

Table 1: Development Impact Fee Summary - Unincorporated and Spheres for All Cities

| Land Use | Animal Services | Behavioral Health | Criminal Justice | Detention | Emergency Services | Health | Library | Other County Facilities | Regional Parks | Neighborhood Parks ¹ | Sheriff ¹ | County-wide IT | RTIF | Admin Charge | Total Fee |
|--|-----------------|-------------------|------------------|-----------|--------------------|--------|---------|-------------------------|----------------|---------------------------------|----------------------|----------------|-----------|--------------|-----------|
| <u>Residential (Per Dwelling Unit)</u> | | | | | | | | | | | | | | | |
| Single Family | \$ 66 | \$ 145 | \$ 126 | \$ 926 | \$ 19 | \$ 293 | \$ 416 | \$ 1,513 | \$ 236 | \$ 511 | \$ 517 | \$ 44 | \$ 3,968 | \$ 88 | \$ 8,868 |
| Multifamily | 46 | 101 | 88 | 647 | 13 | 205 | 290 | 1,056 | 165 | 357 | 361 | 31 | 2,432 | 58 | 5,850 |
| <u>Nonresidential (Per Thousand Square Feet)</u> | | | | | | | | | | | | | | | |
| Office | N/A | \$ 40 | \$ 34 | \$ 261 | \$ 6 | \$ 83 | N/A | \$ 428 | N/A | N/A | \$ 146 | \$ 11 | \$ 3,200 | \$ 42 | \$ 4,251 |
| <u>Industrial²</u> | | | | | | | | | | | | | | | |
| Industrial (Small) | N/A | \$ 9 | \$ 8 | \$ 58 | \$ 1 | \$ 19 | N/A | \$ 95 | N/A | N/A | \$ 33 | \$ 3 | \$ 1,459 | \$ 17 | \$ 1,702 |
| Industrial (Large) | | | | | | | | | | | | | | | |
| Manufacturing | N/A | 13 | 11 | 84 | 2 | 27 | N/A | 137 | N/A | N/A | 47 | 4 | 1,536 | \$ 19 | \$ 1,880 |
| Distribution | N/A | 5 | 4 | 34 | 1 | 11 | N/A | 55 | N/A | N/A | 19 | 1 | 1,792 | 19 | 1,941 |
| Warehouse | N/A | 3 | 2 | 16 | 0.40 | 5 | N/A | 27 | N/A | N/A | 9 | 1 | 947 | 10 | 1,020 |
| <u>Commercial³</u> | | | | | | | | | | | | | | | |
| Small Retail | N/A | \$ 34 | \$ 29 | \$ 219 | \$ 5 | \$ 70 | N/A | \$ 359 | N/A | N/A | \$ 123 | \$ 10 | \$ 1,818 | \$ 27 | \$ 2,694 |
| Medium Retail | N/A | 34 | 29 | 219 | 5 | 70 | N/A | 359 | N/A | N/A | 123 | 10 | 2,714 | 36 | 3,599 |
| Shopping Center | N/A | 34 | 29 | 219 | 5 | 70 | N/A | 359 | N/A | N/A | 123 | 10 | 2,509 | 34 | 3,392 |
| Shopping Mall | N/A | 34 | 29 | 219 | 5 | 70 | N/A | 359 | N/A | N/A | 123 | 10 | 1,536 | 24 | 2,409 |
| Church | N/A | \$ 34 | \$ 29 | \$ 219 | \$ 5 | \$ 70 | N/A | \$ 359 | N/A | N/A | \$ 123 | \$ 10 | \$ 589 | \$ 14 | \$ 1,452 |
| Hospital | N/A | 34 | 29 | 219 | 5 | 70 | N/A | 359 | N/A | N/A | 123 | 10 | 1,050 | 19 | 1,918 |
| Nursing Home | N/A | 34 | 29 | 219 | 5 | 70 | N/A | 359 | N/A | N/A | 123 | 10 | 384 | 12 | 1,245 |
| <u>Special Cases⁴</u> | | | | | | | | | | | | | | | |
| Drive Through (per lane) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | \$ 15,949 | \$ 159 | \$ 16,108 |
| Gas Station (per pump) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 6,221 | 62 | 6,283 |
| Motel/Hotel (per room) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 640 | 6 | 646 |
| Golf Course (per acre) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 768 | 8 | 776 |

¹ Charged only in unincorporated areas.

² Small industrial is less than 20,000 sq. ft.; Any industrial above 20,000 square feet gets charged at the large industrial rate by land use (manufacturing, distribution or warehouse).

³ Small Retail is less than 50,000 sq. ft.; Medium Retail ranges from 50,000 -100,000 sq. ft.; Shopping Center ranges from 100,000 - 300,000 sq. ft.; Shopping Mall is greater than 300,000 sq. ft.

⁴ Charged as noted (per lane, per pump, per room or per acre), in addition to commercial fees (excluding RTIF).

Table 2: Development Impact Fee Summary - Cities of Ceres, Hughson, Modesto, Patterson and Waterford

| Land Use | Animal Services | Behavioral Health | Criminal Justice | Detention | Emergency Services | Health | Library | Other County Facilities | Regional Parks | Neighborhood Parks ¹ | Sheriff ¹ | County-wide IT | RTIF | Admin Charge | Total Fee |
|--|-----------------|-------------------|------------------|-----------|--------------------|--------|---------|-------------------------|----------------|---------------------------------|----------------------|----------------|-----------|--------------|-----------|
| <u>Residential (Per Dwelling Unit)</u> | | | | | | | | | | | | | | | |
| Single Family | \$ 66 | \$ 145 | \$ 126 | \$ 926 | \$ 19 | \$ 293 | \$ 416 | \$ 829 | \$ 236 | N/A | N/A | \$ 44 | \$ 3,968 | \$ 71 | \$ 7,139 |
| Multifamily | 46 | 101 | 88 | 647 | 13 | 205 | 290 | 579 | 165 | N/A | N/A | 31 | 2,432 | 46 | 4,643 |
| <u>Nonresidential (Per Thousand Square Feet)</u> | | | | | | | | | | | | | | | |
| Office | N/A | \$ 40 | \$ 34 | \$ 261 | \$ 6 | \$ 83 | N/A | \$ 235 | N/A | N/A | N/A | \$ 11 | \$ 3,200 | \$ 39 | \$ 3,909 |
| <u>Industrial²</u> | | | | | | | | | | | | | | | |
| Industrial (Small) | N/A | \$ 9 | \$ 8 | \$ 58 | \$ 1 | \$ 19 | N/A | \$ 52 | N/A | N/A | N/A | \$ 3 | \$ 1,459 | \$ 16 | \$ 1,625 |
| Industrial (Large) | | | | | | | | | | | | | | | |
| Manufacturing | N/A | 13 | 11 | 84 | 2 | 27 | N/A | 75 | N/A | N/A | N/A | 4 | 1,536 | \$ 18 | \$ 1,770 |
| Distribution | N/A | 5 | 4 | 34 | 1 | 11 | N/A | 30 | N/A | N/A | N/A | 1 | 1,792 | 19 | 1,897 |
| Warehouse | N/A | 3 | 2 | 16 | 0.40 | 5 | N/A | 15 | N/A | N/A | N/A | 1 | 947 | 10 | 999 |
| <u>Commercial³</u> | | | | | | | | | | | | | | | |
| Small Retail | N/A | \$ 34 | \$ 29 | \$ 219 | \$ 5 | \$ 70 | N/A | \$ 198 | N/A | N/A | N/A | \$ 10 | \$ 1,818 | \$ 24 | \$ 2,407 |
| Medium Retail | N/A | 34 | 29 | 219 | 5 | 70 | N/A | 198 | N/A | N/A | N/A | 10 | 2,714 | 33 | 3,312 |
| Shopping Center | N/A | 34 | 29 | 219 | 5 | 70 | N/A | 198 | N/A | N/A | N/A | 10 | 2,509 | 31 | 3,105 |
| Shopping Mall | N/A | 34 | 29 | 219 | 5 | 70 | N/A | 198 | N/A | N/A | N/A | 10 | 1,536 | 21 | 2,122 |
| Church | N/A | \$ 34 | \$ 29 | \$ 219 | \$ 5 | \$ 70 | N/A | \$ 198 | N/A | N/A | N/A | \$ 10 | \$ 589 | \$ 12 | \$ 1,166 |
| Hospital | N/A | 34 | 29 | 219 | 5 | 70 | N/A | 198 | N/A | N/A | N/A | 10 | 1,050 | 16 | 1,631 |
| Nursing Home | N/A | 34 | 29 | 219 | 5 | 70 | N/A | 198 | N/A | N/A | N/A | 10 | 384 | 9 | 958 |
| <u>Special Cases⁴</u> | | | | | | | | | | | | | | | |
| Drive Through (per lane) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | \$ 15,949 | \$ 159 | \$ 16,108 |
| Gas Station (per pump) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 6,221 | 62 | 6,283 |
| Motel/Hotel (per room) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 640 | 6 | 646 |
| Golf Course (per acre) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 768 | 8 | 776 |

¹ Charged only in unincorporated areas.

² Small industrial is less than 20,000 sq. ft.; Any industrial above 20,000 square feet gets charged at the large industrial rate by land use (manufacturing, distribution or warehouse).

³ Small Retail is less than 50,000 sq. ft.; Medium Retail ranges from 50,000 -100,000 sq. ft.; Shopping Center ranges from 100,000 - 300,000 sq. ft.; Shopping Mall is greater than 300,000 sq. ft.

⁴ Charged as noted (per lane, per pump, per room or per acre), in addition to commercial fees (excluding RTIF).

Table 3: Development Impact Fee Summary - Cities of Turlock, Oakdale, Newman and Riverbank

| Land Use | Animal Services | Behavioral Health | Criminal Justice | Detention | Emergency Services | Health | Library | Other County Facilities | Regional Parks | Neighborhood Parks ¹ | Sheriff ¹ | County-wide IT | RTIF | Admin Charge | Total Fee |
|--|-----------------|-------------------|------------------|-----------|--------------------|--------|---------|-------------------------|----------------|---------------------------------|----------------------|----------------|-----------|--------------|-----------|
| <u>Residential (Per Dwelling Unit)</u> | | | | | | | | | | | | | | | |
| Single Family | N/A | \$ 145 | \$ 126 | \$ 926 | \$ 19 | \$ 293 | \$ 416 | \$ 829 | \$ 236 | N/A | N/A | \$ 44 | \$ 3,968 | \$ 70 | \$ 7,072 |
| Multifamily | N/A | 101 | 88 | 647 | 13 | 205 | 290 | 579 | 165 | N/A | N/A | 31 | 2,432 | 46 | 4,597 |
| <u>Nonresidential (Per Thousand Square Feet)</u> | | | | | | | | | | | | | | | |
| Office | N/A | \$ 40 | \$ 34 | \$ 261 | \$ 6 | \$ 83 | N/A | \$ 235 | N/A | N/A | N/A | \$ 11 | \$ 3,200 | \$ 39 | \$ 3,909 |
| <u>Industrial²</u> | | | | | | | | | | | | | | | |
| Industrial (Small) | N/A | \$ 9 | \$ 8 | \$ 58 | \$ 1 | \$ 19 | N/A | \$ 52 | N/A | N/A | N/A | \$ 3 | \$ 1,459 | \$ 16 | \$ 1,625 |
| Industrial (Large) | | | | | | | | | | | | | | | |
| Manufacturing | N/A | 13 | 11 | 84 | 2 | 27 | N/A | 75 | N/A | N/A | N/A | 4 | 1,536 | \$ 18 | \$ 1,770 |
| Distribution | N/A | 5 | 4 | 34 | 1 | 11 | N/A | 30 | N/A | N/A | N/A | 1 | 1,792 | 19 | 1,897 |
| Warehouse | N/A | 3 | 2 | 16 | 0.40 | 5 | N/A | 15 | N/A | N/A | N/A | 1 | 947 | 10 | 999 |
| <u>Commercial³</u> | | | | | | | | | | | | | | | |
| Small Retail | N/A | \$ 34 | \$ 29 | \$ 219 | \$ 5 | \$ 70 | N/A | \$ 198 | N/A | N/A | N/A | \$ 10 | \$ 1,818 | \$ 24 | \$ 2,407 |
| Medium Retail | N/A | 34 | 29 | 219 | 5 | 70 | N/A | 198 | N/A | N/A | N/A | 10 | 2,714 | 33 | 3,312 |
| Shopping Center | N/A | 34 | 29 | 219 | 5 | 70 | N/A | 198 | N/A | N/A | N/A | 10 | 2,509 | 31 | 3,105 |
| Shopping Mall | N/A | 34 | 29 | 219 | 5 | 70 | N/A | 198 | N/A | N/A | N/A | 10 | 1,536 | 21 | 2,122 |
| Church | N/A | \$ 34 | \$ 29 | \$ 219 | \$ 5 | \$ 70 | N/A | \$ 198 | N/A | N/A | N/A | \$ 10 | \$ 589 | \$ 12 | \$ 1,166 |
| Hospital | N/A | 34 | 29 | 219 | 5 | 70 | N/A | 198 | N/A | N/A | N/A | 10 | 1,050 | 16 | 1,631 |
| Nursing Home | N/A | 34 | 29 | 219 | 5 | 70 | N/A | 198 | N/A | N/A | N/A | 10 | 384 | 9 | 958 |
| <u>Special Cases⁴</u> | | | | | | | | | | | | | | | |
| Drive Through (per lane) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | \$ 15,949 | \$ 159 | \$ 16,108 |
| Gas Station (per pump) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 6,221 | 62 | 6,283 |
| Motel/Hotel (per room) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 640 | 6 | 646 |
| Golf Course (per acre) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 768 | 8 | 776 |

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² Small industrial is less than 20,000 sq. ft.; Any industrial above 20,000 square feet gets charged at the large industrial rate by land use (manufacturing, distribution or warehouse).

³ Small Retail is less than 50,000 sq. ft.; Medium Retail ranges from 50,000 -100,000 sq. ft.; Shopping Center ranges from 100,000 - 300,000 sq. ft.; Shopping Mall is greater than 300,000 sq. ft.

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