

City of Turlock



Development Impact Fees

Effective Dates: 1-Apr-23 to 30-Jun-23

Table of Contents

| | |
|---|----|
| Street Light Development Fees..... | 1 |
| Sewer Development Fees..... | 2 |
| Water Development Fees..... | 4 |
| Master Storm Development Fees..... | 5 |
| Building Permit Tax Fees..... | 7 |
| Capital Facility Development Fees..... | 8 |
| Northwest Triangle Specific Plan Area Fees..... | 9 |
| North Area Master Plan Fees..... | 10 |
| Northeast Area Master Plan Fees..... | 11 |
| East Tuolumne Master Plan Fees..... | 12 |
| Morgan Ranch Master Plan Fees..... | 13 |
| Westside Industrial Specific Plan Fees..... | 14 |
| Park Improvement Fees..... | 15 |

List of Maps

- CFF Zones of Benefit
- General Map of Master/Specific Plans
- East Tuolumne Master Plan Area
- Morgan Ranch Master Plan Area
- Northeast Turlock Master Plan Area
- Northwest Triangle Specific Plan Area
- North Turlock Master Plan (North Area Master Plan) Area
- Westside Industrial Specific Plan Area

STREET LIGHT DEVELOPMENT FEES

| | | | | |
|-----------------|------|-----------------|----|------------------|
| Dates Effective | From | 1-Apr-23 | To | 30-Jun-23 |
|-----------------|------|-----------------|----|------------------|

| STREET LIGHT DEVELOPMENT FEES | | | | | | | |
|---|------------|-----------------------|----------|-----------|-----------|----------------|-----------------|
| Land Use | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| Non Arterial | TMC 7-5-02 | Linear Ft of Frontage | \$3.75 | 390.25 | 1213.73 | \$11.66 | Building Permit |
| Arterial | TMC 7-5-02 | Linear Ft of Frontage | \$7.50 | 390.25 | 1213.73 | \$23.33 | Building Permit |
| This fee is to pay for the installation of street lights, either existing or to be placed when the parcel being developed has not either paid or installed street lights on the street. | | | | | | | |

SEWER DEVELOPMENT FEES

New Fee (All development without vesting prior to Oct 27, 2003)

| | | | | |
|-----------------|------|-----------------|----|------------------|
| Dates Effective | From | 1-Apr-23 | To | 30-Jun-23 |
|-----------------|------|-----------------|----|------------------|

| Waste Water Plant Capacity | | | | | | | |
|---|-------------|------------------------------|----------------|-----------|-----------|-----------------------|-----------------|
| Land Use | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| Substantial Industrial Users <small>(flow rates greater or equal to 25,000 gallons/day)</small> | TMC 6-4-502 | Flow (MGD) | \$2,461,000.00 | 619.37 | 1,213.73 | \$4,822,625.46 | Building Permit |
| | TMC 6-4-502 | BOD (lbs/day) | \$331.00 | 619.37 | 1,213.73 | \$648.63 | Building Permit |
| | TMC 6-4-502 | SS (lbs/day) | \$49.00 | 619.37 | 1,213.73 | \$96.02 | Building Permit |
| Commercial & Light Industrial <small>(flow rate less than 25,000 gal./day)</small> | TMC 6-4-502 | Fixture Units (0-25) | \$1,355.18 | 619.37 | 1,213.73 | \$2,655.64 | Building Permit |
| | TMC 6-4-502 | Fixture Units (Each Over 25) | \$54.21 | 619.37 | 1,213.73 | \$106.23 | Building Permit |
| Residential <small>(assumes 34 fixture units)</small> | TMC 6-4-502 | Dwelling Unit | \$1,843.09 | 619.37 | 1,213.73 | \$3,611.76 | Building Permit |
| | TMC 6-4-502 | Fixture Units | \$54.21 | 619.37 | 1,213.73 | \$106.23 | Building Permit |
| Hospitals/Convalescent | TMC 6-4-502 | Bed | \$361.38 | 619.37 | 1,213.73 | \$708.17 | Building Permit |
| Restaurants | TMC 6-4-502 | Seats (0-40) | \$3,613.80 | 619.37 | 1,213.73 | \$7,081.68 | Building Permit |
| | TMC 6-4-502 | Seats (each over 40) | \$90.34 | 619.37 | 1,213.73 | \$177.03 | Building Permit |
| Schools | TMC 6-4-502 | Per 15 SF of Classroom | \$72.28 | 619.37 | 1,213.73 | \$141.64 | Building Permit |

The Wastewater Plant Capacity Fee is to pay for the sewer treatment plant capacity due to the added sewer flow to the system created by the growth of the development. Additions are covered under TMC 6-4-503.

| SEWER FRONTAGE FEE | | | | | | | |
|--------------------------------|-------------|---------------|------------|-----------|-----------|-------------------|-----------------------|
| Land Use | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| Low Density Residential | TMC 6-4-603 | Per Lot | \$1,000.00 | 584.81 | 1,213.73 | \$2,075.43 | Building/Sewer Permit |
| | TMC 6-4-603 | Front Footage | \$20.00 | 584.81 | 1,213.73 | \$41.51 | Building/Sewer Permit |
| All other Land Uses | TMC 6-4-603 | Front Footage | \$20.00 | 584.81 | 1,213.73 | \$41.51 | Building/Sewer Permit |

Sewer Frontage Fee is for the purpose of buying into the sewer line that exists in the roadway adjacent to the property. The fee is suppose to simulate 1/2 of the cost of constructing the sewer line. This fee is also used to reimburse the installer of the line under separate reimbursement agreements with the installer of the line.

| SEWER CONNECTION FEE | | | | | | | |
|-------------------------------|-------------|-------------|----------|-----------|-----------|-------------------|--------------|
| Service Size | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| Four inch (4") Service | TMC 6-4-602 | Per Service | 1,500.00 | 519.06 | 1,213.73 | \$3,507.48 | Sewer Permit |
| Larger than 4" Service | TMC 6-4-602 | Per Service | Estimate | N/A | N/A | ESTIMATE | Sewer Permit |

Sewer Connection Charges are the City of Turlock work forces costs for the installation of the service. The payment is made at the time a Sewer Permit is executed which is a work order for the installation of the sewer service to the property line of the requested property.

| SEWER TRUNK CAPACITY FEE | | | | | | | |
|--|-------------|--------------------------|----------|-----------|-----------|-----------------|-----------------|
| <i>(Vested Rights prior to June 11th, 2016 which did not expired prior to application of permit)</i> | | | | | | | |
| Land Use | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| Residential | TMC 6-4-604 | Dwelling Unit | \$126.72 | 519.06 | 1,213.73 | \$296.31 | Building Permit |
| Non-Residential & Remodel / Additions | TMC 6-4-604 | Per Fixture Unit 01-15 | \$5.28 | 519.06 | 1,213.73 | \$12.35 | Building Permit |
| | TMC 6-4-604 | Per Fixture Unit 16-50 | \$2.64 | 519.06 | 1,213.73 | \$6.17 | Building Permit |
| | TMC 6-4-604 | Per Fixture Unit over 50 | \$1.32 | 519.06 | 1,213.73 | \$3.09 | Building Permit |

The Sewer Trunk Capacity Fee is to pay for the construction of future Sewer Trunk lines or the oversizing of normal sewer size lines to become Sewer Trunk Lines.

SEWER TRUNK CAPACITY DEVELOPMENT FEES

| | | | | |
|-----------------|------|----------|----|-----------|
| Dates Effective | From | 1-Apr-23 | To | 30-Jun-23 |
|-----------------|------|----------|----|-----------|

(Vested Rights After June 11th, 2016 or Vested Rights expired Before June 11th, 2016)

| SEWER TRUNK CAPACITY DEVELOPMENT FEES | | | | | | | |
|---|-------------|---------------------|------------|-----------|-----------|------------|-----------------|
| General Plan Land Use | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| Very Low Density Residential | Res. 16-073 | Dwelling Unit | \$2,257.76 | 881.34 | 1213.73 | \$3,109.26 | Building Permit |
| Low Density Residential | Res. 16-073 | Dwelling Unit | \$2,257.76 | 881.34 | 1213.73 | \$3,109.26 | Building Permit |
| Low-Medium Density Residential | Res. 16-073 | Dwelling Unit | \$2,257.76 | 881.34 | 1213.73 | \$3,109.26 | Building Permit |
| Medium Density Residential | Res. 16-073 | Dwelling Unit | \$1,787.05 | 881.34 | 1213.73 | \$2,461.02 | Building Permit |
| High Density Residential | Res. 16-073 | Dwelling Unit | \$1,504.83 | 881.34 | 1213.73 | \$2,072.36 | Building Permit |
| Commercial/Industrial and Mixed Use | | | | | | | |
| Downtown | Res. 16-073 | 1,000 Bldg. Sq. Ft. | \$188.49 | 881.34 | 1213.73 | \$259.58 | Building Permit |
| Neighborhood Center | Res. 16-073 | 1,000 Bldg. Sq. Ft. | \$777.31 | 881.34 | 1213.73 | \$1,070.47 | Building Permit |
| Office | Res. 16-073 | 1,000 Bldg. Sq. Ft. | \$470.71 | 881.34 | 1213.73 | \$648.23 | Building Permit |
| Community Commercial/Office | Res. 16-073 | 1,000 Bldg. Sq. Ft. | \$564.44 | 881.34 | 1213.73 | \$777.31 | Building Permit |
| Community Commercial | Res. 16-073 | 1,000 Bldg. Sq. Ft. | \$658.17 | 881.34 | 1213.73 | \$906.39 | Building Permit |
| Highway Commercial | Res. 16-073 | 1,000 Bldg. Sq. Ft. | \$470.71 | 881.34 | 1213.73 | \$648.23 | Building Permit |
| Heavy Commercial | Res. 16-073 | 1,000 Bldg. Sq. Ft. | \$470.71 | 881.34 | 1213.73 | \$648.23 | Building Permit |
| Business Park | Res. 16-073 | 1,000 Bldg. Sq. Ft. | \$470.71 | 881.34 | 1213.73 | \$648.23 | Building Permit |
| Industrial | Res. 16-073 | 1,000 Bldg. Sq. Ft. | \$1,222.61 | 881.34 | 1213.73 | \$1,683.71 | Building Permit |
| <p>The Sewer Trunk Capacity Fee is to pay for the construction of future Sewer Trunk lines or the oversizing of normal sewer size lines to become Sewer Trunk Lines.</p> | | | | | | | |

WATER DEVELOPMENT FEES

New Fee (All development without vesting prior to June 26, 2004)

| | | | | |
|-----------------|------|-----------------|----|------------------|
| Dates Effective | From | 1-Apr-23 | To | 30-Jun-23 |
|-----------------|------|-----------------|----|------------------|

| WATER GRID | | | | | | | |
|------------|----------------|---------|--------------|-----------|-----------|---------------------|-----------------|
| Meter Size | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| 1" or Less | Ord. 1026 - CS | Service | \$2,048.00 | 615.36 | 1,213.73 | \$4,039.46 | Building Permit |
| 1 1/2" | Ord. 1026 - CS | Service | \$6,554.00 | 615.36 | 1,213.73 | \$12,927.05 | Building Permit |
| 2" | Ord. 1026 - CS | Service | \$8,193.00 | 615.36 | 1,213.73 | \$16,159.79 | Building Permit |
| 3" | Ord. 1026 - CS | Service | \$18,434.00 | 615.36 | 1,213.73 | \$36,359.04 | Building Permit |
| 4" | Ord. 1026 - CS | Service | \$51,205.00 | 615.36 | 1,213.73 | \$100,996.24 | Building Permit |
| 6" | Ord. 1026 - CS | Service | \$102,410.00 | 615.36 | 1,213.73 | \$201,992.47 | Building Permit |
| 8" | Ord. 1026 - CS | Service | \$180,242.00 | 615.36 | 1,213.73 | \$355,507.54 | Building Permit |
| 10" | Ord. 1026 - CS | Service | \$286,748.00 | 615.36 | 1,213.73 | \$565,578.93 | Building Permit |

Water Grid fees are for the Purpose of buying into the City of Turlock Water System. The system is made up of a number of deep wells and water transmission lines. This fee is used to construct future Water Wells that will need to be developed due to the impact of growth. In addition the fee pays for the oversizing of water lines so that a grid system can be maintained to provide adequate water pressure and volume throughout the City for fire fighting, domestic, commercial and industrial needs.

| WATER FRONTAGE FEE | | | | | | | |
|--------------------|----------------|---------------|----------|-----------|-----------|----------------|----------------------------------|
| Land Use | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| All Land Uses | Ord. 1026 - CS | Front Footage | \$25.00 | 615.36 | 1,213.73 | \$49.31 | Map Recording or Building Permit |

Water Frontage is for the purpose of buying into the water line that exists in the roadway adjacent to the property. The fee is suppose to simulate 1/2 of the cost of constructing the water line. This fee is also used to reimburse the installer of the line under separate reimbursement agreements with the installer of the line.

| WATER CONNECTION CHARGES | | | | | | | |
|--------------------------|---|-------------------|-------------------|----------|----------------|--------------|--|
| Street Right of Way | Service Size (Costs Include Meter Installation) | | | | Authority | When Due | |
| | 1" or Less | 1 1/2" | 2" | Over 2" | | | |
| Local Street | \$2,250.00 | \$3,000.00 | \$3,150.00 | Estimate | Ord. 1026 - CS | Water Permit | |
| Collector Street | \$2,450.00 | \$3,600.00 | \$3,750.00 | Estimate | Ord. 1026 - CS | Water Permit | |
| Arterial Street | \$3,500.00 | \$4,200.00 | \$4,350.00 | Estimate | Ord. 1026 - CS | Water Permit | |

Water Connection Charges are the City of Turlock work forces costs for the installation of the service and meter. The payment is made at the time a Water Permit is executed which is a work order for the installation of the water service to the property line of the requested property.

| WATER METER CHARGES | | | | | | | |
|---------------------|---------|-------------------------------|------------|-----------------|----------------|-------------------------------------|--|
| Meter Size | Basis | Charges | | Charges | Authority | When Due | |
| | | Box & Installation Cost | Meter Drop | | | | |
| 3/4 Inch | Service | N/A, Installed by Developer | \$415.00 | \$415.00 | Res. 2023-054 | Building Permit or the Water Permit | |
| 1 Inch | Service | N/A, Installed by Developer | \$427.00 | \$427.00 | Res. 2023-054 | Building Permit or the Water Permit | |
| 1-1/2 Inch | Service | N/A, Installed by Developer | \$610.00 | \$610.00 | Res. 2023-054 | Building Permit or the Water Permit | |
| 2 Inch | Service | N/A, Installed by Developer | \$710.00 | \$710.00 | Res. 2023-054 | Building Permit or the Water Permit | |
| Over 2 Inch | Service | N/A, Installed on RP Assembly | Estimate | Estimate | Ord. 1026 - CS | Building Permit or the Water Permit | |

Water Meter Charges pay for the City of Turlock Work Forces to buy and install the meter at the requested location.

MASTER STORM DEVELOPMENT FEES

| | | | | |
|-----------------|------|-----------------|----|------------------|
| Dates Effective | From | 1-Apr-23 | To | 30-Jun-23 |
|-----------------|------|-----------------|----|------------------|

(Vested Rights prior to June 11th, 2016 which did not expired prior to application of permit)

| MASTER STORM DEVELOPMENT FEES | | | | | | | |
|-----------------------------------|-------------|---------------------|------------|-----------|-----------|--------------------|-----------------|
| Land Use | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| Low Density Residential | Res. 95-135 | Per Gross Acre | \$3,790.50 | 519.06 | 1213.73 | \$8,863.41 | Final Map |
| Medium Density Residential | Res. 95-135 | Per Gross Acre | \$6,638.98 | 519.06 | 1213.73 | \$15,524.08 | Final Map |
| High Density Residential | Res. 95-135 | Per Gross Acre | \$6,638.98 | 519.06 | 1213.73 | \$15,524.08 | Final Map |
| Commercial | Res. 95-135 | Per Gross Acre | \$9,496.45 | 519.06 | 1213.73 | \$22,205.77 | Final Map |
| Office | Res. 95-135 | Per Gross Acre | \$9,496.45 | 519.06 | 1213.73 | \$22,205.77 | Final Map |
| Industrial | Res. 95-135 | Per Gross Acre | \$9,496.45 | 519.06 | 1213.73 | \$22,205.77 | Final Map |
| Permits/Additions | Res. 95-135 | Per Sqft Impervious | \$0.23 | 519.06 | 1213.73 | \$0.54 | Building Permit |

The Master Storm Drain Fee is used to pay for the backbone storm drainage system. All development pays towards this system even though it may not be available for connection. This fee does not pay for local serving lines.

MASTER STORM DEVELOPMENT FEES

| | | | | |
|-----------------|------|----------|----|-----------|
| Dates Effective | From | 1-Apr-23 | To | 30-Jun-23 |
|-----------------|------|----------|----|-----------|

(Vested Rights After June 11th, 2016 or Vested Rights expired Before June 11th, 2016)

| MASTER STORM DEVELOPMENT FEES | | | | | | | |
|--|-------------|-----------------|-------------|-----------|-----------|-------------|---------------------------|
| General Plan Land Use | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| Very Low Density Residential | Res. 16-074 | Gross Dev. Acre | \$4,748.30 | 881.34 | 1,213.73 | \$6,539.08 | Building Permit/Final Map |
| Low Density Residential | Res. 16-074 | Gross Dev. Acre | \$5,616.59 | 881.34 | 1,213.73 | \$7,734.84 | Building Permit/Final Map |
| Low-Medium Density Residential | Res. 16-074 | Gross Dev. Acre | \$7,596.25 | 881.34 | 1,213.73 | \$10,461.11 | Building Permit/Final Map |
| Medium Density Residential | Res. 16-074 | Gross Dev. Acre | \$9,495.57 | 881.34 | 1,213.73 | \$13,076.74 | Building Permit/Final Map |
| High Density Residential | Res. 16-074 | Gross Dev. Acre | \$11,394.89 | 881.34 | 1,213.73 | \$15,692.38 | Building Permit/Final Map |
| Commercial/Industrial and Mixed Use | | | | | | | |
| Downtown | Res. 16-074 | Gross Dev. Acre | \$15,193.53 | 881.34 | 1,213.73 | \$20,923.64 | Building Permit/Final Map |
| Neighborhood Center | Res. 16-074 | Gross Dev. Acre | \$20,923.65 | 881.34 | 1,213.73 | \$28,814.83 | Building Permit/Final Map |
| Medium Density Residential/Office | Res. 16-074 | Gross Dev. Acre | \$10,445.23 | 881.34 | 1,213.73 | \$14,384.56 | Building Permit/Final Map |
| High Density Residential/Office | Res. 16-074 | Gross Dev. Acre | \$13,294.21 | 881.34 | 1,213.73 | \$18,308.01 | Building Permit/Final Map |
| Community Commercial/Office/High Density Residential | Res. 16-074 | Gross Dev. Acre | \$13,294.21 | 881.34 | 1,213.73 | \$18,308.01 | Building Permit/Final Map |
| Office | Res. 16-074 | Gross Dev. Acre | \$13,294.21 | 881.34 | 1,213.73 | \$18,308.01 | Building Permit/Final Map |
| Community Commercial/Office | Res. 16-074 | Gross Dev. Acre | \$13,294.21 | 881.34 | 1,213.73 | \$18,308.01 | Building Permit/Final Map |
| Community Commercial | Res. 16-074 | Gross Dev. Acre | \$15,193.53 | 881.34 | 1,213.73 | \$20,923.64 | Building Permit/Final Map |
| Highway Commercial | Res. 16-074 | Gross Dev. Acre | \$15,193.53 | 881.34 | 1,213.73 | \$20,923.64 | Building Permit/Final Map |
| Heavy Commercial | Res. 16-074 | Gross Dev. Acre | \$15,193.53 | 881.34 | 1,213.73 | \$20,923.64 | Building Permit/Final Map |
| Business Park | Res. 16-074 | Gross Dev. Acre | \$15,193.53 | 881.34 | 1,213.73 | \$20,923.64 | Building Permit/Final Map |
| Industrial | Res. 16-074 | Gross Dev. Acre | \$13,294.21 | 881.34 | 1,213.73 | \$18,308.01 | Building Permit/Final Map |
| <p>The Master Storm Drain Fee is used to pay for the backbone storm drainage system. All development pays towards this system even though it may not be available for connection. This fee does not pay for local serving lines.</p> | | | | | | | |

BUILDING PERMIT TAX FEES

| | | | | |
|-----------------|------|----------|----|-----------|
| Dates Effective | From | 1-Apr-23 | To | 30-Jun-23 |
|-----------------|------|----------|----|-----------|

| BUILDING PERMIT TAX FEES | | | | | | | |
|---|-----------|------------------------------|----------|-----------|-----------|----------------|------------------------|
| <i>Water Well, Transportation, Traffic Signal, Public Safety, & Park Development</i> | | | | | | | |
| Land Use | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| Residential | TMC 3-9 | Per Number of Bedrooms | N/A | | N/A | | Building Permit |
| 1 - Bedroom | | | | | | \$75.00 | |
| 2 - Bedroom | | | | | | \$100.00 | |
| 3 - Bedroom | | | | | | \$125.00 | |
| 4 & Above - Bedroom | | | | | | \$150.00 | |
| Fee is divided 5 ways into the Water Well, Transportation, Traffic Signal, Public Safety, and Park Development Taxes Accounts | | | | | | | |
| | | | | | | | |
| Non Residential | TMC 3-9 | Per Number of Parking Stalls | N/A | N/A | N/A | \$12.00 | Building Permit |
| Fee is divided 4 ways into the Water Well, Transportation, Traffic Signal, & Public Safety Taxes Accounts | | | | | | | |

CAPITAL FACILITY DEVELOPMENT FEES

Transportation, Police, General Government, & Fire

(Vested Rights After November 12th, 2013 or Vested Rights expired Before November 12th, 2013)

| | | | | |
|-----------------|------|----------|----|-----------|
| Dates Effective | From | 1-Apr-23 | To | 30-Jun-23 |
|-----------------|------|----------|----|-----------|

CAPITAL FACILITY DEVELOPMENT FEES^[1]

| Land Use | Authority | Basis | Original | | Current | | When Due |
|--|--------------------|------------------------------|-------------|-----------|-----------|-------------|-----------------|
| | | | Charge | ENR Index | ENR Index | Charge | |
| RESIDENTIAL | | | | | | | |
| Single Family Residential^[2] | Res. 13-202 | Per Unit | | | | | |
| Downtown/PPA | | | \$10,298.97 | 820.85 | 1213.73 | \$15,228.32 | Building Permit |
| Master Plan Areas | | | \$12,567.03 | 820.85 | 1213.73 | \$18,581.93 | Building Permit |
| City Infill | | | \$11,233.18 | 820.85 | 1213.73 | \$16,609.67 | Building Permit |
| Multifamily Residential^[2] | Res. 13-202 | Per Unit | | | | | |
| Downtown/PPA | | | \$7,410.85 | 820.85 | 1213.73 | \$10,957.87 | Building Permit |
| Master Plan Areas | | | \$9,061.94 | 820.85 | 1213.73 | \$13,399.22 | Building Permit |
| City Infill | | | \$8,062.84 | 820.85 | 1213.73 | \$11,921.92 | Building Permit |
| Senior Assisted Living | Res. 13-202 | Per Unit | | | | | |
| Downtown/PPA | | | \$2,939.62 | 820.85 | 1213.73 | \$4,346.60 | Building Permit |
| Master Plan Areas | | | \$3,593.67 | 820.85 | 1213.73 | \$5,313.69 | Building Permit |
| City Infill | | | \$3,201.24 | 820.85 | 1213.73 | \$4,733.44 | Building Permit |
| 2nd Unit/Accessory Unit | Res. 13-202 | Per Unit | | | | | |
| Downtown/PPA | | | \$5,722.68 | 820.85 | 1213.73 | \$8,461.70 | Building Permit |
| Master Plan Areas | | | \$6,931.90 | 820.85 | 1213.73 | \$10,249.69 | Building Permit |
| City Infill | | | \$6,293.30 | 820.85 | 1213.73 | \$9,305.44 | Building Permit |
| Mobile Home Dwelling | Res. 13-202 | Per Bed | | | | | |
| Downtown/PPA | | | \$5,456.94 | 820.85 | 1213.73 | \$8,068.77 | Building Permit |
| Master Plan Areas | | | \$6,664.10 | 820.85 | 1213.73 | \$9,853.71 | Building Permit |
| City Infill | | | \$5,946.19 | 820.85 | 1213.73 | \$8,792.19 | Building Permit |
| NON RESIDENTIAL^[3] | | | | | | | |
| Commercial/Retail < 100,000 sq. ft. | | Per 1,000 sq. ft. | | | | | |
| Downtown/PPA | | | \$11,091.04 | 820.85 | 1213.73 | \$16,399.50 | Building Permit |
| Master Plan Areas | | | \$13,366.31 | 820.85 | 1213.73 | \$19,763.77 | Building Permit |
| City Infill | | | \$12,269.36 | 820.85 | 1213.73 | \$18,141.79 | Building Permit |
| Commercial/Retail ≥ 100,000 sq. ft. | | Per 1,000 sq. ft. | | | | | |
| Downtown/PPA | | | \$11,044.69 | 820.85 | 1213.73 | \$16,330.96 | Building Permit |
| Master Plan Areas | | | \$13,304.51 | 820.85 | 1213.73 | \$19,672.39 | Building Permit |
| City Infill | | | \$12,223.01 | 820.85 | 1213.73 | \$18,073.26 | Building Permit |
| Gas Station | | Per VFP^[4] | | | | | |
| Downtown/PPA | | | \$6,791.82 | 820.85 | 1213.73 | \$10,042.56 | Building Permit |
| Master Plan Areas | | | \$8,202.92 | 820.85 | 1213.73 | \$12,129.05 | Building Permit |
| City Infill | | | \$7,498.40 | 820.85 | 1213.73 | \$11,087.33 | Building Permit |
| Hotel/Motel | | Per Room | | | | | |
| Downtown/PPA | | | \$3,631.78 | 820.85 | 1213.73 | \$5,370.04 | Building Permit |
| Master Plan Areas | | | \$4,383.68 | 820.85 | 1213.73 | \$6,481.82 | Building Permit |
| City Infill | | | \$4,010.82 | 820.85 | 1213.73 | \$5,930.50 | Building Permit |
| Office | | Per 1,000 sq. ft. | | | | | |
| Downtown/PPA | | | \$5,811.26 | 820.85 | 1213.73 | \$8,592.68 | Building Permit |
| Master Plan Areas | | | \$7,062.71 | 820.85 | 1213.73 | \$10,443.11 | Building Permit |
| City Infill | | | \$6,375.70 | 820.85 | 1213.73 | \$9,427.27 | Building Permit |
| Medical Office | | Per 1,000 sq. ft. | | | | | |
| Downtown/PPA | | | \$9,512.05 | 820.85 | 1213.73 | \$14,064.76 | Building Permit |
| Master Plan Areas | | | \$11,488.62 | 820.85 | 1213.73 | \$16,987.37 | Building Permit |
| City Infill | | | \$10,498.79 | 820.85 | 1213.73 | \$15,523.78 | Building Permit |
| Hospital | | Per 1,000 sq. ft. | | | | | |
| Downtown/PPA | | | \$3,800.70 | 820.85 | 1213.73 | \$5,619.81 | Building Permit |
| Master Plan Areas | | | \$4,626.76 | 820.85 | 1213.73 | \$6,841.25 | Building Permit |
| City Infill | | | \$4,162.23 | 820.85 | 1213.73 | \$6,154.38 | Building Permit |
| Institutional/Assembly | | Per 1,000 sq. ft. | | | | | |
| Downtown/PPA | | | \$2,532.77 | 820.85 | 1213.73 | \$3,745.02 | Building Permit |
| Master Plan Areas | | | \$3,074.55 | 820.85 | 1213.73 | \$4,546.11 | Building Permit |
| City Infill | | | \$2,782.03 | 820.85 | 1213.73 | \$4,113.58 | Building Permit |
| Industrial <25,000 sq. ft. | | Per 1,000 sq. ft. | | | | | |
| Downtown/PPA | | | \$1,855.03 | 820.85 | 1213.73 | \$2,742.90 | Building Permit |
| Master Plan Areas | | | \$2,271.15 | 820.85 | 1213.73 | \$3,358.18 | Building Permit |
| City Infill | | | \$2,019.83 | 820.85 | 1213.73 | \$2,986.57 | Building Permit |
| Industrial ≥25,000 sq. ft. | | Per 1,000 sq. ft. | | | | | |
| Downtown/PPA | | | \$1,444.06 | 820.85 | 1213.73 | \$2,135.22 | Building Permit |
| Master Plan Areas | | | \$1,760.27 | 820.85 | 1213.73 | \$2,602.78 | Building Permit |
| City Infill | | | \$1,581.05 | 820.85 | 1213.73 | \$2,337.78 | Building Permit |
| Warehouse | | Per 1,000 sq. ft. | | | | | |
| Downtown/PPA | | | \$1,346.21 | 820.85 | 1213.73 | \$1,990.54 | Building Permit |
| Master Plan Areas | | | \$1,632.55 | 820.85 | 1213.73 | \$2,413.93 | Building Permit |
| City Infill | | | \$1,479.08 | 820.85 | 1213.73 | \$2,187.01 | Building Permit |

This fee is to pay for the construction of Public Facilities and to purchase capital items to allow for the city services to stay at the existing standards due to growth.

Notes:

[1] Fees vary by area of the City. Fees include 3% administration charge.

[2] An age-restricted senior housing discount of 50% will be applied to the transportation component of the fee with legal documentation (e.g., deed restriction).

[3] If retail of commercial project includes a drive-through, a fee premium of 25% will be added to the transportation component of the fee.

[4] Vehicle fueling position

NORTHWEST TRIANGLE SPECIFIC PLAN AREA FEES

Sewer & Water

(Vested Rights After November 12th, 2013 or Vested Rights expired Before November 12th, 2013)

| | | | | |
|-----------------|------|----------|----|-----------|
| Dates Effective | From | 1-Apr-23 | To | 30-Jun-23 |
|-----------------|------|----------|----|-----------|

| NORTHWEST TRIANGLE SPECIFIC PLAN FEES (Potable Water & Sewer) | | | | | | | |
|---|-------------|---------------|------------|-----------|-----------|------------|-----------------|
| Land Use | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| Residential | | | | | | | |
| Low Density Residential | Res. 13-203 | Dwelling Unit | \$1,076.00 | 820.85 | 1213.73 | \$1,591.00 | Building Permit |
| Low-Medium Density ^[1] | Res. 13-203 | Dwelling Unit | \$678.00 | 820.85 | 1213.73 | \$1,002.51 | Building Permit |
| Medium Density ^[1] | Res. 13-203 | Dwelling Unit | \$494.00 | 820.85 | 1213.73 | \$730.44 | Building Permit |
| High Density Residential | Res. 13-203 | Dwelling Unit | \$708.00 | 820.85 | 1213.73 | \$1,046.87 | Building Permit |
| Non-Residential | | | | | | | |
| Community Commercial | Res. 13-203 | Per Acre | \$2,593.00 | 820.85 | 1213.73 | \$3,834.08 | Building Permit |
| Heavy Commercial | Res. 13-203 | Per Acre | \$2,593.00 | 820.85 | 1213.73 | \$3,834.08 | Building Permit |
| Highway Commercial | Res. 13-203 | Per Acre | \$2,593.00 | 820.85 | 1213.73 | \$3,834.08 | Building Permit |

This fee is to pay for the construction of Public Facilities within the Northwest Triangle Specific Plan Area that is not contained within the other City Development Impact Fees.

^[1] There is no remaining developable land with these zonings in the NWTSP. Fee calculated for possibility of a zone change.

| Northwest Triangle Specific Plan Fees (Potable Water & Sewer) | | | | |
|---|----------|------------|---------------------------------|------------|
| Land Use | Sewer | Water | 3% Administration (SD,RW,PW,SS) | Total |
| <i>per dwelling unit</i> | | | | |
| Residential | | | | |
| Low Density Residential | \$34.01 | \$1,511.16 | \$45.83 | \$1,591.00 |
| Low-Medium Density ^[1] | \$28.09 | \$944.84 | \$29.58 | \$1,002.51 |
| Medium Density ^[1] | \$23.66 | \$686.08 | \$20.70 | \$730.44 |
| High Density Residential | \$23.66 | \$992.16 | \$31.05 | \$1,046.87 |
| <i>per developable acre</i> | | | | |
| Non-Residential | | | | |
| Community Commercial | \$109.42 | \$3,612.28 | \$112.38 | \$3,834.08 |
| Heavy Commercial | \$109.42 | \$3,612.28 | \$112.38 | \$3,834.08 |
| Highway Commercial | \$109.42 | \$3,612.28 | \$112.38 | \$3,834.08 |

NORTH AREA MASTER PLAN FEES

Transportation, Sewer, & Storm Drainage

Plan Area Fee for Any Development within the North Area Master Plan Area. Fee In Addition to other City Fees

| | | | | |
|-----------------|------|-----------------|----|------------------|
| Dates Effective | From | 1-Apr-23 | To | 30-Jun-23 |
|-----------------|------|-----------------|----|------------------|

| NORTH AREA MASTER PLAN AREA FEES | | | | | | | |
|----------------------------------|---------------|----------|--------------|-----------|-----------|--------------|-----------------|
| Land Use | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| Low Density Residential | Res. 01 - 206 | Per Unit | \$8,070.00 | 584.81 | 1213.73 | \$16,748.69 | Building Permit |
| Medium Density Residential | Res. 01 - 206 | Per Unit | \$7,368.00 | 584.81 | 1213.73 | \$15,291.74 | Building Permit |
| High Density Residential | Res. 01 - 206 | Per Unit | \$7,065.00 | 584.81 | 1213.73 | \$14,662.89 | Building Permit |
| Elementary School | Res. 01 - 206 | Per Acre | \$32,014.00 | 584.81 | 1213.73 | \$66,442.69 | Building Permit |
| Office | Res. 01 - 206 | Per Acre | \$127,190.00 | 584.81 | 1213.73 | \$263,973.46 | Building Permit |

This fee is to pay for the construction of Public Facilities within the North Area Master Plan Area that are not covered within the existing City of Turlock Development Impact Fees.

| Plan Area Fee | | | | | |
|------------------------|-------------|----------------|----------------|-------------------|--------------|
| Land Use | Sewer | Storm Drainage | Transportation | 3% Administration | Total |
| Residential | | | | | |
| <i>per unit</i> | | | | | |
| Low Density | \$2,961.60 | \$3,820.83 | \$9,478.44 | \$487.82 | \$16,748.69 |
| Medium Density | \$2,961.60 | \$2,406.33 | \$9,478.44 | \$445.37 | \$15,291.74 |
| High Density | \$2,961.60 | \$1,795.78 | \$9,478.44 | \$427.07 | \$14,662.89 |
| Non-Residential | | | | | |
| <i>per acre</i> | | | | | |
| Elementary School | \$8,469.51 | \$2,772.44 | \$53,265.50 | \$1,935.24 | \$66,442.69 |
| Office | \$16,881.82 | \$39,420.95 | \$199,982.14 | \$7,688.55 | \$263,973.46 |

| NORTH AREA MASTER PLAN PREPARATION AND ANNEXATION COST RECOVERY FEE | | | | | | | |
|---|---------------|----------|----------|-----------|-----------|------------|-----------------------------|
| Land Use | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| All Uses | Res. 02 - 030 | Per Acre | \$793.23 | 584.56 | 1213.73 | \$1,646.99 | Final Map / Building Permit |

This fee is collected for the purpose of defraying the costs to the City of Turlock for preparation of the North Area Master Plan. Please refer to Exhibit A of Resolution 2002-030 for more details.

NORTHEAST AREA MASTER PLAN FEES

Transportation, Sewer, Water & Storm Drainage

Plan Area Fee for Any Development within the Northeast Area Master Plan Area. Fee In Addition to other City Fees

| | | | | |
|-----------------|------|-----------------|----|------------------|
| Dates Effective | From | 1-Apr-23 | To | 30-Jun-23 |
|-----------------|------|-----------------|----|------------------|

| NORTHEAST AREA MASTER PLAN FEES | | | | | | | |
|---------------------------------|-----------|----------|------------|-----------|-----------|------------|-----------------|
| Land Use | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| Very Low Density Residential | | Per Unit | \$3,000.00 | N/A | N/A | \$3,000.00 | Building Permit |
| Low Density Residential | | Per Unit | \$3,000.00 | N/A | N/A | \$3,000.00 | Building Permit |
| Medium Density Residential | | Per Unit | \$3,000.00 | N/A | N/A | \$3,000.00 | Building Permit |

This fee is to pay for the construction of Public Facilities within the North Area Master Plan Area that are not covered within the existing City of Turlock Development Impact Fees.

| Plan Area Fee | | | | | | |
|--------------------|-------|----------------|-----------------|-------|-----------|------------|
| Land Use | Sewer | Storm Drainage | Transportation | Water | 3% Admin. | Total |
| Residential | | | <i>per unit</i> | | | |
| Very Low Density | | | \$3,000.00 | | | \$3,000.00 |
| Low Density | | | \$3,000.00 | | | \$3,000.00 |
| Medium Density | | | \$3,000.00 | | | \$3,000.00 |

EAST TUOLUMNE MASTER PLAN FEES

Transportation, Sewer & Water

(Vested Rights After October 8th, 2019 or Vested Rights expired Before October 8th, 2019)

Plan Area Fees for Any Development within the East Tuolumne Master Plan Area. Fee In Addition to other City Fees

| | | | | |
|-----------------|------|-----------------|----|------------------|
| Dates Effective | From | 1-Apr-23 | To | 30-Jun-23 |
|-----------------|------|-----------------|----|------------------|

| EAST TUOLUMNE MASTER PLAN FEES | | | | | | | |
|--|-----------|----------|-------------|-----------|-----------|-------------|-----------------|
| Land Use | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| Residential | | | | | | | |
| Very Low Density Residential | 2019-177 | Per Unit | \$18,456.90 | 976.97 | 1213.73 | \$22,929.76 | Building Permit |
| Low Density Residential | 2019-177 | Per Unit | \$17,749.20 | 976.97 | 1213.73 | \$22,050.56 | Building Permit |
| Med/Low Density Residential ^[1] | 2019-177 | Per Unit | \$16,301.25 | 976.97 | 1213.73 | \$20,251.71 | Building Permit |
| Medium Density Residential ^[1] | 2019-177 | Per Unit | \$15,230.25 | 976.97 | 1213.73 | \$18,921.17 | Building Permit |
| High Density Residential ^[1] | 2019-177 | Per Unit | \$11,394.60 | 976.97 | 1213.73 | \$14,155.98 | Building Permit |

This fee is to pay for the construction of Public Facilities within the East Tuolumne Master Plan Area that are not covered within the existing City of Turlock Development Impact Fees.

^[1] There is no developable land with these zonings in the ETMP. Fee calculated for possibility of a zone change.

| Land Use | Plan Area Fee | | | | | 5% Admin. | Total |
|--|----------------|----------------|---------------|-------------|------------|-------------|-------|
| | Transportation | Sanitary Sewer | Potable Water | Subtotal | | | |
| <i>per unit</i> | | | | | | | |
| Residential | | | | | | | |
| Very Low Density Residential | \$13,792.47 | \$4,220.23 | \$3,825.17 | \$21,837.87 | \$1,091.89 | \$22,929.76 | |
| Low Density Residential | \$13,792.47 | \$4,220.23 | \$2,987.83 | \$21,000.53 | \$1,050.03 | \$22,050.56 | |
| Med/Low Density Residential ^[1] | \$13,792.47 | \$3,397.00 | \$1,274.64 | \$19,287.34 | \$964.37 | \$20,251.71 | |
| Medium Density Residential ^[1] | \$13,792.47 | \$3,358.05 | \$869.64 | \$18,020.16 | \$901.01 | \$18,921.17 | |
| High Density Residential ^[1] | \$9,634.36 | \$2,800.24 | \$1,047.29 | \$13,481.89 | \$674.09 | \$14,155.98 | |

^[1] There is no developable land with these zonings in the ETMP. Fee calculated for possibility of a zone change.

| EAST TUOLUMNE MASTER PLAN COST RECOVERY FEE | | | | |
|---|-----------|----------|------------|------------|
| Land Use | Authority | Basis | Original | Current |
| | | | Charge | Charge |
| All Land Uses | | Per Acre | \$1,600.62 | \$1,600.62 |

This Cost Recovery Fee will be collected prior to approval and recordation of a Parcel Map or Subdivision Map or the issuance of a building, grading and/or encroachment permit for any development project. The fee will be collected on a gross acreage basis (prior to roadway dedications) for parcels that are reasonably sure to develop in the future. The following parcels will be assessed the Cost Recovery Fee:

| Assessors Parcel | Parcel Acreage | Cost Recovery |
|------------------|----------------|------------------|
| 073-013-003 | 40.6 | \$64,986 |
| 073-013-004 | 19.7 | \$31,532 |
| 073-016-006 | 19.7 | \$31,532 |
| 073-016-007 | 11.42 | \$18,279 |
| Totals | 91.42 | \$146,329 |

MORGAN RANCH MASTER PLAN FEES

Transportation, Sewer and Water

Plan Area Fee for Any Development within the Morgan Ranch Master Plan Area. Fee In Addition to other City Fees

| | | | | |
|-----------------|------|-----------------|----|------------------|
| Dates Effective | From | 1-Apr-23 | To | 30-Jun-23 |
|-----------------|------|-----------------|----|------------------|

| MORGAN RANCH MASTER PLAN FEES | | | | | | | |
|---|-----------|-------------------|-------------|-----------|-----------|-------------|-----------------|
| Land Use | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| Residential | | | | | | | |
| Very Low Density Residential ^[1] | | Per Unit | \$18,974.66 | 881.32 | 1213.73 | \$26,131.39 | Building Permit |
| Low Density Residential ^[1] | | Per Unit | \$15,463.39 | 881.32 | 1213.73 | \$21,295.77 | Building Permit |
| Med/Low Density Residential | | Per Unit | \$13,707.24 | 881.32 | 1213.73 | \$18,877.24 | Building Permit |
| Medium Density Residential ^[1] | | Per Unit | \$12,314.68 | 881.32 | 1213.73 | \$16,959.44 | Building Permit |
| High Density Residential | | Per Unit | \$9,947.74 | 881.32 | 1213.73 | \$13,699.75 | Building Permit |
| Non-Residential | | | | | | | |
| Community Commercial | | Per 1,000 sq. ft. | \$12,700.93 | 881.32 | 1213.73 | \$17,491.38 | Building Permit |
| Office | | Per 1,000 sq. ft. | \$6,447.80 | 881.32 | 1213.73 | \$8,879.73 | Building Permit |

This fee is to pay for the construction of Public Facilities within the Morgan Ranch Master Plan Area that are not covered within the existing City of Turlock Development Impact Fees.

^[1] There is no developable land with these zonings in the MRMP. Fee calculated for possibility of a zone change.

| Land Use | Plan Area Fee | | | | | Total |
|---|----------------|----------------|---------------|-------------|-----------|-------------|
| | Transportation | Sanitary Sewer | Potable Water | Subtotal | 3% Admin. | |
| <i>per unit</i> | | | | | | |
| Very Low Density Residential ^[1] | \$11,834.05 | \$1,798.59 | \$11,737.64 | \$25,370.28 | \$761.11 | \$26,131.39 |
| Low Density Residential ^[1] | \$11,834.05 | \$1,798.59 | \$7,042.86 | \$20,675.50 | \$620.27 | \$21,295.77 |
| Med/Low Density Residential | \$11,834.05 | \$1,798.59 | \$4,694.78 | \$18,327.42 | \$549.82 | \$18,877.24 |
| Medium Density Residential ^[1] | \$11,834.05 | \$1,430.88 | \$3,200.55 | \$16,465.48 | \$493.96 | \$16,959.44 |
| High Density Residential | \$8,265.79 | \$1,207.78 | \$3,827.16 | \$13,300.73 | \$399.02 | \$13,699.75 |
| <i>per 1,000 sq. ft.</i> | | | | | | |
| Community Commercial | \$14,918.91 | \$516.44 | \$1,546.57 | \$16,981.92 | \$509.46 | \$17,491.38 |
| Office | \$7,147.53 | \$369.08 | \$1,104.49 | \$8,621.10 | \$258.63 | \$8,879.73 |

^[1] There is no developable land with these zonings in the MRMP. Fee calculated for possibility of a zone change.

| MORGAN RANCH MASTER PLAN COST RECOVERY FEE | | | | | |
|--|-----------|----------|------------|------------|--|
| Land Use | Authority | Basis | Original | Current | |
| | | | Charge | Charge | |
| All Land Uses | | Per Acre | \$1,984.14 | \$1,984.14 | |

This Cost Recovery Fee will be collected prior to approval and recordation of a Parcel Map or Subdivision Map or the issuance of a building, grading and/or encroachment permit for any development project. The fee will be collected on a gross acreage basis (prior to roadway dedications) for parcels that are reasonably sure to develop in the future. The following parcels will be assessed the Cost Recovery Fee:

| Assessors Parcel | Parcel Acreage | Cost Recovery |
|------------------|----------------|------------------|
| 044-023-005 | 5.29 | \$10,496 |
| 044-023-006 | 7.8 | \$15,476 |
| 044-023-031 | 8.26 | \$16,389 |
| 044-023-037 | 1.34 | \$2,659 |
| 044-023-038 | 0.8 | \$1,587 |
| 044-025-003 | 4.85 | \$9,623 |
| 044-025-006 | 4.55 | \$9,028 |
| 044-025-007 | 4.85 | \$9,623 |
| 044-025-008 | 2 | \$3,968 |
| 044-025-010 | 15.993 | \$31,733 |
| 044-025-017 | 4.35 | \$8,631 |
| 044-028-007 | 13.3 | \$26,389 |
| 044-028-010 | 11.002 | \$21,830 |
| 044-028-013 | 4.2 | \$8,333 |
| 044-028-014 | 18.8 | \$37,302 |
| 044-065-002 | 1.01 | \$2,004 |
| 044-065-004 | 28.2 | \$55,953 |
| 044-065-005 | 28.2 | \$55,953 |
| Totals | 164.795 | \$326,977 |

WESTSIDE INDUSTRIAL SPECIFIC PLAN FEES UPDATE

Transportation, Storm Drain, Recycled Water, Potable Water, & Sewer

(Vested Rights After November 12th, 2013 or Vested Rights expired Before November 12th, 2013)

| | | | | |
|-----------------|------|----------|----|-----------|
| Dates Effective | From | 1-Apr-23 | To | 30-Jun-23 |
|-----------------|------|----------|----|-----------|

| WESTSIDE INDUSTRIAL SPECIFIC PLAN FEES (Transportation, Storm Drain, Recycled Water, Potable Water, & Sewer) | | | | | | | |
|--|-------------|----------|------------|-----------|-----------|-------------|-----------------|
| Land Use | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| Business Park | Res. 13-204 | Per Acre | \$2,838.00 | 820.85 | 1213.73 | \$4,196.34 | |
| Community Commercial | Res. 13-204 | Per Acre | \$2,838.00 | 820.85 | 1213.73 | \$4,196.34 | Building Permit |
| Highway Commercial | Res. 13-204 | Per Acre | \$2,838.00 | 820.85 | 1213.73 | \$4,196.34 | Building Permit |
| Industrial | Res. 13-204 | Per Acre | \$9,277.00 | 820.85 | 1213.73 | \$13,717.21 | Building Permit |
| Office | Res. 13-204 | Per Acre | \$2,838.00 | 820.85 | 1213.73 | \$4,196.34 | Building Permit |

This fee is to pay for the construction of Public Facilities within the Westside Industrial Specific Plan that are not covered within the existing City of Turlock Development Impact Fees.

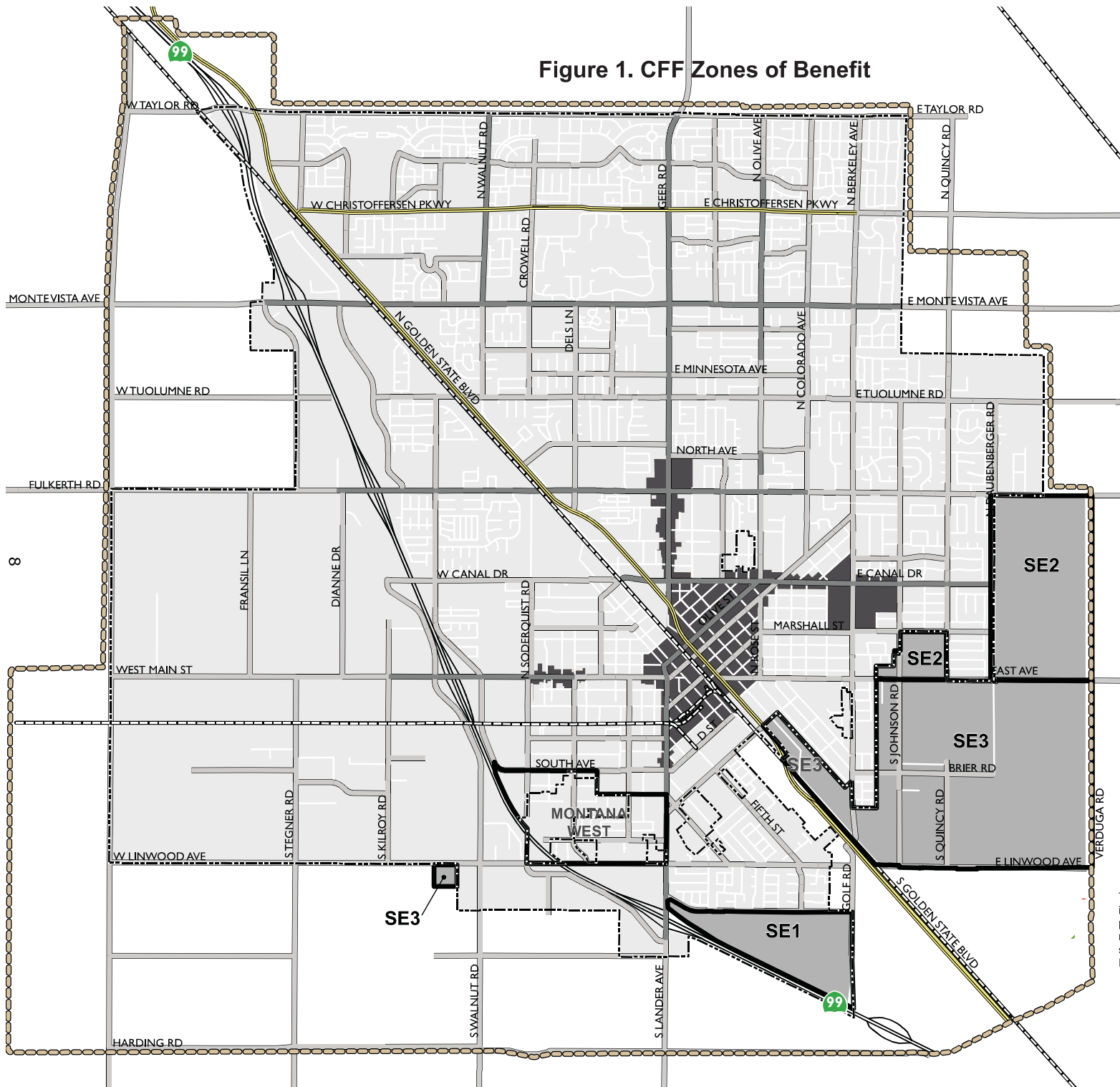
| Westside Industrial Specific Plan Fees (Potable Water & Sewer) | | | | |
|--|-----------------|------------|---------------------------------|-------------|
| Land Use | Potable Water | Sewer | 3% Administration (SD,RW,PW,SS) | Total |
| | <i>per acre</i> | | | |
| Business Park | \$1,162.20 | \$2,911.41 | \$122.73 | \$4,196.34 |
| Community Commercial | \$1,162.20 | \$2,911.41 | \$122.73 | \$4,196.34 |
| Highway Commercial | \$1,162.20 | \$2,911.41 | \$122.73 | \$4,196.34 |
| Industrial | \$5,111.61 | \$8,206.37 | \$399.23 | \$13,717.21 |
| Office | \$1,162.20 | \$2,911.41 | \$122.73 | \$4,196.34 |

PARK IMPROVEMENT FEES

| | | | | |
|-----------------|------|----------|----|-----------|
| Dates Effective | From | 1-Apr-23 | To | 30-Jun-23 |
|-----------------|------|----------|----|-----------|

| PARK IMPROVEMENT FEES | | | | | | | |
|--|----------------|---------|------------|-----------|-----------|-------------------|-----------------|
| (All development without vesting prior to December 31, 2013) | | | | | | | |
| Land Use | Authority | Basis | Original | | Current | | When Due |
| | | | Charge | ENR Index | ENR Index | Charge | |
| Residential | Res No. 03-226 | Per Lot | \$1,058.30 | 616.40 | 1,213.73 | \$2,083.86 | Building Permit |
| Neighborhood Park | | | | | | \$1,562.90 | |
| Community Park | | | | | | \$520.97 | |

Figure 1. CFF Zones of Benefit



CFF Zones

CFF Type

- INFILL
- MPA
- PPA

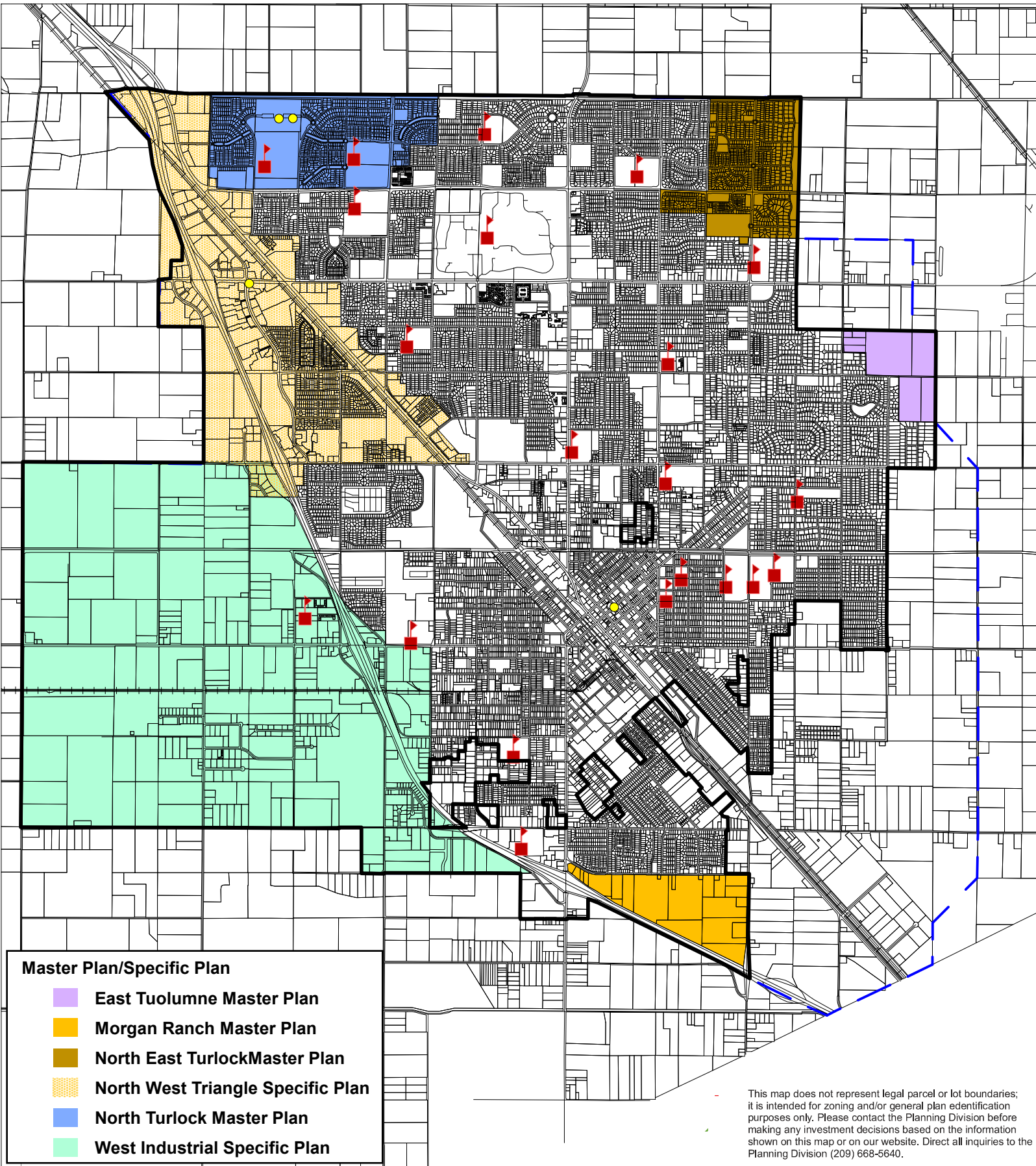
- Master Plan Areas
- Study Area Boundary
- City Limits & County Islands

- Railroads
- Freeway
- Existing Expressway
- Existing Arterial
- Existing Collector

This map does not represent legal parcel or lot boundaries; it is intended for zoning and/or general plan identification purposes only. Please contact the Planning Division before making any investment decisions based on the information shown on this map or on our website. Direct all inquiries to the Planning Division (209) 668-5640.



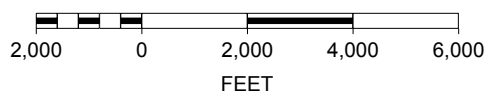
Source: General Plan data, City of Turlock, 2002; Infill Area data and Opportunity sites data, Dyett and Bhatia, 2012; Map base data, City of Turlock, 2008.

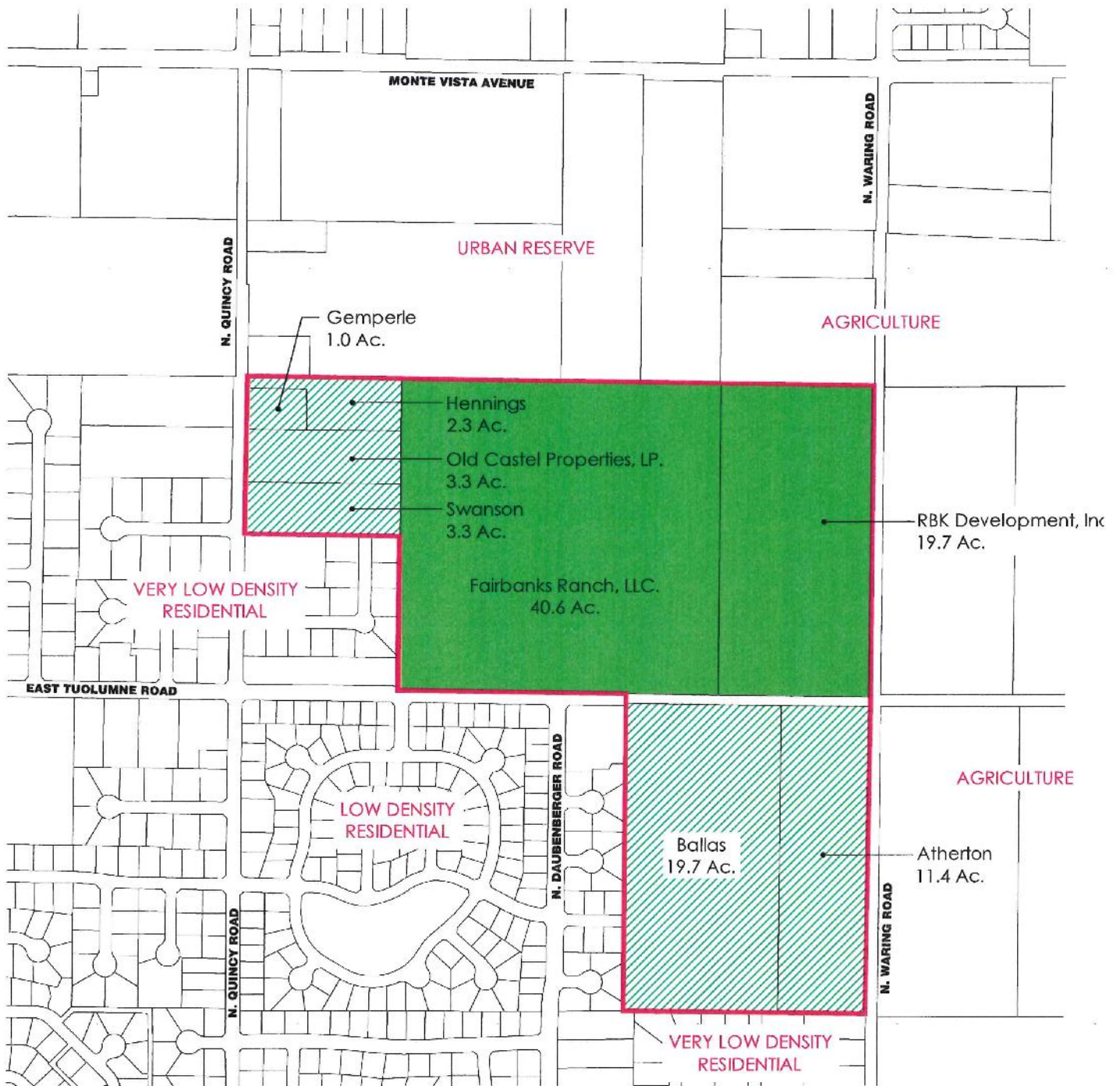


- Master Plan/Specific Plan**
- East Tuolumne Master Plan
 - Morgan Ranch Master Plan
 - North East Turlock Master Plan
 - North West Triangle Specific Plan
 - North Turlock Master Plan
 - West Industrial Specific Plan

- This map does not represent legal parcel or lot boundaries; it is intended for zoning and/or general plan identification purposes only. Please contact the Planning Division before making any investment decisions based on the information shown on this map or on our website. Direct all inquiries to the Planning Division (209) 668-5640.

SCALE 1 : 43,560





LAND USE CATEGORY

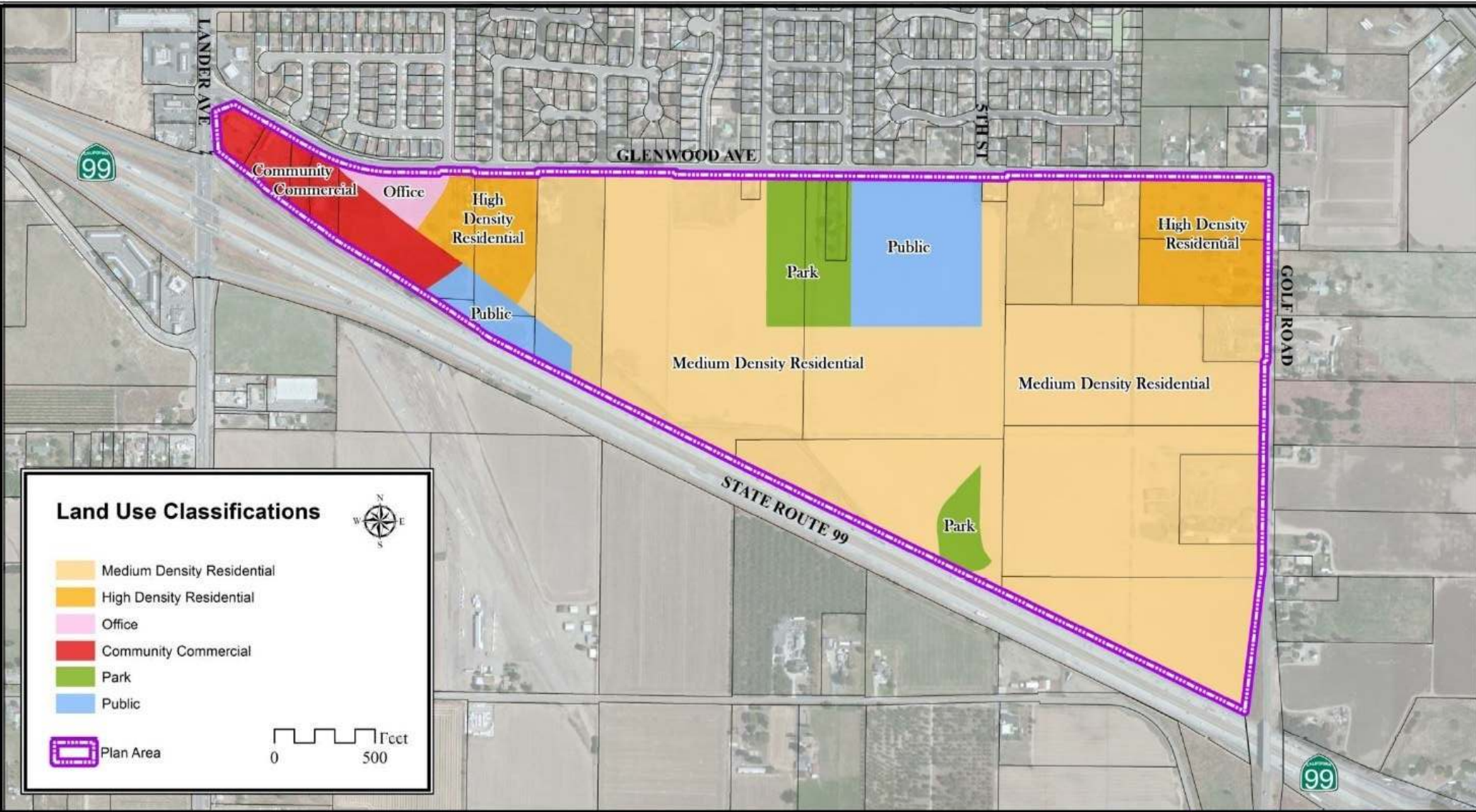
- Low Density Residential
- Very Low Density Residential
- Planning Area Boundary

101.3 Total Acres

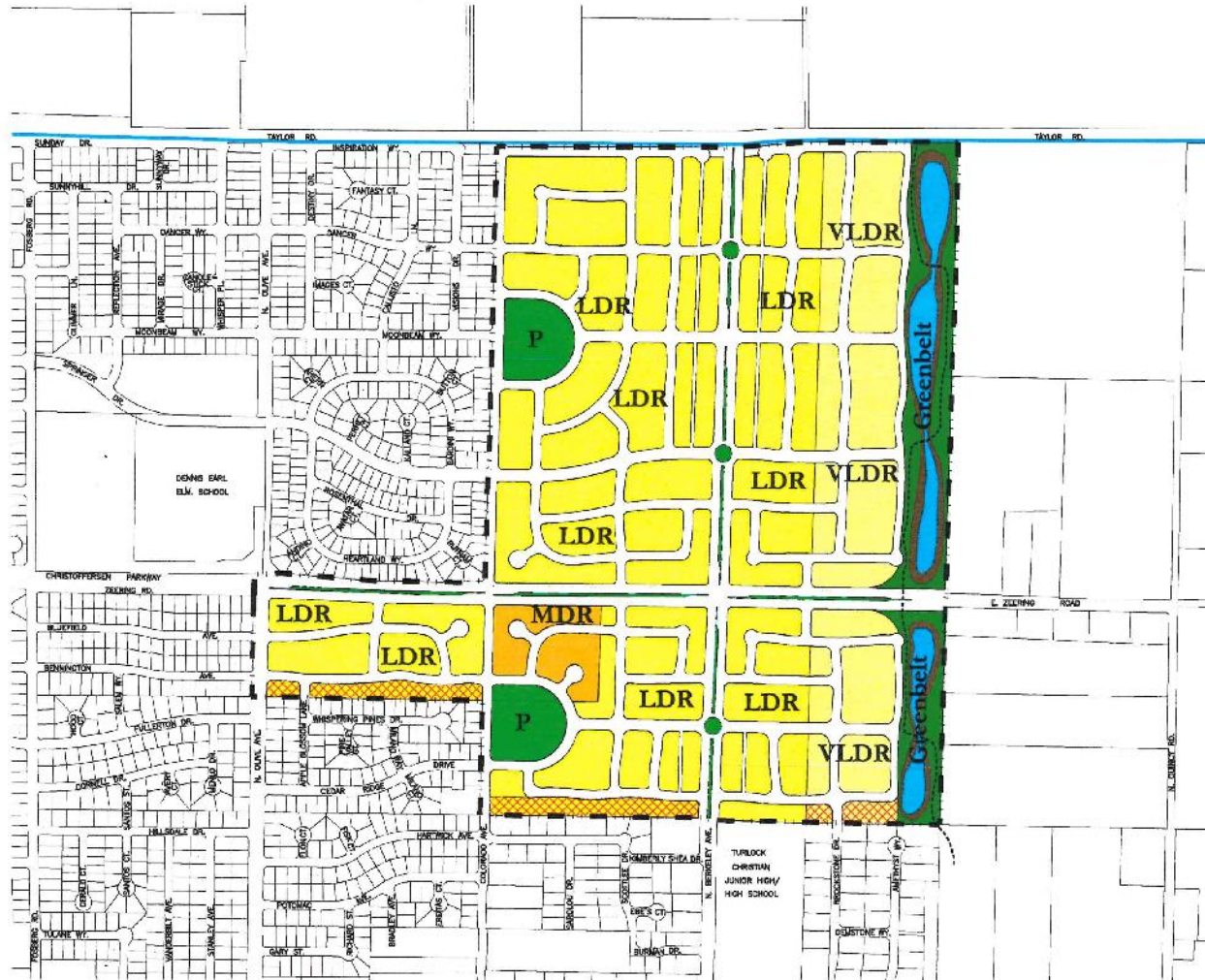
Figure 1-2
Master Plan Properties

- This map does not represent legal parcel or lot boundaries; it is intended for zoning and/or general plan identification purposes only. Please contact the Planning Division before making any investment decisions based on the information shown on this map or on our website. Direct all inquiries to the Planning Division (209) 668-5640.

East Tuolumne master plan



This map does not represent legal parcel or lot boundaries; it is intended for zoning and/or general plan identification purposes only. Please contact the Planning Division before making any investment decisions based on the information shown on this map or on our website. Direct all inquiries to the Planning Division (209) 668-5640.



LAND USE CONCEPT

- Plan Area Boundary
- T.I.D. Lateral #3
- Community Recreational Trail
- MDR Medium Density Residential
- LDR Low Density Residential
- VLDR Very Low Density Residential
- P Neighborhood Park
- Open Space
- Refer to Section 3.2 Residential Guiding Policy (f)

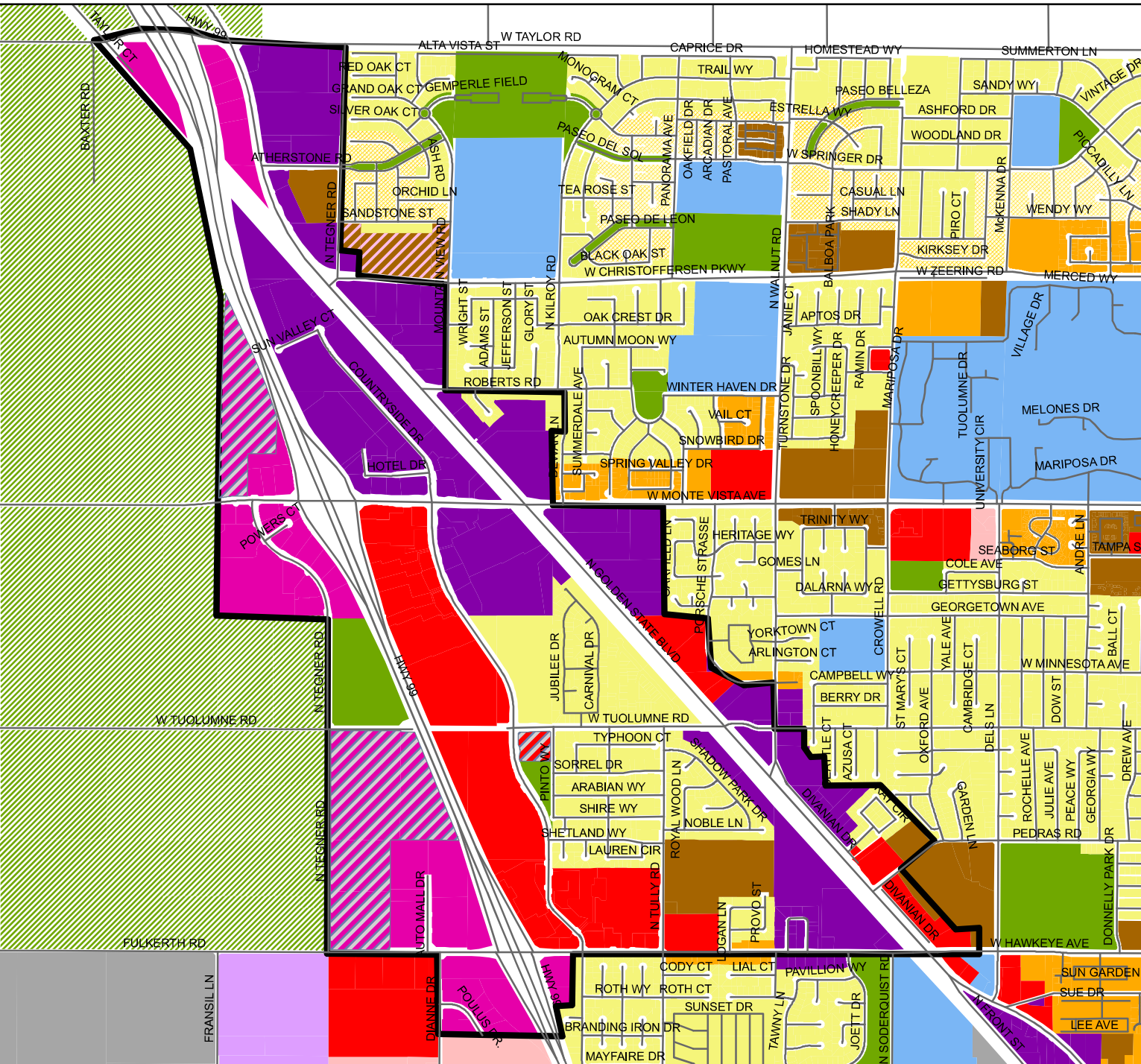


Figure 3-1 Land Use Concept



This map does not represent legal parcel or lot boundaries; it is intended for zoning and/or general plan identification purposes only. Please contact the Planning Division before making any investment decisions based on the information shown on this map or on our website. Direct all inquiries to the Planning Division (209) 668-5640.

Northwest Triangle Specific Plan



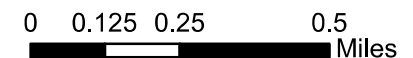
NWTSP Boundary

General Plan Land Use

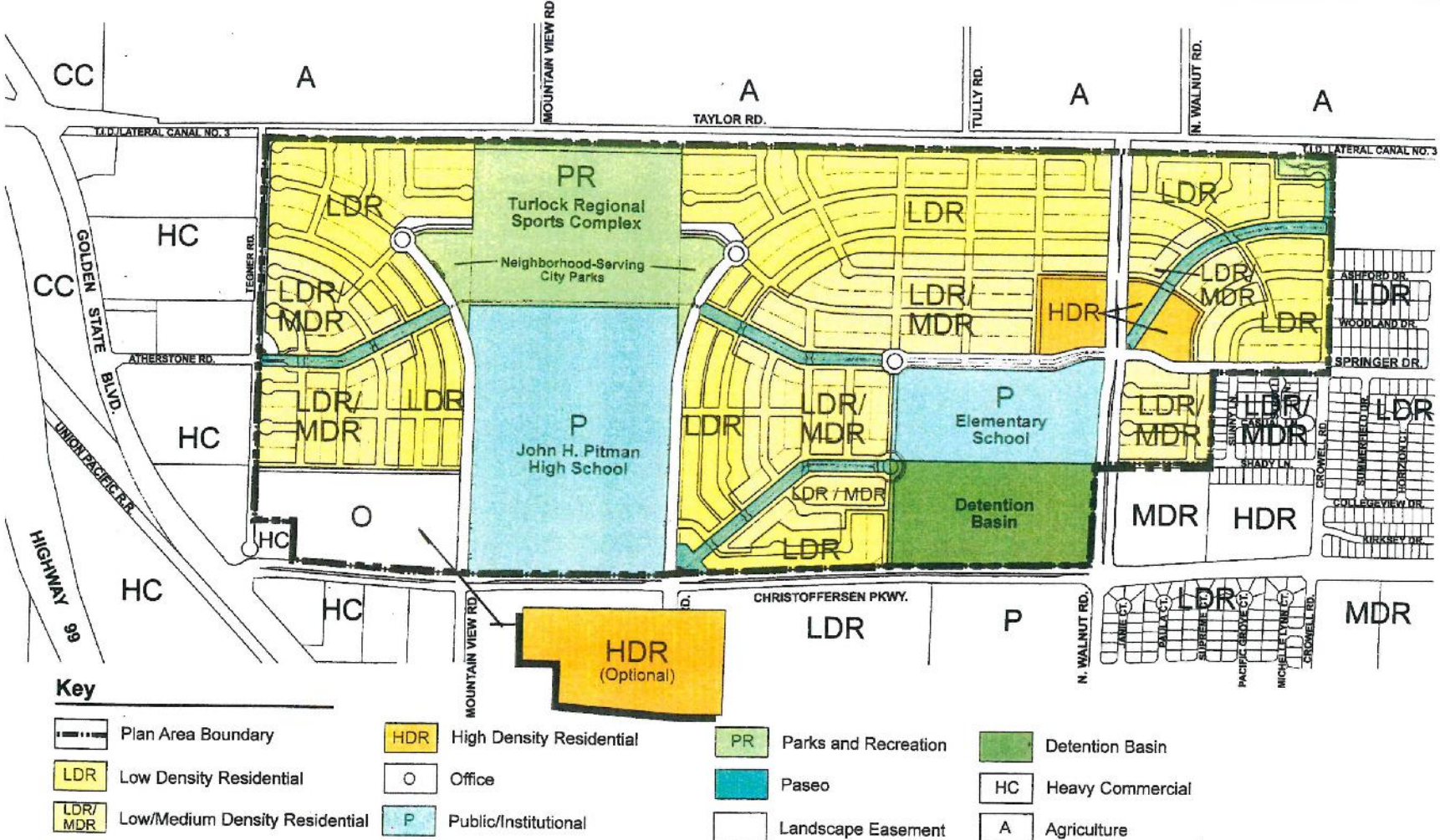
- Very Low Density Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Medium Density Residential/Office
- High Density Residential
- High Density Residential/Office
- Downtown
- Highway Commercial
- Community Commercial
- Community Commercial/Office
- Community Commercial/High Density Residential
- Heavy Commercial
- Office
- Business Park
- Industrial
- Park
- Public
- Urban Reserve

Updated or new Master Plan required prior to development

Future Master Plan Areas



This map does not represent legal parcel or lot boundaries; it is intended for zoning and/or general plan identification purposes only. Please contact the Planning Division before making any investment decisions based on the information shown on this map or on our website. Direct all inquiries to the Planning Division (209) 668-5640.

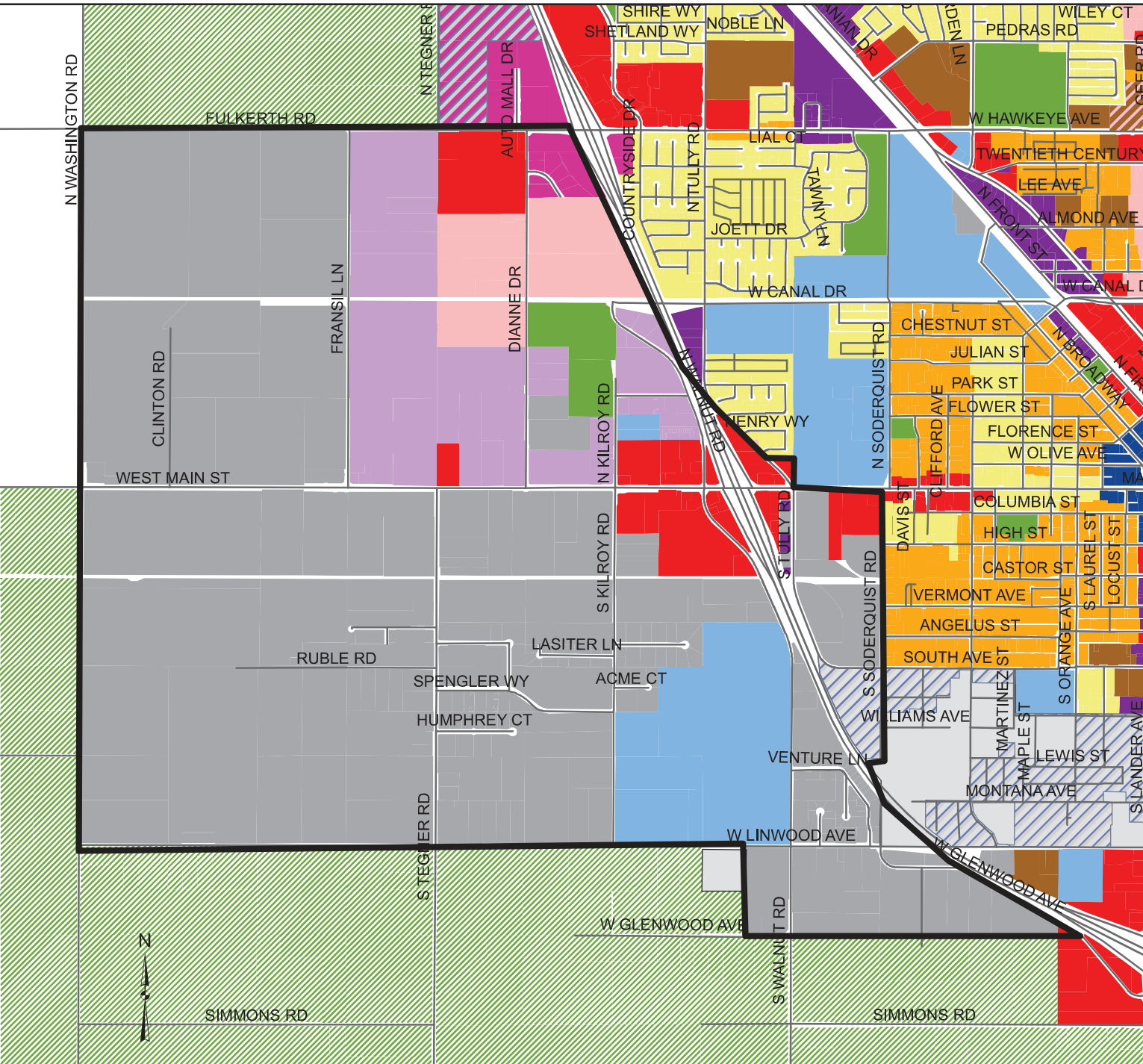


MASTER PLAN LAND USE MAP

FIGURE 3-1

This map does not represent legal parcel or lot boundaries; it is intended for zoning and/or general plan identification purposes only. Please contact the Planning Division before making any investment decisions based on the information shown on this map or on our website. Direct all inquiries to the Planning Division (209) 668-5640.

Map 1 Westside Industrial Specific Plan



WISP Boundary

General Plan Land Use

- Very Low Density Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Medium Density Residential/Office
- High Density Residential
- High Density Residential/Office
- Downtown
- Highway Commercial
- Community Commercial
- Community Commercial/Office
- Community Commercial/High Density Residential
- Heavy Commercial
- Office
- Business Park
- Industrial
- Park
- Public
- Urban Reserve
- Updated or new Master Plan required prior to development
- Future Master Plan Areas



This map does not represent legal parcel or lot boundaries; it is intended for zoning and/or general plan identification purposes only. Please contact the Planning Division before making any investment decisions based on the information shown on this map or on our website. Direct all inquiries to the Planning Division (209) 668-5640.