



PUBLIC FINANCE  
& MANAGEMENT  
**RESOLVED**

LARSEN WURZEL  
& Associates, Inc.

2450 Venture Oaks Way, Suite 240  
Sacramento, CA 95833

# RD17 Area: **Interim Urban Level of Flood Protection Levee Impact Fee**

*NEXUS STUDY*

*Adopted by City of Lathrop Ordinance No. 17-374  
(Fee Effective April 7, 2017)*

*Adopted by City of Manteca Ordinance No. O2017-5  
(Fee Effective April 22, 2017)*

Prepared for the Cities of Lathrop & Manteca  
January 19, 2017

**ORDINANCE NO. 17-374**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP  
AMENDING LATHROP MUNICIPAL CODE, TITLE 3, "REVENUE AND  
FINANCE", AND ADDING A NEW CHAPTER TO 3.23, "INTERIM URBAN  
LEVEL OF FLOOD PROTECTION LEVEE IMPACT FEE"**

**WHEREAS**, on November 7, 2016, the City Council approved Task Order No.1 with Larsen Wurzel & Associates, Inc., (LWA) which, among other tasks, included the preparation of an Nexus Study to support the City's adoption of an Interim Levee Impact Fee Program as part of the implementation of the financing plan for the Reclamation District 17 Urban Level of Flood Protection Levee System Improvements;

**WHEREAS**, LWA has prepared the RD 17 Area Interim Urban Level of Flood Protection (ULOP) Development Impact Fee Study (Nexus Study) dated January 19, 2017; and

**WHEREAS**, the Nexus Study of January 19, 2017 has been reviewed and considered by the City Council and by reference is hereby entered into the public record; and

**WHEREAS**, a notice of the public hearing on this Ordinance was published in the Manteca Bulletin on January 10, 2017; and

**WHEREAS**, the findings required by the State of California Mitigation Fee Act (also known as "AB 1600," Government Code sections 66000, et seq.) are made by Council with this action as contained in the administrative record and hereby incorporated by reference herein; and

**WHEREAS**, the City Council did use its independent judgment and considered all of said reports including but not limited to the Nexus Study, recommendations and other evidence in the administrative record, all of which is hereby incorporated by reference herein;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LATHROP  
DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1. APPROVAL OF NEXUS STUDY AND FINDINGS.** The City Council of the City of Lathrop does hereby approve the Interim Urban Levee of Flood Protection Levee Impact Fee (Nexus Study) dated January 19, 2017 attached as Attachment "C" to the City Council Staff Report of January 23, 2017 and incorporated herein by this reference and Council hereby adds this new fee to the Capital Facility Fee Program based on findings required by the State of California Mitigation Fee Act (also known as "AB 1600," Government Code sections 66000, et seq.), specifically Council hereby makes all of the following findings:

1. The purposes of the Interim ULOP Levee Impact Fee study imposed by this Ordinance are necessary to fund design and construction of Levee System Improvements for the Reclamation District 17. Pursuant to the Lathrop Municipal Code Section 3.20.040 collected fees may be used for no other purpose.
2. The geographic area in which the fees will be imposed is Reclamation District 17 Urban Level of Flood Protection (ULOP) study area, as illustrated in Attachment "C" boundary map.
3. The estimated reasonable costs for providing the Levee System improvements, are contained in the Interim ULOP Levee Impact Fee study report.
4. There is a reasonable relationship between the type of development projects on which the fee is imposed and the uses of the fees for off-site Levee system improvements, because, as set forth in the Report the development projects can be expected to be flood protected from the 200-year ULOP flood, as mandated by the State of California senate bill SB5.
5. There is a reasonable relationship between the amount of the fees and the cost of the specified public improvement attributable to the development projects on which the fee is imposed, because, as is set forth in the Report, the fees have been apportioned based upon a Property Damage Index as described within the Report.

**SECTION 2. APPROVAL OF FEE.** The City Council of the City of Lathrop, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, hereby establishes the Interim Urban Level of Flood Protection (ULOP) Levee Impact Fee for Reclamation District 17 Levee System protection as:

Single Family Residential	\$17,054	Per Gross Developable Acre
Multi-Family Residential	\$18,667	Per Gross Developable Acre
Commercial	\$19,236	Per Gross Developable Acre
Industrial	\$15,080	Per Gross Developable Acre

The City Council may, following the procedures set forth in Chapter 3.20 of the Municipal Code, take future action to make other revisions to these rates. These fees shall be in addition to any fees previously imposed by the City, that these fees shall be collected and administered in the manner set forth in Chapter 3.20 of the Municipal Code. These fees shall be effective sixty (60) days after the adoption of this Ordinance.

**SECTION 3. ADDITION TO THE MUNICIPAL CODE.** Chapter 3.23 is added to Title 3 of the Lathrop Municipal Code to read as follows:

Chapter 3.23: INTERIM URBAN LEVEL OF FLOOD PROTECTION LEVEE IMPACT FEE.

Section 3.23.010. TITLE. This Chapter shall be known as the “Interim Urban Level of Flood Protection Levee Impact Fee” regulation of the City of Lathrop. The City of Lathrop hereinafter shall be called “City.” This chapter shall be applicable in the incorporated territory of the City.

Section 3.23.020. OPERATIVE DATE. “Operative Date” of this chapter begins on the 60<sup>th</sup> day following the adoption of the ordinance codified in this chapter and continuing for 30 years thereafter at which time, unless operative date is amended prior to that date, the collection of the Impact Fee pursuant to chapter shall cease.

Section 3.23.030. PURPOSE. This chapter is adopted to impose a levee improvement development impact fee (Levee Fee) to ensure that new development pays its proportionate share of the levee improvement costs needed to provide Urban Level of Flood Protection (ULOP) to the Reclamation District 17 Area. This Levee Fee, in combination with other sources of funding described within the Interim ULOP Development Impact Fee Nexus Study (Nexus Study), will fund the Project to provide 200-year flood protection to the Reclamation District 17 Area as detailed in the Nexus Study.

Section 3.23.040. FEE RATE. The Interim ULOP Impact Fee for Reclamation District 17 Levee System is:

Single Family Residential	\$17,054	Per Gross Developable Acre
Multi-Family Residential	\$18,667	Per Gross Developable Acre
Commercial	\$19,236	Per Gross Developable Acre
Industrial	\$15,080	Per Gross Developable Acre

Section 3.23.060. DETERMINATION OF GROSS DEVELOPABLE ACREAGE (GDA). A Project’s GDA, for purposes of the fee calculation, is determined as follows:

- i. For New Development of Vacant Land. In the case where a new structure is being constructed on vacant land or land that has not previously been developed:

Residential Land Uses

- For Single Family residential projects that consist of residential uses that require a Tentative and Final map (i.e. more than 4 units), the GDA is the gross acreage of the large lot parcel or resulting parcels excluding major dedicated public land uses, such as major arterials, major collectors,

drainage, utilities corridors, parks, schools, and other public facilities. An example calculation of GDA for this case is shown in Appendix C to the Nexus Study.

- For all other Single Family residential projects that have impacts to RD 17 facilities the Project Acreage is determined as follows:
  - For parcels up to .15 acres, the Project Acreage is the actual acreage of the parcel.
  - For parcels greater than .15 of acre but less than 5 acres, the acreage is based on an assumed coverage ratio of a typical single-family home on a standard residential lot. The Project Acreage will be calculated by multiplying the square footage<sup>1</sup> of the residential structure by 3 and expressing this square footage in terms of acres (Dividing by 43,560 square feet per acre). However, in no case will this resulting amount exceed the actual acreage of the parcel.
- For all multifamily residential projects, Project Acreage is determined to be equivalent to the entire gross acreage of the parcel being developed.

#### Nonresidential Land Uses (Commercial and Industrial)

- For Retail/Office/Industrial Commercial projects, Project Acreage is determined by the actual acreage of the parcel where a structure being constructed less major dedicated public land uses, such as major arterials, major collectors, drainage, utilities corridors, parks, schools, and other public facilities.

ii.) For Development of Land with Existing or Pre-Existing Structures. In the case of expansion of an existing structure in excess of 300 square feet or the construction of a new structure within 2 years after demolition of a previous structure, GDA will be calculated as follows:

#### Residential Land Uses

- For a residential expansion project in excess of 300 new square feet, the GDA will be calculated by multiplying total new square footage of the expansion by 3 then expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)
- For residential replacement projects, if the project involves development of a new residential structure after the demolition of a pre-existing structure (regardless of the use of the use pre-existing structure), and the

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<sup>1</sup> Square Footage can be generally classified as all square footage of the structure excluding the square footage of garages, porches, decks, external entryways, awnings, carports, driveways, breezeways, out-buildings, carriage houses, sheds, and other similar non-habitable portion of the structure.

new structure is larger than the demolished structure by more than 300 square feet, the GDA will be calculated by multiplying the total net new square footage by 3 then expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.) (In this case, the use of the previously demolished structure is not a factor. The net new square footage will be determined by subtracting from the new square footage from the documented square footage of the previously existing structure.)

*Nonresidential Land Uses*

- For Retail/Office/Commercial or Industrial expansion projects, if the project involves the addition of new square footage in excess of 300 square feet, the GDA will be calculated by calculating the total net new square footage and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)
- For Retail/Office/Commercial or Industrial replacement projects, if the project involves development of a new nonresidential structure after the demolition of a pre-existing structure (regardless of the use of the pre-existing structure) and the new structure is larger than the demolished structure by more than 300 square feet, the GDA will be calculated by calculating the total net new square footage and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.) The net new square footage will be determined by subtracting the documented habitable square footage of the previously existing structure from the new square footage.

Section 3.23.070. EXEMPTIONS AND EXCLUSIONS.

The following land uses and/or projects are exempt from the Levee Fee -

1. Agricultural Exemption: Agricultural land including development on Rural Residential parcels greater than 5 Acres in size.
2. Pre-Existing Structures: Development projects that require a building permit and are not increasing the amount of new structure square footage are exempt from the fee. If the project involves adding no more than 300 new Square Feet, the project is exempt from the fee.
3. Addition/Replacement Damage: If the proposed project is an addition to an existing single family residential dwelling unit, a replacement in kind because of fire damage or other natural disaster, or located on land owned by a government agency and is to be used solely for public use, the project will be exempt from the fee.

4. Structure raised above the 200-Year Floodplain Elevation: Projects with structures raised above the elevation of the 200-year flood as determined by the City or to structures removed from the 200-year floodplain by flood control improvements that meet the design standards applicable to the federal-state flood control system as determined by the City, shall be exempt from payment.
5. Open space.
6. Public Agency Owned Land (including federal, state, and local agencies).
7. "Other" land defined as follows: with written approval from the City Manager, any or all portions of the proposed fees may be waived if it can be determined to the City Manager that a proposed project will not derive permanent benefit from the improvements for which the fees are collected (i.e., it can be shown that the property does not benefit from the flood protection). Written fee waivers may be available on a case-by-case basis for certain temporary structures, such as a mobile temporary structure used for construction management purposes. Any denial by the City Manager of a requested exemption under this section may be appealed to a hearing officer by serving written notice on the City within 15 calendar days of the City Manager's denial. Upon receipt of timely notice of appeal, City shall have no more than 30 days to scheduled appeal hearing before a hearing officer. City shall initially bear the cost of hearing officer but hearing officer shall have the authority to order reimbursement of costs if the appeal is determined by the hearing officer to be frivolous.

Section 3.23.080 SEVERABILITY. If any provision of this chapter or the application thereof to any entity or circumstance is held invalid, the remainder of the chapter and the application of such provision to other entities or circumstances shall not be affected thereby.

Section 3.23.090 FEE REVENUE ACCOUNTING. All proceeds of the Fee imposed under this chapter shall be placed in a separate fund established by the City (the Levee Fee Fund). Separate and special accounts may be established in the Levee Fee Fund and used to account for collected revenues, along with any interest earnings. Except for temporary borrowing from one City fund to another, the revenue (and interest) shall be used only for the purposes for which the Levee Fee was collected.

**SECTION 4. PUBLICATION.** Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full accordance with Section 36933 of the Government Code.

**THIS ORDINANCE** was regularly introduced at a special meeting of the City Council of the City of Lathrop on the 23<sup>rd</sup> day of January 2017, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on the 6<sup>th</sup> day of February 2017, by the following vote, to wit:

AYES: Akinjo, Dresser, Elliott, Salcedo, and Dhaliwal

NOES: None

ABSENT: None

ABSTAIN: None



Sonny Dhaliwal, Mayor

**ATTEST:**



Teresa Vargas, City Clerk

**APPROVED AS TO FORM:**



Salvador Navarrete, City Attorney



I, Teresa Vargas, City Clerk of the City of Lathrop, California, do hereby certify that the foregoing ordinance was duly and regularly introduced at a special meeting of the City Council on the 23<sup>rd</sup> day of January 2017, and that thereafter said ordinance was duly and regularly adopted at a regular meeting of the City Council on the 6<sup>th</sup> day of February 2017, by the following vote, to wit:

AYES: Akinjo, Dresser, Elliott, Salcedo and Dhaliwal

NOES: None

ABSENT: None

ABSTAIN: None

This ordinance was duly published in accordance with State law (G.C. 40806).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Lathrop, California, this 6<sup>th</sup> day of February 2017.

  
CITY CLERK

ORDINANCE O2017-5

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF MANTECA, STATE OF CALIFORNIA, AMENDING  
MANTECA MUNICIPAL CODE, TITLE 13 PUBLIC  
SERVICES, BY THE ADDITION OF A NEW CHAPTER  
13.50, INTERIM URBAN LEVEL OF FLOOD PROTECTION  
LEVEE IMPACT FEE

WHEREAS, on December 6, 2016, the City Council approved Task Order No.1 with Larsen Wurzel & Associates, Inc., (LWA) which, among other tasks, included the preparation of an Nexus Study to support the City's adoption of an Interim Levee Impact Fee Program as part of the implementation of the financing plan for the Reclamation District 17 Urban Level of Flood Protection Levee System Improvements as further described in the RD 17 Area Adequate Progress Report for Urban Level of Protection-Final Report dated June 14, 2016 prepared by LWA;

WHEREAS, LWA has prepared the RD 17 Area Interim Urban Level of Flood Protection (ULOP) Development Impact Fee Study (Nexus Study) dated January 19, 2017; and

WHEREAS, the Nexus Study of January 19, 2017 has been reviewed and considered by the City Council and by reference is hereby entered into the public record; and

WHEREAS, a notice of the public hearing on this Ordinance was published in the Manteca Bulletin on January 27, 2017; and

WHEREAS, the findings required by the State of California Mitigation Fee Act (also known as "AB 1600," Government Code sections 66000, et seq.) are made by Council with this action as contained in the administrative record and hereby incorporated by reference herein; and

WHEREAS, the City Council did use its independent judgment and considered all of said reports including but not limited to the Nexus Study, recommendations and other evidence in the administrative record, all of which is hereby incorporated by reference herein; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meeting of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

THE CITY COUNCIL OF THE CITY OF MANTECA DOES ORDAIN AS  
FOLLOWS:

**SECTION 1: APPROVAL OF NEXUS STUDY AND FINDINGS.** The City Council of the City of Manteca does hereby approve the Interim Urban Level of Flood Protection Levee Impact Fee (Nexus Study) report dated January 19, 2017, attached as Exhibit "B" and incorporated herein by this reference, and Council hereby adopts this new fee based on findings required by the State of California Mitigation Fee Act (also known as "AB 1600," Government Code sections 66000, et seq.), specifically Council hereby makes all of the following findings:

1. The purposes of the Interim ULOP Levee Impact Fee study imposed by this Ordinance are necessary to fund design and construction of Levee System Improvements for the Reclamation District 17; collected fees may be used for no other purpose.
2. The geographic area in which the fees will be imposed is the 200-year floodplain within the Reclamation District 17 Urban Level of Flood Protection (ULOP) study area, as illustrated by the Interim Levee Fee Program Boundary Map within Exhibit "B".
3. The estimated reasonable costs for providing the Levee System improvements, are contained in the Interim ULOP Levee Impact Fee report.
4. There is a reasonable relationship between the type of development projects on which the fee is imposed and the uses of the fees for off-site Levee system improvements.
5. There is a reasonable relationship between the amount of the fees and the cost of the specified public improvement attributable to the development projects on which the fee is imposed.

**SECTION 2: APPROVAL OF FEE.** The City Council of the City of Manteca, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, hereby establishes the Interim Urban Level of Flood Protection (ULOP) Levee Impact Fee for the Reclamation District 17 Levee System.

The City Council may take future action to make other revisions to these fees. These fees shall be in addition to any fees previously imposed by the City. These fees shall be paid at the time of building permit issuance and collected and administered consistent with Title 13 Public Services of the Municipal Code. These fees shall be effective sixty (60) days after the adoption of this Ordinance.

**SECTION 3: ADDITION TO THE MUNICIPAL CODE.** Chapter 13.50 is added to Title 13 of the Manteca Municipal Code to read as set forth in Exhibit "A", attached hereto and incorporated herein by reference.

**SECTION 4: PUBLICATION.** Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full accordance with Section 36933 of the Government Code.

**SECTION 5: SEVERABILITY.** If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

**SECTION 6: EFFECTIVE DATE.** This Ordinance shall become effective sixty (60) days following adoption.

City of Manteca, a municipal corporation

MAYOR: Steve DeBrum  
STEPHEN F. DEBRUM

ATTEST: Lisa Blackmon  
LISA BLACKMON, CITY CLERK

STATE OF CALIFORNIA }  
COUNTY OF SAN JOAQUIN } SS:  
CITY OF MANTECA }

I, Lisa Blackmon, City Clerk of the City of Manteca, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the 7<sup>th</sup> day of February, 2017, and had its second reading and was adopted and passed during the public meeting of the City Council on the 21<sup>st</sup> day of February, 2017, by the following vote:

AYES: Morowit, Silverman, Singh, DeBrum

NOES: None

ABSENT: Moorhead

ABSTAIN: None

ATTEST: Lisa Blackmon  
LISA BLACKMON  
City Clerk

## EXHIBIT "A"

### AMENDING MANTECA MUNICIPAL CODE, TITLE 13 PUBLIC SERVICES, BY THE ADDITION OF A NEW CHAPTER 13.50 TO READ AS FOLLOWS:

#### Chapter 13.50: INTERIM URBAN LEVEL OF FLOOD PROTECTION LEVEE IMPACT FEE.

Section 13.50.010. TITLE. This Chapter shall be known as the "Interim Urban Level of Flood Protection Levee Impact Fee" regulation of of the City of Manteca. The City of Manteca hereinafter shall be called "City." This chapter shall be applicable in the incorporated territory of the City.

Section 13.50.020. OPERATIVE DATE. "Operative Date" of this chapter begins on the 60<sup>th</sup> day following the adoption of the ordinance codified in this chapter and continuing for 30 years thereafter at which time, unless operative date is amended prior to that date, the collection of the Impact Fee pursuant to chapter shall cease.

Section 13.50.030. PURPOSE. This chapter is adopted to impose a levee improvement development impact fee (Levee Fee) to ensure that new development within the RD 17 portion of the City of Manteca pays its proportionate share of the levee improvement costs needed to provide Urban Level of Flood Protection (ULOP) to the Reclamation District 17 Area. This Levee Fee, in combination with other sources of funding described within the Interim ULOP Development Impact Fee Nexus Study dated January 19, 2017 (Nexus Study), will fund the Project to provide 200-year flood protection to the Reclamation District 17 Area as detailed in the Nexus Study.

Section 13.50.040. FEE RATE. The Interim ULOP Impact Fee for Reclamation District 17 Levee System, based on the acreage of a project, is detailed within the Nexus Study.

Section 13.50.050. DETERMINATION OF GROSS DEVELOPABLE ACREAGE (GDA). A Project's GDA, for purposes of the fee calculation, is determined as follows:

- i. For New Development of Vacant Land. In the case where a new structure is being constructed on vacant land or land that has not previously been developed:

#### Residential Land Uses

- For Single Family residential projects that consist of residential uses that require a Tentative and Final Subdivision map (i.e. more than 4 units), the GDA is the gross acreage of the large lot parcel or resulting parcels excluding

## EXHIBIT "A"

major dedicated public land uses, such as major arterials, major collectors, drainage, utilities corridors, parks, schools, and other public facilities. An example calculation of GDA for this case is shown in Appendix C to the Nexus Study.

- For all other Single Family residential projects that have impacts to RD 17 facilities the Project Acreage is determined as follows:

- For parcels up to 0.15 acres, the Project Acreage is the actual acreage of the parcel.

For parcels greater than 0.15 of acre but less than 5 acres, the acreage is based on an assumed coverage ratio of a typical single-family home on a standard residential lot. The Project Acreage will be calculated by multiplying the square footage<sup>1</sup> of the residential structure by 3 and expressing this square footage in terms of acres (Dividing by 43,560 square feet per acre). However, in no case will this resulting amount exceed the actual acreage of the parcel.

- For all multifamily residential projects, Project Acreage is determined to be equivalent to the entire gross acreage of the parcel being developed.

### Nonresidential Land Uses (Commercial and Industrial)

- For Retail/Office/Industrial Commercial projects, Project Acreage is determined by the actual acreage of the parcel where a structure is being constructed less the major dedicated public land uses, such as major arterials, major collectors, drainage, utilities corridors, parks, schools, and other public facilities.

ii.) For Development of Land with Existing or Pre-Existing Structures. In the case of expansion of an existing structure in excess of 300 square feet or the construction of a new structure within 2 years after demolition of a previous structure, GDA will be calculated as follows:

### *Residential Land Uses*

- For a residential expansion project in excess of 300 new square feet, the GDA will be calculated by multiplying total new square footage of the expansion by 3 then expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)

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<sup>1</sup> Square Footage can be generally classified as all square footage of the structure excluding the square footage of garages, porches, decks, external entryways, awnings, carports, driveways, breezeways, out-buildings, carriage houses, sheds, and other similar non-habitable portion of the structure.

## EXHIBIT "A"

- For residential replacement projects, if the project involves development of a new residential structure after the demolition of a pre-existing structure (regardless of the use of the pre-existing structure), and the new structure is larger than the demolished structure by more than 300 square feet, the GDA will be calculated by multiplying the total net new square footage by 3 then expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.) (In this case, the use of the previously demolished structure is not a factor. The net new square footage will be determined by subtracting from the new square footage from the documented square footage of the previously existing structure.)

### *Nonresidential Land Uses*

- For Retail/Office/Commercial or Industrial expansion projects, if the project involves the addition of new square footage in excess of 300 square feet, the GDA will be calculated by the total net new square footage and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)
- For Retail/Office/Commercial or Industrial replacement projects, if the project involves development of a new nonresidential structure after the demolition of a pre-existing structure (regardless of the use of the pre-existing structure) and the new structure is larger than the demolished structure by more than 300 square feet, the GDA will be calculated by the total net new square footage and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.) The net new square footage will be determined by subtracting the documented habitable square footage of the previously existing structure from the new square footage.

### Section 13.50.060. EXEMPTIONS AND EXCLUSIONS.

The following land uses and/or projects are exempt from the Levee Fee -

1. Agricultural Exemption: Agricultural land including development on Rural Residential parcels greater than 5 Acres in size.
2. Pre-Existing Structures: Development projects that require a building permit and are not increasing the amount of new structure square footage are exempt from the fee. If the project involves adding no more than 300 new Square Feet, the project is exempt from the fee.
3. Addition/Replacement Damage: If the proposed project is an addition to an existing single family residential dwelling unit, a replacement in kind because of

## EXHIBIT "A"

fire damage or other natural disaster, or located on land owned by a government agency and is to be used solely for public use, the project will be exempt from the fee.

4. Structure raised above the 200-Year Floodplain Elevation: Projects with structures raised above the elevation of the 200-year flood as determined by the City or to structures removed from the 200-year floodplain by flood control improvements that meet the design standards applicable to the federal-state flood control system as determined by the City, shall be exempt from payment.
5. Open space.
6. Public Agency Owned Land (including federal, state, and local agencies).
7. "Other" land defined as follows: with written approval from the City Manager, any or all portions of the proposed fees may be waived if it can be determined to the City Manager that a proposed project will not derive permanent benefit from the improvements for which the fees are collected (i.e., it can be shown that the property does not benefit from the flood protection). Written fee waivers may be available on a case-by-case basis for certain temporary structures, such as a mobile temporary structure used for construction management purposes. Any denial by the City Manager of a requested exemption under this section may be appealed to a hearing officer by serving written notice on the City within 15 calendar days of the City Manager's denial. Upon receipt of timely notice of appeal, City shall have no more than 30 days to scheduled appeal hearing before a hearing officer. City shall initially bear the cost of hearing officer but hearing officer shall have the authority to order reimbursement of costs if the appeal is determined by the hearing officer to be frivolous.

Section 13.50.070 SEVERABILITY. If any provision of this chapter or the application thereof to any entity or circumstance is held invalid, the remainder of the chapter and the application of such provision to other entities or circumstances shall not be affected thereby.

Section 13.50.080 FEE REVENUE ACCOUNTING. All proceeds of the Levee Fee imposed under this chapter shall be placed in a separate fund established by the City (the Flood Protection Improvement Fund). Separate and special accounts may be established in the Flood Protection Improvement Fund and used to account for collected revenues, along with any interest earnings. Except for temporary borrowing from one City fund to another, the revenue (and interest) shall be used only for the purposes for which the Flood Protection Improvement Fund was collected.



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Appendix A – Planned Development Details

Appendix B – Estimated Cost Allocation by Project and Revenue over Time

Appendix C – Example calculation of GDA for new Single Family Residential Subdivision

## SUMMARY

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### Overview

Larsen Wurzel & Associates, Inc. (LWA) has prepared this RD 17 Area Interim Urban Level of Flood Protection (ULOP) Development Impact Fee Nexus Study (Nexus Study) on behalf of the Cities of Lathrop & Manteca (the Cities). A series of levee improvements are needed to ensure that the levees surrounding the RD 17 Area meet the Urban Levee Design Criteria (ULDC) and that the flood protection system can provide ULOP. This Nexus Study provides the basis for a levee improvement development impact fee (Levee Fee) to ensure that new development pays its proportionate share of the levee improvement costs needed to provide ULOP to the RD 17 Area.

### Interim Levee Fee Program

This report describes a Levee Fee program that is being implemented in two steps. As described within the RD 17 Area Adequate Progress Report for Urban Level of Protection - Final Report dated June 14, 2016 prepared by LWA (the Adequate Progress Report), the Cities, along with the City of Stockton, San Joaquin County, and Reclamation District 17 (collectively the Local Agencies) intend to form a new regional flood control entity that would assume the responsibility for planning, implementing, funding and financing the Phase 4 levee improvements identified within the Adequate Progress Report. The Adequate Progress Report identifies several funding sources that would fund the Phase 4 improvements one of which is a new regional development impact fee. While the Cities continue coordinating with the other land use agencies on the formation of the regional governance entity, the Cities intend to implement an interim development fee program. Then, when the new regional governance entity is formed, the Cities intend to transition the interim fee program to a permanent program administered by the regional entity with collection by the land use agencies.

### Authority

This Nexus Study has been prepared to assist with the establishment of a new Levee Fee program in accordance with the provisions of the Mitigation Fee Act (also referred to as AB 1600) as codified in Government Code §66000 *et. seq.* AB 1600 sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that “a reasonable relationship,” or nexus, must exist between a governmental exaction and the purpose of the condition. This Nexus Study documents that reasonable relationship between the development impact fee to be levied on each land use category and the cost of facility improvements.

Nexus Study requirements include:

1. Identifying the purpose of the fee.
2. Identifying how the fee is to be used.
3. Determining that a reasonable relationship exists between the fee’s use and the type of development project on which the fee is imposed.

4. Determining how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
5. Demonstrating a reasonable relationship between the amount of the fee and the cost of the public facility attributable to the development on which the fee is imposed.

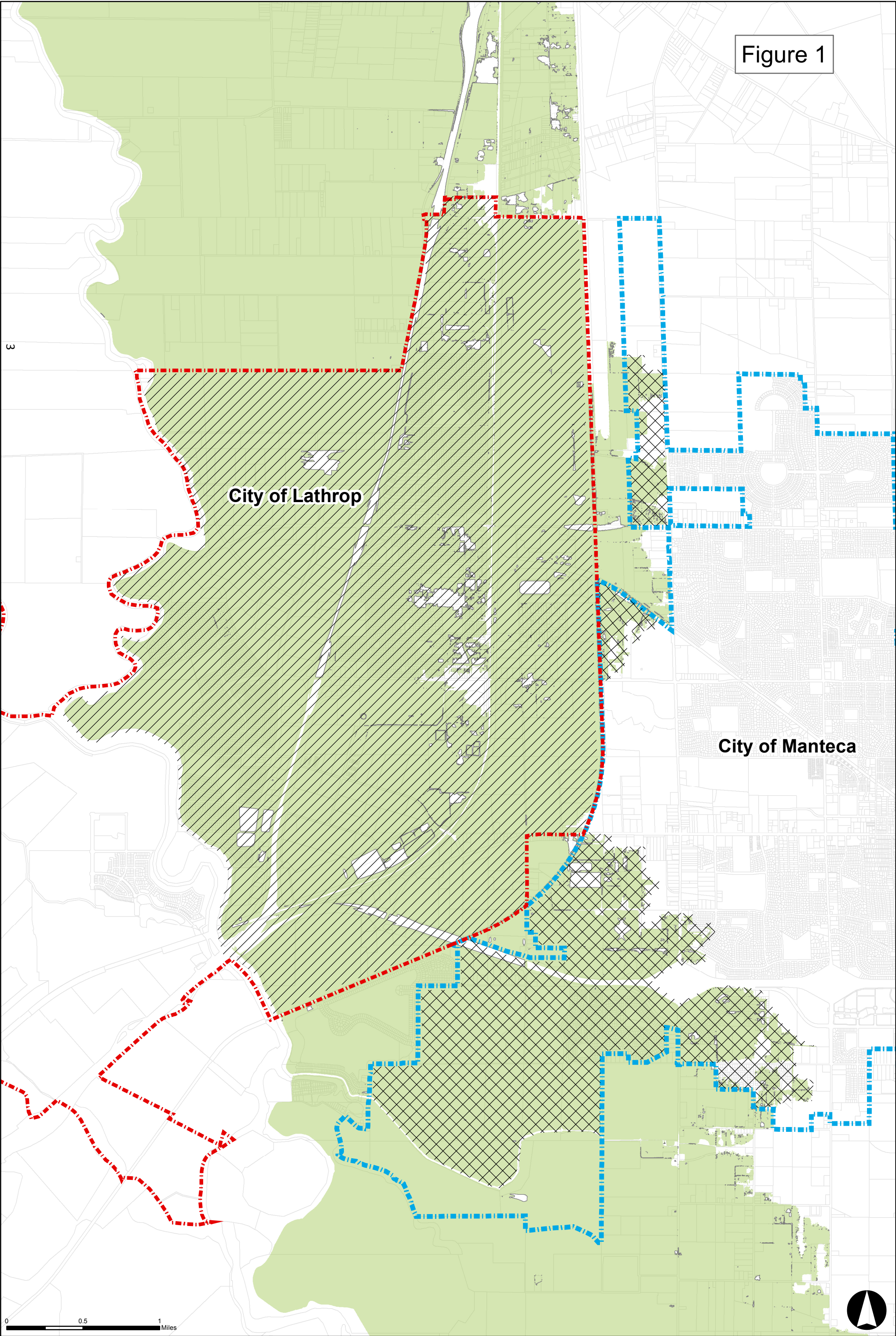
The Cities intend adopt interim fee programs by ordinance pursuant to the provisions of AB 1600.

### **Purpose of the Development Impact Fee Program**

The Cities with RD 17, acting as the Local Flood Management Agency (LFMA) have developed a program to provide 200-Year level of flood protection pursuant to the requirements of Senate Bill 5 and the Department of Water Resources ULOP criteria. As described within the Adequate Progress Report, the Local Agencies in the RD 17 Area plan to implement a series of improvements to the levees described as a Fix-in-Place Levee Project (the Project). This Levee Fee program, in combination with other sources of funding described within the Adequate Progress Report will fund the Project.

The Project will provide 200-Year Flood Protection to the Area shown in **Figure 1**. All new planned development located within the area shown in **Figure 1** that lies within the Cities of Lathrop and Manteca will be subject to this Interim Levee Fee as it is adopted by each City. Ultimately, when this Interim Levee Fee program transitions to the new regional entity described above, the permanent fee is expected to be collected on all new development that takes place within the RD 17 Area.

Figure 1



# Interim Levee Fee Program Boundary Map

**City of Lathrop**

- Legend**
- Manteca City Limit
  - Lathrop City Limit
  - Manteca Interim Fee Area
  - Lathrop Interim Fee Area
  - 200-Year Floodplain
  - Parcels

Disclaimer: Data shown may not be accurate and is for mapping purposes only. Contact the City for more information.



## Capital Improvements

As part of the Local Agencies' long term strategic planning, a plan has been developed to provide flood protection and address the increased risk with new development. The Fix-In-Place Project identifies the levee improvements necessary for enhanced flood protection including, among various other items, the following work:

- The reconstruction of the Dryland Levee and Seepage Berm from Sta. 853+50 to 972+25;
- Cutoff Wall improvements from Sta. 119+50 to 192+00 and 311+00 to 518+50;
- Seepage improvement from Sta. 190+50 to 297+75;
- Erosion Repairs from Sta. 114+00 to 972+25;
- Encroachment Remediation from Sta. 112+73 to 815+40; and,
- Pipe penetration Rehabilitation at various locations from Sta. 571+35 to 801+00.<sup>1</sup>

These items are the responsibilities of the Local Flood Management Agency and necessary to achieve ULOP.

As previously noted, this Nexus Study provides the required findings needed to impose a development impact fee pursuant to AB 1600. AB 1600 requires that the fee is to be calculated by spreading the costs among the anticipated future development in proportion to its impact. This Interim Levee Fee is proposed to be imposed and collected by the Cities of Lathrop and Manteca as a condition of new development's approval. Once the Local Agencies form a regional governance entity to administer, implement, fund and finance the needed improvements, it is expected that the regional entity will approve this fee (or a similar fee) on a regional basis and request that all of the Local Agencies collect the fee on its behalf.

In order to determine costs associated with the Fix-In-Place Project and the planned development upon which to allocate the costs, a planning horizon of 30-years has been assumed.

## Development Impact Determination

Flood risk has two aspects: the probability of flooding and the consequences that would follow. An area could have a high probability of flooding, but minimal consequences because it is vacant and contains no infrastructure or people, so flood risk would be considered low. Conversely, a highly urbanized community that has a moderate or low probability of flooding would be considered high risk because the consequences of a flood in that location (i.e., loss of life, livelihood, property, health, and human suffering) would be considered high. Risk can be expressed and quantified in terms of Expected Annual Damages (EAD). EAD is the product of the probability of flooding (% chance in any given year) and consequences (\$'s of damages as result of a flood). Without mitigation, additional development increases the level of EAD by increasing developed property at risk. To protect life and property, it is important for the Local Flood Management Agency to maintain a high level of service (in terms of maintaining low risk) within the RD 17 Area as

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<sup>1</sup> Reference the Technical Memorandum, March 3, 2016 re: Identify Necessary Improvements and Cost Estimate prepared by Kjeldsen Sinnock & Neudeck for the Cities of Lathrop and Manteca Urban Levee Design Criteria (ULDC) Evaluation.

development increases. In order to maintain and/or improve this level of service, the Local Flood Management Agency must improve the flood protection facilities.

Each residential and nonresidential development project will add to the incremental need for flood protection because of the increased EAD that would occur as a result of a flood, and each new project will benefit from the new levee infrastructure. For the new development described in this Nexus Study to occur in the RD 17 Area, levee improvements that meet the requirements of the ULDC are necessary to provide the required ULOP to the area.

## Implementation

The Interim Levee Fee is calculated by acreage and will be charged on a per unit basis, as further defined in the **Fee Program Implementation** section, for all types of development. All development projects within the RD 17 Area will ultimately be subject to the fee. The calculation and collection of the fee is assumed to occur prior to the issuance of a building permit, as further described within the **Fee Program Administration** section of this Nexus Study. Subsequent to the adoption of the Levee Fee and this Nexus Study by the Cities, the respective City Staff will further define the administrative procedures for the efficient administration and collection of the Fee.

**Table S-1** on the following page provides a summary of the proposed initial per acre fee rates and estimated fees per unit by land use category for fiscal year 2016/17.

## Components of the Study

This study includes the following components:

- 1) a determination of the amount of planned development upon which the costs of the fee funded facilities will be allocated;
- 2) the identification of costs associated with each improvement, facility or program funded by the fee;
- 3) the development of a standard metric by which to proportionately allocate the costs of the facilities between land use categories;
- 4) a determination of the fee cost per acre for each land use category;
- 5) a determination of the estimated fees per unit by land use category; and,
- 6) a discussion of how the program would be administered by the land use agencies.



**Table S-1**  
**Summary of DIF Rates by**  
**Land Use Category**

**RD 17 Area: Interim ULOP Levee Impact**  
**Fee Report**

Land Use		Fee Rates
Single Family Residential		\$17,054 Per GDA
Multi-Family Residential		\$18,667 Per GDA
Commercial		\$19,236 Per GDA
Industrial		\$15,080 Per GDA

<u>Estimated per Unit or Per 1,000 Sq. Ft. Fee</u>		<u>Provided for Demonstrative Purposes Only</u>
Land Use	Estimated Fee	Assumption
Single Family Residential	\$3,145	/ Unit @ 4.94 Units / GDA
Multi-Family Residential	\$904	/ Unit @ 19.27 Units / GDA
Commercial	\$1,417	/ 1000 SF @ FAR of 0.30 (13,068 SF / Acre)
Industrial	\$1,096	/ 1000 SF @ FAR of 0.30 (13,068 SF / Acre)

## LAND USES CATEGORIES & NEW DEVELOPMENT

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### Land Use Categories

AB 1600 sets forth standards by which monetary exactions on development projects are measured. The need for a public facility must be reasonably related to the level of service demanded, which varies in proportion by the particular land use type.

The following is a list of the land use type categories utilized for the purpose of the Levee Fee:

- **Single Family Residential:** includes structures that are single family dwellings and duplexes. Condominiums, half-plexes, and rural homes are included in this category.
- **Multi-Family Residential:** includes structures that are occupied by three or more families living independently of each other, but under one roof. This category includes triplexes, four-plexes, low and high rise apartment complexes.
- **Commercial:** includes offices, retail facilities, hotels, motels, restaurants, service stations and car washes, medical and dental offices, and banks.
- **Industrial:** includes zones occupied by manufacturing, warehouses, food processing plants, heavy and light industry, lumber yards, storage, bulk plants, and truck terminals.

Any development on Agricultural and/or Vacant Land are not allocated costs, due to the fact that only new urban development necessitates the need for the facilities funded by the fee as a result of increasing EAD. Further details with respect to the specifics of each land use category is discussed within the **Fee Program Implementation** and **Fee Program Administration** sections.

### RD 17 Area Land Uses

A central principle to determining a development impact fee is to consider the amount of anticipated future growth over the time horizon of the proposed program. In this case, the scope of facilities needed to provide ULOP within the RD 17 Area are not necessarily functionally related to the amount of planned or existing development. The new facilities will provide a benefit to existing development. As described within the Adequate Progress Report, this Levee Fee program is one of several sources of funding needed to construct the improvements. Existing Development will be providing funding for the improvements by way of other funding mechanisms identified within the Adequate Progress Report. Thus, the facilities funded by this fee need not be allocated to existing development as a separate funding mechanisms will cover the benefit received and service provided to existing development.

This fee only applies to all planned development in the RD 17 Area that benefits from the facilities providing ULOP. For the purposes of determining the allocation base for the fee, planned development is all development that has been identified by the land use jurisdictions and is expected to obtain a building permit after the implementation of this fee program.

### ***Planned New Development***

Planned new development within the RD 17 Area was estimated based on extensive research and coordination with the Cities of Lathrop, Manteca, and Stockton, along with several developers (“Planned Development”). The approach and details of the planned development estimate over the 30-Year time horizon of the fee program is documented in **Appendix A**. The planned new development detailed in **Appendix A** was determined through research in coordination with the Cities and developers to determine the estimated amount of Gross Developable Acreage (GDA) proposed for development by land use category. As further described in the **Fee Program Administration** section, GDA is the gross acreage of a project’s parcel, (i.e. the large lot parcel or resulting parcels) excluding major dedicated public land uses, such as arterial and collector roads, drainage or detention basins, utility corridors, parks, schools, and other public facilities. A series of calls and emails were made by LWA with the Cities and development interests to obtain the needed data. A summary of planned new development by land use that is subject to the fee is shown in **Table 1**. The total GDA by land use category is shown as well as the total number of single family and multifamily units and total 1,000’s of building square feet for commercial and industrial development. The amount of units is provided as a reference to provide an estimate of the Interim Levee Fee cost per unit or 1,000 sq. ft.

**Table 1**  
**RD 17 Area: Interim ULOP Levee Impact Fee Report**  
**Planned Development Summary**

Land Use	Planned Development	
	Gross	Units / 1,000
	Developable Acreage	Building Sq Ft [1] [2]
Reference	Table A1	Table A2
Single-Family	1,689	9,160
Multifamily	138	2,856
Commercial	690	9,372
Industrial	1,299	17,869
<b>Total</b>	<b>3,817</b>	

[1] Single-Family and Multifamily shown in units; Commercial and Industrial shown in 1,000's of square feet.

[2] Assumed density for Industrial Development is 0.3. Density for Commercial is limited to a maximum of 0.30 for all development.

## CAPITAL FACILITIES AND PROJECTS

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### Capital Costs Allocable to Planned Development

As described above and within the Adequate Progress Report, the Cities with RD 17 as the LFMA identified a series of improvements needed to ensure that the levee systems meet the ULDC and provide ULOP. A detailed cost estimate has been prepared by an engineering team and a financing plan has been developed in support of the Adequate Progress Report to demonstrate how the LFMA intends to generate the funds needed to implement the levee improvement program.

The LFMA's plan for flood protection through the year 2025 consists of two components: (1) RD 17's ongoing Levee Seepage Repair Project (LSRP) and (2) RD 17 Levee Improvements to achieve ULDC 200-year requirements (the "Fix-In-Place" Project or "Project"). The "Fix-in-Place" Project will provide 200-year flood protection for the RD 17 Basin.

RD 17 is implementing the Fix-In-Place Project in the following steps outlined below:

- a. ULDC engineering analysis and identification of deficiencies (completed March 22, 2016)
- b. Design of levee improvements to cure ULDC deficiencies
  - i. Fix-In-Place RD17 levee
  - ii. Extension of RD17 Dryland Levee
- c. Implement levee improvements to cure ULDC deficiencies
  - i. Fix-In-Place RD17 Levee
  - ii. Extension of RD17 Dryland Levee

The Interim Levee Fee is only levied on Planned Development in the Cities of Lathrop and Manteca. This means that the portion of the costs allocable to existing development, will not be raised through this fee program. The LFMA will use other sources of funds to fund the balance of the costs not raised through this fee program. As described in the Adequate Progress Report, the LFMA has identified various other funding sources to fund the balance of the Project along with this Levee Fee. The other funding sources identified include;

- Net revenues from RD 17's existing Special Assessment District
- A new Overlay Assessment District
- A new Enhanced Infrastructure Financing District (EIFD)
- Grant funding opportunities

### Summary of Capital Improvements Funded by the Development Impact Fee

The estimated escalated costs for the ULDC Fix-In-Place Project and associated ULOP Program implementation costs are shown in **Table 2**. The net amount of costs funded by this Fee Program, along with the near-term assumptions related to the specific costs and associated fee program revenues generated through 2025 are also shown on **Table 2**. The total escalated cost of capital improvements funded are approximately \$175.8

million. Based upon the financing plan detailed within the Adequate Progress Report, other sources of funding are estimated to contribute approximately \$113.4 million which will fund existing development's portion of the costs of the ULDC Fix-In-Place Project. The remaining estimated \$62.4 million will be funded by Planned Development through this fee program. This latter cost is the amount that is used as a basis for calculating the Interim Levee Fee.

In the near term (through 2025), as detailed within the Adequate Progress Report and summarized in **Table 2**, the Fee Program is expected to generate approximately \$20.9 million and cover a portion of the upfront costs of the levee improvement program.

A detailed outline of the allocated costs to each development project is identified in **Appendix A**. An estimate of the revenues generated by the Levee Fee over time are included in **Appendix B**. These estimates and supporting analyses support the information contained in the Adequate Progress Report.

**Table 2**  
**RD 17 Area: Interim ULOP Levee Impact Fee Report**  
**Cost Estimate Summary & Near Term Costs Covered by the Fee**

<b>Item</b>	<b>Estimated Cost [1]</b>
ULCD & ULOP Fix-In-Place Project Costs	\$175,789,641
(less) Assumed other Funding Sources [2]	-\$113,408,641
<b>Net Local Cost Funded by the Levee Fee</b>	<b>\$62,381,000</b>
<b>Near Term Project Costs Funded by the Fee [3]</b>	
<u>ULOP Program Planning &amp; Implementation</u>	
Pre-Project Expenditures (PBI/LWA/ETC)	\$2,930,990
Funding Program Implementation Costs [4]	<u>\$1,250,000</u>
Subtotal: ULOP Program Planning & Implementation	\$4,180,990
<u>Fix in Plan Project Soft Costs (Fee Funded)</u>	\$16,677,410
<b>Total Near Term Project Costs Funded by the Fee</b>	<b>\$20,858,400</b>
<u>Near Term Projected Fee Revenues</u>	
Developer Advances / City Funding [5]	\$3,180,990
Development Fee Program (Fee Revenues)	\$17,677,410
<b>Total Near Term Fee Program Revenues</b>	<b>\$20,858,400</b>

Source: LWA

[1] Costs and other revenues, amount received between 2010 & 2026 including escalation.

[2] Other funding sources include those described within the Adequate Progress Report (including escalation) as follows:

- Net revenues available from RD 17's existing Mossdale Tract Special Assessment
- A new Overlay Assessment District
- A new Enhanced Infrastructure Financing District
- Grant funding opportunities

[3] Reflects Project Costs assumed to be incurred through 2025 as detailed within the Adequate Project Report (Ref Table 4 Sources & Uses)

[4] Includes costs associated with development of other funding sources. Could include reimbursements to the Cities for bridge funding.

[5] Reference Table B8

## FEE METHODOLOGY

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In accordance with AB 1600, a calculation of development impact fees must be accompanied by an analysis with enough detail to justify that a thorough consideration was applied in the process of determining how the fees relate to the impacts from new development. Findings must ensure that a reasonable relationship exists between the proposed fees and the development upon which they will be levied. This section describes the methodology utilized in this report in accordance with the requirements of AB 1600.

The fee methodology utilized here includes the following steps:

1. Qualitatively determine and describe the land use categories utilized as the basis for the fee.
2. Quantify the projected growth within the benefiting area in each of the land use categories in terms of GDA's.
3. Describe and estimate the capital facilities costs and their applicability to planned new development.
4. Estimate the total building footprint square feet in each land use category and the resulting damageable square feet of structure per acre.
5. Use the estimated damageable square feet per acre, an assumed relative structure value, and the assumed flood damage percentage to estimate the average structure damage per acre.
6. In addition, use an estimated relative land value and assumed flood damage percentage to estimate an average land damage per acre.
7. Take the two estimates for structure and land damage and determine and estimated total damage per acre.
8. Utilize a loss of use and life safety factor to adjust the total damage per acre to determine an adjusted damage per acre.
9. Determine a relative Property Damage Index by relating the adjusted damage per acre for each land use type to that of the adjusted damage per acre for Single Family Residential development.
10. Utilize the Property Damage Index to determine the Adjusted Equivalent Acreage which represents a weighted amount of planned development acreage by land use type within the RD 17 Area.
11. Proportionately allocate the capital facilities costs to each land use based upon the Adjusted Equivalent Acreage.
12. Determine the cost per acre by dividing the allocated costs by the GDA of each land use type.
13. Add to each cost per acre the costs of administration of the fee program to determine the fee amount per acre to be collected by the Cities.

## Cost Allocation and Calculation

The purpose of allocating the capital facilities costs among the various land uses is to provide an equitable method of funding the required improvements. The key to the cost apportionment of capital facilities to different land use types is the assumption that the benefits derived from the facilities are related to land use type and that such benefits can be stated in relative terms. Only by relating the benefit received from the facilities and the services they provide to land use types can a reasonable nexus, or relationship, be established for the apportionment of costs to that land use.



Since the nature of the improvements in this nexus study relate to establishing ULOP in the RD 17 Area, the equivalency factor determined in Step 9 above and utilized here is the Property Damage Index. The Property Damage Index is a relative factor that relates the adjusted property damages by land use to the property damage of an acre of single family development. The greater the index value, the greater the impact in terms of property damage and life loss associated with a possible flood; while a number closer to zero would indicate lower damage costs and life loss associated with a flood. Given these facts, utilizing the Property Damage Index as described above is a reasonable method to adjust the total developable acreage and allocate costs proportionately based on land use.

The following describes the series of tables that calculate the Levee Fee:

Using the Estimated Total Building square feet and the Assumed Average Building Stories, **Table 3** determines the Estimated Building Footprint square feet and the associated Damageable Square Feet of Structure per acre.

After calculating the Damageable Square Feet of Structure per acre for each land use category, the value is then multiplied by the Relative Structure Value per square foot and the Assumed Flood Damage Percentage to find the Average Structure Damage per acre, as shown in **Table 4**. The Relative Structure Value and Assumed Flood Damage Percentage are based upon similar values utilized within the Reclamation District No. 17 Mossdale Tract Assessment Engineer's Report prepared by Kjeldsen, Sinnock & Neudeck, Inc. dated May 15, 2008. **Table 5** uses the Relative Land Value per acre and Assumed Damage Percentage to find the Average Land Damage per acre. The Relative Land Value per acre is based upon recent land value research completed by LWA to determine equivalent land value estimates for land within the region. Information was obtained from various sources including recently completed appraisals and listing prices for vacant land.

By summing the Average Structure and Average Land Damage Values per acre determined in **Tables 4 & 5**, a Total Damage per acre can be determined. The Total Damage is then adjusted by a Loss of Use and Life Safety Factor, a factor determined by how long individuals reside in each land use category. This is multiplied by the Total Damage per acre to determine an Adjusted Damage per acre. The Adjusted Damage per acre amount is then used to find the Property Damage Index or the equivalency factor, as illustrated in **Table 6**.

The Property Value Damage Index from **Table 6** is used to determine an Adjusted Equivalent Acreage. This amount is used to allocate the local cost to each land use category on an Adjusted Equivalent Acreage basis for each land use category. The allocated cost is then divided by the total acreage in each land use category to find the Cost Share per acre. Finally, using the total local cost share and the total number of units/1,000 building square feet in **Table 7**, a demonstrative average cost per unit and cost per 1,000 building square feet can be determined.

**Table 8** shows the allocated costs per acre of the fee and the additional administrative charge of 3% to determine the total fee amount on a per acre basis for each land use type.

**Appendix B** shows the cost allocated on each project based on the Planned Development description in **Appendix A**.

**Table 3**  
**RD 17 Area: Interim ULOP Levee Impact Fee Report**  
**Damageable Square Feet of Structure Per GDA**

<b>Land Use</b>	<b>Gross Developable Acreage</b>	<b>Units or Sq Ft</b>	<b>Estimated Total Building Sq Ft</b>	<b>Assumed Average Building Stories</b>	<b>Estimated Building Footprint Sq Ft</b>	<b>Damageable Sq Ft of Structure per GDA</b>
Reference	Table 1	Table 1				
	A	B	C=Actual or Assumed Units	D	E=C/D	F=E/A
Single-Family [1]	1,689	9,160	16,488,000	1.17	14,132,571	8,367
Multifamily [2]	138	2,856	2,570,022	2.00	1,285,011	9,290
Commercial	690	9,372	9,371,738	1.00	9,371,738	13,578
Industrial	1,299	17,869	17,869,183	1.00	17,869,183	13,756
<b>Total</b>	<b>3,817</b>		<b>46,298,943</b>		<b>42,658,503</b>	

[1] Assumes average 2,100 square feet units with 1,800 square feet on the ground floor. (LWA)

[2] Assumes average 900 square feet units. (LWA)

**Table 4**  
**RD 17 Area: Interim ULOP Levee Impact Fee Report**  
**Relative Structure Damage Per GDA**

Land Use	Relative Structure Value Per Sq Ft [1]	Damageable Sq Ft of Structure per GDA	Assumed Flood Damage Percentage [1]	Average Structure Damage Per GDA
Reference		Table 3		
	A	B	C	D=A*B*C
Single-Family	\$60.00	8,367	39%	\$197,454
Multifamily	\$60.00	9,290	39%	\$217,389
Commercial	\$70.00	13,578	72%	\$687,479
Industrial	\$50.00	13,756	79%	\$545,623

Source: Reclamation District No. 17 Mossdale Tract Assessment Engineer's Report

[1] The RD 17 Are Engineer's Report does not distinguish Single-Family from Multifamily in the Residential land

**Table 5**  
**RD 17 Area: Interim ULOP Levee Impact Fee Report**  
**Relative Land Damage per GDA**

Land Use	Relative Land Value Per GDA	Assumed Flood	
		Damage Percentage	Average Land Damage Per GDA
	A	B	C=A*B
Single-Family	\$134,000	10%	\$13,400
Multifamily	\$134,000	10%	\$13,400
Commercial	\$260,000	10%	\$26,000
Industrial	\$137,000	10%	\$13,700

Sources:

**Table 6**  
**RD 17 Area: Interim ULOP Levee Impact Fee Report**  
**Relative Property Damage Index**

<b>Land Use</b>	<b>Average Structure Value Damage Per Acre</b>	<b>Average Land Value Damage Per Acre</b>	<b>Total Damage Per Acre</b>	<b>Loss of Use and Life Safety Factor [1]</b>	<b>Adjusted Damage Per Acre</b>	<b>Relative Property Damage Index</b>
Reference	Table 4	Table 5				
	A	B	C=A+B	D	E=C*D	F=E/\$632,562
Single-Family	\$197,454	\$13,400	\$210,854	3.00	\$632,562	1.00
Multifamily	\$217,389	\$13,400	\$230,789	3.00	\$692,367	1.09
Commercial	\$687,479	\$26,000	\$713,479	1.00	\$713,479	1.13
Industrial	\$545,623	\$13,700	\$559,323	1.00	\$559,323	0.88

[1] A ratio of 3:1 based on 24 hours for residential uses versus 8 hours commercial and industrial.

**Table 7**  
**RD 17 Area: Interim ULOP Levee Impact Fee Report**  
**Apportionment of Costs Per GDA**

Land Use	Gross Developable Acreage	Property Damage Index	Adjusted Equivalent Acreage	Local Cost Share Percentage	Local Cost Share	Cost Share per GDA	Comparative Analysis	
							Units / 1,000 Building Sq Ft [1]	Average Cost per Unit / 1,000 Building
Reference	Table 1	Table 6			Table 2		Table 1	
	A	B	C=A*B	D=C/3,768	E=D*\$62,381,000	F=E/A	G	H=E/G
Single-Family	1,689	1.00	1,689	44.8%	\$27,965,786	\$16,558	9,160	\$3,053
Multifamily	138	1.09	151	4.0%	\$2,506,773	\$18,123	2,856	\$878
Commercial	690	1.13	778	20.7%	\$12,889,969	\$18,676	9,372	\$1,375
Industrial	1,299	0.88	1,149	30.5%	\$19,018,473	\$14,641	17,869	\$1,064
<b>Total</b>	<b>3,817</b>		<b>3,768</b>	<b>100%</b>	<b>\$62,381,000</b>			

[1] Single-Family and Multifamily shown in units; Commercial and Industrial is shown in 1,000's of square feet.

**Table 8**  
**RD 17 Area: Interim ULOP Levee Impact Fee Report**  
**Development Fee Summary**

<b>Land Use</b>	<b>Fee Rate Summary</b>				
	<b>Cost Share per GDA</b>	<b>Administrative Fee</b>	<b>Fee Rate Per GDA</b>	<b>Units or 1,000 Building Sq Ft / Acre</b>	<b>Fee Rate per Unit or 1,000 Building Sq Ft</b>
Reference	Table 7	3%			[1]
Single-Family	\$16,558	\$497	\$17,054	5.42	\$3,145
Multifamily	\$18,123	\$544	\$18,667	20.64	\$904
Commercial	\$18,676	\$560	\$19,236	13.58	\$1,417
Industrial	\$14,641	\$439	\$15,080	13.76	\$1,096

[1] Single-Family and Multifamily shown in units; Commercial and Industrial shown in 1,000's of square feet.

## **FEE PROGRAM IMPLEMENTATION**

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The Interim Levee Fee calculations presented in this Nexus Study are based on the best improvement cost estimates, administrative cost estimates, and land use information available at this time. If costs change significantly, if the type or amount of new projected development changes, or if other assumptions significantly change such as federal or state standards, this Nexus Study and the program should be updated accordingly.

### **Interim Levee Fee Collection**

The Interim Levee Fee will be collected directly by the Cities until such time as a permanent fee program can be transitioned to a new regional entity that will administer and implement a Levee Fee program basin-wide. At that time, it is expected that agreements will be entered into with the respective land use agencies in the RD 17 Area to collect the Levee Fee on the new regional entity's behalf. It is expected that subsequent to the adoption of this Nexus Study, the Cities will work to develop formal procedures needed for the efficient administration and collection of the fee. These administrative procedures are expected to clarify any specific conditions that would trigger the collection of the Levee Fee as well as clarify the specific conditions that may exempt a property from the Levee Fee as further described in under "Exemptions from the Fee," below. The procedures will also specify how the Cities will ensure the appropriate imposition of the fee through a development condition, calculate and collect the fee. The procedures will allow for variations in the method of payment as described in this section.

### **Fee Triggers/Applicability**

The Fee would apply to all Planned Development in the RD 17 Area within the Cities of Lathrop and Manteca that creates a flood protection impact. "Planned Development" is defined as all development that is required to obtain a building permit within the Cities. Fee collection would take place prior to a Cities' issuance of building permit.

### **Fee Collection Deferral**

Payment of the fee may be deferred in certain instances at the discretion of each City. For example, fee collection may be deferred to Final Inspection so long as the City has an adopted fee deferral policy / program in place. The deferral of the fees collection will be incorporated into the City's conditions of approval of the proposed development and/or into a development agreement or other contractual arrangement for the project.

### **Interim Levee Fee Program Boundary**

The Interim Levee Fee calculations are based upon the total costs of the levee improvement program and estimated amount of development within the 200-Year floodplain in the RD 17 Area. However, this Interim Levee Fee will only be collected on new development within the RD 17 Area within the Cities of Lathrop and Manteca. By virtue of the cost allocation process, this Interim Fee program will only generate a proportional



amount fee revenue from the share of Planned Development within the Cities of Lathrop and Manteca. **Figure 1** illustrates this Interim Levee Fee Program Boundary.

## Exemptions from the Fee

The following land uses and/or projects are exempt from the Levee Fee -

1. **Agricultural Exemption:** Agricultural land including development on Rural Residential parcels greater than 5 Acres in size.
2. **Pre-Existing Structures:** Development projects that require a building permit and are not increasing the amount of new structure square footage are exempt from the fee. If the project involves adding no more than 300 new Square Feet, the project is exempt from the fee.
3. **Addition/Replacement Damage:** If the proposed project is an addition to an existing single family residential dwelling unit, a replacement in kind because of fire damage or other natural disaster, or located on land owned by a government agency and is to be used solely for public use, the project will be exempt from the fee.
4. **Structure raised above the 200-Year Floodplain Elevation:** Projects with structures raised above the elevation of the 200-year flood as determined by the Cities or to structures removed from the 200-year floodplain by flood control improvements that meet the design standards applicable to the federal-state flood control system as determined by the Cities, shall be exempt from payment.
5. Open space.
6. Public Agency Owned Land (including federal, state, and local agencies).
7. "Other" land as defined below.

### ***Exceptions to the Exemptions***

With written approval from the Cities, any or all portions of the proposed fees may be waived if it can be determined that a proposed project will not derive permanent benefit from the improvements for which the fees are collected (i.e., it can be shown that the property does not benefit from the flood protection). Written fee waivers may be available on a case-by-case basis for certain temporary structures, such as a mobile temporary structure used for construction management purposes.

## Coverage Period

The Interim Levee Fee is to be collected beginning upon the effective date of an Ordinance approving the fee, as adopted by the Lathrop or Manteca City Council and for 30-Years thereafter, unless further amended or repealed. As previously noted, it is expected that new regional entity will adopt a regional fee program that covers all development and land use agencies throughout the RD 17 Area. When this Interim Fee Program is transition to that regional entity as a permanent fee program, the Cities are expected to repeal the interim fee ordinance at that time.

## Administration Costs

The estimated costs of administration for the Levee Fee has been included in the fee rates program shown on **Table S1** and **Table 8**. The proposed administrative fee is 3% of the cost of the fee. However, to the extent each City has its own process for determining the administrative cost of the fee, this amount may be adjusted by each City accordingly. These administrative costs will cover the following:

- The development and administration of the Levee Fee Program;
- Accounting costs associated with the Levee Fee;
- Annual review of the Fee Program costs, fees, and policies;
- Annual reporting requirements associated with the fee program; and
- Any other ongoing and recurring administrative procedures associated with the program.

## Variations in Method

The Cities will allow for variations in the method of fee payment, including these:

- Use of any lawfully created Assessment District or Community Facilities District (CFD) to finance development fee payment;
- Voluntary accelerated payment of the Levee Fee at the time of filing of any application for a tentative subdivision map, parcel map or an earlier land use application, at the then-applicable rate; and,
- The collection of fees or other payments to fund improvements by the land use jurisdictions that are to be used by agreement to directly fund or reimburse the cost of the facilities funded by the fee.

The use of these alternative payment mechanisms and the collection of the Levee Fee may vary among the Cities, however, in any case, the alternative method of payment will be documented within an agreement or memorandum by the City.

## Fee Credit / Reimbursement for the Design and Construction of Facilities

Developers may fund the planning, design, and construction of a portion of the facilities funded by the fee in exchange for credits against their individual project's fee obligation. In the event that a developer agrees to plan, design, construct, and/or deliver facilities, a City will enter into a separate agreement with the developer specifying the level of fee credit, the process for receiving the credit and the terms for utilizing the credit, in exchange for the planning, design, construction, and delivery of the facilities. In the event the value of the fee credit exceeds the Levee Fee obligation and a reimbursement might be due, the agreement would also specify the specific terms upon which a reimbursement would be provided. No credit for the Levee Fee or reimbursement will be provided to a developer before entering into a credit and/or reimbursement agreement with the applicable City.

## **Refunds and Appeals Process**

An applicant who has paid the Levee Fee may request that such fee be refunded at any time prior to commencement of the development on the ground, although to do so would terminate any approved application or permit. Refunds will be made according to the policies and procedures of the Cities, as they are developed, and may reflect deductions to compensate for handling and administrative costs incurred by the Cities in processing the fee calculation, collection, and refund request.

Appeals regarding the determination of the applicability and amount of the development fee are to be made in writing to each City's respective Public Works Director. The Director shall respond to the appeal request in writing within 30 days. The Director's determination may be appealed to the respective City Council.

## FEE PROGRAM ADMINISTRATION

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The following describes the general procedures for the administration of the Interim Levee Fee. Each City's staff may develop more detailed administrative procedures or implement more specific policies after the adoption of the program in order to more efficiently administer the program and provide needed clarification in certain circumstances.

### Fee Calculation

To calculate the Interim Levee Fee the following information is required:

- Land use category of the new development;
- The Project's Gross Developable Acreage (GDA) as defined below; and,
- The current fee rate.

The following provides detailed information on each requirement.

#### ***Land Use Categorization***

Each City's respective building department will determine the correct Interim Levee Fee rate by classifying the proposed development into one of the following four land use categories;

- Single-Family Residential
- Multifamily Residential
- Commercial or
- Industrial

using the following information:

- The land use type from each City's Zoning code that applies to the land upon which the development is proposed; and
- The descriptions of the four land use categories in this report found in the Land Use Categories discussion on page 7.

#### ***Determining a Project's Gross Developable Acreage (GDA)***

A Project's GDA, for purposes of the fee calculation, is determined as described below:

##### **For New Development of Vacant Land**

In the case where a new structure is being constructed on vacant land or land that has not previously been developed:

### **Residential Land Uses**

- For Single Family residential projects that consist of residential uses that require a Tentative and Final map (i.e. more than 4 units), the GDA is the gross acreage of the large lot parcel or resulting parcels excluding major dedicated public land uses, such as major arterials, major collectors, drainage, utilities corridors, parks, schools, and other public facilities. An example calculation of GDA for this case is shown in **Appendix C**.
- For all other Single Family residential projects that have impacts to RD 17 facilities the Project Acreage is determined as follows:
  - For parcels up to .15 acres, the Project Acreage is the actual acreage of the parcel.
  - For parcels greater than .15 of acre but less than 5 acres, the acreage is based on an assumed coverage ratio of a typical single-family home on a standard residential lot. The Project Acreage will be calculated by multiplying the square footage<sup>2</sup> of the residential structure by 3 and expressing this square footage in terms of acres (Dividing by 43,560 square feet per acre). However, in no case will this resulting amount exceed the actual acreage of the parcel.
- For all multifamily residential projects, Project Acreage is determined to be equivalent to the entire gross acreage of the parcel being developed.

### **Nonresidential Land Uses (Commercial and Industrial)**

- For Retail/Office/Industrial Commercial projects, Project Acreage is determined by the actual acreage of the parcel where a structure being constructed less major dedicated public land uses, such as major arterials, major collectors, drainage, utilities corridors, parks, schools, and other public facilities.

### **For Development of Land with Existing or Pre-Existing Structures**

In the case of expansion of an existing structure in excess of 300 square feet or the construction of a new structure within 2 years after demolition of a previous structure, GDA will be calculated as follows:

### **Residential Land Uses**

- For a residential expansion project in excess of 300 new square feet, the GDA will be calculated by multiplying total new square footage of the expansion by 3 then expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)

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<sup>2</sup> **Square Footage** can be generally classified as all square footage of the structure excluding the square footage of garages, porches, decks, external entryways, awnings, carports, driveways, breezeways, out-buildings, carriage houses, sheds, and other similar non-habitable portion of the structure.

- For residential replacement projects, if the project involves development of a new residential structure after the demolition of a pre-existing structure (regardless of the use of the pre-existing structure), and the new structure is larger than the demolished structure by more than 300 square feet, the GDA will be calculated by multiplying the total net new square footage by 3 then expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.) (In this case, the use of the previously demolished structure is not a factor. The net new square footage will be determined by subtracting from the new square footage from the documented square footage of the previously existing structure.)

#### ***Nonresidential Land Uses***

- For Retail/Office/Commercial or Industrial expansion projects, if the project involves the addition of new square footage in excess of 300 square feet, the GDA will be calculated by calculating the total net new square footage and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)
- For Retail/Office/Commercial or Industrial replacement projects, if the project involves development of a new nonresidential structure after the demolition of a pre-existing structure (regardless of the use of the pre-existing structure) and the new structure is larger than the demolished structure by more than 300 square feet, the GDA will be calculated by calculating the total net new square footage and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.) The net new square footage will be determined by subtracting the documented habitable square footage of the previously existing structure from the new square footage.

#### **CALCULATION STEPS**

The following steps are required to calculate the development fee.

Step 1: Determine the land use category based on the descriptions of new the project and the land use categories.

Step 2: Determine the Project's GDA using the definition of GDA above.

Step 3: Determine the product of the fee rate from Step 1 and the GDA from Step 2. This is the fee applicable to the Project.

#### **Collection of the Fee on per Unit Basis for Single Family Residential Development**

The above steps describe the calculation of the on a Project basis. In the case where a "Project" is a new Single Family Residential development and the fee has been calculated for an entire subdivision, the fee may be collected at the issuance of each building permit (and deferred to Final Inspection) for each residential unit. In this case, each City will determine the per Unit GDA by dividing the GDA's of the entire subdivision by the

number of Single Family units created by the subdivision. This resulting per unit GDA will be multiplied by the current fee rate to determine the per unit fee cost.

## **Fee Revenue Accounting**

The revenues raised by payment of the Interim Levee Fee shall be placed in a separate fund established by the Cities (the Interim Levee Fee Fund). Separate and special accounts may be established in the Interim Levee Fee Fund and used to account for collected revenues, along with any interest earnings. Except for temporary borrowing from one City fund to another, the revenue (and interest) shall be used only for the purposes for which the Interim Levee Fee was collected.

## **Periodic Review and Cost Adjustment**

Each City will periodically review actual project costs and Interim Levee Fee collections to determine if any updates to the program are warranted. The periodic review will occur no less than every 5 years. During these reviews, the following aspects will be analyzed:

- Changes to the Improvements to be funded by the Interim Levee Fee program;
- Changes in the cost to update or administer the Interim Levee Fee program;
- Changes in annual financing costs;
- Changes in assumed land uses; and
- Changes in other funding sources.

Any changes to the Interim Levee Fee based on the periodic update will be presented to the respective City Council for approval before an increase of the fee will take effect.

The fifth fiscal year following the first deposit into the fee account or fund, and annually thereafter, each City is required to make all the following findings about that portion of the account or fund remaining unexpended:

- Identify the purpose for which the fee is to be used.
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.
- Identify all sources and amounts of funding anticipated to complete financing in incomplete plan area improvements.
- Designate the approximate dates that the funding referred to in the above paragraph is expected to be deposited in the appropriate account or fund.

Each City must refund the unexpended or uncommitted revenue portion for which a need could not be demonstrated in the above findings unless the administrative costs exceed the amount of the refund.

According to Government Code §66006, each City is required to deposit, invest, account for, and expend the fees in the prescribed manner.

## NEXUS FINDINGS

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### Authority

This report has been prepared in support of the Interim Levee Fee in accordance with the procedural guidelines established in AB 1600, codified in California Government §66000 et. seq. This code section sets forth the procedural requirements for establishing and collecting development impact fees. The procedures require that a “reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition.”

Specifically, each local agency imposing a fee must:

1. Identify the purpose of the fee.
2. Identify how the fee is to be used.
3. Determine how a reasonable relationship exists between the fee’s use and the type of development project on which the fee is imposed.
4. Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
5. Demonstrate a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

### Summary of Nexus Findings

The Interim Levee Fee to be collected for each land use is calculated based on applicability of planned new development to the capital improvement project and standardized acreage proportion of the land use category to the total cost of the improvement. With this approach, the following findings are made regarding the Interim Levee Fee.

### Purpose of Fee

The capital improvements funded by the Interim Levee Fee are necessary to serve new residential and nonresidential development as described in the Adequate Progress Report.

### Use of Fees

The Interim Levee Fee will be used to design and construct levee improvements in order to provide an Urban Level of Flood Protection for the RD 17 Area as further discussed in the Adequate Progress Report and supporting Engineers Report approved and adopted by the Cities.

### Relationship between Use of Fees and Type of Development

Development of residential, commercial, and industrial land uses in the RD 17 Area will require flood control and flood protection services. This Interim Fee in conjunction with other funding sources, will fund the improved RD 17 flood protection system to provide ULOP.



## **Relationship between Need for Facility and Type of Project**

Each residential, commercial, and industrial development project adds to the incremental need for flood protection because of the increase in damage that would occur as a result of an uncontrolled flood, and the increased burden that the damages will place on the Cities and Local Flood Management Agency. For the new development described in this Nexus Study to occur in the RD 17 Area, the level of flood control needs to be improved to provide ULOP to the basin.

## **Relationship between Amount of Fees and Cost of or Portion of Facility Attributed to Development on Which Fee is Imposed**

The appropriate common use factor for allocating costs to each land use is the Property Damage index. **Table 6** shows the respective Property Damage Index for each land use.

The Cities acting as Local Flood Management Agencies have estimated the total cost of the required facilities. The allocation of the costs based on the acres adjusted by the Property Damage Index has been presented in **Table 7**. The result is a cost of the improvements attributed to each acre of residential, commercial, and industrial development land use. This allocation demonstrates the relationship between the amount of fee and the cost of the portion of the facility attributed to the specific type of development upon which the fee is imposed.

## APPENDIX A - PLANNED DEVELOPMENT DETAILS

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### Summary of Planned Development

1. RD 17 includes over 6,345 acres of highly developed agricultural lands that produce a variety of tree, row and field crops, and the basin also includes urban areas within San Joaquin County, the cities of Stockton, Lathrop, Manteca, and the urbanizing areas between these cities (as shown in **Figure 1**). As a whole, the area subject to the Levee Fee is expected to increase by 1,880 single-family acres, 150 multifamily acres, 730 commercial acres, and 1,400 industrial acres over the ensuing 30-Years (**Table A1**).
2. Growth in the City of Lathrop subject to the Levee Fee is expected to amount to 781 single-family acres, 44 multifamily acres, 435 commercial acres, and 540 industrial acres.
3. Growth in the City of Manteca subject to the Levee Fee is expected to amount to 780 single-family acres, 22 multifamily acres, 92 commercial acres, and 30 industrial acres.
4. Growth within the currently unincorporated portions of San Joaquin County that would ultimately be annexed into the City Stockton that would be subject to the Levee Fee is estimated to amount to 320 single-family acres, 80 multifamily acres, 200 commercial acres, and 800 industrial acres. As described further below, assumptions were made in order to estimate the amount of development that would occur outside of the current City limits.

### City of Lathrop

Active projects on vacant parcels identified by City staff include Central Lathrop Specific Plan, Crossroads/Industrial, Gateway, South Lathrop Specific Plan, East Lathrop, Mossdale Landing, Mossdale Landing East, and Mossdale South. PDFs and excel files that analyze development potential, undeveloped properties, and land use were provided by City staff to summarize total developable acreage for each project.

### City of Manteca

Active projects on vacant parcels identified by City staff include Oakwood Trails at Tara Park, The Trails, Terra Ranch, Denali and Cerri. City staff also identified unnamed project summarized as gross Future Development. Land use summaries were provided by City staff to summarize total developable acreage by project.

### City of Stockton

City of Stockton staff identified potential for future development outside of the current City limits. The City of Stockton is currently updating its General Plan and the General Plan will need to conform to the requirements of the Delta Plan. Specific development projects have not been identified. Assumptions were made regarding the amount of development outside of the City limits and these assumptions have been reviewed by stakeholders working on the development of Adequate Progress Report. It is expected that as the City of Stockton finalizes its General Plan update and additional information is obtained over time, future updates of this report will reflect new information.

**Planned New Development Details**

Table A1 ..... Total Developable Acreage

Table A2 ..... Total Developable Dwelling Units and Square Feet

**Table A1**  
**RD 17 Area: Interim ULOP Levee Impact Fee Report**  
**Total Developable Acreage**

Area / Project	Single-Family [1,2]	Multifamily [1,2]	Commercial [2]	Industrial	Total Chargeable Acreage	Public Uses	Major Roads	Total
<b>City of Lathrop</b>								
Central Lathrop Specific Plan	743.0	37.7	306.0	0.0	1,086.7	247.8	186.5	<b>1,521.0</b>
Crossroads/Industrial	0.0	0.0	23.0	2.0	25.0	0.0	0.0	<b>25.0</b>
Gateway	0.0	0.0	0.0	167.6	167.6	20.1	56.5	<b>244.2</b>
South Lathrop Specific Plan	0.0	0.0	0.0	246.4	246.4	43.1	0.0	<b>289.5</b>
East Lathrop	0.0	6.0	38.0	124.0	168.0	0.0	0.0	<b>168.0</b>
Mossdale Landing	13.3	0.0	17.4	0.0	30.6	0.0	0.0	<b>30.6</b>
Mossdale Landing East	7.8	0.0	35.6	0.0	43.4	0.0	0.0	<b>43.4</b>
Mossdale Landing South	17.0	0.0	15.0	0.0	32.0	0.0	0.0	<b>32.0</b>
<b>Subtotal City of Lathrop</b>	<b>781.1</b>	<b>43.7</b>	<b>434.9</b>	<b>540.0</b>	<b>1,799.7</b>	<b>311.0</b>	<b>243.0</b>	<b>2,353.7</b>
<b>City of Manteca</b>								
Oakwood Trails at Tara Park	168.8	0.0	24.1	0.0	192.9	0.0	0.0	<b>192.9</b>
The Trails	315.0	0.0	0.0	0.0	315.0	0.0	0.0	<b>315.0</b>
Terra Ranch	61.3	10.3	0.0	0.0	71.6	0.0	0.0	<b>71.6</b>
Denali	70.5	0.0	13.0	0.0	83.5	0.0	0.0	<b>83.5</b>
Cerri	160.0	0.0	0.0	0.0	160.0	0.0	0.0	<b>160.0</b>
Future Development	0.0	11.6	54.5	27.4	93.5	0.0	0.0	<b>93.5</b>
<b>Subtotal City of Manteca</b>	<b>775.6</b>	<b>21.9</b>	<b>91.6</b>	<b>27.4</b>	<b>916.5</b>	<b>0.0</b>	<b>0.0</b>	<b>916.5</b>
<b>City of Stockton [3]</b>								
Potential Future Development	320.0	80.0	200.0	800.0	1,400.0	0.0	0.0	<b>1,400.0</b>
<b>Subtotal City of Stockton</b>	<b>320.0</b>	<b>80.0</b>	<b>200.0</b>	<b>800.0</b>	<b>1,400.0</b>	<b>0.0</b>	<b>0.0</b>	<b>1,400.0</b>
<b>Total Developable Land</b>	<b>1,876.7</b>	<b>145.6</b>	<b>726.5</b>	<b>1,367.4</b>	<b>4,116.2</b>	<b>311.0</b>	<b>243.0</b>	<b>4,670.2</b>
<b>Applicable Gross Acreage to GDA Adjustment Factor</b>	90.0%	95.0%	95.0%	95.0%		N/A	N/A	
<b>Total GDA</b>	<b>1,689.0</b>	<b>138.3</b>	<b>690.2</b>	<b>1,299.0</b>	<b>3,816.6</b>	<b>311.0</b>	<b>243.0</b>	<b>554.0</b>

Source: City of Lathrop Community Development Department - Planning Division, City of Manteca Community Development Department, NorthStar Engineering Group, Inc.

[1] Where information on residential single-family vs multifamily acreage was not available, acreage with an average density of 10 dwelling units per acre or less was considered single family.

[2] Where zoning permitted any mix of residential commercial and residential, the acreage was split 50/50 between commercial and residential. The residential portion was allocated as in note [1].

[3] Assumed undeveloped agricultural to be developed as single-family residential with average density of 5 dwelling units per acre.

**Table A2**  
**RD 17 Area: Interim ULOP Levee Impact Fee Report**  
**Total Developable Dwelling Units and Square Feet**

Area / Project	Units			Square Feet		
	Single-Family [1,2]	Multifamily [1,2]	Totals	Commercial [2]	Industrial	Total
<b>City of Lathrop</b>						
Central Lathrop Specific Plan	4,281	754	<b>5,035</b>	4,010,569	0	<b>4,010,569</b>
Crossroads/Industrial	0	0	<b>0</b>	300,564	26,136	<b>326,700</b>
Gateway	0	0	<b>0</b>	0	2,190,197	<b>2,190,197</b>
South Lathrop Specific Plan	0	0	<b>0</b>	0	3,219,955	<b>3,219,955</b>
East Lathrop	0	69	<b>69</b>	496,584	1,620,432	<b>2,117,016</b>
Mossdale Landing	60	0	<b>60</b>	188,942	0	<b>188,942</b>
Mossdale Landing East	40	0	<b>40</b>	401,100	0	<b>401,100</b>
Mossdale Landing South	154	0	<b>154</b>	163,350	0	<b>163,350</b>
<b>Subtotal City of Lathrop</b>	<b>4,535</b>	<b>823</b>	<b>5,358</b>	<b>5,561,109</b>	<b>7,056,720</b>	<b>12,617,829</b>
<b>City of Manteca</b>						
Oakwood Trails at Tara Park	676	0	<b>676</b>	314,939	0	<b>314,939</b>
The Trails	1,163	0	<b>1,163</b>	0	0	<b>0</b>
Terra Ranch	212	200	<b>412</b>	0	0	<b>0</b>
Denali	319	0	<b>319</b>	169,884	0	<b>169,884</b>
Cerri	655	0	<b>655</b>	0	0	<b>0</b>
Future Development	0	233	<b>233</b>	712,206	358,063	<b>1,070,269</b>
<b>Subtotal City of Manteca</b>	<b>3,025</b>	<b>433</b>	<b>3,458</b>	<b>1,197,029</b>	<b>358,063</b>	<b>1,555,092</b>
<b>City of Stockton [3]</b>						
Potential Future Development	1,600	1,600	<b>3,200</b>	2,613,600	10,454,400	<b>13,068,000</b>
<b>Subtotal City of Stockton</b>	<b>1,600</b>	<b>1,600</b>	<b>3,200</b>	<b>2,613,600</b>	<b>10,454,400</b>	<b>13,068,000</b>
<b>Total</b>	<b>9,160</b>	<b>2,856</b>	<b>12,016</b>	<b>9,371,738</b>	<b>17,869,183</b>	<b>27,240,921</b>

Source: City of Lathrop Community Development Department - Planning Division, City of Manteca Community Development Department, NorthStar Engineering Group, Inc.

[1] Where information on single-family vs multifamily acreage was not available, it was assumed that very low, low, and medium density residential were assumed to be single family, high density residential was assumed to be multifamily, and variable density was split 50/50.

[2] Where zoning permitted any mix of residential commercial and residential, the acreage was split 50/50 between commercial and residential; the residential portion of this was again split 50/50 between single-family and multifamily.

[3] Assumed undeveloped agricultural to be developed as single-family residential with average density of 5 dwelling units per acre.

## APPENDIX B – ESTIMATED COST ALLOCATION BY PROJECT AND REVENUE OVER TIME

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Table B1 .....	Estimated Cost per Unit by Project (Residential Development)
Table B2 .....	Estimated Cost per 1,000 Sq. Ft. by Project (Commercial & Industrial Development)
Table B3 .....	Total Development Impact Fee Revenue Estimate
Table B4 .....	Development Impact Fee Revenue Estimate - Single Family
Table B5 .....	Development Impact Fee Revenue Estimate - Multifamily
Table B6 .....	Development Impact Fee Revenue Estimate - Commercial
Table B7 .....	Development Impact Fee Revenue Estimate - Industrial

**Table B1**  
**RD 17 Area: Interim ULOP Levee Impact Fee Report**  
**Estimated Cost Per Unit by Project (Residential Development)**

Area / Project	Single Family Acreage	Multifamily Acreage	Total Allocated Cost	Local Cost Share Percentage	Single & Multifamily Units	Average Allocated Cost per Unit
Reference	Table A1	Table A1	Table 7		Table A2	
	A	B	$C=(A*\$16558) + (B*\$18123)$	$D=(C/\$62,381,000)$	E	$F=C/E$
<b>City of Lathrop</b>						
Central Lathrop Specific Plan	743.0	37.7	\$12,985,512	20.8%	5,035	\$2,579
Crossroads/Industrial	0.0	0.0	\$0	0.0%	0	\$0
Gateway	0.0	0.0	\$0	0.0%	0	\$0
South Lathrop Specific Plan	0.0	0.0	\$0	0.0%	0	\$0
East Lathrop	0.0	6.0	\$108,738	0.2%	69	\$1,576
Mossdale Landing	13.3	0.0	\$219,553	0.4%	60	\$3,659
Mossdale Landing East	7.8	0.0	\$129,315	0.2%	40	\$3,233
Mossdale Landing South	17.0	0.0	\$281,479	0.5%	154	\$1,828
<b>Subtotal City of Lathrop</b>	<b>781.1</b>	<b>43.7</b>	<b>\$13,724,596</b>	<b>22.0%</b>	<b>5,358</b>	<b>\$2,562</b>
<b>City of Manteca</b>						
Oakwood Trails at Tara Park	168.8	0.0	\$2,794,918	4.5%	676	\$4,134
The Trails	315.0	0.0	\$5,215,635	8.4%	1,163	\$4,485
Terra Ranch	61.3	10.3	\$1,201,646	1.9%	412	\$2,917
Future Development	0.0	11.6	\$210,227	0.3%	233	\$904
<b>Subtotal City of Manteca</b>	<b>545.1</b>	<b>21.9</b>	<b>\$9,422,425</b>	<b>15.1%</b>	<b>2,484</b>	<b>\$3,794</b>
<b>City of Stockton [3]</b>						
Potential Future Development	320.0	80.0	\$6,748,262	10.8%	12,016	\$562
<b>Subtotal City of Stockton</b>	<b>320.0</b>	<b>80.0</b>	<b>\$6,748,262</b>	<b>10.8%</b>	<b>12,016</b>	<b>\$562</b>

Table B2

## RD 17 Area: Interim ULOP Levee Impact Fee Report

## Estimated Cost Per 1,000 Sq. Ft. by Project (Commercial &amp; Industrial Development)

Area / Project	Commercial Acreage	Industrial Acreage	Total Allocated Cost	Local Cost Share Percentage	1000's Sq. Ft.	Average Allocated Cost per 1,000 Sq.
Reference	Table A1	Table A1	Table 7		Table A2	
	A	B	$C=(A*\$16558) + (B*\$18123)$	$D=(C/\$62,381,000)$	E	$F=C/E$
<b>City of Lathrop</b>						
Central Lathrop Specific Plan	306.0	0.0	\$5,714,736	9.2%	4,011	\$1,425
Crossroads/Industrial	23.0	2.0	\$458,820	0.7%	327	\$1,404
Gateway	0.0	167.6	\$2,453,751	3.9%	2,190	\$1,120
South Lathrop Specific Plan	0.0	246.4	\$3,607,424	5.8%	3,220	\$1,120
East Lathrop	38.0	124.0	\$2,525,097	4.0%	2,117	\$1,193
Mossdale Landing	17.4	0.0	\$324,022	0.5%	189	\$1,715
Mossdale Landing East	35.6	0.0	\$664,478	1.1%	401	\$1,657
Mossdale Landing South	15.0	0.0	\$280,134	0.4%	163	\$1,715
<b>Subtotal City of Lathrop</b>	<b>434.9</b>	<b>540.0</b>	<b>\$16,028,461</b>	<b>25.7%</b>	<b>12,618</b>	<b>\$1,270</b>
<b>City of Manteca</b>						
Oakwood Trails at Tara Park	24.1	0.0	\$450,082	0.7%	315	\$1,429
The Trails	0.0	0.0	\$0	0.0%	0	\$0
Terra Ranch	0.0	0.0	\$0	0.0%	0	\$0
Future Development	54.5	27.4	\$1,418,971	2.3%	1,070	\$1,326
<b>Subtotal City of Manteca</b>	<b>78.6</b>	<b>27.4</b>	<b>\$1,869,053</b>	<b>3.0%</b>	<b>1,385</b>	<b>\$1,349</b>
<b>City of Stockton</b>						
Future Development	200.0	800.0	\$15,447,536	24.8%	13,068	\$1,182
<b>Subtotal City of Stockton</b>	<b>200.0</b>	<b>800.0</b>	<b>\$15,447,536</b>	<b>24.8%</b>	<b>13,068</b>	<b>\$1,182</b>

B-3



**Table B3**  
**RD 17 Area: Interim ULOP Levee Impact Fee Report**  
**Total Development Impact Fee Revenue Estimate**

Year	Revenue by Land Use				Total Fee Revenue
	Single Family	Multifamily	Commercial	Industrial	
	Table B4	Table B5	Table B6	Table B7	
2016	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2017	\$ 888,194	\$ 51,252	\$ 383,918	\$ 451,514	\$ 1,774,878
2018	\$ 888,194	\$ 51,252	\$ 383,918	\$ 451,514	\$ 1,774,878
2019	\$ 888,194	\$ 51,252	\$ 383,918	\$ 451,514	\$ 1,774,878
2020	\$ 888,194	\$ 51,252	\$ 383,918	\$ 451,514	\$ 1,774,878
2021	\$ 888,194	\$ 51,252	\$ 383,918	\$ 451,514	\$ 1,774,878
2022	\$ 888,194	\$ 51,252	\$ 383,918	\$ 451,514	\$ 1,774,878
2023	\$ 888,194	\$ 51,252	\$ 383,918	\$ 451,514	\$ 1,774,878
2024	\$ 888,194	\$ 51,252	\$ 383,918	\$ 451,514	\$ 1,774,878
2025	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2026	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2027	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2028	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2029	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2030	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2031	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2032	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2033	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2034	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2035	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2036	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2037	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2038	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2039	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2040	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2041	\$ 1,020,655	\$ 87,498	\$ 477,296	\$ 744,324	\$ 2,329,773
2042	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2043	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2044	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2045	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2046	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2047	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2048	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2049	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2050	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2051	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2052	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2053	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2054	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2055	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2056	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2057	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2058	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
2059	\$ 132,461	\$ 36,246	\$ 93,378	\$ 292,810	\$ 554,895
<b>Total</b>	<b>26,840,980.2</b>	<b>2,549,905.5</b>	<b>12,866,185.5</b>	<b>21,536,202.7</b>	<b>\$63,793,274</b>

[1] Single-Family and Multifamily shown in units; Commercial and Industrial shown in 1,000's of square feet.

**Table B4**  
**RD 17 Area: Interim ULOP Levee Impact Fee Report**  
**Development Impact Fee Revenue Estimate - Single Family**

Year	Single Family Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table D13</i>	<i>Table D7</i>	<i>Table D10</i>	<i>Table D16</i>		<i>Table 8</i>
				<i>Fee Rate/Acre</i>		<i>\$ 16,558</i>
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	31.2	22.4	0.0	0.0	53.6	\$ 888,194
2018	31.2	22.4	0.0	0.0	53.6	\$ 888,194
2019	31.2	22.4	0.0	0.0	53.6	\$ 888,194
2020	31.2	22.4	0.0	0.0	53.6	\$ 888,194
2021	31.2	22.4	0.0	0.0	53.6	\$ 888,194
2022	31.2	22.4	0.0	0.0	53.6	\$ 888,194
2023	31.2	22.4	0.0	0.0	53.6	\$ 888,194
2024	31.2	22.4	0.0	0.0	53.6	\$ 888,194
2025	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2026	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2027	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2028	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2029	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2030	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2031	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2032	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2033	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2034	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2035	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2036	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2037	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2038	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2039	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2040	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2041	31.2	22.4	8.0	0.0	61.6	\$ 1,020,655
2042	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2043	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2044	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2045	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2046	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2047	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2048	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2049	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2050	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2051	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2052	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2053	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2054	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2055	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2056	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2057	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2058	0.0	0.0	8.0	0.0	8.0	\$ 132,461
2059	0.0	0.0	8.0	0.0	8.0	\$ 132,461
<b>Total</b>	<b>781.1</b>	<b>560.0</b>	<b>280.0</b>	<b>0.0</b>	<b>1,621.1</b>	<b>\$26,840,980</b>

[1] Single-Family and Multifamily shown in units; Commercial and Industrial shown in 1,000's of square feet.

**Table B5**  
**RD 17 Area: Interim ULOP Levee Impact Fee Report**  
**Development Impact Fee Revenue Estimate - Multifamily**

Year	Multifamily Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp		
				County		
	<i>Table D13</i>	<i>Table D7</i>	<i>Table D10</i>	<i>Table D16</i>		<i>Table 8</i>
					<i>Fee Rate/Acre</i>	<i>\$ 18,123</i>
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	1.7	1.1	0.0	0.0	2.8	\$ 51,252
2018	1.7	1.1	0.0	0.0	2.8	\$ 51,252
2019	1.7	1.1	0.0	0.0	2.8	\$ 51,252
2020	1.7	1.1	0.0	0.0	2.8	\$ 51,252
2021	1.7	1.1	0.0	0.0	2.8	\$ 51,252
2022	1.7	1.1	0.0	0.0	2.8	\$ 51,252
2023	1.7	1.1	0.0	0.0	2.8	\$ 51,252
2024	1.7	1.1	0.0	0.0	2.8	\$ 51,252
2025	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2026	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2027	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2028	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2029	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2030	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2031	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2032	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2033	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2034	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2035	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2036	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2037	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2038	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2039	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2040	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2041	1.7	1.1	2.0	0.0	4.8	\$ 87,498
2042	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2043	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2044	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2045	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2046	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2047	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2048	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2049	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2050	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2051	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2052	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2053	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2054	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2055	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2056	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2057	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2058	0.0	0.0	2.0	0.0	2.0	\$ 36,246
2059	0.0	0.0	2.0	0.0	2.0	\$ 36,246
<b>Total</b>	<b>43.7</b>	<b>27.0</b>	<b>70.0</b>	<b>0.0</b>	<b>140.7</b>	<b>\$2,549,905</b>

[1] Single-Family and Multifamily shown in units; Commercial and Industrial shown in 1,000's of square feet.

**Table B6**  
**RD 17 Area: Interim ULOP Levee Impact Fee Report**  
**Development Impact Fee Revenue Estimate - Commercial**

Year	Commercial Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table D13</i>	<i>Table D7</i>	<i>Table D10</i>	<i>Table D16</i>		<i>Table 8</i>
					<b>Fee Rate/Acre</b>	<b>\$ 18,676</b>
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	17.4	3.2	0.0	0.0	20.6	\$ 383,918
2018	17.4	3.2	0.0	0.0	20.6	\$ 383,918
2019	17.4	3.2	0.0	0.0	20.6	\$ 383,918
2020	17.4	3.2	0.0	0.0	20.6	\$ 383,918
2021	17.4	3.2	0.0	0.0	20.6	\$ 383,918
2022	17.4	3.2	0.0	0.0	20.6	\$ 383,918
2023	17.4	3.2	0.0	0.0	20.6	\$ 383,918
2024	17.4	3.2	0.0	0.0	20.6	\$ 383,918
2025	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2026	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2027	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2028	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2029	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2030	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2031	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2032	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2033	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2034	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2035	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2036	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2037	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2038	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2039	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2040	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2041	17.4	3.2	5.0	0.0	25.6	\$ 477,296
2042	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2043	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2044	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2045	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2046	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2047	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2048	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2049	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2050	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2051	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2052	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2053	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2054	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2055	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2056	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2057	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2058	0.0	0.0	5.0	0.0	5.0	\$ 93,378
2059	0.0	0.0	5.0	0.0	5.0	\$ 93,378
<b>Total</b>	<b>434.9</b>	<b>79.0</b>	<b>175.0</b>	<b>0.0</b>	<b>688.9</b>	<b>\$12,866,185</b>

**Table B7**  
**RD 17 Area: Interim ULOP Levee Impact Fee Report**  
**Development Impact Fee Revenue Estimate - Industrial**

Year	Industrial Acres By Jurisdiction				Total	Fee Revenue
	Lathrop	Manteca	Stockton	Unincorp County		
	<i>Table D13</i>	<i>Table D7</i>	<i>Table D10</i>	<i>Table D16</i>		<i>Table 8</i>
					<b>Fee Rate/Acre</b>	<b>\$ 14,641</b>
2016	0.0	0.0	0.0	0.0	0.0	\$ 0
2017	21.6	9.2	0.0	0.0	30.8	\$ 451,514
2018	21.6	9.2	0.0	0.0	30.8	\$ 451,514
2019	21.6	9.2	0.0	0.0	30.8	\$ 451,514
2020	21.6	9.2	0.0	0.0	30.8	\$ 451,514
2021	21.6	9.2	0.0	0.0	30.8	\$ 451,514
2022	21.6	9.2	0.0	0.0	30.8	\$ 451,514
2023	21.6	9.2	0.0	0.0	30.8	\$ 451,514
2024	21.6	9.2	0.0	0.0	30.8	\$ 451,514
2025	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2026	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2027	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2028	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2029	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2030	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2031	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2032	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2033	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2034	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2035	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2036	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2037	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2038	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2039	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2040	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2041	21.6	9.2	20.0	0.0	50.8	\$ 744,324
2042	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2043	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2044	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2045	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2046	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2047	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2048	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2049	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2050	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2051	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2052	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2053	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2054	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2055	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2056	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2057	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2058	0.0	0.0	20.0	0.0	20.0	\$ 292,810
2059	0.0	0.0	20.0	0.0	20.0	\$ 292,810
<b>Total</b>	<b>540.0</b>	<b>231.0</b>	<b>700.0</b>	<b>0.0</b>	<b>1,471.0</b>	<b>\$21,536,203</b>

## APPENDIX C – EXAMPLE GROSS DEVELOPABLE ACREAGE CALCULATION

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For this example calculation, the Gross Developable Acreage (GDA) for Lot 1–B on the attached Maps is calculated.

**Map C-1** shows the overall tentative map for the “Wheeler Ranch” project. **Map C-2** is an enlargement of Lot 1–B with an indication of acreage to be subtracted from the large lot map when determining GDA. Note: For purposes of the fee calculation, the City may require the small lot final map to provide a calculation of GDA.

### STEP 1

Goal: From the tentative map, determine the gross acreage for the large lot.

Solution: In this case, the gross acreage for the large lot by the unit is given in the land use table. Lot 1–B’s gross acreage is stated as 38.3 acres. This includes the allocable portion of parks/open space that is not indicated as its own unit, as well as major collectors and arterials.

### STEP 2

Goal: Subtract all acreage in Major Roads, Parks, Open Space, and other property that will ultimately be publicly owned.

Solution: In this case, the densities indicated in the land use table, based on the note, exclude the allocable area of arterials and collector streets. If the density is divided by the number of units, the result is the acreage of the unit without allocable major roads.

Lot 1–B has 147 lots, and a density of 4.1 units/acre.

$147/4.1 = 35.9$  acres. Therefore, there were 2.4 acres of major roads included in the unit acreage stated in the land use table ( $38.3 \text{ acres} - 35.9 \text{ acres} = 2.4 \text{ acres}$ ).

Subtract all open space. Lot 1–B includes two park areas: one of 1.3 acres and one of 0.5 acres.

$35.9 \text{ acres} - (1.3 \text{ acres} + 0.5 \text{ acres}) = 34.1 \text{ acres}$ .

No additional ultimately publicly owned property is remaining in the Lot; therefore, the GDA for Lot 1–B is 34.1 acres.

Furthermore, the GDA per unit is 0.232 Acres / Unit. This is the “Project” acreage to be used for determining the Per Unit Fee Rate for each Levee Fee charged at Building Permit.

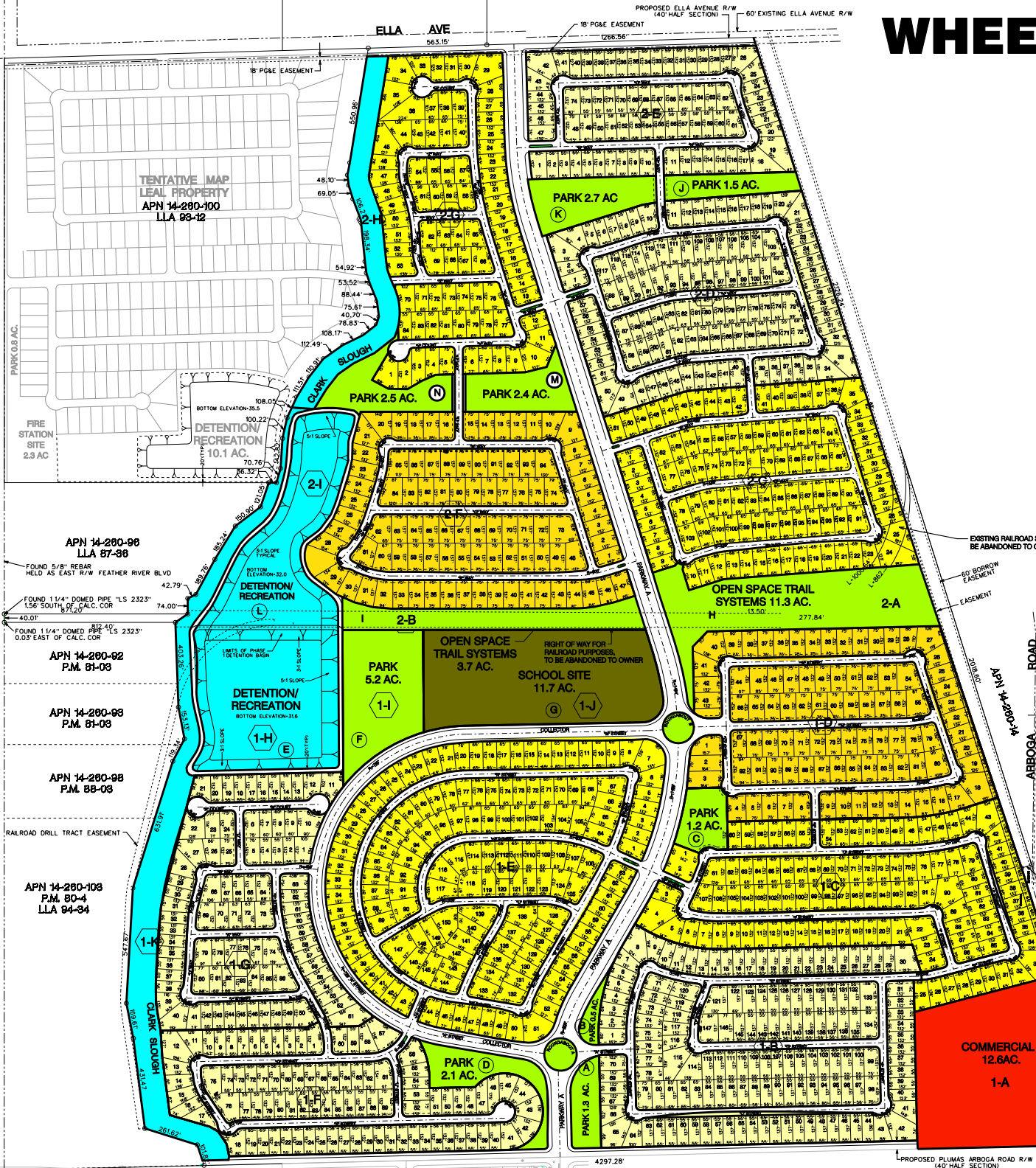
# MAP C-1

# TENTATIVE MAP WHEELER RANCH

YUBA COUNTY APRIL, 2003

OWNERS	WHEELER LAND INC. 18000 N. 81st ST. SUITE 200 SCOTTSDALE, AZ. 86200
APPLICANT	OMEGA MANAGEMENT SERVICES INC. 18000 N. 81st ST. SUITE 200 SCOTTSDALE, AZ. 86200
AGENT	RICHARD FLOCH & ASSOCIATES PO BOX 285 RESERVE, CA. 95672
ENGINEER	KASL CONSULTING ENGINEERS, INC. 7777 GREENBACK LANE SUITE 104 CITRUS HEIGHTS, CA. 95610
ASSESSORS PARCEL NUMBER	14-280-102, 14-280-019
GROSS ACREAGE	APPROX. 405.41
EXISTING AND PROPOSED ZONING	PER PLUMAS LAKE SPECIFIC PLAN LOW DENSITY RESIDENTIAL NEIGHBORHOOD, COMMERCIAL
EXISTING USE	FIELD CROPS: NOTE, NO EXISTING BUILDINGS OR STRUCTURES ARE LOCATED WITHIN THE LIMITS OF THIS PROPERTY NO EXISTING LEACH FIELDS, SEPTIC TANKS, COMMUNITY SEWAGE SYSTEMS OR POTABLE WATER SOURCES FOUND WITHIN THE LIMITS OF THIS PROPERTY
PROPOSED USE	MEDIUM DENSITY RESIDENTIAL, INCLUDING PARK SITES, OPEN SPACE AREAS, PUBLIC FACILITIES, COMMERCIAL
WATER AND SEWER	OLIVEHURST PUBLIC UTILITY DISTRICT
PARKS	OLIVEHURST PUBLIC UTILITY DISTRICT
FIRE	LINDA FIRE PROTECTION DISTRICT
SCHOOL	MARYSVILLE JOINT UNIFIED SCHOOL DISTRICT
DRAINAGE	RECLAMATION DISTRICT 784
GAS AND POWER	PACIFIC GAS AND ELECTRIC COMPANY
TELEPHONE	SBC / PACIFIC BELL

FEATHER RIVER BLVD



APN 14-280-98  
LLA 87-38  
FOUND 5/8" REBAR  
HELD AS EAST R/W FEATHER RIVER BLVD  
1.56" SOUTH OF CALC. COR  
87.20'

APN 14-280-92  
P.M. 81-03  
FOUND 1 1/4" DOMED PIPE "L.S. 2323"  
1.56" SOUTH OF CALC. COR  
87.20'

APN 14-280-98  
P.M. 81-03  
FOUND 1 1/4" DOMED PIPE "L.S. 2323"  
1.56" SOUTH OF CALC. COR  
87.20'

APN 14-280-98  
P.M. 88-03  
FOUND 1 1/4" DOMED PIPE "L.S. 2323"  
1.56" SOUTH OF CALC. COR  
87.20'

APN 14-280-103  
P.M. 80-4  
LLA 84-34  
FOUND 3/4" I.P. "L.S. 3649"  
HELD AS SW COR

EXISTING RAILROAD SPUR TO  
BE ABANDONED TO OWNER

60' BORROW  
EASEMENT

60' ARBOGA ROAD  
RIGHT OF WAY

69' ARBOGA ROAD  
RIGHT OF WAY

PROPOSED PLUMAS ARBOGA ROAD R/W  
(140' HALF SECTION)

PLUMAS ARBOGA  
ROAD

NOTE: INTERIOR STREETS CONSISTENT WITH PLUMAS LAKE SPECIFIC PLAN  
- PARKWAY A R/W WIDTH - 115'  
- COLLECTOR A R/W WIDTH - 80'  
- RESIDENTIAL STREET R/W WIDTH - 38'  
- RESIDENTIAL STREET ENTRANCE R/W WIDTH - 48'  
- SEE TYPICAL SECTIONS THIS SHEET

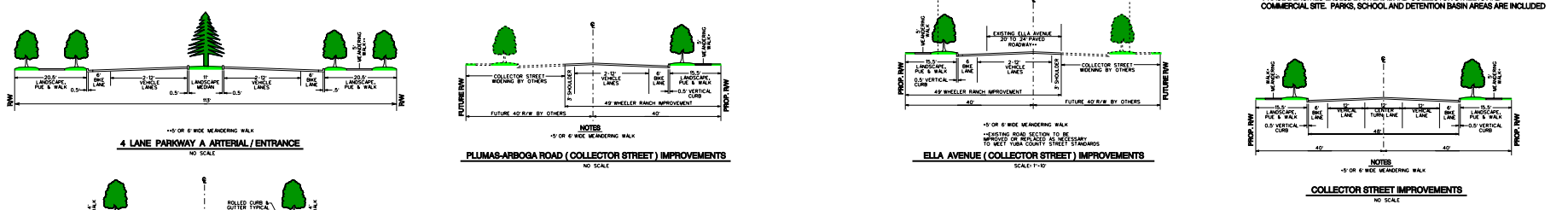
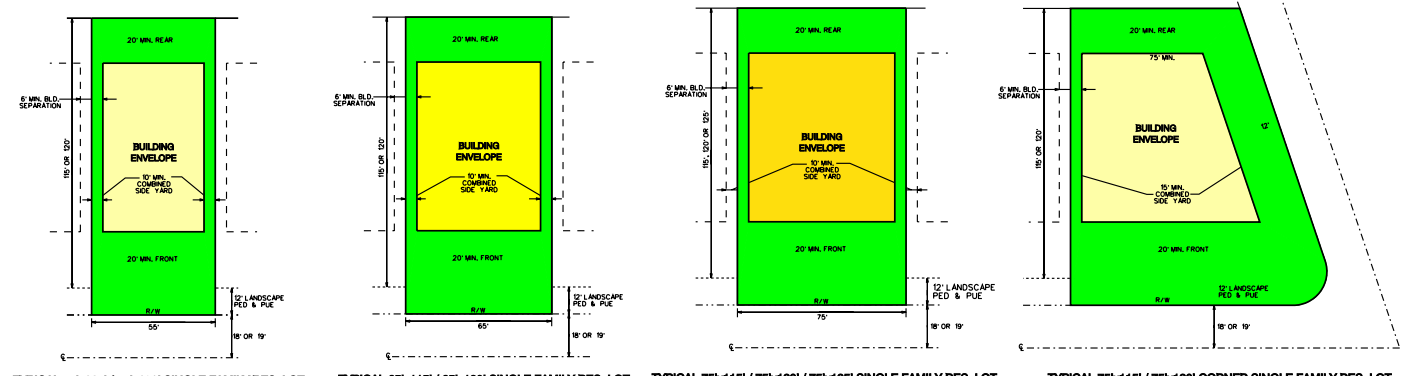
FOUND 5/8" REBAR-CAP "L.S. 2757"  
N50°16'30"E 0.25' FROM CALC. COR

THE MEADOWS OF  
PLUMAS LAKE  
TSTM 2001-596

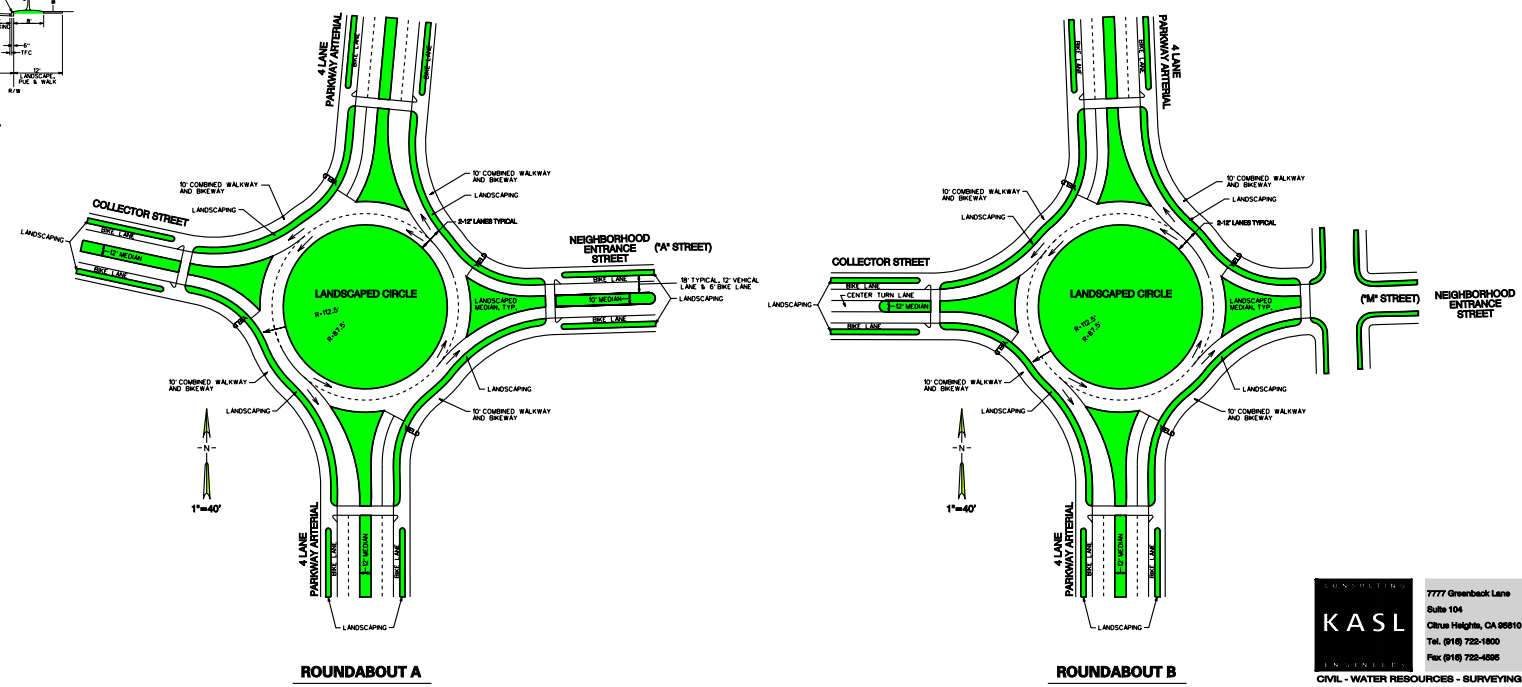
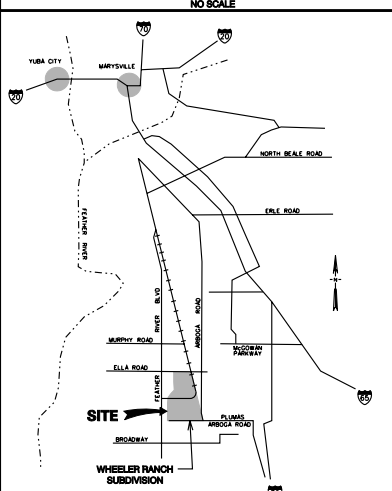
## LAND USE TABLE

PHASE	UNIT	AREA (AC)	PROPOSED LAND USE	DENSITY* (DU/AC)
1	A	12.6	NEIGHBORHOOD COMMERCIAL	—
1	B	38.3	147 LOTS	4.1
1	C	29.1	107 LOTS	3.8
1	D	30.1	92 LOTS	3.3
1	E	46.4	150 LOTS	3.6
1	F	23.6	88 LOTS	3.8
1	G	21.2	86 LOTS	4.1
1	H	11.7	DETENTION/RECREATION	—
1	I	5.2	PARK	—
1	J	11.7	SCHOOL	—
1	K	7.1	CLARK SLOUGH	—
PHASE 1 SUBTOTAL		237.0	670	2.93
2	A	11.3	OPEN SPACE/TRAIL	—
2	B	3.7	OPEN SPACE/TRAIL	—
2	C	27.8	103 LOTS	3.9
2	D	30.9	117 LOTS	4.0
2	E	20.3	74 LOTS	4.1
2	F	34.1	94 LOTS	2.7
2	G	26.9	84 LOTS	3.1
2	H	4.4	CLARK SLOUGH	—
2	I	9.1	DETENTION BASIN	—
PHASE 2 SUBTOTAL		168.5	472	2.9
TOTALS		405.5 AC.	1142 LOTS	

\*UNIT DENSITIES EXCLUDE AREA OF ARTERIAL AND COLLECTOR STREETS  
\*\*PHASE DENSITIES EXCLUDE ARTERIAL AND COLLECTOR STREETS AND  
COMMERCIAL SITE. PARKS, SCHOOL AND DETENTION BASIN ARE INCLUDED



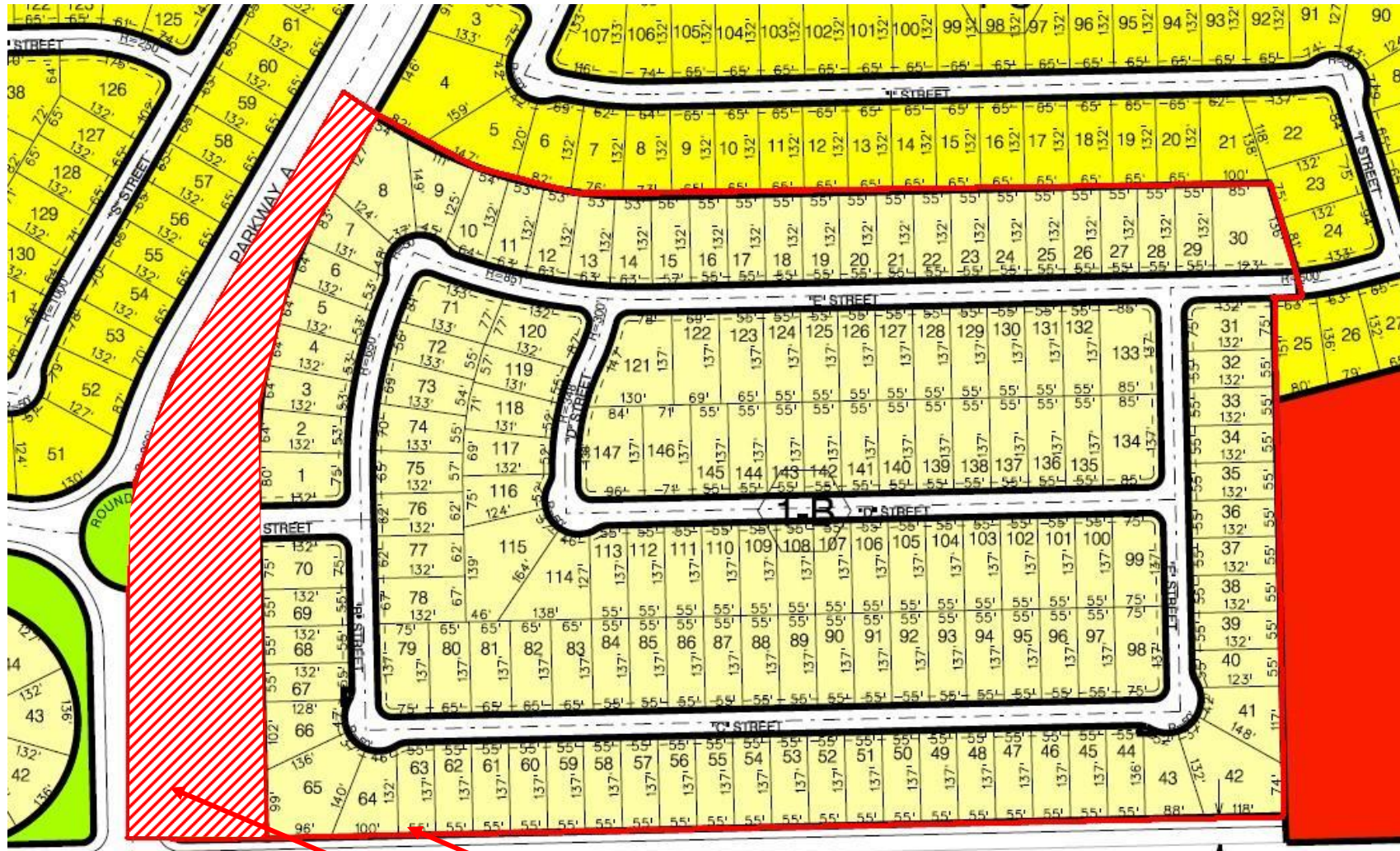
## LOCATION MAP





## MAP C-2

### Wheeler Ranch Unit 1-B—Example Gross Developable Acreage Calculation



Gross Acreage—38.3 Acres per Land Use Table

Less Major Roads—(2.4 Acres)

Less Parks and Open Space—(1.8 Acres)

Gross Developable Acres for Fee = 34.1 Acres