

# PUBLIC HEARING TO CONSIDER UPDATING THE WEST/CENTRAL LATHROP REGIONAL TRANSPORTATION AND CENTRAL LATHROP SPECIFIC PLAN CAPITAL FACILITY FEE (CFF) STUDIES AND THE FEES RECOMMENDED THEREIN

CITY COUNCIL REGULAR MEETING

JULY 11, 2022 | ITEM: 5.2



# INFORMATION ON CFF PROGRAM



- ❑ THE FEES INCLUDED IN THE FEE STUDIES ARE ESTABLISHED TO MITIGATE THE IMPACTS OF NEW DEVELOPMENT
- ❑ CFFS ARE COLLECTED FROM DEVELOPERS TO FUND THEIR FAIR SHARE OF CAPITAL FACILITIES AND DO NOT AFFECT EXISTING RESIDENTS OR BUSINESSES
- ❑ CFF REVENUES CANNOT BE USED TO FUND OPERATIONS OR MAINTENANCE COSTS
- ❑ FEES ARE UPDATED FOR INFLATION ANNUALLY BASED ON A CONSTRUCTION COST INDEX TO KEEP PACE WITH RISING CONSTRUCTION COSTS

# PROPOSED CFF FEES



- ❑ TRANSPORTATION AND WATERSHED FEES ARE UPDATES TO EXISTING FEES
- ❑ WATER TANK #1 HAS BEEN CONSTRUCTED BY THE DEVELOPER AND IS A NEW CFF THAT WILL BE APPLIED TO THE STANFORD CROSSING DEVELOPMENT AREA.
- ❑ THIS NEW FEE IS BEING CREATED TO FUND \$5.1 MILLION IN WATER TANK FACILITIES
- ❑ FEE REVENUE WILL BE USED TO REIMBURSE DEVELOPER PURSUANT TO THE REIMBURSEMENT AGREEMENT

# PROPOSED CFFS COMPARISON TO CURRENT CFFS



Facility	Proposed Fee per Single-Family Unit	Proposed Fee Per Multi-Family Unit	Proposed Fee Per Non-Res Per Acre or KSF	Current City Fee Per Acre or KSF	Percent Increase
Watershed #2 Fee	\$9,655	\$3,361	<u>Per Acre</u> \$60,579	<u>Per Acre</u> \$52,256	15.9%
Watershed #4 Fee	na	na	\$45,322	\$39,523	14.7%
Water Tank Fee	\$2,323	\$1,432	\$7,024	na	na
Transportation Fee - CLSP	\$4,192	\$2,574	<u>per KSF</u> \$3,902	<u>per KSF</u> \$3,800	2.7%
Transportation Fee - MV	\$3,994	\$2,463	\$5,730	\$5,720	0.2%
Transportation Fee - RI	\$4,592	\$2,819	\$4,213	\$4,211	0.0%

# RECOMMENDATION



- ❑ CONDUCT A PUBLIC HEARING
- ❑ CONSIDER ALL INFORMATION AND PUBLIC TESTIMONY
- ❑ CONSIDER ADOPTING A RESOLUTION APPROVING THE CITY OF LATHROP CAPITAL FACILITIES FEE STUDIES AND THE RECOMMENDED FEES
- ❑ QUESTIONS