

Table 1: Development Impact Fee Summary - Unincorporated

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	\$ 72	\$ 148	\$ 132	\$ 816	\$ 22	\$ 303	\$ 413	\$ 1,614	\$ 344	\$ 507	\$ 539	\$ 47	\$ 4,379	\$ 93	\$ 9,429
Multifamily	51	103	92	570	15	211	288	1,126	239	354	376	33	2,684	61	6,203
<u>Nonresidential (Per Thousand Square Feet)</u>															
Office	N/A	\$ 43	\$ 37	\$ 230	\$ 6	\$ 86	N/A	\$ 453	N/A	N/A	\$ 152	\$ 14	\$ 3,531	\$ 46	\$ 4,598
Industrial															
Industrial (Small)	N/A	\$ 10	\$ 8	\$ 51	\$ 1	\$ 19	N/A	\$ 101	N/A	N/A	\$ 34	\$ 3	\$ 1,610	\$ 18	\$ 1,855
Industrial (Large)															
Manufacturing	N/A	14	12	74	2	28	N/A	145	N/A	N/A	49	5	1,695	20	2,044
Distribution	N/A	6	5	30	1	11	N/A	58	N/A	N/A	20	2	1,978	21	2,132
Warehouse	N/A	3	2	14	0.40	5	N/A	28	N/A	N/A	10	1	1,045	11	1,119
Commercial ²															
Small Retail	N/A	\$ 36	\$ 31	\$ 193	\$ 5	\$ 72	N/A	\$ 381	N/A	N/A	\$ 128	\$ 12	\$ 2,006	\$ 29	\$ 2,893
Medium Retail	N/A	36	31	193	5	72	N/A	381	N/A	N/A	128	12	2,995	39	3,892
Shopping Center	N/A	36	31	193	5	72	N/A	381	N/A	N/A	128	12	2,769	36	3,663
Shopping Mall	N/A	36	31	193	5	72	N/A	381	N/A	N/A	128	12	1,695	26	2,579
Church	N/A	\$ 36	\$ 31	\$ 193	\$ 5	\$ 72	N/A	\$ 381	N/A	N/A	\$ 128	\$ 12	\$ 650	\$ 15	\$ 1,523
Hospital	N/A	36	31	193	5	72	N/A	381	N/A	N/A	128	12	1,158	20	2,036
Nursing Home	N/A	36	31	193	5	72	N/A	381	N/A	N/A	128	12	424	13	1,295
<u>Special Cases³</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	\$ 17,600	\$ 176	\$ 17,776
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	6,865	69	6,934
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	706	7	713
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	848	8	856

¹ Charged only in unincorporated areas.

² 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.

³ 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	\$ 148	\$ 132	\$ 816	\$ 22	\$ 303	\$ 413	\$ 879	\$ 344	N/A	N/A	\$ 47	\$ 4,379	\$ 76	\$ 7,559
Multifamily	N/A	103	92	570	15	211	288	614	239	N/A	N/A	33	2,684	49	4,898
<u>Nonresidential (Per Thousand Square Feet)</u>															
Office	N/A	\$ 43	\$ 37	\$ 230	\$ 6	\$ 86	N/A	\$ 247	N/A	N/A	N/A	\$ 14	\$ 3,531	\$ 42	\$ 4,236
Industrial															
Industrial (Small)	N/A	\$ 10	\$ 8	\$ 51	\$ 1	\$ 19	N/A	\$ 55	N/A	N/A	N/A	\$ 3	\$ 1,610	\$ 18	\$ 1,775
Industrial (Large)															
Manufacturing	N/A	14	12	74	2	28	N/A	79	N/A	N/A	N/A	5	1,695	19	1,928
Distribution	N/A	6	5	30	1	11	N/A	32	N/A	N/A	N/A	2	1,978	21	2,086
Warehouse	N/A	3	2	14	0.40	5	N/A	15	N/A	N/A	N/A	1	1,045	11	1,096
Commercial ²															
Small Retail	N/A	\$ 36	\$ 31	\$ 193	\$ 5	\$ 72	N/A	\$ 207	N/A	N/A	N/A	\$ 12	\$ 2,006	\$ 26	\$ 2,588
Medium Retail	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	2,995	36	3,587
Shopping Center	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	2,769	33	3,358
Shopping Mall	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	1,695	23	2,274
Church	N/A	\$ 36	\$ 31	\$ 193	\$ 5	\$ 72	N/A	\$ 207	N/A	N/A	N/A	\$ 12	\$ 650	\$ 12	\$ 1,218
Hospital	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	1,158	17	1,731
Nursing Home	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	424	10	990
<u>Special Cases³</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	\$ 17,600	\$ 176	\$ 17,776
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	6,865	69	6,934
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	706	7	713
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	848	8	856

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² 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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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	\$ 72	\$ 148	\$ 132	\$ 816	\$ 22	\$ 303	\$ 413	\$ 879	\$ 344	N/A	N/A	\$ 47	\$ 4,379	\$ 76	\$ 7,631
Multifamily	51	103	92	570	15	211	288	614	239	N/A	N/A	33	2,684	49	4,949
<u>Nonresidential (Per Thousand Square Feet)</u>															
Office	N/A	\$ 43	\$ 37	\$ 230	\$ 6	\$ 86	N/A	\$ 247	N/A	N/A	N/A	\$ 14	\$ 3,531	\$ 42	\$ 4,236
Industrial															
Industrial (Small)	N/A	\$ 10	\$ 8	\$ 51	\$ 1	\$ 19	N/A	\$ 55	N/A	N/A	N/A	\$ 3	\$ 1,610	\$ 18	\$ 1,775
Industrial (Large)															
Manufacturing	N/A	14	12	74	2	28	N/A	79	N/A	N/A	N/A	5	1,695	19	1,928
Distribution	N/A	6	5	30	1	11	N/A	32	N/A	N/A	N/A	2	1,978	21	2,086
Warehouse	N/A	3	2	14	0.40	5	N/A	15	N/A	N/A	N/A	1	1,045	11	1,096
Commercial ²															
Small Retail	N/A	\$ 36	\$ 31	\$ 193	\$ 5	\$ 72	N/A	\$ 207	N/A	N/A	N/A	\$ 12	\$ 2,006	\$ 26	\$ 2,588
Medium Retail	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	2,995	36	3,587
Shopping Center	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	2,769	33	3,358
Shopping Mall	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	1,695	23	2,274
Church	N/A	\$ 36	\$ 31	\$ 193	\$ 5	\$ 72	N/A	\$ 207	N/A	N/A	N/A	\$ 12	\$ 650	\$ 12	\$ 1,218
Hospital	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	1,158	17	1,731
Nursing Home	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	424	10	990
<u>Special Cases³</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	\$ 17,600	\$ 176	\$ 17,776
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	6,865	69	6,934
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	706	7	713
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	848	8	856

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