SANITARY SEWER PLAN

Mariposa Lakes Project
EIR11-03, GPA12-03, DA7-05, Z-17-03, SPA4-03

CITY OF STOCKTON

STOCKTON CITY PLANNING COMMISSION
COMMUNITY ENTRY MONUMENTS

Mariposa Lakes Project
EIR11-03, GPA12-03, DA7-05, Z-17-03, SPA4-03

STOCKTON CITY PLANNING COMMISSION
DRAFT MEMORANDUM

To: David Stagnaro, City of Stockton

CC: David Wade, Wade Associates
    Dave Freudenberger, Goodwin Consulting Group
    Chris Curry, Goodwin Consulting Group

From: Walter Kieser, Richard Davis, Tepa Banda, and Ashley Leach

Subject: Peer Review of the Fiscal Impact Analysis and Public Facilities Financing Plan for the Mariposa Lakes Project; EPS #17635

Date: August 14, 2008

INTRODUCTION

Economic & Planning Systems, Inc. (EPS), working under a contract with Wade Associates, was retained by the City of Stockton (City) to perform peer reviews of the Fiscal Impact Analysis (FIA) and Public Facilities Financing Plan (PFFP) for the Mariposa Lakes Project (Project). Both the FIA and the PFFP were prepared by Goodwin Consulting Group (GCG). The purpose of this memorandum is to formally communicate EPS’s findings from the peer reviews of the GCG work products. In addition, EPS has included a brief discussion of ongoing policy concerns related to the City’s review and approval process of large-scale development projects.

In its peer reviews, EPS applied standard industry practices along with the City’s approved policies, guidelines, and templates to ensure that the results reported in the GCG work products are reasonable and consistent with the City’s approved methodology and assumptions. Instead of preparing a formal peer review report, it was agreed that EPS and GCG would work collaboratively to resolve any identified Project-related issues and concerns. The FIA and PFFP prepared by GCG include a discussion of the peer review process and, if necessary, identify any issues that EPS and GCG could not collectively resolve.