other financing sources</b>	<b>732,947</b>
<b>Expenditures and other financing uses</b>	
Expenditures	467,352
<b>Total expenditures and other financing uses</b>	<b>467,352</b>
<b>Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses</b>	<b>265,595</b>
<b>Fund balances, 07/01/04</b>	<b>432,901</b>
<b>Fund balances, 06/30/05</b>	<b>698,496</b>
Less:	
Appropriations	58,444
Reserve for loans	5,184
<b>Available fund balances, 06/30/05</b>	<b>634,868</b>

See accompanying Notes to the Annual Report.

Fire Station      ct Fees  
2004-05 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	86,679	375,945	0	115,366	577,990
Interest	8,651	3,449	0	(3,720)	8,380
<b>Total revenues and other financing sources</b>	<b>95,330</b>	<b>379,394</b>	<b>0</b>	<b>111,646</b>	<b>586,370</b>
<b>Expenditures and other financing uses</b>					
Expenditures	820,320	699,416	0	2,500	1,522,236
Operating transfers out	0	0	0	0	0
<b>Total expenditures and other financing uses</b>	<b>820,320</b>	<b>699,416</b>	<b>0</b>	<b>2,500</b>	<b>1,522,236</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(724,990)	(320,022)	0	109,146	(935,866)
Fund balances, 07/01/04	184,848	83,264	0	(1,475,491)	(1,207,379)
Prior period restatement	0	0	0	0	0
Fund balances, restated, 07/01/02	184,848	83,264	0	(1,475,491)	(1,207,379)
Fund balances, 06/30/05	(540,142)	(236,758)	0	(1,366,345)	(2,143,245)
Plus: Loans from other funds	0	1,150,000	0	1,054,177	2,204,177
Less: Appropriations	0	136,004	0	22,500	158,504
Available fund balances, 06/30/05	(540,142)	777,238	0	(334,668)	(97,572)

See accompanying Notes to the Annual Report.

Library Impact Fees  
2004-05 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	186,242	763,415	0	291,801	1,241,458
Interest	6,811	126,877	0	83,558	217,246
<b>Total revenues and other financing sources</b>	<b>193,053</b>	<b>890,292</b>	<b>0</b>	<b>375,359</b>	<b>1,458,704</b>
<b>Expenditures and other financing uses</b>					
Expenditures	291,404	2,096	0	0	293,500
<b>Total expenditures and other financing uses</b>	<b>291,404</b>	<b>2,096</b>	<b>0</b>	<b>0</b>	<b>293,500</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(98,351)	888,196	0	375,359	1,165,204
<b>Fund balances, 07/01/04</b>	<b>347,554</b>	<b>4,048,912</b>	<b>0</b>	<b>2,728,496</b>	<b>7,124,962</b>
<b>Fund balances, 06/30/05</b>	<b>249,203</b>	<b>4,937,108</b>	<b>0</b>	<b>3,103,855</b>	<b>8,290,166</b>
Less:					
Appropriations	158,045	1,289,626	0	1,050,000	2,497,671
Reserve for loans		2,000,000		2,000,000	4,000,000
<b>Available fund balances, 06/30/05</b>	<b>91,158</b>	<b>1,647,482</b>	<b>0</b>	<b>53,855</b>	<b>1,792,495</b>

See accompanying Notes to the Annual Report.

Police Station :t Fees  
 2004-05 Annual Report

	Total
Revenues and other financing sources	
Fees	1,493,214
Interest	30,271
<u>Total revenues and other financing sources</u>	<u>1,523,485</u>
Expenditures and other financing uses	
Expenditures	375,352
Operating Transfers out	145,989
<u>Total expenditures and other financing uses</u>	<u>521,342</u>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	1,002,143
<u>Fund balances, 07/01/04</u>	<u>(2,775,720)</u>
<u>Fund balances, 06/30/05</u>	<u>(1,773,577)</u>
Plus:	
Loan from other funds	9,873,505
Less:	
Appropriations	5,606,129
Reserve for loans	10,530
<u>Available fund balances, 06/30/05</u>	<u>2,483,269</u>

See accompanying Notes to the Annual Report.

Parkland Impact Fees  
2004-05 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	732,597	3,396,653	605,340	756,897	5,491,487
Interest	46,731	196,050	0	8,836	251,617
Other revenues	0	0	0	0	0
<b>Total revenues and other financing sources</b>	<b>779,328</b>	<b>3,592,703</b>	<b>605,340</b>	<b>765,733</b>	<b>5,743,104</b>
<b>Expenditures and other financing uses</b>					
Expenditures	2,436,994	583,221	0	1,138,768	4,158,983
Transfers Out	0	0	0	0	0
<b>Total expenditures and other financing uses</b>	<b>2,436,994</b>	<b>583,221</b>	<b>0</b>	<b>1,138,768</b>	<b>4,158,983</b>
<b>Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses</b>	<b>(1,657,666)</b>	<b>3,009,482</b>	<b>605,340</b>	<b>(373,035)</b>	<b>1,584,121</b>
<b>Fund balances, 07/01/04</b>	<b>(4,134,236)</b>	<b>7,625,606</b>	<b>95,580</b>	<b>4,433,593</b>	<b>8,020,543</b>
<b>Fund balances, 06/30/05</b>	<b>(5,791,902)</b>	<b>10,635,088</b>	<b>700,920</b>	<b>4,060,558</b>	<b>9,604,664</b>
<b>Plus:</b>					
Loans from other funds	10,862,110	0	0	310,110	11,172,220
<b>Less:</b>					
Appropriations	403,849	2,687,103	0	4,138,610	7,229,562
Reserve for loans	0	7,165,587	700,920	1,350,000	9,216,507
<b>Available fund balances, 06/30/05</b>	<b>4,666,359</b>	<b>782,398</b>	<b>(0)</b>	<b>(1,117,942)</b>	<b>4,330,815</b>

See accompanying Notes to the Annual Report.

Street Tree and S. Sign Impact Fees  
2004-05 Annual Report

	Street Tree Fees	Sign Fees	Total
<b>Revenues and other financing sources</b>			
Fees	90,149	9,630	99,779
Interest	11,449	2,440	13,889
Other revenues	934	0	934
<b>Total revenues and other financing sources</b>	<b>102,532</b>	<b>12,070</b>	<b>114,602</b>
<b>Expenditures and other financing uses</b>			
Expenditures	102,074	1,435	103,509
<b>Total expenditures and other financing uses</b>	<b>102,074</b>	<b>1,435</b>	<b>103,509</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	458	10,635	11,093
Fund balances, 07/01/04	396,470	79,915	476,385
Fund balances, 06/30/05	396,928	90,550	487,478
Less:			
Appropriations	51,463	47,764	99,227
<b>Available fund balances, 06/30/05</b>	<b>345,465</b>	<b>42,786</b>	<b>388,251</b>

See accompanying Notes to the Annual Report.

Street Lights In Lieu Fees  
2004-05 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	4,012	2,553	10,948	9,239	26,752
Interest	2,811	690	2,150	3,305	8,956
<b>Total revenues and other financing sources</b>	<b>6,823</b>	<b>3,243</b>	<b>13,098</b>	<b>12,544</b>	<b>35,708</b>
<b>Expenditures and other financing uses</b>					
Expenditures	16,598		65,936	15,000	97,534
<b>Total expenditures and other financing uses</b>	<b>16,598</b>	<b>0</b>	<b>65,936</b>	<b>15,000</b>	<b>97,534</b>
<b>Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses</b>					
	(9,775)	3,243	(52,838)	(2,456)	(61,826)
<b>Fund balances, 07/01/04</b>	<b>109,050</b>	<b>22,063</b>	<b>93,753</b>	<b>122,583</b>	<b>347,449</b>
<b>Fund balances, 06/30/05</b>	<b>99,275</b>	<b>25,306</b>	<b>40,915</b>	<b>120,127</b>	<b>285,623</b>
<b>Less:</b>					
Appropriations	66,782	0	38,191	121,321	226,294
<b>Available fund balances, 06/30/05</b>	<b>32,493</b>	<b>25,306</b>	<b>2,724</b>	<b>(1,194)</b>	<b>59,329</b>

See accompanying Notes to the Annual Report.

Air Quality Mitigation Impact Fees  
2004-05 Annual Report

	Total
<b>Revenues and other financing sources</b>	
Fees	953,114
Interest	19,207
<b>Total revenues and other financing sources</b>	<b>972,321</b>
<b>Expenditures and other financing uses</b>	
Expenditures	1,311,994
Transfers Out	0
<b>Total expenditures and other financing uses</b>	<b>1,311,994</b>
<b>Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses</b>	<b>(339,673)</b>
<b>Fund balances, 07/01/04</b>	<b>1,720,524</b>
<b>Fund balances, 06/30/05</b>	<b>1,380,851</b>
<b>Less:</b>	
Appropriations	1,904,717
Reserve for loans	0
<b>Available fund balances, 06/30/05</b>	<b>(523,866)</b>

Administrative Fees  
2004-05 Annual Report

	Pub. Facilities Fees	Infrastructure Fin. Dist 92-1	Total
<b>Revenues and other financing sources</b>			
Fees	1,436,331	0	1,436,331
Interest	87,179	(1,079)	86,100
Other revenues and increase (decrease) fair value on investments	107,317	0	107,317
<b>Total revenues and other financing sources</b>	<b>1,630,827</b>	<b>(1,079)</b>	<b>1,629,748</b>
<b>Expenditures and other financing uses</b>			
Expenditures	1,975,248	305	1,975,553
<b>Total expenditures and other financing uses</b>	<b>1,975,248</b>	<b>305</b>	<b>1,975,553</b>
<b>Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses</b>			
	(344,421)	(1,384)	(345,805)
Fund balances, 07/01/04	2,524,089	3,110	2,527,199
Adjustment to Fund Balance, IFD 92-1 closed out		(1,726)	(1,726)
Fund balances, 06/30/05	2,179,668	(0)	2,179,668
<b>Less:</b>			
Appropriations	73,564	4,290	77,854
Fair value increase (decrease) non cash adjustment	(726,503)	0	(726,503)
<b>Available fund balances, 06/30/05</b>	<b>2,832,607</b>	<b>(4,290)</b>	<b>2,828,317</b>

See accompanying Notes to the Annual Report.

Water Co. . . . . Fees  
 2004-05 Annual Report

	<-----Fund Equity----->		
	Contributed Capital	Retained Earnings	Total
<b>Revenues and other financing sources</b>			
Fees	1,290,549		1,290,549
Interest	0	148,969	148,969
<b>Total revenues and other financing sources</b>	<b>1,290,549</b>	<b>148,969</b>	<b>1,439,518</b>
<b>Expenditures and other financing uses</b>			
Expenditures	1,028,167	607,829	1,635,996
Less: Credit Capitalization - Construction of Assets	(1,028,167)		(1,028,167)
<b>Total expenditures and other financing uses</b>	<b>0</b>	<b>607,829</b>	<b>607,829</b>
<b>Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses</b>			
	1,290,549	(458,860)	831,689
<b>Fund equity, 07/01/04</b>	<b>10,505,025</b>	<b>(1,878,600)</b>	<b>8,626,425</b>
<b>Fund equity, 06/30/05</b>	<b>11,795,574</b>	<b>(2,337,460)</b>	<b>9,458,114</b>
<b>Less:</b>			
Assets constructed and transferred to operating fund (cumulative)	7,788,240	0	7,788,240
Appropriations	697,542	0	697,542
<b>Available fund equity, 06/30/05</b>	<b>3,309,792</b>	<b>(2,337,460)</b>	<b>972,332</b>

See accompanying Notes to the Annual Report.

Wastewater Connection Fees  
By Revenue Component  
2004-05 Annual Report

←-----Fund Equity----->

	Existing Collections	Future Collections	Combined Treatment	Weston Ranch FA #6A & 6B	Westside Project	Collection System #9	Total
<b>Revenues and other financing sources</b>							
Fees	530,504	455,522	7,329,367	244,419	6,560,768	0	15,120,580
Interest	121,173	30,053	575,028	91,784	587,746		1,405,784
<b>Total revenues and other financing sources</b>	<b>651,677</b>	<b>485,575</b>	<b>7,904,395</b>	<b>336,203</b>	<b>7,148,514</b>	<b>0</b>	<b>16,526,364</b>
<b>Expenditures and other financing uses</b>							
Expenditures		29,010	2,083,109	282,452	1,526,522	2,567,189	6,488,282
Less: Credit Capitalization - Construction of Assets		(29,010)				(2,567,189)	(2,596,199)
<b>Total expenditures and other financing uses</b>	<b>0</b>	<b>0</b>	<b>2,083,109</b>	<b>282,452</b>	<b>1,526,522</b>	<b>0</b>	<b>3,892,083</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	651,677	485,575	5,821,286	53,751	5,621,992	0	12,634,281
<b>Fund equity, 07/01/04</b>	<b>5,477,473</b>	<b>10,797,554</b>	<b>32,708,669</b>	<b>3,948,612</b>	<b>22,113,438</b>	<b>69,768</b>	<b>75,115,514</b>
<b>Fund equity, 06/30/05</b>	<b>6,129,150</b>	<b>11,283,129</b>	<b>38,529,955</b>	<b>4,002,363</b>	<b>27,735,430</b>	<b>69,768</b>	<b>87,749,795</b>
Less:							
Assets constructed and transferred to operating fund (cumulative)	779,586	9,808,864	19,424,926	170,208	556,974	3,357,752	34,098,310
Appropriations	0	250,594	8,508,998	0	0	13,847,717	22,607,309
<b>Available fund equity, 06/30/05</b>	<b>5,349,564</b>	<b>1,223,671</b>	<b>10,596,031</b>	<b>3,832,155</b>	<b>27,178,456</b>	<b>(17,135,701)</b>	<b>31,044,176</b>

See accompanying Notes to the Annual Report.

Surface Water Fees  
2004-05 Annual Report

	Total
<b>Revenues and other financing sources</b>	
Fees	8,468,081
Interest	47,661
<b>Total revenues and other financing sources</b>	<b>8,515,742</b>
<b>Expenditures and other financing uses</b>	
Expenditures	8,535,043
<b>Total expenditures and other financing uses</b>	<b>8,535,043</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(19,301)
Fund balances, 07/01/04	1,999,444
Fund balances, 06/30/05	1,980,143
Less:	
Appropriations	1,978,943
Available fund balances, 06/30/05	1,200

See accompanying Notes to the Annual Report.

**SUPPLEMENTAL INFORMATION**

**ZONE BREAKDOWN BY FEE AREA**

Wastewater Connection Fees  
2004-05 Annual Report

←-----Contributed Capital-----> <-----Retained Earnings----->

	Existing Collections	Future Collections	Combined Treatment	Weston Ranch FA #6A & 6B	Westside Project	Collection System #9	Existing Collections	Future Collections	Combined Treatment	Weston Ranch FA #6A & 6B	Westside Project	Collection System #9	Total
<b>Revenues and other financing sources</b>													
Fees	530,504	455,522	7,329,367	244,419	6,560,768	-	0	0	0	0	0	0	15,120,580
	0	0	0	0	0	0	121,173	30,053	575,028	91,784	587,746	0	1,405,784
<b>Total revenues and other financing sources</b>	<b>530,504</b>	<b>455,522</b>	<b>7,329,367</b>	<b>244,419</b>	<b>6,560,768</b>	<b>-</b>	<b>121,173</b>	<b>30,053</b>	<b>575,028</b>	<b>91,784</b>	<b>587,746</b>	<b>0</b>	<b>16,526,364</b>
<b>Expenditures and other financing uses</b>													
Expenditures	0	29,010	0	0	0	2,567,189	0	0	2,083,109	282,452	1,526,522	0	6,488,282
Less: Credit Capitalization - Construction of Assets	0	(29,010)	0	0	0	(2,567,189)	0	0	0	0	0	0	(2,596,199)
<b>Total expenditures and other financing uses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,083,109</b>	<b>282,452</b>	<b>1,526,522</b>	<b>0</b>	<b>3,892,083</b>
<b>Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses</b>	<b>530,504</b>	<b>455,522</b>	<b>7,329,367</b>	<b>244,419</b>	<b>6,560,768</b>	<b>-</b>	<b>121,173</b>	<b>30,053</b>	<b>(1,508,081)</b>	<b>(190,668)</b>	<b>(938,776)</b>	<b>0</b>	<b>12,634,281</b>
Fund equity, 07/01/04	5,102,775	7,741,548	47,207,465	5,873,071	28,354,076	69,768	374,698	3,056,006	(14,498,796)	(1,924,458)	(6,240,639)	0	75,115,514
Fund equity, 06/30/05	5,633,278	8,197,070	54,536,832	6,117,490	34,914,844	69,768	495,870	3,086,059	(16,006,877)	(2,115,126)	(7,179,415)	0	87,749,793
Less:													
Assets constructed and transferred to operating fund (cumulative)	779,566	9,808,864	19,424,926	170,208	556,974	3,357,752	0	0	0	0	0	0	34,098,310
Appropriations	0	250,594	8,508,998	0	0	13,847,717	0	0	0	0	0	0	22,607,309
<b>Available fund equity, 06/30/05</b>	<b>4,853,692</b>	<b>(1,862,388)</b>	<b>26,602,908</b>	<b>5,947,282</b>	<b>34,357,870</b>	<b>(17,135,701)</b>	<b>495,870</b>	<b>3,086,059</b>	<b>(16,006,877)</b>	<b>(2,115,126)</b>	<b>(7,179,415)</b>	<b>0</b>	<b>31,044,174</b>

See accompanying Notes to the Annual Report.

NOTES TO THE PUBLIC FACILITIES FEE ANNUAL REPORT  
2004-2005

TRAFFIC SIGNAL IMPROVEMENTS IMPACT FEES

Fee Areas 5 & 6

Per Council Resolution #03-0717 dated December 2, 2003, the City of Stockton entered into a reimbursement agreement with Forecast Homes for traffic signal improvements at EWS Wood Boulevard and Henry Long Boulevard and EWS Boulevard and French Camp Road in the amount of \$272,200.00. As a June 30, 2005 the remaining balance is \$ 42,565.

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 \$664,550 (51.53%) is attributable to the public facilities fee fund. At June 30, 2005 the remaining balance is \$220,457.

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, 2005 is \$305,529.

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, 2005, the remaining balance available is \$378,470.

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. As a June 30, 2005 the remaining balance is \$42,562.

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, 2005, the remaining balance available is \$201,850.

Per Council Resolution #01-0141 dated March 27, 2001, the City of Stockton entered into a reimbursement agreement with Spanos Park Development Company for design improvements at the Eight Mile Road/Interstate 5 interchange. Reimbursement to the developer is estimated at \$664,650.

Council Resolution #03-0346 dated June 24, 2003, amended the reimbursement agreement adopted per Council Resolution # 01-0141, resulting in a change in the scope of services, and increased compensation

of \$389,728. The revised estimate is \$1,054,378. As of June 30, 2005, the remaining balance is \$ 810,565.

Per Council Resolution #03-0597 dated October 7, 2003, the City of Stockton entered into a reimbursement agreement with A. G. Spanos Construction, Inc., and Spanos Park Development Company, L.P. for improvements at the Eight Mile Road, adjacent to Oak Grove Regional Park. Reimbursement to the developer is estimated at \$960,000. As of June 30, 2005, the remaining balance is \$960,000.

#### 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. The remaining balance at June 30, 2005, is \$174,719.77.

##### 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, 2005, 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, 2005, 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 increase in fair value of \$ 107,317.

#### 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.

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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.

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Deferred Impact Fees / Fees Receivable Summary  
 (Enter by Use Zone)  
 2004-2005 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	17,038	123	18,039	5,678	15,949				56,827
Street Improvements	83,716	193,591		69		280,735			558,111
Community Recreation Centers	193	172				922			1,287
City Office Space	42,908								42,908
Fire Stations	5,124	11,562				17,142			33,828
Libraries	11,961	24,245				43,900			80,106
Police Stations	83,356								83,356
Parkland	2,498					14,151			16,649
South Stockton Sewer CFD 90-1								78,184	78,184
Air Quality									-
Public Facilities Fee Administration									-
Water Connection Fees								15,100	15,100
Wastewater Connection Fees								186,977	186,977
Surface Water Fees									-
Regional Street Improvements-Traffic Element								121,995	121,995
Street Light In Lieu									-
Def. Impact Fee A/Rec. @ 6/30/05	246,794	229,693	18,039	5,747	15,949	356,850	-	402,256	1,275,328

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  
2004-2005 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>Fire Stations:</b>									
07/01/91		0				1,054,177			1,054,177
06/30/05		1,150,000							1,150,000
	0	1,150,000	0	0	0	1,054,177	0		2,204,177
<b>Street Improvements:</b>									
06/30/94		1,370,000							1,370,000
06/30/99		2,797,524							2,797,524
07/01/99		1,811,000							1,811,000
07/01/00		5,150,000							5,150,000
07/01/01		500,000							500,000
07/01/02		2,200,000							2,200,000
07/01/03		2,500,000							2,500,000
	0	16,328,524	0	0	0	0	0	0	16,328,524
<b>Community Recreational Center</b>									
03/23/04	04-0193	500,000							500,000
05/11/04	04-0308	150,000							150,000
05/11/04	04-0308	150,000							150,000
06/30/05	04-0333	2,642,000							2,642,000
06/30/05	04-0333	3,442,000				1,080,000			4,522,000
						1,080,000			
<b>Parkland:</b>									
06/30/98	97-98 Budget	2,000,000							2,000,000
11/22/00	R00-036	1,350,000							1,350,000
07/01/01	01-02 Budget	300,000							300,000
06/30/05	04-0333	7,212,110							7,212,110
06/30/05	04-0333	10,862,110				310,110			11,172,220
						310,110			
<b>Police Station Expansion:</b>									
09/28/99	99-0458	73,505							73,505
07/01/00	00-0283	300,000							300,000
07/01/02	02-03 Budget	2,000,000							2,000,000
06/30/05	04-0333	7,500,000							7,500,000
		9,873,505	0	0	0	0	0	0	9,873,505
<b>Outstanding Loans Pay @ 6/30/05</b>									
		20,735,615	17,478,524	0	0	1,364,287	0	0	44,100,426

The Fire Stations loans payable on this supplemental schedule are long-term debts payable to the City's Capital Improvement Projects Fund and Street Improvements fee areas three and four. The Street Improvements interfund loans payable were borrowed from fee areas five & six and loaned to fee area one. The Community Recreational Center interfund loans payable were borrowed by city-wide fee area from fee areas one and five and from Street Improvements fee areas city-wide, five and six. The Parkland interfund loans payable were borrowed by fee areas city-wide, five and six from fee areas one, two, three, four, from the Capital Improvement Fund, and from Libraries fee areas one and two. The Police Stations Expansion interfund loans payable were borrowed from Capital Improvement Projects Fund, Street Improvement fee areas five and six, and Libraries fee areas five and six.

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 2.85%.

TITLE	IMPACT FEE				NON IMPACT FEE DET.									
	Total	Zone 1 Fee Area 1 & 2	Zone 2 Fee Area 3 & 4	Zone 3 Fee Area 5 & 6	Zone 4	Total	PFF % of Total	Grants	Gen.CIP	Measure	Ente.	Funds	Other Funds	Total
<b>PFF-Air Quality Impact Fees</b>														
March Lane/Pershing Ave Inter.	53,983	6,464				6,464	12%	47,519						47,519
Traffic Signal Control Systems	742,701	594,161				594,161	80%	148,540						148,540
Hammer Lane Widening	510,334	416,720				416,720	82%	93,614	93,614					93,614
Traffic Signal Modifications	248,620	248,620				248,620	100%	0						0
Main Street Traffic Signal (Dntwn)	5,530	5,148				5,148	93%	382		382				382
Pershing / Acacia Traffic Signal	117	117				117	100%	0						0
Swain Rd. Traffic Signal	1,603	1,603				1,603	100%	0						0
Airport/Miner Traffic Signal Mod	228,987	39,161				39,161	17%	189,726						189,726
	1,791,775	1,311,994	0	0	0	1,311,994	73%	385,785	0	93,996	0	0	0	479,781
<b>PFF-City Office Space Impact Fees</b>														
City Office Space	73,225	73,225				73,225	100%	0						0
Essential Services Building Pahse II	197,183	122,183				122,183	62%	75,000	75,000					75,000
	270,408	195,408	0	0	0	195,408	72%	0	75,000	0	0	0	0	75,000
<b>PFF-Community Center Impact Fees</b>														
CDAT Site Preparation	11,273,769	1,500,000				1,500,000	13%	9,773,769	9,773,769					9,773,769
Youth Center	2,816,242	1,036,421				1,036,421	37%	1,779,821	1,779,821					1,779,821
Siefert Center Refurbish	38,978	38,978				38,978	100%	0						0
Van Buskirk Play Lot	951	285				285	30%	666	666					666
	14,129,940	2,536,421	0	0	0	2,575,684	180%	0	11,554,256	0	0	0	0	11,554,256
<b>PFF-Fire Station Impact Fees</b>														
Madison Street Closure & Impr.	38,320	38,320				38,320	100%	0						0
Fire Station Modification for EMS	782,001	782,001				782,001	100%	0						0
Fire Station #13 NE (Temp)	699,416	699,416				699,416	100%	0						0
Fire Station #3	2,500	2,500				2,500	100%	0						0
	1,522,237	820,321	699,416	0	0	1,522,237	100%	0	0	0	0	0	0	0
<b>PFF-Library Impact Fees</b>														
Book Augmentation Fund	267,723	266,360	1,363			267,723	100%	0						0
Express Check-Out Units	25,044	25,044				25,044	100%	0						0
Northwest Branch Library	733	733				733	100%	0						0
	293,500	292,137	1,363	0	0	293,500	100%	0	0	0	0	0	0	0
<b>PFF-Parkland Impact Fees</b>														
Weber Point Improvements	13,500	13,500				13,500	100%	0						0
Weber Block Improvements	41,965	28,493				28,493	68%	13,472	13,472					13,472
CDAT Site Preparation	18,000,451	2,395,000				2,395,000	13%	15,605,451	15,605,451					15,605,451
LUSD 4TH High School Park	29,150	29,150				29,150	100%	0						0
Vivian Baxter Park	58,023	58,023				58,023	100%	0						0
Brookside Park	11,414	11,414				11,414	100%	0						0
La Morada Neighborhood Park	116,033	116,033				116,033	100%	0						0
Fong Park (Blossom Ranch)	6,123	6,123				6,123	100%	0						0
Garrigan Park	259,871	259,871				259,871	100%	0						0
Tobias Property Park	37,727	37,727				37,727	100%	0						0
Hatch Ranch Park (4 Acre)	3,160	3,160				3,160	100%	0						0
Spanos Park West (16.7 Acre)	61,719	61,719				61,719	100%	0						0
Paul E. Weston Park	593	593				593	100%	0						0

TITLE	IMPACT FEE DETAIL						NON IMPACT FEE DETAIL						
	Total	Zone 1		Zone 2		Zone 3	Zone 4	Total	PFF % of Total	ISTEA/ Grants	Measure K	Enterprise Funds	Total Other Funds
		Expenditures	Citywide	Fee Area 1 & 2	Fee Area 3 & 4								
<b>PFF-Police Station Impact Fees</b>													
William Long Park Phase II	523,254	2,436,993	583,220	0	1,138,768	0	4,158,981	21%	0	15,618,923	0	0	15,618,923
Little John Creek Park	2,646				2,646		531	100%					0
Weston Ranch U#65-8/River	26,891				26,891		1,952	100%					0
P. E. Weston Park Phase II	559,181				559,181		28,136	100%					0
Weston Ranch SJ River Park	26,203				26,203		26,772	100%					0
South District Police Station	6,500				6,500		6,500	100%					0
Down Town Closed Circuit Camera	293,449	293,449			293,449		293,449	100%					0
	357,340	357,340	0	0	0	0	357,340	100%	0	0	0	0	0
<b>PFF-Street Improvement Impact Fees</b>													
Hammer/Girardi Inter. Mod.	185,089	185,089					185,089	100%					0
CDAT Site Preparation	37,857,317	2,500,000		2,537,000			5,037,000	13%	32,820,317				32,820,317
Hammer Lane Widening	5,542,018	1,143,523	3,381,888				4,525,411	82%	1,016,607				1,016,607
8 Mile Rd./I-5 Interchange	2,912,522	1,893,139	1,019,383				2,912,522	100%					0
March Lane Ext. Holman /99	124,143	3,601	120,542				124,143	100%					0
Davis Rd./Pixley Slough Bridge	236,785	47,357	35,518				82,875	35%	153,910				153,910
Trinity Askland Bridge	126,609	31,652	94,957				126,609	100%					0
Holman Rd. Improvements	5,282		5,282				5,282	100%					0
Holman Rd. Widening	930		930				930	100%					0
NW Stockton Transportation Study	2,793		2,793				2,793	100%					0
March Lane/SPRR Grade Sep.	1,520,522	599,469	599,469				599,469	39%	130,850	790,403			921,053
Bent Holm -5 Interchange	2,816		2,816				2,816	100%					0
Little John Creek Reimb.	88,320		88,320				88,320	100%					0
Weston Ranch Traffic Signal	222,627		222,627				222,627	100%					0
Arch Road/SR99 Interchange	3,745,512	446,734	340,928				787,662	21%	955,106	1,994,386	8,358		2,957,850
Sperry Rd./Perf./French Camp	2,690,287	211,639	1,185,087				1,396,726	52%	1,293,561				1,293,561
	55,263,572	6,462,734	5,263,578	2,537,000	1,836,962		16,100,274	29%	1,447,471	33,908,073	3,801,396	8,358	39,163,298
<b>PFF-Street Lights Impact Fees</b>													
Street Light Installation	16,598	1,598			15,000		16,598	100%					0
Downtown Sidewalk & Street RHB	412,277	15,000					15,000	4%	388,158	9,119			397,277
Utility Underground Pershing/Smith	65,936		65,936				65,936	100%					0
	494,811	16,598	0	65,936	15,000		97,534	20%	388,158	9,119	0		397,277
<b>PFF-Street Signs Impact Fees</b>													
Street Name Sign Installation	1,435	1,435			0		1,435	100%					0
	1,435	1,435	0	0	0		1,435	100%					0
<b>PFF-Street Tree Impact Fees</b>													
Street Tree Planting	95,917	95,917					95,917	100%					0
Weber Avenue Median	6,157	6,157					6,157	100%					0
	102,074	102,074	0	0	0		102,074	100%	0	0	0	0	0

TLE	IMPACT FEE DETAIL						NON IMPACT FEE DETAIL						
	Total Expenditures	Citywide	Zone 1 Fee Area 1 & 2	Zone 2 Fee Area 3 & 4	Zone 3 & 6	Zone 4	Total Impact Fees	PFF % of Total	ISTEAV Grants	Gen.CIP	Measure K	Ente Funds	Total Other Funds
<b>PFF-Traffic Signal Impact Fees</b>													
Pershing/Park I-5 Traffic Signal	748	374					374	50%			374		374
Traffic Signal New	337,789	33,779	50,668	103,667	67,558	50,669	306,341	91%	31,448				31,448
Traffic Signal Modifications	321,525	28,507	85,522	85,522	28,507	93,467	321,525	100%					0
Pershing/Harding (Left Turn Lane)	82,094	21,759					21,759	27%	3,086		12,249	45,000	60,335
Montauban Lorraine Traffic Signal	118,042	75,884			25,295	505,890	101,179	86%		16,863	64,642		16,863
Hammer Lane Widening	352,396		287,754				287,754	82%			77,265	45,000	64,642
	1,212,594	160,303	136,190	476,943	121,360	650,026	1,038,932	86%	3,086	48,311	77,265	45,000	173,662
<b>PFF-Wastewater Connection Fees</b>													
System # 9 Improvements	2,567,189	2,567,189					2,567,189	100%					0
RWCF Staged Expansion	21,731,688	7,236,949					7,236,949	33%					14,494,739
North Stockton Pipelines Project	57,868	29,010					29,010	50%				28,858	28,858
	24,356,745	9,833,148	0	0	0	0	9,833,148	40%	0	0	0	14,523,597	14,523,597
<b>PFF-Water Connection Fees</b>													
Water System Expansion	145,214	214					214	0%				145,000	145,000
Service System Additions	366,973	366,973					366,973	100%					0
Water Supply New Well	672,059	176,954					176,954	26%				495,105	495,105
Transmission Mains	975,056	484,600					484,600	50%				490,456	490,456
	2,159,302	1,028,741	0	0	0	0	1,028,741	48%	0	0	0	1,130,561	1,130,561
<b>Total -All Public Improvements</b>	<b>121,733,637</b>	<b>25,555,647</b>	<b>6,722,745</b>	<b>3,082,379</b>	<b>3,112,375</b>	<b>650,026</b>	<b>38,617,282</b>	<b>32%</b>	<b>1,836,342</b>	<b>61,590,721</b>	<b>3,981,776</b>	<b>15,707,516</b>	<b>83,116,355</b>

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 2005-10**

(COSTS IN \$THOUSANDS)

**AIR QUALITY IMPACT FEES**

Zone	Project Description	Appropriated		Projected			TOTAL 2005-10
		2005-06	2006-07	2007-08	2008-09	2009-10	
CW	Hammer Lane Widening	\$0	\$0	\$0	\$0	\$0	\$0
CW	Traffic Signal Control System	\$0	\$500	\$600	\$475	\$500	\$2,075
CW	Traffic Signal Controller Upgrade	\$0	\$500	\$400	\$500	\$500	\$1,900
CW	Trip Reduction Program	\$10	\$10	\$10	\$10	\$10	\$50
<b>Air Quality Project Totals</b>		<b>\$10</b>	<b>\$1,010</b>	<b>\$1,010</b>	<b>\$985</b>	<b>\$1,010</b>	<b>\$4,025</b>

**COMMUNITY CENTER IMPACT FEES**

Zone	Project Description	Appropriated		Projected			TOTAL 2005-10
		2005-06	2006-07	2007-08	2008-09	2009-10	
CW	Airport Way Neighborhood Services Center	\$1,450	\$0	\$0	\$0	\$0	\$1,450
CW	Northwest Community Center	\$0	\$0	\$0	\$0	\$4,340	\$4,340
CW	Panella Park Community Center	\$1,800	\$0	\$0	\$0	\$0	\$1,800
CW	Stribley Community Center	\$1,019	\$0	\$0	\$0	\$0	\$1,019
<b>Community Center Impact Project Totals</b>		<b>\$4,269</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,340</b>	<b>\$8,609</b>

**FIRE STATION IMPACT FEES**

Zone	Project Description	Appropriated		Projected			TOTAL 2005-10
		2005-06	2006-07	2007-08	2008-09	2009-10	
CW	Fire Station Relocation and Construction	\$1,500	\$5,000	\$5,000	\$5,000	\$0	\$16,500
CW	Fire Station Upgrade	\$2,300	\$0	\$0	\$0	\$0	\$2,300
<b>Fire Project Totals</b>		<b>\$3,800</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$0</b>	<b>\$18,800</b>

**LIBRARY IMPACT FEES**

Zone	Project Description	Appropriated		Projected			TOTAL 2005-10
		2005-06	2006-07	2007-08	2008-09	2009-10	
CW	Northeast Branch Library	\$0	\$4,869	\$0	\$0	\$0	\$4,869
CW	Northwest Branch Library	\$0	\$0	\$11,005	\$0	\$0	\$11,005
<b>Library Project Totals</b>		<b>\$0</b>	<b>\$4,869</b>	<b>\$11,005</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,874</b>

**PARKLAND IMPACT FEES**

Zone	Project Description	Appropriated		Projected			TOTAL 2005-10
		2005-06	2006-07	2007-08	2008-09	2009-10	
CW	Arnold Rue Park	\$0	\$0	\$0	\$0	\$780	\$780
CW	Baxter Park Phase II	\$0	\$832	\$0	\$0	\$0	\$832
CW	Canery Park 2.7 Acre Park	\$0	\$802	\$0	\$0	\$0	\$802
CW	Canery Park 7.4 Acre Park	\$0	\$89	\$0	\$2,047	\$0	\$2,136
CW	Detention Basin Soccer Fields	\$198	\$0	\$0	\$0	\$0	\$198
CW	Dog Park/Feather river Area	\$0	\$912	\$0	\$0	\$0	\$912
CW	Equinoa Park Phase II	\$0	\$1,645	\$0	\$0	\$0	\$1,645
CW	Fong Park II	\$0	\$634	\$0	\$0	\$0	\$634
CW	Hatch Ranch (AKA Villa Tuscanny) Park Site	\$0	\$938	\$0	\$0	\$0	\$938
CW	Holman Road Park	\$0	\$5	\$2,727	\$0	\$0	\$2,732
CW	Ice Rink at Weber Events Center	\$250	\$0	\$0	\$0	\$0	\$250
CW	John Peri Neighborhood Park (Rivers)	\$0	\$0	\$1,070	\$0	\$0	\$1,070
CW	Juliet Terrace 5 acre Neighborhood Park	\$0	\$60	\$1,207	\$0	\$0	\$1,267
CW	Lindsay Street Plaza	\$250	\$0	\$0	\$0	\$0	\$250
CW	North Stockton Park (5 acre)	\$0	\$668	\$915	\$0	\$0	\$1,583
CW	North Stockton Unit three 10 acre park	\$0	\$120	\$2,222	\$0	\$0	\$2,342
3	Oakmore and Montego Park	\$65	\$1,468	\$0	\$0	\$0	\$1,533
CW	Spanos Park (16.17 Acre)	\$592	\$2,408	\$0	\$0	\$0	\$3,000
CW	Spanos Park West (5.5 Acre)	\$60	\$1,038	\$0	\$0	\$0	\$1,098
CW	West Lake Villages Park	\$0	\$3,558	\$0	\$0	\$0	\$3,558
<b>Parkland Impact Project Totals</b>		<b>\$1,415</b>	<b>\$15,177</b>	<b>\$8,141</b>	<b>\$2,047</b>	<b>\$780</b>	<b>\$27,560</b>

**POLICE STATION IMPACT FEES**

Zone	Project Description	Appropriated		Projected			TOTAL 2005-10
		2005-06	2006-07	2007-08	2008-09	2009-10	
CW	Downtown Waterfront Security Camera Syster	\$90	\$0	\$0	\$0	\$0	\$90
CW	Main Police Facility Renovation	\$300	\$0	\$0	\$0	\$0	\$300
CW	South District Police Station	\$1,000	\$0	\$0	\$0	\$0	\$1,000
<b>Police Station Project Totals</b>		<b>\$1,390</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,390</b>

**STREET IMPROVEMENT IMPACT FEES**

Zone	Project Description	Appropriated		Projected			TOTAL 2005-10
		2005-06	2006-07	2007-08	2008-09	2009-10	
5	Airport Way Corridor Project	\$0	\$4,001	\$3,214	\$3,000	\$2,500	\$12,715
1	Davis Road/Pixley Slough bridge	\$532	\$0	\$0	\$0	\$0	\$532
1	Hammer Lane Widening	\$0	\$3,500	\$0	\$0	\$0	\$3,500
1	March Lane Extension	\$7,608	\$250	\$250	\$0	\$0	\$8,108
5	Sperry Road / Performance to French Camp	\$0	\$14,370	\$70,300	\$300	\$2,300	\$87,270
Regional	Sperry Road / Performance to French Camp	\$0	\$450	\$0	\$0	\$0	\$450
CW	Trinity Aksland Bridge	\$1,680	\$0	\$0	\$0	\$0	\$1,680
1	Trinity Aksland Bridge	\$4,647	\$0	\$0	\$0	\$0	\$4,647
Regional	Trinity Aksland Bridge	\$2,173	\$0	\$0	\$0	\$0	\$2,173
<b>Street Improvement Project Totals</b>		<b>\$16,640</b>	<b>\$22,571</b>	<b>\$73,764</b>	<b>\$3,300</b>	<b>\$4,800</b>	<b>\$121,075</b>

**STREET TREE IMPACT FEES**

Zone	Project Description	Appropriated		Projected			TOTAL 2005-10
		2005-06	2006-07	2007-08	2008-09	2009-10	
CW	Street Tree Planting	\$0	\$175	\$175	\$175	\$175	\$700
<b>Street Tree Project Totals</b>		<b>\$0</b>	<b>\$175</b>	<b>\$175</b>	<b>\$175</b>	<b>\$175</b>	<b>\$700</b>

**TRAFFIC SIGNAL IMPACT FEE**

Zone	Project Description	Appropriated		Projected			TOTAL 2005-10
		2005-06	2006-07	2007-08	2008-09	2009-10	
4	Filbert/Myrtle St. Traffic Signal	\$0	\$350	\$0	\$0	\$0	\$350
3	Pershing Avenue/ Alpine to Mendocino	\$0	\$325	\$0	\$0	\$0	\$325
CW	Traffic Signal Controller Upgrade	\$0	\$450	\$175	\$100	\$90	\$815
CW	Traffic Signals - New	\$0	\$500	\$500	\$500	\$500	\$2,000
<b>Traffic Signal Project Totals</b>		<b>\$0</b>	<b>\$1,625</b>	<b>\$675</b>	<b>\$600</b>	<b>\$590</b>	<b>\$3,490</b>

**WASTEWATER CONNECTION FEE**

Zone	Project Description	Appropriated		Projected			TOTAL 2005-10
		2005-06	2006-07	2007-08	2008-09	2009-10	
CW	Church St. Sanitary Sewer Lift Station and For	500	\$3,600	\$0	\$0	\$0	\$4,100
CW	Oversize Collection Lines	0	\$0	\$0	\$2,000	\$9,000	\$11,000
CW	Stockton Channel Water Quality Improvement	1600	\$0	\$0	\$0	\$0	\$1,600
<b>Wastewater Project Totals</b>		<b>\$2,100</b>	<b>\$3,600</b>	<b>\$0</b>	<b>\$2,000</b>	<b>\$9,000</b>	<b>\$16,700</b>

**WATER CONNECTION FEE**

Zone	Project Description	Appropriated		Projected			TOTAL 2005-10
		2005-06	2006-07	2007-08	2008-09	2009-10	
CW	Service System Additions	\$504	\$516	\$529	\$541	\$555	\$2,645
CW	Water Supply - New Wells	\$2,000	\$0	\$0	\$0	\$0	\$2,000
CW	Water Transmission Mains	\$1,326	\$1,920	\$0	\$499	\$0	\$3,745
<b>Water Project Totals</b>		<b>\$3,830</b>	<b>\$2,436</b>	<b>\$529</b>	<b>\$1,040</b>	<b>\$555</b>	<b>\$8,390</b>

**TOTAL - PFF FUNDS:**

2005-06	2006-07	2007-08	2008-09	2009-10	TOTAL 2005-10
<b>\$33,454</b>	<b>\$56,463</b>	<b>\$100,299</b>	<b>\$15,147</b>	<b>\$21,250</b>	<b>\$226,613</b>

# 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 August 6, 2005

Available on the City's web site at <http://www.stocktongov.com/cd/pages/pffworksheet050503.cfm>

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	\$385.00 Per unit
Multiple Family Units	323.00 Per unit
Guest Rooms	81.15 Per room

#### Non-Residential

Office/High Density	\$72.00 Per 1000 sq. ft.
Retail/Medium Density	37.00 Per 1000 sq. ft.
Warehouse/Low Density	42.00 Per 1000 sq. ft.

### B. Fire Stations: (All "Fee Areas")

#### Residential

Single Family Units	\$644.00 per unit
Multiple Family Units	543.00 per unit
Guest Rooms	73.37 per room

#### Non-Residential

Office/High Density	\$196.00 per 1000 sq. ft.
Retail/Medium Density	100.00 per 1000 sq. ft.
Warehouse/Low Density	89.00 per 1000 sq. ft.

### C. Libraries: (All "Fee Areas")

#### Residential

Single Family Units	\$744.00 per unit
Multiple Family Units	627.00 per unit
Guest Rooms	150.08 per room

#### Non-Residential

Office/High Density	\$156.00 per 1000 sq. ft.
Retail/Medium Density	80.00 per 1000 sq. ft.
Warehouse/Low Density	92.00 per 1000 sq. ft.

# PUBLIC FACILITIES FEE CALCULATION WORK SHEET

Effective August 6, 2005

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

### Residential

Single Family Units	\$487.00 per unit
Multiple Family Units	410.00 per unit
Guest Rooms	163.41 per room

### Non-Residential

Office/High Density	\$174.00 per 1000 sq. ft.
Retail/Medium Density	89.00 per 1000 sq. ft.
Warehouse/Low Density	102.00 per 1000 sq. ft.

## E. Community Recreation Center: (All "Fee Areas")

### Residential

Single Family Units	\$396.00 per unit
Multiple Family Units	334.00 per unit
Guest Rooms	EXEMPT

### Non-Residential

Office/High Density	65.00per 1000 sq. ft.
Retail/Medium Density	33.00per 1000 sq. ft.
Warehouse/Low Density	38.00per 1000 sq. ft.

## F. Surface Water: (All "Fee Areas") – Effective April 1, 2005

### Residential

Single Family Units	\$2,811.00 per unit
Multiple Family Units	2,811.00 for first unit 845.00 for each subsequent unit
Guest Rooms	660.00 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	\$0.289 per square foot floor area ÷ 0.50
Retail/Medium Density	0.174 per square foot floor area ÷ 0.30
Warehouse/Low Density	0.140 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.

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# PUBLIC FACILITIES FEE CALCULATION WORK SHEET

Effective August 6, 2005

Available on the City's web site at <http://www.stocktongov.com/cd/pages/pffworksheet050503.cfm>

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

### Residential

#### Single Family Units:

"Fee Areas" 1 and 2	\$11,565.00 per unit
"Fee Areas" 3 and 4	9,884.00 per unit
"Fee Areas" 5 and 6	12,238.00 per unit
"Fee Area" 6A	12,238.00 per unit

#### Multiple Family Units:

"Fee Areas" 1 and 2	\$8,443.00 per unit
"Fee Areas" 3 and 4	7,215.00 per unit
"Fee Areas" 5 and 6	8,934.00 per unit
"Fee Area" 6A	8,934.00 per unit

#### Guest Rooms:

"Fee Areas" 1 and 2	\$9,021.00 per room
"Fee Areas" 3 and 4	7,709.00 per room
"Fee Areas" 5 and 6	9,546.00 per room
"Fee Area" 6A	9,546.00 per room

### Non-Residential

#### Office/High Density:

"Fee Areas" 1 and 2	\$4,733.00 per 1000 sq. ft.
"Fee Areas" 3 and 4	3,568.00 per 1000 sq. ft.
"Fee Areas" 5 and 6	5,317.00 per 1000 sq. ft.
"Fee Area" 6A	5,624.00 per 1000 sq. ft.

#### Retail/Medium Density:

"Fee Areas" 1 and 2	\$5,119.00 per 1000 sq. ft.
"Fee Areas" 3 and 4	4,701.00 per 1000 sq. ft.
"Fee Areas" 5 and 6	5,750.00 per 1000 sq. ft.
"Fee Area" 6A	6,083.00 per 1000 sq. ft.

#### Warehouse/Low Density:

"Fee Areas" 1 and 2	\$1,829.00 per 1000 sq. ft.
"Fee Areas" 3 and 4	1,378.00 per 1000 sq. ft.
"Fee Areas" 5 and 6	2,054.00 per 1000 sq. ft.
"Fee Area" 6A	2,173.00 per 1000 sq. ft.

#### Downtown Office/Commercial:

"Fee Areas" 1 and 2	Not Applicable
"Fee Area" 3	\$2,328.00 per 1000 sq. ft.
"Fee Area" 4	Not Applicable
"Fee Areas" 5 and 6	Not Applicable

Church & Accessory Uses\*\* 0.396 DUE per 1000 sq. ft.

High Cube\* 0.059 DUE per 1000 sq. ft.

Elementary School\*\* 0.154 DUE per 1000 sq. ft.

Elementary School\*\* 0.010 DUE per student

# PUBLIC FACILITIES FEE CALCULATION WORK SHEET

Effective August 6, 2005

Available on the City's web site at <http://www.stocktongov.com/cd/pages/pffworksheet050503.cfm>

High School\*\* 0.462 DUE per 1000 sq. ft.

High School\*\* 0.040DUE per student

\*High Cube – Warehousing/distribution projects with a building area over 500,000 square feet and interior ceiling height greater than 27 feet.

\*\*Churches, Elementary and High Schools – These categories do not fit into any of the existing land uses utilized to assess the fee.

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.

## H. Parkland: (All "Fee Areas")

### Residential

Single Family Units	\$2,300.00 per unit
Multiple Family Units	1,408.00 per unit
Guest Rooms	EXEMPT

### Non-Residential

Office/High Density	EXEMPT
Retail/Medium Density	EXEMPT
Warehouse/Low Density	EXEMPT

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 Conservation: (All "Fee Areas") – Effective January 1, 2005

### Category A/No Pay Zone

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

#### Residential

Single Family Units	\$1,337.00 per acre of net parcel area
Multiple Family Units	1,196.00 per acre of net parcel area
Guest Rooms	1,196.00 per acre of net parcel area

#### Non-Residential

Office/High Density	\$1,109.00 per acre of net parcel area
Retail/Medium Density	1,095.00 per acre of net parcel area
Warehouse/Low Density	977.00 per acre of net parcel area

# PUBLIC FACILITIES FEE CALCULATION WORK SHEET

Effective August 6, 2005

Available on the City's web site at <http://www.stocktongov.com/cd/pages/pffworksheet050503.cfm>

## Category C/Pay Zone B (Agriculture)

### Residential

Single Family Units	\$2,675.00 per acre of net parcel area
Multiple Family Units	2,393.00 per acre of net parcel area
Guest Rooms	2,393.00 per acre of net parcel area

### Non-Residential

Office/High Density	\$2,218.00 per acre of net parcel area
Retail/Medium Density	2,192.00 per acre of net parcel area
Warehouse/Low Density	1,956.00 per acre of net parcel area

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

### Residential

Single Family Units	\$2,675.00 per acre of net parcel area
Multiple Family Units	2,393.00 per acre of net parcel area
Guest Rooms	2,393.00 per acre of net parcel area

### Non-Residential

Office/High Density	\$2,218.00 per acre of net parcel area
Retail/Medium Density	2,192.00 per acre of net parcel area
Warehouse/Low Density	1,956.00 per acre of net parcel area

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

### Residential

Single Family Units	\$53,501.00 per acre of net parcel area
Multiple Family Units	47,870.00 per acre of net parcel area
Guest Rooms	47,870.00 per acre of net parcel area

### Non-Residential

Office/High Density	\$44,367.00 per acre of net parcel area
Retail/Medium Density	43,833.00 per acre of net parcel area
Warehouse/Low Density	39,119.00 per acre of net parcel area

# PUBLIC FACILITIES FEE CALCULATION WORK SHEET

Effective August 6, 2005

Available on the City's web site at <http://www.stocktongov.com/cd/pages/pffworksheet050503.cfm>

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

### Residential

Single Family Units	\$8,918.00 per acre of net parcel area
Multiple Family Units	7,979.00 per acre of net parcel area
Guest Rooms	7,979.00 per acre of net parcel area

### Non-Residential

Office/High Density	\$7,395.00 per acre of net parcel area
Retail/Medium Density	7,306.00 per acre of net parcel area
Warehouse/Low Density	6,520.00 per acre of net parcel area

## 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	\$154.60 per unit
Multiple Family Units	104.30 per unit
Guest Rooms	98.30 per room

### Non-Residential

Office/High Density	\$272.00 per 1000 sq. ft.
Retail/Medium Density	567.90 per 1000 sq. ft.
Warehouse/Low Density	333.10 per 1000 sq. ft.

## PUBLIC FACILITIES FEE CALCULATION WORK SHEET

Effective August 6, 2005

Available on the City's web site at <http://www.stocktongov.com/cd/pages/pffworksheet050503.cfm>

### K. County Facilities: (All "Fee Areas") – Effective August 15, 2005

#### Residential

Single Family Units	\$1,400 per unit
Multiple Family Units	1,200 per unit

#### Non-Residential

Office/High Density	\$0.28 per sq. ft.
Retail/Medium Density	0.32 per sq. ft.
Warehouse/Low Density	0.16 per sq. ft.

### L. Administrative: (All "Fee Areas")

2.5% of the sum of Items A through K.

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

## 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 6, 2005)

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	\$90.40	Single Family
Condominium (PURD, SFA)	D.U.	8.60	\$77.80	Multi-family
Mobile Home	D.U.	5.40	\$48.90	Multi-family
Apartment	D.U.	6.10	\$55.20	Multi-family
Retirement Village	D.U.	3.30	\$29.80	Guestroom
Hotel	Room	11.00	\$99.50	Guestroom
Motel	Room	9.60	\$86.70	Guestroom
Daycare/Preschool	1000 SF	79.00	\$714.00	Retail
Daycare/Preschool	Student	5.00	\$45.30	Retail
Elementary/Intermediate School	Student	0.50	\$4.60	*
High School	Student	1.20	\$11.00	*
Junior College/Community College	Student	1.60	\$14.50	*
University	Student	2.40	\$21.80	*
Church and Accessory Uses	1000 SF	7.70	\$69.60	*
Industrial-Warehouse Manufacturer	1000 SF	7.60	\$68.80	Warehouse
Industrial-Warehouse Manufacturer	Acre	80.80	\$730.00	Warehouse
Industrial Service	1000 SF	20.26	\$183.00	Retail
Truck Terminal/Distribution Center	1000 SF	9.86	\$89.20	Warehouse
Mini/Self Storage	1000 SF	2.80	\$25.30	Warehouse
Shopping Centers (in square feet)				
less than 50,000	1000 SF	116.00	\$1,048.00	Retail
50,000 to 99,999	1000 SF	79.10	\$714.00	Retail
100,000 to 199,999	1000 SF	60.40	\$546.00	Retail
200,000 to 299,999	1000 SF	49.90	\$451.00	Retail
300,000 to 399,999	1000 SF	44.40	\$401.00	Retail
400,000 to 499,999	1000 SF	41.60	\$376.00	Retail
500,000 to 999,999	1000 SF	35.50	\$321.00	Retail
1,000,000 to 1,250,000	1000 SF	31.50	\$285.00	Retail
Lumber Yard	1000 SF	34.50	\$312.00	Retail
Lumber Yard w/open storage and sales	Acre	148.00	\$1,337.00	Retail
Home Improvement Center	1000 SF	64.60	\$584.00	Retail
Boat Launching Ramp	Space	3.00	\$27.30	Retail
Free Standing Retail/Neighborhood Market	1000 SF	73.70	\$666.00	Retail
Ambulance Dispatch	1000 SF	73.70	\$666.00	Retail
Service Station (> 2 pumps or 4 nozzles)	Site	748.00	\$6,755.00	Retail
Truck Stop	Site	825.00	\$7,450.00	Retail
Used Car Lot (no service)	Acre	55.00	\$497.00	Retail
New Car Dealer/New Boat Dealer/Car Rental	1000 SF	44.30	\$400.00	Retail
Autocenter Dealership	1000 SF	31.25	\$282.00	Retail
General Auto Repair/Body Shop	1000 SF	27.20	\$246.00	Retail
Self Service Car Wash	Stall	52.00	\$470.00	Retail
Automatic Car Wash	Site	900.00	\$8,128.00	Retail
Auto Supply	1000 SF	89.00	\$804.00	Retail
Drug Store/Pharmacy	1000 SF	43.90	\$397.00	Retail
Discount Store	1000 SF	71.16	\$643.00	Retail
Supermarket	1000 SF	125.50	\$1,133.00	Retail
Convenience Market	1000 SF	574.48	\$5,188.00	Retail
Convenience Market dispensing Fuel (maximum of 2 pumps or 4 nozzles)	1000 SF	887.06	\$8,011.00	Retail
Clothing Store	1000 SF	31.30	\$283.00	Retail
Paint/Hardware Store	1000 SF	51.30	\$463.00	Retail
Variety Store	1000 SF	14.40	\$130.00	Retail
Video Rental Store	1000 SF	57.30	\$518.00	Retail
Furniture Store/Appliance Store	1000 SF	4.35	\$39.30	Retail

# TRAFFIC SIGNAL FEES

(Effective August 6, 2005)

Department Store	1000 SF	35.80	\$323.00	Retail
Hair Salon/Dog Grooming	1000 SF	25.50	\$230.00	Retail
Bar/Tavern	1000 SF	40.00	\$361.00	Retail
Laundromat/Dry Cleaners	1000 SF	50.00	\$452.00	Retail
Bakery/Craft Store/Yogurt Shop	1000 SF	43.90	\$397.00	Retail
Carpet-Floor/Interior Decorator	1000 SF	5.60	\$50.60	Retail
Financial Institution	1000 SF	189.95	\$1,716.00	Office
Financial Institution w/drive-up	1000 SF	290.00	\$2,619.00	Office
Free Standing Automatic Teller	Unit	160.00	\$1,445.00	Office
Mortgage Company	1000 SF	60.40	\$546.00	Office
Quality Restaurant (Breakfast not served)	1000 SF	95.62	\$864.00	Retail
Dinner House Restaurant/Dinner Only	1000 SF	56.30	\$509.00	Retail
High Turnover/Sit Down Restaurant/Pizza	1000 SF	164.40	\$1,485.00	Retail
Fast Food Restaurant	1000 SF	777.29	\$7,020.00	Retail
Fast Food Restaurant w/drive-thru	1000 SF	680.00	\$6,141.00	Retail
Library	1000 SF	45.50	\$410.00	Office
Hospital	Bed	12.20	\$110.00	Office
Hospital	1000 SF	16.90	\$153.00	Office
Nursing Home/Convalescent Center	Bed	2.70	\$24.50	Guestroom
Clinic/Weight Loss/Aerobics/Karate/Dance	1000 SF	23.80	\$215.00	Office
Medical Office	1000 SF	54.60	\$493.00	Office
General Office to Medical Office	1000 SF	36.90	\$333.00	Office
General Office (in square feet)				
less than 100,000	1000 SF	17.70	\$160.00	Office
over 100,000	1000 SF	14.30	\$129.00	Office
Office Park	1000 SF	11.40	\$103.00	Office
Government Offices	1000 SF	68.90	\$622.00	Office
Public Clubhouse/Meeting Rooms, Halls	1000 SF	19.00	\$172.00	Office
Recreation Center (private development)	1000 SF	30.00	\$271.00	Office
Family Recreation Center-Billiards, etc.	1000 SF	60.40	\$546.00	Retail
Batting Cages	Cage	6.00	\$54.30	Retail
Tennis/Racquetball Club	Court	30.00	\$271.00	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 publications.

Note: Traffic Signal Fee (Per Building Unit) =  $F \cdot C/W$ , where

F = trip ends per unit

C = total traffic signal costs = \$115,712

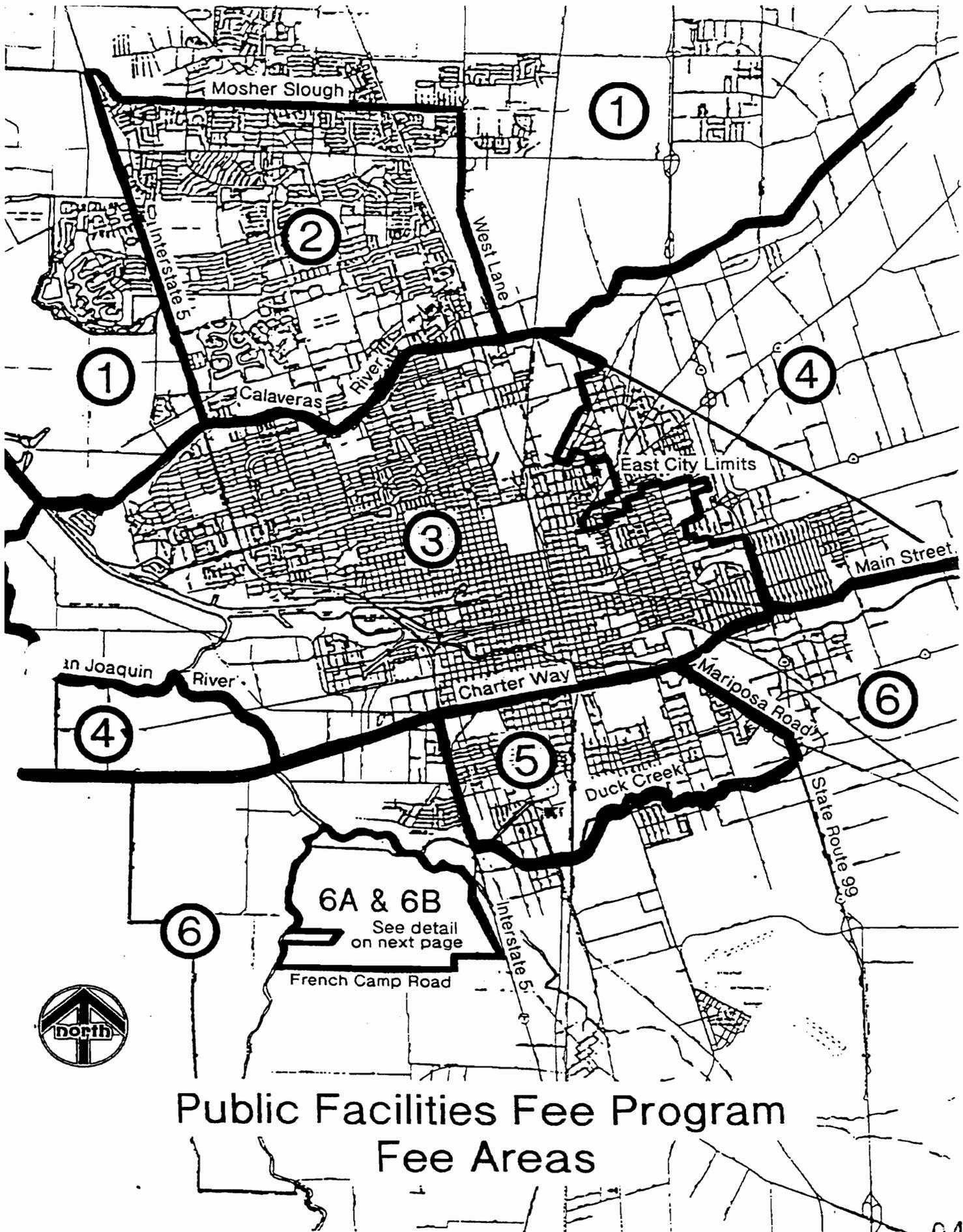
W = traffic signal warrant = 12,800 vehicles

Sample of fee per building unit calculation (single-family dwelling unit):

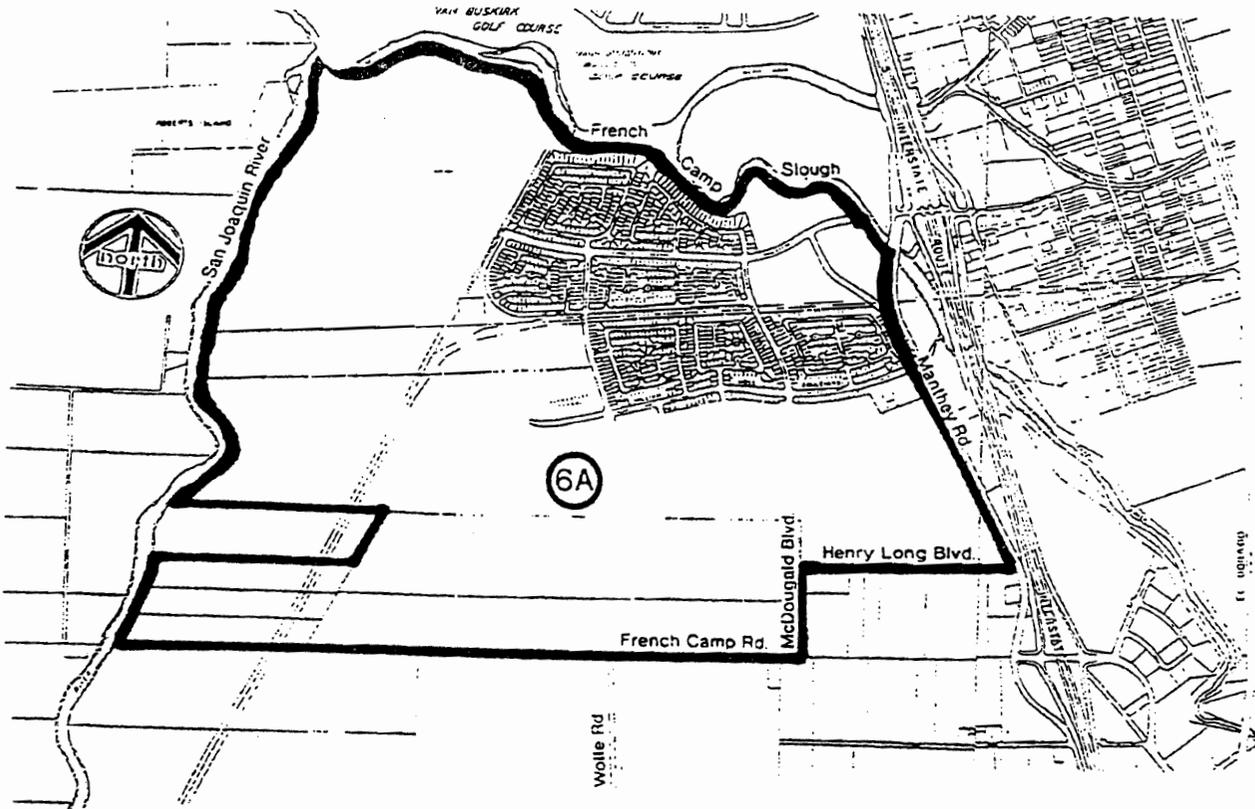
F = 10, C = \$115,712

$10 \cdot \$115,712 / 12,800 = \$90.40$

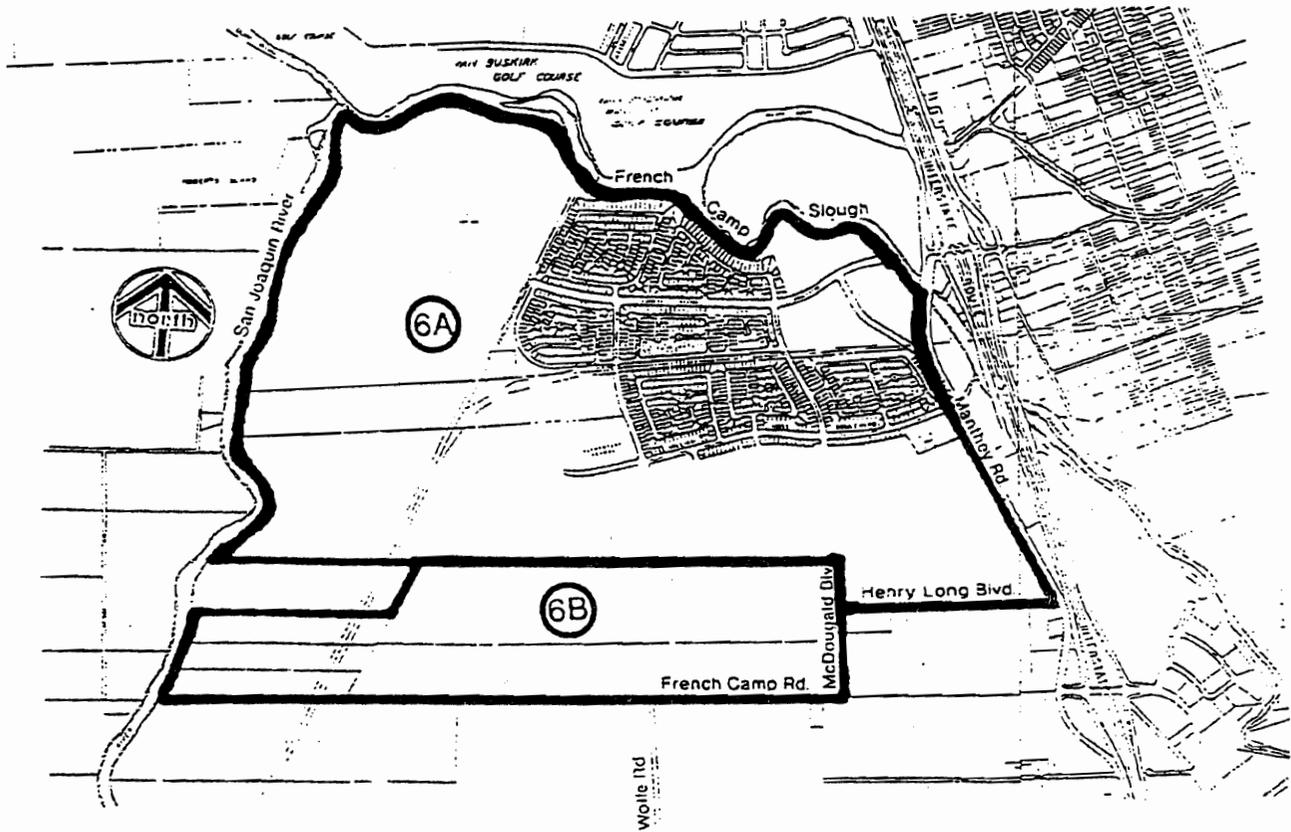
Total traffic signal costs are determined from a representative average of the costs to construct traffic signals, including design, construction and construction engineering.



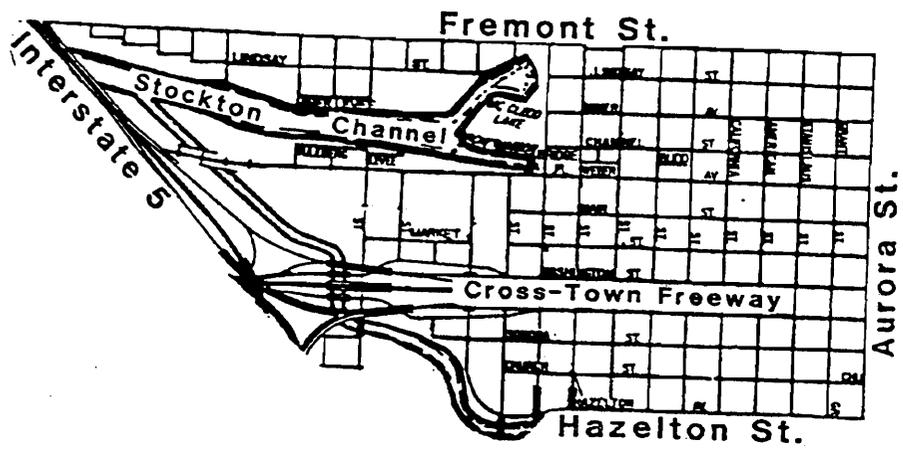
# Public Facilities Fee Program Fee Areas



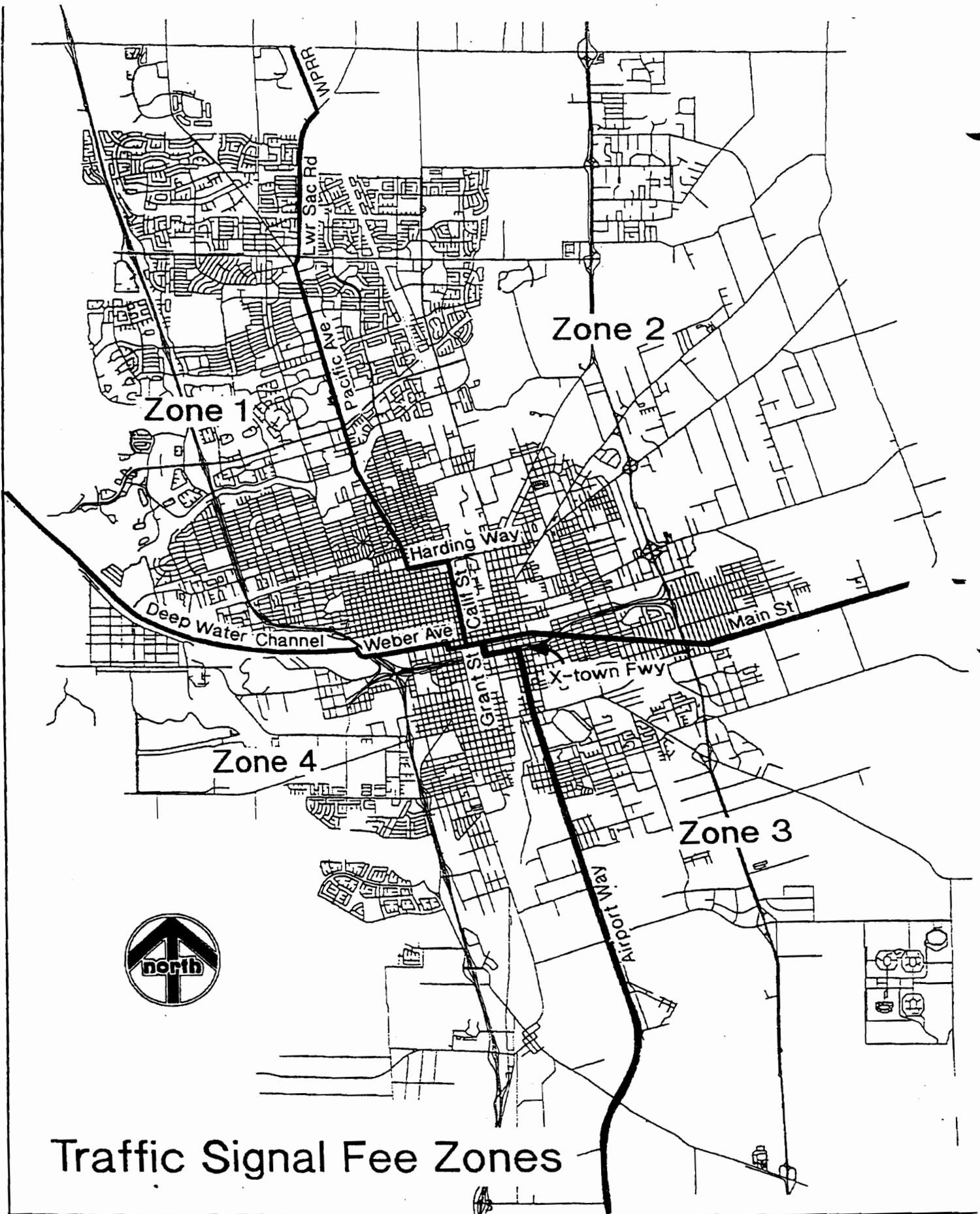
Traffic Fee Area 6A



Sewer Fee Areas 6A & 6B

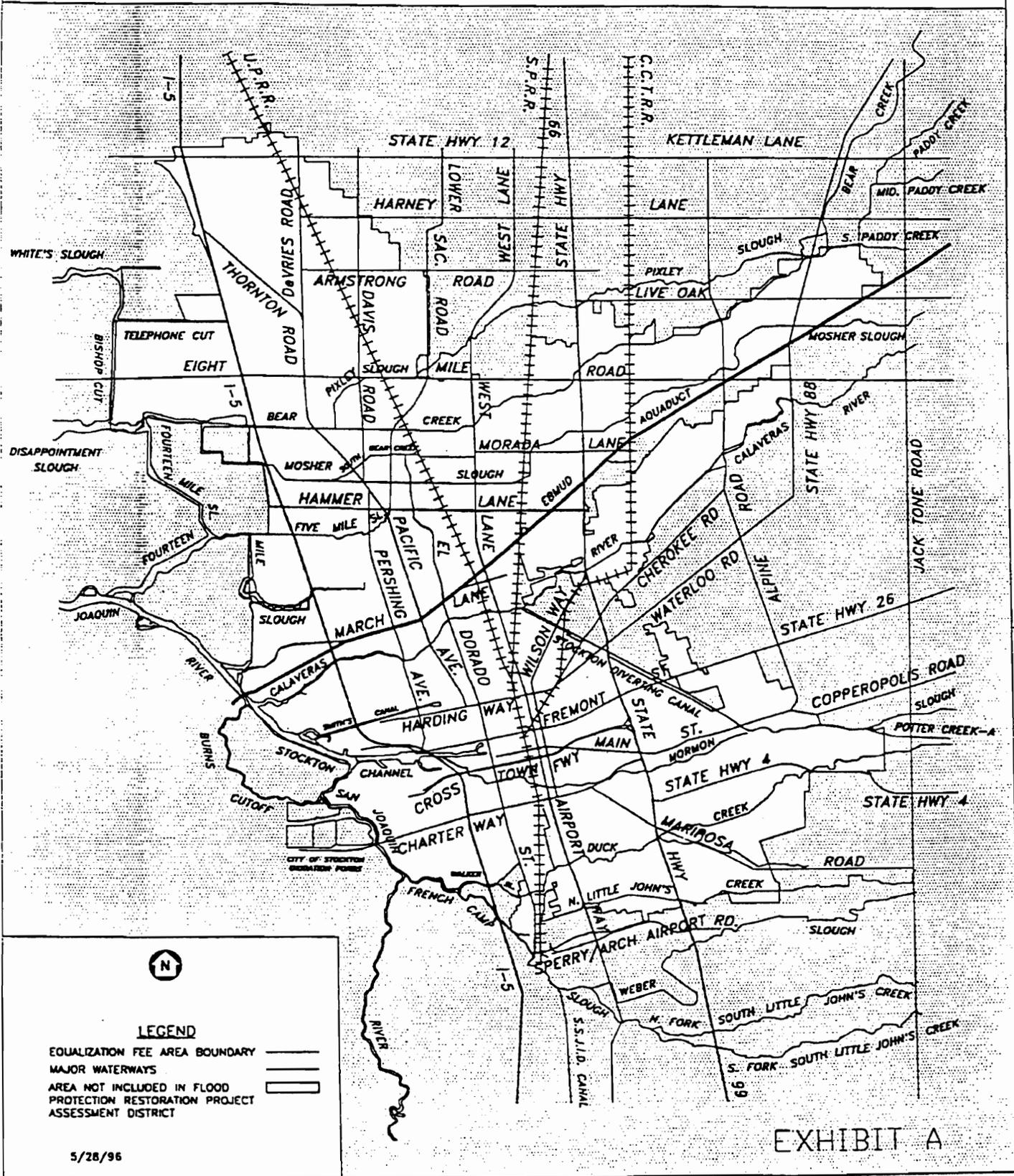


Downtown Stockton

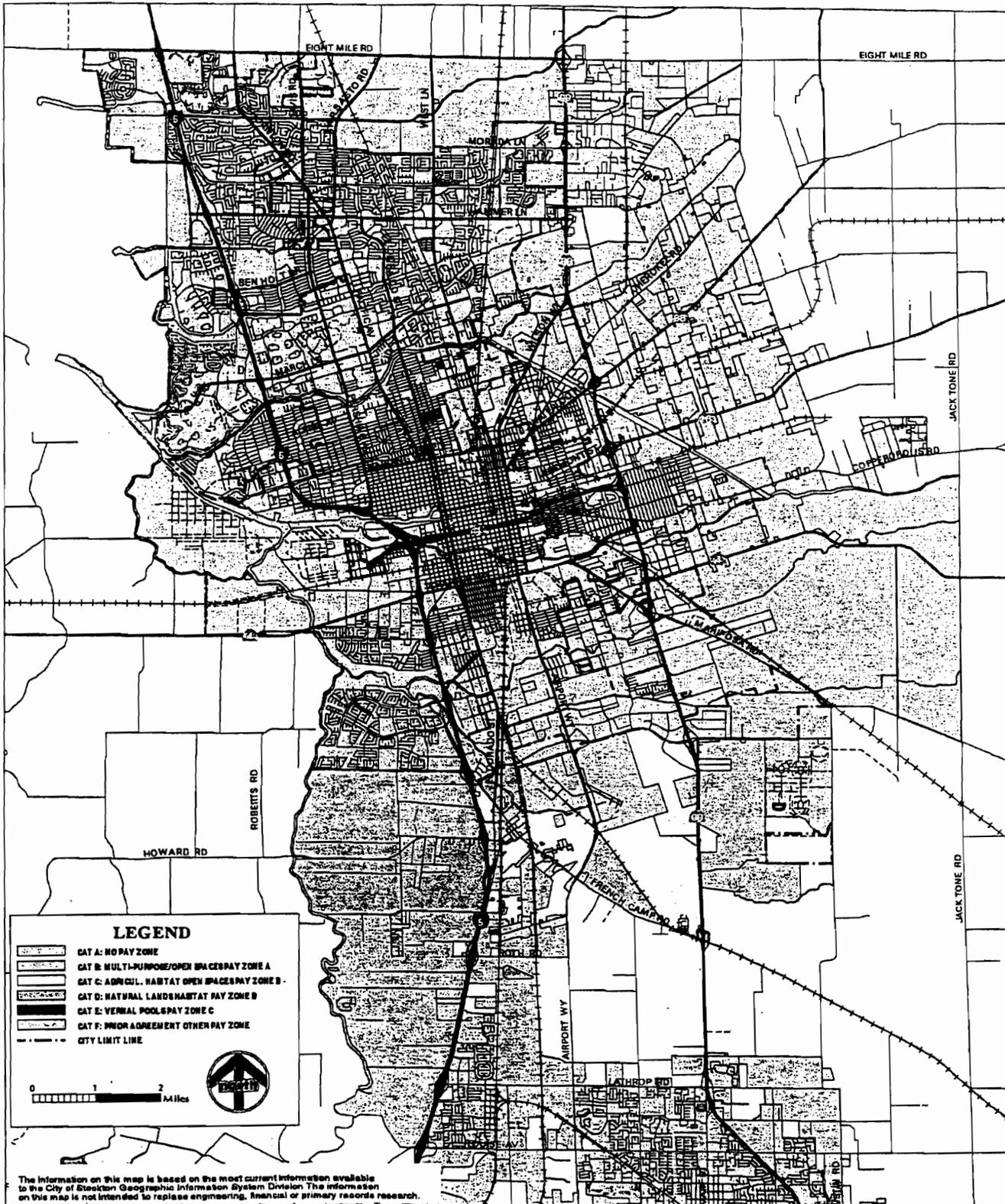


# Traffic Signal Fee Zones

# 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



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

August 20, 2002

ab2002\_payzones

050

**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		\$400	C \$3,200
Weston Ranch 6A	- 3620	= \$2,100		\$1,520	
Weston Ranch 6B	- 3304	= \$2,100		\$1,204	

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)	.09 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

\* Exhibit A Effective March 1, 1997  
Exhibit B Effective June 1, 2002  
\*\* CM Memo 7/01/98

  
Director of Municipal Utilities

Date: 1-7-03

**WATER**  
 SCHEDULE OF FEES  
 EFFECTIVE JULY 1, 2005

ACCOUNT NUMBER	PAY CODE	TYPE OF FEE/CHARGE	CURRENT FEE
		<b>Connection Charges (Effective 9/18/05)</b>	
		Residential Connection, single family	\$1,665.00
		Multi-family, condos etc serviced by one meter	
		First meter	\$1,665.00
		Each additional units	\$1,345.00
		<b>Non-Residential Connections</b>	
		5/8 & 3/4 inch	\$1,665.00
		1 inch	\$3,138.00
		1-1/2 inch	\$7,093.00
		2 inch	\$10,027.00
		3 inch	\$21,295.00
		4 inch	\$35,457.00
		6 inch	\$77,089.00
		8 inch	\$115,342.00
		10 inch	Formula based
		12 inch	Formula based
		Formula for 10 inch connections = [(Flowrate/30gpm x \$1,235) + \$61,097.00]	
		Formula for 12 inch connections = [(Flowrate/30gpm x \$1,235) + \$86,049.00]	
		<b>Engineering studies required under Senate Bill 221 and 610</b>	
		(Deposit)	\$7,500.00

NOTE: An Administrative Fee of 3.5% will be added to the Sewer and Water Connection fee amount.

Resolution No. \_\_\_\_\_

# STOCKTON CITY COUNCIL

=====

## RESOLUTION OF THE CITY COUNCIL ACCEPTING THE PUBLIC FACILITIES PROGRAM ANNUAL REPORT FOR 2004-2005

WHEREAS, the City Council of the City of Stockton has adopted Stockton Municipal Code section 16-175 et seq. creating and establishing the authority for imposing and charging a Public Facilities Fee; and

WHEREAS, Government Code section 66006 requires that (a) the City prepare and make available to the public an annual report for each fund established to account for public facilities fees; (b) the report must include the beginning and ending balances for the fiscal year, the fees, interest, and other income and expenditures by the public facility, and the amount of required refunds made during the fiscal year; and (c) the City Council must review the annual report at a regularly scheduled public meeting not less than fifteen (15) days after the information is made available to the public; and

WHEREAS, the Public Facilities Fee Program Annual Report for 2004-2005 was placed on file in the City Clerk's Office for public review on December 23, 2005; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON AS FOLLOWS:

That the Stockton City Council hereby accepts the Public Facilities Fee Program Annual Report for 2004-2005.

PASSED, APPROVED and ADOPTED \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
EDWARD J. CHAVEZ, Mayor  
of the City of Stockton

\_\_\_\_\_  
KATHERINE GONG MEISSNER  
City Clerk of the City of Stockton  
\\ODMA\GRPWISE\ICOS.CA.CA\_Library\36672.1

CITY ATTY  
REVIEW \_\_\_\_\_  
DATE JAN 17 2005