

**GCG**

GOODWIN CONSULTING GROUP

**CITY OF LATHROP**

**SEWER REIMBURSEMENT CAPITAL  
FACILITIES FEES STUDY**

**FINAL REPORT**



**February 27, 2020**

# SEWER REIMBURSEMENT CAPITAL FACILITIES FEES STUDY

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## ***EXECUTIVE SUMMARY***

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### **PURPOSE OF THE FEE STUDY**

The City retained Goodwin Consulting Group to assist in establishing impact fees for fee areas within the City. These fee areas are identified in four reimbursement agreements between the City of Lathrop and developers who have constructed sewer facilities. The sewer facilities were constructed as a condition of development. Since the sewer facilities will benefit other local properties, the developers and the City entered into the reimbursement agreements to reimburse the developers for oversizing the facilities. Future development that will benefit from the constructed sewer facilities will pay a fee to the City for their fair share of the facilities cost and the City will use these revenues to reimburse the developers. The four reimbursement agreements are entered into between the City of Lathrop and the following developers:

- LIT Industrial Limited Partnership (“LIT”)
- Pilot Travel Centers LLC (“Pilot”)
- DPIF CA 1 Lathrop, LLC (DPIF)
- CFT NV Developments, LLC (“CFT NV”)

The sewer reimbursement fees presented in this *Sewer Reimbursement Capital Facilities Fees Study* (the “Fee Study”) include the following:

- LIT Sewer Reimbursement Capital Facilities Fee (CFF)
- Pilot Sewer Reimbursement CFF
- DPIF Sewer Reimbursement CFF
- CFT NV Sewer Reimbursement CFF

### **FEE SCHEDULE**

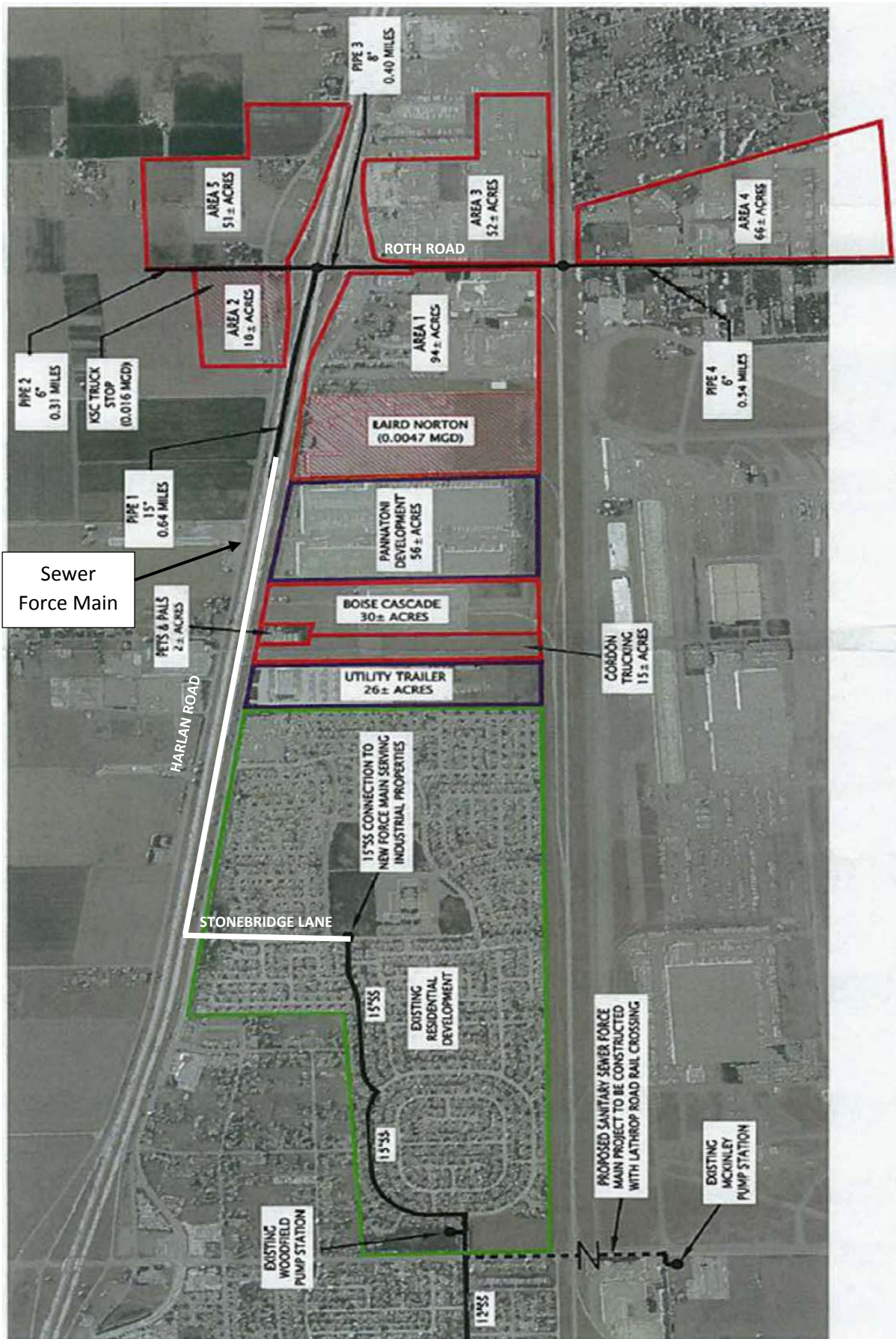
The tables on the following pages summarize the proposed Sewer Reimbursement CFFs pursuant to the four reimbursement agreements. Following each CFF table is a figure showing the location of the sewer pipeline project as well as the parcels included in the reimbursement fee program area. The City levies a 3.0% administration fee to the cumulative total of all its CFFs to pay for the administrative duties associated with the CFF program. This 3.0% administration fee would be added on top of the Sewer Reimbursement CFFs presented in Fee Study.

**TABLE ES- 1 - LIT SEWER REIMBURSEMENT CFF**

APN	Address			Area (acre)	Reimbursement Fee
<b>Area 1</b>					
196-020-040	134	ROTH	RD	1.01	\$3,116
196-020-050	11333	S HARLAN	RD	0.42	\$1,296
196-020-060	11338	S HARLAN	RD	1.66	\$5,121
196-020-070	11299	S HARLAN	RD	0.42	\$1,296
196-020-080	11378	S HARLAN	RD	1.72	\$5,306
196-020-090	11401	S HARLAN	RD	0.59	\$1,828
196-020-100	11432	S HARLAN	RD	3.87	\$11,939
196-020-110	11525	S HARLAN	RD	0.41	\$1,265
196-020-120	11500	S HARLAN	RD	3.66	\$11,292
196-020-130	11550	S HARLAN	RD	3.97	\$12,248
196-020-140	11616	S HARLAN	RD	3.43	\$10,582
196-020-150	11674	S HARLAN	RD	0.42	\$1,296
196-020-160	11672	S HARLAN	RD	3.88	\$11,970
196-020-180	11265	S HARLAN	RD	0.64	\$1,986
196-020-200	116	ROTH	RD	1.88	\$5,789
196-030-010	250	ROTH	RD	9.52	\$22,028
196-030-020	342	ROTH	RD	15.41	\$35,657
<b>Area 2</b>					
191-250-090	11401	S MANTHEY	RD	6.84	\$21,102
191-250-100	11555	S MANTHEY	RD	0.08	\$249
191-250-140	11293	S MANTHEY	RD	11.4	\$35,171
<b>Area 3</b>					
193-330-170	11145	S HARLAN	RD	1.18	\$3,640
193-330-280	10842	S HARLAN	RD	28.24	\$87,124
193-330-390 <sup>1</sup>	10998	S HARLAN (Pilot)	RD	8.76	\$27,026
193-330-400 <sup>2</sup>	10998	S HARLAN (Beneto)	RD	14.88	\$45,907
193-330-310	10980	S HARLAN	RD	1.97	\$6,078
<b>Area 4</b>					
193-320-080	707	ROTH	RD	8.85	\$20,478
193-320-120	755	ROTH	RD	8.93	\$20,663
193-320-130	719	ROTH	RD	1.62	\$3,748
193-320-260 <sup>3</sup>	865	ROTH	RD	7.37	\$17,053
193-320-170	889	ROTH	RD	3.00	\$6,942
193-320-180	801	ROTH	RD	9.74	\$22,537
193-320-190	11160	S MCKINLEY	AV	0.54	\$1,249
193-320-200	11156	S MCKINLEY	AV	2.74	\$6,340
193-320-210	437	ROTH	RD	1.22	\$2,823
193-320-220	11200	S MCKINLEY	AV	0.87	\$2,013
193-320-240	11288	S MCKINLEY	AV	2.86	\$6,618
193-380-010	11285	S VALLEJO	CT	4.00	\$9,255
193-380-020	11191	S VALLEJO	CT	4.09	\$9,464
193-380-030	11180	S VALLEJO	CT	4.09	\$9,464
193-380-040	11290	S VALLEJO	CT	4.02	\$9,302
193-380-050	11150	S VALLEJO	CT	1.95	\$4,512
<b>Area 5</b>					
193-330-110	11199	S MANTHEY	RD	0.77	\$2,376
193-330-150	10623	S MANTHEY	RD	0.52	\$1,604
193-330-160	11140	S MANTHEY	RD	0.16	\$494
193-330-190	10749	S MANTHEY	RD	9.22	\$28,445
193-330-210	11161	S MANTHEY	RD	0.97	\$2,993
193-330-220	11100	S MANTHEY	RD	0.50	\$1,543
193-330-340	10910	S MANTHEY	RD	1.76	\$5,430
193-330-350	10950	S MANTHEY	RD	2.49	\$7,682
193-330-360	0	BRIGGS/MANTHEY	RD	27.60	\$85,150
193-330-370	124	W BRIGGS	RD	1.07	\$3,301
193-330-380	58	W BRIGGS	RD	1.05	\$3,239
<b>Total Reimbursement Fees</b>					<b>\$665,029</b>

(1) This parcel is identified in the LIT reimbursement agreement as parcel 193-330-300; it has been renumbered to 193-330-390  
(2) This parcel is identified in the LIT reimbursement agreement as parcel 193-330-300; it has been renumbered to 193-330-400  
(3) This parcel is identified in the LIT reimbursement agreement as parcel 193-320-160; it has been renumbered to 193-320-260

Figure 1 - LIT Sewer Project Location and Fee Area



**Table ES-2 - Pilot Sewer Reimbursement CFF**

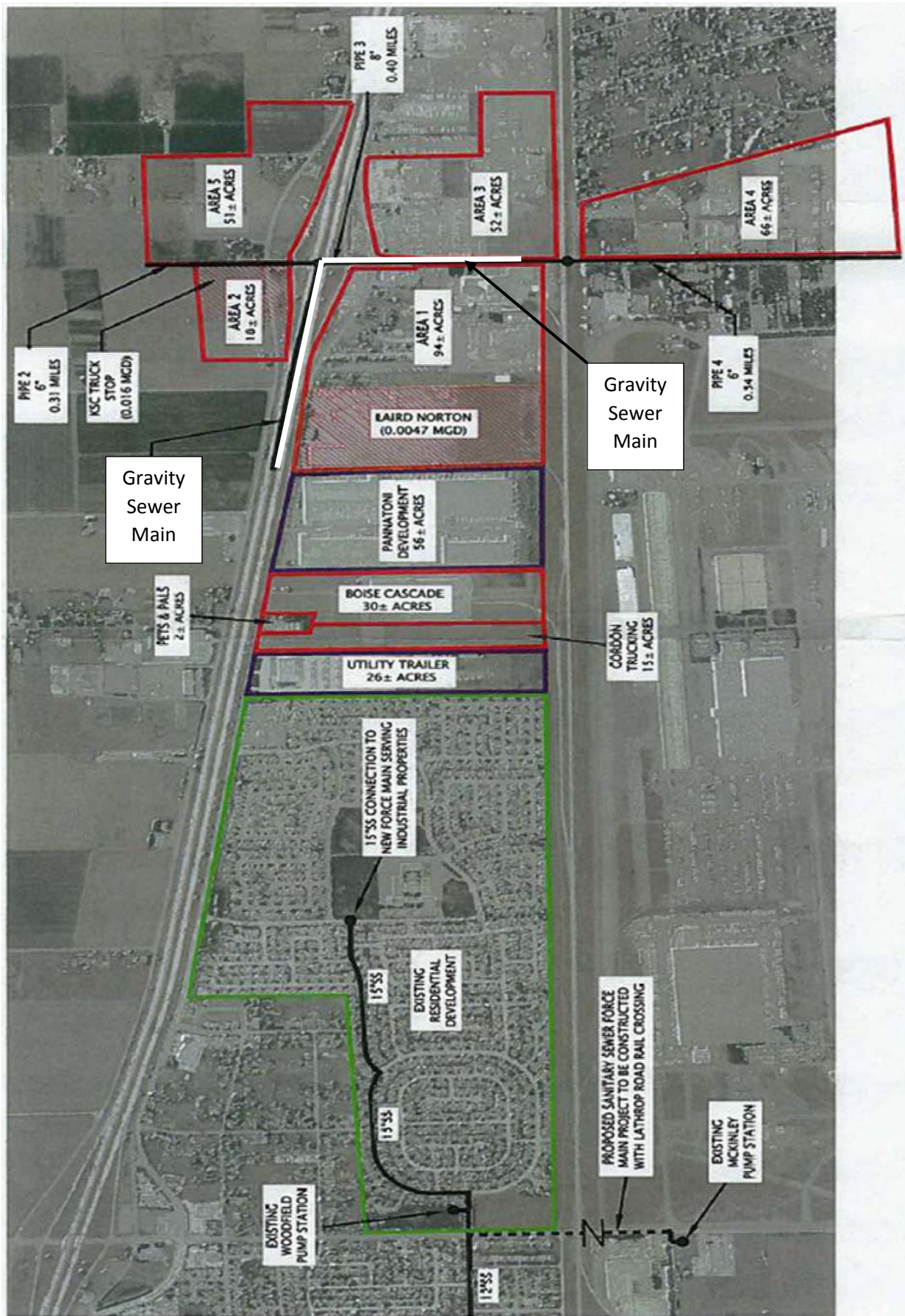
APN	Address			Acres	Reimbursement Fee
<b>Area 1</b>					
196-020-040	134	ROTH	RD	1.01	\$10,295
196-020-050	11333 S	HARLAN	RD	0.42	\$4,281
196-020-060	11338 S	HARLAN	RD	1.66	\$16,921
196-020-070	11299 S	HARLAN	RD	0.42	\$4,281
196-020-080	11378 S	HARLAN	RD	1.72	\$17,533
196-020-090	11401 S	HARLAN	RD	0.59	\$6,041
196-020-100	11432 S	HARLAN	RD	3.87	\$39,449
196-020-110	11525 S	HARLAN	RD	0.41	\$4,179
196-020-120	11500 S	HARLAN	RD	3.66	\$37,308
196-020-130	11550 S	HARLAN	RD	3.97	\$40,468
196-020-140	11616 S	HARLAN	RD	3.43	\$34,964
196-020-150	11674 S	HARLAN	RD	0.42	\$4,281
196-020-160	11672 S	HARLAN	RD	3.88	\$39,551
196-020-180	11265 S	HARLAN	RD	0.64	\$6,563
196-020-200	116	ROTH	RD	1.88	\$19,127
196-030-010	250	ROTH	RD	9.52	\$72,781
196-030-020	342	ROTH	RD	15.41	\$117,811
<b>Area 2</b>					
191-250-090	11401 S	MANTHEY	RD	6.84	\$69,723
191-250-100	11555 S	MANTHEY	RD	0.08	\$823
191-250-140	11293 S	MANTHEY	RD	11.4	\$116,205
<b>Area 3</b>					
193-330-170	11145 S	HARLAN	RD	1.18	\$12,028
193-330-280	10842 S	HARLAN	RD	28.24	\$287,863
193-330-400 <sup>1</sup>	10998 S	HARLAN (Beneto)	RD	14.88	\$151,678
193-330-310	10980 S	HARLAN	RD	1.97	\$20,081
<b>Area 4</b>					
193-320-080	707	ROTH	RD	8.85	\$67,659
193-320-120	755	ROTH	RD	8.93	\$68,271
193-320-130	719	ROTH	RD	1.62	\$12,385
193-320-260 <sup>2</sup>	865	ROTH	RD	7.37	\$56,344
193-320-170	889	ROTH	RD	3.00	\$22,935
193-320-180	801	ROTH	RD	9.74	\$74,463
193-320-190	11160 S	MCKINLEY	AV	0.54	\$4,128
193-320-200	11156 S	MCKINLEY	AV	2.74	\$20,948
193-320-210	437	ROTH	RD	1.22	\$9,327
193-320-220	11200 S	MCKINLEY	AV	0.87	\$6,651
193-320-240	11288 S	MCKINLEY	AV	2.86	\$21,865
193-380-010	11285 S	VALLEJO	CT	4.00	\$30,580
193-380-020	11191 S	VALLEJO	CT	4.09	\$31,268
193-380-030	11180 S	VALLEJO	CT	4.09	\$31,268
193-380-040	11290 S	VALLEJO	CT	4.02	\$30,733
193-380-050	11150 S	VALLEJO	CT	1.95	\$14,908
<b>Area 5</b>					
193-330-110	11199 S	MANTHEY	RD	0.77	\$7,849
193-330-150	10623 S	MANTHEY	RD	0.52	\$5,301
193-330-160	11140 S	MANTHEY	RD	0.16	\$1,631
193-330-190	10749 S	MANTHEY	RD	9.22	\$93,984
193-330-210	11161 S	MANTHEY	RD	0.97	\$9,888
193-330-220	11100 S	MANTHEY	RD	0.50	\$5,097
193-330-340	10910 S	MANTHEY	RD	1.76	\$17,940
193-330-350	10950 S	MANTHEY	RD	2.49	\$25,382
193-330-360	0	BRIGGS/MANTHEY	RD	27.60	\$281,339
193-330-370	124 W	BRIGGS	RD	1.07	\$10,907
193-330-380	58 W	BRIGGS	RD	1.05	\$10,703
<b>Total Fees</b>					<b>\$2,107,990</b>

(1) This parcel is identified in the Pilot reimbursement agreement as parcel 193-330-300; it has been renumbered to 193-330-400.

(2) This parcel is identified in the Pilot reimbursement agreement as parcel 193-320-160; it has been renumbered to 193-320-260.



Figure 2 - Pilot Sewer Project Location and Fee Area



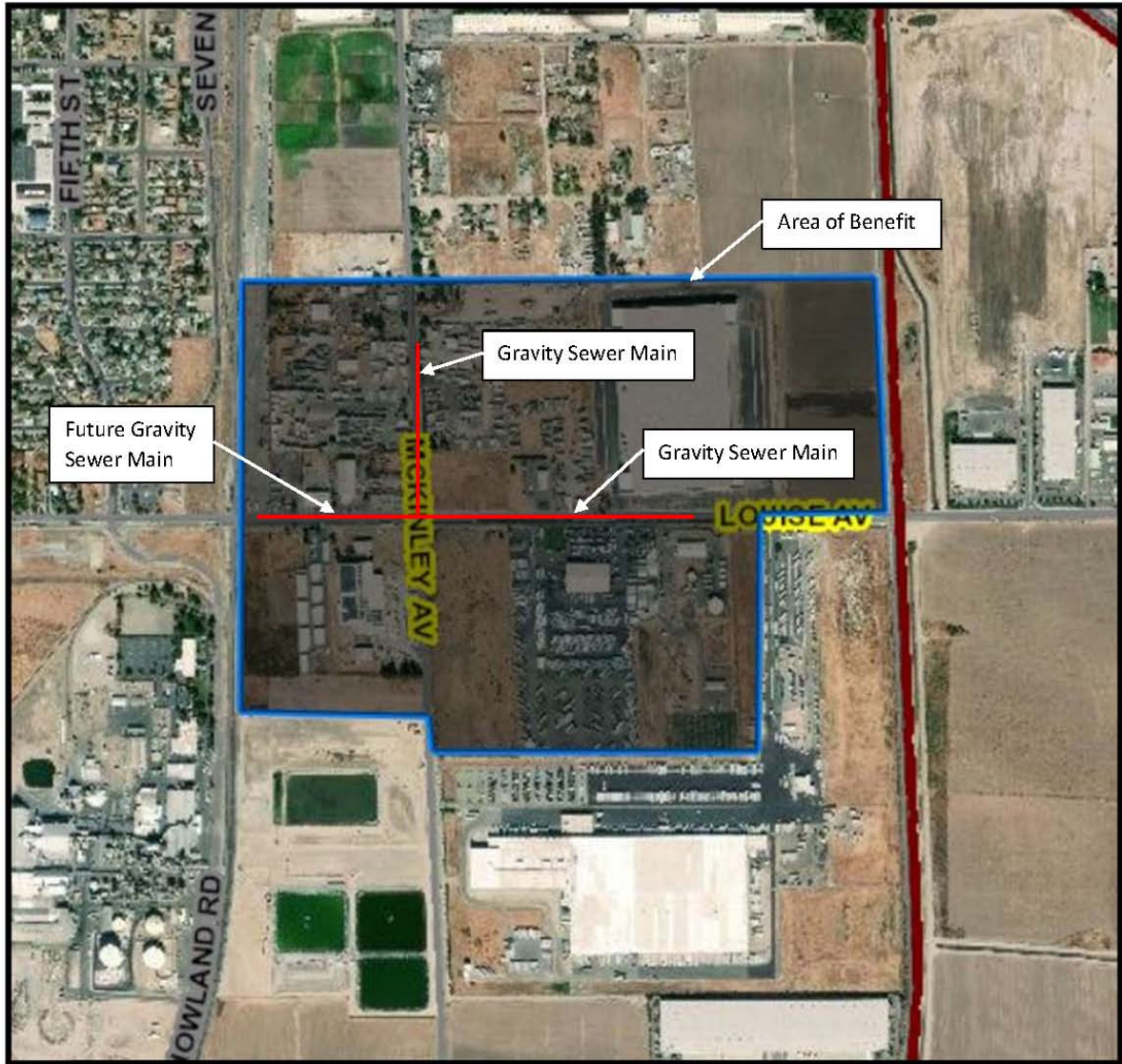
**Table ES-3 - DPIF Sewer Reimbursement and Sewer Main CFFs**

APN	Address	Reimbursement Fee	Sewer Main Fee	Total Fee
		A	B	C = A + B
198-080-320	16178 S McKinley AV	\$6,498	\$3,414	\$9,912
198-080-330	16188 S McKinley AV	\$609	\$320	\$929
198-100-010	16175 S McKinley AV	\$15,654	\$8,225	\$23,879
198-100-020	16263 S McKinley AV	\$36,921	\$19,397	\$56,318
198-100-030	16351 S McKinley AV	\$46,742	\$24,557	\$71,299
198-100-040	1631 E Louise AV	\$11,150	\$5,858	\$17,008
198-100-050	1629 E Louise AV	\$11,076	\$5,819	\$16,896
198-100-060	1683 E Louise AV	\$11,944	\$6,276	\$18,220
198-100-070	1695 E Louise AV	\$14,067	\$7,390	\$21,457
198-100-090	16490 E McKinley AV	\$1,108	\$582	\$1,690
198-100-100	1909 E Louise AV	\$25,475	\$13,384	\$38,860
198-100-110	16300 S McKinley AV	\$36,921	\$19,397	\$56,318
198-100-120	16200 S McKinley AV	\$43,493	\$22,850	\$66,343
198-100-130	16190 S McKinley AV	\$30,127	\$15,828	\$45,956
198-100-150	2075 E Louise AV	\$1,175	\$617	\$1,793
198-100-180	2445 E Louise AV	\$91,102	\$47,863	\$138,966
198-100-190	2001 E Louise AV	\$50,065	\$26,303	\$76,368
198-100-200	1919 E Louise AV	\$15,654	\$8,225	\$23,879
198-140-130	1700 E Louise AV	\$71,479	\$37,553	\$109,032
198-140-140	1644 E Louise AV	\$23,112	\$12,143	\$35,255
198-140-150	1608 E Louise AV	\$23,851	\$12,531	\$36,382
198-160-010	1850 E Louise AV	\$101,459	\$53,304	\$154,763
198-160-020	2050 E Louise AV	\$151,376	\$79,530	\$230,905
<b>Total Fees</b>		<b>\$821,059</b>	<b>\$431,368</b>	<b>\$1,252,427</b>

(1) Parcel 198-100-230 is owned by DPIF CA 1 Lathrop, LLC; this property would not be subject to the Sewer Fee or Future Sewer Main Fee and instead would receive a total of \$272,947 in fee credits and \$821,059 in fee reimbursements; calculated as follows: \$1,094,006 - \$195,759 - \$77,188 = \$821,059.



Figure 3- DPIP Project Location and Fee Area



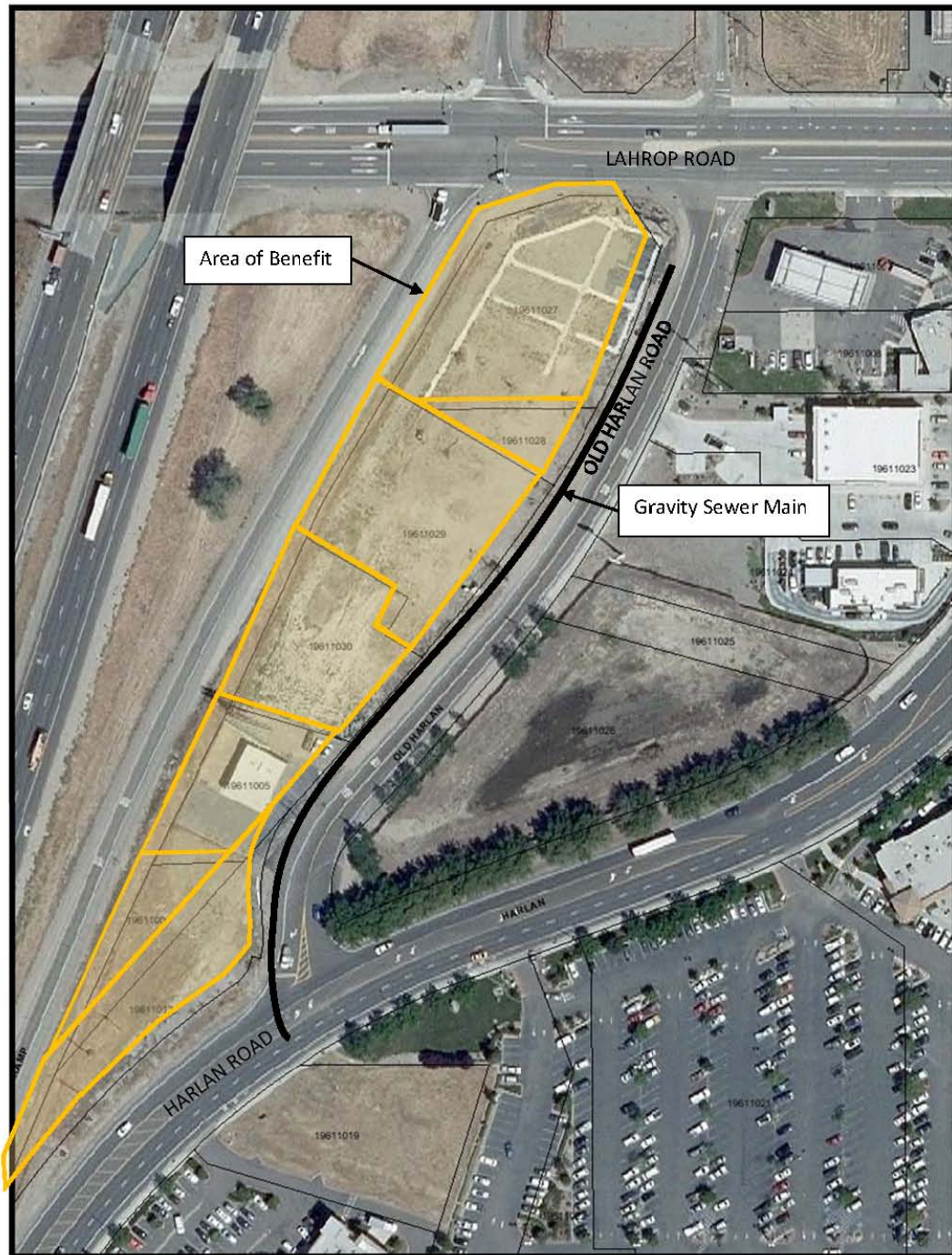
**Table ES-4 – CFT NV Sewer Reimbursement CFF**

<b>APN</b>	<b>Address</b>	<b>Acres</b>	<b>Reimbursement Fees</b>
196-110-290	15099 Old Harlan RD	0.69	<b>\$57,152</b>
196-110-300	15099 Old Harlan RD	0.49	<b>\$40,586</b>
196-110-050	15151 Old Harlan RD	0.36	<b>\$29,818</b>
196-110-060	15215 Old Harlan RD	0.22	<b>\$18,222</b>
196-110-170	15235 Old Harlan RD	0.47	<b>\$38,930</b>
<b>Total Reimbursement Fees</b>			<b>\$184,708</b>

**FEE ADJUSTMENTS**

The Sewer Reimbursement CFFs in this Fee Study will not be adjusted in future years since the City’s policy is to not inflate this type of fee. However, the DPIF Sewer Main Fee will be inflated annually since this fee will fund construction of a future sewer main. The DPIF Sewer Main Fee will be adjusted annually by the change in the Engineering News Record 20-City Construction Cost Index over the prior calendar year.

Figure 4- CFT NV Sewer Project and Fee Area





## ***I. INTRODUCTION***

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The City of Lathrop is located in the Sacramento central valley, approximately 58 miles south of Sacramento and 80 miles east of San Francisco. When the City incorporated in 1989, its population was approximately 6,500; as of January 2019, the California Department of Finance estimates the City's population is 24,936.

### **FEES INCLUDED IN THIS FEE STUDY**

The City retained Goodwin Consulting Group to assist in establishing impact fees for four specific areas within the City. These four areas are identified in reimbursement agreements between the City of Lathrop and developers who have constructed sewer facilities. The sewer facilities were constructed as a condition of development. Since the sewer facilities will benefit other local properties, the developers and the City entered into the reimbursement agreements to reimburse the developers for oversizing the facilities. Future development that will benefit from the constructed sewer facilities will pay a fee to the City for their fair share of the facilities cost and the City will use these revenues to reimburse the developers.

The reimbursement fees presented in this *Sewer Reimbursement Capital Facilities Fees Study* (the "Fee Study") include the following:

- LIT Sewer Reimbursement CFF
- Pilot Sewer Reimbursement CFF
- DPIF Sewer Reimbursement CFF
- CFT NV Sewer Reimbursement CFF

### **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 Sewer Reimbursement CFFs in this Fee Study were established in accordance with The Mitigation Fee Act. The assumptions, methodologies, costs, and cost allocation factors used herein 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	Provides an explanation of the fee methodology used to calculate the fees in this Fee Study
Chapters 3-6	Provide details of the properties in the fee area, sewer facilities, costs, and fee calculations for each of the four Sewer Reimbursement CFFs
Chapter 7	Discusses the nexus findings for the Sewer Reimbursement CFFs
Chapter 8	Addresses implementation of the fee program, future fee adjustments, if applicable, and administrative duties required by the Mitigation Fee Act



## 2. *FEE METHODOLOGY*

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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. 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 the Sewer Reimbursement CFFS include the following:

- Step 1***     The sewer facilities required for each area, based on estimated future wastewater generation for each of the four fee areas, were identified in the reimbursement agreements
  
- Step 2***     The estimated or actual cost of the sewer facilities required for each plan area were determined and provided in the reimbursement agreements
  
- Step 3***     City engineers identified the properties in each fee area that will benefit from the sewer facilities

*Step 4* The facilities cost for each area was allocated proportionately to all properties that will benefit from the improvements in the fee area based on the size of the parcel multiplied by the estimated wastewater generation factor for each type of development, as determined by the parcel's zoning.

The allocated cost for each parcel becomes the Sewer Reimbursement CFF for each parcel. Developers that construct the sewer facilities will receive fee credits equal to the amount of the facilities cost allocated to their parcel. The difference between the total facilities cost paid by the developer and the fee credits received will be the reimbursement owed to the developer.

### **3. LIT SEWER REIMBURSEMENT CFF**

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On January 22, 2014, the Lathrop Planning Commission approved the Site Plan Review (SPR-14-4) which established the conditions for the construction of a warehouse distribution facility at 11800 S. Harlan Road.

Pursuant to the Planning Commission approval of the Site Plan Review, the City and LIT Industrial Limited Partnership (“LIT”) entered into the Reimbursement Agreement For 6” Sewer Force Main Improvements on S. Harlan Road and Stonebridge Lane (the “LIT Agreement”). Pursuant to the LIT Agreement, LIT would construct sewer facilities to accommodate the ultimate flows for the surrounding areas and would be eligible for partial reimbursement from users who connect to the sewer line.

#### **SEWER FACILITIES AND COSTS**

The sewer improvements described in the LIT Agreement consist of construction of a 6 inch municipal sewer line extension from 11800 S. Harlan Road to Stonebridge Lane. The force main was designed to convey wastewater flows from five areas north of 11800 Harlan Road. LIT has constructed this facility and the Lathrop City Council has accepted these improvements. The location of the sewer line project and the area subject to this CFF are shown in Appendix A.

The cost of the sewer line is \$756,508, including design costs. Another \$5,078 is added to the total cost for establishing the capital facilities fees for the reimbursement fee program.

#### **COST ALLOCATION METHODOLOGY**

The cost allocation methodology is presented in Table A-1 in Appendix A and consists of allocating the total cost, \$761,586, to the benefitting properties based on the estimated future wastewater flow from each parcel. Future wastewater flows were estimated using the City’s wastewater generation rates.

Table A-1 shows that based on the allocation methodology, LIT’s fair-share of the total cost is \$96,557. Because LIT constructed these facilities, LIT will receive fee credits in this total amount.

The remaining \$665,029 is allocated to 52 identified parcels that will benefit from the sewer improvements. The resulting LIT Reimbursement CFFs, as shown in Table 1 on the following page, will be used to reimburse LIT for oversizing the sewer improvements.

**Table 1 - LIT Sewer Reimbursement CFF**

APN	Address	Area (acre)	Reimbursement Fee
<b>Area 1</b>			
196-020-040	134 ROTH RD	1.01	\$3,116
196-020-050	11333 S HARLAN RD	0.42	\$1,296
196-020-060	11338 S HARLAN RD	1.66	\$5,121
196-020-070	11299 S HARLAN RD	0.42	\$1,296
196-020-080	11378 S HARLAN RD	1.72	\$5,306
196-020-090	11401 S HARLAN RD	0.59	\$1,828
196-020-100	11432 S HARLAN RD	3.87	\$11,939
196-020-110	11525 S HARLAN RD	0.41	\$1,265
196-020-120	11500 S HARLAN RD	3.66	\$11,292
196-020-130	11550 S HARLAN RD	3.97	\$12,248
196-020-140	11616 S HARLAN RD	3.43	\$10,582
196-020-150	11674 S HARLAN RD	0.42	\$1,296
196-020-160	11672 S HARLAN RD	3.88	\$11,970
196-020-180	11265 S HARLAN RD	0.64	\$1,986
196-020-200	116 ROTH RD	1.88	\$5,789
196-030-010	250 ROTH RD	9.52	\$22,028
196-030-020	342 ROTH RD	15.41	\$35,657
<b>Area 2</b>			
191-250-090	11401 S MANTHEY RD	6.84	\$21,102
191-250-100	11555 S MANTHEY RD	0.08	\$249
191-250-140	11293 S MANTHEY RD	11.4	\$35,171
<b>Area 3</b>			
193-330-170	11145 S HARLAN RD	1.18	\$3,640
193-330-280	10842 S HARLAN RD	28.24	\$87,124
193-330-390 <sup>1</sup>	10998 S HARLAN (Pilot) RD	8.76	\$27,026
193-330-400 <sup>2</sup>	10998 S HARLAN (Beneto) RD	14.88	\$45,907
193-330-310	10980 S HARLAN RD	1.97	\$6,078
<b>Area 4</b>			
193-320-080	707 ROTH RD	8.85	\$20,478
193-320-120	755 ROTH RD	8.93	\$20,663
193-320-130	719 ROTH RD	1.62	\$3,748
193-320-260 <sup>3</sup>	865 ROTH RD	7.37	\$17,053
193-320-170	889 ROTH RD	3.00	\$6,942
193-320-180	801 ROTH RD	9.74	\$22,537
193-320-190	11160 S MCKINLEY AV	0.54	\$1,249
193-320-200	11156 S MCKINLEY AV	2.74	\$6,340
193-320-210	437 ROTH RD	1.22	\$2,823
193-320-220	11200 S MCKINLEY AV	0.87	\$2,013
193-320-240	11288 S MCKINLEY AV	2.86	\$6,618
193-380-010	11285 S VALLEJO CT	4.00	\$9,255
193-380-020	11191 S VALLEJO CT	4.09	\$9,464
193-380-030	11180 S VALLEJO CT	4.09	\$9,464
193-380-040	11290 S VALLEJO CT	4.02	\$9,302
193-380-050	11150 S VALLEJO CT	1.95	\$4,512
<b>Area 5</b>			
193-330-110	11199 S MANTHEY RD	0.77	\$2,376
193-330-150	10623 S MANTHEY RD	0.52	\$1,604
193-330-160	11140 S MANTHEY RD	0.16	\$494
193-330-190	10749 S MANTHEY RD	9.22	\$28,445
193-330-210	11161 S MANTHEY RD	0.97	\$2,993
193-330-220	11100 S MANTHEY RD	0.50	\$1,543
193-330-340	10910 S MANTHEY RD	1.76	\$5,430
193-330-350	10950 S MANTHEY RD	2.49	\$7,682
193-330-360	0 BRIGGS/MANTHEY RD	27.60	\$85,150
193-330-370	124 W BRIGGS RD	1.07	\$3,301
193-330-380	58 W BRIGGS RD	1.05	\$3,239
<b>Total Reimbursement Fees</b>			<b>\$665,029</b>

(1) This parcel is identified in the LIT reimbursement agreement as parcel 193-330-300; it has been renumbered to 193-330-390

(2) This parcel is identified in the LIT reimbursement agreement as parcel 193-330-300; it has been renumbered to 193-330-400

(3) This parcel is identified in the LIT reimbursement agreement as parcel 193-320-160; it has been renumbered to 193-320-260

#### **4. PILOT SEWER REIMBURSEMENT CFF**

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On June 6, 2016, the Lathrop Planning Commission approved the Site Plan Review (SPR-15-56) which established the conditions for the construction of a Pilot Flying J Travel Center at 345 Roth Road.

Pursuant to the Planning Commission approval of the Site Plan Review, the City and Pilot Travel Centers, LLC (“Pilot”) entered into the Reimbursement Agreement for Gravity Main and Sanitary Sewer Pump Station (the “Pilot Agreement”). Pursuant to the Pilot Agreement, Pilot would construct sewer facilities to accommodate the ultimate flows for the surrounding areas and would be eligible for partial reimbursement from users who connect to the sewer line.

#### **SEWER FACILITIES AND COSTS**

The sewer improvements described in the Pilot Agreement consist of construction of a gravity main and sewer pump station in Harlan Road. The gravity main and pump station were designed to convey wastewater flows from five areas north of 11800 Harlan Road. At this time, Pilot has constructed these sewer facilities and the City Council has accepted these improvements. The location of the sewer project and the area subject to this CFF are shown in Appendix B.

The total cost of the sewer facilities is \$2,192,493. Another \$4,792 is added to the total cost for establishing the capital facilities fees for the reimbursement fee program.

#### **COST ALLOCATION METHODOLOGY**

The cost allocation methodology is presented in Table B-1 in Appendix B and consists of allocating the total cost, \$2,197,285, to the benefitting properties based on the estimated future wastewater flow from each parcel. Future wastewater flows are estimated using the City’s wastewater generation rates.

Table B-1 shows that based on the allocation methodology, Pilot’s fair-share of the total cost is \$89,295. Because Pilot constructed these facilities, Pilot will receive fee credits in this total amount.

The remaining \$2,107,990 is allocated to 51 identified parcels that will benefit from the sewer improvements. The resulting Pilot Reimbursement CFFs, as shown in Table 2 on the following page, will be used to reimburse Pilot for oversizing the sewer improvements.



**Table 2 - Pilot Sewer Reimbursement CFF**

APN	Address	Acres	Reimbursement Fee
<b>Area 1</b>			
196-020-040	134 ROTH RD	1.01	\$10,295
196-020-050	11333 S HARLAN RD	0.42	\$4,281
196-020-060	11338 S HARLAN RD	1.66	\$16,921
196-020-070	11299 S HARLAN RD	0.42	\$4,281
196-020-080	11378 S HARLAN RD	1.72	\$17,533
196-020-090	11401 S HARLAN RD	0.59	\$6,041
196-020-100	11432 S HARLAN RD	3.87	\$39,449
196-020-110	11525 S HARLAN RD	0.41	\$4,179
196-020-120	11500 S HARLAN RD	3.66	\$37,308
196-020-130	11550 S HARLAN RD	3.97	\$40,468
196-020-140	11616 S HARLAN RD	3.43	\$34,964
196-020-150	11674 S HARLAN RD	0.42	\$4,281
196-020-160	11672 S HARLAN RD	3.88	\$39,551
196-020-180	11265 S HARLAN RD	0.64	\$6,563
196-020-200	116 ROTH RD	1.88	\$19,127
196-030-010	250 ROTH RD	9.52	\$72,781
196-030-020	342 ROTH RD	15.41	\$117,811
<b>Area 2</b>			
191-250-090	11401 S MANTHEY RD	6.84	\$69,723
191-250-100	11555 S MANTHEY RD	0.08	\$823
191-250-140	11293 S MANTHEY RD	11.4	\$116,205
<b>Area 3</b>			
193-330-170	11145 S HARLAN RD	1.18	\$12,028
193-330-280	10842 S HARLAN RD	28.24	\$287,863
193-330-400 <sup>1</sup>	10998 S HARLAN (Beneto) RD	14.88	\$151,678
193-330-310	10980 S HARLAN RD	1.97	\$20,081
<b>Area 4</b>			
193-320-080	707 ROTH RD	8.85	\$67,659
193-320-120	755 ROTH RD	8.93	\$68,271
193-320-130	719 ROTH RD	1.62	\$12,385
193-320-260 <sup>2</sup>	865 ROTH RD	7.37	\$56,344
193-320-170	889 ROTH RD	3.00	\$22,935
193-320-180	801 ROTH RD	9.74	\$74,463
193-320-190	11160 S MCKINLEY AV	0.54	\$4,128
193-320-200	11156 S MCKINLEY AV	2.74	\$20,948
193-320-210	437 ROTH RD	1.22	\$9,327
193-320-220	11200 S MCKINLEY AV	0.87	\$6,651
193-320-240	11288 S MCKINLEY AV	2.86	\$21,865
193-380-010	11285 S VALLEJO CT	4.00	\$30,580
193-380-020	11191 S VALLEJO CT	4.09	\$31,268
193-380-030	11180 S VALLEJO CT	4.09	\$31,268
193-380-040	11290 S VALLEJO CT	4.02	\$30,733
193-380-050	11150 S VALLEJO CT	1.95	\$14,908
<b>Area 5</b>			
193-330-110	11199 S MANTHEY RD	0.77	\$7,849
193-330-150	10623 S MANTHEY RD	0.52	\$5,301
193-330-160	11140 S MANTHEY RD	0.16	\$1,631
193-330-190	10749 S MANTHEY RD	9.22	\$93,984
193-330-210	11161 S MANTHEY RD	0.97	\$9,888
193-330-220	11100 S MANTHEY RD	0.50	\$5,097
193-330-340	10910 S MANTHEY RD	1.76	\$17,940
193-330-350	10950 S MANTHEY RD	2.49	\$25,382
193-330-360	0 BRIGGS/MANTHEY RD	27.60	\$281,339
193-330-370	124 W BRIGGS RD	1.07	\$10,907
193-330-380	58 W BRIGGS RD	1.05	\$10,703
<b>Total Fees</b>			<b>\$2,107,990</b>

(1) This parcel is identified in the Pilot reimbursement agreement as parcel 193-330-300; it has been renumbered to 193-330-400.  
(2) This parcel is identified in the Pilot reimbursement agreement as parcel 193-320-160; it has been renumbered to 193-320-260.

## **5. *DPIF SEWER REIMBURSEMENT CFF***

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On May 11, 2016, the Lathrop Planning Commission approved the Site Plan Review (SPR-15-79) which established the conditions for the construction of a warehouse distribution facility at 2131 E. Louise Avenue.

Pursuant to the Planning Commission approval of the Site Plan Review, the City and DPIF CA 1 Lathrop, LLC (“DPIF”) entered into the Reimbursement Agreement for the Gravity Sewer Main (the “DPIF Agreement”). Pursuant to the DPIF Agreement, DPIF would construct sewer facilities to accommodate the ultimate flows for the surrounding areas and would be eligible for partial reimbursement from users who connect to the sewer line.

### **SEWER FACILITIES AND COSTS**

The sewer improvements described in the DPIF Agreement consist of construction of a gravity sewer main in East Louise Avenue and McKinley Avenue. The gravity main was designed to convey wastewater flows from parcels that have frontage along the gravity main. At this time, DPIF has constructed these sewer facilities and the City Council has accepted these improvements. The location of the sewer project and the CFF area are shown in Appendix C.

The total cost of the sewer facilities is \$1,520,581, which includes \$1,089,214 for the constructed gravity main and \$431,367 for a future sewer main. Another \$4,792 is added to the cost for establishing the capital facilities fees for the reimbursement fee program.

### **COST ALLOCATION METHODOLOGY**

The cost allocation methodology is presented in Table C-1 in Appendix C, which shows the cost allocation of the constructed gravity main, and Table C-2, which shows the cost allocation of the future sewer main. The two separate cost allocations consist of allocating the total cost, \$1,525,373, to the identified properties based on the estimated future wastewater flow from each parcel. Future wastewater flows are estimated using the City’s wastewater generation rates.

Tables C-1 and C-2 show that based on the allocation methodology, DPIF’s fair-share of the existing and future sewer lines cost is \$272,947. Because DPIF constructed the gravity sewer main, DPIF will receive fee credits in this total amount. Also, because DPIF funded a total of \$1,094,006 in sewer construction and CFF program costs, it is eligible to receive a reimbursement of \$821,059 ( $\$1,094,006 - \$272,947$ ).

There are 23 parcels, not including the DPIF parcel, that will benefit from the aforementioned sewer improvements and therefore, are allocated the remaining \$1,252,427 cost. This total cost is separated into two fees – the DPIF Sewer Reimbursement CFF and the Sewer Main CFF, as shown in Table 3 below.

The DPIF Reimbursement CFF will be used to reimburse DPIF \$821,059 for oversizing the sewer main and the DPIF Sewer Main CFF will fund construction of the future sewer main. Only the DPIF Sewer Main CFF will be subject to the City’s annual inflation increases.

**Table 3 - DPIF Sewer Reimbursement and Sewer Main CFFs**

APN	Address			Reimbursement Fee	Sewer Main Fee	Total Fee
				A	B	C = A + B
198-080-320	16178	S	McKinley AV	\$6,498	\$3,414	\$9,912
198-080-330	16188	S	McKinley AV	\$609	\$320	\$929
198-100-010	16175	S	McKinley AV	\$15,654	\$8,225	\$23,879
198-100-020	16263	S	McKinley AV	\$36,921	\$19,397	\$56,318
198-100-030	16351	S	McKinley AV	\$46,742	\$24,557	\$71,299
198-100-040	1631	E	Louise AV	\$11,150	\$5,858	\$17,008
198-100-050	1629	E	Louise AV	\$11,076	\$5,819	\$16,896
198-100-060	1683	E	Louise AV	\$11,944	\$6,276	\$18,220
198-100-070	1695	E	Louise AV	\$14,067	\$7,390	\$21,457
198-100-090	16490	E	McKinley AV	\$1,108	\$582	\$1,690
198-100-100	1909	E	Louise AV	\$25,475	\$13,384	\$38,860
198-100-110	16300	S	McKinley AV	\$36,921	\$19,397	\$56,318
198-100-120	16200	S	McKinley AV	\$43,493	\$22,850	\$66,343
198-100-130	16190	S	McKinley AV	\$30,127	\$15,828	\$45,956
198-100-150	2075	E	Louise AV	\$1,175	\$617	\$1,793
198-100-180	2445	E	Louise AV	\$91,102	\$47,863	\$138,966
198-100-190	2001	E	Louise AV	\$50,065	\$26,303	\$76,368
198-100-200	1919	E	Louise AV	\$15,654	\$8,225	\$23,879
198-140-130	1700	E	Louise AV	\$71,479	\$37,553	\$109,032
198-140-140	1644	E	Louise AV	\$23,112	\$12,143	\$35,255
198-140-150	1608	E	Louise AV	\$23,851	\$12,531	\$36,382
198-160-010	1850	E	Louise AV	\$101,459	\$53,304	\$154,763
198-160-020	2050	E	Louise AV	\$151,376	\$79,530	\$230,905
<b>Total Fees</b>				<b>\$821,059</b>	<b>\$431,368</b>	<b>\$1,252,427</b>

(1) Parcel 198-100-230 is owned by DPIF CA 1 Lathrop, LLC; this property would not be subject to the Sewer Fee or Future Sewer Main Fee and instead would receive a total of \$272,947 in fee credits and \$821,059 in fee reimbursements; calculated as follows: \$1,094,006 - \$195,759 - \$77,188 = \$821,059.

## **6. CFT NV SEWER REIMBURSEMENT CFF**

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On January 16, 2019, the Lathrop Planning Commission approved the Site Plan Review (SPR-18-92) which established the conditions for the construction of a CFT NV development at 15099 Old Harlan Road.

Pursuant to the Planning Commission approval of the Site Plan Review, the City and CFT NV Developments, LLC (“CFT NV”) entered into the Reimbursement Agreement for a Gravity Sewer Main in Old Harlan Road (the “CFT NV Agreement”). Pursuant to the CFT NV Agreement, CFT NV would construct sewer facilities to accommodate the ultimate flows for the surrounding areas and would be eligible for partial reimbursement from users who connect to the sewer line.

### **SEWER FACILITIES AND COSTS**

The sewer improvements described in the CFT NV Agreement consist of construction of a gravity sewer extension in Harlan Road. The gravity sewer extension was designed to convey wastewater flows from parcels that have frontage along the gravity sewer extension. At this time, CFT NV has constructed these sewer facilities and the City Council has accepted these improvements. The location of the sewer project and the CFF area are shown in Appendix D.

The cost of the sewer facilities is \$260,337. Another \$4,715 is added to the total cost for establishing the capital facilities fees for the reimbursement fee program.

### **COST ALLOCATION METHODOLOGY**

The cost allocation methodology is presented in Table D-1 in Appendix D and consists of allocating the total cost, \$265,052, to the identified properties based on the estimated future wastewater flow from each parcel. Future wastewater flows are estimated using the City’s current wastewater generation rates.

Table D-1 shows that based on the allocation methodology, CFT NV’s fair-share of the total cost is \$80,344. Because CFT NV constructed these facilities, it will receive fee credits in this total amount. The remaining \$184,708 is allocated to the five identified parcels that will benefit from the sewer improvements. The resulting CFT NV Reimbursement CFFs, as shown in Table 4 on the following page, will be used to reimburse CFT NV for oversizing the sewer facility.

**Table 4 – CFT NV Sewer Reimbursement CFF**

<b>APN</b>	<b>Address</b>	<b>Acres</b>	<b>Reimbursement Fees</b>
196-110-290	15099 Old Harlan RD	0.69	<b>\$57,152</b>
196-110-300	15099 Old Harlan RD	0.49	<b>\$40,586</b>
196-110-050	15151 Old Harlan RD	0.36	<b>\$29,818</b>
196-110-060	15215 Old Harlan RD	0.22	<b>\$18,222</b>
196-110-170	15235 Old Harlan RD	0.47	<b>\$38,930</b>
<b>Total Reimbursement Fees</b>			<b>\$184,708</b>



## **7. NEXUS FINDINGS**

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The Sewer Reimbursement CFF program will provide funding for sewer facilities in accordance with the policies and goals set forth by the City. As required pursuant to the Mitigation Fee Act, the CFFs calculated in this Fee Study meet the nexus requirements of the law, as outlined below.

### **NEXUS TEST**

#### **Purpose of the Fees**

The purpose of the Sewer Reimbursement CFFs is to provide funding to reimburse developers that have constructed oversized sewer facilities identified in this Fee Study.

#### **Use of Fee**

CFF revenue will be used to fund the reimbursement of oversized sewer facilities that have been constructed by developers as well as to fund future construction of sewer facilities that has been identified by the City as necessary to serve new development.

#### **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 development will generate additional demand for the sewer infrastructure identified in this Fee Study. The infrastructure improvements 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.**

CFF revenue collected will reimburse the developers for the sewer facilities that they have constructed and oversized to serve their development as well as other local development. These facilities will serve future development and the proposed fees in this Fee Study are a fair-share cost allocation based on the impact that future development will have on these facilities and improvements. Separate CFF accounts will be established to ensure that fee revenue is applied to reimburse the developers that constructed the sewer 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 CFF and the cost of the sewer facility, or portion thereof, is established in this Fee Study through the proportionate allocation of costs based on the amount of developable acreage and the City's wastewater generation factors. As a result, each property is allocated its fair share of the cost based on its impact.

By assigning the demand for sewer facilities based on the developable acreage and wastewater generation factor for each parcel and quantifying that demand in the calculation of the CFFs, a reasonable relationship is established between the amount of the fees and the cost of the facilities attributable to properties in the benefitting areas.

## **8. FEE PROGRAM ADMINISTRATION**

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### **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 Sewer Reimbursement Fees in this Fee Study will not be adjusted in future years since the City's policy is to not inflate this type of fee. However, the DPIF Sewer Main CFF will be inflated annually since this fee will fund construction of a future sewer main. The DPIF Sewer Main CFF will be adjusted annually by the change in the Engineering News Record 20-City Construction Cost Index over the prior calendar year.

### **ADMINISTRATION FEE**

The City levies a 3.0% administration fee to the cumulative total of all its CFFs to pay for the administrative duties associated with the CFF program. This 3.0% administration fee would be added on top of the Sewer Reimbursement CFFs presented in Fee Study

### **ASSEMBLY BILL NO. 1483**

On October 9, 2019 the Governor of California signed into law Assembly Bill No. 1483. Assembly Bill 1483, which adds Section 65940.1 of the Government Code, requires a city, county, or special district to maintain on its internet website a current schedule of fees and exactions imposed by that public agency. AB 1483 requires that a city, county, or special district make the following available on its internet website:

- A current schedule of impact fees and exactions
- The current and five previous annual fee reports that are required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013 of the Government Code
- An archive of impact fee nexus studies conducted by the city, county, or special district on or after January 1, 2018
- A city, county, or special district shall update the information made available under this subdivision within 30 days of any changes

### **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

## LIT Cost Allocation Table & Sewer Project and Fee Area Location Maps

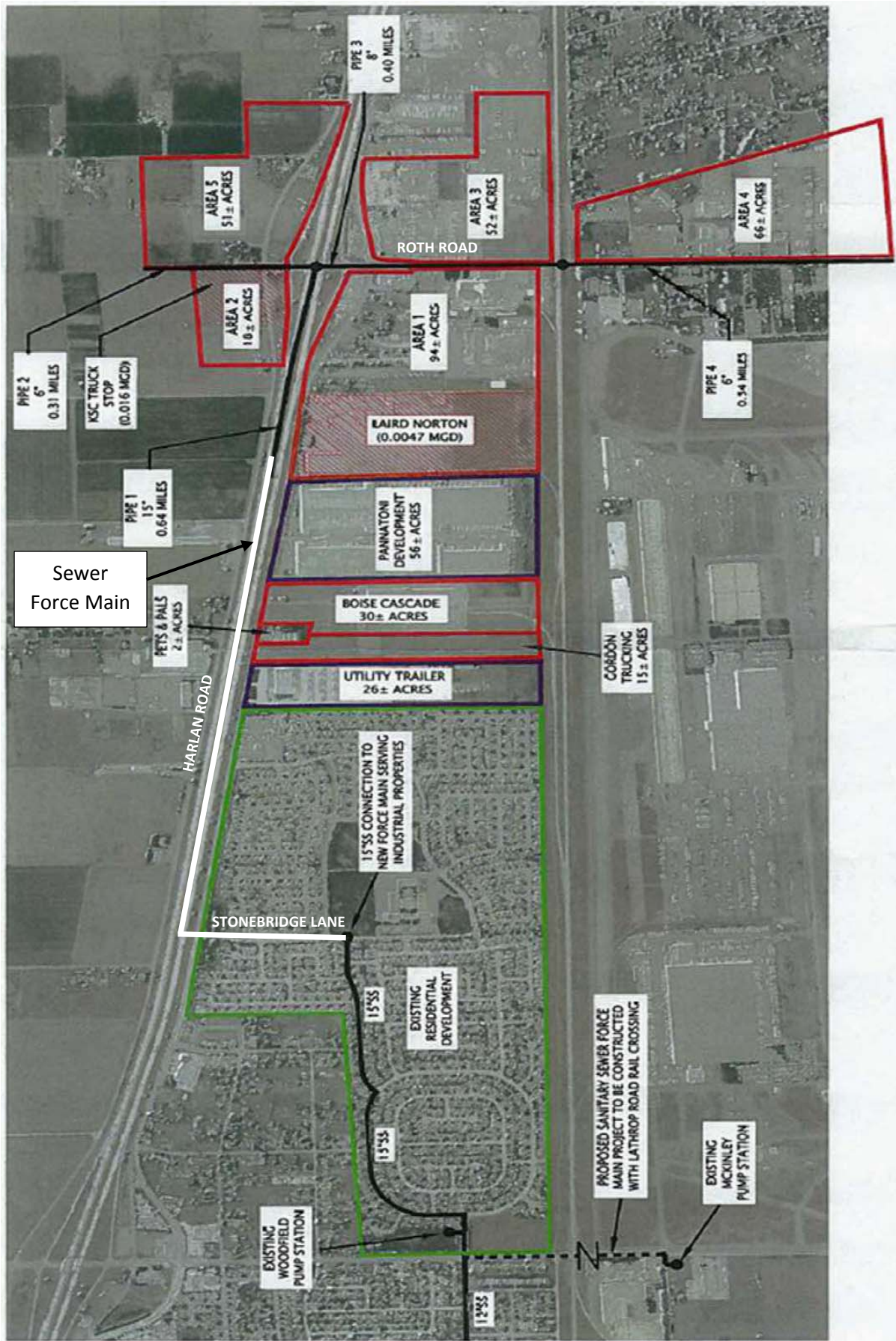
**Table A-1**  
**LIT Industrial Limited Partnership**  
**Sewer Line Extension Cost Allocation**

**Costs**  
\$726,508 Costs taken from United Construction Change Order #8, RCO #6 provided by Seefried Properties  
\$30,000 Design Cost Provided by Seefried Properties  
\$5,078 Cost to establish CFF  
\$761,586 Actual Total  
(\$96,557) Unreimbursable  
\$665,029 Reimbursable

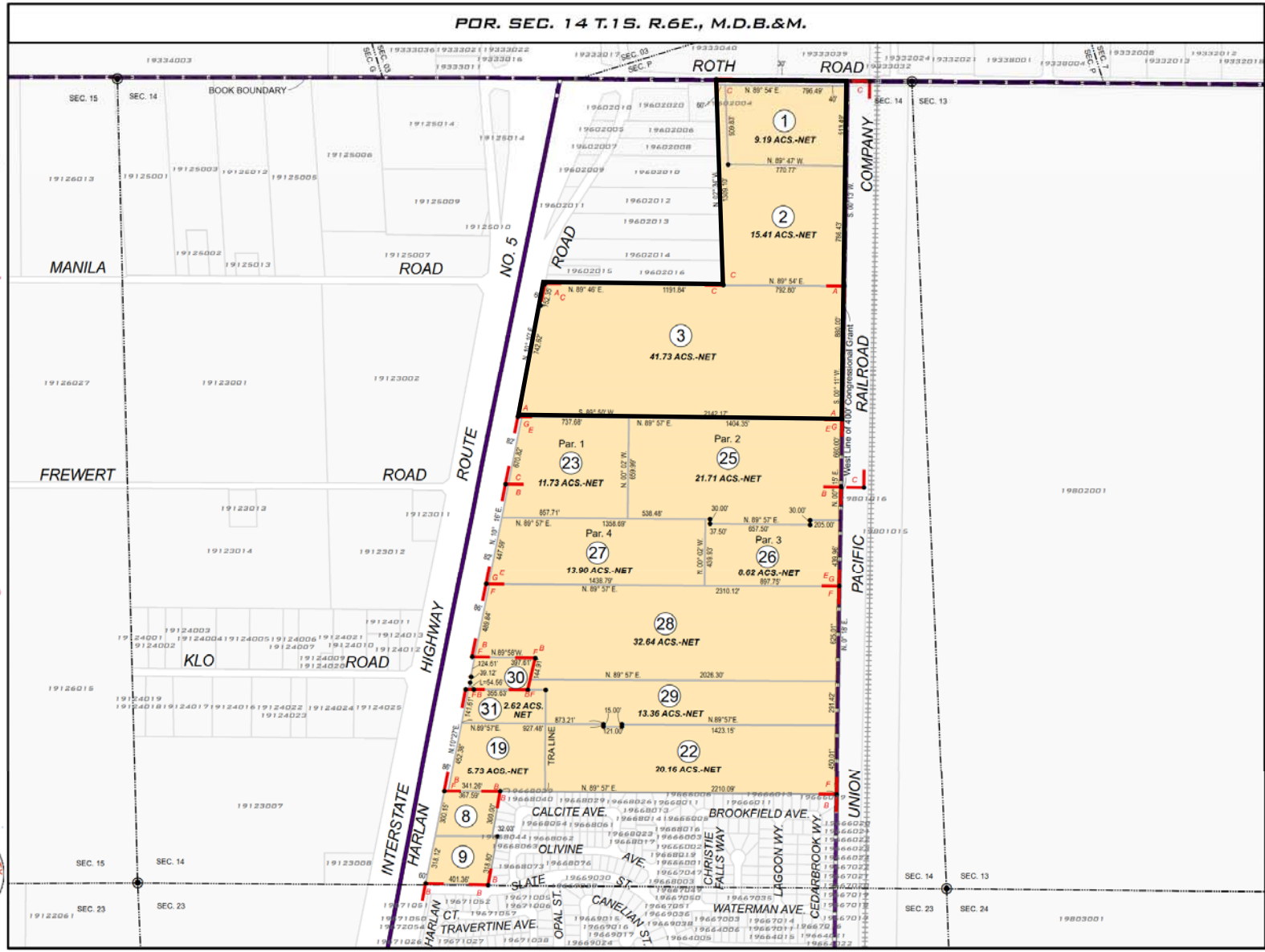
APN	Address	Area (acre)	General Plan Land Use Classification	Wastewater Generation Factor	Wastewater Generation (gpd)	Percent (%) of Total Wastewater Generation	Cost Allocation
<b>Unreimbursable - LIT<sup>1</sup></b>							
196-030-030	11800 HARLAN RD	41.73	Limited Industrial	900	37,557	12.7%	\$96,557
<b>Total - Unreimbursable</b>							<b>\$96,557</b>
<b>Reimbursable</b>							
<b>Area 1</b>							
196-020-040	134 ROTH	1.01	Freeway Commercial	1,200	1,212	0.4%	\$3,116
196-020-050	11333 S HARLAN	0.42	Freeway Commercial	1,200	504	0.2%	\$1,296
196-020-060	11338 S HARLAN	1.66	Freeway Commercial	1,200	1,992	0.7%	\$5,121
196-020-070	11299 S HARLAN	0.42	Freeway Commercial	1,200	504	0.2%	\$1,296
196-020-080	11378 S HARLAN	1.72	Freeway Commercial	1,200	2,064	0.7%	\$5,306
196-020-090	11401 S HARLAN	0.59	Freeway Commercial	1,200	711	0.2%	\$1,828
196-020-100	11432 S HARLAN	3.87	Freeway Commercial	1,200	4,644	1.6%	\$11,939
196-020-110	11525 S HARLAN	0.41	Freeway Commercial	1,200	492	0.2%	\$1,265
196-020-120	11500 S HARLAN	3.66	Freeway Commercial	1,200	4,392	1.5%	\$11,292
196-020-130	11550 S HARLAN	3.97	Freeway Commercial	1,200	4,764	1.6%	\$12,248
196-020-140	11616 S HARLAN	3.43	Freeway Commercial	1,200	4,116	1.4%	\$10,582
196-020-150	11674 S HARLAN	0.42	Freeway Commercial	1,200	504	0.2%	\$1,296
196-020-160	11672 S HARLAN	3.88	Freeway Commercial	1,200	4,656	1.6%	\$11,970
196-020-180	11265 S HARLAN	0.64	Freeway Commercial	1,200	773	0.3%	\$1,986
196-020-200	116 ROTH	1.88	Freeway Commercial	1,200	2,252	0.8%	\$5,789
196-030-010	250 ROTH	9.52	Limited Industrial	900	8,568	2.9%	\$22,028
196-030-020	342 ROTH	15.41	Limited Industrial	900	13,869	4.7%	\$35,657
<b>Subtotal</b>							<b>\$144,015</b>
<b>Area 2</b>							
191-250-090	11401 S MANTHEY	6.84	Freeway Commercial	1,200	8,208	2.8%	\$21,102
191-250-100	11555 S MANTHEY	0.08	Freeway Commercial	1,200	97	0.03%	\$249
191-250-140	11293 S MANTHEY	11.4	Freeway Commercial	1,200	13,680	4.6%	\$35,171
<b>Subtotal</b>							<b>\$56,522</b>
<b>Area 3</b>							
193-330-170	11145 S HARLAN	1.18	Freeway Commercial	1,200	1,416	0.5%	\$3,640
193-330-280	10842 S HARLAN	28.24	Freeway Commercial	1,200	33,888	11.4%	\$87,124
193-330-390 <sup>2</sup>	10998 S HARLAN (Pilot)	8.76	Freeway Commercial	1,200	10,512	3.5%	\$27,026
193-330-400 <sup>3</sup>	10998 S HARLAN (Beneto)	14.88	Freeway Commercial	1,200	17,856	6.0%	\$45,907
193-330-310	10980 S HARLAN	1.97	Freeway Commercial	1,200	2,364	0.8%	\$6,078
<b>Subtotal</b>							<b>\$169,775</b>
<b>Area 4</b>							
193-320-080	707 ROTH	8.85	Limited Industrial	900	7,965	2.7%	\$20,478
193-320-120	755 ROTH	8.93	Limited Industrial	900	8,037	2.7%	\$20,663
193-320-130	719 ROTH	1.62	Limited Industrial	900	1,458	0.5%	\$3,748
193-320-260 <sup>4</sup>	865 ROTH	7.37	Limited Industrial	900	6,633	2.2%	\$17,053
193-320-170	889 ROTH	3.00	Limited Industrial	900	2,700	0.9%	\$6,942
193-320-180	801 ROTH	9.74	Limited Industrial	900	8,766	3.0%	\$22,537
193-320-190	11160 S MCKINLEY	0.54	Limited Industrial	900	486	0.2%	\$1,249
193-320-200	11156 S MCKINLEY	2.74	Limited Industrial	900	2,466	0.8%	\$6,340
193-320-210	437 ROTH	1.22	Limited Industrial	900	1,098	0.4%	\$2,823
193-320-220	11200 S MCKINLEY	0.87	Limited Industrial	900	783	0.3%	\$2,013
193-320-240	11288 S MCKINLEY	2.86	Limited Industrial	900	2,574	0.9%	\$6,618
193-380-010	11285 S VALLEJO	4.00	Limited Industrial	900	3,600	1.2%	\$9,255
193-380-020	11191 S VALLEJO	4.09	Limited Industrial	900	3,681	1.2%	\$9,464
193-380-030	11180 S VALLEJO	4.09	Limited Industrial	900	3,681	1.2%	\$9,464
193-380-040	11290 S VALLEJO	4.02	Limited Industrial	900	3,618	1.2%	\$9,302
193-380-050	11150 S VALLEJO	1.95	Limited Industrial	900	1,755	0.6%	\$4,512
<b>Subtotal</b>							<b>\$152,460</b>
<b>Area 5</b>							
193-330-110	11199 S MANTHEY	0.77	Freeway Commercial	1,200	924	0.3%	\$2,376
193-330-150	10623 S MANTHEY	0.52	Freeway Commercial	1,200	624	0.2%	\$1,604
193-330-160	11140 S MANTHEY	0.16	Freeway Commercial	1,200	192	0.1%	\$494
193-330-190	10749 S MANTHEY	9.22	Freeway Commercial	1,200	11,064	3.7%	\$28,445
193-330-210	11161 S MANTHEY	0.97	Freeway Commercial	1,200	1,164	0.4%	\$2,993
193-330-220	11100 S MANTHEY	0.50	Freeway Commercial	1,200	600	0.2%	\$1,543
193-330-340	10910 S MANTHEY	1.76	Freeway Commercial	1,200	2,112	0.7%	\$5,430
193-330-350	10950 S MANTHEY	2.49	Freeway Commercial	1,200	2,988	1.0%	\$7,682
193-330-360	0 BRIGGS/MANTHEY	27.60	Freeway Commercial	1,200	33,120	11.2%	\$85,150
193-330-370	124 W BRIGGS	1.07	Freeway Commercial	1,200	1,284	0.4%	\$3,301
193-330-380	58 W BRIGGS	1.05	Freeway Commercial	1,200	1,260	0.4%	\$3,239
<b>Subtotal</b>							<b>\$142,256</b>
<b>Total - Reimbursable</b>							<b>\$665,029</b>

(1) Parcel 196-030-030 is owned by LIT Industrial Partnership. This developer will receive fee credits and reimbursement for sewer facility oversizing.  
(2) This parcel is identified in the LIT reimbursement agreement as parcel 193-330-300; it was subsequently renumber to 193-330-390.  
(3) This parcel is identified in the LIT reimbursement agreement as parcel 193-330-300; it was subsequently renumber to 193-330-400.  
(4) This parcel is identified in the LIT reimbursement agreement as parcel 193-320-160; it was subsequently renumber to 193-320-260.

# LIT Sewer Reimbursement Fee Project Area



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**196-03**

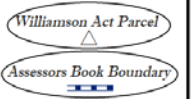
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY AND IS NOT FOR THE INTENT OF INTERFERING WITH LEGAL BOUNDARY RIGHTS, ZONING REGULATIONS AND OR EQUALITY OF LAND DIVISION LAWS



**MAPPING/GIS**  
 0 200 400 600  
 Feet

**LEGEND**

Example of a Standard Assessor's Parcel Number (APN)  
**000-000-00**  
 Book Page Parcel Number  
 R.M. = Recorded Subdivision Map  
 P.M. = Recorded Parcel Map  
 R.S. = Recorded Survey Map

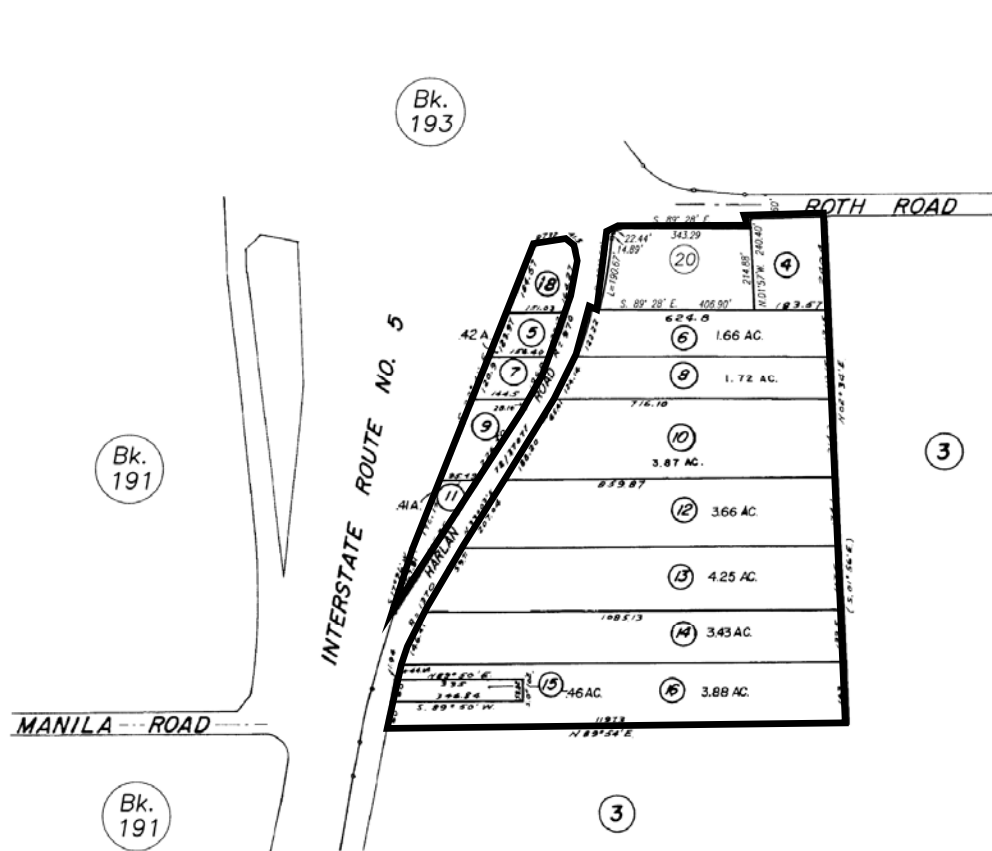


- A - R.S. Bk. 29 Pg. 036
- B - P.M. Bk. 11 Pg. 182
- C - P.M. Bk. 09 Pg. 208
- E - P.M. Bk. 21 Pg. 121
- F - P.M. Bk. 21 Pg. 144
- G - P.M. Bk. 23 Pg. 046

SAN JOAQUIN COUNTY ASSESSOR'S PARCEL NUMBER ISSUED PER ROLL YEAR		
ROLL	PAR. #	PAR. #
93-94	11	-
96-97	15	-
99-00	17	-
01-02	22	-
05-06	24	-
06-07	27	-
09-10	29	-
13-14	31	-

**BK. 196 PG. 03**  
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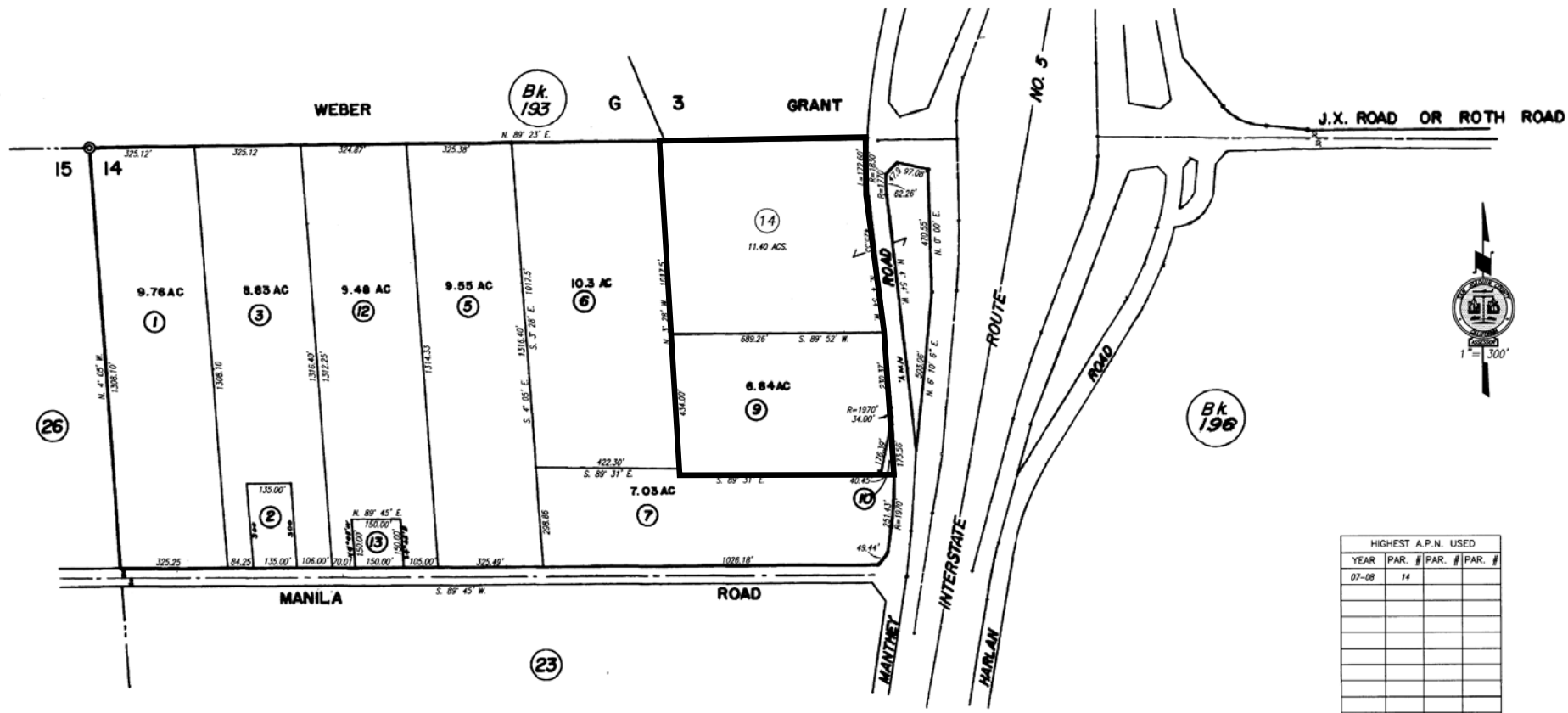




HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
93-94	17		
04-05	20		

CITY OF LATHROP  
Assessor's Map Bk.196 Pg.02  
County of San Joaquin, Calif.

NOTE: Assessor's Parcel Numbers Shown in Circles.  
Assessor's Block Numbers Shown in Ellipses.

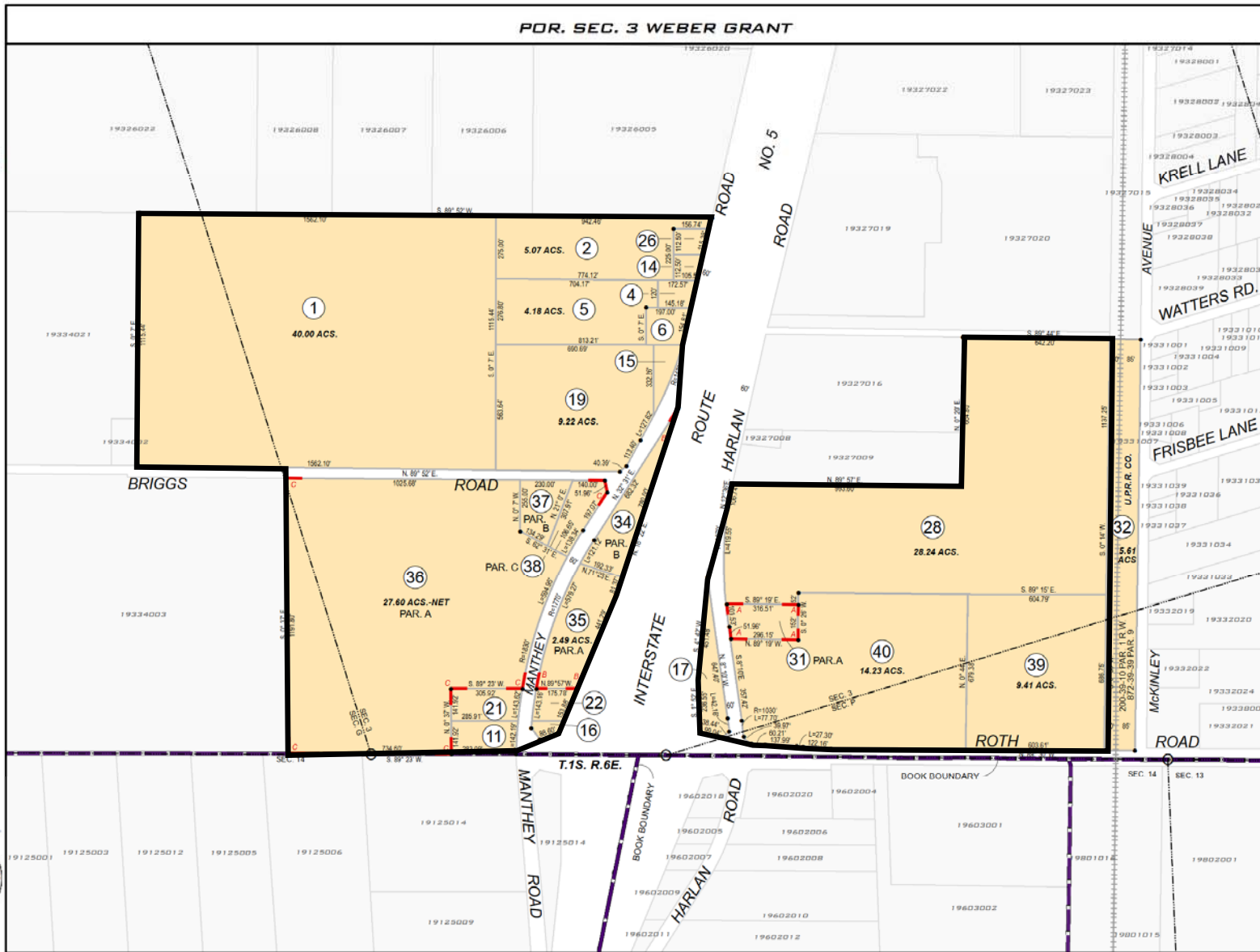


HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
07-08	14		

Assessor's Map Bk.191 Pg.25  
County of San Joaquin, Calif.

NOTE: Assessor's Parcel Numbers Shown in Circles.  
Assessor's Block Numbers Shown in Ellipses.

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**193-33**

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MAPPING/GIS  
 0 100 200 300 400  
 Feet

**LEGEND**  
 Example of a Standard Assessor's Parcel Number (APN)  
**000-000-00**  
 Book Page Parcel Number  
 R.M. = Recorded Subdivision Map  
 P.M. = Recorded Parcel Map  
 R.S. = Recorded Survey Map  
 Williamson Δ Parcel  
 Assessors Book Boundary

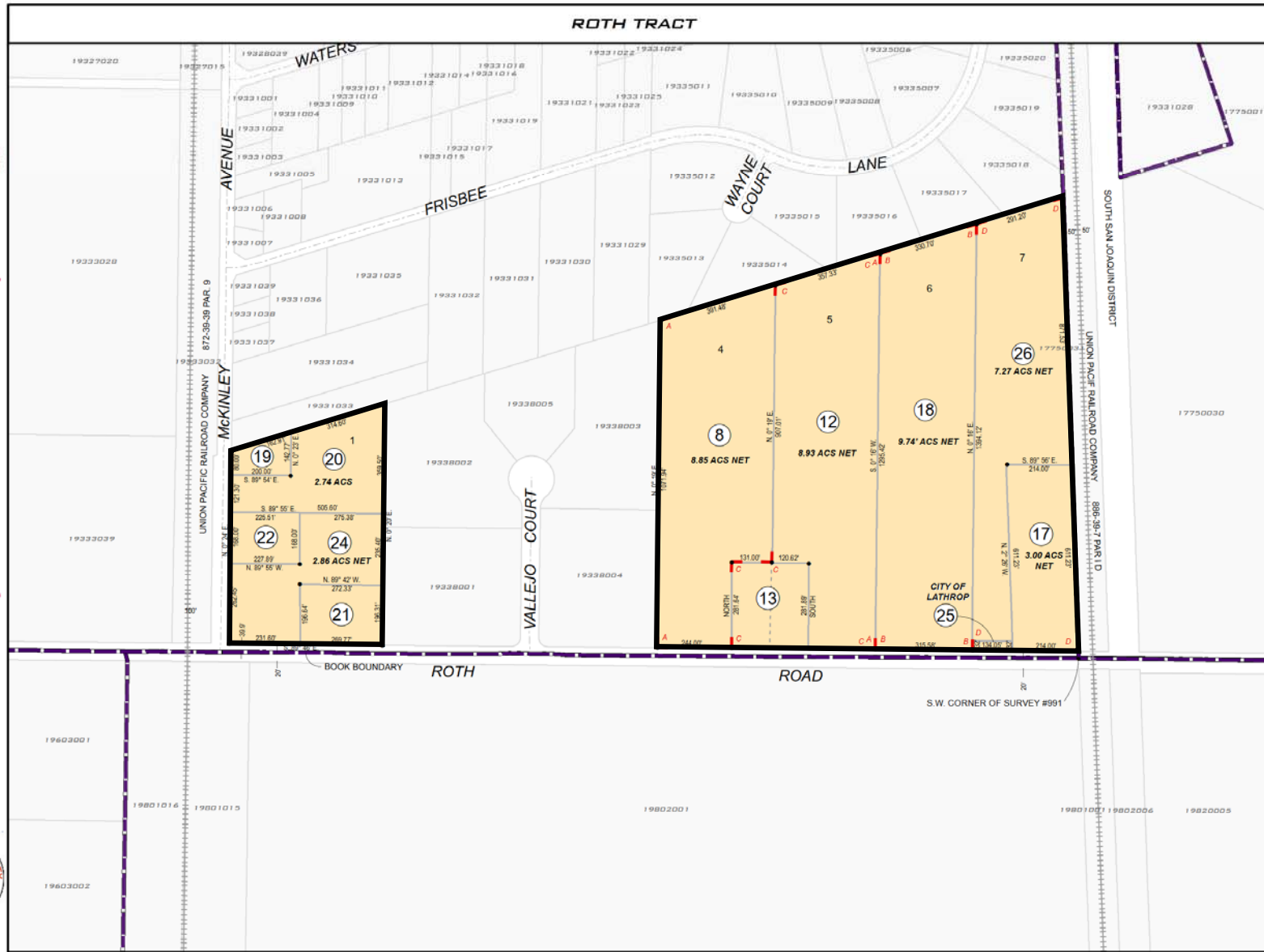
A - P.M. Bk. 04 Pg. 109  
 B - P.M. Bk. 07 Pg. 061  
 C - P.M. Bk. 09 Pg. 233

**SAN JOAQUIN COUNTY ASSESSORS PARCEL NUMBER ISSUED PER ROLL YEAR**

ROLL YEAR	PAR. #	PAR. #
00-01	35	-
03-04	38	-
10-19	40	-
-	-	-
-	-	-
-	-	-

**BK. 193 PG. 33**  
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**193-32**

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MAPPING/GIS  
 0 100 200 300  
 Feet

**LEGEND**

Example of a Standard Assessor's Parcel Number (APN)  
**000-000-00**  
 Book Page Parcel Number

R.M. = Recorded Subdivision Map  
 P.M. = Recorded Parcel Map  
 R.S. = Recorded Survey Map

Williamson Act Parcel  
 Assessors Book Boundary

- A - P.M. Bk. 07 Pg. 195
- B - P.M. Bk. 11 Pg. 069
- C - P.M. Bk. 10 Pg. 186
- D - P.M. Bk. 11 Pg. 167

SAN JOAQUIN COUNTY ASSESSORS PARCEL NUMBER ISSUED PER ROLL YEAR

ROLL YEAR	PAR. #	PAR. #
80-81	09	-
82-83	15	-
83-84	17	-
88-89	18	-
94-95	20	-
02-03	24	-
20-21	26	-

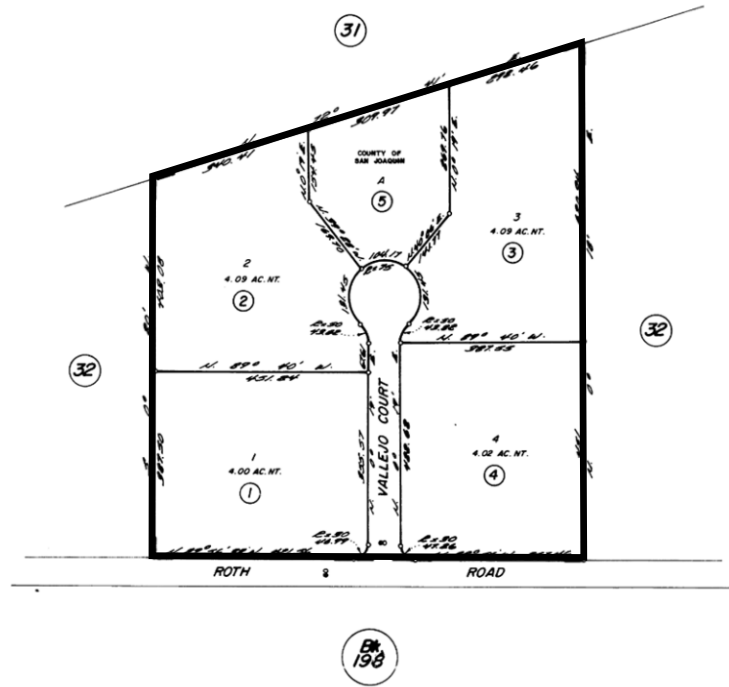
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VALLEJO COURT

THIS MAP FOR  
ASSESSMENT USE ONLY

193 - 38



# APPENDIX B

## Pilot Cost Allocation Table & Sewer Project and Fee Area Location Maps

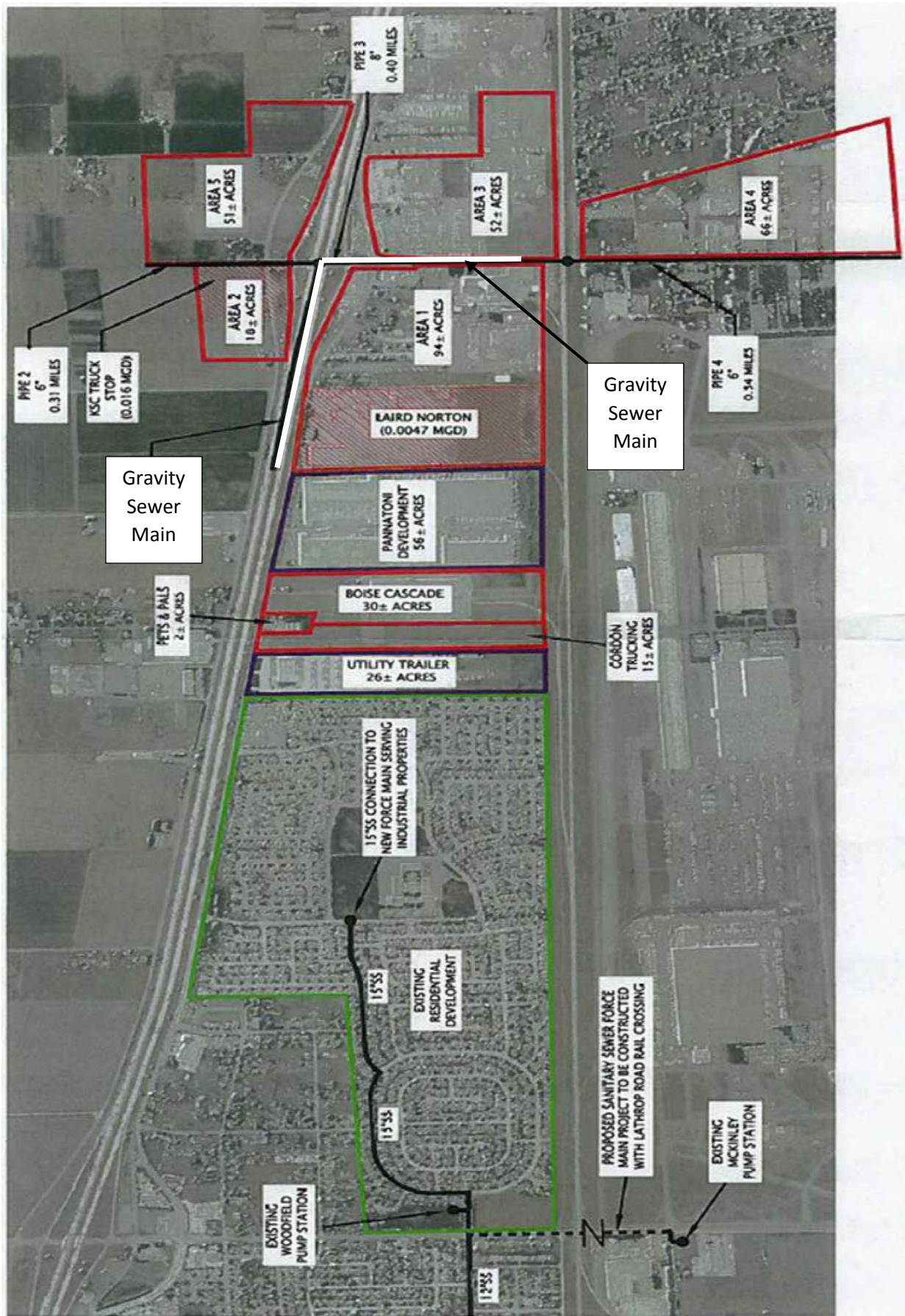
**Table B - 1**  
**Pilot Travel Centers, LLC**  
**Gravity Sewer Main and Sanitary Sewer Pump Station Cost Allocation**

**Costs**  
 \$2,192,493 Costs based on paid invoices  
 \$4,792 Cost to establish CFF  
 \$2,197,285 Actual Total  
 (\$89,295) Unreimbursable  
**\$2,107,990 Reimbursable Cost**

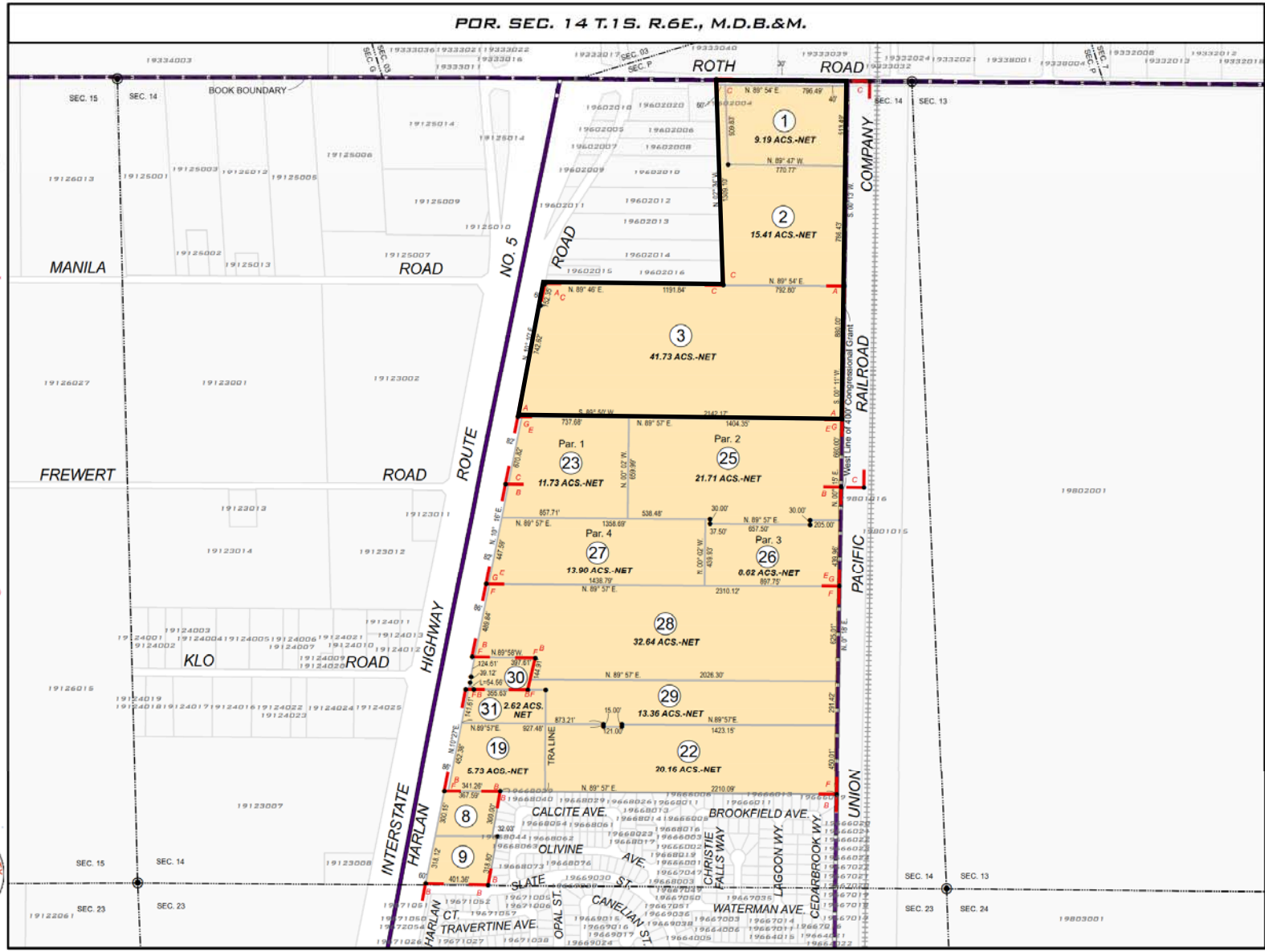
APN	Address	Area (acre)	General Plan Land Use Classification	Wastewater Generation Factor (gpd/acre)	Wastewater Generation (gpd)	Percent (%) of Total Wastewater Generation	Cost Allocation
<b>Unreimbursable - Pilot<sup>1</sup></b>							
193-330-390 <sup>2</sup>	345 ROTH	RD 8.76	Freeway Commercial	1,200	10,512	4.1%	\$89,295
<b>Total - Unreimbursable</b>							<b>\$89,295</b>
<b>Reimbursable</b>							
<b>Area 1</b>							
196-020-040	134 ROTH	RD 1.01	Freeway Commercial	1,200	1,212	0.5%	\$10,295
196-020-050	11333 S HARLAN	RD 0.42	Freeway Commercial	1,200	504	0.2%	\$4,281
196-020-060	11338 S HARLAN	RD 1.66	Freeway Commercial	1,200	1,992	0.8%	\$16,921
196-020-070	11299 S HARLAN	RD 0.42	Freeway Commercial	1,200	504	0.2%	\$4,281
196-020-080	11378 S HARLAN	RD 1.72	Freeway Commercial	1,200	2,064	0.8%	\$17,533
196-020-090	11401 S HARLAN	RD 0.59	Freeway Commercial	1,200	711	0.3%	\$6,041
196-020-100	11432 S HARLAN	RD 3.87	Freeway Commercial	1,200	4,644	1.8%	\$39,449
196-020-110	11525 S HARLAN	RD 0.41	Freeway Commercial	1,200	492	0.2%	\$4,179
196-020-120	11500 S HARLAN	RD 3.66	Freeway Commercial	1,200	4,392	1.7%	\$37,308
196-020-130	11550 S HARLAN	RD 3.97	Freeway Commercial	1,200	4,764	1.8%	\$40,468
196-020-140	11616 S HARLAN	RD 3.43	Freeway Commercial	1,200	4,116	1.6%	\$34,964
196-020-150	11674 S HARLAN	RD 0.42	Freeway Commercial	1,200	504	0.2%	\$4,281
196-020-160	11672 S HARLAN	RD 3.88	Freeway Commercial	1,200	4,656	1.8%	\$39,551
196-020-180	11265 S HARLAN	RD 0.64	Freeway Commercial	1,200	773	0.3%	\$6,563
196-020-200	116 ROTH	RD 1.88	Freeway Commercial	1,200	2,256	0.9%	\$19,127
196-030-010	250 ROTH	RD 9.52	Limited Industrial	900	8,568	3.3%	\$72,781
196-030-020	342 ROTH	RD 15.41	Limited Industrial	900	13,869	5.4%	\$117,811
<b>Subtotal</b>		<b>52.91</b>			<b>56,021</b>	<b>21.7%</b>	<b>\$475,833</b>
<b>Area 2</b>							
191-250-090	11401 S MANTHEY	RD 6.84	Freeway Commercial	1,200	8,208	3.2%	\$69,723
191-250-100	11555 S MANTHEY	RD 0.08	Freeway Commercial	1,200	97	0.0%	\$823
191-250-140	11293 S MANTHEY	RD 11.40	Freeway Commercial	1,200	13,680	5.3%	\$116,205
<b>Subtotal</b>		<b>18.32</b>			<b>21,985</b>	<b>8.5%</b>	<b>\$186,752</b>
<b>Area 3</b>							
193-330-170	11145 S HARLAN	RD 1.18	Freeway Commercial	1,200	1,416	0.5%	\$12,028
193-330-280	10842 S HARLAN	RD 28.24	Freeway Commercial	1,200	33,888	13.1%	\$287,863
193-330-400 <sup>2</sup>	10998 S HARLAN (Beneto)	RD 14.88	Freeway Commercial	1,200	17,856	6.9%	\$151,678
193-330-310	10980 S HARLAN	RD 1.97	Freeway Commercial	1,200	2,364	0.9%	\$20,081
<b>Subtotal</b>		<b>46.27</b>			<b>55,524</b>	<b>21.5%</b>	<b>\$471,650</b>
<b>Area 4</b>							
193-320-080	707 ROTH	RD 8.85	Limited Industrial	900	7,965	3.1%	\$67,659
193-320-120	755 ROTH	RD 8.93	Limited Industrial	900	8,037	3.1%	\$68,271
193-320-130	719 ROTH	RD 1.62	Limited Industrial	900	1,458	0.6%	\$12,385
193-320-260 <sup>3</sup>	865 ROTH	RD 7.37	Limited Industrial	900	6,633	2.6%	\$56,344
193-320-170	889 ROTH	RD 3.00	Limited Industrial	900	2,700	1.0%	\$22,935
193-320-180	801 ROTH	RD 9.74	Limited Industrial	900	8,766	3.4%	\$74,463
193-320-190	11160 S MCKINLEY	AV 0.54	Limited Industrial	900	486	0.2%	\$4,128
193-320-200	11156 S MCKINLEY	AV 2.74	Limited Industrial	900	2,466	1.0%	\$20,948
193-320-210	437 ROTH	RD 1.22	Limited Industrial	900	1,098	0.4%	\$9,327
193-320-220	11200 S MCKINLEY	AV 0.87	Limited Industrial	900	783	0.3%	\$6,651
193-320-240	11288 S MCKINLEY	AV 2.86	Limited Industrial	900	2,574	1.0%	\$21,865
193-380-010	11285 S VALLEJO	CT 4.00	Limited Industrial	900	3,600	1.4%	\$30,580
193-380-020	11191 S VALLEJO	CT 4.09	Limited Industrial	900	3,681	1.4%	\$31,268
193-380-030	11180 S VALLEJO	CT 4.09	Limited Industrial	900	3,681	1.4%	\$31,268
193-380-040	11290 S VALLEJO	CT 4.02	Limited Industrial	900	3,618	1.4%	\$30,733
193-380-050	11150 S VALLEJO	CT 1.95	Limited Industrial	900	1,755	0.7%	\$14,908
<b>Subtotal</b>		<b>65.89</b>			<b>59,301</b>	<b>22.9%</b>	<b>\$503,735</b>
<b>Area 5</b>							
193-330-110	11199 S MANTHEY	RD 0.77	Freeway Commercial	1,200	924	0.4%	\$7,849
193-330-150	10623 S MANTHEY	RD 0.52	Freeway Commercial	1,200	624	0.2%	\$5,301
193-330-160	11140 S MANTHEY	RD 0.16	Freeway Commercial	1,200	192	0.1%	\$1,631
193-330-190	10749 S MANTHEY	RD 9.22	Freeway Commercial	1,200	11,064	4.3%	\$93,984
193-330-210	11161 S MANTHEY	RD 0.97	Freeway Commercial	1,200	1,164	0.4%	\$9,888
193-330-220	11100 S MANTHEY	RD 0.50	Freeway Commercial	1,200	600	0.2%	\$5,097
193-330-340	10910 S MANTHEY	RD 1.76	Freeway Commercial	1,200	2,112	0.8%	\$17,940
193-330-350	10950 S MANTHEY	RD 2.49	Freeway Commercial	1,200	2,988	1.2%	\$25,382
193-330-360	0 BRIGGS/MANTHEY	RD 27.60	Freeway Commercial	1,200	33,120	12.8%	\$281,339
193-330-370	124 W BRIGGS	RD 1.07	Freeway Commercial	1,200	1,284	0.5%	\$10,907
193-330-380	58 W BRIGGS	RD 1.05	Freeway Commercial	1,200	1,260	0.5%	\$10,703
<b>Subtotal</b>		<b>46.11</b>			<b>55,332</b>	<b>21.4%</b>	<b>\$470,020</b>
<b>Total - Reimbursable</b>							<b>\$2,107,990</b>

(1) Parcel 193-330-390, which is shown as 193-330-300 in the reimbursement agreement, is owned by Pilot Travel Centers, LLC. This developer will receive fee credits and reimbursement for sewer facility oversizing.  
 (2) This parcel is identified in the Pilot reimbursement agreement as parcel 193-330-300; it was subsequently renumbered to 193-330-400.  
 (3) This parcel is identified in the Pilot reimbursement agreement as parcel 193-320-160; it was subsequently renumbered to 193-320-260.

# Pilot Sewer Reimbursement Fee Project Area



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POR. SEC. 14 T.15. R.6E., M.D.B.&M.

196-03

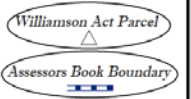
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MAPPING/GIS  
 0 200 400 600  
 Feet

**LEGEND**

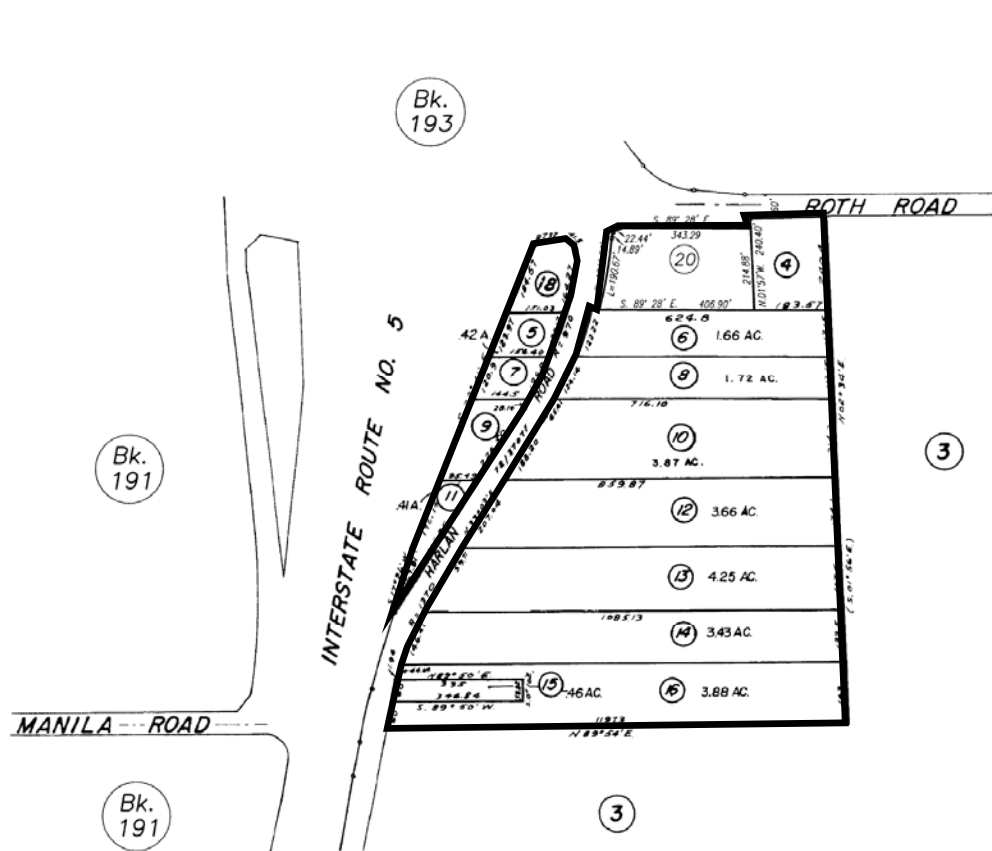
Example of a Standard Assessor Parcel Number (APN)  
**000-000-00**  
 Book Page Parcel Number  
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 P.M. = Recorded Parcel Map  
 R.S. = Recorded Survey Map



- A - R.S. Bk. 29 Pg. 036
- B - P.M. Bk. 11 Pg. 182
- C - P.M. Bk. 09 Pg. 208
- E - P.M. Bk. 21 Pg. 121
- F - P.M. Bk. 21 Pg. 144
- G - P.M. Bk. 23 Pg. 046

SAN JOAQUIN COUNTY ASSESSOR'S PARCEL NUMBER ISSUED PER ROLL YEAR		
ROLL	PAR. #	PAR. #
93-94	11	-
96-97	15	-
99-00	17	-
01-02	22	-
05-06	24	-
06-07	27	-
09-10	29	-
13-14	31	-

**BK. 196 PG. 03**  
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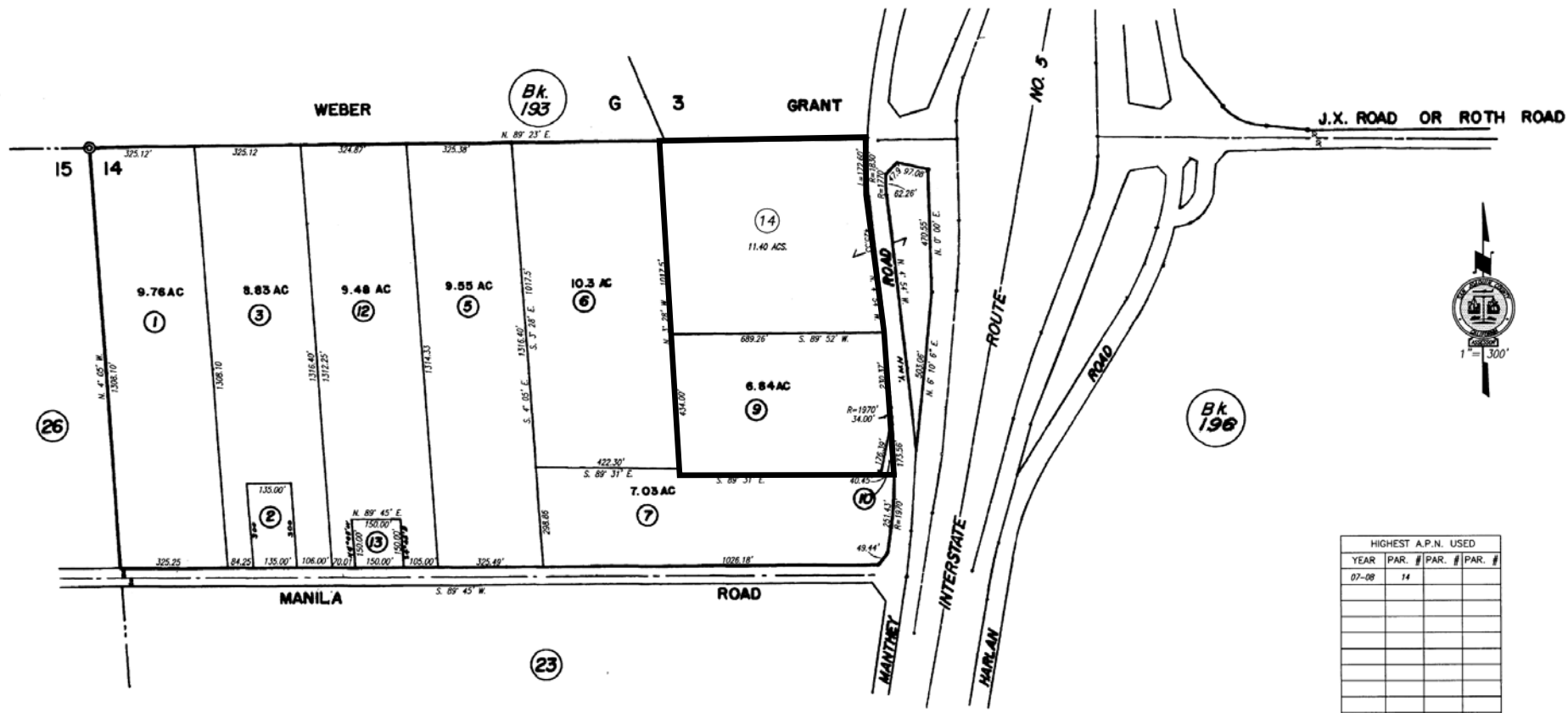


HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
93-94	17		
04-05	20		

NOTE: Assessor's Parcel Numbers Shown in Circles.  
Assessor's Block Numbers Shown in Ellipses.

CITY OF LATHROP  
Assessor's Map Bk.196 Pg.02  
County of San Joaquin, Calif.



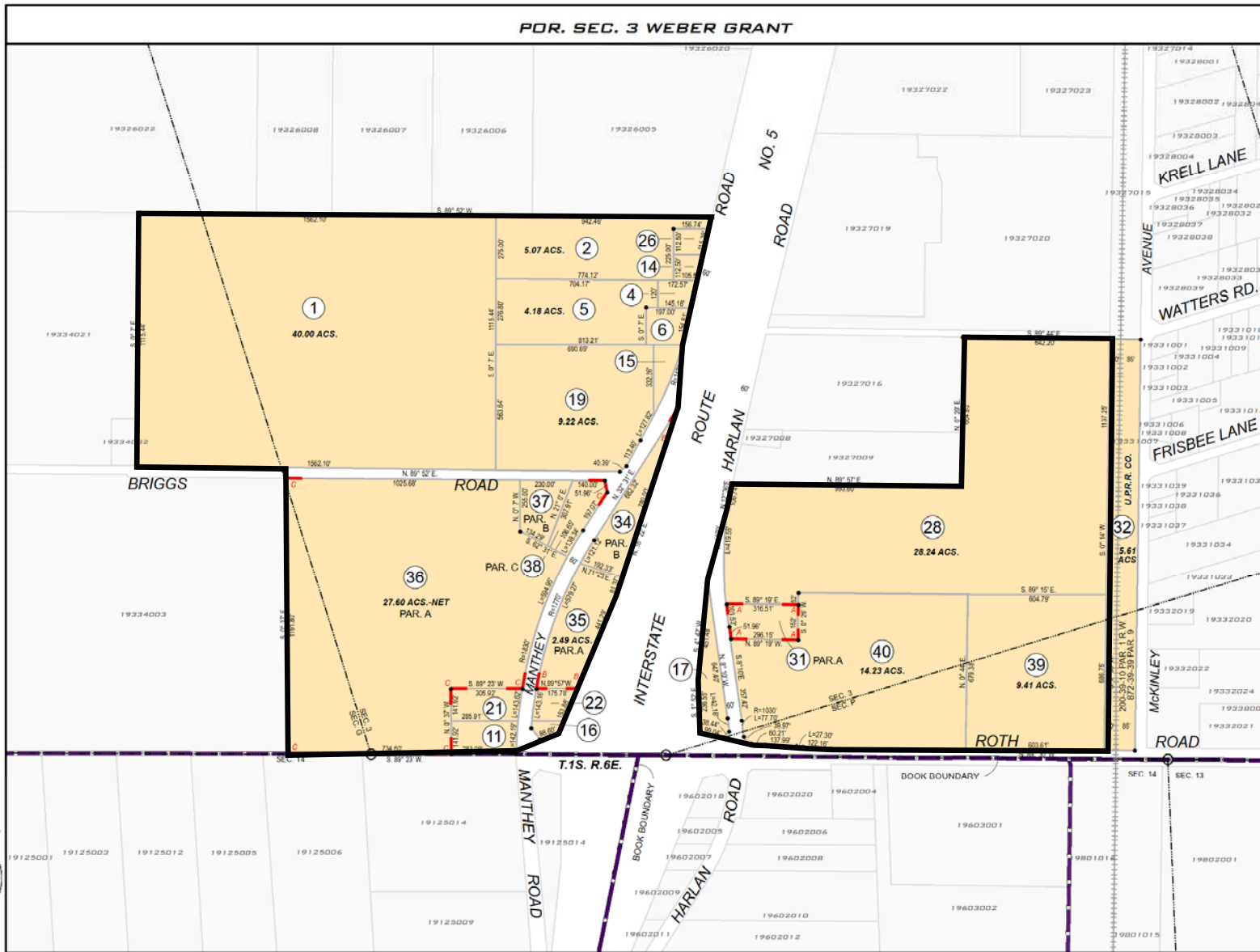


HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
07-08	14		

Assessor's Map Bk.191 Pg.25  
County of San Joaquin, Calif.

NOTE: Assessor's Parcel Numbers Shown in Circles.  
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**193-33**

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MAPPING/GIS  
 0 100 200 300 400  
 Feet

**LEGEND**

Example of a Standard Assessor's Parcel Number (APN)  
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 Book Page Parcel Number

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 P.M. = Recorded Parcel Map  
 R.S. = Recorded Survey Map

Williamson Act Parcel  
 Assessors Book Boundary

A - R.M. Bk. 04 Pg. 109  
 B - R.M. Bk. 07 Pg. 061  
 C - R.M. Bk. 09 Pg. 233

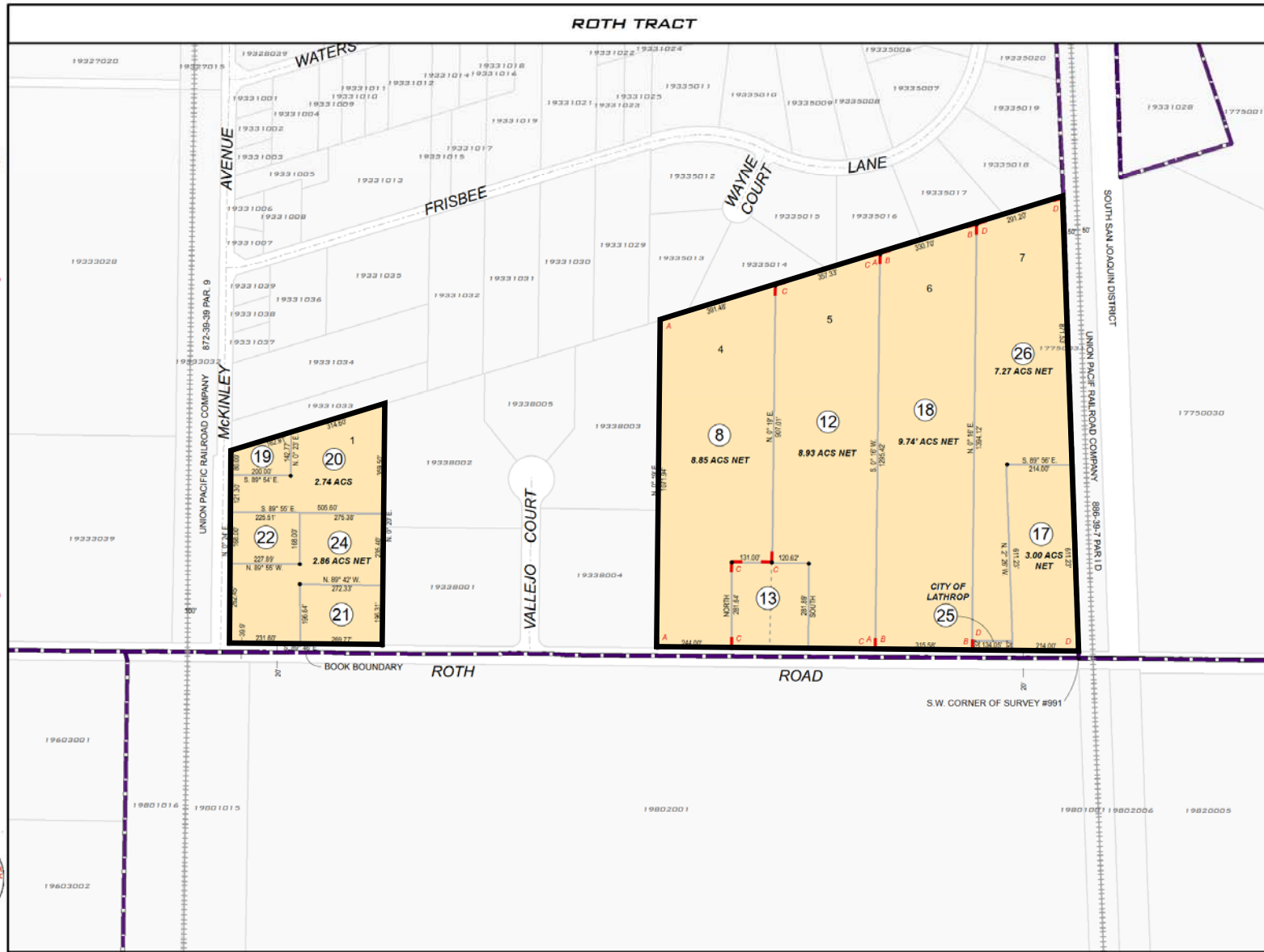
**SAN JOAQUIN COUNTY ASSESSORS PARCEL NUMBER ISSUED PER ROLL YEAR**

ROLL YEAR	PAR. #	PAR. #
00-01	35	-
03-04	38	-
10-19	40	-
-	-	-
-	-	-
-	-	-

**BK. 193 PG. 33**  
 COUNTY OF SAN JOAQUIN, CA  
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**193-32**

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MAPPING/GIS  
 0 100 200 300  
 Feet

**LEGEND**

Example of a Standard Assessor's Parcel Number (APN)  
**000-000-00**  
 Book Page Parcel Number

R.M. = Recorded Subdivision Map  
 P.M. = Recorded Parcel Map  
 R.S. = Recorded Survey Map

Williamson Act Parcel  
 Assessors Book Boundary

- A - P.M. Bk. 07 Pg. 195
- B - P.M. Bk. 11 Pg. 069
- C - P.M. Bk. 10 Pg. 186
- D - P.M. Bk. 11 Pg. 167

SAN JOAQUIN COUNTY ASSESSORS PARCEL NUMBER ISSUED PER ROLL YEAR

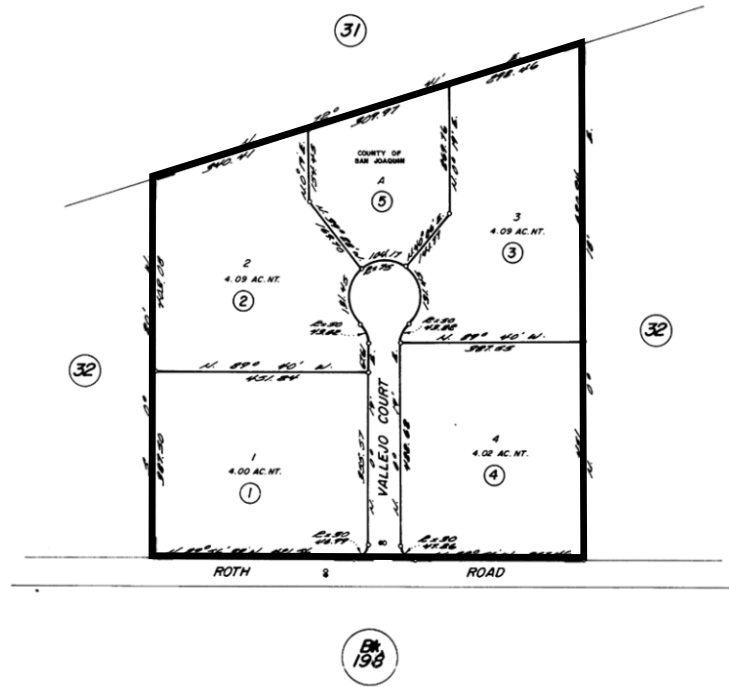
ROLL YEAR	PAR. #	PAR. #
80-81	09	-
82-83	15	-
83-84	17	-
88-89	18	-
94-95	20	-
02-03	24	-
20-21	26	-

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VALLEJO COURT

THIS MAP FOR  
ASSESSMENT USE ONLY

193 - 38



# APPENDIX C

## DPIF Cost Allocation Tables & Sewer Project and Fee Area Location Maps

**Table C - 1**  
**DPIF CA 1 Lathrop, LLC**  
**Gravity Sewer Main Cost Allocation**

**Costs**

\$1,089,214 Costs based on paid invoices

\$4,792 Cost to establish CFF

\$1,094,006 Actual Total

\$ (195,759) Unreimbursable

\$898,247 Reimbursable

APN	Address	Area (acre)	General Plan Land Use Classification	Wastewater Generation Factor (gpd/acre)	Wastewater Generation (gpd)	Percent (%) of Total Wastewater Generation	Cost Allocation
<b>Unreimbursable - DPIF<sup>1</sup></b>							
198-100-230-000	2131 E Louise	32.31	Limited Industrial	900	29,079	17.9%	\$ 195,759
<b>Total - Unreimbursable</b>							<b>\$ 195,759</b>
<b>Reimbursable</b>							
198-080-320	16178 S McKinley	0.88	Commercial Service	1200	1,056	0.6%	\$ 7,109
198-080-330	16188 S McKinley	0.08	Commercial Service	1200	99	0.1%	\$ 666
198-100-010	16175 S McKinley	2.12	Commercial Service	1200	2,544	1.6%	\$ 17,126
198-100-020	16263 S McKinley	5.00	Commercial Service	1200	6,000	3.7%	\$ 40,392
198-100-030	16351 S McKinley	6.33	Commercial Service	1200	7,596	4.7%	\$ 51,136
198-100-040	1631 E Louise	1.51	Commercial Service	1200	1,812	1.1%	\$ 12,198
198-100-050	1629 E Louise	1.50	Commercial Service	1200	1,800	1.1%	\$ 12,118
198-100-060	1683 E Louise	1.62	Commercial Service	1200	1,941	1.2%	\$ 13,067
198-100-070	1695 E Louise	1.90	Commercial Service	1200	2,286	1.4%	\$ 15,389
198-100-090	16490 E McKinley	0.15	Commercial Service	1200	180	0.1%	\$ 1,212
198-100-100	1909 E Louise	3.45	Commercial Service	1200	4,140	2.5%	\$ 27,870
198-100-110	16300 S McKinley	5.00	Commercial Service	1200	6,000	3.7%	\$ 40,392
198-100-120	16200 S McKinley	5.89	Commercial Service	1200	7,068	4.3%	\$ 47,582
198-100-130	16190 S McKinley	4.08	Commercial Service	1200	4,896	3.0%	\$ 32,960
198-100-150	2075 E Louise	0.16	Commercial Service	1200	191	0.1%	\$ 1,286
198-100-180	2445 E Louise	16.45	Limited Industrial	900	14,805	9.1%	\$ 99,667
198-100-190	2001 E Louise	6.78	Commercial Service	1200	8,136	5.0%	\$ 54,771
198-100-200	1919 E Louise	2.12	Commercial Service	1200	2,544	1.6%	\$ 17,126
198-140-130	1700 E Louise	9.68	Commercial Service	1200	11,616	7.1%	\$ 78,199
198-140-140	1644 E Louise	3.13	Commercial Service	1200	3,756	2.3%	\$ 25,285
198-140-150	1608 E Louise	3.23	Commercial Service	1200	3,876	2.4%	\$ 26,093
198-160-010	1850 E Louise	13.74	Commercial Service	1200	16,488	10.1%	\$ 110,997
198-160-020	2050 E Louise	20.50	Commercial Service	1200	24,600	<u>15.1%</u>	\$ 165,607
<b>Total - Reimbursable</b>							<b>\$ 898,247</b>

(1) Parcel 198-100-230 is owned by DPIF CA 1 Lathrop, LLC. This developer will receive fee credits and reimbursement for sewer facility oversizing

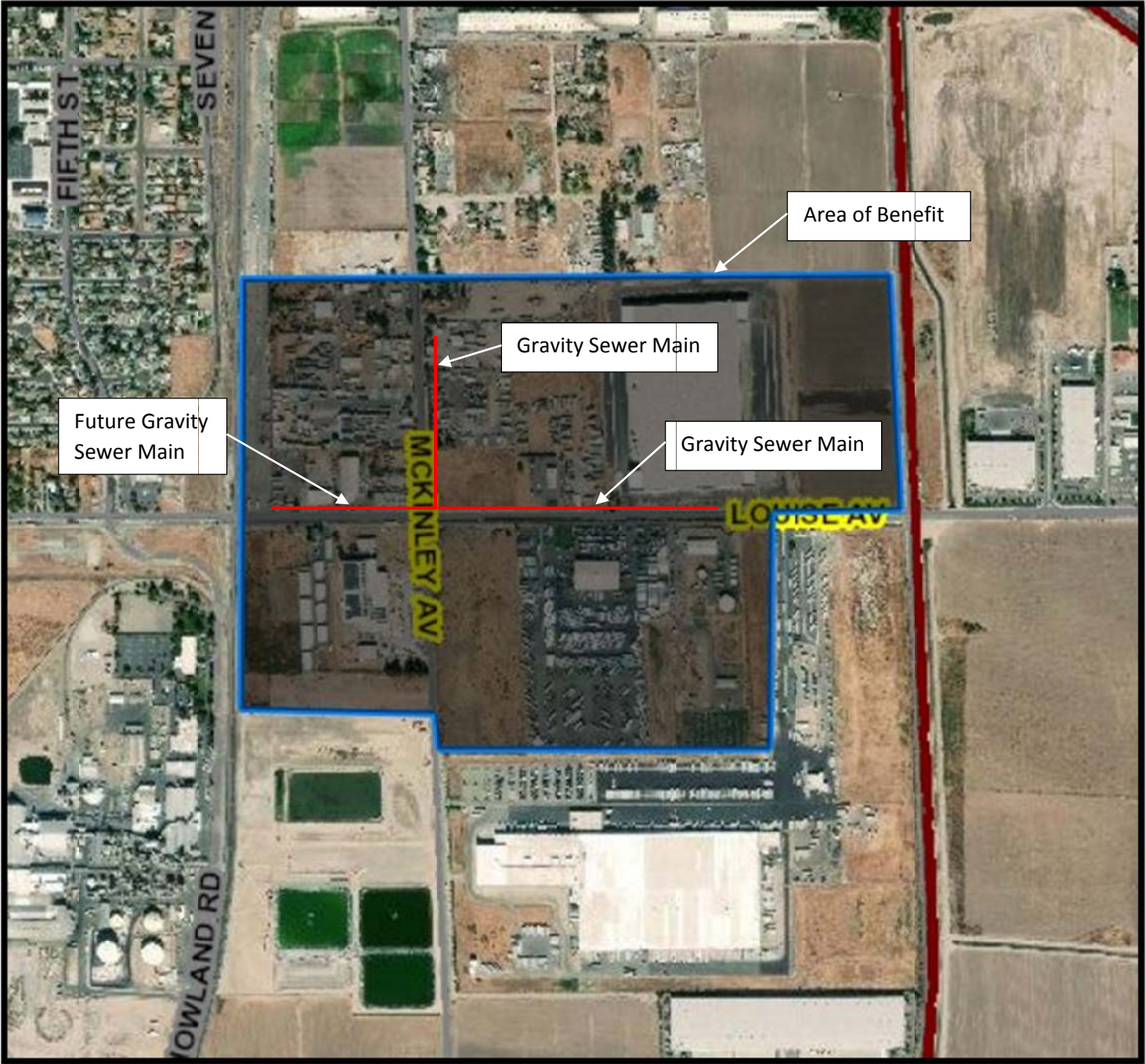
**Table C - 2**  
**DPIF CA 1 Lathrop, LLC**  
**Future Gravity Main Cost Allocation**

Costs  
\$431,367 Total Future Sewer Cost  
-\$77,188 Unreimbursable  
\$354,179 Allocation to Future Development

APN	Address	Area (acre)	General Plan Land Use Classification	Wastewater Generation Factor (gpd/acre)	Wastewater Generation (gpd)	Percent (%) of Total Wastewater Generation	Cost Allocation
<b>Unreimbursable - DPIF<sup>1</sup></b>							
198-100-230-000	2131 E Louise	32.31	Limited Industrial	900	29,079	17.9%	\$ 77,188
<b>Total - Unreimbursable</b>							<b>\$ 77,188</b>
<b>Reimbursable</b>							
198-080-320-000	16178 S McKinley	0.88	Commercial Service	1200	1,056	0.6%	\$ 2,803
198-080-330-000	16188 S McKinley	0.08	Commercial Service	1200	99	0.1%	\$ 263
198-100-010-000	16175 S McKinley	2.12	Commercial Service	1200	2,544	1.6%	\$ 6,753
198-100-020-000	16263 S McKinley	5.00	Commercial Service	1200	6,000	3.7%	\$ 15,927
198-100-030-000	16351 S McKinley	6.33	Commercial Service	1200	7,596	4.7%	\$ 20,163
198-100-040-000	1631 E Louise	1.51	Commercial Service	1200	1,812	1.1%	\$ 4,810
198-100-050-000	1629 E Louise	1.50	Commercial Service	1200	1,800	1.1%	\$ 4,778
198-100-060-000	1683 E Louise	1.62	Commercial Service	1200	1,941	1.2%	\$ 5,153
198-100-070-000	1695 E Louise	1.90	Commercial Service	1200	2,286	1.4%	\$ 6,068
198-100-090-000	16490 E McKinley	0.15	Commercial Service	1200	180	0.1%	\$ 478
198-100-100-000	1909 E Louise	3.45	Commercial Service	1200	4,140	2.5%	\$ 10,989
198-100-110-000	16300 S McKinley	5.00	Commercial Service	1200	6,000	3.7%	\$ 15,927
198-100-120-000	16200 S McKinley	5.89	Commercial Service	1200	7,068	4.3%	\$ 18,761
198-100-130-000	16190 S McKinley	4.08	Commercial Service	1200	4,896	3.0%	\$ 12,996
198-100-150-000	2075 E Louise	0.16	Commercial Service	1200	191	0.1%	\$ 507
198-100-180-000	2445 E Louise	16.45	Limited Industrial	900	14,805	9.1%	\$ 39,299
198-100-190-000	2001 E Louise	6.78	Commercial Service	1200	8,136	5.0%	\$ 21,596
198-100-200-000	1919 E Louise	2.12	Commercial Service	1200	2,544	1.6%	\$ 6,753
198-140-130-000	1700 E Louise	9.68	Commercial Service	1200	11,616	7.1%	\$ 30,834
198-140-140-000	1644 E Louise	3.13	Commercial Service	1200	3,756	2.3%	\$ 9,970
198-140-150-000	1608 E Louise	3.23	Commercial Service	1200	3,876	2.4%	\$ 10,289
198-160-010-000	1850 E Louise	13.74	Commercial Service	1200	16,488	10.1%	\$ 43,766
198-160-020-000	2050 E Louise	20.5	Commercial Service	1200	24,600	15.1%	\$ 65,299
<b>Total - Reimbursable</b>							<b>\$ 354,179</b>

(1) Parcel 198-100-230-000 is owned by DPIF CA 1 Lathrop, LLC. This developer will receive fee credits and reimbursement for sewer facility oversizing

DPIF Project Location and Fee Area





POR. SEC. 25 & 26 T.1S. R.6E., M.D.B.&M.  
 - POR. SOUTHERN PACIFIC ADDITION  
 - POR. SOUTHERN PACIFIC ADDITION (AMENDED)

THIS MAP IS FOR  
 ASSESSMENT USE ONLY

198-10



	Bearing	Length
①	S. 2° 26' E.	6.19'
②	N. 43° 42' E.	41.55'



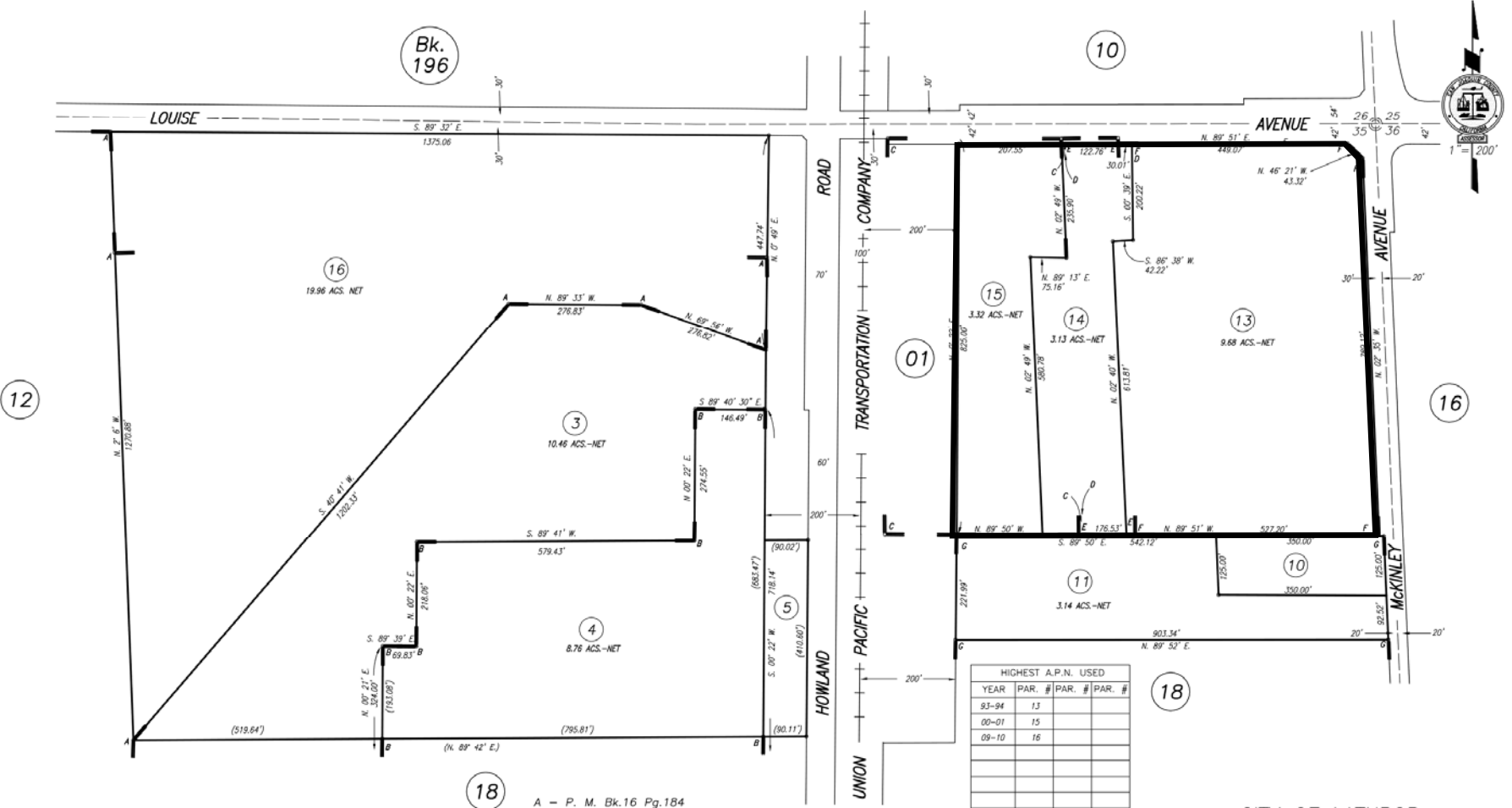
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NOTE: Assessor's Parcel Numbers Shown in Circles.  
 Assessor's Block Numbers Shown in Ellipses.

- A - R. S. Bk. 22 Pg. 171 & P.M. Bk. 03 Pg. 101
- B - R. S. Bk. 26 Pg. 095 & P.M. Bk. 07 Pg. 129
- C - P. M. Bk. 11 Pg. 059 & P.M. Bk. 11 Pg. 116
- D - R. S. Bk. 18 Pg. 122
- E - P. M. Bk. 11 Pg. 137 & R.S. Bk. 14 Pg. 003
- F - P. M. Bk. 11 Pg. 163
- G - R. S. Bk. 24 Pg. 036
- H - R. M. Bk. 02 Pg. 047 & R.M. Bk. 25 Pg. 026
- I - P. M. Bk. 23 Pg. 042

HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
93-94	18		
05-06	20		
06-07	22		
17-18	23		

CITY OF LATHROP  
 Assessor's Map Bk.198 Pg.10  
 County of San Joaquin, Calif.



- 18
- A - P. M. Bk.16 Pg.184
  - B - P. M. Bk. 05 Pg. 188
  - C - R. S. Bk. 27 Pg. 108
  - D - R. S. Bk. 31 Pg. 100
  - E - R. S. Bk. 30 Pg. 144
  - F - R. S. Bk. 30 Pg. 092
  - G - P. M. Bk. 05 Pg. 189

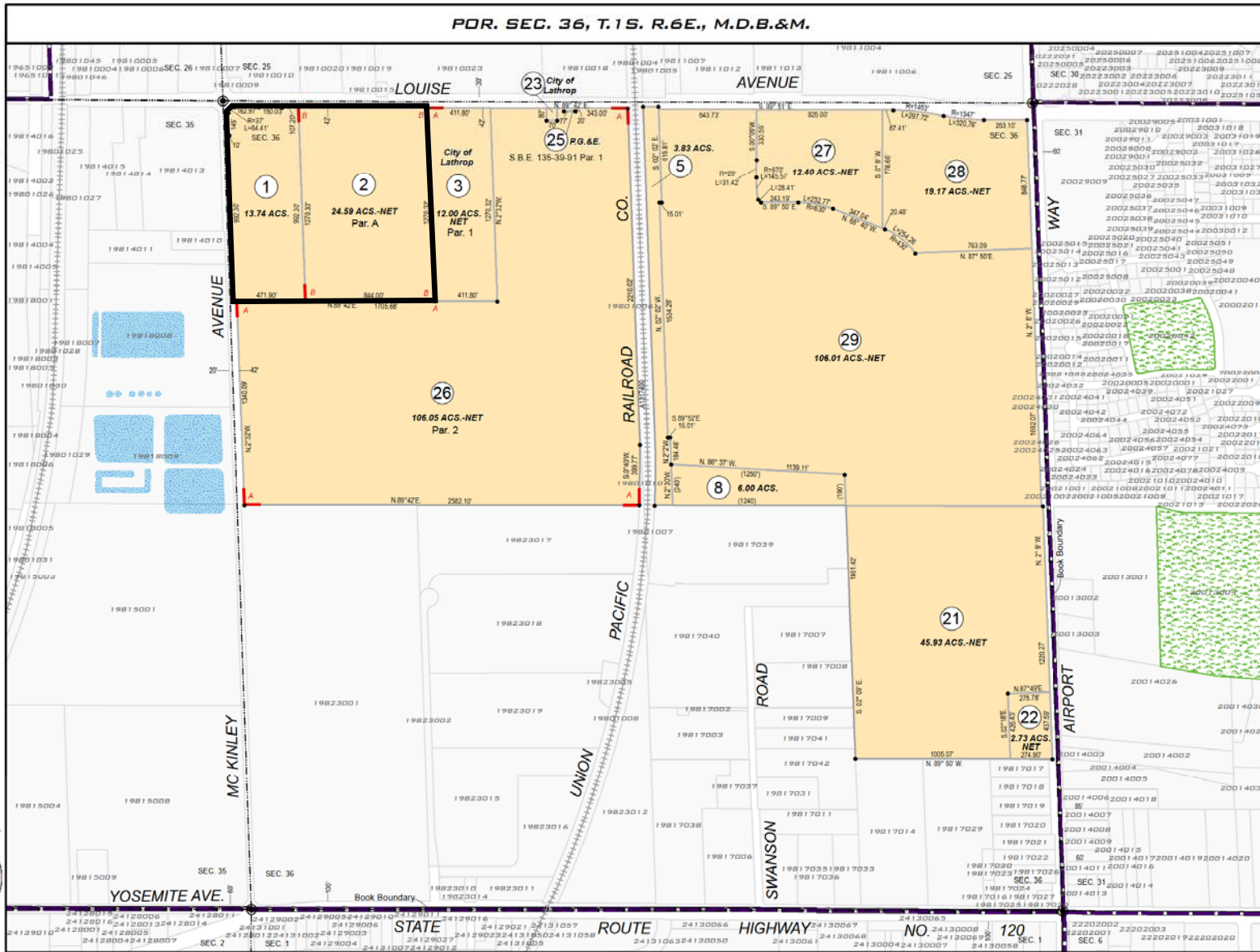
HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
93-94	13		
00-01	15		
09-10	16		

NOTE: Assessor's Parcel Numbers Shown in Circles.  
Assessor's Block Numbers Shown in Ellipses.

CITY OF LATHROP  
Assessor's Map Bk.198 Pg.14  
County of San Joaquin, Calif.



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**198-16**

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**MAPPING/GIS**  
 0 150 300 450 600  
 Feet

**LEGEND**  
 Example of a Standard Assessor's Parcel Number (APN)  
**000-000-00**  
 Book Page Parcel Number  
 R.M. = Recorded Subdivision Map  
 P.M. = Recorded Parcel Map  
 R.S. = Recorded Survey Map  
 Williamson Act Parcel  
 Assessors Book Boundary

A - R.S. Bk. 31 Pg. 048  
 B - R.S. Bk. 26 Pg. 096

**SAN JOAQUIN COUNTY ASSESSORS PARCEL NUMBER ISSUED PER ROLL YEAR**

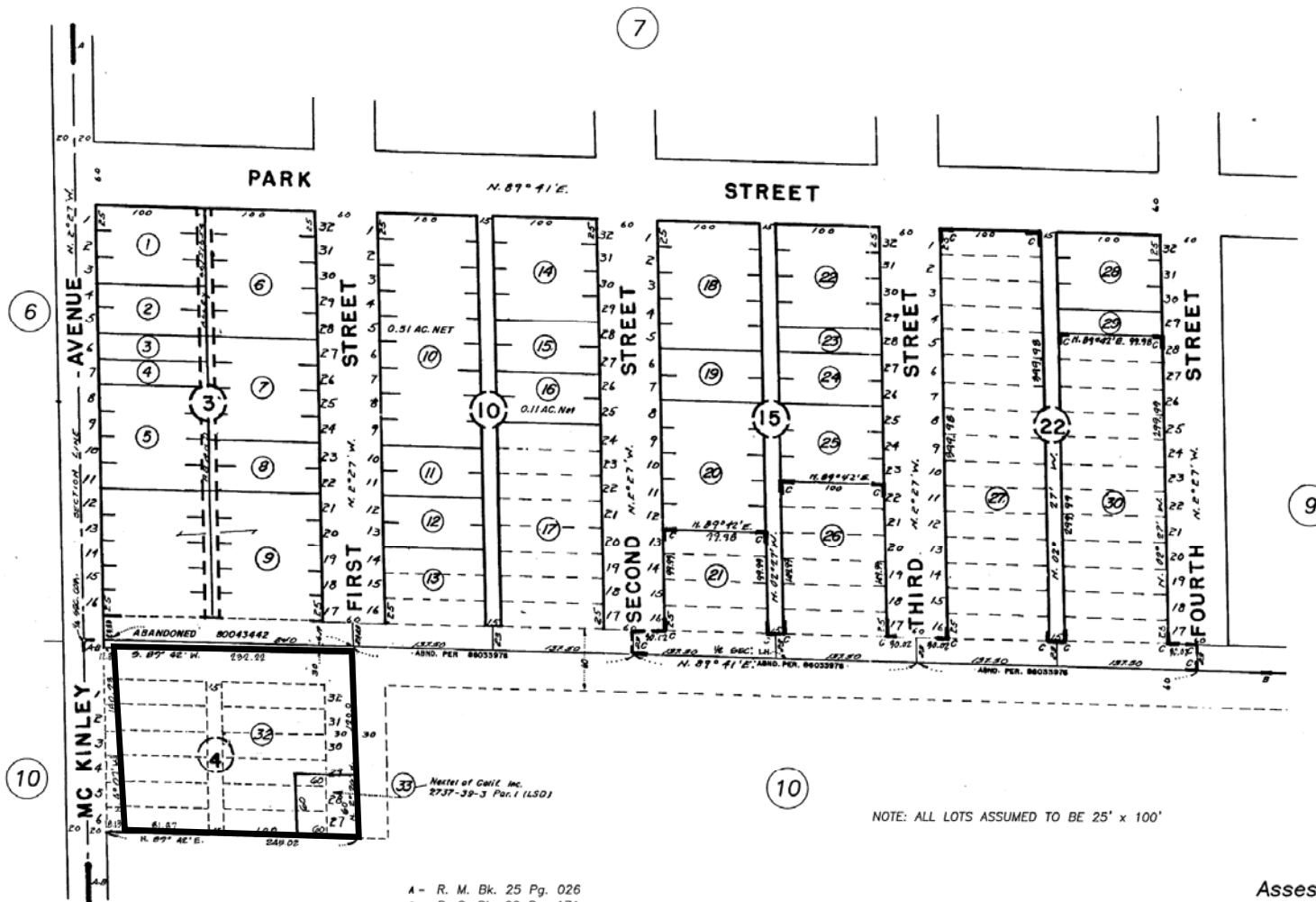
ROLL YEAR	MULL	PAR. #	PAR. #
93-98	17	-	-
95-96	13	-	-
97-98	14	-	-
99-00	17	-	-
07-08	24	-	-
15-16	26	-	-
17-18	29	-	-

**BK. 198 PG. 16**  
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**SAN JOAQUIN, CA**  
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 ASSESSOR MAPPING/GIS 2018

SOUTHERN PACIFIC ADDITION

THIS MAP IS FOR ASSESSMENT USE ONLY

198-08



HIGHEST A.P.N. USED				
YEAR	PAR. #	PAR. #	PAR. #	PAR. #
83-84	31			
99-00	33			

NOTE: ALL LOTS ASSUMED TO BE 25' x 100'

- A - R. M. Bk. 25 Pg. 026
- B - R. S. Bk. 22 Pg. 171
- C - R. S. Bk. 32 Pg. 149

NOTE: Assessor's Parcel Numbers Shown in Circles.  
Assessor's Block Numbers Shown in Ellipses.

CITY OF LATHROP  
Assessor's Map Bk.198 Pg.08  
County of San Joaquin, Calif.

# APPENDIX D

## CFT NV Cost Allocation Table & Sewer Project and Fee Area Location Maps

**Table D - 1**  
**CFT NV Developments, LLC**  
**Gravity Sewer Main Cost Allocation**

<b>Costs</b>	
\$260,337	Costs based on paid invoices
<u>\$4,715</u>	Cost to establish CFF
\$265,052	Actual Total
<u>(\$80,344)</u>	Unreimbursable
<b>\$184,708</b>	<b>Reimbursable Cost</b>

**Current Parcel Listing and Fair Share Allocation**

APN	Address	Area (acre)	General Plan Land Use Classification	Wastewater Generation Factor (gpd/acre)	Wastewater Generation (gpd)	Percent of Total Wastewater Generation	Cost Allocation
<b>Unreimbursable - CFT NV<sup>1</sup></b>							
196-110-270	15099 Old Harlan RD	0.83	Community Commercial	590	490	25.9%	<b>\$68,748</b>
196-110-280	15099 Old Harlan RD	0.14	Community Commercial	590	83	4.4%	<b>\$11,596</b>
<b>Total - Unreimbursable</b>		<b>0.97</b>				<b>30.3%</b>	<b>\$80,344</b>
<b>Reimbursable</b>							
196-110-290	15099 Old Harlan RD	0.69	Community Commercial	590	407	21.6%	<b>\$57,152</b>
196-110-300	15099 Old Harlan RD	0.49	Community Commercial	590	289	15.3%	<b>\$40,586</b>
196-110-050	15151 Old Harlan RD	0.36	Community Commercial	590	212	11.3%	<b>\$29,818</b>
196-110-060	15215 Old Harlan RD	0.22	Community Commercial	590	130	6.9%	<b>\$18,222</b>
196-110-170	15235 Old Harlan RD	0.47	Community Commercial	590	277	14.7%	<b>\$38,930</b>
<b>Total - Reimbursable</b>		<b>2.23</b>			<b>1,888</b>	<b>69.7%</b>	<b>\$184,708</b>

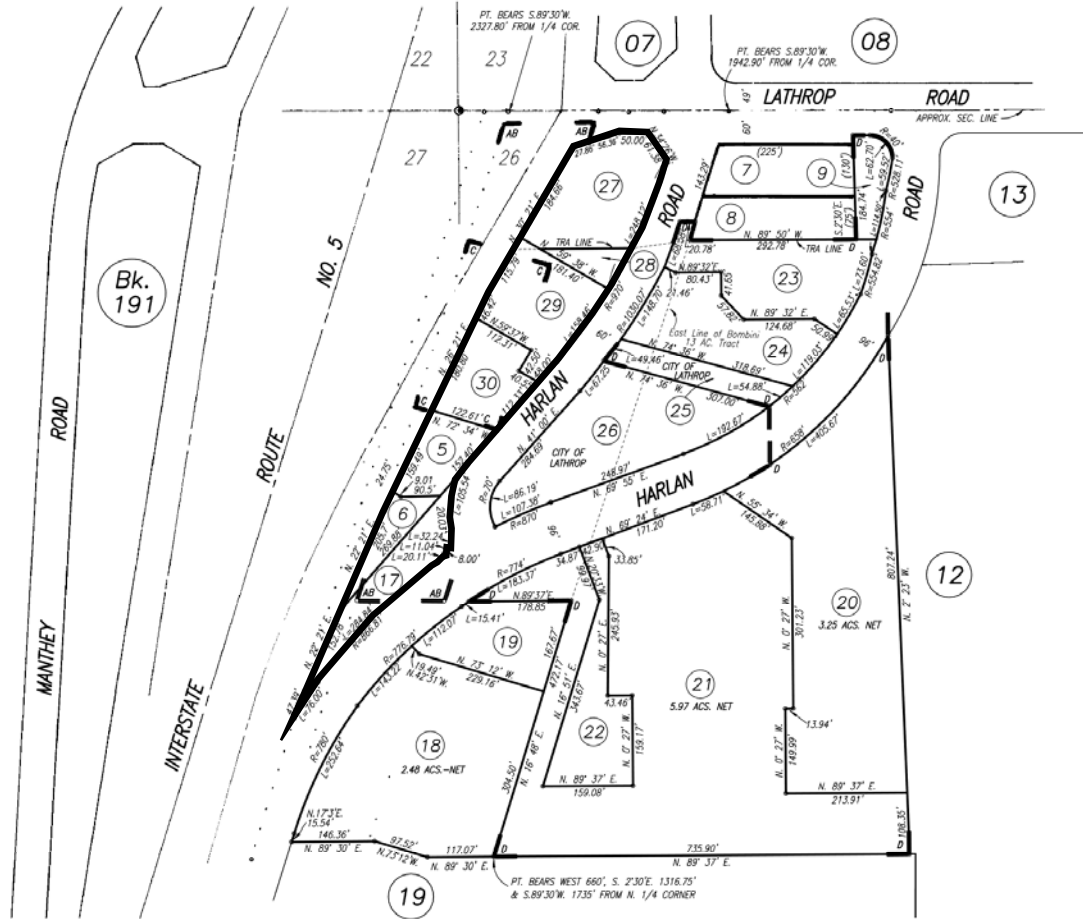
(1) Parcels 196-110-270 and 196-110-028 are owned by CFT NV, Developments, LLC. This developer will receive fee credits and reimbursement for sewer facility oversizing.



# CFT NV Sewer Project and Fee Area



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HIGHEST A.P.N. USED				
YEAR	PAR. #	PAR. #	PAR. #	PAR. #
93-94	12			
04-05	14			
06-07	16			
07-08	17	19		
10-11	26			
20-21	30			

D - P. M. Bk. 25 Pg. 038  
 C - R. S. Bk. 15 Pg. 040  
 B - R. S. Bk. 13 Pg. 190  
 A - R. S. Bk. 06 Pg. 191

NOTE: Assessor's Parcel Numbers Shown in Circles.  
 Assessor's Block Numbers Shown in Ellipses.

CITY OF LATHROP  
 Assessor's Map Bk.196 Pg.11  
 County of San Joaquin, Calif.