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GOODWIN CONSULTING GROUP

CITY OF LATHROP

**LATHROP GATEWAY BUSINESS PARK
SPECIFIC PLAN (LGBPSP)
CAPITAL FACILITIES FEES STUDY**



October 3, 2019

CITY OF LATHROP
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TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
Executive Summary	i
1. Introduction	1
2. Land Uses.....	4
3. Fee Methodology	7
4. Capital Facilities and Costs.....	10
5. Transportation Fee	11
6. Water System and Water Storage Fees.....	14
7. Sewer System Fee	18
8. Storm Drainage and Regional Outfall Structure Fees.....	20
9. Fee Summary	24
10. Nexus Findings	27
11. Fee Program Administration.....	29
<u>Maps</u>	
Exhibit 1 – LGBPSP Project Site Map	2
Exhibit 2 – LGBPSP Land Use Map	6
<u>Appendix</u>	
Appendix A – Capital Facilities and Cost Allocations	
Appendix B – Maps of Water Facility Locations and Benefitting Properties	

EXECUTIVE SUMMARY

The Lathrop Gateway Business Park Specific Plan (the “LGBPSP” or the “Plan”) area is a 384-acre master planned commercial/industrial development located in the southeastern portion of the City of Lathrop. Approximately 167.6 acres in the Plan are zoned for limited industrial uses, 56.7 acres are zoned for new commercial office uses, 83.0 acres for service commercial uses, and 20.1 acres of open space, well, and detention basins. The remaining 56.5 acres will be comprised of existing and future roads.

LGBPSP’s land use plan includes a maximum potential of 5.43 million square feet of building space. The LGBPSP area is bound by the Union Pacific Railroad to the east and west, State Highway Route 120 to the south, and Yosemite Avenue/Vierra Road to the north.

The City retained Goodwin Consulting Group to assist it in establishing a fee program for the LGBPSP area through the adoption by the City Council of this Lathrop Gateway Business Park Specific Plan Capital Facilities Fees Study (“Fee Study”). This Fee Study is compliant with the requirements set forth in the Mitigation Fee Act, also known as AB 1600, and ensures that a rational nexus exists between the LGBPSP Fees and the cost or portion of the cost of capital facilities attributable to future development in the LGBPSP area.

FACILITIES AND COSTS INCLUDED IN THE FEE PROGRAM

Various capital facilities improvements will be required to serve the LGBPSP area. Facilities and cost estimates have been prepared by the City and its consultants and are presented in this Fee Study. Table E-1 on the following page summarizes these facilities and their costs; detailed costs of the facilities are included in the appendices of this report. The total gross cost of the planned facilities contained in this Fee Study is \$79.3 million. Funding from other sources, including other local developments in the City, totaling \$46.3 million, reduces the net amount that will be funded with LGBPSP Fees to approximately \$33.0 million.

Table E-1
Facilities Costs

Facility Type	Total Estimated Cost	Funding From Other Developments¹	LGBPSP CFF
Transportation	\$56,686,324	\$42,049,277	\$14,637,047
Water System	\$4,363,639	\$2,634,266	\$1,729,373
Water Storage	\$3,415,585	\$1,615,341	\$1,800,244
Sewer System	\$2,052,296	\$0	\$2,052,296
Storm Drainage	\$12,807,948	\$0	\$12,807,948
Regional Outfall Structure	\$3,533,913	\$2,355,942	\$1,177,971
Total	\$79,325,792	\$46,298,884	\$33,026,908

1. Other developments include South Lathrop Specific Plan, McKinley Corridor, Crossroads, and others.

Source: Fehr and Peers; MacKay & Soms; Siegfried; H2O Urban Solutions; Teichert; City of Lathrop

TRANSPORTATION FACILITIES

Transportation facilities for LGBPSP include a network of streets, intersections, and interchanges. Transportation facilities to be funded through the fee program include improvements/expansions to SR120/Yosemite interchange, I-5/Louise interchange, Yosemite Avenue, McKinley Avenue, Lathrop Road, Louise Avenue, Airport Way; intersections on Yosemite Avenue, Harlan Road, 5th Street, I-5/Louise, and Howland Road; and ramp improvements on Airport Way onto SR120.

The total cost of the transportation improvements is \$56.7 million. Based on its traffic model, the City's traffic consultant, Fehr & Peers, determined that LGBPSP's share of the total cost is approximately \$14.6 million. The remaining cost, \$42.0 million, is allocated to the South Lathrop Specific Plan (SLSP) area, McKinley Corridor, Crossroads, and other Lathrop developments that will benefit from these improvements.

WATER SYSTEM FACILITIES

Water system facilities include all water lines, pipes, mains, valves, and fire hydrants located in or adjacent to Yosemite Avenue within the limits of the LGBPSP area from SR 120 right-of-way at the Yosemite Avenue interchange to D'Arcy Parkway, plus the pipelines on D'Arcy Parkway to the point of connection (the "Non-Water Loop Facilities").

Facilities also include all water lines, pipes, mains, and valves directly related to the water line improvements from Harlan Road, under SR120 freeway, along Glacier Road and connecting to Yosemite Avenue interchange in order to complete the water line loop (the "Water Loop Facilities"). The water facilities have been constructed by South Lathrop Land, LLC, the master developer (the "SLSP developer") of the South Lathrop Specific Plan area, so LGBPSP water fee revenue will be used to reimburse the SLSP developer.

Pursuant to a reimbursement agreement between the City and the SLSP developer, the pro rata share of the Non-Water Loop Facilities cost shall be based on a benefitting parcel's frontage along Yosemite Avenue, including the cost of the water main and appurtenances along the border of the benefitting parcel; plus, from the benefitting parcel to the point of connection on D'Arcy, any portion of the main and appurtenances costs not yet collected through Water Fees (Non-Water Loop Facilities) by the City.

This approach will require the first properties along Yosemite, between SR 120 and D'Arcy, to reimburse the full cost of the water main and facilities fronting their property, even though development on each side of the street is responsible for only one half the cost of that water main and facilities. Reimbursement for fee overpayment to the property owner that made the overpayment, including payment by the property on the side of Yosemite opposite the developing side, would be paid from Water Fees (Non-Water Loop Facilities) collected from future developing parcels that are subject to this fee.

The total cost of the water system facilities is \$4.4 million. The City, along with its engineering consultant determined that LGBPSP's share of the total cost is approximately \$1.7 million. The remaining cost, \$2.6 million, is allocated to the SLSP area.

WATER STORAGE FACILITIES

Water storage facilities include a 1.0 MG storage tank and booster pump station for Well 21. The total cost of these improvements is approximately \$3.4 million. Based on estimated water usage, 53% of the total cost of the water storage facilities is attributable to future LGBPSP development. As a result, LGBPSP's fair share of the total cost is \$1.8 million which will be funded through LGBPSP Water Storage Fee.

SEWER FACILITIES

Sewer facilities include sewer force mains, upsizing of existing pipelines, a sewer pump station, land and site work, and reimbursement for construction of an 8” connection to the Lathrop Consolidated Treatment Facility. The total cost of the sewer facilities is \$2.1 million. Since the sewer improvements will primarily serve the LGBPSP area, the full cost of these facilities is allocated to the LGBPSP area.

STORM DRAINAGE FACILITIES

Storm Drainage facilities include upsizing existing force mains, a new pump station, land acquisition and site work, basin construction, manholes, and design and inspection. In addition, LGBPSP will be required to fund a fair share portion of the Regional Outfall Structure (the “ROS”) that will be constructed by the SLSP developer.

The total cost of the storm drainage facilities, not including the ROS, is \$12.8 million. These facilities will primarily serve the LGBPSP area, and therefore, their full cost is allocated to the LGBPSP area.

REGIONAL OUTFALL STRUCTURE

The total cost of the ROS is \$3.5 million. The City and its engineering consultant have determined that the cost of the ROS should be equally allocated to three development areas in the City that will benefit from this facility – namely LGBPSP, SLSP, and the McKinley Corridor development. LGBPSP’s 33% share of the total cost equals \$1,177,971 and will be paid in full by the first developer within LGBPSP that pulls a building permit for a building with 100,000 or more square footage. All subsequent builders will pay the ROS Fee which will be used to reimburse the first developer of LGBPSP.

FEE SCHEDULE

Tables E-2 and E-3 below summarize the fees calculated in this report. A 3.0% administration fee will be added to these fees to pay for administrative tasks associated with the fee program.

Table E-2
Fee Summary

Land Use	Unit	Transportation Fee	Water System Fee	Water Storage Fee	Sewer System Fee	Storm Drainage Fee	Regional Outfall (ROS) Fee
Shopping Center	1,000 sf	\$17,063	(1)	\$589	\$726	\$3,821	\$351
Office Park	1,000 sf	\$5,990	(1)	\$556	\$637	\$3,352	\$308
Industrial Park	1,000 sf	\$1,323	(1)	\$442	\$305	\$2,073	\$191
Warehouse	1,000 sf	\$1,323	(1)	\$126	\$305	\$2,073	\$191

(1) The water system fee will be levied only on those specific parcels in the LGBPSP that will benefit from these facilities.

Table E-3 - Water Fee Summary

Parcel APN	Water Fee (Water Loop Facilities) a	Water Fee (Non-Water Loop Facilities) b	Total Water Fee c = a + b
241-030-050-000	\$55,548	\$0	\$55,548
241-390-050-000	\$50,464	\$50,306	\$100,770
241-390-150-000	\$29,751	\$49,921	\$79,672
241-390-200-000	\$23,914	\$110,366	\$134,279
241-390-220-000	\$25,609	\$52,488	\$78,096
241-400-010-000	\$2,448	\$0	\$2,448
241-400-020-000	\$49,146	\$0	\$49,146
241-400-030-000	\$20,430	\$0	\$20,430
241-400-040-000	\$75,131	\$15,913	\$91,044
241-400-050-000	\$60,067	\$141,165	\$201,233
241-400-060-000	\$432,146	\$195,321	\$627,467
241-400-070-000	\$53,100	\$109,981	\$163,081
241-400-080-000	\$14,122	\$20,276	\$34,399
241-400-090-000	\$0	\$29,773	\$29,773
241-400-110-000	\$0	\$61,984	\$61,984
Totals:	\$891,878	\$837,495	\$1,729,373

LATHROP CITYWIDE AND SAN JOAQUIN COUNTYWIDE FEES

The LGBPSP Fees calculated in this Fee Study, if adopted by the City Council, will be added to the City’s Capital Facilities Fee (CFF) program. In addition to the LGBPSP Fees shown in this Fee Study, the LGBPSP area will also be subject to other Lathrop citywide impact fees in the CFF program such as the Municipal Service Facilities CFF, and the Mossdale Tract Regional Levee Impact Fee.

LGBPSP will also be subject to San Joaquin County fees, such as the San Joaquin County Regional Transportation Impact Fee (RTIF) and the County Capital Facilities Fee. LGBPSP shall participate in the City’s agriculture mitigation program and the San Joaquin Multi-Species Habitat Conservation and Open Space Plan by paying the per-acre fees for the loss of farmland as well as to mitigate for habitat impacts to covered special status species.

WATER AND SEWER CONNECTION FEES

In addition to the LGBPSP Fees shown in the Fee Study, the LGBPSP area will also be subject to other Lathrop citywide fees in the CFF program for water and sewer connection fees. Water connection fees for the LGBPSP area will include the “Surface Water Supply Full Cost” fee existing for Mossdale Village. Because no capital cost for surface water has been funded for the LGBPSP area in the past, the full cost is due. This fee represents two-thirds of the water required to come from surface water. Water connection fees for the LGBPSP area will also include the “Water System Buy-in” fee existing for the East Lathrop Area, which represents one-third of the water required from ground water, by buying into the East Lathrop water system plus the “Water System Well Improvement” fee existing for the Mossdale Village area. This fee covers the cost of arsenic removal in the City wells.

Sewer connection fees will include the cost of wastewater treatment capacity at the Combined Treatment Facility on Christopher Way plus the cost of designing, building, permitting and land to build storage ponds and disposal sprayfields for recycled water. Treatment capacity may be purchased through the City from developers with excess capacity. Ponds and sprayfields may be constructed by the developer, purchased through the City from a developer with excess capacity, or purchase may be negotiated with the City. Additional existing sewer fees that will be charged to the LGBPSP area include the “Recycled Water Outfall” fee for a future river discharge of recycled water, and the “Sewer/Recycled Water System” fee to reimburse the cost of constructing recycled water mains west of Interstate 5. Both of these are existing fees for Mossdale Village.

Table E-4 on the following pages summarizes the fees calculated in this Fee Study as well as other City and County fees applicable to the LGBPSP area.

FEE ADJUSTMENTS

The LGBPSP Fees may be adjusted in future years to reflect revised costs or changes in the land use plan. In addition to such adjustments, the LGBPSP Fees will be inflated each year by the Engineering News Record (ENR) 20-City Construction Cost Index. The last inflation adjustment conducted by the City in January 2019 was based on the December 2018 ENR 20-City Index of 11,185.51. The current ENR 20-City Construction Cost Index for September 2019 is 11,311.24. Future annual inflation adjustments for the facilities costs and fees included in this Fee Study will be based on this number.

Table E-4 - Capital Facilities Fee Schedule

		Service Area	
		Lathrop Gateway	
Fee		Business Park	
Component	Unit	Specific Plan	
Municipal Service Facilities CFF ¹			
	Service/Retail	1,000 sf	\$2,543
	Other Non-Residential	1,000 sf	\$1,539
Surface Water Supply CFF ²			
		5/8" meter	\$4,261
		1" Fire Svc.	\$4,261
		3/4" meter	\$6,392
		1" meter	\$10,653
		1 1/2" meter	\$21,305
		2" meter	\$34,088
		3" meter	\$63,915
		4" meter	\$106,525
		6" meter	\$213,050
		8" meter	\$340,880
		10" meter	\$617,845
Water System - Buy-In CFF ³			
		5/8" meter	\$1,266
		1" Fire Svc.	\$1,266
		3/4" meter	\$1,900
		1" meter	\$3,167
		1 1/2" meter	\$6,332
		2" meter	\$10,131
		3" meter	\$18,998
		4" meter	\$31,662
		6" meter	\$63,324
		8" meter	\$101,318
		10" meter	\$183,639
Water System - West/Central Lathrop Well Improvement CFF ⁴			
		5/8" meter	\$778
		1" Fire Svc.	\$778
		3/4" meter	\$1,167
		1" meter	\$1,946
		1 1/2" meter	\$3,890
		2" meter	\$6,224
		3" meter	\$11,671
		4" meter	\$19,453
		6" meter	\$38,905
		8" meter	\$62,249
		10" meter	\$112,826

Table E-4 - Capital Facilities Fee Schedule (Continued)

			Service Area
			Lathrop Gateway
Fee			Business Park
Component		Unit	Specific Plan
Water System - Water Storage CFF			
	Shopping Center	1,000 sf	\$589
	Office Park	1,000 sf	\$556
	Industrial Park	1,000 sf	\$442
	Warehouse	1,000 sf	\$126
Water Line CFF - Water Loop ⁵			
	Shopping Center	Gross Acres	\$9,415
	Office Park	Gross Acres	\$9,415
	Industrial Park	Gross Acres	\$9,415
	Warehouse	Gross Acres	\$9,415
Water Line CFF - Non-Water Loop ⁶			
	Shopping Center	Linear Foot	\$128.33
	Office Park	Linear Foot	\$128.33
	Industrial Park	Linear Foot	\$128.33
	Warehouse	Linear Foot	\$128.33
Sewer/Recycled Water System CFF			
		5/8" meter	\$1,114
		1" Fire Svc.	\$1,114
		3/4" meter	\$1,670
		1" meter	\$2,784
		1 1/2" meter	\$5,566
		2" meter	\$8,906
		3" meter	\$16,699
		4" meter	\$27,831
		6" meter	\$55,662
		8" meter	\$89,058
		10" meter	\$161,419
Sewer Collection System CFF			
	Shopping Center	1,000 sf	\$726
	Office Park	1,000 sf	\$637
	Industrial Park	1,000 sf	\$305
	Warehouse	1,000 sf	\$305
Sewer Treatment, Storage, and Collection CFF ⁷			
			TBD
Recycled Water Outfall CFF ⁸			
		5/8" meter	\$47
		1" Fire Svc.	\$47
		3/4" meter	\$71
		1" meter	\$118
		1 1/2" meter	\$234
		2" meter	\$374
		3" meter	\$702
		4" meter	\$1,171
		6" meter	\$2,341
		8" meter	\$3,745
		10" meter	\$6,788

Table E-4 - Capital Facilities Fee Schedule (Continued)

			Service Area
			Lathrop Gateway
Fee			Business Park
Component		Unit	Specific Plan
Storm Drainage CFF			
	Shopping Center	1,000 sf	\$3,821
	Office Park	1,000 sf	\$3,352
	Industrial Park	1,000 sf	\$2,073
	Warehouse	1,000 sf	\$2,073
Regional Storm Drain Outfall Structure (ROS) CFF			
	Shopping Center	1,000 sf	\$351
	Office Park	1,000 sf	\$308
	Industrial Park	1,000 sf	\$191
	Warehouse	1,000 sf	\$191
Local Transportation CFF			
	Office Commercial	1,000 sf	\$17,063
	Retail Commercial	1,000 sf	\$5,990
	Industrial	1,000 sf	\$1,323
	Warehouse	1,000 sf	\$1,323
San Joaquin County RTIF CFF			
	Office Commercial	1,000 sf	\$1,760
	Retail Commercial	1,000 sf	\$1,400
	Industrial	1,000 sf	\$1,060
	Warehouse	1,000 sf	\$440
County Facilities CFF			
	Service/Office Commercial	1,000 sf	\$640
	Retail Commercial	1,000 sf	\$430
	Industrial	1,000 sf	\$110
	Warehouse	1,000 sf	\$110
AG Mitigation CFF			
		Acre	\$2,895
Mossdale Tract Regional Levee Impact Fee ⁹			
	Single Family Residential	Acre	\$18,148
	Multi-Family Residential	Acre	\$16,525
	Commercial	Acre	\$17,187
	Industrial	Acre	\$14,300
Levee Impact Admin Fee			
	Single Family Residential	Acre	\$544
	Multi-Family Residential	Acre	\$496
	Commercial	Acre	\$516
	Industrial	Acre	\$429

Footnotes

- ¹ Includes police, animal control, city hall, corporation yard, performing arts center, and wireless network facilities. Applies to the entire City. Wireless network costs are excluded from the Mossdale Landings developments CFF calculation. This CFF reflects a recent adjustment by the City for inflation only.
- ² Surface Water Supply CFF for LGBPSP reflects the full cost of the surface water supply project.
- ³ The Water System CFF for LGBPSP is a buy-in fee reflecting the value of existing water system assets.
- ⁴ The Water System Well Improvement CFF, which LGBPSP will pay, is for well improvements and reflects the cost of future arsenic treatment and a share of standby well capacity.
- ⁵ Water Line CFF - Water Loop for LGBPSP parcels is based on the gross acres of specific parcels in LGBPSP; the fee per parcel will vary depending on the gross acres of the original parcels, as identified in this Fee Study.
- ⁶ Water Line CFF - Non-Water Loop for LGBPSP parcels is based on the length, in linear feet, of a parcel's frontage for specific parcels in LGBPSP; the fee per parcel will vary depending on the original parcel's frontage linear feet, as identified in this Fee Study.
- ⁷ Sewer connection fees will include the cost of wastewater treatment capacity at the Combined Treatment Facility on Christopher Way plus the cost of designing, building, permitting and land to build storage ponds and disposal sprayfields for recycled water. Treatment capacity may be purchased through the City from developers with excess capacity. Ponds and sprayfields may be constructed by the developer, purchased through the City from a developer with excess capacity, or purchase may be negotiated with the City.
- ⁸ Recycled Water Outfall CFF will be applied to LGBPSP and is based on the estimated cost of a recycled water outfall to San Joaquin River.
- ⁹ The Mossdale Tract Regional Levee Impact Fee became effective on 01/8/19.

Source: City of Lathrop; Goodwin Consulting Group

1. INTRODUCTION

BACKGROUND

The LGBPSP area is a 384-acre master planned commercial/industrial development located in the southeastern portion of the City of Lathrop. The development includes approximately 167.6 acres that are zoned for limited industrial uses, 56.7 acres are zoned for new commercial office uses, 83.0 acres for service commercial uses, and 20.1 acres of open space, well, and detention basins. The remaining 56.5 acres are for existing and future roads.

LGBPSP's land use plan includes a maximum potential of 5.43 million square feet of building space. The LGBPSP area is bound by the Union Pacific Railroad to the east and west, State Highway Route 120 to the south, and Yosemite Avenue/Vierra Road to the north. Exhibit 1 on the following page identifies the location of the LGBPSP area.

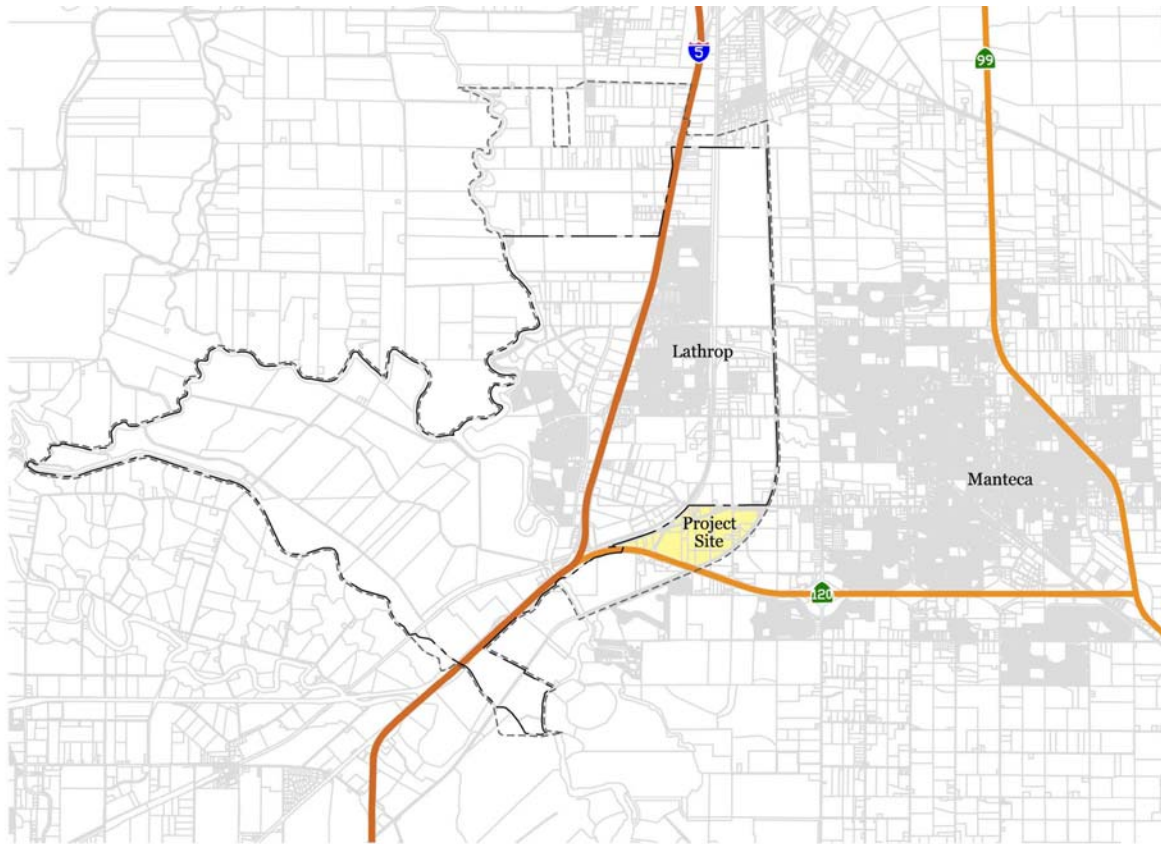
FEES INCLUDED IN LGBPSP CAPITAL FACILITIES FEE STUDY

The LGBPSP Capital Facilities Fee Study includes fees that are specific to the LGBPSP area. The fees in the Fee Study relate to the following categories:

- Transportation Facilities
- Water System Facilities
- Water Storage Facilities
- Sewer System Facilities
- Storm Drainage Facilities
- Regional Outfall Structure
- Administration Fee (3.0% of other fee rates)

These fees will be referred to LGBPSP Fees in this Fee Study. In addition to the LGBPSP Fees listed above, the LGBPSP development will also be subject to certain City of Lathrop citywide CFF fees as well as San Joaquin County fees.

Exhibit 1 – LGBPSP Project Site



MITIGATION FEE ACT (AB 1600)

The Mitigation Fee Act, commonly known as Assembly Bill (AB) 1600, was enacted by the State of California in 1987 and created Section 66000 et. seq. of the Government Code. AB 1600 requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval for a development project:

1. Identify the purpose of the fee
2. Identify the use to which the fee will be put
3. Determine how there is a reasonable relationship between:
 - A. The fee's use and the type of development project on which the fee is imposed
 - B. The need for the public facility and the type of development project on which the fee is imposed

- C. The amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed

The purpose of this Fee Study is to demonstrate that the fees calculated herein comply with the Mitigation Fee Act. The assumptions, methodologies, facility standards, costs, and cost allocation factors that were used to establish the nexus between the fees and the development on which the fees will be levied are summarized in subsequent chapters of this report.

ORGANIZATION OF REPORT

The remainder of this report has been organized into the following chapters:

Chapter 2	Identifies the LGBPSP land uses, acreages, and building square footage assumptions included in the Fee Study
Chapter 3	Provides an explanation of the fee methodology used to calculate the fees in the this Fee Study
Chapter 4	Summarizes the capital facilities and costs in the fee program
Chapters 5-8	Provides the details of the fee calculations for transportation, water system, sewer system and storm drainage fees
Chapter 9	Provides a summary of the LGBPSP Fees calculated in this Fee Study
Chapter 10	Discusses the nexus findings for the LGBPSP Fees
Chapter 11	Addresses implementation of the fee program, future fee adjustments, and administrative duties required by the fee law

2. *LAND USES*

The LGBPSP is a master planning commercial/industrial that includes approximately 384 acres. The majority of the acreage, or about 167.6 acres, is planned for Limited Industrial land uses. This land use category will allow for a broad range of development types, including industrial, manufacturing, assembly, warehousing/distribution, office, limited ancillary retail sales, supporting retail services, trailer and recreational vehicle sales, research and development, equipment and machinery repair, rental, and other such necessary uses and supporting services. The Limited Industrial sector is located in the central portion of the Plan area, with access from both Yosemite and McKinley Avenues, and is envisioned as an important employment-generating land use. The Limited Industrial zoning category allows for floor area ratios (FAR) ranging from 0.15 to 0.65. The maximum estimated building square footage for the Limited Industrial land in LGBPSP is 3,139,282.

The Service Commercial land use designation includes about 83.0 acres. This area is afforded immediate arterial road access to McKinley and Yosemite Avenues, and the ACE transit line station. This land use area is characterized by service and materials-oriented users such as professional and administrative support services, automotive, truck, boat, and other vehicle sales and services, bicycle shops, building materials businesses, and other product sales and services, warehousing and distribution. The Service Commercial zoning category allows for FAR ratios ranging from 0.15 to 0.66. The maximum estimated building square footage for the Service Commercial land in LGBPSP is 1,554,656.

The LGBPSP also includes 56.7 acres of Commercial Office property situated close to the SR 120 corridor and will provide for local and regional serving office and commercial uses, including financial institutions, administrative support centers, restaurants, and hotel/motels. These strategic uses create a retail commercial land use hub around the interchange. The mix of uses provides regional and local businesses with business workspace, service, and product sales. The Commercial Office zoning category allows for FAR ratios ranging from 0.20 to 0.60. The maximum estimated building square footage for the Commercial Office land in LGBPSP is 740,956.

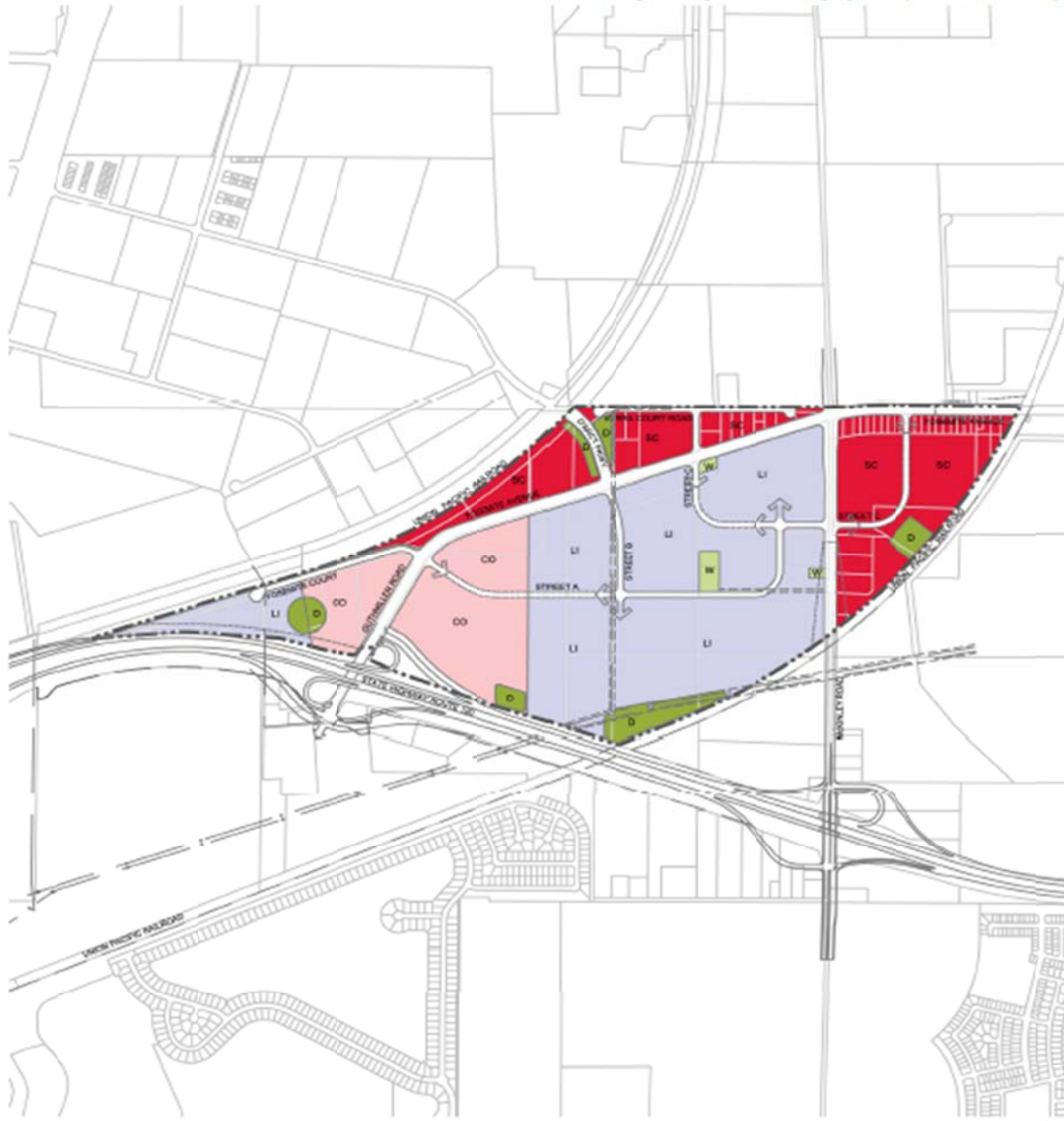
The remaining acreage will be used for well sites, detention basins, and open space categories. There are three well site facilities that occupy 2.9 acres. The detention category makes up 15.6 acres and the open space area comprises 1.6 acres designated as landscape buffer and slope banks between on-site land uses and major roadways. Roads and pedestrian and bicycle paths will take up the remaining 56.5 acres in the development.

Table 2-1 – Land Use Summary

<u>Land Use</u> ¹	<u>Average</u> <u>FAR</u>	<u>Net</u> <u>Acres</u>	<u>Sq. Ft.</u>
Shopping Center	0.30	14.5	189,747
Office Park	0.34	64.3	958,168
Industrial Park	0.43	103.8	1,944,257
Warehouse	0.43	124.7	2,334,794
Subtotal		307.3	5,426,966
 <u>Land Use - Public</u>		<u>Acres</u>	
Well Site		2.9	-
Detention		15.6	-
Major and Existing Roads		56.5	-
Open Space		1.6	-
Subtotal		76.6	
Total		383.9	5,426,966

1. Based on landuses presented in the Fehr & Peers Lathrop Gateway Business Park Specific Plan Project Trip Generation and Traffic Analysis, dated September 28, 2018.

Exhibit 2 – LGBPSP Land Uses



- Legend**
- | | |
|--|--|
| LI Limited Industrial | W Well Site |
| CO Commercial Office | OS Open Space |
| SC Service Commercial | ----- Potential Future Right-of-Way |
| D Detention (Approximate Location)* | ----- Project Boundary |

*Basin locations and size shown are conceptual and subject to additional land planning and engineering. Basins may be relocated and reconfigured within each drainage area.

Figure 1.2: Land Use Plan		Date: April 2010	
Lathrop Gateway Business Park Specific Plan Lathrop, California		NOT TO SCALE	
		 <small>DEVELOPING INNOVATIVE DESIGN SOLUTIONS</small>	

3. FEE METHODOLOGY

When impact fees are calculated, an analysis must be presented in enough detail to demonstrate that a logical and thorough consideration was applied in the process of determining how the fees relate to the impacts from new development. Various findings pursuant to the impact fee statute must be made to ensure that a reasonable relationship exists between the fee amount and the impact caused by development on which the fee will be levied. Following is a discussion of the method used in this Fee Study to allocate facilities costs to development and determine the fees in the fee program.

FEE METHODOLOGY

The plan-based fee methodology is used in this Fee Study. This methodology is used for facilities that must be designed based on future demand projections within a geographic location. Typically, a formal plan such as a specific plan, facilities needs assessment, or master plan identifies and supports the level of facilities required to serve the plan area. This plan would typically consider the existing facilities already in place and determine what additional facilities would be necessary to accommodate new development. For example, the need for transportation-related improvements depends specifically on the projected number of trips that must be accommodated on specific roadways. An analysis of existing facilities, geographic constraints, and current levels of service must be completed in order to identify the future facility needs. This information is analyzed in conjunction with a projection of the amount and location of future development in the plan area to determine the adequacy of existing facilities and the demand for new improvements that will be required. Depending on the level of existing facilities, the plan-based fee methodology may allocate planned facilities costs to either future development only or to future and existing development. The steps to calculate a fee under the plan-based fee methodology include the following:

- Step 1** Identify facilities and estimate future demand for facilities at build out of the plan area
- Step 2** Determine facilities needed to serve anticipated growth in the plan area
- Step 3** Estimate the gross cost of facilities needed to serve the future development in the plan area

- Step 4** Subtract the gross cost of any facilities included in the facilities plan that will cure an existing deficiency in service or will serve other development areas
- Step 5** Subtract revenues available from alternative funding sources, if any, to identify a net facilities cost that will be allocated to future development.
- Step 6** Select cost allocation factors (e.g., trips generated, gallons per day, acres, C-values) that will be used to allocate facility costs on a proportional impact basis; apply cost allocation factors to each of the land use categories based on their relative service demand or impact on each type of facility
- Step 7** Estimate the total impact from future development by multiplying the total number of units/acres/square feet for each respective land use by its cost allocation factor. Sum the total cost allocation factors for each land use category
- Step 8** Determine the percentage distribution of the cost allocation factors for each land use category by dividing the total of the cost allocation factors for each land use category by the total of all cost allocation factors for all land use categories
- Step 9** Multiply the percent distribution for each land use category, as determined in Step 8, by the total facilities cost to determine the portion of the facility cost that is allocated to each land use category
- Step 10** Divide the facilities cost that is allocated to each land use category, as determined in Step 9, by the number of units, in the case of LGBPSP Fees - per 1,000 square feet of building space, or per acre, or per parcel, to determine the facilities fees

COST ALLOCATION FACTORS

Cost allocation factors are used to allocate facilities costs to different land uses based on each land use's specific impact on that facility. These factors establish the nexus required by the Fee Mitigation Act which states that the amount of the fee and the cost of the public facility attributable to the development on which the fee is imposed are reasonably related. Cost allocation factors, if chosen correctly, will represent a reasonable and relatively proportionate impact that different development types will have on a facility.

For example, trip generation rates are typically used as cost allocation factors for transportation facilities because they are relatively accurate measures of the impact of different types of development on a transportation system. A fast food restaurant, for example, attracts many customers throughout a normal day. On the other hand, a coin operated laundry mat will attract much fewer customers in a day than a fast food restaurant. Therefore the trip generation rate of a fast food restaurant is much higher than a laundry mat’s trip generation rate. As a result, the fast food restaurant’s transportation fee will be much higher than the laundry mat’s fee. Table 3-1 below shows the cost allocation factors used in this Fee Study to allocate costs and calculate the LGBPSP Fees.

Table 3-1
Cost Allocation Factors

Land Use	Transportation	Water	Water	Water	Sanitary	Storm
	(per KSF)	(Water Loop)	(Excl. Water Loop)	Storage	Sewer	Drainage
		(per Acre)	(per Linear Ft)	(per Acre)	(Per Acre)	& ROS
						(Per Acre)
	<i>Adjusted</i>					
	<i><u>PM Peak Hr Trips</u></i>			<i><u>GPD</u></i>	<i><u>GPD</u></i>	<i><u>C-Value</u></i>
Shopping Center	2.88	Acre	Frontage LF	1,300	590	0.90
Office Park	1.01	Acre	Frontage LF	1,400	590	0.90
Industrial Park	0.22	Acre	Frontage LF	1,400	355	0.70
Warehouse	0.22	Acre	Frontage LF	400	355	0.70

Source: Fehr and Peers; EKI; City of Lathrop

4. CAPITAL FACILITIES AND COSTS

Table 4-1 below summarizes the facilities costs for transportation, water system, sewer system, and storm drainage, and ROS facilities planned for LGBPSP. The total cost of these facilities is \$79.3 million, with transportation facilities being the largest cost component at \$56.7 million. SLSP, McKinley Corridor, Crossroads, and other local developments will provide the majority of the funding for the transportation improvements, leaving LGBPSP with a \$14.6 million share. For water system facilities costs, SLSP will contribute \$2.6 million, leaving LGBPSP with its fair share obligation of \$1.7 million. For water storage facilities costs, SLSP and other local developments will contribute \$1.6 million, leaving LGBPSP with \$1.8 million. The planned sewer system and storm drainage facilities will primarily serve the LGBPSP area and therefore there will be no contributions from other developments. For the ROS facility, LGBPSP will contribute \$1.2 million and SLSP and others will contribute \$2.4 million. The total funding contribution from the LGBPSP fee program will be \$33.0 million.

Table 4-1

Facilities Costs

Facility Type	Total Estimated Cost	Funding From Other Developments¹	LGBPSP CFF
Transportation	\$56,686,324	\$42,049,277	\$14,637,047
Water System	\$4,363,639	\$2,634,266	\$1,729,373
Water Storage	\$3,415,585	\$1,615,341	\$1,800,244
Sewer System	\$2,052,296	\$0	\$2,052,296
Storm Drainage	\$12,807,948	\$0	\$12,807,948
Regional Outfall Structure	\$3,533,913	\$2,355,942	\$1,177,971
Total	\$79,325,792	\$46,298,884	\$33,026,908

1. Other developments include South Lathrop Specific Plan, McKinley Corridor, Crossroads, and others.

Source: Fehr and Peers; MacKay & Somps; Siegfried; H2O Urban Solutions; Teichert; City of Lathrop

5. TRANSPORTATION FEE

This section of the report identifies the facilities, costs, and the fee rates required to fund the transportation facilities in the LGBPSP area.

FACILITIES AND COSTS

The transportation facilities for LGBPSP are identified in Table A-1 in Appendix A. Facilities include a network of streets, intersections, and interchanges and include improvements/expansions to SR120/Yosemite interchange, I-5/Louise interchange, Yosemite Avenue, McKinley Avenue, Lathrop Road, Louise Avenue, Airport Way; intersections on Yosemite Avenue, Harlan Road, 5th Street, I-5/Louise, and Howland Road; and ramp improvements on Airport way onto SR120. Improvements number 18, 19 and 20 on Table A-1 were measured by the cost to mitigate the noted locations in Manteca. Per an agreement between Lathrop and Manteca, Lathrop will not provide these funds to Manteca. Instead, they will be spent on improvements at the SR 120/Yosemite Interchange. Also, all funds collected for use at the SR 120/Yosemite Interchange will be kept in a separate account and used only for improvements at that interchange.

The total cost of the transportation improvements is \$56.7 million. Based on its traffic model, the City's traffic consultant, Fehr & Peers, determined that LGBPSP's share of the total cost based on trip generation is approximately 25.8%, or approximately \$14.6 million. The remaining cost, \$42.0 million, is allocated to the South Lathrop Specific Plan (SLSP) area, McKinley Corridor, Crossroads, and other Lathrop developments that will benefit from these improvements.

COST ALLOCATION FACTORS

The \$14.6 million in transportation facilities costs is allocated to the land uses in LGBPSP. Table A-2 in Appendix A shows this allocation is based on the PM Peak Hour trip generation factors shown in Table 5-1. The PM Peak Hour trip generation rates have been adjusted to account for internal trips as well as pass-by trips. Additionally, the trip rates for the Industrial Park and Warehouse land use categories have been assigned weighted averages of their two rates so as avoid any future loss of fee revenue that would result if more Warehouse development occurred than currently planned. These trip generation allocation factors establish a reasonable relationship, or nexus, between the cost of the transportation facilities that is attributable to each of the land uses and the amount of the Transportation Fees, as determined in this Fee Study.

Table 5-1
Transportation Cost Allocation Factors

Land Use	Unit	Transportation
		<i>Adjusted PM Peak Hr Trips</i>
Shopping Center	KSF	2.88
Office Park	KSF	1.01
Industrial Park	KSF	0.22
Warehouse	KSF	0.22

TRANSPORTATION FEE

Table A-2 in Appendix A shows the calculation of Transportation Fee and Table 5-2 below summarizes the fee rates for the land use categories in LGBPSP. The Transportation Fee rates in Table 5-2 are per 1,000 square feet of building space.

Table 5-2
Transportation Fees

Land Use	Unit	Transportation Fee
Shopping Center	KSF	\$17,063
Office Park	KSF	\$5,990
Industrial Park	KSF	\$1,323
Warehouse	KSF	\$1,323

TRANSPORTATION FEE REVENUE ESTIMATE

The total estimated Transportation Fee revenue at build out of the LGBPSP area is shown in Table 5-3.

Table 5-3
Transportation Fee Revenue

	Bldg SF	Transportation Fee	Fee Revenue
<u>Land Use</u>		<u>Per KSF</u>	
Shopping Center	189,747	\$17,063	\$3,237,592
Office Park	958,168	\$5,990	\$5,739,269
Industrial Park	1,944,257	\$1,323	\$2,571,798
Warehouse	2,334,794	\$1,323	\$3,088,388
Total	5,426,966		\$14,637,047

6. WATER SYSTEM AND WATER STORAGE FEES

This section of the report identifies the facilities, costs, and the fee rates required to fund the water system and water storage facilities in the LGBPSP area.

WATER SYSTEM FACILITIES AND COSTS

The total cost of the water system facilities is \$4.3 million. The City, along with its engineering consultant determined that LGBPSP's share of the total cost is approximately \$1.7 million. The remaining \$2.6 million cost is allocated to the SLSP area.

The water system facilities for LGBPSP are identified in Tables A-3 and A-5 in Appendix A. Water facilities are divided into two pipeline sections. One pipeline section is referred to as the water loop and includes all water lines, pipes, mains, and valves directly related to the water line improvements from Harlan Road, under SR120 freeway, along Glacier Road and connecting to Yosemite Avenue interchange in order to complete the water line loop. LGBPSP's share of the cost of this facility is \$891,878, as shown in Table A-3. Parcels in LGBPSP, east of the "Water Facilities (Water Loop) Benefitting Properties", were excluded from sharing this cost because they are creating a separate water loop and are therefore not relying on the water loop created by SLSP. Exhibit B-1 in Appendix B shows the location of this pipeline section.

Detailed facilities and costs for the second pipeline section are shown in Table A-5. The cost of this section of pipeline is \$837,495 and includes all water lines, pipes, mains, valves, and fire hydrants located in or adjacent to Yosemite Avenue within the limits of the LGBPSP area from SR 120 right-of-way at the Yosemite Avenue interchange to D'Arcy Parkway, plus the pipelines on D'Arcy Parkway to the point of connection. Exhibit B-3 in Appendix B shows the location of this pipeline section.

The water facilities have been constructed by the SLSP developer so Water System Fee revenue from LGBPSP will be used to reimburse the SLSP developer.

WATER STORAGE FACILITIES AND COSTS

The water storage facilities for LGBPSP are identified in Table A-7 in Appendix A. Water storage facilities include a 1.0 MG storage tank and booster pump station for Well 21. The total cost of these improvements is approximately \$3.4 million. Since this facility will be shared with SLSP and other local developments, LGBPSP will only pay for its fair share portion of these facilities.

COST ALLOCATION FACTORS

The cost allocation factors for the two sections of water pipelines are based on the stated methodology prescribed in the reimbursement agreement (the “Agreement”) executed between the City and the SLSP developer. In the Agreement it is prescribed that the water facilities associated with the water loop pipeline section shall be allocated based on gross acres to the properties that were identified by the engineers as benefitting from these facilities. For the non-water loop pipeline facilities, the engineers determined that these facilities costs should be allocated to parcels that front the pipeline based on the parcel frontage length. The benefitting parcels, as identified in the Agreement, are shown in Exhibits B-2 and B-4 in Appendix B.

For the water storage facilities, the total cost is allocated to LGBPSP based on LGBPSP’s estimated water usage, as measure by the average gallons per day for each land use type. Applying this approach, 53% of the total cost of the water storage facilities is attributable to future development in LGBPSP. As a result, LGBPSP’s fair share of the total cost is \$1.8 million.

The water facilities cost allocation factors used herein, acres, parcel frontage length, and gallons per day, establish a reasonable relationship, or nexus, between the cost of the facilities attributable to each of the benefitting parcels or land uses and the amount of the Water System Fees or Water Storage Fees, as determined in this Fee Study.

Table 6-1
Water System and Storage Cost Allocation Factors

Land Use	Water (Water Loop) (per Acre)	Water (Excl. Water Loop) (per Linear Ft)	Water Storage (per Acre)
			<u><i>GPD</i></u>
Shopping Center	Acre	Frontage LF	1,300
Office Park	Acre	Frontage LF	1,400
Industrial Park	Acre	Frontage LF	1,400
Warehouse	Acre	Frontage LF	400

WATER SYSTEM FEE

Tables A-4 (water loop facilities) and A-6 (non-water loop facilities) in Appendix A show the calculation of Water System Fee components for the water loop and non-water loop facilities. Table 6-2 below summarizes the Water System Fee rates for the benefitting parcels in LGBPSP and shows the separate Water System Fee components as well.

Table 6-2
Water System Fees

Parcel APN	Water Fee (Water Loop Facilities) a	Water Fee (Non-Water Loop Facilities) b	Total Water Fee c = a + b
241-030-050-000	\$55,548	\$0	\$55,548
241-390-050-000	\$50,464	\$50,306	\$100,770
241-390-150-000	\$29,751	\$49,921	\$79,672
241-390-200-000	\$23,914	\$110,366	\$134,279
241-390-220-000	\$25,609	\$52,488	\$78,096
241-400-010-000	\$2,448	\$0	\$2,448
241-400-020-000	\$49,146	\$0	\$49,146
241-400-030-000	\$20,430	\$0	\$20,430
241-400-040-000	\$75,131	\$15,913	\$91,044
241-400-050-000	\$60,067	\$141,165	\$201,233
241-400-060-000	\$432,146	\$195,321	\$627,467
241-400-070-000	\$53,100	\$109,981	\$163,081
241-400-080-000	\$14,122	\$20,276	\$34,399
241-400-090-000	\$0	\$29,773	\$29,773
241-400-110-000	\$0	\$61,984	\$61,984
Totals:	\$891,878	\$837,495	\$1,729,373

Source: Goodwin Consulting Group

WATER STORAGE FEE

Table A-8 in Appendix A shows the calculation of Water Storage Fee and Table 6-3 below summarizes the fee rates for the land use categories in LGBPSP; fee rates in Table 6-3 are per 1,000 square feet of building space.

Table 6-3
Water Storage Fees

Land Use	Unit	Water Storage Fee
Shopping Center	KSF	\$589
Office Park	KSF	\$556
Industrial Park	KSF	\$442
Warehouse	KSF	\$126

WATER STORAGE FEE REVENUE ESTIMATE

The total estimated Water Storage Fee revenue at build out of the LGBPSP area is shown in Table 6-4.

Table 6-4
Water Storage Fee Revenue

	Bldg SF	Water Storage Fee	Fee Revenue
<u>Land Use</u>		<i>Per 1,000 sf</i>	
Shopping Center	189,747	\$589	\$111,738
Office Park	958,168	\$556	\$533,127
Industrial Park	1,944,257	\$442	\$860,230
Warehouse	2,334,794	\$126	\$295,149
Total	5,426,966		\$1,800,244

7. SEWER SYSTEM FEE

This section of the report identifies the facilities, costs, and the fee rates required to fund the sewer system facilities in the LGBPSP area.

FACILITIES AND COSTS

The sewer system facilities for LGBPSP are identified in Table A-9 in Appendix A. Sewer facilities include sewer force mains, upsizing of existing pipelines, a sewer lift station, and land for the lift station. An additional \$30,900 is added to the \$2,021,396 shown in Table A-7 to fund a reimbursement to the City for construction of an 8” connection to the Lathrop Consolidated Treatment Facility. The total cost of the sewer facilities is then \$2,052,296. Since the sewer improvements will primarily serve the LGBPSP area, the full cost is allocated to the LGBPSP area.

COST ALLOCATION FACTORS

The \$2.1 million facilities cost is allocated to LGBPSP land uses in Table A-10 in Appendix A. The cost allocation factors used to allocate the facilities costs to the land use categories are based on average sewer flows from the City’s Integrated Water Resources Master Plan. These sewer cost allocation factors are shown in Table 7-1. Sewer flow rates, that measure the average amount of sewage flow for a given land use, establish a reasonable relationship, or nexus, between the cost of the facilities attributable to each of the land uses and the amount of the Sewer System Fees, as determined in this Fee Study.

Table 7-1
Sewer System Cost Allocation Factors

Land Use	Unit	Sewer
		<u><i>GPD</i></u>
Shopping Center	Acre	590
Office Park	Acre	590
Industrial Park	Acre	355
Warehouse	Acre	355

SEWER SYSTEM FEE

Table A-10 in Appendix A shows the calculation of Sewer System Fee and Table 7-2 below summarizes the fee rates for the land use categories in LGBPSP. The Sewer System Fee rates in Table 7-2 are per 1,000 square feet of building space.

Table 7-2
Sewer System Fees

Land Use	Unit	Sewer Fee
Shopping Center	KSF	\$726
Office Park	KSF	\$637
Industrial Park	KSF	\$305
Warehouse	KSF	\$305

SEWER SYSTEM FEE REVENUE ESTIMATE

The total estimated Sewer System Fee revenue at build out of the LGBPSP area is shown in Table 7-3.

Table 7-3
Sewer System Fee Revenue

	Bldg SF	Sewer Fee	Fee Revenue
<u>Land Use</u>		<u>Per KSF</u>	
Shopping Center	189,747	\$726	\$137,764
Office Park	958,168	\$637	\$610,355
Industrial Park	1,944,257	\$305	\$592,574
Warehouse	2,334,794	\$305	\$711,603
Total	5,426,966		\$2,052,296

8. STORM DRAINAGE AND REGIONAL OUTFALL STRUCTURE FEES

This section of the report identifies the facilities, costs, and the fee rates required to fund the storm drainage and ROS facilities in the LGBPSP area.

STORM DRAINAGE FACILITIES AND COSTS

Storm runoff from the LGBPSP area is anticipated to discharge to the San Joaquin River through a new outfall located near the southwest corner of the SLSP area. The proposed South Lathrop outfall facility will be a regional facility that will also serve the SLSP and McKinley Corridor developments in addition to the LGBPSP area.

The storm drainage facilities for LGBPSP are identified in Table A-11 in Appendix A. Storm Drainage facilities costs include upsizing existing force mains, a new pump station, land acquisition and site work, basin construction, manholes, and design and inspection. In addition, LGBPSP will be required to fund a fair share portion of the Regional Outfall Structure that will be constructed by the SLSP developer.

The total cost of the LGBPSP storm drainage facilities, not including the ROS, is \$12.8 million. These facilities will primarily serve the LGBPSP area, and therefore, their full cost is allocated to the LGBPSP area.

REGIONAL OUTFALL STRUCTURE FACILITIES AND COSTS

Table A-13 in Appendix A shows the total cost of the ROS is \$3.5 million. City staff and its engineering consultants estimate that the total cost of the outfall facility should be allocated equally to the three developments that will benefit from this facility, namely SLSP, LGBPSP, and the McKinley Corridor. LGBPSP's 33% share of the total cost equals \$1,177,971 and will be paid in full by the first developer that pulls a building permit for a project with 100,000 or more building square footage. All subsequent builders will pay the ROS Fee which will be used to reimburse the first developer.

COST ALLOCATION FACTORS

The \$12.8 million storm drainage facilities cost is allocated to LGBPSP land uses in Table A-12 in Appendix A based on the City's C-value factors shown in Table 8-1 on the following page. C-value factors, which measure the amount of water runoff for a given land use, establish a

reasonable relationship, or nexus, between the cost of the storm drainage facilities that is attributable to each of the land uses and the amount of the Storm Drainage Fees, as determined in this Fee Study.

Table 8-1
Storm Drainage and ROS Cost Allocation Factors

Land Use	Unit	Storm Drainage
		<u><i>C-Value</i></u>
Shopping Center	Acre	0.9
Office Park	Acre	0.9
Industrial Park	Acre	0.7
Warehouse	Acre	0.7

STORM DRAINAGE FEES

Table A-12 shows the calculation of Storm Drainage Fee and Table 8-2 below summarizes the fee rates for the land use categories in LGBPSP. The Storm Drainage Fee rates in Table 8-2 are per 1,000 square feet of building space.

Table 8-2
Storm Drainage Fees

Land Use	Unit	Storm Drainage Fee
Shopping Center	KSF	\$3,821
Office Park	KSF	\$3,352
Industrial Park	KSF	\$2,073
Warehouse	KSF	\$2,073

STORM DRAINAGE FEE REVENUE ESTIMATE

The total estimated Storm Drainage Fee revenue at build out of the LGBPSP area is shown in Table 8-3.

Table 8-3
Storm Drainage Fee Revenue Estimate

	Bldg SF	Storm Drainage Fee	Fee Revenue
<u>Land Use</u>		<u>Per KSF</u>	
Shopping Center	189,747	\$3,821	\$724,941
Office Park	958,168	\$3,352	\$3,211,806
Industrial Park	1,944,257	\$2,073	\$4,030,776
Warehouse	2,334,794	\$2,073	\$4,840,426
Total	5,426,966		\$12,807,948

REGIONAL OUTFALL STRUCTURE FEE

Table A-14 in Appendix A shows the calculation of ROS Fee and Table 8-4 below summarizes the fee rates for the land use categories in LGBPSP; fee rates in Table 8-4 are per 1,000 square feet of building space.

Table 8-4
Regional Outfall Structure Fees

Land Use	Unit	ROS Fee
Shopping Center	KSF	\$351
Office Park	KSF	\$308
Industrial Park	KSF	\$191
Warehouse	KSF	\$191

REGIONAL OUTFALL STRUCTURE FEE REVENUE ESTIMATE

The total estimated ROS Fee revenue at build out of the LGBPSP area is shown in Table 8-5.

Table 8-5
ROS Fee Revenue Estimate

	Bldg SF	ROS Fee	Fee Revenue
<u>Land Use</u>		<u>Per KSF</u>	
Shopping Center	189,747	\$351	\$66,674
Office Park	958,168	\$308	\$295,396
Industrial Park	1,944,257	\$191	\$370,718
Warehouse	2,334,794	\$191	\$445,183
Total	5,426,966		\$1,177,971

9. FEE SUMMARY

The table below summarizes the fees calculated in this report. A 3.0% administration fee will be added to these fees to pay for administrative tasks associated with the fee program.

Table 9-1
Fee Summary

Land Use	Unit	Transportation Fee	Water System Fee	Water Storage Fee	Sewer System Fee	Storm Drainage Fee	Regional Outfall (ROS) Fee
Shopping Center	1,000 sf	\$17,063	(1)	\$589	\$726	\$3,821	\$351
Office Park	1,000 sf	\$5,990	(1)	\$556	\$637	\$3,352	\$308
Industrial Park	1,000 sf	\$1,323	(1)	\$442	\$305	\$2,073	\$191
Warehouse	1,000 sf	\$1,323	(1)	\$126	\$305	\$2,073	\$191

(1) The water system fee will be levied only on those specific parcels in the LGBPSP that will benefit from these facilities.

Table 9-2
Water Fee Summary

Parcel APN	Water Fee (Water Loop Facilities) a	Water Fee (Non-Water Loop Facilities) b	Total Water Fee c = a + b
241-030-050-000	\$55,548	\$0	\$55,548
241-390-050-000	\$50,464	\$50,306	\$100,770
241-390-150-000	\$29,751	\$49,921	\$79,672
241-390-200-000	\$23,914	\$110,366	\$134,279
241-390-220-000	\$25,609	\$52,488	\$78,096
241-400-010-000	\$2,448	\$0	\$2,448
241-400-020-000	\$49,146	\$0	\$49,146
241-400-030-000	\$20,430	\$0	\$20,430
241-400-040-000	\$75,131	\$15,913	\$91,044
241-400-050-000	\$60,067	\$141,165	\$201,233
241-400-060-000	\$432,146	\$195,321	\$627,467
241-400-070-000	\$53,100	\$109,981	\$163,081
241-400-080-000	\$14,122	\$20,276	\$34,399
241-400-090-000	\$0	\$29,773	\$29,773
241-400-110-000	\$0	\$61,984	\$61,984
Totals:	\$891,878	\$837,495	\$1,729,373

Source: Goodwin Consulting Group

LATHROP CITYWIDE AND SAN JOAQUIN COUNTYWIDE FEES

The LGBPSP Fees calculated in this Fee Study, if adopted by the City Council, will be added to the City’s Capital Facilities Fee (CFF) program. In addition to the LGBPSP Fees shown in this Fee Study, the LGBPSP area will also be subject to other Lathrop citywide impact fees in the CFF program such as the Municipal Service Facilities CFF, and the Mossdale Tract Regional Levee Impact Fee.

LGBPSP will also be subject to San Joaquin County fees, such as the San Joaquin County Regional Transportation Impact Fee (RTIF) and the County Capital Facilities Fee. LGBPSP shall participate in the City’s agriculture mitigation program and the San Joaquin Multi-Species Habitat Conservation and Open Space Plan by paying the per-acre fees for the loss of farmland as well as to mitigate for habitat impacts to covered special status species.

WATER AND SEWER CONNECTION FEES

In addition to the LGBPSP Fees shown in the Fee Study, the LGBPSP area will also be subject to other Lathrop citywide fees in the CFF program for water and sewer connection fees. Water connection fees for the LGBPSP area will include the “Surface Water Supply Full Cost” fee existing for Mossdale Village. Because no capital cost for surface water has been funded for the LGBPSP area in the past, the full cost is due. This fee represents two-thirds of the water required to come from surface water. Water connection fees for the LGBPSP area will also include the “Water System Buy-in” fee existing for the East Lathrop Area, which represents one-third of the water required from ground water, by buying into the East Lathrop water system plus the “Water System Well Improvement” fee existing for the Mossdale Village area. This fee covers the cost of arsenic removal in the City wells.

Sewer connection fees will include the cost of wastewater treatment capacity at the Combined Treatment Facility on Christopher Way plus the cost of designing, building, permitting and land to build storage ponds and disposal sprayfields for recycled water. Treatment capacity may be purchased through the City from developers with excess capacity. Ponds and sprayfields may be constructed by the developer, purchased through the City from a developer with excess capacity, or purchase may be negotiated with the City. Additional existing sewer fees that will be charged to the LGBPSP area include the “Recycled Water Outfall” fee for a future river discharge of recycled water, and the “Sewer/Recycled Water System” fee to reimburse the cost of constructing recycled water mains west of Interstate 5. Both of these are existing fees for Mossdale Village.

FEE ADJUSTMENTS

The LGBPSP Fees may be adjusted in future years to reflect revised costs or changes in the land use plan. In addition to such adjustments, the LGBPSP Fees will be inflated each year by the Engineering News Record (ENR) 20-City Construction Cost Index. The last inflation adjustment conducted by the City in January 2019 was based on the December 2018 ENR 20-City Index of 11,185.51. The current ENR 20-City Construction Cost Index for September 2019 is 11,311.24. Future annual inflation adjustments for the facilities costs and fees included in this Fee Study will be based on this number.

10. NEXUS FINDINGS

Development in the City will create a need for additional public facilities as well as expansion of existing facilities to serve future residents and employees. The LGBPSP CFF program will provide funding for public facilities in accordance with the policies and goals set forth by the City. As required pursuant to the Mitigation Fee Act, the LGBPSP Fees calculated in this Fee Study meets the nexus requirements of the law, as outlined below.

NEXUS TEST

Purpose of the Fees

The purpose of the LGBPSP Fees is to provide funding for the infrastructure and facilities identified in this Fee Study.

Use of Fee

LGBPSP Fee revenue will be used to fund future development's fair share of the cost of infrastructure and facilities that have been identified by the City as necessary to serve new development in the LGBPSP area.

Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

New non-residential development will generate additional demand for the infrastructure and facilities identified in this Fee Study. The facilities, infrastructure improvements, and capacity enhancements included in this Fee Study will ensure that the City will maintain the desired level of service standards that are identified for the facility categories included in this Fee Study.

Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

Fee revenue collected from the LGBPSP area will fund the facilities included in this Fee Study. These facilities will serve development in the LGBPSP area and the estimated fees are a fair-share cost allocation based on the impact that future development will have on these facilities and improvements. Fee accounts for the LGBPSP area will be established to ensure that fee revenue is applied to the infrastructure and facilities for which it is collected.

Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

A reasonable relationship between the amount of each LGBPSP Fee and the cost of the public facility, or portion thereof, is established in this Fee Study through the use of cost allocation factors to estimate the demand for a facility or, the impact that a land use will have on a facility. For example, the cost allocation for the Transportation Fee is based on the number trips generated for each specific land use. The trip generation rates, which differ between land use categories, measure each land use's impact on facilities and infrastructure. As a result, each land use category or development type is allocated its fair share of the cost based on its impact, as identified by its cost allocation factor.

By assigning the demand for infrastructure and facilities based on the cost allocation factors for each land use and quantifying that demand in the calculation of the LGBPSP Fees, a reasonable relationship is established between the amount of the fee and the cost of the facilities attributable to the different types of non-residential development in the LGBPSP area.

11. FEE PROGRAM ADMINISTRATION

FEE IMPLEMENTATION

According to the California Government Code, prior to levying a new fee or increasing an existing fee, a public agency must hold at least one open and public meeting. At least 10 days prior to this meeting, the agency must make data on facility costs and funding sources available to the public. Notice of the time and place of the meeting, and a general explanation of the matter, are to be published in accordance with Section 6062a of the Government Code, which states that publication of notice shall be posted over a 10-day period in a newspaper regularly published once a week or more. Two publications, with at least five days intervening between the dates of the first and last publication, not counting such publication dates, are sufficient. The Fee Study and fees established herein will be adopted through a City ordinance and resolution. Once the fee program is adopted by the Lathrop City Council, it shall become effective no sooner than sixty days after the final legislative action.

FEE ADJUSTMENTS

The LGBPSP Fees will be adjusted in future years to reflect revised facility standards, receipt of funding from alternative sources (i.e., state or federal grants), revised costs, or changes in land use. In addition to such adjustments, each year the LGBPSP Fees will be adjusted by the change in the ENR 20-City construction cost index over the prior calendar year. The last inflation adjustment conducted by the City in January 2019 was based on the December 2018 ENR 20-City Index of 11,185.51. The current ENR 20-City Construction Cost Index for September 2019 is 11,311.24. Future annual inflation adjustments for the facilities costs and fees included in this Fee Study will be based on this number.

ANNUAL ADMINISTRATIVE DUTIES

The Government Code requires a public agency to report, every year and every fifth year, certain financial information regarding their impact fees. Within 180 days after the last day of each fiscal year the public agency must make the following information available for the past fiscal year:

- (a) A brief description of the type of fee in the account or fund
- (b) The amount of fee revenue
- (c) The beginning and ending balance of the account or fund

- (d) The amount of fee revenue collected and interest earned
- (e) An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of public improvement that was funded with fees
- (f) An identification of an approximate date by which time construction on the improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement
- (g) A description of each interfund transfer or loan made from the account or fund, when it will be repaid and at what interest rate
- (h) The amount of any refunds made once it is determined that sufficient monies have been collected to fund all projects

The public agency must make this information available for public review and must also present it at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public.

FIFTH-YEAR ADMINISTRATIVE DUTIES

For the fifth year following the first deposit into the fee account and every five years thereafter, the public agency must make the following findings with respect to any remaining funds in the fee accounts:

- (a) Identify the purpose to which the fee is to be put
- (b) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged
- (c) Identify all sources and amounts of funding anticipated to complete financing incomplete improvements
- (d) Designate the approximate dates on which funding is expected to be deposited into the appropriate accounts or funds

As with the annual report, the five-year report must be made public within 180 days after the end of the public agency's fiscal year and must be reviewed at the next regularly scheduled public meeting. The public agency must make these findings; otherwise the law states that the City must refund the fee revenue to the then current owners of the development project.

APPENDIX A

Capital Facilities and Cost Allocations

**Table A-1
Transportation Facilities Costs Allocated to Developments in Lathrop**

Improvement	Cost Estimate	SLSP	LGBPSP	MC	Crossroads	Other Lathrop	Through Trips
Ph 1 SR 120 / Yosemite		42.95%	42.95%	1.00%	12.40%	0.70%	
Encroachment Permit Project	\$ 2,168,974	\$ 931,574	\$ 931,574	\$ 21,690	\$ 268,953	\$ 15,183	
Ph 2 SR 120 / Yosemite		42.95%	42.95%	1.00%	12.40%	0.70%	
Interim Phase	\$ 15,004,000	\$ 6,444,218	\$ 6,444,218	\$ 150,040	\$ 1,860,496	\$ 105,028	
Full Interchange							
2 (100% of relocate all WB ramps)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
3 I-5 / Lathrop Road		1.50%	2.20%	0.36%	1.50%	94.44%	
Full Interchange							
(61% of \$33,000,000 = \$20,000,000)	\$ 20,000,000	\$ 300,000	\$ 440,000	\$ 72,000	\$ 300,000	\$ 18,888,000	
4 Yosemite Avenue - Segment 1		2.20%	84.78%	1.77%	7.70%	3.55%	
SR 120 to Yosemite Court							
Improvement Cost (100%)	\$ 663,000	\$ 14,586	\$ 562,091	\$ 11,735	\$ 51,051	\$ 23,537	
5 Yosemite Avenue - Segment 2		2.20%	84.78%	1.77%	7.70%	3.55%	
Yosemite Court to D'Arcy Parkway							
Improvement Cost (100%)	\$ 756,000	\$ 16,632	\$ 640,937	\$ 13,381	\$ 58,212	\$ 26,838	
6 Yosemite Avenue - Segment 3		1.88%	71.52%	7.90%	9.90%	8.80%	
D'Arcy Parkway to McKinley Avenue							
Improvement Cost (100%)	\$ 430,000	\$ 8,084	\$ 307,536	\$ 33,970	\$ 42,570	\$ 37,840	
7 Yosemite Avenue - Segment 4		1.88%	71.52%	7.90%	9.90%	8.80%	
McKinley Avenue to UPRR Tracks							
Improvement Cost (100%)	\$ 380,000	\$ 7,144	\$ 271,776	\$ 30,020	\$ 37,620	\$ 33,440	
8 Yosemite Avenue - Segment 5		100.00%	0.00%	0.00%	0.00%	0.00%	
SR 120 to SLSP Street A							
Improvement Cost (\$530,000)							
Developer Constructed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
9 Yosemite Avenue - Intersection 1		2.20%	84.78%	1.77%	7.70%	3.55%	
Yosemite Avenue / Yosemite Court							
Improvement Cost (100%)	\$ 630,000	\$ 13,860	\$ 534,114	\$ 11,151	\$ 48,510	\$ 22,365	
10 Yosemite Avenue - Intersection 2		1.88%	71.52%	7.90%	9.90%	8.80%	
Yosemite Avenue / D'Arcy Parkway							
Improvement Cost (100%)	\$ 420,000	\$ 7,896	\$ 300,384	\$ 33,180	\$ 41,580	\$ 36,960	
11 Yosemite Avenue - Intersection 3		1.88%	71.52%	7.90%	9.90%	8.80%	
Yosemite Avenue / McKinley Avenue							
Improvement Cost (100%)	\$ 770,000	\$ 14,476	\$ 550,704	\$ 60,830	\$ 76,230	\$ 67,760	
12 Yosemite Avenue - Intersection 4		100.00%	0.00%	0.00%	0.00%	0.00%	
Yosemite Avenue / SLSP Street A							
Improvement Cost (\$375,000)							
Developer Constructed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13 Yosemite Avenue		1.88%	71.52%	7.90%	9.90%	8.80%	
At-Grade UPRR Crossing							
Improvement Cost (100%)	\$ 600,000	\$ 11,280	\$ 429,120	\$ 47,400	\$ 59,400	\$ 52,800	
14 McKinley Avenue - Segment 1		0.04%	78.88%	15.22%	2.78%	3.08%	
Yosemite Avenue to UPRR Crossing							
Improvement Cost (100%)	\$ 432,000	\$ 173	\$ 340,762	\$ 65,750	\$ 12,010	\$ 13,306	
15 McKinley Avenue		0.04%	78.88%	15.22%	2.78%	3.08%	
At-Grade UPRR Crossing							
Improvement Cost (100%)	\$ 600,000	\$ 240	\$ 473,280	\$ 91,320	\$ 16,680	\$ 18,480	
16 Lathrop Road / McKinley Avenue		0.05%	0.28%	0.24%	0.38%	99.05%	
Improvement Cost (100%)	\$ 500,000	\$ 250	\$ 1,400	\$ 1,200	\$ 1,900	\$ 495,250	
17 Louise Avenue / McKinley Avenue		0.43%	6.50%	15.10%	0.90%	77.07%	
Improvement Cost (100%)	\$ 600,000	\$ 2,580	\$ 39,000	\$ 90,600	\$ 5,400	\$ 462,420	
18¹ Airport Way / Daniels Street		0.62%	1.50%	0.40%	0.22%	3.25%	94.01%
Improvement Cost (100%)	\$ 620,000	\$ 3,844	\$ 9,300	\$ 2,480	\$ 1,364	\$ 20,150	\$ 582,862.00
19¹ Airport Way / WB SR 120 Ramps		0.62%	1.50%	0.40%	0.22%	3.25%	94.01%
Improvement Cost (30%)	\$ 4,950,000	\$ 30,690	\$ 74,250	\$ 19,800	\$ 10,890	\$ 160,875	\$ 4,653,495.00

**Table A-1
Transportation Facilities Costs Allocated to Developments in Lathrop**

Improvement	Cost Estimate	SLSP	LGBPSP	MC	Crossroads	Other Lathrop	Through Trips
20¹ Airport Way / EB SR 120 Ramps Improvement Cost (30%)	\$ 4,950,000	\$ 30,690	\$ 74,250	\$ 19,800	\$ 10,890	\$ 160,875	\$ 4,653,495.00
Totals	\$ 54,473,974	\$ 7,838,217	\$ 12,424,697	\$ 776,347	\$ 2,903,754	\$ 20,641,106	\$ 9,889,852
		14.39%	22.81%	1.43%	5.33%	37.89%	18.16%
21 Harlan Road / Lathrop Road Intersection Improvement Cost (100%)	\$ 650,000		\$ 27,300				
			4.20%				
22 5th Street / Lathrop Road Intersection Improvement Cost (100%)	\$ 650,000		\$ 22,100				
			3.40%				
23 I-5 / Louise Avenue Interchange Improvement Cost (100%)	\$ 39,200,000		\$ 2,116,800				
			5.40%				
24 Howland Road / Louise Avenue Intersection Improvement Cost (100%)	\$ 650,000		\$ 46,150				
			7.10%				
Added Gateway Intersections #21, 22, 23 and 24:			\$ 2,212,350				
Revised Total for LGBPSP			\$14,637,047				

1. Although mitigation funds will be measured by the cost to mitigate the intersections listed above, the City may use those funds to improve intersections in Lathrop alone
Source: Feer & Peers

Table A-2
Transportation Facilities Cost Allocation

	Bldg SF	PM Peak Hour Trip Rate	Percent Adjustment For Trips ¹	Adjusted PM Peak Trips Per KSF	Total New Trips	Percent Allocation	Cost Allocation	Transportation Fee
Cost:		\$14,637,047						
Land Use	Bldg SF	Per KSF		Per KSF				Per KSF
Shopping Center	189,747	3.81	75.5%	2.88	546	22.1%	\$3,237,592	\$17,063
Office Park	958,168	1.07	94.4%	1.01	968	39.2%	\$5,739,269	\$5,990
Industrial Park	1,944,257	0.24	94.4%	0.22	434	17.6%	\$2,571,798	\$1,323
Warehouse	2,334,794	0.24	94.4%	0.22	521	21.1%	\$3,088,388	\$1,323
Total	5,426,967				2,468	100.0%	\$14,637,047	

1. Adjustment made for internal and pass-by trips.

Source: Fehr and Peers; Goodwin Consulting Group; City of Lathrop

**Table A-3
WATER SYSTEM COSTS - WATER LOOP FACILITIES**

HARD COSTS	Unit	Unit Cost	QTY	Subtotal	Running Total	Source of Cost Information
12" Waterline from Harlan Road POC to D'arcy Pkwy POC	LF	\$131	9434	\$1,237,046		Teichert
Bore & Jack for 12" Water (includes Dewatering)	LF	\$1,485	580	\$861,300		Teichert
Additional Dewatering Transport Pipe	LF	\$80	1865	\$149,704		Teichert
Removal of Debris, Fencing, Irrigation Pipe, Wells, Etc.	LS	\$513,253	0.03	\$17,509		Noceti Farms
HARD COST SUBTOTAL:					\$2,265,559	
SOFT COSTS						
Geotechnical Design, SWPPP & Inspections	LS	\$774,000	0.03	\$26,405		Engeo
Legal	LS	\$68,705	0.03	\$2,344		Miller Starr
Performance & Material Bond (includes One-Year Warranty Bond)	LS	\$441,523	0.11	\$46,682		Willis Towers Watson
Civil Engineering & Governmental Agency Coordination, Staking	LS	\$652,000	0.03	\$22,243		Mackay & Soms
SOFT COST SUBTOTAL:					\$97,674	
CITY RELATED COSTS						
City Plan Check, Inspection, & Storage Fees (Civil Improvement Plans 36.1% Reimbursable)		\$343,170	0.05	\$17,344		City
Encroachment Permit		\$0	0.00	\$0		City
City Staff Time for Meetings		\$5,287	0.25	\$1,322		City
Reimbursement Agreement (2/3 of \$7,931)						City
CITY RELATED COST SUBTOTAL:					\$18,666	
SUBTOTAL WATER SYSTEM IMPROVEMENT (ONSITE) COSTS:						
Contingency				10%	\$238,190	
(34.04% Applied to Areas Outside LGSP; 65.96% Applied to Areas Within SLSP.)				34.04%		
GRAND TOTAL WATER SYSTEM IMPROVEMENT (ONSITE) COSTS:					\$891,878	

Source: MacKay & Soms

Table A-4**Water System Fee - Water Loop Facilities**

Water Facilities Cost - Water Loop Facilities			\$891,878
Total Acres			94.73
Cost Per Acre			\$9,415
		Percentage of	Total
<u>APN</u>	<u>Acreage</u>	<u>Total Acres</u>	<u>Water Fee</u>
241-030-050-000	5.90	6.23%	\$55,548
241-390-050-000	5.36	5.66%	\$50,464
241-390-150-000	3.16	3.34%	\$29,751
241-390-200-000	2.54	2.68%	\$23,914
241-390-220-000	2.72	2.87%	\$25,609
241-400-010-000	0.26	0.27%	\$2,448
241-400-020-000	5.22	5.51%	\$49,146
241-400-030-000	2.17	2.29%	\$20,430
241-400-040-000	7.98	8.42%	\$75,131
241-400-050-000	6.38	6.73%	\$60,067
241-400-060-000	45.90	48.45%	\$432,146
241-400-070-000	5.64	5.95%	\$53,100
241-400-080-000	1.50	1.58%	\$14,122
Totals:	94.73	100%	\$891,878

Source: MacKay & Soms; Goodwin Consulting Group

Table A-5
WATER SYSTEM COSTS - EXCLUDING WATER LOOP FACILITIES

HARD COSTS	Unit	Unit Cost	QTY	Subtotal	Running Total	Source of Cost Information
12" Waterline from SR 120 to POC on D'Arcy Pkwy	LF	\$145.35	3409	\$495,498		Teichert
Fire Hydrants	LF	\$11,750	3	\$35,250		Teichert
6" Fire Hydrants Stubs w/value	LF	\$2,250	9	\$20,250		Teichert
Patch Pave (Detail R-28B)	SF	\$13.10	1500	\$19,650		
Traffic Control	LS	\$20,689	1	\$20,689		Teichert
12" Blind Flange Valve	EA	\$2.00	2500	\$5,000		Teichert
General Conditions	LS	\$2,403	1.00	\$2,403		Noceti Farms
HARD COST SUBTOTAL:					\$598,740	
SOFT COSTS						
Geotechnical Design, SWPPP & Inspections	LS	\$65,000	1.00	\$65,000		Engeo
Legal	LS	\$20,001	1.00	\$20,001		Miller Starr
Performance & Material Bond (Includes One-Year Warranty Bond)	LS	\$441,523	0.03	\$12,337		Willis Towers Watson
Civil Engineering & Governmental Agency Coordination, Staking (67.8% applies to reimbursable)	LS	\$100,388	0.68	\$68,063		Mackay & Soms
SOFT COST SUBTOTAL:					\$165,401	
CITY RELATED COSTS						
City Legal and Staff Costs		\$0	0.00	\$0.00		City
City Plan Check, Inspection, & Storage Fees (Civil Improvement Plans Reimbursable)		\$77,580	0.83	\$64,702		City
Encroachment Permit		\$0	0.00	\$0		City
City Staff Time for Meetings		\$0	0.00	\$0		City
Reimbursement Agreement (1/3 of \$7,931)		\$2,644	0.75	\$1,983		City
CITY RELATED COST SUBTOTAL:					\$66,685	
SUBTOTAL WATER SYSTEM IMPROVEMENT COSTS:					\$830,827	
Contingency					\$6,668	
GRAND TOTAL WATER SYSTEM IMPROVEMENT COSTS:					\$837,495	

Source: MacKay & Soms

Table A-6
Water System Fee - Excluding Water Loop Facilities

Water Facilities Cost - Excluding Water Loop Facilities				\$837,495
Total Frontage Linear Feet				6,526
Cost Per Linear Foot of Frontage				\$128.33
	<u>APN</u>	<u>Frontage Linear Feet</u>	<u>Percentage of Total Frontage LF</u>	<u>Water Fee</u>
	241-390-050-000	392	6.01%	\$50,306
	241-390-150-000	389	5.96%	\$49,921
	241-390-200-000	860	13.18%	\$110,366
	241-390-220-000	409	6.27%	\$52,488
	241-400-040-000	124	1.90%	\$15,913
	241-400-050-000	1,100	16.86%	\$141,165
	241-400-060-000	1,522	23.32%	\$195,321
	241-400-070-000	857	13.13%	\$109,981
	241-400-080-000	158	2.42%	\$20,276
	241-400-090-000	232	3.56%	\$29,773
	241-400-110-000	483	7.40%	\$61,984
Totals:		6,526	100%	\$837,495

Source: MacKay & Soms; Goodwin Consulting Group

Table A-7
Water Storage Facilities Cost

Well 21 Phase 2B Improvements	Quantity	Unit Cost	Total Estimated Cost
1 MG Storage Tank & Foundation	1	\$1,200,000	\$1,200,000
Booster Pump Station			
Mechanical Improvements			
Pump	4	\$20,000	\$80,000
Motor	4	\$10,000	\$40,000
Cans	4	\$12,500	\$50,000
Piping and Fittings	1	\$120,000	\$120,000
Valves	12	\$3,000	\$36,000
Instrumentation	1	\$15,000	\$15,000
Seals	4	\$4,000	\$16,000
Pedestals	4	\$15,000	\$60,000
Concrete Pad	1	\$30,000	\$30,000
Shade Structure	1	\$30,000	\$30,000
Electrical Improvements			
Starters (VFD)	4	\$20,000	\$80,000
MCC	1	\$250,000	\$250,000
Modify Switchgear	1	\$150,000	\$150,000
Transformer	1	\$50,000	\$50,000
Genset	1	\$250,000	\$250,000
Conductors and Conduits	1	\$30,000	\$30,000
Subtotal Construction Costs			\$2,487,000
Contingency		15.0%	\$373,050
Total Construction Costs			\$2,860,050
Soft Costs			
Engineering, DDW Permitting		8.0%	\$228,804
Construction Management		8.0%	\$228,804
O&M Plan for DDW Permitting			\$2,500
Total Soft Costs			\$460,108
Total Project Costs (in 2018 dollars)			\$3,320,158
Total Project Costs (in 2019 dollars)¹			<u>\$3,415,585</u>

1. Based on the ENR Index for December 2018, construction costs have increased 2.87% since the prior year.

Source: MacKay & Somps; H2O Urban Solutions

Table A-8
Water Storage Facilities Cost Allocation¹

	Bldg SF	Acres	Avg Gallons Per Day Per Acre	Total Gallons	Percent Allocation	Cost Allocation	Water Storage Fee
Cost:	\$1,800,244						
<u>Land Use</u>							<u>Per KSF</u>
Shopping Center	189,747	14.5	1300	18,876	6.2%	\$111,738	\$589
Office Park	958,168	64.3	1400	90,062	29.6%	\$533,127	\$556
Industrial Park	1,944,257	103.8	1400	145,320	47.8%	\$860,230	\$442
Warehouse	2,334,794	124.7	400	49,860	16.4%	\$295,149	\$126
Total	5,426,967	307.3		304,118	100.0%	\$1,800,244	

1. Based on the estimated water usage for LGBPSP, it is allocated approximately 52.7% of the total cost of the water storage facilities.

Source: SLSP; H2O Urban Solutions; EKI Environment and Water

Table A-9
Sewer System Facilities Cost



ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE (\$)	TOTAL PRICE (\$)
SEWER FORCE MAIN AND LIFT STATION					
1	MOBILIZATION AND TRAFFIC CONTROL	LS	LUMP SUM	100,000.00	100,000
2	LAND COSTS	SF	6,000	6.00	36,000
3	CLEARING AND GRUBBING	LS	LUMP SUM	7,500.00	7,500
4	SHEETING, SHORING, AND BRACING	LS	LUMP SUM	18,000.00	18,000
5	SAWCUT	LF	2,714	5.00	13,570
6	EROSION CONTROL (SWPPP)	LS	LUMP SUM	7,500.00	7,500
7	GRADING	SF	9,750	2.00	19,500
8	INSTALL ROADWAY PATCH (12" HMA DEEP LIFT)	LF	1,357	18.00	24,426
9	4" SANITARY SEWER FORCE MAIN (PVC)	LF	2,480	60.00	148,800
10	6" SANITARY SEWER FORCE MAIN (PVC)	LF	2,480	80.00	198,400
10	UPSIZING 8" TO 10" (PVC)	LF	3,905	10.00	39,050
11	UPSIZING 8" TO 12" (PVC)	LF	1,680	12.00	20,160
12	UPSIZING 8" TO 15" (PVC)	LF	685	15.00	10,275
13	RAIL CROSSING 30"	LF	200	400.00	80,000
14	SEWER PUMP STATION SITE WORK	LS	LUMP SUM	100,000.00	100,000
15	LIFT STATION MECHANICAL	LS	LUMP SUM	275,000.00	275,000
16	LIFT STATION ELECTRICAL AND LIGHTING	LS	LUMP SUM	113,000.00	113,000
17	LIFT STATION GENERATOR AND FUEL TANK	LS	LUMP SUM	150,000.00	150,000
18	LIFT STATION FIBER CONNECTION AND CONDUIT	LF	1,600	55.00	88,000
SEWER FORCE MAIN AND LIFT STATION SUBTOTAL					1,449,181

Table A-9
Sewer System Facilities Cost



ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE (\$)	TOTAL PRICE (\$)
OTHER COSTS					
19	SANITARY SEWER DESIGN AND INSPECTION (15%)	LS	LUMP SUM	217,377.15	217,378
20	CFF STUDY COST AND EXHIBITS	LS	LUMP SUM	25,000.00	25,000
21	CONTINGENCY (20%)	LS	LUMP SUM	289,836.20	289,837
22	SANITARY SEWER PERMITTING (UPRR)	LS	LUMP SUM	40,000.00	40,000
SUBTOTAL					\$572,215
SEWER FORCE MAIN AND LIFT STATION GRAND TOTAL					\$2,021,396

Table A-10
Sewer Facilities Cost Allocation¹

	Bldg SF	Net Acres	Avg Gallons Per Day Per Acre	Total Gallons	Percent Allocation	Cost Allocation	Sewer Fee
Cost: \$2,052,296							
							<i>Per KSF</i>
Shopping Center	189,747	14.5	590	8,567	6.7%	\$137,764	\$726
Office Park	958,168	64.3	590	37,955	29.7%	\$610,355	\$637
Industrial Park	1,944,257	103.8	355	36,849	28.9%	\$592,574	\$305
Warehouse	2,334,794	124.7	355	44,251	34.7%	\$711,603	\$305
Total	5,426,967	307.3		127,621	100.0%	\$2,052,296	

1. Total cost of storm drain facilities includes an additional \$30,900 for the construction of an 8" connection to the Lathrop Consolidated Treatment Facility.

Source: Siegfried; EKI Environment & Water; Goodwin Consulting Group

Table A-11
Storm Drain System Facilities Cost



ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE (\$)	TOTAL PRICE (\$)
STORM DRAIN SYSTEM AND DETENTION FACILITIES					
1	MOBILIZATION	LS	LUMP SUM	250,000.00	250,000
2	LAND COSTS	SF	460,000	6.00	2,760,000
3	CLEARING AND GRUBBING	LS	LUMP SUM	30,000.00	30,000
4	GRADING	CY	72,800	12.00	873,600
5	STORM OUTFALL AND TRASH RACK	EA	5	15,000.00	75,000
6	EROSION CONTROL (SWPPP)	LS	LUMP SUM	50,000.00	50,000
7	UPSIZING FROM 24" TO 36" STORM	LF	5,005	20.00	100,100
8	UPSIZING FROM 24" TO 42" STORM	LF	3,770	120.00	452,400
9	UPSIZING FROM 24" TO 48" STORM	LF	8,030	160.00	1,284,800
10	UPSIZING FROM 24" TO 54" STORM	LF	1,780	200.00	356,000
11	STORM DRAIN MANHOLE (FOR LINES MORE THAN 24" DIA)	EA	40	3,000.00	120,000
12	BASIN 1 - 6" DEEP GRAVEL ROAD PER DETAIL D-18	SF	40,400	4.00	161,600
13	BASIN 2 - 6" DEEP GRAVEL ROAD PER DETAIL D-18	SF	14,600	4.00	58,400
14	BASIN 3 - 6" DEEP GRAVEL ROAD PER DETAIL D-18	SF	12,800	4.00	51,200
15	BASIN 1 - 8' CHAIN LINK FENCE	LF	1,600	75.00	120,000
16	BASIN 2 - 8' CHAIN LINK FENCE	LF	1,280	75.00	96,000
17	BASIN 3 - 8' CHAIN LINK FENCE	LF	1,130	75.00	84,750
18	GATE	EA	3	5,500.00	16,500
19	48" STORM DRAIN FORCE MAIN (INCLUDES ASPHALT PATCH BACK AND RESTORATION)	LF	7,900	225.00	1,777,500
20	STORM DRAIN SYSTEM PUMP STATION SITE WORK	LS	LUMP SUM	100,000.00	100,000
21	STORM DRAIN SYSTEM PUMPSTATION MECHANICAL	LS	LUMP SUM	275,000.00	275,000
22	STORM DRAIN SYSTEM PUMP ELECTRICAL AND LIGHTING	LS	LUMP SUM	113,000.00	113,000



Table A-11
Storm Drain System Facilities Cost

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE (\$)	TOTAL PRICE (\$)
23	STORM DRAIN SYSTEM PUMPGENERATOR AND FUEL TANK	LS	LUMP SUM	150,000.00	150,000
24	STORM DRAIN SYSTEM PUMP FIBER CONNECTION AND CONDUIT	LF	1,600	55.00	88,000
25	CONNECT TO STORM DRAIN MAINFOLD OUTFALL	EA	1	25,000.00	25,000
STORM DRAIN SYSTEM AND DETENTION FACILITIES SUBTOTAL					9,468,850

OTHER COSTS

26	STORM DRAIN DESIGN AND INSPECTION (15%)	LS	LUMP SUM	1,420,327.50	1,420,328
27	CFF STUDY COST AND EXHIBITS	LS	LUMP SUM	25,000.00	25,000
28	CONTINGENCY (20%)	LS	LUMP SUM	1,893,770.00	1,893,770
OTHER COSTS SUBTOTAL					\$3,339,098

STORM DRAIN SYSTEM AND DETENTION FACILITIES GRAND TOTAL					\$12,807,948
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Table A-12
Storm Drain Facilities Cost Allocation

	Bldg SF	Acres	C-Value	Total C-Value	Percent Allocation	Cost Allocation	Storm Drainage Fee
Cost: \$12,807,948							
<u>Land Use</u>			<u>Per Acre</u>				<u>Per KSF</u>
Shopping Center	189,747	14.5	0.90	13.1	5.7%	\$724,941	\$3,821
Office Park	958,168	64.3	0.90	57.9	25.1%	\$3,211,806	\$3,352
Industrial Park	1,944,257	103.8	0.70	72.7	31.5%	\$4,030,776	\$2,073
Warehouse	2,334,794	124.7	0.70	87.3	37.8%	\$4,840,426	\$2,073
Total	5,426,966	307.3		230.9	100.0%	\$12,807,948	

Source: Siegfried; City of Lathrop; Goodwin Consulting Group

Table A-13
Regional Outfall Structure Cost

Description	Total
Grading, Dewatering & Cleanup	
Labor	\$ 23,875
Equipment	\$ 17,865
Material	\$ 7,650
Piping (6 Wall Spools)	
Labor	\$ 10,500
Equipment	\$ 5,625
Material	\$ 35,625
Sheetpile	
Labor	\$ 5,250
Subcontract	\$ 914,100
Concrete Headwall	
Labor	\$ 155,250
Equipment	\$ 29,785
Material	\$ 135,653
Subcontract	\$ 21,500
Armorflex	
Labor	\$ 17,150
Equipment	\$ 16,160
Material	\$ 71,025
Rip Rap	
Labor	\$ 36,850
Equipment	\$ 17,653
Material	\$ 132,000
Subtotal	\$ 1,653,516
Changing Orders	
Additional Shoring WA #28	\$ 524,319
RD-17 Requirement for Crane Bridge WA #30	\$ 26,589
Subtotal	\$ 550,908
General Conditions 2%	\$ 44,088
Soft Costs	\$ 901,388
City-Related Costs	\$ 120,670
Contingency	\$ 263,342
Total ROS Construction Cost	\$ 3,533,913

Source: Teichert; City of Lathrop

Table A-14
Regional Outfall Structure Cost Allocation¹

	Bldg SF	Acres	C-Value	Total C-Value	C-Value Percent Allocation	Cost Allocation	ROS Fee
Cost:		\$1,177,971					
<u>Land Use</u>			<u>Per Acre</u>				<u>Per KSF</u>
Shopping Center	189,747	14.5	0.90	13.1	5.7%	\$66,674	\$351
Office Park	958,168	64.3	0.90	57.9	25.1%	\$295,396	\$308
Industrial Park	1,944,257	103.8	0.70	72.7	31.5%	\$370,718	\$191
Warehouse	2,334,794	124.7	0.70	87.3	37.8%	\$445,183	\$191
Total	5,426,966	307.3		230.9	100.0%	\$1,177,971	

1. The City estimates that 33% of the cost of the ROS is LGBPSP's fair share.

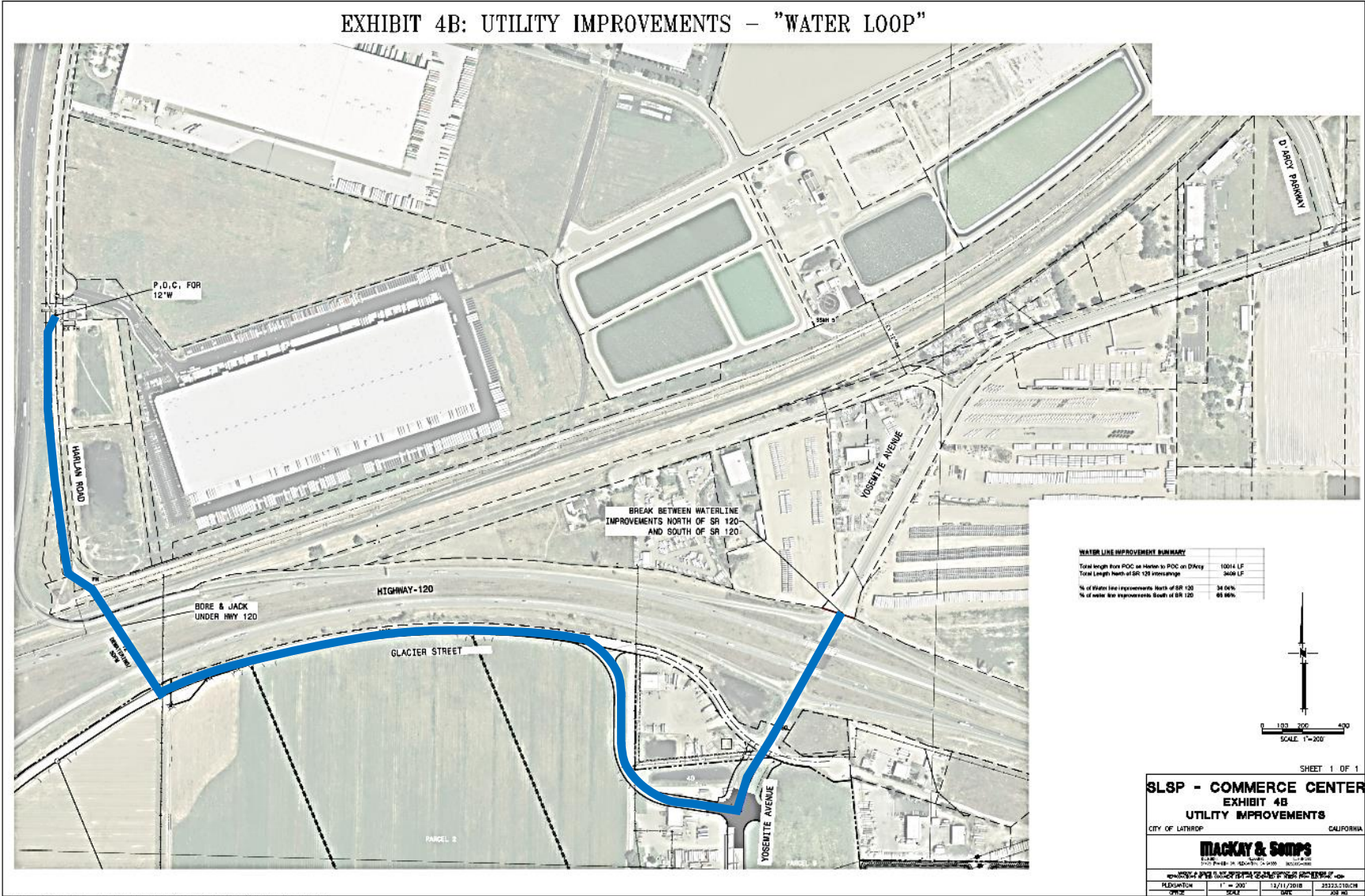
Source: Teichert; City of Lathrop; Goodwin Consulting Group

APPENDIX B

Maps of Water Facility Locations and Benefitting Properties

Exhibit B-1: Water Facilities Map (Water Loop)

EXHIBIT 4B: UTILITY IMPROVEMENTS - "WATER LOOP"



WATER LINE IMPROVEMENT SUMMARY

Total length from POC on Horizon to POC on D'Arcy	10014 LF
Total Length north of SR 128 viaductage	3400 LF
% of Water line improvements north of SR 128	34.04%
% of water line improvements south of SR 128	65.96%



SHEET 1 OF 1

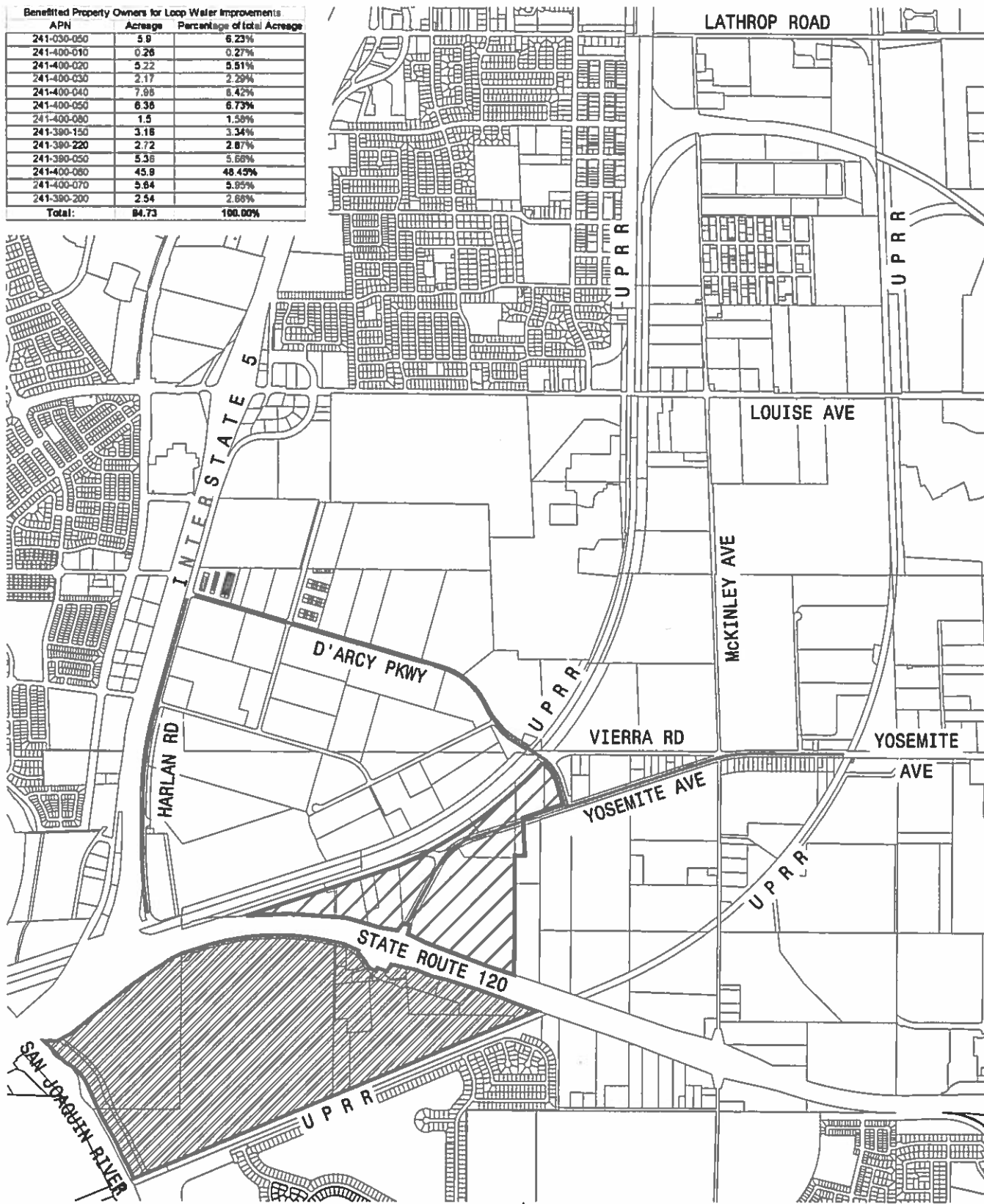
SLSP - COMMERCE CENTER
EXHIBIT 4B
UTILITY IMPROVEMENTS
 CITY OF LATROP CALIFORNIA

Mackay & Sons
 CIVIL ENGINEERS
 1000 PINE BLVD. SUITE 200
 LATROP, CA 94546

PREPARED BY	1" = 200'	12/11/2018	2022210104
CHECKED BY	SCALE	DATE	JOB NO.

REIMBURSEMENT AGREEMENT FOR SOUTH LATHROP BENEFITTING PROPERTY OWNERS OUTSIDE SOUTH LATHROP
 EXHIBIT 6B: BENEFITTED PROPERTY OWNERS - "WATER LOOP"

Benefitted Property Owners for Loop Water Improvements		
APN	Acreage	Percentage of Total Acreage
241-030-050	5.9	6.23%
241-400-010	0.26	0.27%
241-400-020	5.22	5.51%
241-400-030	2.17	2.29%
241-400-040	7.98	8.42%
241-400-050	6.36	6.73%
241-400-080	1.5	1.59%
241-390-150	3.16	3.34%
241-390-220	2.72	2.87%
241-390-050	5.36	5.68%
241-400-060	45.9	48.49%
241-400-070	5.64	5.95%
241-390-200	2.54	2.68%
Total:	94.73	100.00%

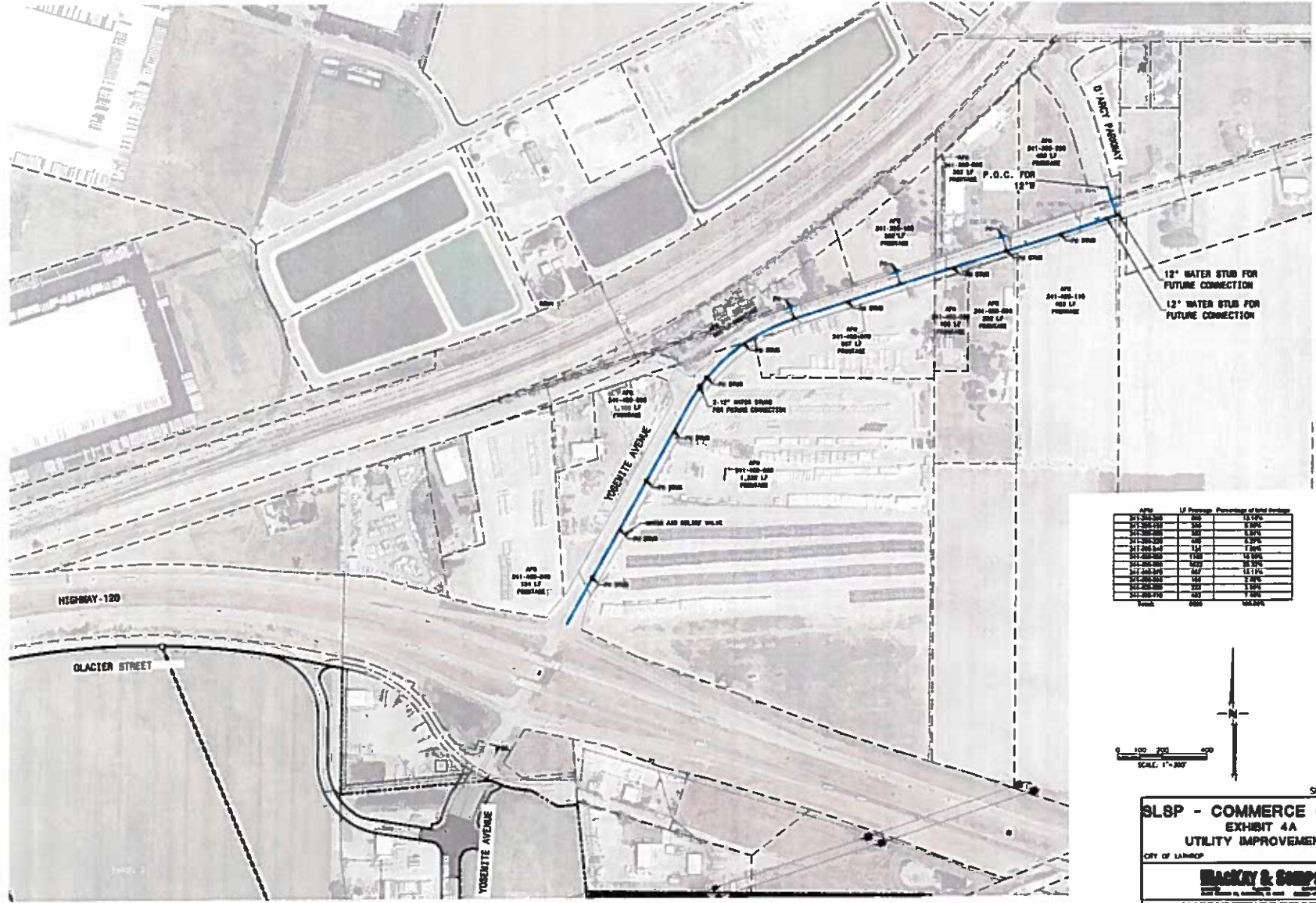


LATHROP GATEWAY BUSINESS PARK SPECIFIC PLAN
 SOUTH LATHROP SPECIFIC PLAN (INCLUDED IN REIMBURSEMENT AGREEMENT FOR PROPERTIES WITHIN SLSP)

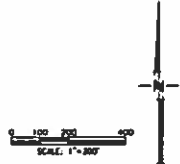


MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 JOB NO.: 25223 000 DATE: 12.06.2018

EXHIBIT 4A: UTILITY IMPROVEMENTS - "FRONTAGE"



APN	LF Proposed	Percentage of total existing
011-000-000	200	13.33%
011-000-010	200	8.00%
011-000-020	200	13.33%
011-000-030	200	13.33%
011-000-040	200	13.33%
011-000-050	1700	14.17%
011-000-060	1000	20.00%
011-000-070	1000	13.33%
011-000-080	100	2.00%
011-000-090	200	13.33%
011-000-100	200	13.33%
011-000-110	200	13.33%
011-000-120	200	13.33%
011-000-130	200	13.33%
011-000-140	200	13.33%
011-000-150	200	13.33%
011-000-160	200	13.33%
011-000-170	200	13.33%
011-000-180	200	13.33%
011-000-190	200	13.33%
011-000-200	200	13.33%
011-000-210	200	13.33%
011-000-220	200	13.33%
011-000-230	200	13.33%
011-000-240	200	13.33%
011-000-250	200	13.33%
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011-000-280	200	13.33%
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011-000-310	200	13.33%
011-000-320	200	13.33%
011-000-330	200	13.33%
011-000-340	200	13.33%
011-000-350	200	13.33%
011-000-360	200	13.33%
011-000-370	200	13.33%
011-000-380	200	13.33%
011-000-390	200	13.33%
011-000-400	200	13.33%
011-000-410	200	13.33%
011-000-420	200	13.33%
011-000-430	200	13.33%
011-000-440	200	13.33%
011-000-450	200	13.33%
011-000-460	200	13.33%
011-000-470	200	13.33%
011-000-480	200	13.33%
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011-000-710	200	13.33%
011-000-720	200	13.33%
011-000-730	200	13.33%
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011-000-750	200	13.33%
011-000-760	200	13.33%
011-000-770	200	13.33%
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011-000-810	200	13.33%
011-000-820	200	13.33%
011-000-830	200	13.33%
011-000-840	200	13.33%
011-000-850	200	13.33%
011-000-860	200	13.33%
011-000-870	200	13.33%
011-000-880	200	13.33%
011-000-890	200	13.33%
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011-000-920	200	13.33%
011-000-930	200	13.33%
011-000-940	200	13.33%
011-000-950	200	13.33%
011-000-960	200	13.33%
011-000-970	200	13.33%
011-000-980	200	13.33%
011-000-990	200	13.33%
011-000-1000	200	13.33%
Total	2000	100.00%



SHEET 1 OF 1

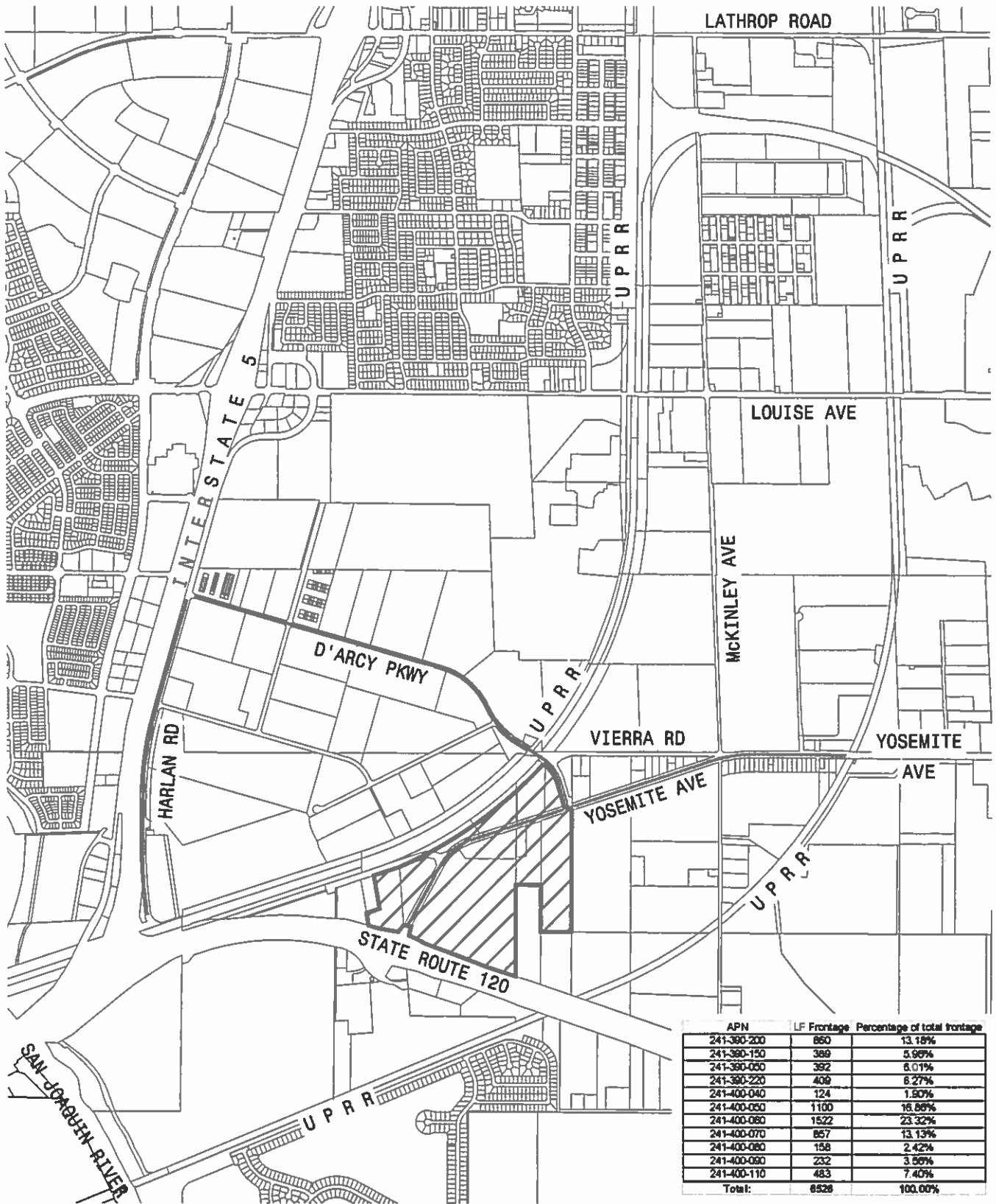
SLSP - COMMERCE CENTER
EXHIBIT 4A
UTILITY IMPROVEMENTS
 CITY OF LANHOP CALIFORNIA

Black & Samps
 2000 JEFFERSON BLVD, SUITE 200
 LANHOP, CA 95030
 TEL: (916) 438-1234 FAX: (916) 438-1235

PLANNED	1" = 30'	12/1/2014	212121212
DRAWN	SCALE	DATE	BY

Exhibit B-4 - Water Facilities (Non-Water Loop) Benefitting Properties

REIMBURSEMENT AGREEMENT FOR SOUTH LATHROP BENEFITTING PROPERTY OWNERS OUTSIDE SOUTH LATHROP
 EXHIBIT 6A: BENEFITTED PROPERTY OWNERS - FRONTAGE



APN	LF Frontage	Percentage of total frontage
241-360-200	860	13.18%
241-360-150	389	5.90%
241-360-050	392	6.01%
241-360-220	409	6.27%
241-400-040	124	1.90%
241-400-050	1100	16.86%
241-400-080	1522	23.32%
241-400-070	857	13.13%
241-400-060	158	2.42%
241-400-090	232	3.56%
241-400-110	483	7.40%
Total:	6528	100.00%

 LATHROP GATEWAY BUSINESS PARK SPECIFIC PLAN



MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 JOB NO. 25223 000 DATE: 12.08.2016