

**CITY MANAGER'S REPORT
MARCH 11, 2024 CITY COUNCIL REGULAR MEETING**

**ITEM: REVIEW OF THE CAPITAL FACILITY FEE FUNDS
REPORT FOR FY 2022-2023**

**RECOMMENDATION: Review of the Capital Facility Fee Funds Report
for Fiscal Year 2022-2023**

SUMMARY:

Pursuant to the State of California Mitigation Fee Act (also known as "AB 1600" CA Government Code Section 66006 et seq.), the City of Lathrop is required to provide an annual overview of fees collected by the Capital Facility Fee (CFF) program as a result of new development. This report presents the background for each fee and shows last year's fee schedules and history. The information provided is required by the Government Code (GC) to be made available for public review and subsequently reviewed by City Council at the next regular meeting after being made public.

BACKGROUND:

The City's CFF program was first instituted on October 10, 1990 to provide adequate capital facility improvements to serve new development within the City. Since then, the CFF program has been amended to ensure that new development pays its proportionate share of improvement costs needed as a result of new development.

In 2003, the CFF program was amended to include a broad range of capital facility fees and establish fees for a new development planned for West of I-5, mainly River Islands and Mossdale Landing.

In 2005, the CFF program was amended to establish fees for new development in the Central Lathrop Specific Plan (CLSP) area and followed with revisions in 2007, adding the offsite roadway intersection improvements and the surface water supply fee components for the CLSP area.

In 2011, the CFF program was amended to establish the North Lathrop Transportation Impact Fee for new development impacting the Roth Road/I-5 interchange and the associated frontage roads in the North Lathrop area.

In May 2018, the CFF program was amended to keep pace with the rising cost of infrastructure, facilities and land. This amendment included adjusting existing fees for inflation and updating project costs for the West/Central Lathrop Regional Transportation CFF, Surface Water Supply CFF, and the Water System CFF and establishing a new Sewer/Recycled Water System CFF for the CLSP area.

In December 2018, the San Joaquin Area Flood Control Agency (SJAFCA) Mosssdale Tract Area Regional Urban Level of Flood Protection (ULOP) Development Impact Fee (DIF) agreement replaced Lathrop's 2017 Interim Levee Fee for the Reclamation District 17 Urban Level of Flood Protection Levee System Improvements.

In February 2019, the CLSP CFF Study update established a new In-Lieu Community Parks Dedication Fee, adjusted existing inflation fees and updated project costs and fees for the West/Central Lathrop Regional Transportation and the Sewer/Recycled Water System. The CLSP Neighborhood Park Capital Facility Fee was updated in February 2021 to reflect the actual park development costs realized by the developer of the CLSP.

In June 2019, the CLSP CFF Study established a new CFF for the Storm Drainage System Improvements – Watershed 2, Storm Drainage System Improvements – Watershed 4, Entitlements, and Prior Developer Account Open Items to reimburse the construction of storm drainage facilities and reimburse past expenditures associated with developing the CLSP area.

In October 2019, the South Lathrop Specific Plan (SLSP) and the Lathrop Gateway Business Park Specific Plan (LGBPSP) CFF Study provided an update to the CFF program for the SLSP area and established a fee program for the LGBPSP area. In May 2020, the CFF program was updated based on actual facility construction cost for SLSP and LGBPSP.

In February 2020, the Sewer Reimbursement CFF Study established a new Sewer Reimbursement fee for the construction of oversized sewer facilities, including future construction of sewer facilities within the City.

In July 2022, the West/Central Regional Transportation and Central Lathrop Specific Plan CFFs were updated to include new traffic signals, storm drainage facilities, and a water tank and booster pump facility located in the Central Lathrop Specific Plan.

On September 12, 2022, Lathrop City Council approved the Nexus Study Update for the Regional Urban Level of Flood Protection Levee Impact Fee. This update reflects an updated program cost estimate that addresses climate change and updates to program funding from other sources.

The CFF program provides a source of revenue by which new development within the City will contribute their fair share of the costs that directly affect the need to construct infrastructure or expand community public facilities to meet growth needs.

The City's CFF program funds improvements in the following categories:

1. Transportation
 - a. Local
 - b. Regional
2. Culture and Leisure
3. Municipal Services
4. Storm Drainage
5. Administration
6. San Joaquin County Multi-Species Habitat
7. Environmental Mitigation
8. Park-In-Lieu
9. Water
10. Surface Water
11. Sewer

The Annual CFF report, included as Attachment "A", required by California GC 66006 et seq., was developed to identify the balances of fees in the Capital Facility Fee funds. The annual report provides the following information for each fee:

- a detailed description
- the fee amount
- beginning and ending balances for the fiscal year
- fees collected and interest earned
- transfers, refunds, and expenditures

The expenditures have been further broken down to identify the public improvements on which the fees were expended and the amount of expenditures for each improvement.

The Five-Year CFF Fund Report provides an overview of the improvement projects identified in the CFF program. The report lists the estimated cost for each project and the approximate date available. The fees and project costs are adjusted annually based on the annual changes to the Engineering News-Record Construction Cost Index (ENR CCI). The annual adjustment utilizing the ENR CCI ensures the current cost of construction and appropriate fees reflect the effects of inflation.

REASON FOR RECOMMENDATION:

The attached report was made public on February 21, 2024, pursuant to Section 66006 et seq. of the California Government Code, which requires a detailed report regarding the collection and expenditure of fees in the CFF program. Pursuant to the California GC, the report is required to be made public and the City Council is required to review the information made available to the public at its next regular scheduled meeting.

FISCAL IMPACT:

The cost for this item was staff time and materials to complete the attached report.

ATTACHMENTS:

- A. Capital Facility Fee Funds Report for report period Fiscal Year 2022-2023

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MARCH 11, 2024 CITY COUNCIL REGULAR MEETING
REVIEW OF THE CAPITAL FACILITY FEE FUNDS REPORT FOR FY 2022-2023

APPROVALS:



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Assistant Engineer

2-21-24

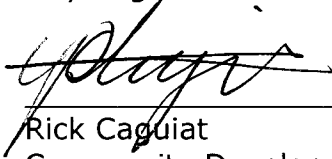
Date



Brad Taylor
City Engineer

2/21/2024

Date



Rick Caguiat
Community Development Director

2/28/24

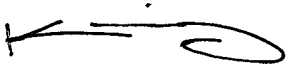
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Cari James
Finance Director

2/22/24

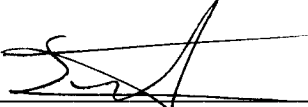
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Michael King
Assistant City Manager

2.26.2024

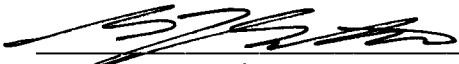
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Salvador Navarrete
City Attorney

2-27-2024

Date



Stephen J. Salvatore
City Manager

3.6.24

Date

City of Lathrop

Capital Facility Fee Funds Report 2022 – 2023

Made Pursuant to Government Code
Section 66000 et seq.

Made Available for Public Review on:
February 21, 2024

City Council Agenda Date:
March 11, 2024

For further information, please contact:
Brad Taylor, City Engineer, Public Works Department
(209) 941-7438



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Regional Transportation Impact Fee – 2230

1. Fee Information

a. Description and History of Fee: This fee was collected to fund street improvements for Lathrop’s regional roadways. The fee originated in 1990 and was adopted by Lathrop City Council on October 10, 1990. The Regional Transportation Fee was calculated in coordination with the San Joaquin County Council of Governments to provide countywide transportation improvements for street and highway projects identified in the Congestion Management Program (CMP). Improvements to both Lathrop and Interstate 5 are included in the CMP.

The fee was reevaluated in the November 1, 1994 CFF Update and was updated to reflect the effects of inflation. In addition, the McKinley Avenue and Yosemite Avenue Intersection Improvements were added to the CFF. Updates to the Regional fee were also done in September of 2003 and again in August of 2005. The 2003 and 2005 studies included adjusting the previous Capital Facility Fee in Historic Lathrop (East) to reflect the effects of inflation.

The San Joaquin Regional Transportation Impact Fee (RTIF) is automatically adjusted on an annual basis at the beginning of each fiscal year (July 1) based on the Engineering News Record California Construction Code Index (CCCI).

b. Amount of Fee: The Regional Transportation Fee was changed to the San Joaquin Regional Transportation Impact Fee (RTIF) as of February 20, 2006. Funds collected as a result of the newly adopted fee are reported in Funds 2340 and 2360. **As of February 20, 2006, the Regional Transportation Fee is no longer collected.**

Land Use Type	Unit	FY 22/23
Residential (Single-Family)	DUE	\$-0-
Residential (Multi-Family)	DUE	\$-0-
Retail	Sq. Ft	\$-0-
Office	Sq. Ft	\$-0-
Commercial/Industrial	Sq. Ft	\$-0-



2. Fund Information (During Reporting Period)

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2022	-
b.	Fees Collected	-
c.	Interest Earned	-
d.	Expenditures	-
e.	Transfer Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	-

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2230 expended during the reporting period? No

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2230 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 2230 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2023-24: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Regional Transportation Impact Fee Fund 2230 does not currently have funds appropriated to any Capital Improvement Program (CIP) Projects for Fiscal Year 2023-24. Please refer to the City’s 2023-2028 Capital Improvement Program adopted by City Council June 12, 2023, Resolution 23-5321.



Local Transportation Impact Fee – 2250

1. Fee Information

a. Description and History of Fee: This fee is collected to fund street improvements for existing city streets to accommodate for increased road usage due to new development. The Crossroads fee is an exception in that it is collected to reimburse the developer for infrastructure that was built with the original project. The fee originated in 1990 and was adopted by the Lathrop City Council on October 10, 1990. The original fee was designed to fund the widening of local roads from two lanes to four lanes as well as the addition of traffic signals and turning lanes to increase the capacity of intersections. In 1990 the Engineering Report for the Lathrop Traffic Mitigation Fee identified an estimated \$6.4 million in signal system, intersection and road widening improvements.

An update to the fee was adopted by the Lathrop City Council and adopted on November 1, 1994. The update included the same projects that were included in the original Capital Facility Fees (CFF), with the exception of Louise Avenue and the addition of the McKinley Avenue Mainline Improvements. The widening and improvements of Louise Avenue between Harlan Road and Fifth Street were completed prior to the 1994 update (with CFF funds as a contributing source) which is why Louise Avenue was omitted from the 1994 update.

The Local Transportation CFF was reevaluated in September 2, 2003 and again in August 1, 2005. The studies included adjusting the previous CFF in Historic Lathrop (East) to reflect the effects of inflation.

On August 3, 2015 City Council approved entitlements for the South Lathrop Specific Plan (SLSP) area. The entitlements required an update to the CFF program to establish fees to fund the improvements for the SLSP area. The SLSP CFF Study “Nexus Study” adopted on March 12, 2018 identified approximately \$65.8 million in interchange improvements, road-widening improvements, and railroad crossing improvements. In October 2019 the SLSP and the Lathrop Gateway Business Park Specific Plan (LGBPSP) CFF study provided an update to the CFF program for the SLSP area and established a fee program for the LGBPSP area. The LGBPSP CFF Study identified approximately \$56.7 million in transportation improvements. In May 2020 the CFF program was updated based on actual facility construction cost for SLSP and LGBPSP.

b. Amount of Fee: The amount of the fee varies by land use type and location.

<u>East Lathrop/North Harlan</u> <u>Land Use Type</u>	<u>Unit</u>	<u>July 1, 2022 to</u> <u>Dec. 31, 2022</u>	<u>Jan. 1, 2023 to</u> <u>June 30, 2023</u>
Single Family Residential	DU	\$4,085	\$4,312
Multi-Family Residential	DU	\$3,004	\$3,170
Commercial	1,000 sqft	\$5,578	\$5,888
Industrial/Warehouse	1,000 sqft	\$1,643	\$1,734

<u>Crossroads</u> <u>Land Use Type</u>	<u>Unit</u>	<u>July 1, 2022 to</u> <u>Dec. 31, 2022</u>	<u>Jan. 1, 2023 to</u> <u>June 30, 2023</u>
Commercial	Acre	\$33,769	\$35,645
Industrial	1,000 sqft	\$ 1,226	\$ 1,294



<u>South Lathrop Specific Plan-SLCC Plan Land Use Type</u>	<u>Unit</u>	<u>July 1, 2022 to Dec. 31, 2022</u>	<u>Jan. 1, 2023 to June 30, 2023</u>
Industrial/ Limited Industrial	1,000 sqft	\$ 1,470	\$ 1,551
Office Commercial	1,000 sqft	\$22,525	\$23,776
Retail Commercial	1,000 sqft	\$ -	\$ -
Warehouse	1,000 sqft	\$ 1,470	\$ 1,551

<u>South Lathrop Specific Plan-Non SLCC Plan Land Use Type</u>	<u>Unit</u>	<u>July 1, 2022 to Dec. 31, 2022</u>	<u>Jan. 1, 2023 to June 30, 2023</u>
Industrial/ Limited Industrial	1,000 sqft	\$ 1,470	\$ 1,551
Office Commercial	1,000 sqft	\$22,525	\$23,776
Retail Commercial	1,000 sqft	\$ -	-
Warehouse	1,000 sqft	\$ 1,470	\$ 1,551

<u>Gateway Business Park Specific Plan Land Use Type</u>	<u>Unit</u>	<u>July 1, 2022 to Dec. 31, 2022</u>	<u>Jan. 1, 2023 to June 30, 2023</u>
Industrial/ Limited Industrial	1,000 sqft	\$ 1,465	\$ 1,547
Office Commercial	1,000 sqft	\$18,896	\$19,945
Retail Commercial	1,000 sqft	\$ 6,634	\$ 7,002
Warehouse	1,000 sqft	\$ 1,465	\$ 1,547

2. Fund Information (During Reporting Period)

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2022	\$ 835,515
b.	Fees Collected	\$ 49,141
c.	Interest Earned	\$ 11,326
d.	Expenditures	-
e.	Transfers Out	(\$ 170,000)
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	\$ 725,582



2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2250 expended during the reporting period? No

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2250 transferred or loaned during the reporting period? Yes

A total of \$170,000 was transferred from Fund 2250 to the following projects:

- \$170,000 to the Louise Avenue and McKinley Avenue Signal Improvements Project PS 15-02

2f. Description of refunds made during reporting period.

Were funds from Fund 2250 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2023-24: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Local Transportation Impact Fee Fund 2250 currently has funds appropriated to the Capital Improvement Program (CIP) Project listed below for Fiscal Year 2023-24. Please refer to the City’s 2023-2028 Capital Improvement Program adopted by City Council June 12, 2023, Resolution 23-5321.

Project	Amount	% of Improvements
Louise Ave & McKinley Avenue Signal Improvements, PS 15-02	\$1,141,327	59
Total	\$1,141,327	



Culture and Leisure Capital Facility Fee – 2260

1. Fee Information

a. Description and History of Fee: The Culture and Leisure Capital Facility Fee is collected to fund costs for the completion of Neighborhood, Community and Linear Parks, a Library, Cultural Center, Senior Center and Community Center.

The Culture and Leisure Capital Facility Fee was first implemented with the adoption of the October 10, 1990 CFF Study Report. The original fee collected funds merely for Parks and a Library. The Capital Facility Fee program was reevaluated in 1994 and in addition to a park and library component, a component for a cultural center was added. Adopting this change increased the fee for both Single Family (from \$1,627 to \$1,789) and Multi-Family (from \$1,084 to \$1,295) residential dwelling units.

In September of 2003, the City Council again adopted a revision to the Culture and Leisure CFF. This amendment to the CFF was implemented to capture the new direction in which the City was headed. The City has since approved planned communities, that combined exceed 17,000 new homes, for Mossdale Landing, Central Lathrop Specific Plan Area and River Islands. These communities have pushed Lathrop's population well over the 12,980 projection for year 2010 (as of January 2011, the City of Lathrop's population was estimated at over 18,656) hence the need for an increase in facilities. The 2003 update increased the fee significantly for both Single Family and Multi-Family residential dwelling units and added a Senior Center to the list of facilities.

The 2005 update to the Culture and Leisure CFF split the fee into two separate components; Parks and Facilities. This was done to ensure enough monies were collected for both areas of culture and leisure as well as to ensure the importance of both sub-components. This update also included an increase to capture the effects of inflation.

The Culture and Leisure CFF was reevaluated May 3, 2018 adjusting the previous CFF to reflect the effects of inflation. The studies also included adjusting the total library space to 31,100 square feet at build out as well as a reduction in the library square footage standard to 475 square feet per 1,000 residents. Additionally, the 5.76 acre of land associated with the Generation Center was added to the CFF program with no net increase to the CFF rates for the Culture and Leisure Facility sub-component.

The Central Lathrop Specific Plan (CLSP) Neighborhood Park Capital Facility Fee was updated on February 8, 2021, to be consistent with the actual park development costs realized by the primary developer of the CLSP. The cost to construct the CLSP neighborhood park improvement was estimated to be \$298,501 per acre in the development agreement. Subsequently, it was inflated to \$322,625 per acre in 2020, based on the ENR 20-City Construction Cost Index (the "CCI"). Based on the actual development costs for the Phase 1A Neighborhood Park constructed by Saybrook in 2020, the total cost increased to \$390,251 per acre.



b. Amount of Fee: The amount of the fee varies by land use type and location.

	Accounting Period			
	July 1, 2022 to Dec. 31, 2022		January 1, 2023 to June 30, 2023	
<u>Land Use Type (Unit)</u>	Historical Lathrop North Harlan Mossdale Village	Central Lathrop	Historical Lathrop North Harlan Mossdale Village	Central Lathrop
Single Family (DU)				
Neighborhood Parks	\$6,343	\$4,416	\$6,696	\$4,661
Community/Linear Parks	-	\$4,396	-	\$4,641
Facilities	\$3,886	\$3,886	\$4,102	\$4,102
Multi-Family (DU)				
Neighborhood Parks	\$4,531	\$3,154	\$4,782	\$3,329
Community/Linear Parks	-	\$3,141	-	\$3,315
Facilities	\$2,775	\$2,775	\$2,929	\$2,929

	Accounting Period			
	July 1, 2022 to Dec. 31, 2022		January 1, 2023 to June 30, 2023	
<u>Land Use Type (Unit)</u>	Mossdale Landing	Stewart Tract	Mossdale Landing	Stewart Tract
Single Family (DU)				
Parks	\$6,342	-	\$6,694	-
Facilities	\$2,546	\$3,886	\$2,688	\$4,102
Multi-Family (DU)				
Parks	\$4,529	-	\$4,780	-
Facilities	\$1,818	\$2,775	\$1,919	\$2,929

2. Fund Information (During Reporting Period)

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2022	\$ 20,583,757
b.	Fees Collected	\$ 4,314,134
c.	Interest Earned	\$ 252,829
d.	Expenditures	-
e.	Transfers Out	(\$ 7,798,431)
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	\$ 17,622,289



2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2260 expended during the reporting period? No

2e. Transfers and Loans: Description of Transfers and Loans made from fund.

Were funds from Fund 2260 transferred or loaned during the reporting period? Yes

A total of \$7,798,431 was transferred from Fund 2260 to the following projects;

- (\$34,532) to the Generation Center Improvements Project PK 20-23
- (\$11,782) to the Cricket Pitch on Banta School Property Project PK 22-40
- \$25,689 to reimburse developer
- \$7,819,056 to Reimburse CLSP for parks

2f. Refunds: Description of refunds made during reporting period.

Were funds from Fund 2260 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2023-24: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Culture and Leisure Capital Facility Fee Fund 2260 currently has funds appropriated to any Capital Improvement Program (CIP) Projects for Fiscal Year 2023-24. Please refer to the City’s 2023-2028 Capital Improvement Program adopted by City Council June 12, 2023, Resolution 23-5321.

Project	Amount	% of Improvements
New Lathrop Community Center, PK 22-05	\$6,599,999	100
Shilling Avenue Park Improvements, PK 22-34	\$ 370,000	27
Total	\$6,969,999	



Municipal Services Capital Facility Fee – 2270

1. Fee Information

a. **Description and History of Fee:** The Municipal Services Capital Facility Fee is collected to fund costs related to a new City Hall, Police Station, Corporation Yard and Animal Shelter needed to support the growth of the City.

The Municipal (City) Services Capital Facility Fee (CFF) was first implemented with the adoption of the October 10, 1990 CFF Study Report. The original fee collected monies to fund a new city hall, police station and a corporation yard for field staff (operations and maintenance). The Capital Facility Fee program was reevaluated in 1994 and in addition to the facilities previously adopted with the original study; a component for an Animal Control Facility was added. Adopting this change increased the fee for residential land use types as well as for commercial and industrial.

In September of 2003, the City Council again adopted a revision to the Municipal Services CFF. This amendment to the CFF was implemented to ensure that the City was collecting enough monies to fund the facilities needed to accommodate new development as the existing facilities (excluding city hall) do not meet the City's service level standards.

- The City was contracted with the City of Manteca for its animal control shelter facilities since Lathrop did not have one of its own.
- The City's Police Services Department, previously contracted with the San Joaquin County Sheriff's Department, is too small to expand for the City's anticipated growth. At build out there will not be enough room to expand for the projected 1.5 sworn peace officers per 1,000 residents.
- The Corporation Yard facility that houses most of the City's field staff (maintenance and operations) as well as much of the City's equipment and vehicles is too small to accommodate for growth.
- A 2005 update to the Municipal Services CFF increased the fee to reflect the effects of inflation. Additionally, a Performing Arts Center was added to accommodate the City's growing population and a Wireless Network was added to ensure that the City is keeping up with technology to offer residents and employees the highest level of service.

On August 3, 2015 City Council approved entitlements for the South Lathrop Specific Plan (SLSP) area. The entitlements required an update to the CFF program to establish fees to fund the improvements for the SLSP area. The SLSP CFF Study "Nexus Study" adopted on March 12, 2018 identified SLSP will also be subject fund future development fair share of the cost of municipal buildings and facilities.



b. About the Fee: The amount of the fee varies by land use type and location. The fees are as follows:

Accounting Period		
	July 1, 2022 to December 31, 2022	January 1, 2023 to June 30, 2023
<u>Land Use Type (Unit)</u>	East Lathrop/ North Harlan/ Mossdale Village/ Crossroads/ Central Lathrop/ Stewart Tract	East Lathrop/ North Harlan/ Mossdale Village/ Crossroads/ Central Lathrop/ Stewart Tract
Single Family (DU) Residential	\$4,354	\$4,596
Multi-Family (DU) Residential	\$3,110	\$3,282
Service Retail (Per 1,000 sf.)	\$2,837	\$2,995
Other Non-Residential (Per 1,000 sf.)	\$1,717	\$1,812

Accounting Period		
	July 1, 2022 to December 31, 2022	January 1, 2023 to June 30, 2023
<u>Land Use Type</u>	Mossdale Landing	Mossdale Landing
Single Family Residential	\$4,277	\$4,514
Multi-Family Residential	\$3,056	\$3,225
Service Retail (Per 1,000 sf.)	\$2,777	\$2,931
Other Non-Residential (Per 1,000 sf.)	\$1,680	\$1,773

Accounting Period		
	July 1, 2022 to December 31, 2022	January 1, 2023 to June 30, 2023
<u>Land Use Type</u>	South Lathrop Specific Plan – SLCC/Non SLCC, Gateway Business Park	South Lathrop Specific Plan – SLCC/Non SLCC, Gateway Business Park
Service Retail (Per 1,000 sf.)	\$2,837	\$2,995
Other Non-Residential (Per 1,000 sf.)	\$1,717	\$1,812



2. Fund Information (During Reporting Period)

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2022	\$ 14,634,320
b.	Fees Collected	\$ 2,739,910
c.	Interest Earned	\$ 201,905
d.	Expenditures	(\$ 381,000)
e.	Transfers Out	(\$ 10,815,407)
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	\$ 6,378,728

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2270 expended during the reporting period? Yes

A total of \$381,000 was expended from Fund 2270 to the City Hall Facility service debt.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2270 transferred or loaned during the reporting period? Yes

- \$317,407 was transferred to the Police Building Project, GG 19-08.
- \$10,498,000 was transferred to the Corp Yard Project, GG 21-13.

2f. Description of refunds made during reporting period.

Were funds from Fund 2270 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2023-24: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Municipal Services Fee Fund 2270 currently has funds appropriated to the Capital Improvement Program (CIP) Project listed below for Fiscal Year 2023-24. Please refer to the City’s 2023-2028 Capital Improvement Program adopted by City Council June 12, 2023, Resolution 23-5321.

Project	Amount	% of Improvements
Corp Yard Improvements, GG 21-13	\$10,120,000	100
Total	\$10,120,000	



Storm Drainage Capital Facility Fee – 2280

1. Fee Information

a. Description and History of Fee: This Storm Drainage Capital Facility Fee (CFF) is collected to fund storm drainage improvements to support new development. The Crossroads fee is an exception in that it is collected to reimburse the developer for infrastructure that was built with the original project.

On February 20, 1987, San Joaquin County Ordinance Number 3297 established a fee of \$1,000 per gross acre of land to reimburse the costs of establishing the storm drain system known as “City Service Zone 1”. This fee was to be updated every year by the Engineering News Record (ENR) Construction Cost Index for inflation.

On July 7, 1992, the City adopted a Storm Drain Master Plan which identified the facilities in place, existing deficiencies, and needed improvements for terminal storm drainage in areas of the existing City and surrounding area. Storm drainage CFFs were established in 1994. The City’s only terminal storm drain system consisted of the former County Service area 4, Zones A & B (designed by the County), which included most of the populated areas of the City at that time. This system has been expanded on several occasions as a result of new growth and has been re-designated as “Storm Drain City Zone 1”.

The Storm Drainage Capital Facility Fee was reevaluated in September 2, 2003 and again in August 1, 2005. The studies included adjusting the previous Capital Facility Fee in Historic Lathrop (East) to reflect the effects of inflation. Additionally, new CFF fees were established for the Mossdale development area to be used as funding for the improvement the development community would be constructing.

New development that occurs in the areas surrounding City Zone 1 must pay a fee to the Area of Benefit District No. 6, which was established by San Joaquin County (Ord. 3297) to reimburse the capital costs of constructing the trunk and outfall lines of the current system.

On August 3, 2015 City Council approved entitlements for the South Lathrop Specific Plan (SLSP) area. The entitlements required an update to the CFF program to establish fees to fund the improvements for the SLSP area. The SLSP CFF Study “Nexus Study” adopted on March 12, 2018 identified approximately \$1.7 million to construct an outfall facility that would be allocated equally to the three developments that will benefit from this facility.

In June 2019, the Central Lathrop Specific Plan (CLSP) CFF Study established a fee program for the CLSP area. The CLSP CFF Study identified approximately \$13.9 million storm drainage improvements.

In October 2019 the SLSP and the Lathrop Gateway Business Park Specific Plan (LGBPSP) CFF study provided an update to the CFF program for the SLSP area and established a fee program for the LGBPSP area. The LGBPSP CFF Study identified approximately \$12.8 million storm drainage facilities improvements. In May 2020, the CFF program was updated based on actual facility construction cost for SLSP and LGBPSP.

In July 2022, the CLSP storm drainage fees were updated to reflect the actual costs of the storm drainage facilities serving the area. The effective date of the updated fees were October 10, 2022.



b. Amount of Fee: The amount of the fee varies by land use type and location.

Land Use Type	Unit	July 1, 2022 to December 31, 2022			January 1, 2023 to June 30, 2023		
		East Lathrop	North Harlan	Mossdale	East Lathrop	North Harlan	Mossdale
Low Density Residential	DU	\$1,026	\$1,026	\$392	\$1,083	\$1,083	\$414
Medium Density Residential	DU	-	-	\$269	-	-	\$284
High Density Residential	DU	-	-	\$210	-	-	\$222
Village Commercial	Acre	-	-	\$4,857	-	-	\$5,127
Service Commercial	Acre	\$7,053	\$7,053	\$4,857	\$7,445	\$7,445	\$5,127
Freeway Commercial	Acre	\$12,657	\$12,657	\$4,857	\$13,360	\$13,360	\$5,127
Neighborhood Commercial	Acre	\$3,133	\$3,133	\$4,857	\$3,307	\$3,307	\$5,127
Limited Industrial Zone 5	Acre	\$9,845	\$9,845	-	\$10,392	\$10,392	-
Limited Industrial Other Zones	Acre	\$5,487	\$5,487	-	\$5,792	\$5,792	-
General Industrial	Acre	\$6,663	\$6,663	-	\$7,033	\$7,033	-
Transit Station (Lathrop Road)	Acre	\$6,269	\$6,269	-	\$6,618	\$6,618	-
Fire Station (Yosemite)	Acre	\$7,053	\$7,053	-	\$7,445	\$7,445	-
Area of Benefit 6	Acre	\$2,734	-	-	\$2,886	-	-

<u>Crossroads Land Use Type</u>	<u>Unit</u>	<u>July 1, 2022 to Dec. 31, 2022</u>	<u>Jan. 1, 2023 to June 30, 2023</u>
Onsite	Acre	\$14,616	\$15,428
Offsite	Acre	\$ 8,335	\$ 8,798

Land Use Type	Unit	July 1, 2022 to October 9, 2022		October 10, 2022 to December 31, 2022		January 1, 2023 to June 30, 2023	
		CLSP (Storm Drain WS2)	CLSP (Storm Drain WS4)	CLSP (Storm Drain WS2)	CLSP (Storm Drain WS4)	CLSP (Storm Drain WS2)	CLSP (Storm Drain WS4)
All Developer	Acre	\$52,256	\$39,523	\$60,579	\$45,322	\$ 63,943	\$ 47,839
Single Family	DU	-	-	\$9,655	-	\$10,191	-
Multi-Family	DU	-	-	\$3,361	-	\$3,548	-

Land Use Type	Unit	July 1, 2022 to December 31, 2022		January 1, 2023 to June 30, 2023	
		SLSP - Non SLCC (Storm Drainage)	SLSP - Non SLCC (Regional Storm Drainage)	SLSP - Non SLCC (Storm Drainage)	SLSP - Non SLCC (Regional Storm Drainage)
OFC Commercial	1,000 sf.	\$70,184	\$5,375	\$74,082	\$5,673
Limited WHS	1,000 sf.	\$70,184	\$5,375	\$74,082	\$5,673
Warehouse	1,000 sf.	\$70,184	\$5,375	\$74,082	\$5,673



Land Use Type	Unit	July 1, 2022 to December 31, 2022		January 1, 2023 to June 30, 2023	
		Lathrop Gateway (Storm Drainage)	Lathrop Gateway (Regional Storm Drainage)	Lathrop Gateway (Storm Drainage)	Lathrop Gateway (Regional Storm Drainage)
Shopping Center	1,000 sf.	\$4,216	\$399	\$4,451	\$421
Office Park	1,000 sf.	\$3,699	\$350	\$3,904	\$369
Industrial Park	1,000 sf.	\$2,288	\$216	\$2,415	\$228
Warehouse	1,000 sf.	\$2,288	\$216	\$2,415	\$228

2. Fund Information (During Reporting Period)

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2022	(\$ 123,107)
b.	Fees Collected	\$ 540,599
c.	Interest Earned	\$ 1,558
d.	Expenditures	(\$ 390,364)
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	\$ 28,686

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2280 expended during the reporting period? Yes

A total of \$390,364 was expensed from Fund 2280 to the following projects;

- \$243,763 for the City’s share of the South Lathrop’s Regional Outfall Structure.
- \$146,601 for reimbursement to developer of CLSP

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2280 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 2280 refunded during this reporting period? No



3. Planned Projects for Fiscal Year 2023-24: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Storm Drainage Capital Facility Fee Fund 2280 currently does not have funds appropriated to any Capital Improvement Program (CIP) Projects for Fiscal Year 2023-24. Please refer to the City's 2023-2028 Capital Improvement Program adopted by City Council June 12, 2023, Resolution 23-5321.



Administration Capital Facility Fee – 2290

1. Fee Information

a. Description and History of Fee: The purpose of the capital facility fee program is to provide a source of revenue by which new development within the City will contribute a fair and proportionate share of the cost of providing infrastructure and community facilities commensurate with the benefits received. Under Government Code Section 66000 et seq., the City is required to separately account for revenues and expenditures within the capital facilities fee funds and is allowed to apply an appropriate fee for administration of Transportation, Municipal Services, Culture and Leisure, and Regional Levee Fees as identified in the report titled “City of Lathrop Capital Facilities Fees, As Amended September 2, 2003” and the “Mossdale Tract Area Regional Urban Level of Flood Protection Levee Impact Fee, Nexus Study, Adopted by SJAFCA, Resolution No. 18-21, November 8, 2018”.

In June 2019, the Central Lathrop Specific Plan (CLSP) CFF Study established fees to reimburse past expenditures associated with developing the CLSP area. In October 2019, the Lathrop Gateway Business Park Specific Plan (LGBPSP) CFF study established a fee program. In May 2020, the CFF program was updated based on actual facility construction costs for the SLSP and LGBPSP development areas.

b. Amount of Fee: This fee is calculated as a percentage of the capital facilities fees charged prior to issuance of the building permit. Currently the fee is 3% of all capital facility fees applicable to the project.

2. Fund Information (During Reporting Period)

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2022	\$3,153,695
b.	Fees Collected	\$ 571,858
c.	Interest Earned	\$ 43,382
d.	Expenditures	-
e.	Transfers Out	(\$ 100,000)
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	\$3,668,935

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2290 expended during the reporting period? No



2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2290 transferred or loaned during the reporting period? Yes

A total of \$100,000 was transferred from Fund 2290 to cover the Capital Facility Fee Program administration costs.

- \$100,000 was transferred to the Admin Services, General Fund.

2f. Description of refunds made during reporting period.

Were funds from Fund 2290 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2023-24: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Administration Capital Facility Fee Fund 2290 does not currently have funds appropriated to any Capital Improvement Program (CIP) Projects for Fiscal Year 2023-24. Please refer to the City's 2023-2028 Capital Improvement Program adopted by City Council June 12, 2023, Resolution 23-5321.



Environmental Mitigation Capital Facility Fee – 2310

1. Fee Information

a. Description and History of Fee: One of the environmental mitigation measures required in relation to development on the west side of Interstate 5 is the protection of habitat for the Riparian Brush Rabbit. To meet this requirement, land in the “oxbow” along the San Joaquin River was acquired, fenced, and maintained as protected habitat. This fee will be used to acquire the land and construct a fence needed to protect the rabbit as identified in the report titled “City of Lathrop Capital Facilities Fees, As Amended September 2, 2003.” Ongoing maintenance costs are to be funded through an endowment or other means, and are not included herein.

b. Amount of Fee: The amount of the fee varies by land use type and location and is only applicable to the Mossdale Village/Landing area.

	July 1, 2022 to December 31, 2022	January 1, 2023 to June 30, 2023
Low Density Residential	\$229	\$241
Medium Density Residential	\$129	\$137
High Density Residential	\$ 47	\$ 50
Village Commercial	\$1,095	\$1,156
Service Commercial	\$1,095	\$1,156
Freeway Commercial	\$1,095	\$1,156
Waterfront Resort Commercial	\$1,095	\$1,156

2. Fund Information During Reporting Period

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2022	-
b.	Fees Collected	-
c.	Interest Earned	-
d.	Expenditures	-
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	-



2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2310 expended during the reporting period? No

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2310 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 2310 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2023-2024: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Environmental Mitigation Fund 2310 does not currently have funds appropriated to any Capital Improvement Program (CIP) Projects for Fiscal Year 2023-24. Please refer to the City's 2023-2028 Capital Improvement Program adopted by City Council June 12, 2023, Resolution 23-5321.



Regional Levee Impact Fee – 2315

1. Fee Information

a. Description and History of Fee: In 2007, the legislature passed California State Bill 5 (SB5), which requires the state to develop and adopt a comprehensive Central Valley Flood Protection Plan (CVFPP). The CVFPP was approved by the Central Valley Flood Protection Board in June 2012. In January 2017, Lathrop City Council approved the Interim Urban Levee of Flood Protection Levee Impact Fee (Nexus Study), Ordinance No. 17-374, adding the fee to the Capital Facility Fee Program to fund the design and construction of levee system improvements to provide 200-year flood protection to the Reclamation District 17 area.

On December 10, 2018, Lathrop City Council approved the Regional Levee Impact Fee Collection Agreement with San Joaquin Area Flood Control Agency (SJAFCFA) and Cities of Lathrop, Manteca, Stockton and San Joaquin County for the collection of the San Joaquin Area Flood Control Agency Mossdale Tract Area Regional Urban Levee Flood Protection Development Impact Fee. Replacing the Interim Urban Levee of Flood Protection Levee Impact Fee as a result. The Regional Levee Impact Fee is collected by the Land Use Agencies in accordance with the agreement for collection of the San Joaquin Area Flood Control Agency Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee.

On September 12, 2022, Lathrop City Council approved the Nexus Study Update for the Regional Urban Level of Flood Protection Levee Impact Fee. This update reflects an updated program cost estimate that addresses climate change and updates to program funding from other sources. The effective date of the updated fee was November 11, 2022.

b. Amount of Fee: The amount of the fee varies by planned new development land use type.

Land Use Type	Unit Per Gross Developable	July 1, 2022 to November 10, 2022		November 11, 2022 to June 30, 2023	
		Levee Impact	Admin Fee	Levee Impact	Admin Fee
Single Family – Residential	Acre	\$20,232	\$626	\$21,462	\$644
Multi-Family - Residential	Acre	\$18,423	\$570	\$20,084	\$603
Commercial	Acre	\$19,160	\$593	\$20,307	\$609
Industrial	Acre	\$15,943	\$493	\$15,907	\$477



2. Fund Information During Reporting Period

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2022	\$ -
b.	Fees Collected	\$1,445,002
c.	Interest Earned	\$ 755
d.	Expenditures	(\$1,445,757)
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	-

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2315 expended during the reporting period? Yes

A total of \$1,445,757 was expended from Fund 2315 to SJAFCA pursuant to the approved Regional Levee Impact Fee Collection Agreement for the Mossdale Tract Area Regional Urban Levee Flood Protection Development Impact Fee.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2315 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 2315 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2023-2024: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Regional Levee Impact Fee Fund 2351 will not have funds appropriated to any Capital Improvement Program (CIP) Projects. Its purpose is to collect and transmit the development impact fee to SJAFCA to fund construction of the development impact fee projects identified in the Mossdale Tract Area Regional Urban Level of Flood Protection Levee Impact Fee Study “Final Nexus Study” adopted November 8, 2018, SJAFCA, Resolution No. 18-21.



West Central Lathrop Transportation Capital Facility Fee – 2320

1. Fee Information

a. Description and History of Fee: The West/Central Lathrop Regional Transportation Fee is a supplemental fee collected, in conjunction with the original 1997 WLSP (West Lathrop Specific Plan) Regional Transportation Fee, in order to fund traffic improvements needed as a result of new development. Negotiations between developers and City staff concluded that a West/Central Lathrop Regional Traffic Impact Fee would be added to the Capital Facilities Fee (CFF) Program that would help to fund projects identified in the 1997 WLSP Regional Fee as well as to fund newly added improvements.

The W/C Lathrop Regional Transportation Fee was derived as a result of a traffic study performed by TJKM Transportation Consultants that evaluated trips to / from the regional areas of Lathrop to / from five major service areas within Lathrop: Central Lathrop Specific Plan Area, Mossdale Village, River Islands, Historic Lathrop and area outside of the city limits.

The West Central Lathrop Transportation CFF was reevaluated January 23, 2019. After further review City staff found the project cost were consistent with current cost estimates to construct the improvements with exception of the Louise Avenue Interchange and the Paradise Avenue Interchange improvements. As a result, the fee study includes adjusting the previous CFF to reflect the effects of inflation as well as an increase to the rates for Central Lathrop, Mossdale Village and River Islands.

In July 2022, the West Central Transportation CFF was updated to include new traffic signals. The effective date of the updated fees were October 10, 2022

b. Amount of Fee: The amount of the fee varies by land use type and location.

July 1, 2022 to October 9, 2022					
Land Use Type	Unit	Mossdale Village	Mossdale Landing	Central Lathrop	River Islands – Stewart Tract
Single Family	DU	\$3,987	\$3,012	\$4,082	\$ 4,590
Multi-Family	DU	\$2,459	\$1,852	\$2,505	\$ 2,817
Retail Commercial	1,000 sf	\$6,316	\$4,774	\$5,201	\$ 7,627
Service/Office Commercial	1,000 sf	\$5,720	\$4,327	\$3,800	\$ 4,211

October 10, 2022 to December 31, 2022					
Land Use Type	Unit	Mossdale Village	Mossdale Landing	Central Lathrop	River Islands – Stewart Tract
Single Family	DU	\$3,994	\$3,012	\$ 4,192	\$ 4,592
Multi-Family	DU	\$2,463	\$1,852	\$ 2,574	\$ 2,819
Retail Commercial	1,000 sf	\$6,327	\$4,774	\$ 5,342	\$ 7,631
Service/Office Commercial	1,000 sf	\$5,730	\$4,327	\$ 3,902	\$ 4,213



January 1, 2023 to June 30, 2023					
Land Use Type	Unit	Mossdale Village	Mossdale Landing	Central Lathrop	River Islands – Stewart Tract
Single Family	DU	\$4,216	\$3,179	\$ 4,425	\$ 4,847
Multi-Family	DU	\$2,600	\$1,954	\$ 2,717	\$ 2,976
Retail Commercial	1,000 sf	\$6,678	\$5,040	\$ 5,639	\$ 8,055
Service/Office Commercial	1,000 sf	\$6,048	\$4,567	\$ 4,119	\$ 4,447

2. Fund Information (During Reporting Period)

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2022	\$ 14,209,172
b.	Fees Collected	\$ 2,750,452
c.	Interest Earned	\$ 191,264
d.	Expenditures	(\$ 483,777)
e.	Transfers Out	(\$ 834,487)
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	\$ 15,832,622

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2320 expended during the reporting period? Yes

A total of \$483,777 was expended from Fund 2320 to the following projects;

- \$26,655 To reimburse developers for construction public improvements
- \$457,122 To reimburse developer for installation of traffic signal at Golden Valley Parkway and Faber Drive

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2320 transferred or loaned during the reporting period? Yes

A total of \$834,487 was transferred from Fund 2320 to the Louise Avenue & I-5 Improvements Project PS 06-06.

2f. Description of refunds made during reporting period.

Were funds from Fund 2320 refunded during this reporting period? No



3. Planned Projects for Fiscal Year 2023-24: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The West Central Lathrop Transportation Capital Facility Fee Fund 2320 currently has funds appropriated to any Capital Improvement Program (CIP) Projects for Fiscal Year 2023-24. Please refer to the City’s 2023-2028 Capital Improvement Program adopted by City Council June 12, 2023, Resolution 23-5321.

Project	Amount	% of Improvements
Manthey Road Bridge Replacement, PS 12-04	\$1,682,268	4
Louise Avenue/I-5 Interchange Right-of-Way. PS 06-06	\$6,688,975	61
Total	\$8,372,243	



West Lathrop Specific Plan Regional Transportation Impact Fee – 2330

1. Fee Information

a. Description and History of Fee: The West Lathrop Specific Plan (WLSP) Regional Transportation Impact Fee is collected from planned communities in the Central Lathrop area, Mossdale Village area and the River Islands area to fund regional road improvements needed as a result of new development west of Interstate 5.

The original fee was first developed in 1997 by the Fee Development Committee which is comprised of representatives from the City of Lathrop, San Joaquin Council of Governments, Caltrans, The Crane Transportation Group and Califia (a River Islands affiliate). The Committee was to evaluate existing transportation facilities to determine if they were sufficient to accommodate for new growth and, if insufficient, to identify the need for additional street infrastructure.

Upon determining a transportation level of service (LOS), the development projections for the City and project level impacts, a list of transportation system improvements was compiled. This list of improvements was utilized to determine a fee to fund the necessary improvement projects.

The West Central Lathrop Transportation CFF was reevaluated May 3, 2018. After further review City staff found the project cost were consistent with current cost estimates to construct the improvements with exception of the Louise Avenue Interchange and the Paradise Avenue Interchange improvements. As a result, the fee study includes adjusting the previous CFF to reflect the effects of inflation as well as an increase to the rates for Central Lathrop, Mossdale Village and River Islands.

b. Amount of Fee: The amount of the fee for the West Lathrop Specific Plan Regional Transportation Fee varies by land use type.

Land Use Type	Unit	July 1, 2022 to December 31, 2022	January 1, 2023 to June 30, 2023
Single Family	DU	\$ 394	\$ 415
Multi Family	DU	\$ 461	\$ 486
Retail Commercial	1,000 sf	\$2,201	\$2,324
Service Commercial	1,000 sf	\$ 610	\$ 644

2. Fund Information During Reporting Period

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2022	\$ 1,421,484
b.	Fees Collected	\$ 780,838
c.	Interest Earned	\$ 3,078
d.	Expenditures	(\$ 1,938,266)
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	\$ 267,134



2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2330 expended during the reporting period? Yes

A total of \$1,938,266 expensed from Fund 2330 to the following projects;

- \$5,224 to reimburse development for constructed public improvements.
- \$1,933,042 for Golden Valley Parkway from Brookhurst to Sadler Oak.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2330 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 2330 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2023-24: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The West Lathrop Specific Plan Regional Transportation Impact Fee Fund 2330 currently has funds appropriated to the Capital Improvement Program (CIP) Project for Fiscal Year 2023-24. Please refer to the City’s 2023-2028 Capital Improvement Program adopted by City Council June 12, 2023, Resolution 23-5321.

<u>Project</u>	<u>Amount</u>	<u>% of Improvements</u>
Manthey Road Bridge Replacement, PS 12-04	\$472,150	1
Total	\$472,150	



Lathrop Local East – 2340 and Lathrop Local West - 2360

1. Fee Information

a. Description and History of Fee: The Regional Transportation Impact Fee (RTIF) San Joaquin County was adopted by City Council on December 20, 2005. This fee was adopted to address traffic volumes exceeding the capacity of the regional network of highways and arterials existing in San Joaquin County. It was determined that existing funding sources, including federal, state, and local sources, will be inadequate to construct the Regional Transportation Network needed to avoid unacceptable levels of traffic congestion and related adverse impacts.

The City of Lathrop has an existing local and regional transportation capital facilities fee (CFF) system in place which began with the West Lathrop Regional Transportation Impact Fee adopted in 1997. In 2003, the City created the West/Central Lathrop Regional Transportation CFF which picked up where the WLSP RTIF ended, by providing for other transportation improvements needed to meet the increase in development in West and Central Lathrop Specific Plan areas. Several other transportation-related CFFs (as covered in this report) have been created to address improvements as areas have developed.

The San Joaquin RTIF effectively updates and is incorporated into the WLSP RTIF. RTIF – Lathrop Local East (Fund 234) was created to account for fees collected from new development in East Lathrop under the new schedule. RTIF – Lathrop Local West (Fund 236) also accounts for fees collected for new development in West Lathrop under the San Joaquin RTIF fee schedule. Both funds will be used in accordance with the RTIF Operating Agreement in their prospective areas.

b. Amount of Fee: The amount of the fee varies by land use type and location. The fees are as follows:

Land Use Type	Unit	July 1, 2022 to June 30, 2023
Single Family	DU	\$ 4,053
Multi Family	DU	\$ 2,432
Industrial	1,000 sf	\$ 1,230
Service/Office Commercial	1,000 sf	\$ 2,030
Retail Commercial	1,000 sf	\$ 1,610
Warehouse	1,000 sf	\$ 500



2a. Fund 234 – RTIF – Lathrop Local East

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2022	\$ 2,618,008
b.	Fees Collected	\$ 30,805
c.	Interest Earned	\$ 34,589
d.	Expenditures	(\$ 1,662)
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	\$ 2,681,741

2c. Fund 236 – RTIF – Lathrop Local West

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2022	\$ 11,430,110
b.	Fees Collected	\$ 1,588,378
c.	Interest Earned	\$ 155,606
d.	Expenditures	(\$ 5,892)
e.	Transfers Out	(\$ 883,826)
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	\$ 12,284,376

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2340 and 2360 expended during the reporting period? Yes

A total of \$1,662 was expensed from Fund 2340 and \$5,892 was expensed from Fund 2360 to pay San Joaquin Council of Governments for a portion of third party cost to implement the RTIF Program.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2340 and 2360 transferred or loaned during the reporting period? Yes

A total of \$883,826 was transferred from Fund 2360 to reimburse development for constructed public improvements.

2f. Description of refunds made during reporting period.

Were funds from Fund 2340 and 2360 refunded during this reporting period? No



3. Planned Projects for Fiscal Year 2023-24: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Lathrop Local East Fee Fund 2340 does not currently have funds appropriated to the Capital Improvement Program (CIP) Project for Fiscal Year 2023-24.

The Lathrop Local West Fee Fund 2360 currently has funds appropriated to the Capital Improvement Program (CIP) Project for Fiscal Year 2023-24. Please refer to the City’s 2023-2028 Capital Improvement Program adopted by City Council June 12, 2023, Resolution 23-5321.

<u>Project</u>	<u>Amount</u>	<u>% of Improvements</u>
Manthey Road Bridge Replacement, PS 12-04	\$1,682,268	4
Total	\$1,682,268	



Regional Transportation Impact Fee San Joaquin County – 2350

1. Fee Information

a. Description and History of Fee: The Regional Transportation Impact Fee (RTIF) San Joaquin County was adopted by City Council on December 20, 2005. This fee was adopted to address traffic volumes exceeding the capacity of the regional network of highways and arterials existing in San Joaquin County. It was determined that existing funding sources, including federal, state, and local sources, will be inadequate to construct the Regional Transportation Network needed to avoid unacceptable levels of traffic congestion and related adverse impacts.

The Regional Transportation Impact Fee San Joaquin County (Fund 235) meets the agreement requirement to pay ten (10) percent of the total fee revenue collected to the County of San Joaquin for the purpose of funding RTIF Capital Projects within the County. Fund 235 has been set up to account for this revenue which is paid on a quarterly basis per the RTIF Operating Agreement.

b. Amount of Fee: The amount of the fee varies by land use type and location. Only 10 percent of the fee is placed in Fund 2350 (See Funds 2340 and 2360). The fund amounts are as follows:

2. Fund 235 – RTIF SJ County 10%

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2022	\$ -
b.	Fees Collected	\$ 151,643
c.	Interest Earned	\$ 187
d.	Expenditures	(\$ 151,830)
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	-

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2350 expended during the reporting period? Yes

A total of \$151,830 was expensed from Fund 2350 to pay the County of San Joaquin for the portion of fee dedicated to RTIF Capital Projects within the County.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2320 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 2320 refunded during this reporting period? No



3. Planned Projects for Fiscal Year 2023-24: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Regional Transportation Impact Fee (RTIF) Fund 2350 will not have funds appropriated to any Capital Improvement Program (CIP) Projects. Its purpose is to account for the amount that is paid to the County of San Joaquin for the portion of the fee dedicated to RTIF Capital Projects within the County.



Regional Transportation Impact Fee
San Joaquin Council of Governments 15% – 2370

1. Fee Information

a. Description and History of Fee: The Regional Transportation Impact Fee (RTIF) Program Operating Agreement establishes the distribution of fee revenue collected by the participating agencies. Ten (10) percent of the fees collected by the City of Lathrop and each of the other participating agencies pass directly on to the San Joaquin Council of Governments (SJCOG) on a quarterly basis. This revenue is used to fund state highway improvements on the RTIF Project List. Another five (5) percent is paid directly to SJCOG on a quarterly basis to fund transit improvements on the RTIF Project List. Fund 237 was set up to account for this 15 percent of collected revenue to be passed on to SJCOG.

b. Amount of Fee: The amount of the fee is 15 percent of all fees collected under the RTIF Program (See Funds 2340 and 2360).

2. Fund Information – RTIF SJCOG 15%

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2022	\$ -
b.	Fees Collected	\$ 227,464
c.	Interest Earned	\$ 281
d.	Expenditures	(\$ 227,746)
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	-

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2370 expended during the reporting period? Yes

A total of \$227,746 was expensed from Fund 2370 to pay the San Joaquin Council of Governments (SJCOG) on a quarterly basis per the RTIF Operating Agreement.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2370 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 2370 refunded during this reporting period? No



3. Planned Projects for Fiscal Year 2023-24: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Regional Transportation Impact Fee San Joaquin Council of Governments (SJCOG) Fund 2370 will not have funds appropriated to any Capital Improvement Program (CIP) Projects. Its purpose is to account for the amount that is paid to SJCOG on a quarterly basis per the RTIF operating Agreement.



Offsite Roadway Improvements Capital Facility Fee – 2380

1. Fee Information

- a. **Description and History of Fee:** The Offsite Roadway Improvements Fee was adopted by Lathrop City Council on May 29, 2007. The purpose of the fee is to establish a funding mechanism to pay for the offsite roadway improvements applicable to the Stanford Crossing of the Central Lathrop Specific Plan (CLSP) area. The fee is collected to fund an estimated \$8.5 million of buildout improvements at six intersections (Roth Road/McKinley Avenue, Lathrop Road/5th Street, Lathrop Road/Airport Road, Louise Avenue/McKinley Avenue, Louise Avenue/Airport Road, and Yosemite Avenue/McKinley Avenue) impacted by the proposed CLSP development located east of Interstate 5. The calculations used for the CLSP offsite intersection CFFs are based on the assumptions and methodology used to calculate the West/Central Lathrop Regional Transportation CFF in the 2003 and 2005 CFF studies. The CLSP fair share of offsite intersection costs was allocated to each type of land use based on the adjusted number of afternoon peak hour trips. The cost allocated to each land use type were then divided by the number of units of development to arrive at the appropriate fee for each unit of new development.
- b. **Amount of Fee:** The amount of the fee varies by land use type and location.

Central Lathrop Land Use Type	Unit	July 1, 2022 to June 30, 2023
Single Family	DU	\$ 177
Multi Family	DU	\$ 109
Retail Commercial	1,000 sf	\$ 227
Service/Office Commercial	1,000 sf	\$ 165

2. Fund Information (During Reporting Period)

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2022	\$ 124,453
b.	Fees Collected	\$ 37,697
c.	Interest Earned	\$ 1,706
d.	Expenditures	-
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	\$ 163,855

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2380 expended during the reporting period? No



2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2380 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 2380 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2023-24: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Offsite Roadway Improvements Fee Fund 2380 does not currently have funds appropriated to any Capital Improvement Program (CIP) Projects for Fiscal Year 2023-24. Please refer to the City's 2023-2028 Capital Improvement Program adopted by City Council June 12, 2023, Resolution 23-5321.



North Lathrop Transportation Capital Facility Fee – 2420

1. Fee Information

a. Description and History of Fee: The North Lathrop Transportation Fee was established in January 2011. The purpose of the North Lathrop Transportation Fee is to establish a funding mechanism to pay for the planning, design, land acquisition, administration (including construction management and program management), and construction of the interchange and frontage road improvements (including streets, intersection relocations and traffic signals). The North Lathrop Study Area boundaries include the City of Lathrop, City of Manteca, and unincorporated San Joaquin County that are impacting the Roth/15 Interchange and associated frontages

b. Amount of Fee: The amount of the fee varies by land use type and location.

July 1, 2022 to June 30, 2023		
Land Use Type	Unit	City of Lathrop N Lathrop Transportation
CLSP Residential	DU	\$ 767.00
CLSP Commercial	1,000 sf	\$ 4,200.27
N Lathrop Area – Residential	DU	\$ 908.30
N Lathrop Area – Commercial	1,000 sf	\$ 60,082.26
Gordon Trucking – Industrial	Acre	\$ 23,968.98
LN Industrial Building	1,000 sf	\$ 1,279.88
KSC Travel Center- Highway Commercial	Acre	\$ 122,023.92
Other Lathrop Projects – Residential	DU	\$ 885.01
Highway Commercial	1,000 sf	\$ 95,875.94

July 1, 2022 to June 30, 2023		
Land Use Type	Unit	City of Manteca N Lathrop Transportation
Center Point- Light Industrial	1,000 sf	\$ 965.70
Other Manteca Projects – Light Industrial	1,000 sf	\$ 1,608.45
Retail	1,000 sf	\$ 27,297.30

July 1, 2022 to June 30, 2023		
Land Use Type	Unit	San Joaquin County N Lathrop Transportation
Intermodal facility – Light Industrial	Acre	\$ 56,715.35
Other SJ County Projects – Residential	Acre	\$ 2,717.50
Retail	Acre	\$ 100,233.94
Light Industrial	Acre	\$ 8,447.81



2. Fund Information during Reporting Period

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2022	\$ 11,437
b.	Fees Collected	-
c.	Interest Earned	\$ 149
d.	Expenditures	-
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	\$ 11,587

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2420 expended during the reporting period? No

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2420 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 2420 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2023-24: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The North Lathrop Transportation Fee Fund 2420 does not currently have funds appropriated to the Capital Improvement Program (CIP) Projects for Fiscal Year 2023-24. Please refer to the City’s 2023-2028 Capital Improvement Program adopted by City Council June 12, 2023, Resolution 23-5321.



Park in Lieu – 3410

1. Fee Information

a. Description and History of Fee: This fee is collected under the authority of the Quimby Act, California Government Code Section 66477, to fund the acquisition of parkland needed to support new residential development. The fee is only charged in cases where parkland is not dedicated as part of a subdivision. The locations of the projects to be funded are generally described in the “Comprehensive General Plan and Environmental Impact Report for the City of Lathrop, California, December 1991.”

b. Amount of Fee: The amount of the fee varies from project to project but is always equal to the market value of the land for which the fee is being paid in lieu. Dedication (or payment of fees) is required in an amount necessary to provide five (5) acres of parkland per 1,000 new residents. An average rate of 3.59 people per household, results in park dedication of approximately one (1) acre of land for every 55.71 dwelling units.

2. Fund Information (During Reporting Period)

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2022	\$ 1,148,167
b.	Fees Collected	\$ 556,141
c.	Interest Earned	\$ 29,784
d.	Expenditures	-
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	\$ 1,734,093

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 3410 expended during the reporting period? No

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 3410 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 3410 refunded during this reporting period? No



3. Planned Projects for Fiscal Year 2023-24: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Park in Lieu Fee Fund 3410 currently does not have funds appropriated to the Capital Improvement Program (CIP) Project for Fiscal Year 2023-24. Please refer to the City's 2023-2028 Capital Improvement Program adopted by City Council June 12, 2023, Resolution 23-5321.

Water Capital Facility Fee – 5610

1. Fee Information

a. Description and History of Fee: The Water Capital Facility Fee is collected to fund improvements to water facilities in support of new development as well as to upgrade and maintain the City's existing system. A water component, based on the city's planned development, was not added to the Capital Facility Fee Program until the 1994 update as the City's updated General Plan was not yet complete. The 1994 study, added a fee based on land usage and type appropriate for the City's future growth to fund and maintain new and existing water facilities. The Capital Facility Fee Program was updated in 2003 to reflect the direction in which the city was headed (and reevaluated in 2005 to show the impacts of inflation). The 2003 and 2005 studies identified facilities to accommodate for growth west of Interstate 5 as well as growth and improvements in Historic Lathrop.

At the present time, Lathrop obtains water supplies from the underlying groundwater basin using five active wells. Along with the five wells, the City's existing water system includes four above ground storage tanks, four booster pump stations, and over 77 miles of distribution pipelines.

Four separate water system Capital Facility Fees have been set up to address the current underground water supply.

- ✓ An updated water system CFF for East Lathrop based on a system buy-in approach since the water system in that area is largely built out;
- ✓ An incremental cost for West/Central Lathrop to reflect the cost of adding arsenic treatment to groundwater wells and for a portion of the cost of a standby well to provide additional water system reliability for the entire City;
- ✓ An incremental cost CFF for the Mossdale Landings developments associated with the cost of a 1.0 MG storage reservoir;
- ✓ A reimbursement CFF for the Crossroads area.

On August 3, 2015 City Council approved entitlements for the South Lathrop Specific Plan (SLSP) area. The entitlements required an update to the CFF program to establish fees to fund the improvements for the SLSP area. The SLSP CFF Study "Nexus Study" adopted on March 12, 2018 identified approximately \$3.3 million to construct the water system facilities. SLSP's fair share of the cost is 30% and the remainder of the \$3.3 million cost would be funded by other developments that will benefit from this facility. The Water Capital Facility Fee was reevaluated May 3, 2018. The studies included adjusting the previous Capital Facility Fee to reflect the effects of inflation.

In October 2019 the SLSP and the Lathrop Gateway Business Park Specific Plan (LGBPSP) CFF study provided an update to the CFF program for the SLSP area and established a fee program for the LGBPSP area. The LGBPSP CFF Study identified approximately \$12.8 million storm drainage facilities improvements. In May 2020, the CFF program was updated based on actual facility construction cost for SLSP and LGBPSP.

In July 2022, the CLSP CFF was updated to include a new water tank and booster pump facility located. The effective date of the updated fees were October 10, 2022.



b. Amount of Fee: The amount of the fee varies by meter size and location. The current fees are as follows:

July 1, 2022 to December 31, 2022						
Meter Size	East Lathrop	Crossroads	North Harlan	Mossdale Village/Landing, Central Lathrop, Stewart Tract, SLSP-Non SLCC & Gateway	Mossdale Landing (Storage)	SLSP-Non SLCC & Gateway (Buy-In)
5/8	\$ 1,413	\$ 1,598	\$ 1,328	\$ 868	\$ 1,028	\$ 1,413
1 FS	\$ 1,413	N/A	\$ 1,328	\$ 868	\$ 1,028	\$ 1,413
¾	\$ 2,120	\$ 2,397	\$ 1,992	\$ 1,302	\$ 1,542	\$ 2,120
1	\$ 3,533	\$ 3,995	\$ 3,320	\$ 2,171	\$ 2,570	\$ 3,533
1 ½	\$ 7,066	\$ 7,989	\$ 6,641	\$ 4,341	\$ 5,138	\$ 7,066
2	\$ 11,305	\$ 12,781	\$ 10,626	\$ 6,946	\$ 8,222	\$ 11,305
3	\$ 21,198	\$ 23,966	\$ 19,922	\$ 13,023	\$ 15,415	\$ 21,198
4	\$ 35,330	\$ 39,943	\$ 33,204	\$ 21,706	\$ 25,692	\$ 35,330
6	\$ 70,660	\$ 79,888	\$ 66,406	\$ 43,412	\$ 51,382	\$ 70,660
8	\$113,055	\$ 127,820	\$ 106,250	\$ 69,461	\$ 82,212	\$113,055
10	\$204,913	\$ 231,674	\$ 192,578	\$ 125,896	\$149,008	\$204,913

January 1, 2023 to June 30, 2023						
Meter Size	East Lathrop	Crossroads	North Harlan	Mossdale Village/Landing, Central Lathrop, Stewart Tract, SLSP-Non SLCC & Gateway	Mossdale Landing (Storage)	SLSP-Non SLCC & Gateway (Buy-In)
5/8	\$ 1,492	\$ 1,687	\$ 1,402	\$ 916	\$ 1,085	\$ 1,492
1 FS	\$ 1,492	N/A	\$ 1,402	\$ 916	\$ 1,085	\$ 1,492
¾	\$ 2,238	\$ 2,530	\$ 2,102	\$ 1,374	\$ 1,628	\$ 2,238
1	\$ 3,730	\$ 4,217	\$ 3,504	\$ 2,292	\$ 2,712	\$ 3,730
1 ½	\$ 7,458	\$ 8,432	\$ 7,010	\$ 4,582	\$ 5,423	\$ 7,458
2	\$ 11,933	\$ 13,491	\$ 11,216	\$ 7,331	\$ 8,679	\$ 11,933
3	\$ 22,376	\$ 25,297	\$ 21,028	\$ 13,747	\$ 16,271	\$ 22,376
4	\$ 37,292	\$ 42,162	\$ 35,048	\$ 22,912	\$ 27,119	\$ 37,292
6	\$ 74,584	\$ 84,325	\$ 70,094	\$ 45,823	\$ 54,235	\$ 74,584
8	\$ 119,334	\$ 134,919	\$ 112,150	\$ 73,318	\$ 86,777	\$ 119,334
10	\$ 216,293	\$ 244,540	\$ 203,273	\$ 132,888	\$ 157,283	\$ 216,293



The amount of the fee rates in the SLSP development area are per 1,000 square feet of building space. The current fees are as follows:

<u>South Lathrop Specific Plan Land Use Type (Storage)</u>	<u>Unit</u>	<u>July 1, 2022 to Dec. 31, 2022</u>	<u>Jan. 1, 2023 to June 30, 2023</u>
Office Commercial	1,000 sqft	\$ 1,133	\$1,195
Limited Warehouse	1,000 sqft	\$ 535	\$ 565
Warehouse	1,000 sqft	\$ 152	\$ 161

The amount of the fee rates in the SLSP – Non SLCC development area are per Acre. The current fees are as follows:

<u>South Lathrop Specific Plan Land Use Type (Water-Line)</u>	<u>Unit</u>	<u>July 1, 2022 to Dec. 31, 2022</u>	<u>Jan. 1, 2023 to June 30, 2023</u>
Office Commercial	Acre	\$10,956	\$11,564
Limited Warehouse	Acre	\$10,956	\$11,564
Warehouse	Acre	\$10,956	\$11,564

The amount of the fee rates in the Lathrop Gateway Business Park development area. The current fees are as follows:

<u>Lathrop Gateway Business Park</u>	<u>July 1, 2022 to December 31, 2022</u>		
<u>Land Use Type</u>	<u>Water System Storage (Per 1,000 sf.)</u>	<u>Water Line Water Loop (Acre)</u>	<u>Water Line Non-Water Loop (Linear Foot)</u>
Shopping Center	\$ 650	\$6,457	\$175.01
Office Park	\$ 614	\$6,457	\$175.01
Industrial Park	\$ 488	\$6,457	\$175.01
Warehouse	\$ 139	\$6,457	\$175.01

<u>Lathrop Gateway Business Park</u>	<u>January 1, 2023 to June 30, 2023</u>		
<u>Land Use Type</u>	<u>Water System Storage (Per 1,000 sf.)</u>	<u>Water Line Water Loop (Acre)</u>	<u>Water Line Non-Water Loop (Linear Foot)</u>
Shopping Center	\$ 686	\$ 6,816	\$ 184.73
Office Park	\$ 648	\$ 6,816	\$ 184.73
Industrial Park	\$ 515	\$ 6,816	\$ 184.73
Warehouse	\$ 147	\$ 6,816	\$ 184.73



Central Lathrop Specific Plan Land Use Type	Water System Storage Tank #1	
	October 10, 2022 to December 31, 2022	January 1, 2023 to June 30, 2023
Single Family Home	\$ 2,323	\$ 2,452
Multi-Family Homes	\$ 1,432	\$ 1,512
All Development	\$ 7,024	\$ 7,414

2. Fund Information during Reporting Period

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2022	\$ 5,555,255
b.	Fees Collected	\$ 1,251,392
c.	Interest Earned	\$ 76,455
d.	Expenditures	(\$ 474,909)
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	\$ 6,408,193

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 5610 expended during the reporting period? Yes

A total of \$474,909 was expensed from Fund 5610 to reimbursed developers for constructing public improvements.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 5610 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 5610 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2023-24: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Water Capital Facility Fee Fund 5610 currently has funds appropriated to the Capital Improvement Program (CIP) Project for Fiscal Year 2023-24. Please refer to the City’s 2023-2028 Capital Improvement Program adopted by City Council June 12, 2023, Resolution 23-5321.



Project	Amount	% of Improvements
East Lathrop Water main and Lateral Upgrades, PW 24-12	\$1,000,000	83
Total	\$1,000,000	



Surface Water Capital Facility Fee – 5640

1. Fee Information

a. Description and History of Fee: The Surface Water Supply Capital Facility Fee is collected to fund The City of Lathrop’s proportionate share of costs related to the South County Surface Water Supply Project (SCSWSP) with the South San Joaquin Irrigation District (SSJID).

The South County Surface Water Supply Project is a joint project between the Cities of Lathrop, Manteca, Escalon and Tracy that built a water treatment facility (the Nick C. DeGroot Treatment Facility), a pipeline to transport raw water from the Woodward Reservoir to the treatment facility and additional pipelines to transport the treated water to the participating cities.

Prior to the SCSWSP the city obtained all of its water supplies from the underlying groundwater basin using wells. With new development and recognizing the limitations of the groundwater resources the SCSWSP was needed. The City issued COPs in 2000 to help pay for the planning, engineering, and design costs associated with the project. Additionally, revenue bonds were issued in 2003 with a par value of \$32,530,000 to fund construction costs for the city’s capacity.

On August 3, 2015 City Council approved entitlements for the South Lathrop Specific Plan (SLSP) area. The entitlements required an update to the CFF program to establish fees to fund the improvements for the SLSP area. The SLSP CFF Study “Nexus Study” adopted on March 12, 2018 identified that the SLSP is also subject to the Surface Water Impact fee. The Surface Water Capital Facility Fee was reevaluated May 3, 2018. The studies included adjusting the previous Capital Facility Fee to reflect the effects of inflation.

b. Amount of Fee: The amount of the fee varies by land use type and location.

July 1, 2022 to December 31, 2022			
Meter Size	East Lathrop, North Harlan, Crossroads & SLSP- SLCC	Central Lathrop	Mossdale Village, SLSP – Non SLCC & Gateway
5/8	\$ 3,162	\$ 5,813	\$ 4,289
1” FS	\$ 3,162	\$ 5,813	\$ 4,289
¾	\$ 4,743	\$ 8,720	\$ 6,434
1	\$ 7,905	\$ 14,533	\$ 10,723
1 ½	\$ 15,810	\$ 29,065	\$ 21,445
2	\$ 25,295	\$ 46,504	\$ 34,312
3	\$ 47,429	\$ 87,195	\$ 64,335
4	\$ 79,048	\$ 145,325	\$ 107,225
6	\$ 158,095	\$ 290,650	\$ 214,450
8	\$ 252,952	\$ 465,040	\$ 343,120
10	\$ 458,476	\$ 842,885	\$ 621,905



January 1, 2023 to June 30, 2023			
Meter Size	East Lathrop, North Harlan, Crossroads, & SLSP - SLCC	Central Lathrop	Mossdale Village, SLSP – Non SLCC & Gateway
5/8	\$ 3,295	\$ 6,080	\$ 4,492
1" FS	\$ 3,295	\$ 6,080	\$ 4,492
¾	\$ 4,943	\$ 9,120	\$ 6,738
1	\$ 8,239	\$ 15,200	\$ 11,230
1 ½	\$ 16,477	\$ 30,400	\$ 22,460
2	\$ 26,363	\$ 48,640	\$ 35,936
3	\$ 49,431	\$ 91,200	\$ 67,380
4	\$ 82,386	\$ 152,000	\$ 112,300
6	\$ 164,771	\$ 304,000	\$ 224,600
8	\$ 263,634	\$ 486,400	\$ 359,360
10	\$ 477,837	\$ 881,600	\$ 651,340

2. Fund Information during Reporting Period

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2022	\$ 2,582,725
b.	Fees Collected	\$ 1,966,242
c.	Interest Earned	\$ 62,994
d.	Expenditures	(\$ 1,366,056)
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2023	\$ 3,245,905

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 5640 expended during the reporting period? Yes

A total of \$1,366,056 was expensed from Fund 5640 to reimbursed developers for constructing public improvements.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 5640 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 5640 refunded during this reporting period? No



3. Planned Projects for Fiscal Year 2023-2024: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Surface Water Supply Fund Fee 5640 does not currently have funds appropriated to any Capital Improvement Program (CIP) Projects. The fund pays for the costs related to the South County Surface Water Supply Program Project.



Sewer Capital Facility Fee – 6030

1. Fee Information

a. Description and History of Fee: The Sewer Capital Facilities Fees, adopted in 1993, are collected in order to fund new sewer facilities to accommodate new development as well as to provide improvements to the city's existing facilities. The Crossroads fee is an exception in that it is collected to reimburse the developer for infrastructure that was built with the original project. Lathrop's existing facilities consist of: 14.7% capacity of the Manteca Water Quality Control Facility to service the Historic Lathrop area, and the Consolidated Treatment Facility (CTF) to service development west of Interstate 5 and for businesses located within the Crossroads development area. The CTF represents a consolidation of the two previous Lathrop treatment facilities, the Membrane Biological Reactor (MBR) Treatment Facility and the Water Recycling Plant (WRP1). An update to the Sewer Capital Facilities Fee was implemented in 2003 and again in 2005 to show the effects of inflation.

The city plans to expand the capacity of the existing CTF plant to accommodate for future growth in the Mossdale Landing and River Islands areas and for Richland Communities development.

On August 3, 2015 City Council approved entitlements for the South Lathrop Specific Plan (SLSP) area. The entitlements required an update to the CFF program to establish fees to fund the improvements for the SLSP area. The SLSP CFF Study "Nexus Study" adopted on March 12, 2018 identified that the SLSP is also subject to the Sewer Capital Facility Fee. The fee was reevaluated in January 23, 2019 CFF update and was updated to reflect the effects of inflation. In addition, the CLSP Sewer/Recycled Water Facilities CFF was added to the CFF program.

In October 2019 the SLSP and the Lathrop Gateway Business Park Specific Plan (LGBPSP) CFF study provided an update to the CFF program for the SLSP area and established a fee program for the LGBPSP area. The LGBPSP CFF Study identified approximately \$12.8 million storm drainage facilities improvements. In May 2020, the CFF program was updated based on actual facility construction cost for SLSP and LGBPSP.

In February 2020, the Sewer Reimbursement CFF Study established a fee program for the construction of oversized sewer facilities including future construction of sewer facilities within the City.



b. Amount of Fee: The amount of the fee varies by land use type and location.

July 1, 2022 to December 31, 2022				
Meter Size	East Lathrop & North Harlan	Crossroads	Mossdale Village/Landing, Central Lathrop, Stewart Tract, SLSP & Gateway (Recycled Water Outfall)	Mossdale Village/Landing, SLSP-Non SLCC & Gateway (Sewer Collect/ Recycle Water Dist. System)
5/8	\$ 6,357		\$ 52	\$ 1,243
1" FS	\$ 6,357		\$ 52	\$ 1,243
3/4	\$ 9,535		\$ 79	\$ 1,863
1	\$ 15,892		\$ 131	\$ 3,106
1 ½	\$ 31,785		\$ 261	\$ 6,211
2	\$ 50,856		\$ 417	\$ 9,937
3	\$ 95,354		\$ 784	\$ 18,634
4	\$ 158,924		\$ 1,307	\$ 31,055
6	\$ 317,847		\$ 2,612	\$ 62,110
8	\$ 508,556		\$ 4,179	\$ 99,375
10	\$ 921,758		\$ 7,575	\$180,119
ISU	\$ 9,719			
GPD		\$47.00		

January 1, 2023 to June 30, 2023				
Meter Size	East Lathrop & North Harlan	Crossroads	Mossdale Village/Landing, Central Lathrop, Stewart Tract, SLSP & Gateway (Recycled Water Outfall)	Mossdale Village/Landing, SLSP-Non SLCC & Gateway (Sewer Collect/ Recycle Water Dist. System)
5/8	\$ 6,710		\$ 55	\$ 1,312
1" FS	\$ 6,710		\$ 55	\$ 1,312
3/4	\$ 10,065		\$ 83	\$ 1,967
1	\$ 16,775		\$ 138	\$ 3,279
1 ½	\$ 33,550		\$ 275	\$ 6,556
2	\$ 53,680		\$ 440	\$ 10,489
3	\$ 100,650		\$ 827	\$ 19,668
4	\$ 167,750		\$ 1,379	\$ 32,780
6	\$ 335,499		\$ 2,757	\$ 65,559
8	\$ 536,799		\$ 4,411	\$ 104,894
10	\$ 972,948		\$ 7,995	\$ 190,122
ISU	\$ 10,258			
GPD		\$49.61		



<u>Central Lathrop Land Use Type</u>	<u>Unit</u>	<u>July 1, 2022 to Dec. 31, 2022</u>	<u>Jan. 1, 2023 to June 30, 2023</u>
Single Family - Residential	DU	\$ 2,969	\$ 3,134
Multi-Family - Residential	DU	\$ 2,524	\$ 2,664
Commercial	1,000 sf.	\$ 671	\$ 708
Industrial	1,000 sf.	\$ 671	\$ 708

<u>South Lathrop Specific Plan – SLSP Non SLCC Land Use Type</u>	<u>Unit</u>	<u>July 1, 2022 to Dec. 31, 2022</u>	<u>Jan. 1, 2023 to June 30, 2023</u>
Office Commercial	Acre	\$22,366	\$ 23,608
Limited Industrial	Acre	\$22,366	\$ 23,608
Warehouse	Acre	\$22,366	\$ 23,608

<u>Lathrop Gateway Business Park Land Use Type</u>	<u>Unit</u>	<u>July 1, 2022 to Dec. 31, 2022</u>	<u>Jan. 1, 2023 to June 30, 2023</u>
Shopping Center	1,000 sf.	\$ 801	\$ 846
Office Park	1,000 sf.	\$ 703	\$ 742
Industrial Park	1,000 sf.	\$ 337	\$ 355
Warehouse	1,000 sf.	\$ 337	\$ 355

3. Fund Information during Reporting Period

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2022	\$ 9,772,164
b.	Fees Collected	\$ 3,507,106
c.	Interest Earned	\$ 142,341
d.	Expenditures	\$ 40,980
e.	Transfers Out	(\$ 1,815,028)
f.	Refunds	-
g.	Prior Year Adjustments	-
h.	Ending Fund Balance as of June 30, 2023	\$ 11,647,563

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 6030 expended during the reporting period? Yes

A total of \$40,980 was expended from Fund 6030 to reimburse developers for constructing public improvements.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 6030 transferred or loaned during the reporting period? Yes

A total of \$1,815,028 was transferred from Fund 6030 to cover the following projects;

- \$1,665,028 for the Consolidated Treatment Facility Phase 3 Project WW 22-38
- \$150,000 for the Consolidated Treatment Facility Phase II Project, WW 14-14

2f. Description of refunds made during reporting period.

Were funds from Fund 6030 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2023-24: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Sewer Capital Facility Fee Fund 6030 currently has no funds appropriated to any Capital Improvement Program (CIP) Projects for Fiscal Year 2023-24. Please refer to the City's 2023-2028 Capital Improvement Program adopted by City Council June 12, 2023, Resolution 23-5321.