

**IX. CAPITAL FACILITY FEES**

**SAN JOAQUIN COUNTY MULTI-SPECIES HABITAT CONSERVATION AND OPEN SPACE PLAN DEVELOPMENT FEE (SJMSCP)**

|  |  | <b>Habitat Type</b>      | <b>Per Acre</b> |
|--|--|--------------------------|-----------------|
| Effective January 1, 2024 -<br>December 31, 2024 |  | Multi-Purpose Open Space | \$ 8,918        |
|  |  | Natural                  | \$ 17,833       |
|  |  | Agricultural             | \$ 17,833       |
|  |  | Vernal Pool - uplands    | \$ 69,408       |
|  |  | Vernal Pool - wetted     | \$ 177,724      |

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP**

Effective December 14, 2024

**EAST LATHROP**  
(excluding North Harlan Improvement District and Crossroads Business Park)

| Type of Development       | Units         | Culture and Leisure |            | Municipal Service Facilities |
|---------------------------|---------------|---------------------|------------|------------------------------|
|                           |               | Parks               | Facilities |                              |
| Single Family             | 1,000 sq. ft. | \$ 2,672            | \$ 1,054   | \$ 1,942                     |
| Multi-Family              | 1,000 sq. ft. | \$ 5,032            | \$ 2,171   | \$ 4,000                     |
| Service/Retail Commercial | 1,000 sq. ft. |                     |            | \$ 2,916                     |
| Other Non-Residential     | 1,000 sq. ft. |                     |            | \$ 1,750                     |

|  | Units           | Surface Water | Water System | Sewer Collection |
|--|-----------------|---------------|--------------|------------------|
|  |                 | Supply Buy-In | Buy-In       | System           |
| All New Development (by size of water meter) | 5/8"            | \$ 3,442      | \$ 1,530     | \$ 6,883         |
|  | 1" Fire Service | \$ 3,442      | \$ 1,530     | \$ 6,883         |
|  | 3/4"            | \$ 5,162      | \$ 2,296     | \$ 10,325        |
|  | 1"              | \$ 8,604      | \$ 3,826     | \$ 17,208        |
|  | 1 1/2"          | \$ 17,208     | \$ 7,650     | \$ 34,415        |
|  | 2"              | \$ 27,532     | \$ 12,241    | \$ 55,064        |
|  | 3"              | \$ 51,623     | \$ 22,953    | \$ 103,245       |
|  | 4"              | \$ 86,038     | \$ 38,253    | \$ 172,076       |
|  | 6"              | \$ 172,077    | \$ 76,507    | \$ 344,151       |
|  | 8"              | \$ 275,323    | \$ 122,411   | \$ 550,642       |
| 10"  | \$ 499,022      | \$ 221,871    | \$ 998,038   |                  |

All New Development      ISU      **Manteca WQCF**      \$ 10,523

**Storm Drainage**

Low Density Residential      DU      \$ 1,111

Service Commercial (Central)      Acre      \$ 7,637

Freeway Commercial      Acre      \$ 13,704

Neighborhood Commercial      Acre      \$ 3,392

Limited Industrial - Zone #5      Acre      \$ 10,660

Limited Industrial - Other Zones      Acre      \$ 5,942

General Industrial      Acre      \$ 7,214

Transit Station (if on Lathrop Rd.)      Acre      \$ 6,788

Fire Station (if on Yosemite Ave.)      Acre      \$ 7,637

Area of Benefit #6      Acre      \$ 2,961

Only applies to area around existing storm drain Zone 1. See Map in 1994 CFF Study

|                   | Units         | Local          | County CFF Eff |
|-------------------|---------------|----------------|----------------|
|                   |               | Transportation | 1/1/24         |
| Single Family     | DU            | \$ 4,423       | \$ 3,622       |
| Multi-Family      | DU            | \$ 3,252       | \$ 2,685       |
| Industrial        | 1,000 sq. ft. | \$ 1,779       | \$ 170         |
| Office Commercial | 1,000 sq. ft. | \$ 6,040       | \$ 890         |
| Retail Commercial | 1,000 sq. ft. | \$ 6,040       | \$ 600         |
| Warehouse         | 1,000 sq. ft. | \$ 1,779       | \$ 170         |

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP**

Effective December 14, 2024

**EAST LATHROP**

(excluding North Harlan Improvement District and Crossroads Business Park)

|                   | Units         | <b>San Joaquin RTIF<br/>8/26/24</b> |       |
|-------------------|---------------|-------------------------------------|-------|
| Single Family     | 1,000 sq. ft. | \$                                  | 2,040 |
| Multi-Family      | 1,000 sq. ft. | \$                                  | 3,200 |
| Industrial        | 1,000 sq. ft. | \$                                  | 1,500 |
| Office Commercial | 1,000 sq. ft. | \$                                  | 2,220 |
| Retail Commercial | 1,000 sq. ft. | \$                                  | 1,760 |
| Warehouse         | 1,000 sq. ft. | \$                                  | 750   |

|                             | Per Gross<br>Developable |    | <b>Mossdale Tract<br/>Regional<br/>Levee Impact Fee<br/>Eff 7/1/24</b> |    | <b>Levee Impact<br/>Admin Fee<br/>Eff 7/1/24</b> |  |
|-----------------------------|--------------------------|----|--|----|--|--|
| Single Family - Residential | Acre                     | \$ | 23,333   | \$ | 718  |  |
| Multi-Family - Residential  | Acre                     | \$ | 21,835   | \$ | 672  |  |
| Commercial                  | Acre                     | \$ | 22,077   | \$ | 679  |  |
| Industrial                  | Acre                     | \$ | 17,293   | \$ | 532  |  |

**ADD 3% ADMINISTRATIVE FEE TO CUMULATIVE TOTAL OF ALL CFF FEES AND CREDITS  
EXCLUDING THE SAN JOAQUIN RTIF AND LEVEE IMPACT**

|                                 |        |        |
|---------------------------------|--------|--------|
| Based on ENR 20-cities CCI for: | Dec-23 | 13,515 |
|---------------------------------|--------|--------|

NOTE: All Single and two family residential dwelling units that require a fire service line will pay the Capital Facility Fee for a 5/8" Line.

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP**

Effective December 14, 2024

**NORTH HARLAN IMPROVEMENT DISTRICT**

| Type of Development       | Units         | Culture and Leisure |            | Municipal Service Facilities |
|---------------------------|---------------|---------------------|------------|------------------------------|
|                           |               | Parks               | Facilities |                              |
| Single Family             | 1,000 sq. ft. | \$ 2,672            | \$ 1,054   | \$ 1,942                     |
| Multi-Family              | 1,000 sq. ft. | \$ 5,032            | \$ 2,171   | \$ 4,000                     |
| Service/Retail Commercial | 1,000 sq. ft. |                     |            | \$ 2,916                     |
| Other Non-Residential     | 1,000 sq. ft. |                     |            | \$ 1,750                     |

|  | Units           | Surface Water | Water System | Sewer Collection |
|--|-----------------|---------------|--------------|------------------|
|  |                 | Supply Buy-In | Buy-In       | System           |
| All New Development (by size of water meter) | 5/8"            | \$ 3,442      | \$ 1,438     | \$ 6,883         |
|  | 1" Fire Service | \$ 3,442      | \$ 1,438     | \$ 6,883         |
|  | 3/4"            | \$ 5,162      | \$ 2,157     | \$ 10,325        |
|  | 1"              | \$ 8,604      | \$ 3,595     | \$ 17,208        |
|  | 1 1/2"          | \$ 17,208     | \$ 7,191     | \$ 34,415        |
|  | 2"              | \$ 27,532     | \$ 11,505    | \$ 55,064        |
|  | 3"              | \$ 51,623     | \$ 21,570    | \$ 103,245       |
|  | 4"              | \$ 86,038     | \$ 35,952    | \$ 172,076       |
|  | 6"              | \$ 172,077    | \$ 71,902    | \$ 344,151       |
|  | 8"              | \$ 275,323    | \$ 115,043   | \$ 550,642       |
| 10"  | \$ 499,022      | \$ 208,515    | \$ 998,038   |                  |

**Manteca WQCF**

All New Development                      ISU                      \$                      10,523

**Storm Drainage**

|                                     |      |    |        |
|-------------------------------------|------|----|--------|
| Low Density Residential             | DU   | \$ | 1,111  |
| Service Commercial (Central)        | Acre | \$ | 7,637  |
| Freeway Commercial                  | Acre | \$ | 13,704 |
| Neighborhood Commercial             | Acre | \$ | 3,392  |
| Limited Industrial - Zone #5        | Acre | \$ | 10,660 |
| Limited Industrial - Other Zones    | Acre | \$ | 5,942  |
| General Industrial                  | Acre | \$ | 7,214  |
| Transit Station (if on Lathrop Rd.) | Acre | \$ | 6,788  |
| Fire Station (if on Yosemite Ave.)  | Acre | \$ | 7,637  |

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP**

Effective December 14, 2024

**NORTH HARLAN IMPROVEMENT DISTRICT**

|                   | Units         | Local<br>Transportation | County CFF<br>Eff 1/1/24 |
|-------------------|---------------|-------------------------|--------------------------|
| Single Family     | DU            | \$ 4,423                | \$ 3,622                 |
| Multi-Family      | DU            | \$ 3,252                | \$ 2,685                 |
| Industrial        | 1,000 sq. ft. | \$ 1,779                | \$ 170                   |
| Office Commercial | 1,000 sq. ft. | \$ 6,040                | \$ 890                   |
| Retail Commercial | 1,000 sq. ft. | \$ 6,040                | \$ 600                   |
| Warehouse         | 1,000 sq. ft. | \$ 1,779                | \$ 170                   |

|                   | Units         | San Joaquin RTIF<br>8/26/24 |
|-------------------|---------------|-----------------------------|
| Single Family     | 1,000 sq. ft. | \$ 2,040                    |
| Multi-Family      | 1,000 sq. ft. | \$ 3,200                    |
| Industrial        | 1,000 sq. ft. | \$ 1,500                    |
| Office Commercial | 1,000 sq. ft. | \$ 2,220                    |
| Retail Commercial | 1,000 sq. ft. | \$ 1,760                    |
| Warehouse         | 1,000 sq. ft. | \$ 750                      |

|                             | Per Gross<br>Developable | Mossdale Tract<br>Regional<br>Levee Impact Fee<br>Eff 7/1/24 | Levee Impact<br>Admin Fee<br>Eff 7/1/24 |
|-----------------------------|--------------------------|--|---|
| Single Family - Residential | Acre                     | \$ 23,333  | \$ 718                                  |
| Multi-Family - Residential  | Acre                     | \$ 21,835  | \$ 672                                  |
| Commercial                  | Acre                     | \$ 22,077  | \$ 679                                  |
| Industrial                  | Acre                     | \$ 17,293  | \$ 532                                  |

**ADD 3% ADMINISTRATIVE FEE TO CUMULATIVE TOTAL OF ALL CFF FEES AND CREDITS EXCLUDING THE SAN JOAQUIN RTIF AND LEVEE IMPACT**

|                                 |        |        |
|---------------------------------|--------|--------|
| Based on ENR 20-cities CCI for: | Dec-23 | 13,515 |
|---------------------------------|--------|--------|

NOTE: All Single and two family residential dwelling units that require a fire service line will pay the Capital Facility Fee for a 5/8" Line.

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP**

Effective December 14, 2024

**CROSSROADS BUSINESS PARK**

| Type of Development       | Units         | Municipal Service Facilities |
|---------------------------|---------------|------------------------------|
| Service/Retail Commercial | 1,000 sq. ft. | \$ 2,916                     |
| Other Non-Residential     | 1,000 sq. ft. | \$ 1,750                     |

|  | Units  | Surface Water Supply Buy-In | Water System Reimbursement |
|--|--------|-----------------------------|----------------------------|
| All New Development (by size of water meter) | 5/8"   | \$ 3,442                    | \$ 1,730                   |
|  | 3/4"   | \$ 5,162                    | \$ 2,595                   |
|  | 1"     | \$ 8,604                    | \$ 4,326                   |
|  | 1 1/2" | \$ 17,208                   | \$ 8,650                   |
|  | 2"     | \$ 27,532                   | \$ 13,839                  |
|  | 3"     | \$ 51,623                   | \$ 25,949                  |
|  | 4"     | \$ 86,038                   | \$ 43,249                  |
|  | 6"     | \$ 172,077                  | \$ 86,499                  |
|  | 8"     | \$ 275,323                  | \$ 138,398                 |
|  | 10"    | \$ 499,022                  | \$ 250,847                 |

All New Development                      gpd                      **Sewer System**                      \$ 50.89

|         | Units | Storm Drainage |
|---------|-------|----------------|
| *Onsite | Acre  | \$ 15,825      |
| Offsite | Acre  | \$ 9,024       |

|            | Units         | Local Transportation |
|------------|---------------|----------------------|
| Commercial | Acre          | \$ 36,564            |
| Industrial | 1,000 sq. ft. | \$ 1,327             |

|                             | Per Gross Developable | Mossdale Tract Regional Levee Impact Fee Eff 7/1/24 | Levee Impact Admin Fee Eff 7/1/24 |
|-----------------------------|-----------------------|---|-----------------------------------|
| Single Family - Residential | Acre                  | \$ 23,333   | \$ 718                            |
| Multi-Family - Residential  | Acre                  | \$ 21,835   | \$ 672                            |
| Commercial                  | Acre                  | \$ 22,077   | \$ 679                            |
| Industrial                  | Acre                  | \$ 17,293   | \$ 532                            |

**ADD 1% ADMINISTRATIVE FEE TO CUMULATIVE TOTAL OF ALL CFF FEES per Development Agreement EXCLUDING LEVEE IMPACT**

|                                 |        |        |
|---------------------------------|--------|--------|
| Based on ENR 20-cities CCI for: | Dec-23 | 13,515 |
|---------------------------------|--------|--------|

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP**

Effective December 14, 2024

**MOSSDALE VILLAGE**

(excluding Mossdale Landing, Mossdale Landing East, and Mossdale Landing South)

| Type of Development       | Units         | Culture and Leisure |            | Municipal Service Facilities |
|---------------------------|---------------|---------------------|------------|------------------------------|
|                           |               | Parks               | Facilities |                              |
| Single Family             | 1,000 sq. ft. | \$ 2,672            | \$ 1,054   | \$ 1,942                     |
| Multi-Family              | 1,000 sq. ft. | \$ 5,032            | \$ 2,171   | \$ 4,000                     |
| Service/Retail Commercial | 1,000 sq. ft. |                     |            | \$ 2,916                     |
| Other Non-Residential     | 1,000 sq. ft. |                     |            | \$ 1,750                     |

|  | Units           | Surface Water    | Water System | Sewer/ Recycled | Recycled      |
|--|-----------------|------------------|--------------|-----------------|---------------|
|  |                 | Supply Full-Cost | Well Improv. | Water System    | Water Outfall |
| All New Development (by size of water meter) | 5/8"            | \$ 4,507         | \$ 940       | \$ 1,346        | \$ 56         |
|  | 1" Fire Service | \$ 4,507         | \$ 940       | \$ 1,346        | \$ 56         |
|  | 3/4"            | \$ 6,761         | \$ 1,409     | \$ 2,018        | \$ 86         |
|  | 1"              | \$ 11,268        | \$ 2,351     | \$ 3,363        | \$ 142        |
|  | 1 1/2"          | \$ 22,535        | \$ 4,700     | \$ 6,725        | \$ 282        |
|  | 2"              | \$ 36,056        | \$ 7,520     | \$ 10,760       | \$ 452        |
|  | 3"              | \$ 67,605        | \$ 14,101    | \$ 20,176       | \$ 849        |
|  | 4"              | \$ 112,675       | \$ 23,502    | \$ 33,625       | \$ 1,415      |
|  | 6"              | \$ 225,350       | \$ 47,005    | \$ 67,250       | \$ 2,828      |
|  | 8"              | \$ 360,560       | \$ 75,209    | \$ 107,599      | \$ 4,525      |
| 10"  | \$ 653,515      | \$ 136,315       | \$ 195,024   | \$ 8,201        |               |

|                              | Units | Storm Drainage | Environ. Mitig. | *Ag Mitigation Eff 3/25/2024 |
|------------------------------|-------|----------------|-----------------|------------------------------|
| Low Density Residential      | DU    | \$ 424         | \$ 248          |                              |
| Medium Density Residential   | DU    | \$ 291         | \$ 140          |                              |
| High Density Residential (1) | DU    | \$ 228         | \$ 51           |                              |
| Commercial                   | Acre  | \$ 5,259       | \$ 1,185        |                              |
| All Development              | Acre  |                |                 | \$ 3,431                     |

|                           | Units         | WLSP Regional Transportation | West/Central Lathrop Transportation | WLSP Reimbursement Fee |
|---------------------------|---------------|------------------------------|-------------------------------------|------------------------|
| Single Family             | 1,000 sq. ft. | \$ 166                       | \$ 3,550                            |                        |
| Multi-Family              | 1,000 sq. ft. | \$ 512                       | \$ 7,079                            |                        |
| Service/Office Commercial | 1,000 sq. ft. | \$ 661                       | \$ 6,564                            |                        |
| Retail Commercial         | 1,000 sq. ft. | \$ 2,384                     | \$ 6,748                            |                        |
| Industrial/Warehouse      | 1,000 sq. ft. | \$ 322                       | \$ 912                              |                        |
| All Development           | Acre          |                              |                                     | \$ 4,049.00            |

|                   | Units         | San Joaquin RTIF 8/26/24 | Units         | County CFF Eff 1/1/24 |
|-------------------|---------------|--------------------------|---------------|-----------------------|
| Single Family     | 1,000 sq. ft. | \$ 2,040                 | DU            | \$ 3,622              |
| Multi-Family      | 1,000 sq. ft. | \$ 3,200                 | DU            | \$ 2,685              |
| Industrial        | 1,000 sq. ft. | \$ 1,500                 | 1,000 sq. ft. | \$ 170                |
| Office Commercial | 1,000 sq. ft. | \$ 2,220                 | 1,000 sq. ft. | \$ 890                |
| Retail Commercial | 1,000 sq. ft. | \$ 1,760                 | 1,000 sq. ft. | \$ 600                |
| Warehouse         | 1,000 sq. ft. | \$ 750                   | 1,000 sq. ft. | \$ 170                |

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP**

Effective December 14, 2024

**MOSSDALE VILLAGE**

(excluding Mossdale Landing, Mossdale Landing East, and Mossdale Landing South)

|                             | Per Gross Developable | Mossdale Tract Regional Levee Impact Fee Eff 7/1/24 | Levee Impact Admin Fee Eff 7/1/24 |
|-----------------------------|-----------------------|---|-----------------------------------|
| Single Family - Residential | Acre                  | \$ 23,333   | \$ 718                            |
| Multi-Family - Residential  | Acre                  | \$ 21,835   | \$ 672                            |
| Commercial                  | Acre                  | \$ 22,077   | \$ 679                            |
| Industrial                  | Acre                  | \$ 17,293   | \$ 532                            |

**Mossdale Development - CFD 2004-01 One-Time fee**

Due at Building Permit (2):

FY 2024-2025 (Effective 7/1/24)

|                |    |          |
|----------------|----|----------|
| Low Density    | \$ | 1,238.52 |
| Medium Density | \$ | 825.68   |
| High Density   | \$ | 412.84   |

**ADD 3% ADMINISTRATIVE FEE TO CUMULATIVE TOTAL OF ALL CFF FEES AND CREDITS  
EXCLUDING THE SAN JOAQUIN RTIF AND LEVEE IMPACT**

Based on ENR 20-cities CCI for: Dec-23 13,515

\* Collected at Final Map



**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP**

Effective December 14, 2024

**MOSSDALE LANDINGS**

(includes Mossdale Landing, Mossdale Landing East, and Mossdale Landing South)

| Type of Development       | Units         | Culture and Leisure |            | Municipal Service Facilities |
|---------------------------|---------------|---------------------|------------|------------------------------|
|                           |               | Parks               | Facilities |                              |
| Single Family             | DU            | \$ 6,867            | \$ 2,757   | \$ 4,631                     |
| Multi-Family              | DU            | \$ 4,904            | \$ 1,968   | \$ 3,309                     |
| Service/Retail Commercial | 1,000 sq. ft. |                     |            | \$ 3,006                     |
| Other Non-Residential     | 1,000 sq. ft. |                     |            | \$ 1,819                     |

|  | Water System Well Improv. | Water System Storage | Sewer/ Recycled Water System | Recycled Water Outfall |          |
|--|---------------------------|----------------------|------------------------------|------------------------|----------|
|  |                           |                      |                              |                        |          |
|  | 5/8"                      | \$ 940               | \$ 1,113                     | \$ 1,346               | \$ 56    |
|  | 1" Fire Service           | \$ 940               | \$ 1,113                     | \$ 1,346               | \$ 56    |
|  | 3/4"                      | \$ 1,409             | \$ 1,670                     | \$ 2,018               | \$ 86    |
|  | 1"                        | \$ 2,351             | \$ 2,782                     | \$ 3,363               | \$ 142   |
|  | 1 1/2"                    | \$ 4,700             | \$ 5,563                     | \$ 6,725               | \$ 282   |
| All New Development (by size of water meter) | 2"                        | \$ 7,520             | \$ 8,902                     | \$ 10,760              | \$ 452   |
|  | 3"                        | \$ 14,101            | \$ 16,690                    | \$ 20,176              | \$ 849   |
|  | 4"                        | \$ 23,502            | \$ 27,818                    | \$ 33,625              | \$ 1,415 |
|  | 6"                        | \$ 47,005            | \$ 55,634                    | \$ 67,250              | \$ 2,828 |
|  | 8"                        | \$ 75,209            | \$ 89,015                    | \$ 107,599             | \$ 4,525 |
|  | 10"                       | \$ 136,315           | \$ 161,340                   | \$ 195,024             | \$ 8,201 |

|                              |      | Storm Drainage | Environ. Mitig. |
|------------------------------|------|----------------|-----------------|
| Low Density Residential      | DU   | \$ 424         | \$ 248          |
| Medium Density Residential   | DU   | \$ 291         | \$ 140          |
| High Density Residential (1) | DU   | \$ 228         | \$ 51           |
| Commercial                   | Acre | \$ 5,259       | \$ 1,185        |

|                           |               | WLSR Regional Transportation | West/Central Lathrop Transportation | WLSR Reimbursement Fee |
|---------------------------|---------------|------------------------------|-------------------------------------|------------------------|
| Single Family             | DU            | \$ 426                       | \$ 3,261                            |                        |
| Multi-Family              | DU            | \$ 499                       | \$ 2,005                            |                        |
| Service/Office Commercial | 1,000 sq. ft. | \$ 661                       | \$ 4,685                            |                        |
| Retail Commercial         | 1,000 sq. ft. | \$ 2,384                     | \$ 5,170                            |                        |
| Industrial                | 1,000 sq. ft. |                              |                                     |                        |
| Warehouse                 | 1,000 sq. ft. |                              |                                     |                        |
| All Development           | Acre          |                              |                                     | \$ 4,049               |

|                   | Units         | San Joaquin RTIF 8/26/24 |
|-------------------|---------------|--------------------------|
| Single Family     | 1,000 sq. ft. | \$ 2,040                 |
| Multi-Family      | 1,000 sq. ft. | \$ 3,200                 |
| Industrial        | 1,000 sq. ft. | \$ 1,500                 |
| Office Commercial | 1,000 sq. ft. | \$ 2,220                 |
| Retail Commercial | 1,000 sq. ft. | \$ 1,760                 |
| Warehouse         | 1,000 sq. ft. | \$ 750                   |

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP**

Effective December 14, 2024

**MOSSDALE LANDINGS**

(includes Mossdale Landing, Mossdale Landing East, and Mossdale Landing South)

|                             | <b>Per Gross<br/>Developable</b> | <b>Mossdale Tract<br/>Regional<br/>Levee Impact Fee<br/>Eff 7/1/24</b> | <b>Levee Impact<br/>Admin Fee<br/>Eff 7/1/24</b> |
|-----------------------------|----------------------------------|--|--|
| Single Family - Residential | Acre                             | \$ 23,333  | \$ 718   |
| Multi-Family - Residential  | Acre                             | \$ 21,835  | \$ 672   |
| Commercial                  | Acre                             | \$ 22,077  | \$ 679   |
| Industrial                  | Acre                             | \$ 17,293  | \$ 532   |

| <b>Mossdale Development - CFD 2004-01 One-Time fee<br/>Due at Building Permit (2):<br/>FY 2024-2025 (Effective 7/1/24)</b> |             |
|--|-------------|
| Low Density  | \$ 1,238.52 |
| Medium Density   | \$ 825.68   |
| High Density   | \$ 412.84   |

**ADD 3% ADMINISTRATIVE FEE TO CUMULATIVE TOTAL OF ALL CFF FEES AND CREDITS EXCLUDING THE SAN JOAQUIN RTIF  
AND LEVEE IMPACT**

|                                 |        |        |
|---------------------------------|--------|--------|
| Based on ENR 20-cities CCI for: | Dec-23 | 13,515 |
|---------------------------------|--------|--------|

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP**

Effective December 14, 2024

**CENTRAL LATHROP  
PHASE I AND II**

| Type of Development       | Units         | Culture and Leisure |                        |            | Municipal Services |
|---------------------------|---------------|---------------------|------------------------|------------|--------------------|
|                           |               | Neighborhood Parks  | Community/Linear Parks | Facilities |                    |
| Single Family             | 1,000 sq. ft. | \$ 1,523            | \$ 1,852               | \$ 1,054   | \$ 1,942           |
| Multi-Family              | 1,000 sq. ft. | \$ 2,601            | \$ 3,488               | \$ 2,171   | \$ 4,000           |
| Service/Retail Commercial | 1,000 sq. ft. |                     |                        |            | \$ 2,916           |
| Other Non-Residential     | 1,000 sq. ft. |                     |                        |            | \$ 1,750           |

|  |              | *Surface Water Supply Full-Cost | Water System Well Improv. | Recycled Water Outfall | *Ag Mitigation Eff 3/25/2024 |
|--|--------------|---------------------------------|---------------------------|------------------------|------------------------------|
|  |              |                                 | 5/8"                      | \$ 6,099               | \$ 940                       |
|  | 1" Fire Line | \$ 6,099                        | \$ 940                    | \$ 56                  |                              |
|  | 3/4"         | \$ 9,149                        | \$ 1,409                  | \$ 86                  |                              |
|  | 1"           | \$ 15,248                       | \$ 2,351                  | \$ 142                 |                              |
| All New Development (by size of water meter) | 1 1/2"       | \$ 30,495                       | \$ 4,700                  | \$ 282                 |                              |
|  | 2"           | \$ 48,792                       | \$ 7,520                  | \$ 452                 |                              |
|  | 3"           | \$ 91,485                       | \$ 14,101                 | \$ 849                 |                              |
|  | 4"           | \$ 152,475                      | \$ 23,502                 | \$ 1,415               |                              |
|  | 6"           | \$ 304,950                      | \$ 47,005                 | \$ 2,828               |                              |
|  | 8"           | \$ 487,920                      | \$ 75,209                 | \$ 4,525               |                              |
|  | 10"          | \$ 884,355                      | \$ 136,315                | \$ 8,201               |                              |
| All Development                              | Acre         |                                 |                           |                        | \$ 5,146                     |

|                           |               | WLSP Regional Transportation | West/Central Lathrop Transportation | Offsite Roadway Improvements |
|---------------------------|---------------|------------------------------|-------------------------------------|------------------------------|
| Single Family             | 1,000 sq. ft. | \$ 166                       | \$ 3,550                            | \$ 71                        |
| Multi-Family              | 1,000 sq. ft. | \$ 512                       | \$ 7,079                            | \$ 116                       |
| Service/Office Commercial | 1,000 sq. ft. | \$ 661                       | \$ 6,564                            | \$ 171                       |
| Retail Commercial         | 1,000 sq. ft. | \$ 2,384                     | \$ 6,748                            | \$ 234                       |
| Industrial/Warehouse      | 1,000 sq. ft. | \$ 322                       | \$ 912                              | \$ 42                        |

|                      |               | Storm Drain WS4 | In-Lieu Community Park Dedication Reimbursement | Entitlement Reimbursement | Entitlement Reimbursement Phase II (Only) | City Fee |
|----------------------|---------------|-----------------|---|---------------------------|---|----------|
| Single Family        | 1,000 sq. ft. | \$ 1,826        | \$ 1,368  |                           |   |          |
| Multi-Family         | 1,000 sq. ft. | \$ 2,096        | \$ 2,336  |                           |   |          |
| Commercial           | Acre          | \$ 38,143       |   |                           |   |          |
| Industrial/Warehouse | Acre          | \$ 43,592       |   |                           |   |          |
| All Development      | Acre          |                 |   | \$ 3,731                  | \$ 741                                    | \$ 209   |

|                                |               | Sewer/ Recycled Water System | Water System Storage Tank#1 | Storm Drainage WS2 |
|--------------------------------|---------------|------------------------------|-----------------------------|--------------------|
| Single Family                  | DU            | \$ 5,590                     | \$ 1,719                    | \$ 10,454          |
| Multi-Family                   | DU            | \$ 4,658                     | \$ 1,282                    | \$ 3,639           |
| Commercial                     | 1,000 sq. ft. | \$ 1,331                     |                             |                    |
| Limited Industrial             | 1,000 sq. ft. | \$ 428                       |                             |                    |
| Dry Warehouse                  | 1,000 sq. ft. | \$ 307                       |                             |                    |
| Commercial                     | Acre          |                              | \$ 4,692                    |                    |
| Industrial                     | Acre          |                              | \$ 5,052                    |                    |
| All Development in those Areas | Acre          |                              |                             | \$ 65,592          |

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP**

Effective December 14, 2024

**CENTRAL LATHROP  
PHASE I AND II**

|                   | Units         | San Joaquin RTIF<br>8/26/24 |
|-------------------|---------------|-----------------------------|
| Single Family     | 1,000 sq. ft. | \$ 2,040                    |
| Multi-Family      | 1,000 sq. ft. | \$ 3,200                    |
| Industrial        | 1,000 sq. ft. | \$ 1,500                    |
| Office Commercial | 1,000 sq. ft. | \$ 2,220                    |
| Retail Commercial | 1,000 sq. ft. | \$ 1,760                    |
| Warehouse         | 1,000 sq. ft. | \$ 750                      |

|                             | Per Gross<br>Developable | Mossdale Tract<br>Regional<br>Levee Impact Fee<br>Eff 7/1/24 | Levee Impact<br>Admin Fee<br>7/1/24 | Eff |
|-----------------------------|--------------------------|--|-------------------------------------|-----|
| Single Family - Residential | Acre                     | \$ 23,333  | \$ 718                              |     |
| Multi-Family - Residential  | Acre                     | \$ 21,835  | \$ 672                              |     |
| Commercial                  | Acre                     | \$ 22,077  | \$ 679                              |     |
| Industrial                  | Acre                     | \$ 17,293  | \$ 532                              |     |

**ADD 3% ADMINISTRATIVE FEE TO CUMULATIVE TOTAL OF ALL CFF FEES AND CREDITS  
EXCLUDING THE SAN JOAQUIN RTIF, LEVEE IMPACT, AND CITY REIMBURSEMENT**

|                                 |        |        |
|---------------------------------|--------|--------|
| Based on ENR 20-cities CCI for: | Dec-23 | 13,515 |
|---------------------------------|--------|--------|

\* Collected at Final Map

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP**

Effective December 14, 2024

**STEWART TRACT**

| Type of Development       | Units         | Culture and Leisure |            | Municipal Service Facilities | *Ag Mitigation Eff 3/25/2024 |
|---------------------------|---------------|---------------------|------------|------------------------------|------------------------------|
|                           |               | Parks               | Facilities |                              |                              |
| Single Family             | 1,000 sq. ft. | \$ -                | \$ 1,054   | \$ 1,942                     |                              |
| Multi-Family              | 1,000 sq. ft. | \$ -                | \$ 2,171   | \$ 4,000                     |                              |
| Service/Retail Commercial | 1,000 sq. ft. |                     |            | \$ 2,916                     |                              |
| Other Non-Residential     | 1,000 sq. ft. |                     |            | \$ 1,750                     |                              |
| All Development           | Acre          |                     |            |                              | \$ 3,774                     |

|   |                 | Water System | Recycled Water | Surface Water | Sewer System |
|---|-----------------|--------------|----------------|---------------|--------------|
|   |                 | Well Improv. | Outfall        | Improvement   |              |
| All New Development (by size of water meter)  | 5/8"            | \$ 940       | \$ 56          |               |              |
|   | 1" Fire Service | \$ 940       | \$ 56          |               |              |
|   | 3/4"            | \$ 1,409     | \$ 86          |               |              |
|   | 1"              | \$ 2,351     | \$ 142         |               |              |
|   | 1 1/2"          | \$ 4,700     | \$ 282         |               |              |
|   | 2"              | \$ 7,520     | \$ 452         |               |              |
|   | 3"              | \$ 14,101    | \$ 849         |               |              |
|   | 4"              | \$ 23,502    | \$ 1,415       |               |              |
|   | 6"              | \$ 47,005    | \$ 2,828       |               |              |
|   | 8"              | \$ 75,209    | \$ 4,525       |               |              |
| 10"   | \$ 136,315      | \$ 8,201     |                |               |              |
| <b>**Economic Development Fee (Measure D)</b> |                 |              |                |               |              |
| Residential Development                       | DU              | \$ 5,000     |                |               |              |

|                           | Units         | WLSP Regional  | West/Central           |
|---------------------------|---------------|----------------|------------------------|
|                           |               | Transportation | Lathrop Transportation |
| Single Family             | 1,000 sq. ft. | \$ 166         | \$ 3,550               |
| Multi-Family              | 1,000 sq. ft. | \$ 512         | \$ 7,079               |
| Service/Office Commercial | 1,000 sq. ft. | \$ 661         | \$ 6,564               |
| Retail Commercial         | 1,000 sq. ft. | \$ 2,384       | \$ 6,748               |
| Industrial/ Warehouse     | 1,000 sq. ft. | \$ 322         | \$ 912                 |

|                   | Units         | San Joaquin RTIF 8/26/24 |
|-------------------|---------------|--------------------------|
| Single Family     | 1,000 sq. ft. | \$ 2,040                 |
| Multi-Family      | 1,000 sq. ft. | \$ 3,200                 |
| Industrial        | 1,000 sq. ft. | \$ 1,500                 |
| Office Commercial | 1,000 sq. ft. | \$ 2,220                 |
| Retail Commercial | 1,000 sq. ft. | \$ 1,760                 |
| Warehouse         | 1,000 sq. ft. | \$ 750                   |

**ADD 3% ADMINISTRATIVE FEE TO CUMULATIVE TOTAL OF ALL CFF FEES AND CREDITS EXCLUDING THE SAN JOAQUIN RTIF**

|                                 |        |        |
|---------------------------------|--------|--------|
| Based on ENR 20-cities CCI for: | Dec-23 | 13,515 |
|---------------------------------|--------|--------|

\* Collected at Final Map

\*\*Collected at Close of Escrow

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP**

Effective December 14, 2024

**SOUTH LATHROP SPECIFIC PLAN (SLSP) - SLCC**

| Type of Development       | Units         | Municipal Service Facilities |
|---------------------------|---------------|------------------------------|
| Service/Retail Commercial | 1,000 sq. ft. | \$ 2,916                     |
| Other Non-Residential     | 1,000 sq. ft. | \$ 1,750                     |

|  | Units           | Surface Water Supply Buy-In | Recycled Water Outfall |
|--|-----------------|-----------------------------|------------------------|
| All New Development (by size of water meter) | 5/8"            | \$ 3,442                    | \$ 56                  |
|  | 1" Fire Service | \$ 3,442                    | \$ 56                  |
|  | 3/4"            | \$ 5,162                    | \$ 86                  |
|  | 1"              | \$ 8,604                    | \$ 142                 |
|  | 1 1/2"          | \$ 17,208                   | \$ 282                 |
|  | 2"              | \$ 27,532                   | \$ 452                 |
|  | 3"              | \$ 51,623                   | \$ 849                 |
|  | 4"              | \$ 86,038                   | \$ 1,415               |
|  | 6"              | \$ 172,077                  | \$ 2,828               |
|  | 8"              | \$ 275,323                  | \$ 4,525               |
| 10"  | \$ 499,022      | \$ 8,201                    |                        |

|                    | Units         | Water System Storage | Ag Mitigation Eff 3/25/2024 |
|--------------------|---------------|----------------------|-----------------------------|
| Office Commercial  | 1,000 sq. ft. | \$ 1,226             |                             |
| Limited Industrial | 1,000 sq. ft. | \$ 580               |                             |
| Warehouse          | 1,000 sq. ft. | \$ 165               |                             |
| All Development    | Acre          |                      | \$ 3,431                    |

|                                 | Units         | Local Transportation | County CFF Eff 1/1/24 |
|---------------------------------|---------------|----------------------|-----------------------|
| Office Commercial               | 1,000 sq. ft. | \$ 24,389            | \$ 890                |
| Industrial / Limited Industrial | 1,000 sq. ft. | \$ 1,591             | \$ 170                |
| Retail Commercial               | 1,000 sq. ft. |                      | \$ 600                |
| Warehouse                       | 1,000 sq. ft. | \$ 1,591             | \$ 170                |

|                                 | Units         | San Joaquin RTIF 8/26/24 |
|---------------------------------|---------------|--------------------------|
| Single Family                   | 1,000 sq. ft. |                          |
| Multi-Family                    | 1,000 sq. ft. |                          |
| Industrial / Limited Industrial | 1,000 sq. ft. | \$ 1,500                 |
| Office Commercial               | 1,000 sq. ft. | \$ 2,220                 |
| Retail Commercial               | 1,000 sq. ft. | \$ 1,760                 |
| Warehouse                       | 1,000 sq. ft. | \$ 750                   |

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP**

Effective December 14, 2024

**SOUTH LATHROP SPECIFIC PLAN (SLSP) - SLCC**

|                             | <b>Per Gross<br/>Developable</b> | <b>Mossdale Tract<br/>Regional<br/>Levee Impact Fee<br/>Eff 7/1/24</b> | <b>Levee Impact<br/>Admin Fee<br/>Eff 7/1/24</b> |
|-----------------------------|----------------------------------|--|--|
| Single Family - Residential | Acre                             | \$ 23,333  | \$ 718   |
| Multi-Family - Residential  | Acre                             | \$ 21,835  | \$ 672   |
| Commercial                  | Acre                             | \$ 22,077  | \$ 679   |
| Industrial                  | Acre                             | \$ 17,293  | \$ 532   |

**ADD 3% ADMINISTRATIVE FEE TO CUMULATIVE TOTAL OF ALL CFF FEES AND CREDITS  
EXCLUDING THE SAN JOAQUIN RTIF AND LEVEE IMPACT**

Based on ENR 20-cities CCI for: Dec-23 13,515

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP**

Effective December 14, 2024

**SOUTH LATHROP SPECIFIC PLAN (SLSP) - Non SLCC**

| Type of Development       | Units         | Municipal Service Facilities |
|---------------------------|---------------|------------------------------|
| Service/Retail Commercial | 1,000 sq. ft. | \$ 2,916                     |
| Other Non-Residential     | 1,000 sq. ft. | \$ 1,750                     |

|  | Units           | Surface Water Supply Buy-In | Water System Buy-In | Water System Well Improv. | Sewer/ Recycled Water System | Recycled Water Outfall |
|--|-----------------|-----------------------------|---------------------|---------------------------|------------------------------|------------------------|
| All New Development (by size of water meter) | 5/8"            | \$ 4,507                    | \$ 1,530            | \$ 940                    | \$ 1,346                     | \$ 56                  |
|  | 1" Fire Service | \$ 4,507                    | \$ 1,530            | \$ 940                    | \$ 1,346                     | \$ 56                  |
|  | 3/4"            | \$ 6,761                    | \$ 2,296            | \$ 1,409                  | \$ 2,018                     | \$ 86                  |
|  | 1"              | \$ 11,268                   | \$ 3,826            | \$ 2,351                  | \$ 3,363                     | \$ 142                 |
|  | 1 1/2"          | \$ 22,535                   | \$ 7,650            | \$ 4,700                  | \$ 6,725                     | \$ 282                 |
|  | 2"              | \$ 36,056                   | \$ 12,241           | \$ 7,520                  | \$ 10,760                    | \$ 452                 |
|  | 3"              | \$ 67,605                   | \$ 22,953           | \$ 14,101                 | \$ 20,176                    | \$ 849                 |
|  | 4"              | \$ 112,675                  | \$ 38,253           | \$ 23,502                 | \$ 33,625                    | \$ 1,415               |
|  | 6"              | \$ 225,350                  | \$ 76,507           | \$ 47,005                 | \$ 67,250                    | \$ 2,828               |
|  | 8"              | \$ 360,560                  | \$ 122,411          | \$ 75,209                 | \$ 107,599                   | \$ 4,525               |
| 10"  | \$ 653,515      | \$ 221,871                  | \$ 136,315          | \$ 195,024                | \$ 8,201                     |                        |

|                    | Units | Water Line | Sewer Collection System | Storm Drainage | Regional Storm Drainage | Ag Mitigation Eff 3/25/2024 |
|--------------------|-------|------------|-------------------------|----------------|-------------------------|-----------------------------|
| Office Commercial  | Acre  | \$ 11,862  | \$ 24,217               | \$ 75,992      | \$ 5,820                |                             |
| Limited Industrial | Acre  | \$ 11,862  | \$ 24,217               | \$ 75,992      | \$ 5,820                |                             |
| Warehouse          | Acre  | \$ 11,862  | \$ 24,217               | \$ 75,992      | \$ 5,820                |                             |
| All Development    | Acre  |            |                         |                |                         | \$ 3,431                    |

|                                 | Units         | Water System Storage | Local Transportation | County CFF Eff 1/1/24 |
|---------------------------------|---------------|----------------------|----------------------|-----------------------|
| Office Commercial               | 1,000 sq. ft. | \$ 1,226             | \$ 24,389            | \$ 890                |
| Industrial / Limited Industrial | 1,000 sq. ft. | \$ 580               | \$ 1,591             | \$ 170                |
| Retail Commercial               | 1,000 sq. ft. |                      |                      | \$ 600                |
| Warehouse                       | 1,000 sq. ft. | \$ 165               | \$ 1,591             | \$ 170                |

|                                 | Units         | San Joaquin RTIF 8/26/24 |
|---------------------------------|---------------|--------------------------|
| Single Family                   | 1,000 sq. ft. |                          |
| Multi-Family                    | 1,000 sq. ft. |                          |
| Industrial / Limited Industrial | 1,000 sq. ft. | \$ 1,500                 |
| Office Commercial               | 1,000 sq. ft. | \$ 2,220                 |
| Retail Commercial               | 1,000 sq. ft. | \$ 1,760                 |
| Warehouse                       | 1,000 sq. ft. | \$ 750                   |



**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP**

Effective December 14, 2024

**SOUTH LATHROP SPECIFIC PLAN (SLSP) - Non SLCC**

|                             | <b>Per Gross<br/>Developable</b> | <b>Mossdale Tract<br/>Regional<br/>Levee Impact Fee<br/>Eff 7/1/24</b> | <b>Levee Impact<br/>Admin Fee<br/>Eff 7/1/24</b> |
|-----------------------------|----------------------------------|--|--|
| Single Family - Residential | Acre                             | \$ 23,333  | \$ 718   |
| Multi-Family - Residential  | Acre                             | \$ 21,835  | \$ 672   |
| Commercial                  | Acre                             | \$ 22,077  | \$ 679   |
| Industrial                  | Acre                             | \$ 17,293  | \$ 532   |

**ADD 3% ADMINISTRATIVE FEE TO CUMULATIVE TOTAL OF ALL CFF FEES AND CREDITS  
EXCLUDING THE SAN JOAQUIN RTIF AND LEVEE IMPACT**

Based on ENR 20-cities CCI for: Dec-23 13,515

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP**

Effective December 14, 2024

**LATHROP GATEWAY BUSINESS PARK SPECIFIC PLAN (LGBPSP)**

| Type of Development       | Units         | Municipal Service Facilities |
|---------------------------|---------------|------------------------------|
| Service/Retail Commercial | 1,000 sq. ft. | \$ 2,916                     |
| Other Non-Residential     | 1,000 sq. ft. | \$ 1,750                     |

|  | Units           | Surface Water Supply Buy-In | Water System Buy-In | Water System Well Improv. | Sewer/ Recycled Water System | Recycled Water Outfall |
|--|-----------------|-----------------------------|---------------------|---------------------------|------------------------------|------------------------|
| All New Development (by size of water meter) | 5/8"            | \$ 4,507                    | \$ 1,530            | \$ 940                    | \$ 1,346                     | \$ 56                  |
|  | 1" Fire Service | \$ 4,507                    | \$ 1,530            | \$ 940                    | \$ 1,346                     | \$ 56                  |
|  | 3/4"            | \$ 6,761                    | \$ 2,296            | \$ 1,409                  | \$ 2,018                     | \$ 86                  |
|  | 1"              | \$ 11,268                   | \$ 3,826            | \$ 2,351                  | \$ 3,363                     | \$ 142                 |
|  | 1 1/2"          | \$ 22,535                   | \$ 7,650            | \$ 4,700                  | \$ 6,725                     | \$ 282                 |
|  | 2"              | \$ 36,056                   | \$ 12,241           | \$ 7,520                  | \$ 10,760                    | \$ 452                 |
|  | 3"              | \$ 67,605                   | \$ 22,953           | \$ 14,101                 | \$ 20,176                    | \$ 849                 |
|  | 4"              | \$ 112,675                  | \$ 38,253           | \$ 23,502                 | \$ 33,625                    | \$ 1,415               |
|  | 6"              | \$ 225,350                  | \$ 76,507           | \$ 47,005                 | \$ 67,250                    | \$ 2,828               |
|  | 8"              | \$ 360,560                  | \$ 122,411          | \$ 75,209                 | \$ 107,599                   | \$ 4,525               |
| 10"  | \$ 653,515      | \$ 221,871                  | \$ 136,315          | \$ 195,024                | \$ 8,201                     |                        |

|                 | Units | Water Line Water Loop | Units      | Water Line Non-Water Loop | Ag Mitigation Eff 3/25/2024 |
|-----------------|-------|-----------------------|------------|---------------------------|-----------------------------|
| Shopping Center | Acre  | \$ 6,992              | Liner Foot | \$ 189.49                 |                             |
| Office Park     | Acre  | \$ 6,992              | Liner Foot | \$ 189.49                 |                             |
| Industrial Park | Acre  | \$ 6,992              | Liner Foot | \$ 189.49                 |                             |
| Warehouse       | Acre  | \$ 6,992              | Liner Foot | \$ 189.49                 |                             |
| All Development | Acre  |                       |            |                           | \$ 3,431                    |

|                 | Units         | Water System Storage | Sewer Collection System | Storm Drainage | Regional Storm Drainage |
|-----------------|---------------|----------------------|-------------------------|----------------|-------------------------|
| Shopping Center | 1,000 sq. ft. | \$ 704               | \$ 867                  | \$ 4,565       | \$ 432                  |
| Office Park     | 1,000 sq. ft. | \$ 664               | \$ 761                  | \$ 4,005       | \$ 379                  |
| Industrial Park | 1,000 sq. ft. | \$ 528               | \$ 364                  | \$ 2,477       | \$ 234                  |
| Warehouse       | 1,000 sq. ft. | \$ 151               | \$ 364                  | \$ 2,477       | \$ 234                  |

|                                 | Units         | Local Transportation | County CFF Eff 1/1/24 |
|---------------------------------|---------------|----------------------|-----------------------|
| Office Commercial               | 1,000 sq. ft. | \$ 20,459            | \$ 890                |
| Retail Commercial               | 1,000 sq. ft. | \$ 7,183             | \$ 600                |
| Industrial / Limited Industrial | 1,000 sq. ft. | \$ 1,586             | \$ 170                |
| Warehouse                       | 1,000 sq. ft. | \$ 1,586             | \$ 170                |

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP**

Effective December 14, 2024

**LATHROP GATEWAY BUSINESS PARK SPECIFIC PLAN (LGBPSP)**

|                                 | Units         | San Joaquin RTIF<br>8/26/24 |
|---------------------------------|---------------|-----------------------------|
| Single Family                   | 1,000 sq. ft. |                             |
| Multi-Family                    | 1,000 sq. ft. |                             |
| Industrial / Limited Industrial | 1,000 sq. ft. | \$ 1,500                    |
| Office Commercial               | 1,000 sq. ft. | \$ 2,220                    |
| Retail Commercial               | 1,000 sq. ft. | \$ 1,760                    |
| Warehouse                       | 1,000 sq. ft. | \$ 750                      |

|                             | Per Gross<br>Developable | Mossdale Tract<br>Regional<br>Levee Impact Fee<br>Eff 7/1/24 | Levee Impact<br>Admin Fee<br>Eff 7/1/24 |
|-----------------------------|--------------------------|--|---|
| Single Family - Residential | Acre                     | \$ 23,333  | \$ 718                                  |
| Multi-Family - Residential  | Acre                     | \$ 21,835  | \$ 672                                  |
| Commercial                  | Acre                     | \$ 22,077  | \$ 679                                  |
| Industrial                  | Acre                     | \$ 17,293  | \$ 532                                  |

**ADD 3% ADMINISTRATIVE FEE TO CUMULATIVE TOTAL OF ALL CFF FEES AND CREDITS  
EXCLUDING THE SAN JOAQUIN RTIF AND LEVEE IMPACT**

|                                 |        |        |
|---------------------------------|--------|--------|
| Based on ENR 20-cities CCI for: | Dec-23 | 13,515 |
|---------------------------------|--------|--------|

**IX. CAPITAL FACILITY FEES**

|   |
|---|
| <b>CITY OF LATHROP</b>                  |
| \$ <span style="float: right;">-</span> |

Effective December 14, 2024

**NORTH LATHROP TRANSPORTATION IMPACT FEE**

(for other fees for this development area please see development schedules)

The New fee is \$ 1,299.00 per vehicle traffic trip which equates to the following table below:

| Type of Development                  | Units         | Fee          |
|--------------------------------------|---------------|--------------|
| <b>CITY OF LATHROP</b>               |               |              |
| <b>Central Lathrop Specific Plan</b> |               |              |
| Commercial/ Limited Industrial       | 1,000 sq. ft. | \$ 882.00    |
| <b>Gordon Trucking</b>               |               |              |
| Industrial                           | per acre      | \$ 16,236.00 |
| <b>LN Industrial Building</b>        |               |              |
| Industrial                           | 1,000 sq. ft. | \$ 867.00    |
| <b>KSC Travel Center</b>             |               |              |
| Highway Commercial                   | per acre      | \$ 82,658.00 |
| <b>Other Lathrop Projects</b>        |               |              |
| Residential                          | DU            | \$ 599.00    |
| Highway Commercial                   | 1,000 sq. ft. | \$ 64,945.00 |

**ADD 3% ADMINISTRATIVE FEE TO CUMULATIVE TOTAL OF ALL CFF FEES AND CREDITS EXCLUDING THE SAN JOAQUIN RTIF**

**IX. CAPITAL FACILITY FEES**

|  |
|--|
| <b>CITY OF LATHROP<br/>CAPITAL FACILITY FEES</b> |
|--|

Effective December 14, 2024

**AG MITIGATION FEE - OTHER**  
(e.g.: Other development)

| Type of Development       | Units         | Culture and Leisure |            | Municipal Service Facilities | Ag Mitigation Eff 3/25/2024 |
|---------------------------|---------------|---------------------|------------|------------------------------|-----------------------------|
|                           |               | Parks               | Facilities |                              |                             |
| Single Family             | 1,000 sq. ft. |                     |            |                              |                             |
| Multi-Family              | 1,000 sq. ft. |                     |            |                              |                             |
| Service/Retail Commercial | 1,000 sq. ft. |                     |            |                              |                             |
| Other Non-Residential     | 1,000 sq. ft. |                     |            |                              |                             |
| <b>All Development</b>    | <b>Acre</b>   |                     |            |                              | <b>\$ 3,431</b>             |

|  |                 | Water System Well | Recycled Water | Surface Water | Sewer System |
|--|-----------------|-------------------|----------------|---------------|--------------|
|  |                 | Improv.           | Outfall        | Improvement   |              |
| All New Development (by size of water meter) | 5/8"            |                   |                |               |              |
|  | 1" Fire Service |                   |                |               |              |
|  | 3/4"            |                   |                |               |              |
|  | 1"              |                   |                |               |              |
|  | 1 1/2"          |                   |                |               |              |
|  | 2"              |                   |                |               |              |
|  | 3"              |                   |                |               |              |
|  | 4"              |                   |                |               |              |
|  | 6"              |                   |                |               |              |
|  | 8"              |                   |                |               |              |
| 10"  |                 |                   |                |               |              |

|                                 | Units         | San Joaquin RTIF 8/26/24 |       |
|---------------------------------|---------------|--------------------------|-------|
| Single Family                   | 1,000 sq. ft. | \$                       | 2,040 |
| Multi-Family                    | 1,000 sq. ft. | \$                       | 3,200 |
| Industrial / Limited Industrial | 1,000 sq. ft. | \$                       | 1,500 |
| Office Commercial               | 1,000 sq. ft. | \$                       | 2,220 |
| Retail Commercial               | 1,000 sq. ft. | \$                       | 1,760 |
| Warehouse                       | 1,000 sq. ft. | \$                       | 750   |

|                             | Per Gross Developable | Mossdale Tract Regional Levee Impact Fee Eff 7/1/24 | Levee Impact Admin Fee Eff 7/1/24 |
|-----------------------------|-----------------------|---|-----------------------------------|
| Single Family - Residential | Acre                  | \$ 23,333   | \$ 718                            |
| Multi-Family - Residential  | Acre                  | \$ 21,835   | \$ 672                            |
| Commercial                  | Acre                  | \$ 22,077   | \$ 679                            |
| Industrial                  | Acre                  | \$ 17,293   | \$ 532                            |

**ADD 3% ADMINISTRATIVE FEE TO CUMULATIVE TOTAL OF ALL CFF FEES AND CREDITS EXCLUDING THE SAN JOAQUIN RTIF AND LEVEE IMPACT**

|                                 |        |        |
|---------------------------------|--------|--------|
| Based on ENR 20-cities CCI for: | Dec-23 | 13,515 |
|---------------------------------|--------|--------|

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP  
CAPITAL FACILITY FEES**

Effective August 26,2024

**Table ES-1 - LIT Sewer Reimbursement CFFs**

| APN                      | Address                    | Area (acre) | Reimbursement Fee |
|--------------------------|----------------------------|-------------|-------------------|
| <b>Area 1</b>            |                            |             |                   |
| 196-020-040              | 134 ROTH RD                | 1.01        | \$3,116           |
| 196-020-050              | 11333 S HARLAN RD          | 0.42        | \$1,296           |
| 196-020-060              | 11338 S HARLAN RD          | 1.66        | \$5,121           |
| 196-020-070              | 11299 S HARLAN RD          | 0.42        | \$1,296           |
| 196-020-080              | 11378 S HARLAN RD          | 1.72        | \$5,306           |
| 196-020-090              | 11401 S HARLAN RD          | 0.59        | \$1,828           |
| 196-020-100              | 11432 S HARLAN RD          | 3.87        | \$11,939          |
| 196-020-110              | 11525 S HARLAN RD          | 0.41        | \$1,265           |
| 196-020-120              | 11500 S HARLAN RD          | 3.66        | \$11,292          |
| 196-020-130              | 11550 S HARLAN RD          | 3.97        | \$12,248          |
| 196-020-140              | 11616 S HARLAN RD          | 3.43        | \$10,582          |
| 196-020-150              | 11674 S HARLAN RD          | 0.42        | \$1,296           |
| 196-020-160              | 11672 S HARLAN RD          | 3.88        | \$11,970          |
| 196-020-180              | 11265 S HARLAN RD          | 0.64        | \$1,986           |
| 196-020-200              | 116 ROTH RD                | 1.88        | \$5,789           |
| 196-030-010              | 250 ROTH RD                | 9.52        | \$22,028          |
| 196-030-020              | 342 ROTH RD                | 15.41       | \$35,657          |
| <b>Area 2</b>            |                            |             |                   |
| 191-250-090              | 11401 S MANTHEY RD         | 6.84        | \$21,102          |
| 191-250-100              | 11555 S MANTHEY RD         | 0.08        | \$249             |
| 191-250-140              | 11293 S MANTHEY RD         | 11.4        | \$35,171          |
| <b>Area 3</b>            |                            |             |                   |
| 193-330-170              | 11145 S HARLAN RD          | 1.18        | \$3,640           |
| 193-330-280              | 10842 S HARLAN RD          | 28.24       | \$87,124          |
| 193-330-390 <sup>1</sup> | 10998 S HARLAN (Pilot) RD  | 8.76        | \$27,026          |
| 193-330-400 <sup>2</sup> | 10998 S HARLAN (Beneto) RD | 14.88       | \$45,907          |
| 193-330-310              | 10980 S HARLAN RD          | 1.97        | \$6,078           |
| <b>Area 4</b>            |                            |             |                   |
| 193-320-080              | 707 ROTH RD                | 8.85        | \$20,478          |
| 193-320-120              | 755 ROTH RD                | 8.93        | \$20,663          |
| 193-320-130              | 719 ROTH RD                | 1.62        | \$3,748           |
| 193-320-260 <sup>3</sup> | 865 ROTH RD                | 7.37        | \$17,053          |
| 193-320-170              | 889 ROTH RD                | 3.00        | \$6,942           |
| 193-320-180              | 801 ROTH RD                | 9.74        | \$22,537          |
| 193-320-190              | 11160 S MCKINLEY AV        | 0.54        | \$1,249           |
| 193-320-200              | 11156 S MCKINLEY AV        | 2.74        | \$6,340           |
| 193-320-210              | 437 ROTH RD                | 1.22        | \$2,823           |
| 193-320-220              | 11200 S MCKINLEY AV        | 0.87        | \$2,013           |
| 193-320-240              | 11288 S MCKINLEY AV        | 2.86        | \$6,618           |
| 193-380-010              | 11285 S VALLEJO CT         | 4.00        | \$9,255           |
| 193-380-020              | 11191 S VALLEJO CT         | 4.09        | \$9,464           |

**IX. CAPITAL FACILITY FEES**

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| <b>CITY OF LATHROP<br/>CAPITAL FACILITY FEES</b> |
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Effective August 26,2024

**Table ES-1 - LIT Sewer Reimbursement CFFs**

|                                 |                  |    |       |                  |
|---------------------------------|------------------|----|-------|------------------|
| 193-380-030                     | 11180 S VALLEJO  | CT | 4.09  | \$9,464          |
| 193-380-040                     | 11290 S VALLEJO  | CT | 4.02  | \$9,302          |
| 193-380-050                     | 11150 S VALLEJO  | CT | 1.95  | \$4,512          |
| <b>Area 5</b>                   |                  |    |       |                  |
| 193-330-110                     | 11199 S MANTHEY  | RD | 0.77  | \$2,376          |
| 193-330-150                     | 10623 S MANTHEY  | RD | 0.52  | \$1,604          |
| 193-330-160                     | 11140 S MANTHEY  | RD | 0.16  | \$494            |
| 193-330-190                     | 10749 S MANTHEY  | RD | 9.22  | \$28,445         |
| 193-330-210                     | 11161 S MANTHEY  | RD | 0.97  | \$2,993          |
| 193-330-220                     | 11100 S MANTHEY  | RD | 0.50  | \$1,543          |
| 193-330-340                     | 10910 S MANTHEY  | RD | 1.76  | \$5,430          |
| 193-330-350                     | 10950 S MANTHEY  | RD | 2.49  | \$7,682          |
| 193-330-360                     | 0 BRIGGS/MANTHEY | RD | 27.60 | \$85,150         |
| 193-330-370                     | 124 W BRIGGS     | RD | 1.07  | \$3,301          |
| 193-330-380                     | 58 W BRIGGS      | RD | 1.05  | \$3,239          |
| <b>Total Reimbursement Fees</b> |                  |    |       | <b>\$665,029</b> |

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

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

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

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP  
CAPITAL FACILITY FEES**

Effective August 26,2024

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

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



**IX. CAPITAL FACILITY FEES**

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| <b>CITY OF LATHROP<br/>CAPITAL FACILITY FEES</b> |
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Effective August 26,2024

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

|                   |         |                |    |       |                    |
|-------------------|---------|----------------|----|-------|--------------------|
| 193-330-160       | 11140 S | MANTHEY        | RD | 0.16  | \$1,631            |
| 193-330-190       | 10749 S | MANTHEY        | RD | 9.22  | \$93,984           |
| 193-330-210       | 11161 S | MANTHEY        | RD | 0.97  | \$9,888            |
| 193-330-220       | 11100 S | MANTHEY        | RD | 0.50  | \$5,097            |
| 193-330-340       | 10910 S | MANTHEY        | RD | 1.76  | \$17,940           |
| 193-330-350       | 10950 S | MANTHEY        | RD | 2.49  | \$25,382           |
| 193-330-360       | 0       | BRIGGS/MANTHEY | RD | 27.60 | \$281,339          |
| 193-330-370       | 124 W   | BRIGGS         | RD | 1.07  | \$10,907           |
| 193-330-380       | 58 W    | BRIGGS         | RD | 1.05  | \$10,703           |
| <b>Total Fees</b> |         |                |    |       | <b>\$2,107,990</b> |

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

**IX. CAPITAL FACILITY FEES**

**CITY OF LATHROP  
CAPITAL FACILITY FEES**

Effective August 26,2024

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

| APN               | Address             | Reimbursement Fee | Sewer Main Fee   | Total Fee          |
|-------------------|---------------------|-------------------|------------------|--------------------|
|                   |                     | A                 | B                | C = A + B          |
| 198-080-320       | 16178 S McKinley AV | \$6,498           | \$4,054          | \$10,552           |
| 198-080-330       | 16188 S McKinley AV | \$609             | \$380            | \$989              |
| 198-100-010       | 16175 S McKinley AV | \$15,654          | \$9,766          | \$25,421           |
| 198-100-020       | 16263 S McKinley AV | \$36,921          | \$23,033         | \$59,954           |
| 198-100-030       | 16351 S McKinley AV | \$46,742          | \$29,160         | \$75,902           |
| 198-100-040       | 1631 E Louise AV    | \$11,150          | \$6,956          | \$18,106           |
| 198-100-050       | 1629 E Louise AV    | \$11,076          | \$6,910          | \$17,986           |
| 198-100-060       | 1683 E Louise AV    | \$11,944          | \$7,452          | \$19,396           |
| 198-100-070       | 1695 E Louise AV    | \$14,067          | \$8,776          | \$22,843           |
| 198-100-090       | 16490 E McKinley AV | \$1,108           | \$691            | \$1,799            |
| 198-100-100       | 1909 E Louise AV    | \$25,475          | \$15,893         | \$41,368           |
| 198-100-110       | 16300 S McKinley AV | \$36,921          | \$23,033         | \$59,954           |
| 198-100-120       | 16200 S McKinley AV | \$43,493          | \$27,133         | \$70,626           |
| 198-100-130       | 16190 S McKinley AV | \$30,127          | \$18,795         | \$48,923           |
| 198-100-150       | 2075 E Louise AV    | \$1,175           | \$733            | \$1,909            |
| 198-100-180       | 2445 E Louise AV    | \$91,102          | \$56,834         | \$147,937          |
| 198-100-190       | 2001 E Louise AV    | \$50,065          | \$31,233         | \$81,298           |
| 198-100-200       | 1919 E Louise AV    | \$15,654          | \$9,766          | \$25,421           |
| 198-140-130       | 1700 E Louise AV    | \$71,479          | \$44,592         | \$116,071          |
| 198-140-140       | 1644 E Louise AV    | \$23,112          | \$14,419         | \$37,531           |
| 198-140-150       | 1608 E Louise AV    | \$23,851          | \$14,879         | \$38,730           |
| 198-160-010       | 1850 E Louise AV    | \$101,459         | \$63,295         | \$164,754          |
| 198-160-020       | 2050 E Louise AV    | \$151,376         | \$94,436         | \$245,812          |
| <b>Total Fees</b> |                     | <b>\$821,059</b>  | <b>\$512,221</b> | <b>\$1,333,280</b> |

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

Source: City of Lathrop

**FEE ADJUSTMENTS**

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

IX. CAPITAL FACILITY FEES

CITY OF LATHROP  
CAPITAL FACILITY FEES

Effective August 26,2024

**Table ES-4 - CFT NV Sewer Reimbursement CFFs**

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