



PUBLIC FACILITIES FEE  
ANNUAL REPORT  
(PF-13)

2001 - 2002

ADMINISTRATIVE SERVICES  
DEPARTMENT

**Stockton**



1999

# PUBLIC FACILITIES FEE ANNUAL REPORT

## TABLE OF CONTENTS

Transmittal Letter.....	1 - 3
-------------------------	-------

### IMPACT FEE SUMMARY REPORT:

Traffic Signal Impact Fees .....	5
Street Improvements Impact Fees .....	6
Regional Street Improvements – Traffic .....	7
Community Recreation Center Impact Fees.....	8
City Office Space Impact Fees.....	9
Fire Stations Impact Fees.....	10
Library Impact Fees .....	11
Police Station Impact Fees.....	12
Parkland Impact Fees.....	13
Street Tree and Street Sign Impact Fees.....	14
Street Lights In Lieu Fees .....	15
Air Quality Mitigation Impact Fees .....	16
Habitat/Open Space Conservation Impact Fee.....	17
Administrative Fees.....	18
Water Connection Fees .....	19
Wastewater Connection Fees .....	20
Surface Water Fees.....	21

### IMPACT FEE SCHEDULE BY FEE AREA:

Wastewater Connection Fees .....	23
Notes to the Annual Report .....	24 - 26
Supplemental Information .....	27 - 52

January 17, 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, 2002.

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
- Habitat/Open Space Conservation Impact Fee
- Administrative Fees
- Water Connection Fees
- Wastewater Connection Fees
- Surface Water Fees

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.

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.

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.

The Honorable Mayor, City Council and City Manager  
January 17, 2003  
Page 3

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

Wastewater Connection: To provide for 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.)

The percentage used to calculate administrative fees for the fiscal year 2001-2002 was 2.5%.

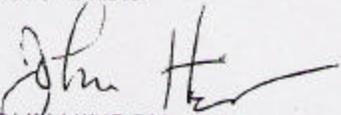
Supplemental information regarding loans and deferred impact fees have been provided in the "Notes To The Annual Report" section. As per the Public Facilities Fee Program's Administrative Guidelines, we have deferred building and impact fees for Low and Moderate Income Housing (Residential) qualified projects, Infrastructure Financing District 92-1, and the Enterprise Zone. The total fees deferred at June 30, 2002 are \$12,624, \$29,295, and \$1,508,601 respectively.

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. Please note that separate funds established for each fee area were consolidated during fiscal year 2000-2001 for street improvements, community recreation centers, fire stations, libraries, parkland, and street light in lieu fees. Fee areas 1 & 2 are now reported as one fund as are fee areas 3 & 4, and 5 & 6.

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 January 17, 2003 in the office of the City Clerk, and has been available for public review.

  
JOHN HINSON  
ADMINISTRATIVE SERVICES OFFICER

JH:dp

Traffic Signal Impact Fees  
2001-02 Annual Report

	City Wide	Fee Area 1	Fee Area 2	Fee Area 3	Fee Area 4	Total
Revenues and other financing sources						
Fees	130,455	37,010	158,176	78,555	30,658	434,854
Interest	20,784	10,411	18,693	12,385	17,379	79,652
<b>Total revenues and other financing sources</b>	<b>151,239</b>	<b>47,421</b>	<b>176,869</b>	<b>90,940</b>	<b>48,037</b>	<b>514,506</b>
Expenditures and other financing uses						
Expenditures	115,257	34,160	9,871	7,913	11,345	178,546
<b>Total expenditures and other financing uses</b>	<b>115,257</b>	<b>34,160</b>	<b>9,871</b>	<b>7,913</b>	<b>11,345</b>	<b>178,546</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	35,982	13,261	166,998	83,027	36,692	335,960
Fund balances, 07/01/01	421,355	128,547	329,055	212,511	329,607	1,421,075
Fund balances, 06/30/02	457,337	141,808	496,053	295,538	366,299	1,757,035
Less:						
Appropriations	343,295	94,938	347,572	192,571	304,448	1,282,824
<b>Available fund balances, 06/30/02</b>	<b>114,042</b>	<b>46,870</b>	<b>148,481</b>	<b>102,967</b>	<b>61,851</b>	<b>474,211</b>

See accompanying Notes to the Annual Report.

Street Improvements Impact Fees  
2001-02 Annual Report

	City Wide	Zone 1 FA 1 & 2	Zone 2 FA 3 & 4	Zone 3 FA 5 & 6	Total
Revenues and other financing sources					
Fees	661,531	1,839,962	19,023	1,983,811	4,504,327
Interest	88,881	678,477	6,258	161,375	934,991
<b>Total revenues and other financing sources</b>	<b>750,412</b>	<b>2,518,439</b>	<b>25,281</b>	<b>2,145,186</b>	<b>5,439,318</b>
Expenditures and other financing uses					
Expenditures	295,019	4,935,213	0	687,711	5,917,943
<b>Total expenditures and other financing uses</b>	<b>295,019</b>	<b>4,935,213</b>	<b>0</b>	<b>687,711</b>	<b>5,917,943</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	455,393	(2,416,774)	25,281	1,457,475	(478,625)
Fund balances, 07/01/01	1,482,743	6,760,616	2,315,512	15,753,805	26,312,676
Prior period restatement	0	(6,164,777)	(782,750)	0	(6,947,527)
<b>Fund balances, restated, 07/01/01</b>	<b>1,482,743</b>	<b>595,839</b>	<b>1,532,762</b>	<b>15,753,805</b>	<b>19,365,149</b>
<b>Fund balances, 06/30/02</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>
Plus:					
Loans from other funds	0	15,125,777	782,750	0	15,908,527
Less:					
Appropriations	1,497,955	12,070,195	0	2,436,082	16,004,232
Reserve for Loans	47	9,269	2,282,750	13,625,777	15,917,843
<b>Available fund balances, 06/30/02</b>	<b>440,134</b>	<b>1,225,378</b>	<b>58,043</b>	<b>1,149,421</b>	<b>2,872,976</b>

See accompanying Notes to the Annual Report.

Regional Street Improvements - Traffic  
2001-02 Annual Report

	Total
Revenues and other financing sources	
Fees	1,192,028
Interest	271,242
Total revenues and other financing sources	1,463,270
Expenditures and other financing uses	
Expenditures	370,690
Total expenditures and other financing uses	370,690
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	1,092,580
Fund balance, 07/01/01	5,102,773
Fund balance, 06/30/02	6,195,353
Less:	
Appropriations	3,928,443
Available fund balance, 06/30/02	2,266,910

-7-

See accompanying Notes to the Annual Report.

Community Recreation Center Impact Fees  
2001-02 Annual Report

	City Wide	Zone 1 FA 1 & 2	Zone 2 FA 3 & 4	Zone 3 FA 5 & 6	Total
Revenues and other financing sources					
Fees	28,770	105,823	0	66,371	200,964
Interest	56,653	47,540	0	158	104,351
<hr/>					
<b>Total revenues and other financing sources</b>	<b>85,423</b>	<b>153,363</b>	<b>0</b>	<b>66,529</b>	<b>305,315</b>
Expenditures and other financing uses					
Expenditures	0	0	0	179	179
<hr/>					
<b>Total expenditures and other financing uses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>179</b>	<b>179</b>
<hr/>					
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	85,423	153,363	0	66,350	305,136
<hr/>					
Fund balances, 07/01/01	320,393	952,429	755	823,190	2,096,767
<hr/>					
Fund balances, 06/30/02	405,816	1,105,792	755	889,540	2,401,903
<hr/>					
Less:					
Appropriations	0	100,000	0	639,106	739,106
<hr/>					
<b>Available fund balances, 06/30/02</b>	<b>405,816</b>	<b>1,005,792</b>	<b>755</b>	<b>250,434</b>	<b>1,662,797</b>

See accompanying Notes to the Annual Report.

City Office Space Impact Fees  
2001-02 Annual Report

	Total
Revenues and other financing sources	
Fees	326,669
Interest	25,483
Other revenues	0
<b>Total revenues and other financing sources</b>	<b>352,152</b>
Expenditures and other financing uses	
Expenditures	380,000
⌘ Total expenditures and other financing uses	380,000
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(27,848)
Fund balance, 07/01/01	336,887
Fund balance, 06/30/02	309,039
Less:	
Appropriations	46,335
Available fund balance, 06/30/02	262,704

See accompanying Notes to the Annual Report.

Fire Station Impact Fees  
2001-02 Annual Report

	City Wide	Zone 1 FA 1 & 2	Zone 2 FA 3 & 4	Zone 3 FA 5 & 6	Total
Revenues and other financing sources					
Fees	43,411	117,294	0	128,792	289,497
Interest	(1,195)	14,227	0	12,384	25,416
<b>Total revenues and other financing sources</b>	<b>42,216</b>	<b>131,521</b>	<b>0</b>	<b>141,176</b>	<b>314,913</b>
Expenditures and other financing uses					
Expenditures	0	200,000	0	240,000	440,000
<b>Total expenditures and other financing uses</b>	<b>0</b>	<b>200,000</b>	<b>0</b>	<b>240,000</b>	<b>440,000</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	42,216	(68,479)	0	(98,824)	(125,087)
Fund balances, 07/01/01	(31,101)	226,464	0	114,447	309,810
Prior period restatement	0	(716,567)	0	(1,709,038)	(2,425,605)
<b>Fund balances, restated, 07/01/01</b>	<b>(31,101)</b>	<b>(490,103)</b>	<b>0</b>	<b>(1,594,591)</b>	<b>(2,115,795)</b>
<b>Fund balances, 06/30/02</b>	<b>11,115</b>	<b>(558,582)</b>	<b>0</b>	<b>(1,693,415)</b>	<b>(2,240,882)</b>
Plus:					
Loans from other funds	0	716,567	0	1,709,038	2,425,605
Less:					
Appropriations	0	0	0	10,000	10,000
<b>Available fund balances, 06/30/02</b>	<b>11,115</b>	<b>157,985</b>	<b>0</b>	<b>5,623</b>	<b>174,723</b>

See accompanying Notes to the Annual Report.

Library Impact Fees  
2001-02 Annual Report

	City Wide	Zone 1 FA 1 & 2	Zone 2 FA 3 & 4	Zone 3 FA 5 & 6	Total
Revenues and other financing sources					
Fees	90,541	236,971	0	276,296	603,808
Interest	28,374	117,288	0	87,746	233,408
<hr/>					
<b>Total revenues and other financing sources</b>	<b>118,915</b>	<b>354,259</b>	<b>0</b>	<b>364,042</b>	<b>837,216</b>
Expenditures and other financing uses					
Expenditures	228,467	26,626	0	0	255,093
<hr/>					
<b>Total expenditures and other financing uses</b>	<b>228,467</b>	<b>26,626</b>	<b>0</b>	<b>0</b>	<b>255,093</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses					
	(109,552)	327,633	0	364,042	582,123
<hr/>					
Fund balances, 07/01/01	691,087	2,355,417	0	1,600,423	4,646,927
<hr/>					
Fund balances, 06/30/02	581,535	2,683,050	0	1,964,465	5,229,050
<hr/>					
Less:					
Appropriations	21,533	1,434,923	0	0	1,456,456
<hr/>					
<b>Available fund balances, 06/30/02</b>	<b>560,002</b>	<b>1,248,127</b>	<b>0</b>	<b>1,964,465</b>	<b>3,772,594</b>

See accompanying Notes to the Annual Report.

Police Station Impact Fees  
2001-02 Annual Report

	Total
Revenues and other financing sources	
Fees	670,815
Interest	58,853
Other revenues	0
Total revenues and other financing sources	729,668
Expenditures and other financing uses	
Expenditures	707,759
Operating transfers out	116,426
Total expenditures and other financing uses	824,185
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(94,517)
Fund balance, 07/01/01	(1,683,024)
Fund balance, 06/30/02	(1,777,541)
Plus:	
Loan from other funds	2,790,604
Less:	
Appropriations	764,344
Available fund balance, 06/30/02	248,719

See accompanying Notes to the Annual Report.

Parkland Impact Fees  
2001-02 Annual Report

	City Wide	Zone 1 FA 1 & 2	Zone 2 FA 3 & 4	Zone 3 FA 5 & 6	Total
Revenues and other financing sources					
Fees	264,303	924,321	0	574,026	1,762,650
Interest	109,332	184,936	0	2,054	296,322
Other revenues	0	0	0	0	0
<b>Total revenues and other financing sources</b>	<b>373,635</b>	<b>1,109,257</b>	<b>0</b>	<b>576,080</b>	<b>2,058,972</b>
Expenditures and other financing uses					
Expenditures	1,362,464	1,911,684	0	140,759	3,414,907
Operating transfers out	0	0	0	0	0
<b>Total expenditures and other financing uses</b>	<b>1,362,464</b>	<b>1,911,684</b>	<b>0</b>	<b>140,759</b>	<b>3,414,907</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(988,829)	(802,427)	0	435,321	(1,355,935)
Fund balances, 07/01/01	28,975	6,437,952	(6,435)	2,011,765	8,472,257
Prior period restatement	0	(1,999,000)	0	(91,000)	
Fund balances, restated, 07/01/01	28,975	4,438,952	(6,435)	1,920,765	8,472,257
Fund balances, 06/30/02	(959,854)	3,636,525	(6,435)	2,356,086	7,116,322
Plus:					
Loans from other funds	1,650,000	2,065,000	0	0	3,715,000
Less:					
Appropriations	992,496	3,336,284	0	914,222	5,243,002
Reserve for Loan	0	2,406,006	0	1,415,000	3,821,006
<b>Available fund balances, 06/30/02</b>	<b>(302,350)</b>	<b>(40,765)</b>	<b>(6,435)</b>	<b>26,864</b>	<b>1,767,314</b>

Street Tree and Street Sign Impact Fees  
2001-02 Annual Report

	Street Tree Fees	Sign Fees	Total
<hr/>			
Revenues and other financing sources			
Fees	229,086	23,829	252,915
Interest	16,044	2,868	18,912
<hr/>			
Total revenues and other financing sources	245,130	26,697	271,827
<hr/>			
Expenditures and other financing uses			
Expenditures	85,549	9,925	95,474
<hr/>			
Total expenditures and other financing uses	85,549	9,925	95,474
<hr/>			
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	159,581	16,772	176,353
<hr/>			
Fund balances, 07/01/01	242,082	47,113	289,195
<hr/>			
Fund balances, 06/30/02	401,663	63,885	465,548
<hr/>			
Less:			
Appropriations	47,451	5,076	52,527
<hr/>			
Available fund balances, 06/30/02	354,212	58,809	413,021
<hr/> <hr/>			

See accompanying Notes to the Annual Report.

Street Lights In Lieu Fees  
2001-02 Annual Report

	City Wide	Zone 1 FA 1 & 2	Zone 2 FA 3 & 4	Zone 3 FA 5 & 6	Total
Revenues and other financing sources					
Fees	5,495	7,191	17,053	12,494	42,233
Interest	4,143	746	14,496	5,333	24,718
<hr/>					
Total revenues and other financing sources	9,638	7,937	31,549	17,827	66,951
<hr/>					
Expenditures and other financing uses					
Expenditures	0	0	0	0	0
<hr/>					
Total expenditures and other financing uses	0	0	0	0	0
<hr/>					
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	9,638	7,937	31,549	17,827	66,951
<hr/>					
Fund balances, 07/01/01	81,914	10,853	293,942	98,014	484,723
<hr/>					
Fund balances, 06/30/02	91,552	18,790	325,491	115,841	551,674
<hr/>					
Less:					
Appropriations	65,000	0	266,250	69,000	400,250
<hr/>					
Available fund balances, 06/30/02	26,552	18,790	59,241	46,841	151,424
<hr/>					

See accompanying Notes to the Annual Report.

Air Quality Mitigation Impact Fees  
2001-02 Annual Report

	Total
Revenues and other financing sources	
Fees	977,503
Interest	179,229
<b>Total revenues and other financing sources</b>	<b>1,156,732</b>
Expenditures and other financing uses	
Expenditures	434,347
<b>Total expenditures and other financing uses</b>	<b>434,347</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	722,385
Fund balance, 07/01/01	3,399,078
Fund balance, 06/30/02	4,121,463
Less:	
Appropriations	4,088,568
<b>Available fund balance, 06/30/02</b>	<b>32,895</b>

See accompanying Notes to the Annual Report.

Habitat/Open Space Conservation Fee - City Wide  
2001-02 Annual Report

	Total
Revenues and other financing sources	
Fees	251,720
Interest	36,219
<b>Total revenues and other financing sources</b>	<b>287,939</b>
Expenditures and other financing uses	
Expenditures	1,719,229
<b>Total expenditures and other financing uses</b>	<b>1,719,229</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(1,431,290)
Fund balance, 07/01/01	1,431,290
Fund balance, 06/30/02	0
Less:	
Appropriations	0
<b>Available fund balance, 06/30/02</b>	<b>0</b>

-17-

See accompanying Notes to the Annual Report.

Administrative Fees  
2001-02 Annual Report

	Pub. Facilities Fees	Infrastructure Fin. Dist 92-1	Total
Revenues and other financing sources			
Fees	737,236	5,749	742,985
Interest	78,201		78,201
Other revenues and increase (decrease) fair value on investments	215,041		215,041
<b>Total revenues and other financing sources</b>	<b>1,030,478</b>	<b>5,749</b>	<b>1,036,227</b>
Expenditures and other financing uses			
Expenditures	523,385	6,047	529,432
Operating transfers out	18,151	1,134	19,285
<b>Total expenditures and other financing uses</b>	<b>541,536</b>	<b>7,181</b>	<b>548,717</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	488,942	(1,432)	487,510
Fund balances, 07/01/01	1,748,863	9,013	1,757,876
Fund balances, 06/30/02	2,237,805	7,581	2,245,386
Less:			
Appropriations	0		0
Fair value increase (decrease) non cash adjustment	398,535		398,535
<b>Available fund balances, 06/30/02</b>	<b>1,839,270</b>	<b>7,581</b>	<b>1,846,851</b>

See accompanying Notes to the Annual Report.

Water Connection Fees  
2001-02 Annual Report

	<-----Fund Equity----->		
	Contributed Capital	Retained Earnings	Total
<hr/>			
Revenues and other financing sources			
Fees	774,778		774,778
Interest		48,034	48,034
Other revenues			0
<hr/>			
Total revenues and other financing sources	774,778	48,034	822,812
<hr/>			
Expenditures and other financing uses			
Expenditures	568,233	394,409	962,642
Less: Credit Capitalization - Construction of Assets	(568,233)		(568,233)
<hr/>			
Total expenditures and other financing uses	0	394,409	394,409
<hr/>			
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	774,778	(346,375)	428,403
<hr/>			
Fund equity, 07/01/01	6,916,116	(944,623)	5,971,493
Plus: Prior Year Adjustments	(37,387)		(37,387)
<hr/>			
Fund equity, restated, 07/01/01	6,878,729	(944,623)	5,934,106
<hr/>			
Fund equity, 06/30/02	7,653,507	(1,290,998)	6,362,509
<hr/>			
Less:			
Assets constructed and transferred to operating fund (cumulative)	5,461,513		5,461,513
Appropriations	273,210		273,210
<hr/>			
Available fund equity, 06/30/02	1,918,784	(1,290,998)	627,786
<hr/> <hr/>			

See accompanying Notes to the Annual Report.

Wastewater Connection Fees  
By Revenue Component  
2001-02 Annual Report

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

	Existing Collections	Future Collections	Combined Treatment	Weston Ranch FA #6A & 6B	Westside Project	Total
Revenues and other financing sources						
Fees	228,854	173,831	3,737,196	918,738	3,282,176	8,340,795
Interest	158,707	276,215	331,628	112,263	361,768	1,240,581
Other revenues						0
<b>Total revenues and other financing sources</b>	<b>387,561</b>	<b>450,046</b>	<b>4,068,824</b>	<b>1,031,001</b>	<b>3,643,944</b>	<b>9,581,376</b>
Expenditures and other financing uses						
Expenditures		348,496	2,137,497	452,837	1,524,102	4,462,932
Less: Credit Capitalization - Construction of Assets		(348,496)		(170,208)		(518,704)
<b>Total expenditures and other financing uses</b>	<b>0</b>	<b>0</b>	<b>2,137,497</b>	<b>282,629</b>	<b>1,524,102</b>	<b>3,944,228</b>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	387,561	450,046	1,931,327	748,372	2,119,842	5,637,148
Fund equity, 07/01/01	3,946,955	9,203,415	17,836,788	2,088,472	7,158,706	40,234,336
Plus: Prior year adjustments						0
<b>Fund equity, restated, 07/01/01</b>	<b>3,946,955</b>	<b>9,203,415</b>	<b>17,836,788</b>	<b>2,088,472</b>	<b>7,158,706</b>	<b>40,234,336</b>
Fund equity, 06/30/02	4,334,516	9,653,461	19,768,115	2,836,844	9,278,548	45,871,484
Less:						
Assets constructed and transferred to operating fund (cumulative)	779,586	3,752,908	11,779,119	170,208	556,974	17,038,795
Appropriations			1,328,098	8,426		1,336,524
<b>Available fund equity, 06/30/02</b>	<b>3,554,930</b>	<b>5,900,553</b>	<b>6,660,898</b>	<b>2,658,210</b>	<b>8,721,574</b>	<b>27,496,165</b>

See accompanying Notes to the Annual Report.

Surface Water Fees  
2001-02 Annual Report

	Total
Revenues and other financing sources	
Fees	4,045,094
Interest	50,118
Other revenues	0
Total revenues and other financing sources	4,095,212
Expenditures and other financing uses	
Expenditures	3,624,877
Operating transfers out	0
Total expenditures and other financing uses	3,624,877
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	470,335
Fund balance, 07/01/01	1,150,573
Fund balance, 06/30/02	1,620,908
Less:	
Appropriations	1,619,708
Available fund balance, 06/30/02	1,200

See accompanying Notes to the Annual Report.

**SUPPLEMENTAL INFORMATION**

**ZONE BREAKDOWN BY FEE AREA**

Wastewater Connection Fees  
2001-02 Annual Report

	<-----Contributed Capital----->					<-----Retained Earnings----->					Total
	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	
<b>Revenues and other financing sources</b>											
Fees	228,854	173,831	3,737,196	918,738	3,282,176						8,340,795
Interest						158,707	276,215	331,628	112,263	361,768	1,240,581
Other revenues											0
<b>Total revenues and other financing sources</b>	<b>228,854</b>	<b>173,831</b>	<b>3,737,196</b>	<b>918,738</b>	<b>3,282,176</b>	<b>158,707</b>	<b>276,215</b>	<b>331,628</b>	<b>112,263</b>	<b>361,768</b>	<b>9,581,376</b>
<b>Expenditures and other financing uses</b>											
Expenditures		348,496		170,208				2,137,497	282,629	1,524,102	4,462,932
Less: Credit Capitalization - Construction of Assets		(348,496)		(170,208)							(518,704)
<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>2,137,497</b>	<b>282,629</b>	<b>1,524,102</b>	<b>3,944,228</b>
<b>Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses</b>	<b>228,854</b>	<b>173,831</b>	<b>3,737,196</b>	<b>918,738</b>	<b>3,282,176</b>	<b>158,707</b>	<b>276,215</b>	<b>(1,805,869)</b>	<b>(170,366)</b>	<b>(1,162,334)</b>	<b>5,637,148</b>
Fund equity, 07/01/01	3,970,756	6,659,409	27,174,047	3,436,867	10,281,164	(23,801)	2,544,006	(9,337,259)	(1,348,395)	(3,122,458)	40,234,336
Plus: Prior year adjustments											0
Fund equity, restated, 07/01/01	3,970,756	6,659,409	27,174,047	3,436,867	10,281,164	(23,801)	2,544,006	(9,337,259)	(1,348,395)	(3,122,458)	40,234,336
Fund equity, 06/30/02	4,199,610	6,833,240	30,911,243	4,355,605	13,563,340	134,906	2,820,221	(11,143,128)	(1,518,761)	(4,284,792)	45,871,484
Less:											
Assets constructed and transferred to operating fund (cumulative)	779,586	3,752,908	11,779,119	170,208	556,974						17,038,795
Appropriations			1,328,098	8,426							1,336,524
<b>Available fund equity, 06/30/02</b>	<b>3,420,024</b>	<b>3,080,332</b>	<b>17,804,026</b>	<b>4,176,971</b>	<b>13,006,366</b>	<b>134,906</b>	<b>2,820,221</b>	<b>(11,143,128)</b>	<b>(1,518,761)</b>	<b>(4,284,792)</b>	<b>27,496,165</b>

See accompanying Notes to the Annual Report.

## NOTES TO THE PUBLIC FACILITIES FEES ANNUAL REPORT

### STREET IMPROVEMENTS IMPACT FEES

Fee Areas 1 & 2:

Prior year adjustment:

As per the Governmental Accounting Standards Board financial reporting requirements, reductions in fund balances have been restated to include long term debt obligations.

Per Council Resolution #02-0009 dated January 8, 2002, the City of Stockton entered into a reimbursement agreement with United Christian Schools for costs incurred for street improvements constructed and right-of-way dedicated within the La Morada subdivision. Payment of \$16,492 has been made and no remaining balance is due.

Per Council Resolution #02-0018 dated January 15, 2002, the City of Stockton entered into a reimbursement agreement with the Phoenix/Pacific Company for street improvements for an estimated amount of \$227,508. As of June 30, 2002, expenditures totaled \$145,366 and a remaining balance of \$ 82,142 is available.

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, 2002, the remaining balance available is \$378,715.

Regional Traffic Fee:

A reimbursement agreement was adopted on March 27, 2001 per Council Resolution #01-0141 between the City of Stockton, A. G. Spanos Construction, Inc., and Spanos Park Development Company for costs incurred to design improvements to the Eight Mile Road/I-5 Interchange. Reimbursement to the developer is estimated at \$664,650. As of June 30, 2002, the remaining balance available is \$645,751.

An additional reimbursement agreement was also adopted on March 27, 2001 per Council Resolution #01-0140 between the City of Stockton and Spanos Park Development Company for costs incurred to design and construct 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.

### FIRE STATION IMPACT FEES

Prior year adjustment:

As per the Governmental Accounting Standards Board financial reporting requirements, reductions in fund balances have been restated to include long term debt obligations.

## PARKLAND IMPACT FEES

Fee Area 1 & 2:

Prior year adjustment:

As per the Governmental Accounting Standards Board financial reporting requirements, reductions in fund balances have been restated to include long term debt obligations.

Interest revenue was understated in the prior year.

A reimbursement agreement was adopted on September 21, 1999 between the City of Stockton, Spanos Park Development Company L.P., and A.G. Spanos Construction Inc. Reimbursement is estimated at \$225,000 for the landscaping, improvements, and equipment for the Spanos Park East Community Tot Lot. As of June 30, 2002, the remaining balance available is \$25,889.

Fee Area 5 & 6:

The prior year adjustment is due to an overstatement of fee revenues.

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 an increase in fair value of \$215,041.

## WATER CONNECTION FEES

Prior year adjustment:

Due to a change in accounting policy, the capitalization threshold was raised. The effect on contributed capital is a reduction for the write-off of assets under the threshold.

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 Stockton Public Financing Authority (SPFA) (lessor) issued Certificates of Participation (COPs) on August 1, 1993, in the amount of \$16,715, with interest rates ranging from 2.75% - 5.75%, the full amount maturing serially through September 1, 2023, in annual principal installments ranging from \$190 to \$1,095.

Revenues from the wastewater enterprise fund and the wastewater connection fee fund will provide resources for debt service payments at 62% and 38% respectively.

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 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  
(Low and Moderate Income-Residential)  
2001-2002 Annual Report

	City Wide	Fee Area 1	Fee Area 2	Fee Area 3	Fee Area 4	Fee Area 5	Fee Area 6	Fee Area N/A	Total
Traffic Signals	48		112						160
Street Improvements	479	2,717							3,196
Community Recreation Centers	39	223							262
City Office Space	248								248
Fire Stations	35	201							236
Libraries	72					406			478
Police Station	518								518
Parkland									0
Street Lights									0
Air Quality									0
Public Facilities Fee Administration									0
Wastewater Connection Fees								6,618	6,618
Water Connection Fees									0
Surface Water Fees									0
Permit Fees									0
Regional Street Improvements-Traffic Element								908	908
Def. Building & Impact Fee A/Rec. @ 6/30/02	1,439	3,141	112	0	0	406	0	7,526	12,624

Please note that the revenues for the deferred impact fees are included in the revenue section of this report on pages five through twenty-nine. 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.

Deferred Impact Fees Accounts Receivable Summary  
 (Infrastructure Financing District 92-1)  
 2001-2002 Annual Report

	City Wide	Fee Area 1	Fee Area 2	Fee Area 3	Fee Area 4	Fee Area 5	Fee Area 6	Fee Area N/A	Total
Traffic Signals	96			223					319
Street Improvements	1,111					6,293			7,404
Community Recreation Centers	79					445			524
City Office Space	496								496
Fire Stations	71					401			472
Libraries	143					813			956
Police Station	1,036								1,036
Parkland	704					3,988			4,692
Air Quality									0
Public Facilities Fee Administration									0
Water Connection Fees								1,580	1,580
Wastewater Connection Fees								10,000	10,000
Surface Water Fees									0
Regional Street Improvement-Traffic Element								1,816	1,816
<b>Def. Building &amp; Impact Fee A/Rec. @ 6/30/02</b>	<b>3,736</b>	<b>0</b>	<b>0</b>	<b>223</b>	<b>0</b>	<b>11,940</b>	<b>0</b>	<b>13,396</b>	<b>29,295</b>

Please note that the revenues for the deferred impact fees are included in the revenue section of this report on pages five through twenty-nine. 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.

Deferred Impact Fees Accounts Receivable Summary  
(Enterprise Zone)  
2001-2002 Annual Report

	City Wide	Fee Area 1	Fee Area 2	Fee Area 3	Fee Area 4	Fee Area 5	Fee Area 6	Fee Area N/A	Total
Traffic Signals	29,903	20,666	10,219	6,323	32,573				99,684
Street Improvements	102,079	144,325		90,836		331,737			668,977
Community Recreation Centers	278					1,578			1,856
City Office Space	51,417								51,417
Fire Stations	6,265	6,298				29,208			41,771
Libraries	12,843	12,458				60,342			85,643
Police Stations	103,517								103,517
Parkland	4,276					24,228			28,504
Habitat/Open Space Conservation									0
Air Quality									0
Public Facilities Fee Administration									0
Water Connection Fees								36,075	36,075
Wastewater Connection Fees								237,726	237,726
Surface Water Fees									0
Regional Street Improvements-Traffic Element								152,195	152,195
Street Light In Lieu	185			1,051					1,236
<b>Def. Impact Fee A/Rec. @ 6/30/02</b>	<b>310,763</b>	<b>183,747</b>	<b>10,219</b>	<b>98,210</b>	<b>32,573</b>	<b>447,093</b>	<b>0</b>	<b>425,996</b>	<b>1,508,601</b>

Please note that the revenues for the deferred impact fees are included in the revenue section of this report on pages five through twenty-nine. 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  
2001-02 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 N/A	Total
<b><u>Fire Stations:</u></b>										
	07/01/91						120,600			120,600
	07/01/91		716,567				1,588,438			2,305,005
		0	716,567	0	0	0	1,709,038	0		2,425,605
<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	01-02 Budget	500,000							500,000
		0	15,125,777	0	782,750	0	0	0	0	15,908,527
<b><u>Parkland:</u></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
	08/07/01	01-0419	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	99-0458	2,490,604							2,490,604
	07/01/00	00-0283	300,000							300,000
		2,790,604	0	0	0	0	0	0	0	2,790,604
Outstanding Loans Pay. @ 6/30/02		6,440,604	15,907,344	0	782,750	0	1,709,038	0	0	24,839,736

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 5.65%.

**PUBLIC IMPROVEMENT EXPENDITURE DETAIL**

	Total Expenditures	IMPACT FEE DETAIL						NON IMPACT FEE DETAIL					
		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>													
Main Street Traffic Signals	38,721	0	0	0	0	38,721	38,721	100.00%	0	0	0	0	0
Pershing/Park/I-5 Traffic Signals	129,712	94,305	0	0	0	0	94,305	72.70%	0	35,407	0	0	35,407
Phoenix/Pacific Reimb Agree	41,568	12,470	29,098	0	0	0	41,568	100.00%	0	0	0	0	0
Traffic Signals - Modifications	35,698	10,118	3,245	6,238	5,188	10,909	35,698	100.00%	0	0	0	0	0
<u>Traffic Signals - New</u>	<u>18,167</u>	<u>2,725</u>	<u>1,817</u>	<u>3,633</u>	<u>2,725</u>	<u>1,817</u>	<u>12,717</u>	<u>70.00%</u>	<u>0</u>	<u>5,450</u>	<u>0</u>	<u>0</u>	<u>5,450</u>
Totals	263,866	119,618	34,160	9,871	7,913	51,447	223,009	84.52%	0	40,857	0	0	40,857
<b>Street Improvement Impact Fees</b>													
Arch Rd/SR99 Interchange	631,415	0	0	0	395,648	218,604	614,252	97.28%	0	0	0	17,163	17,163
Bear Creek Bridge	87,429	0	87,429	0	0	0	87,429	100.00%	0	0	0	0	0
Hammer Lane Widening	6,872,944	241,838	3,675,700	0	0	0	3,917,538	57.00%	750,017	0	2,205,389	0	2,955,406
Hammer Lane/SR99 Interchange	52,796	0	52,796	0	0	0	52,796	100.00%	0	0	0	0	0
Holman Road Reimb Agree	16,491	0	16,491	0	0	0	16,491	100.00%	0	0	0	0	0
Holman Road Widening	72,874	0	72,874	0	0	0	72,874	100.00%	0	0	0	0	0
March Lane/SPRR Grade Sep	1,788,829	0	981,723	0	0	0	981,723	54.88%	246,616	0	560,490	0	807,106
March Lane/UPRR Grade Sep	3,320,491	56,530	513,122	0	0	0	569,652	17.16%	1,674,648	0	1,076,191	0	2,750,839
Phoenix/Pacific Reimb Agree	185,939	27,891	158,048	0	0	0	185,939	100.00%	0	0	0	0	0
<u>Sperry Rd-Perf/French Camp</u>	<u>445,480</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>291,143</u>	<u>152,087</u>	<u>443,230</u>	<u>99.49%</u>	<u>2,250</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,250</u>
Totals	13,474,688	326,259	5,558,183	0	686,791	370,691	6,941,924	51.52%	2,673,531	0	3,842,070	17,163	6,532,764
<b>Community Center Impact Fees</b>													
Van Buskirk Exp Community Ctr	178	0	0	0	178		178	100.00%	0	0	0	0	0
<b>City Office Space Impact Fees</b>													
Essential Services Phase II	887,651	380,000					380,000	42.81%	0	507,651	0	0	507,651
<b>Library Impact Fees</b>													
Book Augmentation Fund	229,691	228,467	1,224	0	0		229,691	100.00%	0	0	0	0	0
<u>Northeast Branch Library</u>	<u>108,241</u>	<u>0</u>	<u>25,401</u>	<u>0</u>	<u>0</u>		<u>25,401</u>	<u>23.47%</u>	<u>0</u>	<u>82,840</u>	<u>0</u>	<u>0</u>	<u>82,840</u>
Totals	337,932	228,467	26,625	0	0		255,092	75.49%	0	82,840	0	0	82,840
<b>Parkland Impact Fees</b>													
Anderson Skateboard Park	850	0	850	0	0		850	100.00%	0	0	0	0	0
Brookside Park	1,584,193	0	1,584,193	0	0		1,584,193	100.00%	0	0	0	0	0
Fong Park (Blossom Ranch)	38,691	0	38,691	0	0		38,691	100.00%	0	0	0	0	0
La Morada Neighborhood Park	2,827	0	0	0	2,827		2,827	100.00%	0	0	0	0	0
Little John Creek Park	40,501	0	0	0	40,501		40,501	100.00%	0	0	0	0	0
Little John Creek Reimbursement	920	0	0	0	920		920	100.00%	0	0	0	0	0
LUSD 4th High School Park	82,623	82,623	0	0	0		82,623	100.00%	0	0	0	0	0
Manteca High School Park	556	0	0	0	556		556	100.00%	0	0	0	0	0
Paul E. Weston Park	98,318	0	0	0	98,318		98,318	100.00%	0	0	0	0	0
Spanos Park East Tot Lot	202,500	0	202,500	0	0		202,500	100.00%	0	0	0	0	0
Weber Block Improvements	1,095,614	1,079,163	0	0	0		1,079,163	98.50%	0	16,451	0	0	16,451
Weber Point Improvements	250,868	250,868	0	0	0		250,868	100.00%	0	0	0	0	0
<u>Weston Ranch Units 20&amp;21</u>	<u>1,381</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,381</u>		<u>1,381</u>	<u>100.00%</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Totals	3,399,842	1,412,654	1,826,234	0	144,503		3,383,391	99.52%	0	16,451	0	0	16,451
<b>Police Station Impact Fees</b>													
Evidence Lab	2,000	2,000					2,000	100.00%	0	0	0	0	0
Lot D/Stuart Eberhardt Building	346,708	346,708					346,708	100.00%	0	0	0	0	0
<u>Property Room</u>	<u>2,000</u>	<u>2,000</u>					<u>2,000</u>	<u>100.00%</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Totals	350,708	350,708					350,708	100.00%	0	0	0	0	0

**PUBLIC IMPROVEMENT EXPENDITURE DETAIL**

	Total Expenditures	IMPACT FEE DETAIL						NON IMPACT FEE DETAIL					
		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>Street Tree Impact Fees</b>													
Street Tree Planting - City	85,550	85,550					85,550	100.00%	0	0	0	0	0
<b>Street Sign Impact Fees</b>													
Street Name Sign Installation	9,925	9,925					9,925	100.00%	0	0	0	0	0
<b>Air Quality Impact Fees</b>													
Fresno St Traffic Signals	1,327	1,327					1,327	100.00%	0	0	0	0	0
Hammer Ln/UPRR Grade Sep	41,855	9,811					9,811	23.44%	32,044	0	0	0	32,044
Main Street Traffic Signals	53,614	32,764					32,764	61.11%	0	0	20,850	0	20,850
March Lane/SPRR Grade Sep	33,903	33,903					33,903	100.00%	0	0	0	0	0
March Lane/UPRR Grade Sep	280,128	280,128					280,128	100.00%	0	0	0	0	0
Pershing/Acacia Traffic Signal	34,561	15,000					15,000	43.40%	19,561	0	0	0	19,561
Swain Road Traffic Signal	69,544	13,000					13,000	18.69%	56,544	0	0	0	56,544
Traffic Signals - Modifications	38,211	38,211					38,211	100.00%	0	0	0	0	0
<u>Trip Reduction Program</u>	<u>10,204</u>	<u>10,204</u>					<u>10,204</u>	<u>100.00%</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Totals	563,347	434,348					434,348	77.10%	108,149	0	20,850	0	128,999
<b>Habitat/Open Space Impact Fee</b>													
Habitat/Open Space - COG	1,719,229	1,719,229					1,719,229	100.00%					0
<b>Water Connection Fee</b>													
North Stockton Pipelines	197,992	187,652					187,652	94.78%	0	0	0	10,340	10,340
Service System Additions	373,037	373,037					373,037	100.00%	0	0	0	0	0
So. Stockton Water Master Plan	12,358	12,358					12,358	100.00%	0	0	0	0	0
Transmission Mains	172	172					172	100.00%	0	0	0	0	0
Water Supply - New Wells	46,155	7,372					7,372	15.97%	0	0	0	38,783	38,783
Water System Expansion	12,363	12,363					12,363	100.00%	0	0	0	0	0
<u>1993 COP Debt Service</u>	<u>1,642,219</u>	<u>356,820</u>					<u>356,820</u>	<u>21.73%</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,285,399</u>	<u>1,285,399</u>
Totals	2,284,296	949,774					949,774	41.58%	0	0	0	1,334,522	1,334,522
<b>Wastewater Connection Fee</b>													
Oversize Collection Lines	170,208	170,208					170,208	100.00%	0	0	0	0	0
RWCF Staged Expansion	7,426,141	348,496					348,496	4.69%	0	0	0	7,077,645	7,077,645
1993 COP Debt Service	1,151,719	437,653					437,653	38.00%	0	0	0	714,066	714,066
<u>1998 COP Debt Service</u>	<u>6,362,865</u>	<u>3,506,575</u>					<u>3,506,575</u>	<u>55.11%</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,856,290</u>	<u>2,856,290</u>
Totals	15,110,933	4,462,932					4,462,932	29.53%	0	0	0	10,648,001	10,648,001
<b>Total - All Public Improvements</b>	<b>38,488,145</b>	<b>10,479,464</b>	<b>7,445,202</b>	<b>9,871</b>	<b>839,385</b>	<b>422,138</b>	<b>19,196,060</b>	<b>49.88%</b>	<b>2,781,680</b>	<b>647,799</b>	<b>3,862,920</b>	<b>11,999,686</b>	<b>19,292,085</b>

\* 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)

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

Zone	Project Description	Appropriated	Projected				TOTAL
		2002-03	2003-04	2004-05	2005-06	2006-07	2002-07
CW	Traffic Signal Control System	\$450	\$450	\$450	\$450	\$450	\$2,250
CW	Traffic Signals - Modifications	\$250	\$325	\$425	\$375	\$400	\$1,775
CW	Trip Reduction Program	\$10	\$10	\$10	\$10	\$10	\$50
	Air Quality Impact Fee Totals	\$710	\$785	\$885	\$835	\$860	\$4,075
	<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>Air Quality Project Totals</b>	<b>\$710</b>	<b>\$785</b>	<b>\$885</b>	<b>\$835</b>	<b>\$860</b>	<b>\$4,075</b>

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

Zone	Project Description	Appropriated	Projected				TOTAL
		2002-03	2003-04	2004-05	2005-06	2006-07	2002-07
1	Lodi High School Gymnasium	\$0	\$760	\$0	\$0	\$0	\$760
3	Van Buskirk Community Center	\$746	\$0	\$0	\$0	\$0	\$746
	Community Center Impact Fee Project Totals	\$746	\$760	\$0	\$0	\$0	\$1,506
	<u>Projected Other Funding Sources</u>	<u>\$1,364</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$1,364</u>
	<b>Community Center Impact Project Totals</b>	<b>\$2,110</b>	<b>\$760</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,870</b>

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

Zone	Project Description	Appropriated	Projected				TOTAL
		2002-03	2003-04	2004-05	2005-06	2006-07	2002-07
1	Fire Station No. 13 Construction	\$0	\$0	\$0	\$0	\$2,716	\$2,716
3	Fire Station No. 15 Construction	\$0	\$0	\$0	\$0	\$1,699	\$1,699
	Fire Station Impact Fee Totals	\$0	\$0	\$0	\$0	\$4,415	\$4,415
	<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>Fire Project Totals</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,415</b>	<b>\$4,415</b>

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

Zone	Project Description	Appropriated	Projected				TOTAL
		2002-03	2003-04	2004-05	2005-06	2006-07	2002-07
CW	Library Book Collection Augmentation	\$250	\$250	\$250	\$250	\$250	\$1,250
1	Northeast Branch Library	\$0	\$2,980	\$0	\$0	\$0	\$2,980
1	Northwest Branch Library	\$0	\$0	\$0	\$0	\$6,383	\$6,383
	Library Impact Fee Totals	\$250	\$3,230	\$250	\$250	\$6,633	\$10,613
	<u>Projected Other Funding Sources</u>	<u>\$0</u>	<u>\$5,518</u>	<u>\$0</u>	<u>\$0</u>	<u>\$3,585</u>	<u>\$9,103</u>
	<b>Library Project Totals</b>	<b>\$250</b>	<b>\$8,748</b>	<b>\$250</b>	<b>\$250</b>	<b>\$10,218</b>	<b>\$19,716</b>

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

Zone	Project Description	Appropriated	Projected				TOTAL
		2002-03	2003-04	2004-05	2005-06	2006-07	2002-07
1	Arnold Rue Park	\$0	\$500	\$0	\$0	\$0	\$500
1	Blossom Ranch (Fong) Park	\$435	\$0	\$0	\$0	\$0	\$435
1	Garrigan Park	\$0	\$0	\$65	\$0	\$942	\$1,007
3	John Peri Neighborhood Park (Rivers)	\$0	\$0	\$706	\$0	\$0	\$706
1	Lodi High School Park	\$0	\$0	\$1,725	\$0	\$0	\$1,725
3	Manteca High School Park	\$0	\$100	\$0	\$0	\$0	\$100
CW	Pixie Woods Miner's Cove	\$65	\$0	\$0	\$0	\$0	\$65
3	William Long Park	\$0	\$0	\$51	\$607	\$0	\$658
	Parkland Impact Fee Totals	\$500	\$600	\$2,547	\$607	\$942	\$5,196
	<u>Projected Other Funding Sources</u>	<u>\$185</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$185</u>
	<b>Parkland Impact Project Totals</b>	<b>\$685</b>	<b>\$600</b>	<b>\$2,547</b>	<b>\$607</b>	<b>\$942</b>	<b>\$5,381</b>

## PROJECTED USE OF IMPACT FEE FUNDS\*

(COSTS IN \$THOUSANDS)

### POLICE STATION IMPACT FEES FUND 960:

Zone	Project Description	Appropriated	Projected				TOTAL
		2002-03	2003-04	2004-05	2005-06	2006-07	2002-07
CW	Police Sub-station North	\$2,500	\$0	\$0	\$0	\$0	\$2,500
CW	Police Sub-station South	\$0	\$0	\$0	\$0	\$2,500	\$2,500
Police Station Impact Fee Project Totals		\$2,500	\$0	\$0	\$0	\$2,500	\$5,000
<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>Police Station Project Totals</b>		<b>\$2,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,500</b>	<b>\$5,000</b>

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

Zone	Project Description	Appropriated	Projected				TOTAL
		2002-03	2003-04	2004-05	2005-06	2006-07	2002-07
1	Davis Road/Pixley Slough Bridge	\$50	\$0	\$0	\$0	\$0	\$50
Regional	Eight Mile Road/I-5 Interchange	\$208	\$0	\$0	\$0	\$0	\$208
1	Hammer Lane Widening	\$1,290	\$420	\$900	\$0	\$0	\$2,610
CW	Hammer Lane/SR99 Interchange Improvements	\$900	\$0	\$0	\$0	\$0	\$900
1	Hammer Lane/SR99 Interchange Improvements	\$4,037	\$0	\$0	\$0	\$0	\$4,037
Regional	Sperry Road/Performance to French Camp	\$1,315	\$6,500	\$6,300	\$5,800	\$5,800	\$25,715
Street Improvement Impact Fee Totals		\$7,800	\$6,920	\$7,200	\$5,800	\$5,800	\$33,520
<u>Projected Other Funding Sources</u>		<u>\$0</u>	<u>\$0</u>	<u>\$7,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$7,000</u>
<b>Street Improvement Project Totals</b>		<b>\$7,800</b>	<b>\$6,920</b>	<b>\$14,200</b>	<b>\$5,800</b>	<b>\$5,800</b>	<b>\$40,520</b>

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

Zone	Project Description	Appropriated	Projected				TOTAL
		2002-03	2003-04	2004-05	2005-06	2006-07	2002-07
CW	Street Light Installation	\$10	\$10	\$10	\$20	\$30	\$80
2	Street Light Installation	\$40	\$25	\$35	\$25	\$25	\$150
3	Street Light Installation	\$10	\$25	\$15	\$15	\$5	\$70
Street Light Project Totals		\$60	\$60	\$60	\$60	\$60	\$300
<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>Street Light Impact Project Totals</b>		<b>\$60</b>	<b>\$60</b>	<b>\$60</b>	<b>\$60</b>	<b>\$60</b>	<b>\$300</b>

### STREET NAME SIGN IMPACT FEES FUND 979:

Zone	Project Description	Appropriated	Projected				TOTAL
		2002-03	2003-04	2004-05	2005-06	2006-07	2002-07
CW	Street Name Sign Installation	\$20	\$20	\$20	\$20	\$20	\$100
Street Name Sign Impact Fee Project Totals		\$20	\$20	\$20	\$20	\$20	\$100
<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>Street Name Sign Project Totals</b>		<b>\$20</b>	<b>\$20</b>	<b>\$20</b>	<b>\$20</b>	<b>\$20</b>	<b>\$100</b>

### STREET TREE IMPACT FEES FUND 978:

Zone	Project Description	Appropriated	Projected				TOTAL
		2002-03	2003-04	2004-05	2005-06	2006-07	2002-07
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>		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>Street Tree Project Totals</b>		<b>\$175</b>	<b>\$175</b>	<b>\$175</b>	<b>\$175</b>	<b>\$175</b>	<b>\$875</b>

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

(COSTS IN \$THOUSANDS)

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

Zone	Project Description	Appropriated	Projected				TOTAL
		2002-03	2003-04	2004-05	2005-06	2006-07	2002-07
1	Traffic Signals - Modifications	\$100	\$200	\$75	\$100	\$75	\$550
2	Traffic Signals - Modifications	\$75	\$25	\$100	\$50	\$25	\$275
4	Traffic Signals - Modifications	\$75	\$50	\$0	\$75	\$100	\$300
CW	Traffic Signals - New	\$0	\$100	\$50	\$50	\$150	\$350
1	Traffic Signals - New	\$75	\$0	\$0	\$20	\$0	\$95
2	Traffic Signals - New	\$25	\$25	\$75	\$40	\$50	\$215
3	Traffic Signals - New	\$75	\$25	\$75	\$60	\$0	\$235
4	Traffic Signals - New	\$75	\$100	\$50	\$80	\$50	\$355
Traffic Signal Impact Fee Totals		\$500	\$525	\$425	\$475	\$450	\$2,375
Projected Other Funding Sources		\$0	\$0	\$0	\$0	\$0	\$0
<b>Traffic Signal Project Totals</b>		<b>\$500</b>	<b>\$525</b>	<b>\$425</b>	<b>\$475</b>	<b>\$450</b>	<b>\$2,375</b>

**WATER CONNECTION FEE FUND 424:**

Zone	Project Description	Appropriated	Projected				TOTAL
		2002-03	2003-04	2004-05	2005-06	2006-07	2002-07
CW	Service System Additions	\$320	\$320	\$320	\$340	\$340	\$1,640
Water Connection Fee Totals		\$320	\$320	\$320	\$340	\$340	\$1,640
Projected Other Funding Sources		\$0	\$0	\$0	\$0	\$0	\$0
<b>Water Project Totals</b>		<b>\$320</b>	<b>\$320</b>	<b>\$320</b>	<b>\$340</b>	<b>\$340</b>	<b>\$1,640</b>

<b>TOTAL - PFF FUNDS:</b>	<b>\$13,581</b>	<b>\$13,395</b>	<b>\$11,882</b>	<b>\$8,562</b>	<b>\$22,195</b>	<b>\$69,615</b>
<b>TOTAL - OTHER FUNDS:</b>	<b><u>\$1,549</u></b>	<b><u>\$5,518</u></b>	<b><u>\$7,000</u></b>	<b><u>\$0</u></b>	<b><u>\$3,585</u></b>	<b><u>\$17,652</u></b>
<b>TOTAL - ALL FUNDS:</b>	<b>\$15,130</b>	<b>\$18,913</b>	<b>\$18,882</b>	<b>\$8,562</b>	<b>\$25,780</b>	<b>\$87,267</b>

\*This information was taken from the City of Stockton 2002-07 Capital Improvement Program.

# PUBLIC FACILITIES FEE CALCULATION WORK SHEET

## for the City of Stockton

based on Resolutions No. 91-0118, 94-0410, 94-0589, 95-0302 and 02-0107  
Effective May 6, 2002

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	\$124.00 per unit
Multiple Family Units	74.00 per unit
Guest Rooms	54.00 per room

#### Non-Residential

Office/High Density	\$142.00 per 1000 sq. ft.
Retail/Medium Density	84.00 per 1000 sq. ft.
Warehouse/Low Density	62.00 per 1000 sq. ft.

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

#### Residential

Single Family Units	\$118.00 per unit
Multiple Family Units	69.00 per unit
Guest Rooms	49.00 per room

#### Non-Residential

Office/High Density	\$132.00 per 1000 sq. ft.
Retail/Medium Density	79.00 per 1000 sq. ft.
Warehouse/Low Density	56.00 per 1000 sq. ft.

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

#### Residential

Single Family Units	\$239.00 per unit
Multiple Family Units	141.00 per unit
Guest Rooms	100.00 per room

#### Non-Residential

Office/High Density	\$268.00 per 1000 sq. ft.
Retail/Medium Density	161.00 per 1000 sq. ft.
Warehouse/Low Density	115.00 per 1000 sq. ft.

# PUBLIC FACILITIES FEE CALCULATION WORK SHEET

Effective May 6, 2002

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

### Residential

Single Family Units	\$259.00 per unit
Multiple Family Units	152.00 per unit
Guest Rooms	109.00 per room

### Non-Residential

Office/High Density	\$289.00 per 1000 sq. ft.
Retail/Medium Density	174.00 per 1000 sq. ft.
Warehouse/Low Density	124.00 per 1000 sq. ft.

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

### Residential

Single Family Units	\$131.00 per unit
Multiple Family Units	77.00 per unit
Guest Rooms	55.00 per room

### 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	\$2,252.00 per unit
Multiple Family Units	2,252.00 for first unit 678.00 for each subsequent unit
Guest Rooms	529.00 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	\$0.231 per square foot floor area ÷ 0.50
Retail/Medium Density	0.140 per square foot floor area ÷ 0.30
Warehouse/Low Density	0.112 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 6, 2002

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

### Residential

#### Single Family Units:

"Fee Areas" 1 and 2	\$2,052.00 per unit
"Fee Areas" 3 and 4	1,546.00 per unit
"Fee Areas" 5 and 6	2,305.00 per unit
"Fee Area" 6A	2,480.58 per unit

#### Multiple Family Units:

"Fee Areas" 1 and 2	\$1,498.00 per unit
"Fee Areas" 3 and 4	1,128.00 per unit
"Fee Areas" 5 and 6	1,682.00 per unit
"Fee Area" 6A	1,810.18 per unit

#### Guest Rooms:

"Fee Areas" 1 and 2	\$1,600.00 per room
"Fee Areas" 3 and 4	1,206.00 per room
"Fee Areas" 5 and 6	1,798.00 per room
"Fee Area" 6A	1,934.95 per room

### Non-Residential

#### Office/High Density:

"Fee Areas" 1 and 2	\$2,523.00 per 1000 sq. ft.
"Fee Areas" 3 and 4	1,902.00 per 1000 sq. ft.
"Fee Areas" 5 and 6	2,834.00 per 1000 sq. ft.
"Fee Area" 6A	3,049.97 per 1000 sq. ft.

#### Retail/Medium Density:

"Fee Areas" 1 and 2	\$2,729.00 per 1000 sq. ft.
"Fee Areas" 3 and 4	2,506.00 per 1000 sq. ft.
"Fee Areas" 5 and 6	3,065.00 per 1000 sq. ft.
"Fee Area" 6A	3,298.52 per 1000 sq. ft.

#### Warehouse/Low Density:

"Fee Areas" 1 and 2	\$975.00 per 1000 sq. ft.
"Fee Areas" 3 and 4	735.00 per 1000 sq. ft.
"Fee Areas" 5 and 6	1,095.00 per 1000 sq. ft.
"Fee Area" 6A	1,178.40 per 1000 sq. ft.

#### Downtown Office/Commercial:

"Fee Areas" 1 and 2	Not Applicable
"Fee Area" 3	\$1,240.59 per 1000 sq. ft.
"Fee Area" 4	Not Applicable
"Fee Areas" 5 and 6	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 6, 2002

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

### Residential

Single Family Units	\$1,173.00	per unit
Multiple Family Units	691.00	per unit
Guest Rooms	494.00	per room

### 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 Conservation: (All "Fee Areas")

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

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

#### Residential

Single Family Units	\$1243.00	per acre of net parcel area
Multiple Family Units	1112.00	per acre of net parcel area
Guest Rooms	1112.00	per acre of net parcel area

#### Non-Residential

Office/High Density	\$1030.00	per acre of net parcel area
Retail/Medium Density	1018.00	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 6, 2002

## 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 6, 2002

## 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 6, 2002

## 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 July 1, 2002)

BUILDING TYPE	UNITS	TRIP ENDS PER UNIT	T.S. FEE PER UNIT	S.I. FEE CATEGORY
Single Family (Detacted PURD, SFD)	D.U.	10.00	\$79.77	Single Family
Condominium (PURD, SFA)	D.U.	8.60	\$68.60	Multi-family
Mobile Home	D.U.	5.40	\$43.07	Multi-family
Apartment	D.U.	6.10	\$48.66	Multi-family
Retirement Village	D.U.	3.30	\$26.32	Guestroom
Hotel	Room	11.00	\$87.74	Guestroom
Motel	Room	9.60	\$76.58	Guestroom
Daycare/Preschool	1000 SF	79.00	\$630.15	Retail
Daycare/Preschool	Student	5.00	\$39.88	Retail
Elementary/Intermediate School	Student	0.50	\$3.99	*
High School	Student	1.20	\$9.57	*
Junior College/Community College	Student	1.60	\$12.76	*
University	Student	2.40	\$19.14	*
University	1000 SF	24.10	\$192.24	Retail
Church and Accessory Uses	1000 SF	7.70	\$61.42	*
Industrial-Warehouse Manufacturer	1000 SF	7.60	\$60.62	Warehouse
Industrial-Warehouse Manufacturer	Acre	80.80	\$644.51	Warehouse
Industrial Service	1000 SF	20.26	\$161.61	Retail
Truck Terminal/Distribution Center	1000 SF	9.86	\$78.65	Warehouse
Mini/Self Storage	1000 SF	2.80	\$22.33	Warehouse
Shopping Centers (in square feet)				
less than 50,000	1000 SF	116.00	\$925.28	Retail
50,000 to 99,999	1000 SF	79.10	\$630.95	Retail
100,000 to 199,999	1000 SF	60.40	\$481.78	Retail
200,000 to 299,999	1000 SF	49.90	\$398.03	Retail
300,000 to 399,999	1000 SF	44.40	\$354.16	Retail
400,000 to 499,999	1000 SF	41.60	\$331.83	Retail
500,000 to 999,999	1000 SF	35.50	\$283.17	Retail
1,000,000 to 1,250,000	1000 SF	31.50	\$251.26	Retail
Lumber Yard	1000 SF	34.50	\$275.19	Retail
Lumber Yard w/open storage and sales	Acre	148.00	\$1,180.53	Retail
Home Improvement Center	1000 SF	64.60	\$515.29	Retail
Boat Launching Ramp	Space	3.00	\$23.93	Retail
Free Standing Retail/Neighborhood Market	1000 SF	73.70	\$587.87	Retail
Ambulance Dispatch	1000 SF	73.70	\$587.87	Retail
Service Station (> 2 pumps or 4 nozzles)	Site	748.00	\$5,966.47	Retail
Truck Stop	Site	825.00	\$6,580.66	Retail
Used Car Lot (no service)	Acre	55.00	\$438.71	Retail
New Car Dealer/New Boat Dealer/Car Rental	1000 SF	44.30	\$353.36	Retail
Autocenter Dealership	1000 SF	31.25	\$249.27	Retail
General Auto Repair/Body Shop	1000 SF	27.20	\$216.96	Retail
Self Service Car Wash	Stall	52.00	\$414.78	Retail
Automatic Car Wash	Site	900.00	\$7,178.91	Retail
Auto Supply	1000 SF	89.00	\$709.91	Retail
Drug Store/Pharmacy	1000 SF	43.90	\$350.17	Retail
Discount Store	1000 SF	71.16	\$567.61	Retail
Supermarket	1000 SF	125.50	\$1,001.06	Retail
Convenience Market	1000 SF	574.48	\$4,582.38	Retail
Convenience Market dispensing Fuel (maximum of 2 pumps or 4 nozzles)	1000 SF	887.06	\$7,075.69	Retail
Clothing Store	1000 SF	31.30	\$249.67	Retail
Paint/Hardware Store	1000 SF	51.30	\$409.20	Retail
Variety Store	1000 SF	14.40	\$114.86	Retail

# TRAFFIC SIGNAL FEES

(Effective July 1, 2002)

Video Rental Store	1000 SF	57.30	\$457.06	Retail
Furniture Store/Appliance Store	1000 SF	4.35	\$34.70	Retail
Department Store	1000 SF	35.80	\$285.56	Retail
Hair Salon/Dog Grooming	1000 SF	25.50	\$203.40	Retail
Bar/Tavern	1000 SF	40.00	\$319.06	Retail
Laundromat/Dry Cleaners	1000 SF	50.00	\$398.83	Retail
Bakery/Craft Store/Yogurt Shop	1000 SF	43.90	\$350.17	Retail
Carpet-Floor/Interior Decorator	1000 SF	5.60	\$44.67	Retail
Financial Institution	1000 SF	189.95	\$1,515.15	Office
Financial Institution w/drive-up	1000 SF	290.00	\$2,313.20	Office
Free Standing Automatic Teller	Unit	160.00	\$1,276.25	Office
Mortgage Company	1000 SF	60.40	\$481.78	Office
Quality Restaurant (Breakfast not served)	1000 SF	95.62	\$762.72	Retail
Dinner House Restaurant/Dinner Only	1000 SF	56.30	\$449.08	Retail
High Turnover/Sit Down Restaurant/Pizza	1000 SF	164.40	\$1,311.35	Retail
Fast Food Restaurant	1000 SF	777.29	\$6,200.10	Retail
Fast Food Restaurant w/drive-thru	1000 SF	680.00	\$5,424.06	Retail
Library	1000 SF	45.50	\$362.93	Office
Hospital	Bed	12.20	\$97.31	Office
Hospital	1000 SF	16.90	\$134.80	Office
Nursing Home/Convalescent Center	Bed	2.70	\$21.54	Guestroom
Clinic/Weight Loss/Aerobics/Karate/Dance	1000 SF	23.80	\$189.84	Office
Medical Office	1000 SF	54.60	\$435.52	Office
General Office to Medical Office	1000 SF	36.90	\$294.34	Office
General Office (in square feet)				
less than 100,000	1000 SF	17.70	\$141.19	Office
over 100,000	1000 SF	14.30	\$114.06	Office
Office Park	1000 SF	11.40	\$90.93	Office
Government Offices	1000 SF	68.90	\$549.59	Office
Public Clubhouse/Meeting Rooms, Halls	1000 SF	19.00	\$151.55	Office
Recreation Center (private development)	1000 SF	30.00	\$239.30	Office
Family Recreation Center-Billiards, etc.	1000 SF	60.40	\$481.78	Retail
Batting Cages	Cage	6.00	\$47.86	Retail
Tennis/Racquetball Club	Court	30.00	\$239.30	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 X C) / W

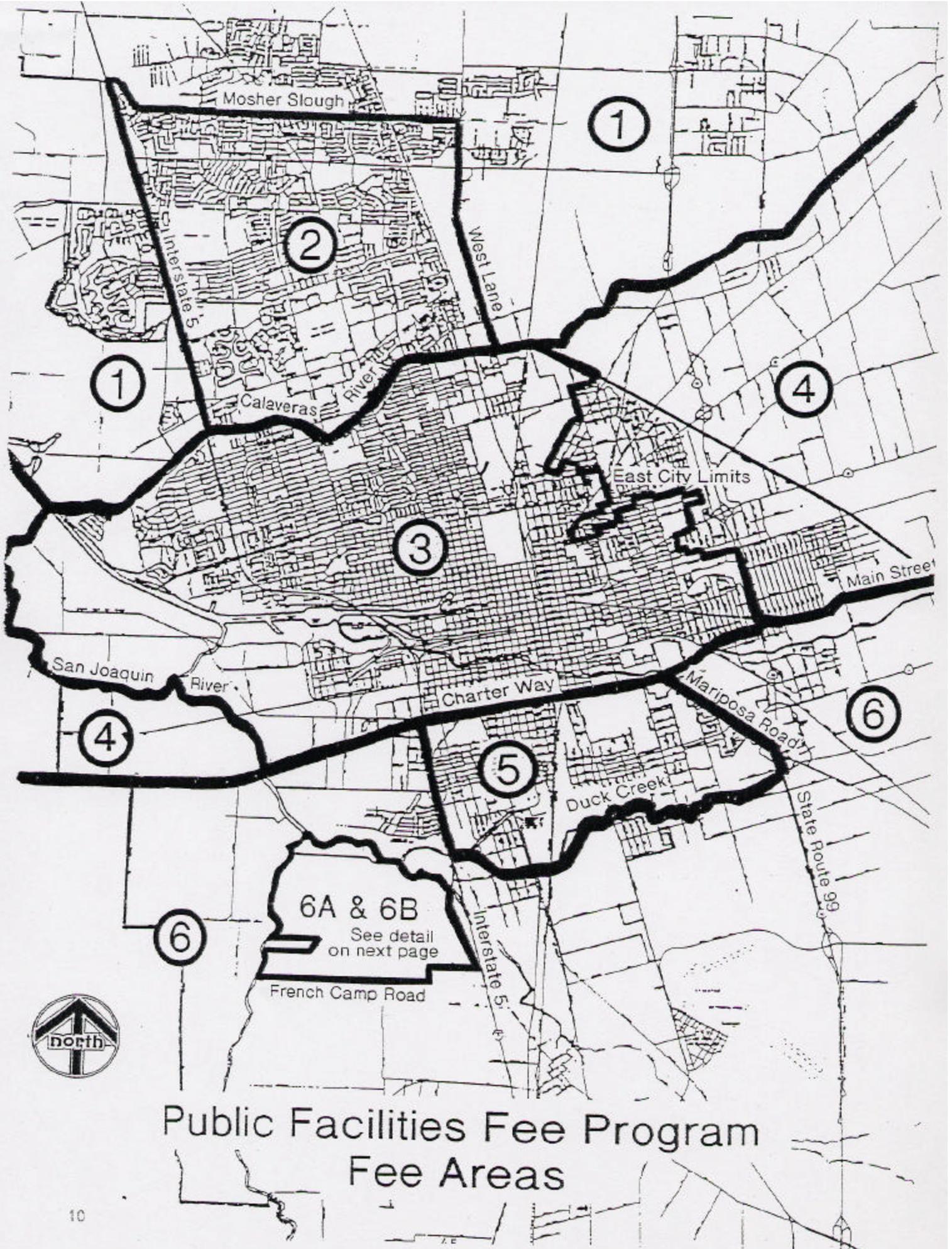
Where                    F = trip ends per unit  
                               C = total traffic signal costs = \$102,100  
                               W = traffic signal warrant = 12,800 vehicles

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.

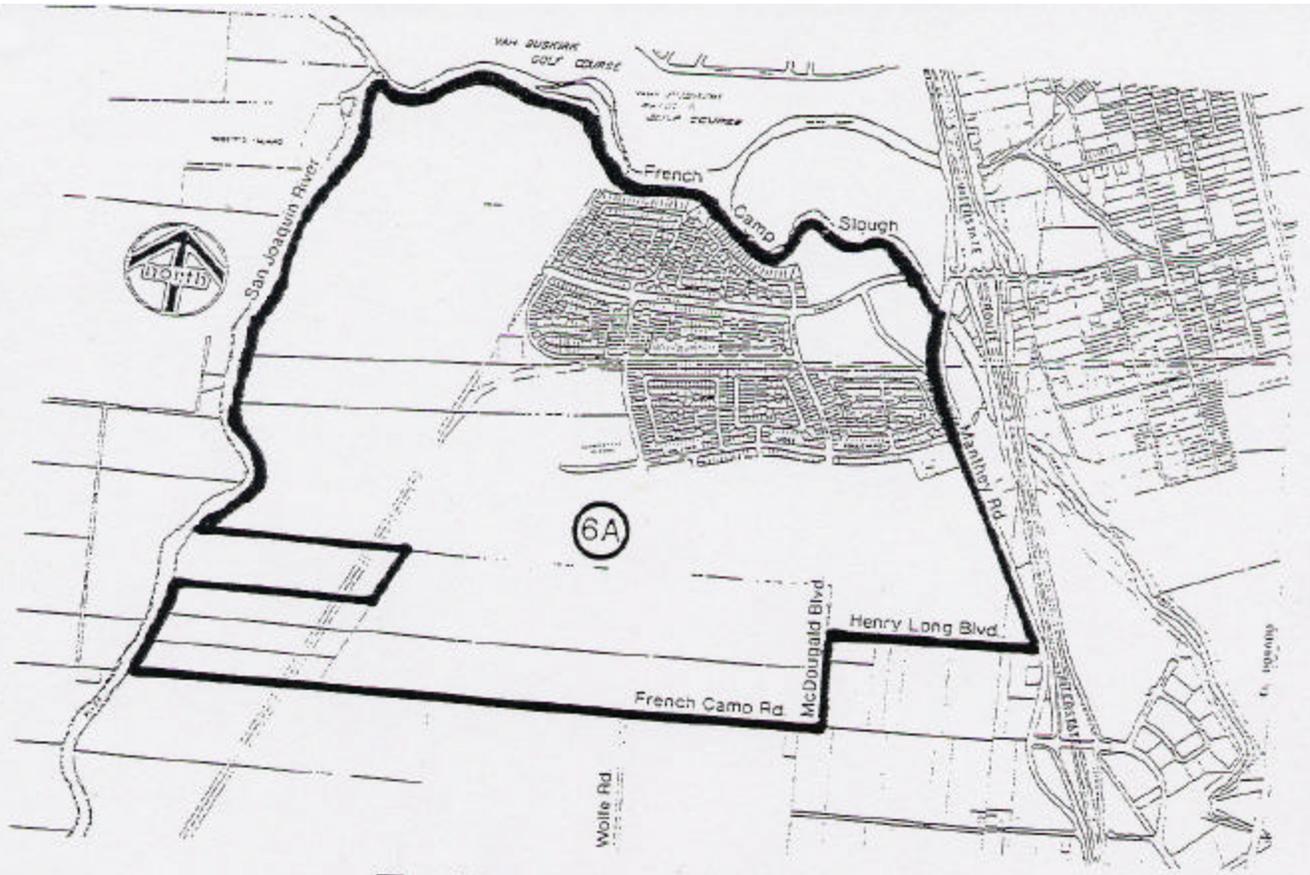
Sample of a Traffic Signal (T.S.) Fee per building unit calculation

for a single family dwelling:                    F = 10, C = \$102,100.00, W = 12,800

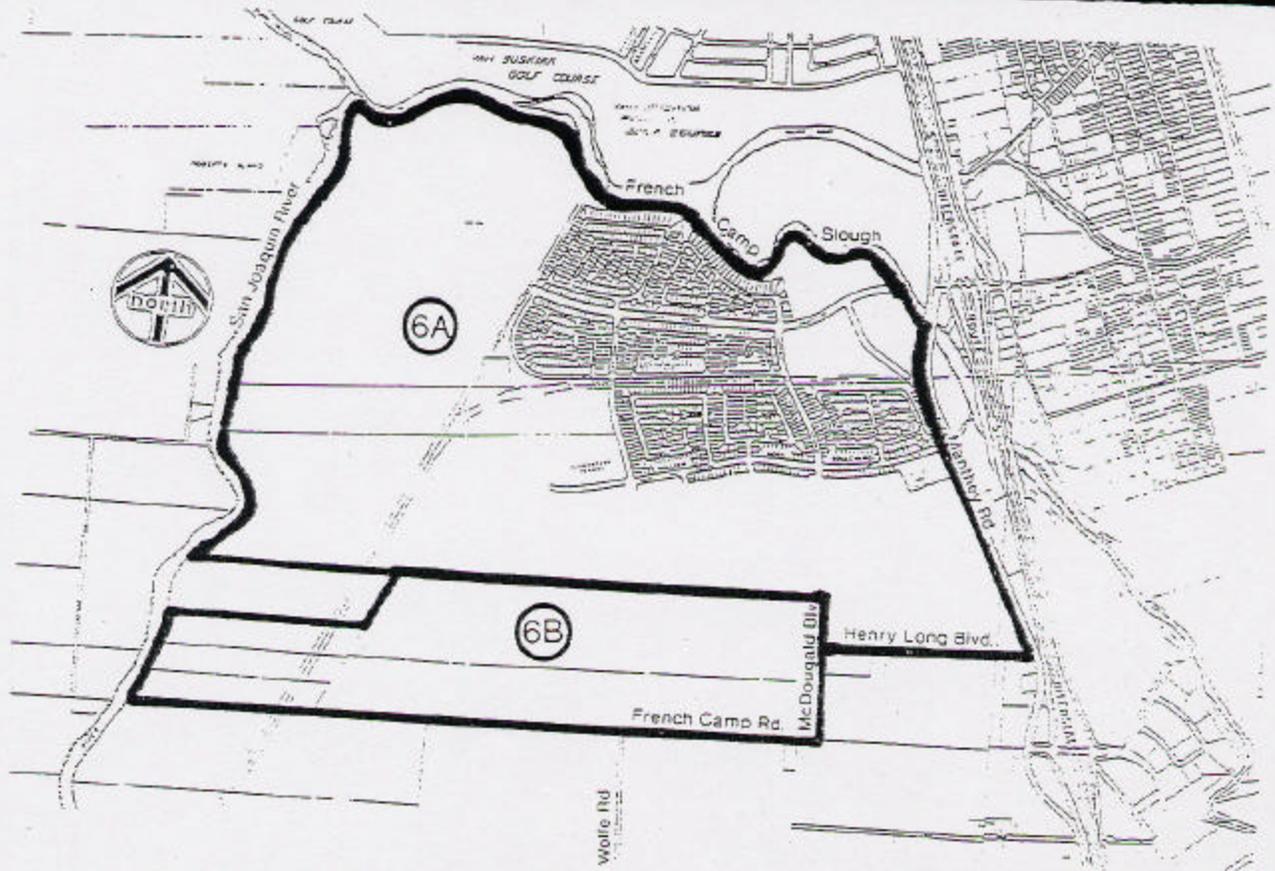
Traffic Signal Fee per building unit = (10 X \$102,100.00)/12,800 = \$79.77



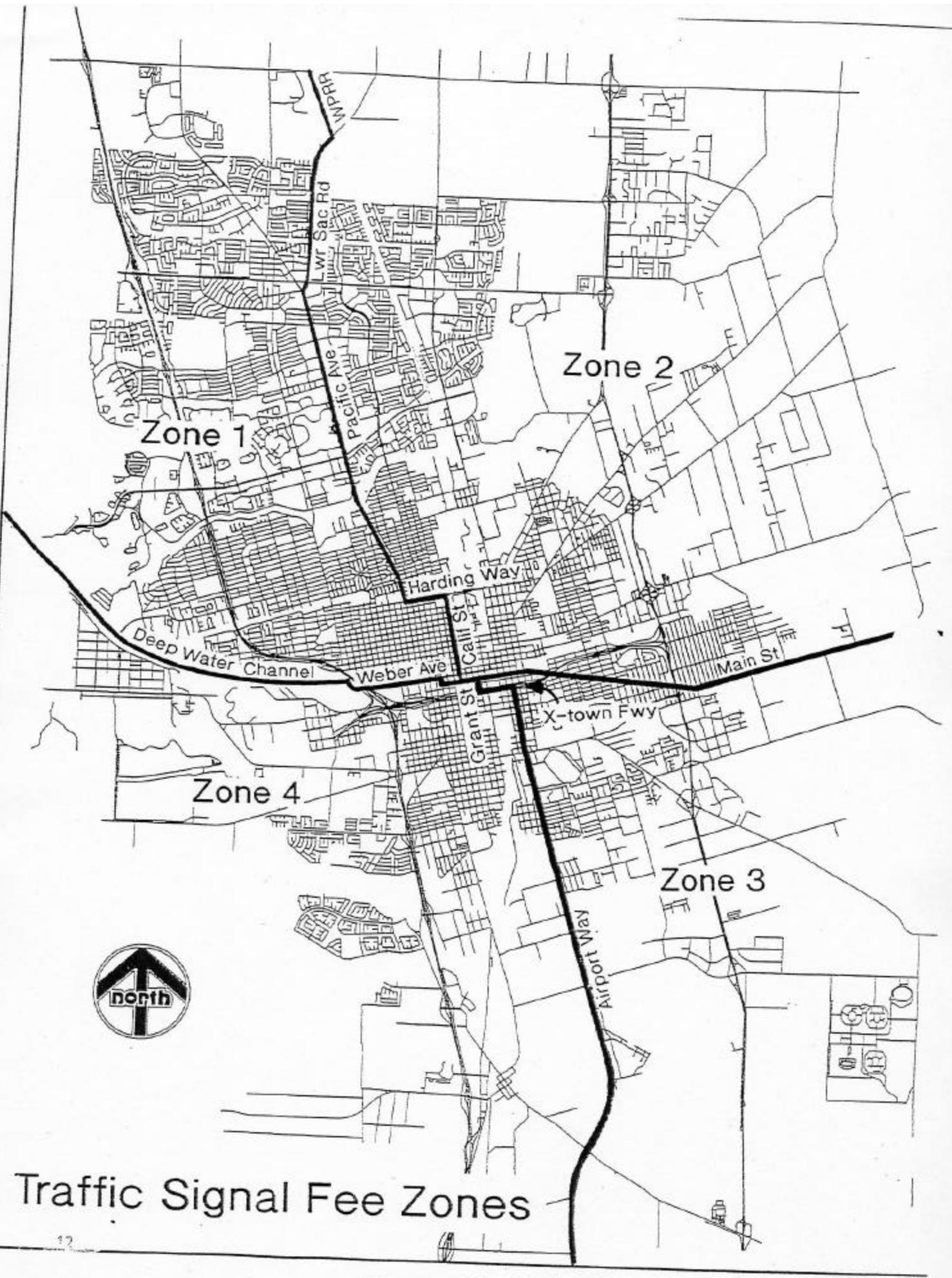
# Public Facilities Fee Program Fee Areas



Traffic Fee Area 6A



Sewer Fee Areas 6A & 6B



Zone 1

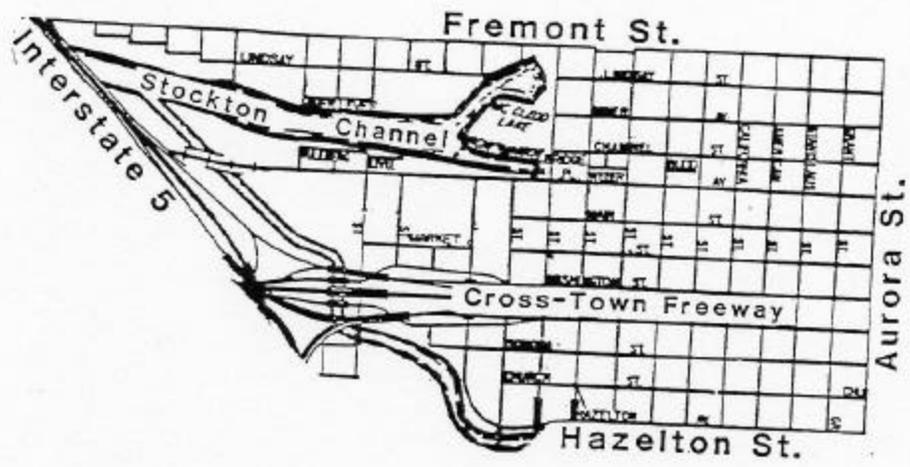
Zone 2

Zone 4

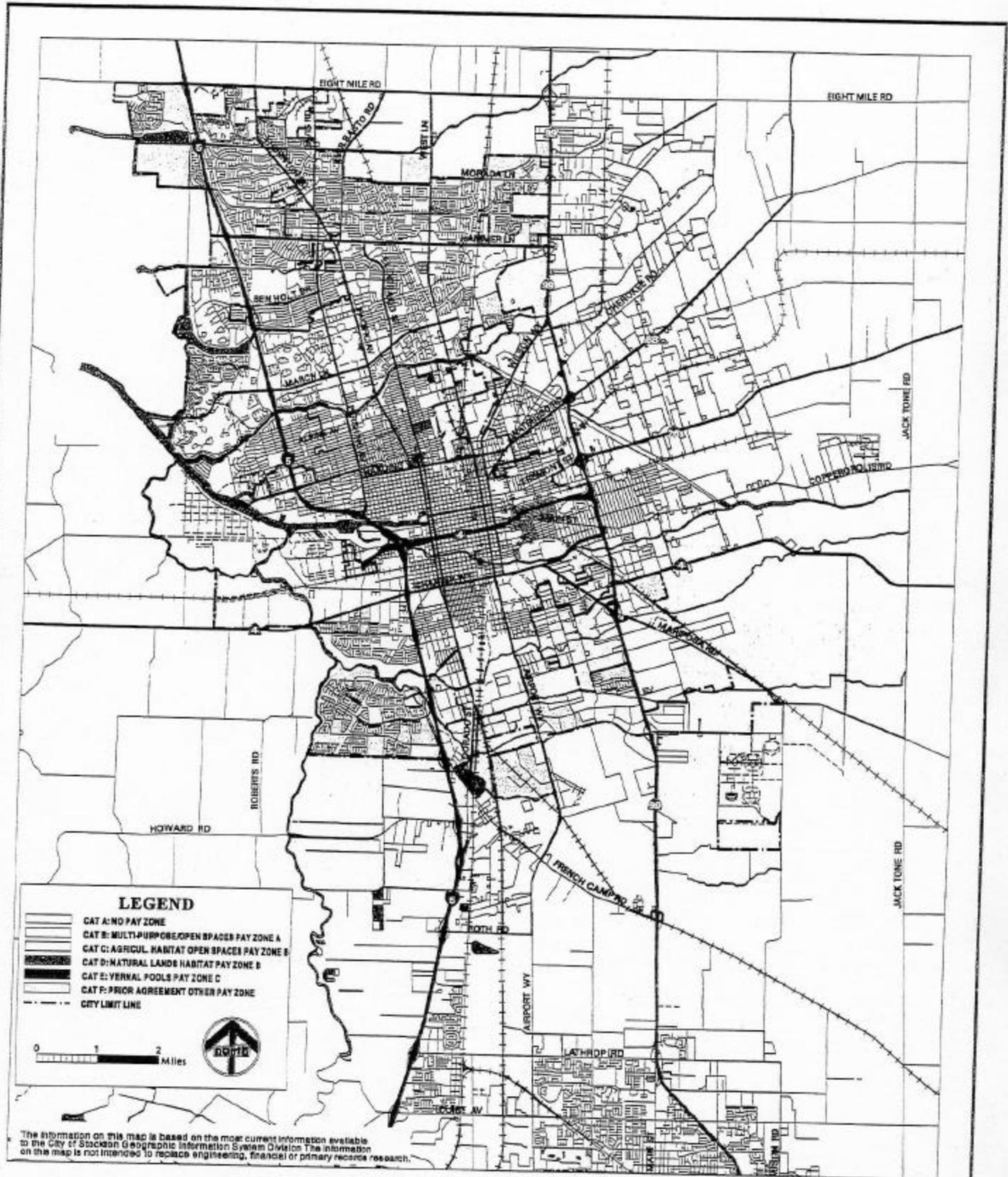
Zone 3



# Traffic Signal Fee Zones



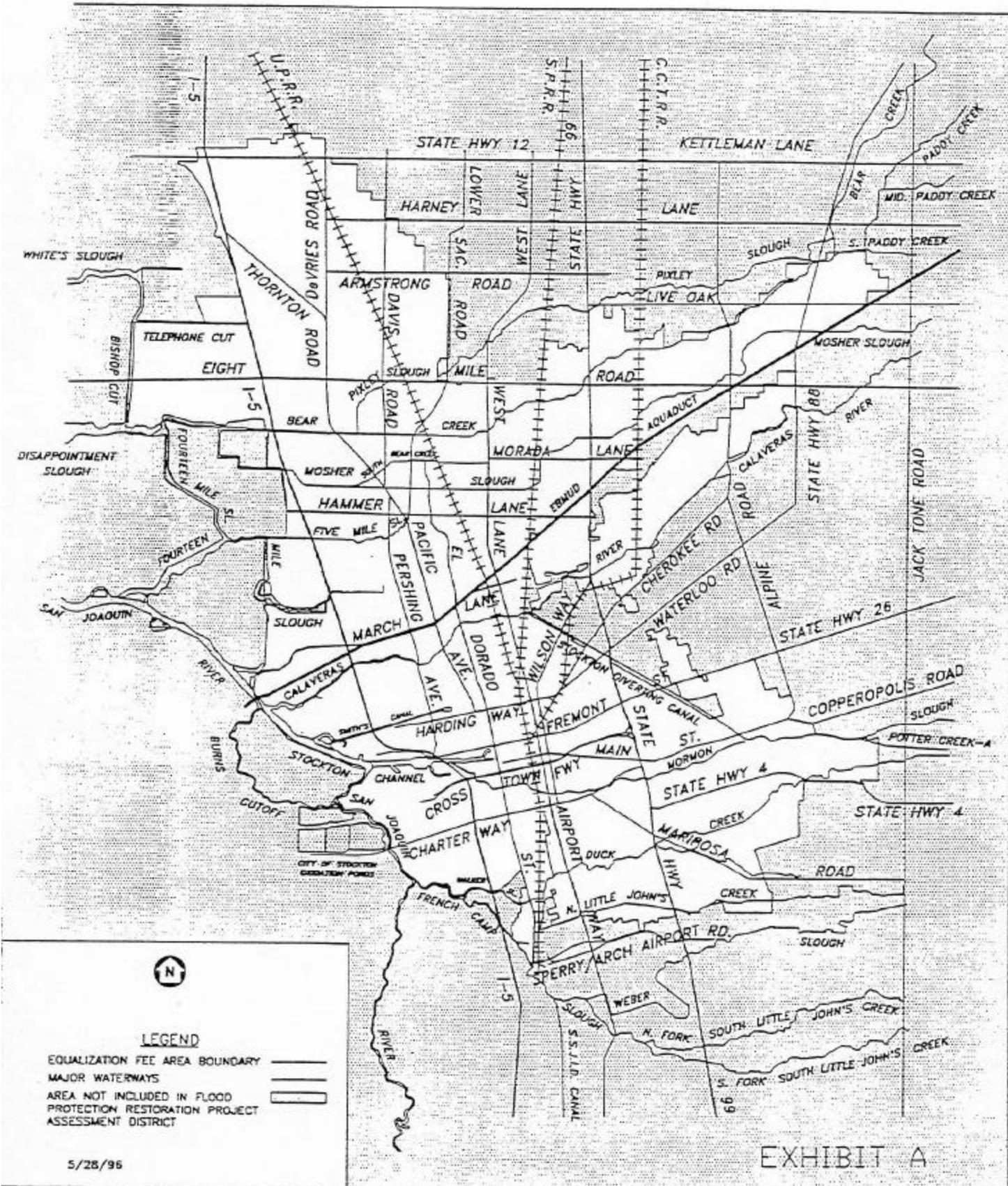
Downtown Stockton



**CITY OF STOCKTON**  
**HABITAT/OPEN SPACE CONSERVATION**  
**FEE PROGRAM PAY ZONES**



# FLOOD PROTECTION RESTORATION PROJECT EQUALIZATION FEE AREA



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 CONNECTION FEES  
(SUMMARY SHEET)  
(Resolution No. 93-0138)\*

10. CONNECTION CHARGES

a. Residential Connections:

A connection charge of \$395.00 shall be paid for each connection of a single-family dwelling unit serviced by a single meter. For multiple family dwellings, apartments, mobile homes and condominiums served by a single meter, the connection charge shall be \$395.00 for the first unit and \$100.00 for each additional unit.

b. Non-residential Connection

1. The size of the required water meter as shown below:

<u>Meter Size</u>	<u>Connection Charge</u>
5/8 and 3/4 inch	\$ 395.00
1 inch	988.00
1-1/2 inch	1,975.00
2 inch	3,159.00
3 inch	6,318.00
4 inch	9,873.00
6 inch	19,745.00
8 inch	45,415.00
10 inch	56,075.00
12 inch	78,980.00

c. Combined Non-residential and Fire Service

When non-residential water service and fire protection water is provided through the same meter, the connection charge shall be based on sum of:

1. The connection charge for the size of meter required by the applicant if no fire service was provided, as calculated under 10(a) above, and
2. All costs incurred by the City for providing the larger meter and service installation required for fire protection service.

On all residential and non-residential connection fees, an administrative fee will be added.

*Minni Lalleu*

\_\_\_\_\_  
Director of Municipal Utilities

Dated: January 6, 1995

\*Effective January 1, 1995