

City of Turlock



Development Impact Fees

Effective Dates: 1-Apr-24 to 30-Jun-24

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STREET LIGHT DEVELOPMENT FEES

Dates Effective	From	1-Apr-24	To	30-Jun-24
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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	1221.36	\$11.74	Building Permit
Arterial	TMC 7-5-02	Linear Ft of Frontage	\$7.50	390.25	1221.36	\$23.47	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-24	To	30-Jun-24
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Waste Water Plant Capacity							
Land Use	Authority	Basis	Original		Current		When Due
			Charge	ENR Index	ENR Index	Charge	
Substantial Industrial Users (flow rates greater or equal to 25,000 gallons/day)	TMC 6-4-502	Flow (MGD)	\$2,461,000.00	619.37	1,221.36	\$4,852,942.44	Building Permit
	TMC 6-4-502	BOD (lbs/day)	\$331.00	619.37	1,221.36	\$652.71	Building Permit
	TMC 6-4-502	SS (lbs/day)	\$49.00	619.37	1,221.36	\$96.63	Building Permit
Commercial & Light Industrial (flow rate less than 25,000 gal./day)	TMC 6-4-502	Fixture Units (0-25)	\$1,355.18	619.37	1,221.36	\$2,672.33	Building Permit
	TMC 6-4-502	Fixture Units (Each Over 25)	\$54.21	619.37	1,221.36	\$106.90	Building Permit
Residential (assumes 34 fixture units)	TMC 6-4-502	Dwelling Unit	\$1,843.09	619.37	1,221.36	\$3,634.46	Building Permit
	TMC 6-4-502	Fixture Units	\$54.21	619.37	1,221.36	\$106.90	Building Permit
Hospitals/Convalescent	TMC 6-4-502	Bed	\$361.38	619.37	1,221.36	\$712.62	Building Permit
Restaurants	TMC 6-4-502	Seats (0-40)	\$3,613.80	619.37	1,221.36	\$7,126.19	Building Permit
	TMC 6-4-502	Seats (each over 40)	\$90.34	619.37	1,221.36	\$178.14	Building Permit
Schools	TMC 6-4-502	Per 15 SF of Classroom	\$72.28	619.37	1,221.36	\$142.53	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	1,221.36	\$2,088.47	Building/Sewer Permit
	TMC 6-4-603	Front Footage	\$20.00	584.81	1,221.36	\$41.77	Building/Sewer Permit
All other Land Uses	TMC 6-4-603	Front Footage	\$20.00	584.81	1,221.36	\$41.77	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	1,221.36	\$3,529.53	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 (Vested Rights prior to June 11th, 2016 which did not expired prior to application of permit)							
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	1,221.36	\$298.18	Building Permit
Non-Residential & Remodel / Additions	TMC 6-4-604	Per Fixture Unit 01-15	\$5.28	519.06	1,221.36	\$12.42	Building Permit
	TMC 6-4-604	Per Fixture Unit 16-50	\$2.64	519.06	1,221.36	\$6.21	Building Permit
	TMC 6-4-604	Per Fixture Unit over 50	\$1.32	519.06	1,221.36	\$3.11	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-24	To	30-Jun-24
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(Vested Rights After June 11 th, 2016 or Vested Rights expired Before June 11 th, 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	1221.36	\$3,128.80	Building Permit
Low Density Residential	Res. 16-073	Dwelling Unit	\$2,257.76	881.34	1221.36	\$3,128.80	Building Permit
Low-Medium Density Residential	Res. 16-073	Dwelling Unit	\$2,257.76	881.34	1221.36	\$3,128.80	Building Permit
Medium Density Residential	Res. 16-073	Dwelling Unit	\$1,787.05	881.34	1221.36	\$2,476.49	Building Permit
High Density Residential	Res. 16-073	Dwelling Unit	\$1,504.83	881.34	1221.36	\$2,085.39	Building Permit
<i>Commercial/Industrial and Mixed Use</i>							
Downtown	Res. 16-073	1,000 Bldg. Sq. Ft.	\$188.49	881.34	1221.36	\$261.21	Building Permit
Neighborhood Center	Res. 16-073	1,000 Bldg. Sq. Ft.	\$782.20	881.34	1221.36	\$1,083.97	Building Permit
Office	Res. 16-073	1,000 Bldg. Sq. Ft.	\$470.71	881.34	1221.36	\$652.31	Building Permit
Community Commercial/Office	Res. 16-073	1,000 Bldg. Sq. Ft.	\$564.44	881.34	1221.36	\$782.20	Building Permit
Community Commercial	Res. 16-073	1,000 Bldg. Sq. Ft.	\$658.17	881.34	1221.36	\$912.09	Building Permit
Highway Commercial	Res. 16-073	1,000 Bldg. Sq. Ft.	\$470.71	881.34	1221.36	\$652.31	Building Permit
Heavy Commercial	Res. 16-073	1,000 Bldg. Sq. Ft.	\$470.71	881.34	1221.36	\$652.31	Building Permit
Business Park	Res. 16-073	1,000 Bldg. Sq. Ft.	\$470.71	881.34	1221.36	\$652.31	Building Permit
Industrial	Res. 16-073	1,000 Bldg. Sq. Ft.	\$1,222.61	881.34	1221.36	\$1,694.29	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.							

WATER DEVELOPMENT FEES

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

Dates Effective	From	1-Apr-24	To	30-Jun-24
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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	1,221.36	\$4,064.85	Building Permit
1 1/2"	Ord. 1026 - CS	Service	\$6,554.00	615.36	1,221.36	\$13,008.31	Building Permit
2"	Ord. 1026 - CS	Service	\$8,193.00	615.36	1,221.36	\$16,261.38	Building Permit
3"	Ord. 1026 - CS	Service	\$18,434.00	615.36	1,221.36	\$36,587.61	Building Permit
4"	Ord. 1026 - CS	Service	\$51,205.00	615.36	1,221.36	\$101,631.14	Building Permit
6"	Ord. 1026 - CS	Service	\$102,410.00	615.36	1,221.36	\$203,262.28	Building Permit
8"	Ord. 1026 - CS	Service	\$180,242.00	615.36	1,221.36	\$357,742.41	Building Permit
10"	Ord. 1026 - CS	Service	\$286,748.00	615.36	1,221.36	\$569,134.39	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	1,221.36	\$49.62	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-24	To	30-Jun-24
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(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	1221.36	\$8,919.13	Final Map
Medium Density Residential	Res. 95-135	Per Gross Acre	\$6,638.98	519.06	1221.36	\$15,621.67	Final Map
High Density Residential	Res. 95-135	Per Gross Acre	\$6,638.98	519.06	1221.36	\$15,621.67	Final Map
Commercial	Res. 95-135	Per Gross Acre	\$9,496.45	519.06	1221.36	\$22,345.36	Final Map
Office	Res. 95-135	Per Gross Acre	\$9,496.45	519.06	1221.36	\$22,345.36	Final Map
Industrial	Res. 95-135	Per Gross Acre	\$9,496.45	519.06	1221.36	\$22,345.36	Final Map
Permits/Additions	Res. 95-135	Per Sqft Impervious	\$0.23	519.06	1221.36	\$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-24	To	30-Jun-24
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(Vested Rights After June 11 th, 2016 or Vested Rights expired Before June 11 th, 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	1,221.36	\$6,580.19	Building Permit/Final Map
Low Density Residential	Res. 16-074	Gross Dev. Acre	\$5,616.59	881.34	1,221.36	\$7,783.46	Building Permit/Final Map
Low-Medium Density Residential	Res. 16-074	Gross Dev. Acre	\$7,596.25	881.34	1,221.36	\$10,526.87	Building Permit/Final Map
Medium Density Residential	Res. 16-074	Gross Dev. Acre	\$9,495.57	881.34	1,221.36	\$13,158.95	Building Permit/Final Map
High Density Residential	Res. 16-074	Gross Dev. Acre	\$11,394.89	881.34	1,221.36	\$15,791.03	Building Permit/Final Map
<i>Commercial/Industrial and Mixed Use</i>							
Downtown	Res. 16-074	Gross Dev. Acre	\$15,193.53	881.34	1,221.36	\$21,055.18	Building Permit/Final Map
Neighborhood Center	Res. 16-074	Gross Dev. Acre	\$21,055.18	881.34	1,221.36	\$29,178.25	Building Permit/Final Map
Meduim Density Residential/Office	Res. 16-074	Gross Dev. Acre	\$10,445.23	881.34	1,221.36	\$14,474.99	Building Permit/Final Map
High Density Residential/Office	Res. 16-074	Gross Dev. Acre	\$13,294.21	881.34	1,221.36	\$18,423.10	Building Permit/Final Map
Community Commercial/Office/High Density Residential	Res. 16-074	Gross Dev. Acre	\$13,294.21	881.34	1,221.36	\$18,423.10	Building Permit/Final Map
Office	Res. 16-074	Gross Dev. Acre	\$13,294.21	881.34	1,221.36	\$18,423.10	Building Permit/Final Map
Community Commercial/Office	Res. 16-074	Gross Dev. Acre	\$13,294.21	881.34	1,221.36	\$18,423.10	Building Permit/Final Map
Community Commercial	Res. 16-074	Gross Dev. Acre	\$15,193.53	881.34	1,221.36	\$21,055.18	Building Permit/Final Map
Highway Commercial	Res. 16-074	Gross Dev. Acre	\$15,193.53	881.34	1,221.36	\$21,055.18	Building Permit/Final Map
Heavy Commercial	Res. 16-074	Gross Dev. Acre	\$15,193.53	881.34	1,221.36	\$21,055.18	Building Permit/Final Map
Business Park	Res. 16-074	Gross Dev. Acre	\$15,193.53	881.34	1,221.36	\$21,055.18	Building Permit/Final Map
Industrial	Res. 16-074	Gross Dev. Acre	\$13,294.21	881.34	1,221.36	\$18,423.10	Building Permit/Final Map
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.							

BUILDING PERMIT TAX FEES

Dates Effective	From	1-Apr-24	To	30-Jun-24
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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-24	To	30-Jun-24
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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	1221.36	\$15,324.05	Building Permit
Master Plan Areas			\$12,567.03	820.85	1221.36	\$18,698.75	Building Permit
City Infill			\$11,233.18	820.85	1221.36	\$16,714.09	Building Permit
Multifamily Residential ^[2]	Res. 13-202	Per Unit					
Downtown/PPA			\$7,410.85	820.85	1221.36	\$11,026.76	Building Permit
Master Plan Areas			\$9,061.94	820.85	1221.36	\$13,483.45	Building Permit
City Infill			\$8,062.84	820.85	1221.36	\$11,996.87	Building Permit
Senior Assisted Living	Res. 13-202	Per Unit					
Downtown/PPA			\$2,939.62	820.85	1221.36	\$4,373.92	Building Permit
Master Plan Areas			\$3,593.67	820.85	1221.36	\$5,347.10	Building Permit
City Infill			\$3,201.24	820.85	1221.36	\$4,763.19	Building Permit
2nd Unit/Accessory Unit	Res. 13-202	Per Unit					
Downtown/PPA			\$5,722.68	820.85	1221.36	\$8,514.90	Building Permit
Master Plan Areas			\$6,931.90	820.85	1221.36	\$10,314.12	Building Permit
City Infill			\$6,293.30	820.85	1221.36	\$9,363.93	Building Permit
Mobile Home Dwelling	Res. 13-202	Per Bed					
Downtown/PPA			\$5,456.94	820.85	1221.36	\$8,119.50	Building Permit
Master Plan Areas			\$6,664.10	820.85	1221.36	\$9,915.65	Building Permit
City Infill			\$5,946.19	820.85	1221.36	\$8,847.46	Building Permit
NON RESIDENTIAL ^[3]							
Commercial/Retail < 100,000 sq. ft.		Per 1,000 sq. ft.					
Downtown/PPA			\$11,091.04	820.85	1221.36	\$16,502.59	Building Permit
Master Plan Areas			\$13,366.31	820.85	1221.36	\$19,888.01	Building Permit
City Infill			\$12,269.36	820.85	1221.36	\$18,255.84	Building Permit
Commercial/Retail ≥ 100,000 sq. ft.		Per 1,000 sq. ft.					
Downtown/PPA			\$11,044.69	820.85	1221.36	\$16,433.63	Building Permit
Master Plan Areas			\$13,304.51	820.85	1221.36	\$19,796.06	Building Permit
City Infill			\$12,223.01	820.85	1221.36	\$18,186.87	Building Permit
Gas Station		Per VFP ^[4]					
Downtown/PPA			\$6,791.82	820.85	1221.36	\$10,105.69	Building Permit
Master Plan Areas			\$8,202.92	820.85	1221.36	\$12,205.30	Building Permit
City Infill			\$7,498.40	820.85	1221.36	\$11,157.03	Building Permit
Hotel/Motel		Per Room					
Downtown/PPA			\$3,631.78	820.85	1221.36	\$5,403.80	Building Permit
Master Plan Areas			\$4,383.68	820.85	1221.36	\$6,522.57	Building Permit
City Infill			\$4,010.82	820.85	1221.36	\$5,967.78	Building Permit
Office		Per 1,000 sq. ft.					
Downtown/PPA			\$5,811.26	820.85	1221.36	\$8,646.70	Building Permit
Master Plan Areas			\$7,062.71	820.85	1221.36	\$10,508.75	Building Permit
City Infill			\$6,375.70	820.85	1221.36	\$9,486.54	Building Permit
Medical Office		Per 1,000 sq. ft.					
Downtown/PPA			\$9,512.05	820.85	1221.36	\$14,153.18	Building Permit
Master Plan Areas			\$11,488.62	820.85	1221.36	\$17,094.16	Building Permit
City Infill			\$10,498.79	820.85	1221.36	\$15,621.37	Building Permit
Hospital		Per 1,000 sq. ft.					
Downtown/PPA			\$3,800.70	820.85	1221.36	\$5,655.14	Building Permit
Master Plan Areas			\$4,626.76	820.85	1221.36	\$6,884.25	Building Permit
City Infill			\$4,162.23	820.85	1221.36	\$6,193.07	Building Permit
Institutional/Assembly		Per 1,000 sq. ft.					
Downtown/PPA			\$2,532.77	820.85	1221.36	\$3,768.56	Building Permit
Master Plan Areas			\$3,074.55	820.85	1221.36	\$4,574.69	Building Permit
City Infill			\$2,782.03	820.85	1221.36	\$4,139.44	Building Permit
Industrial <25,000 sq. ft.		Per 1,000 sq. ft.					
Downtown/PPA			\$1,855.03	820.85	1221.36	\$2,760.14	Building Permit
Master Plan Areas			\$2,271.15	820.85	1221.36	\$3,379.29	Building Permit
City Infill			\$2,019.83	820.85	1221.36	\$3,005.35	Building Permit
Industrial ≥25,000 sq. ft.		Per 1,000 sq. ft.					
Downtown/PPA			\$1,444.06	820.85	1221.36	\$2,148.65	Building Permit
Master Plan Areas			\$1,760.27	820.85	1221.36	\$2,619.14	Building Permit
City Infill			\$1,581.05	820.85	1221.36	\$2,352.48	Building Permit
Warehouse		Per 1,000 sq. ft.					
Downtown/PPA			\$1,346.21	820.85	1221.36	\$2,003.05	Building Permit
Master Plan Areas			\$1,632.55	820.85	1221.36	\$2,429.11	Building Permit
City Infill			\$1,479.08	820.85	1221.36	\$2,200.75	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-24	To	30-Jun-24
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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	1221.36	\$1,601.00	Building Permit
Low-Medium Density ^[1]	Res. 13-203	Dwelling Unit	\$678.00	820.85	1221.36	\$1,008.81	Building Permit
Medium Density ^[1]	Res. 13-203	Dwelling Unit	\$494.00	820.85	1221.36	\$735.03	Building Permit
High Density Residential	Res. 13-203	Dwelling Unit	\$708.00	820.85	1221.36	\$1,053.45	Building Permit
Non-Residential							
Community Commercial	Res. 13-203	Per Acre	\$2,593.00	820.85	1221.36	\$3,858.18	Building Permit
Heavy Commercial	Res. 13-203	Per Acre	\$2,593.00	820.85	1221.36	\$3,858.18	Building Permit
Highway Commercial	Res. 13-203	Per Acre	\$2,593.00	820.85	1221.36	\$3,858.18	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
Residential				
	<i>per dwelling unit</i>			
Low Density Residential	\$34.22	\$1,520.66	\$46.12	\$1,601.00
Low-Medium Density ^[1]	\$28.27	\$950.78	\$29.76	\$1,008.81
Medium Density ^[1]	\$23.81	\$690.40	\$20.82	\$735.03
High Density Residential	\$23.81	\$998.40	\$31.24	\$1,053.45
Non-Residential				
	<i>per developable acre</i>			
Community Commercial	\$110.11	\$3,634.99	\$113.08	\$3,858.18
Heavy Commercial	\$110.11	\$3,634.99	\$113.08	\$3,858.18
Highway Commercial	\$110.11	\$3,634.99	\$113.08	\$3,858.18

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-24	To	30-Jun-24
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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	1221.36	\$16,853.98	Building Permit
Medium Density Residential	Res. 01 - 206	Per Unit	\$7,368.00	584.81	1221.36	\$15,387.87	Building Permit
High Density Residential	Res. 01 - 206	Per Unit	\$7,065.00	584.81	1221.36	\$14,755.06	Building Permit
Elementary School	Res. 01 - 206	Per Acre	\$32,014.00	584.81	1221.36	\$66,860.38	Building Permit
Office	Res. 01 - 206	Per Acre	\$127,190.00	584.81	1221.36	\$265,632.90	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	\$2,980.22	\$3,844.85	\$9,538.02	\$490.89	\$16,853.98
Medium Density	\$2,980.22	\$2,421.45	\$9,538.02	\$448.18	\$15,387.87
High Density	\$2,980.22	\$1,807.07	\$9,538.02	\$429.75	\$14,755.06
Non-Residential	<i>per acre</i>				
Elementary School	\$8,522.75	\$2,789.87	\$53,600.35	\$1,947.41	\$66,860.38
Office	\$16,987.94	\$39,668.77	\$201,239.31	\$7,736.88	\$265,632.90

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	1221.36	\$1,657.35	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-24	To	30-Jun-24
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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-24	To	30-Jun-24
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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	1221.36	\$23,073.91	Building Permit
Low Density Residential	2019-177	Per Unit	\$17,749.20	976.97	1221.36	\$22,189.18	Building Permit
Med/Low Density Residential ^[1]	2019-177	Per Unit	\$16,301.25	976.97	1221.36	\$20,379.02	Building Permit
Medium Density Residential ^[1]	2019-177	Per Unit	\$15,230.25	976.97	1221.36	\$19,040.12	Building Permit
High Density Residential ^[1]	2019-177	Per Unit	\$11,394.60	976.97	1221.36	\$14,244.97	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					
	Transportation	Sanitary Sewer	Potable Water	Subtotal	5% Admin.	Total
<i>per unit</i>						
Residential						
Very Low Density Residential	\$13,879.18	\$4,246.76	\$3,849.21	\$21,975.15	\$1,098.76	\$23,073.91
Low Density Residential	\$13,879.18	\$4,246.76	\$3,006.61	\$21,132.55	\$1,056.63	\$22,189.18
Med/Low Density Residential ^[1]	\$13,879.18	\$4,246.76	\$1,282.65	\$19,408.59	\$970.43	\$20,379.02
Medium Density Residential ^[1]	\$13,879.18	\$3,379.16	\$875.11	\$18,133.45	\$906.67	\$19,040.12
High Density Residential ^[1]	\$9,694.92	\$2,817.84	\$1,053.88	\$13,566.64	\$678.33	\$14,244.97

^[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-24	To	30-Jun-24
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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	1221.36	\$26,295.65	Building Permit
Low Density Residential ^[1]		Per Unit	\$15,463.39	881.32	1221.36	\$21,429.63	Building Permit
Med/Low Density Residential		Per Unit	\$13,707.24	881.32	1221.36	\$18,995.91	Building Permit
Medium Density Residential ^[1]		Per Unit	\$12,314.68	881.32	1221.36	\$17,066.06	Building Permit
High Density Residential		Per Unit	\$9,947.74	881.32	1221.36	\$13,785.87	Building Permit
Non-Residential							
Community Commercial		Per 1,000 sq. ft.	\$12,700.93	881.32	1221.36	\$17,601.34	Building Permit
Office		Per 1,000 sq. ft.	\$6,447.80	881.32	1221.36	\$8,935.56	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					
	Transportation	Sanitary Sewer	Potable Water	Subtotal	3% Admin.	Total
<i>per unit</i>						
Residential						
Very Low Density Residential ^[1]	\$11,908.44	\$1,809.89	\$11,811.43	\$25,529.76	\$765.89	\$26,295.65
Low Density Residential ^[1]	\$11,908.44	\$1,809.89	\$7,087.14	\$20,805.47	\$624.16	\$21,429.63
Med/Low Density Residential	\$11,908.44	\$1,809.89	\$4,724.30	\$18,442.63	\$553.28	\$18,995.91
Medium Density Residential ^[1]	\$11,908.44	\$1,439.88	\$3,220.67	\$16,568.99	\$497.07	\$17,066.06
High Density Residential	\$8,317.75	\$1,215.37	\$3,851.22	\$13,384.34	\$401.53	\$13,785.87
<i>per 1,000 sq. ft.</i>						
Non-Residential						
Community Commercial	\$15,012.70	\$519.69	\$1,556.29	\$17,088.68	\$512.66	\$17,601.34
Office	\$7,192.46	\$371.40	\$1,111.44	\$8,675.30	\$260.26	\$8,935.56

^[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-24	To	30-Jun-24
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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	1221.36	\$4,222.72	
Community Commercial	Res. 13-204	Per Acre	\$2,838.00	820.85	1221.36	\$4,222.72	Building Permit
Highway Commercial	Res. 13-204	Per Acre	\$2,838.00	820.85	1221.36	\$4,222.72	Building Permit
Industrial	Res. 13-204	Per Acre	\$9,277.00	820.85	1221.36	\$13,803.44	Building Permit
Office	Res. 13-204	Per Acre	\$2,838.00	820.85	1221.36	\$4,222.72	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.							

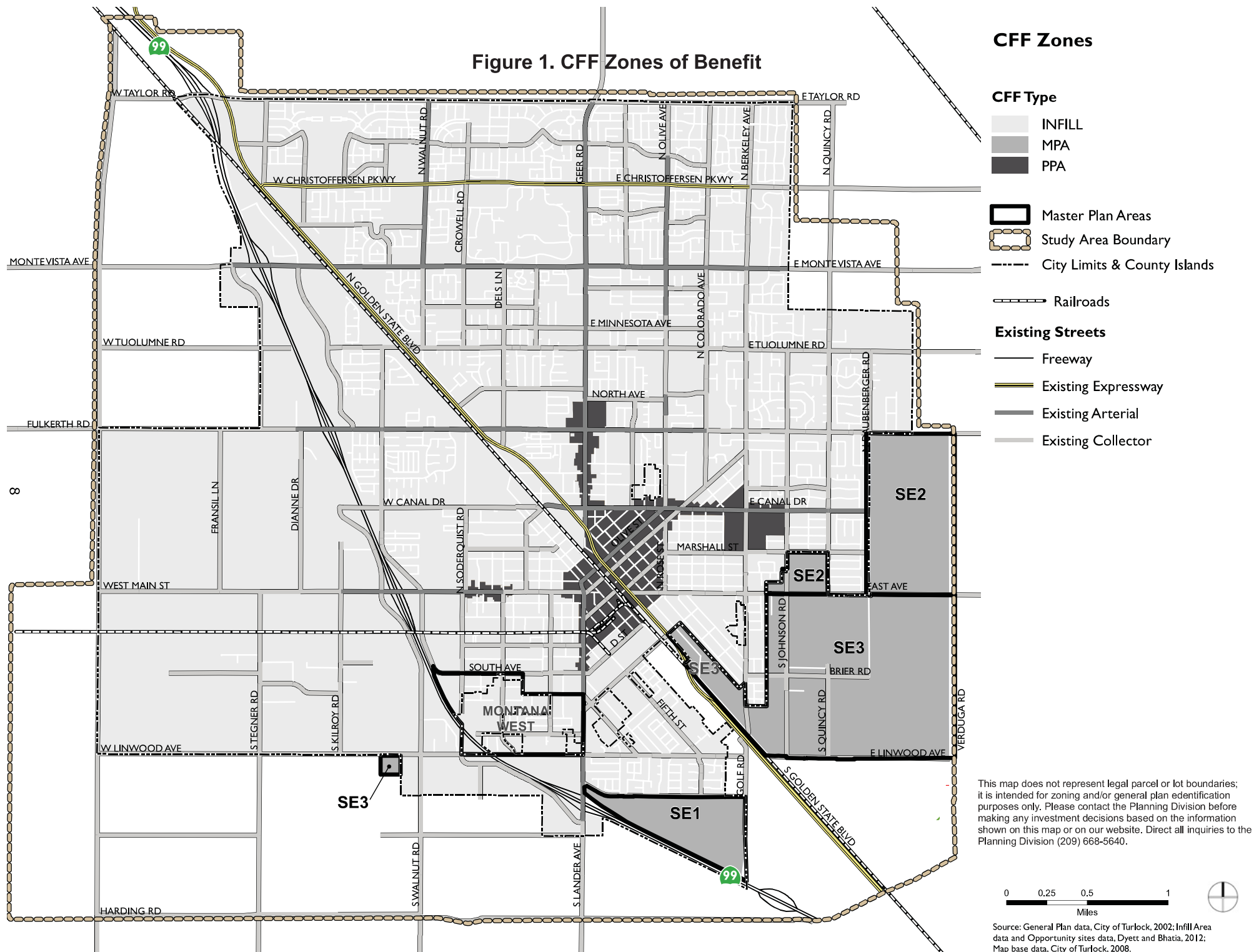
Westside Industrial Specific Plan Fees (Potable Water & Sewer)				
Land Use	Potable Water	Sewer	3% Administration (SD,RW,PW,SS)	Total
	<i>per acre</i>			
Business Park	\$1,169.51	\$2,929.72	\$123.49	\$4,222.72
Community Commercial	\$1,169.51	\$2,929.72	\$123.49	\$4,222.72
Highway Commercial	\$1,169.51	\$2,929.72	\$123.49	\$4,222.72
Industrial	\$5,143.74	\$8,257.96	\$401.74	\$13,803.44
Office	\$1,169.51	\$2,929.72	\$123.49	\$4,222.72

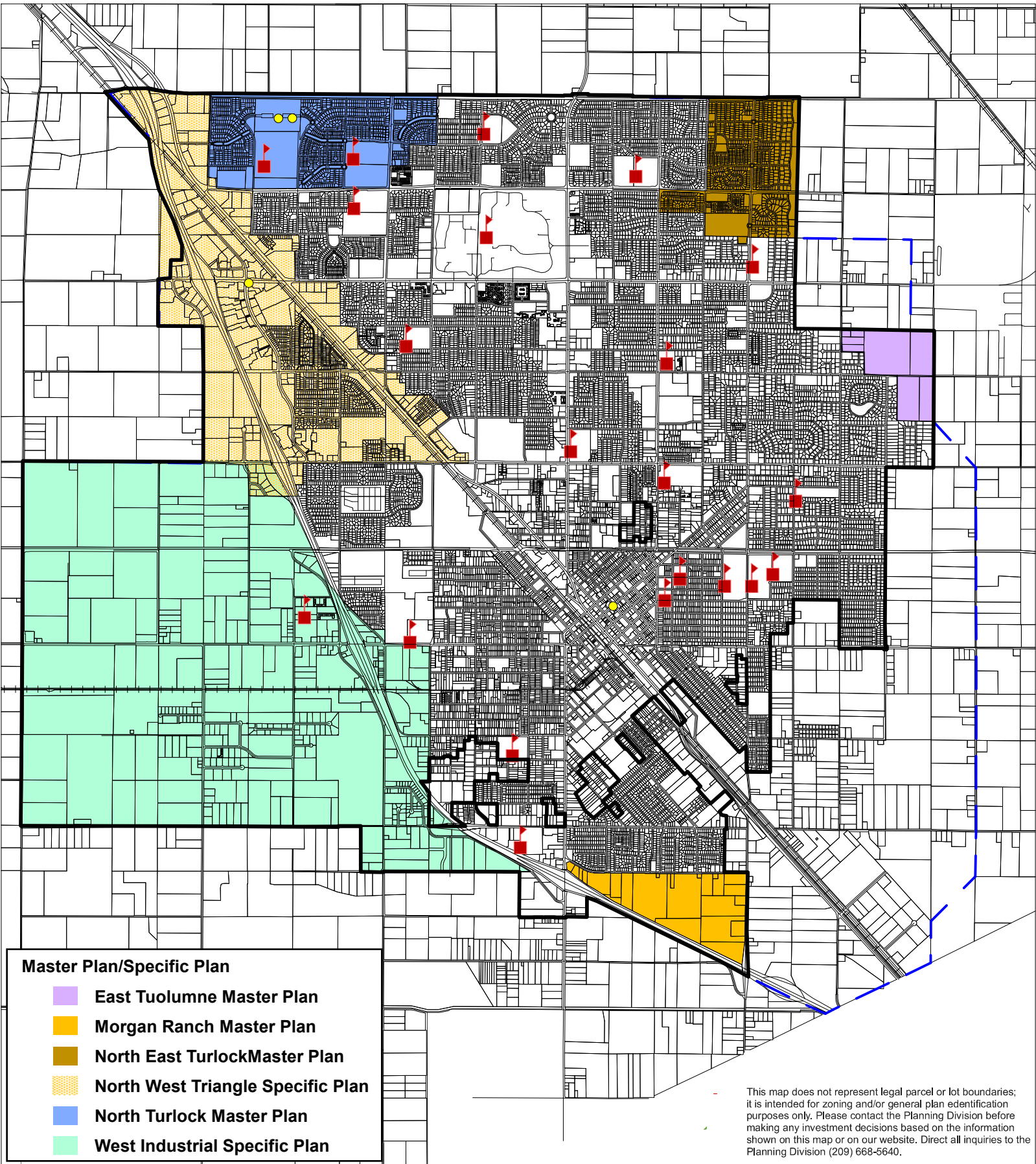
PARK IMPROVEMENT FEES

Dates Effective	From	1-Apr-24	To	30-Jun-24
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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	1,221.36	\$2,096.96	Building Permit
Neighborhood Park						\$1,572.72	
Community Park						\$524.24	

Figure 1. CFF Zones of Benefit







LAND USE CATEGORY

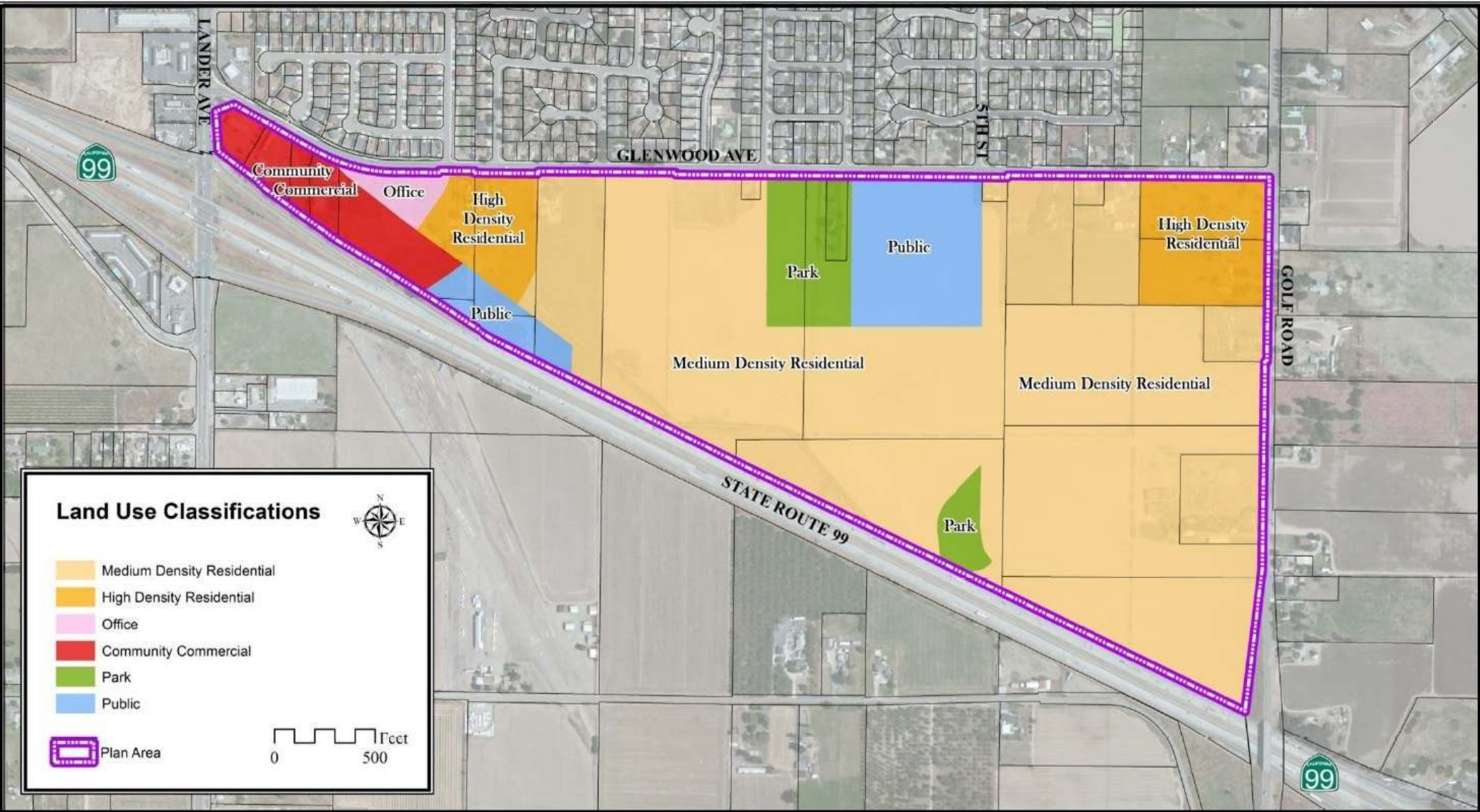
- Low Density Residential
- Very Low Density Residential
- Planning Area Boundary

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.

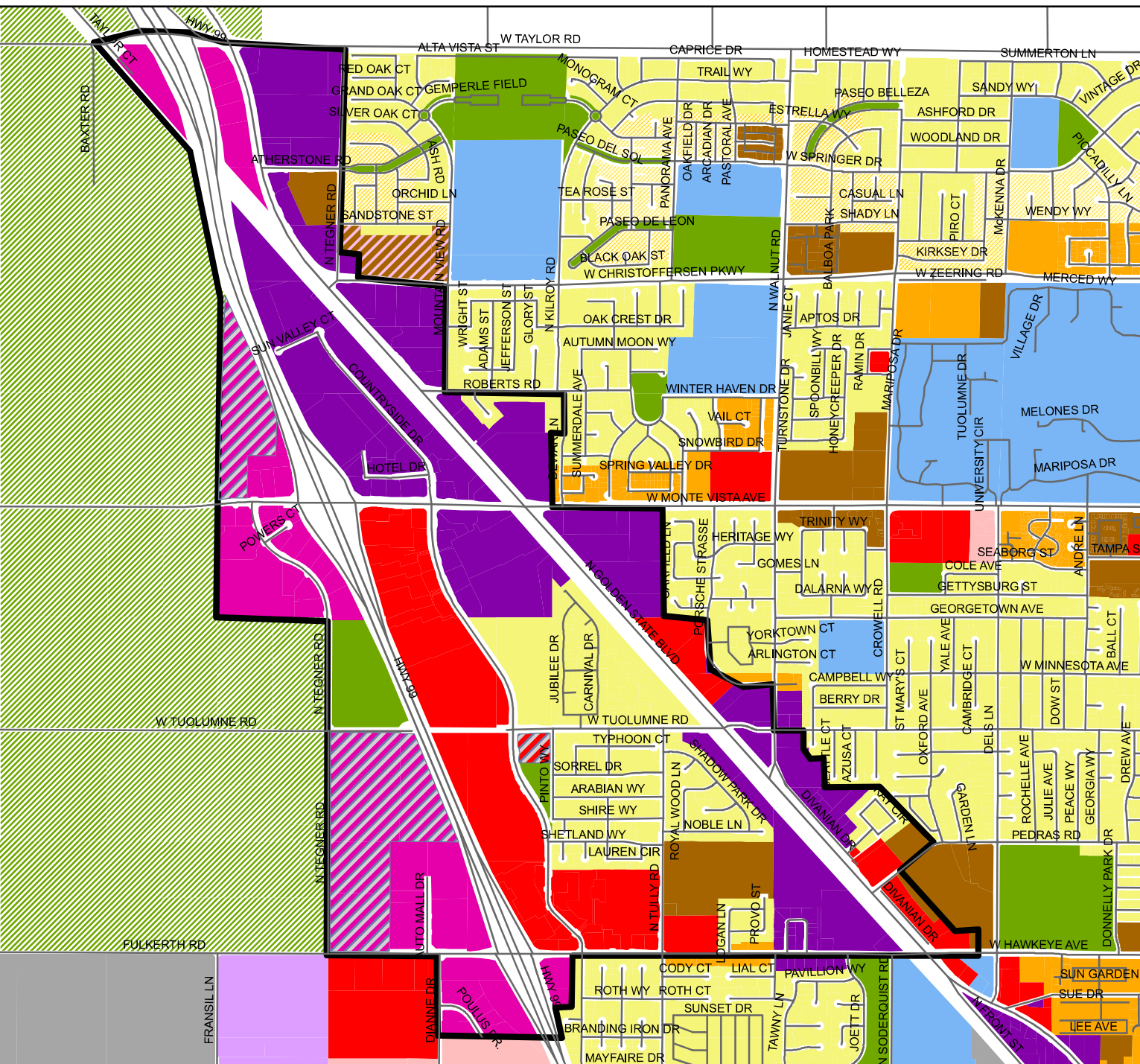
East Tuolumne master plan



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3-4

Northwest Triangle Specific Plan



NWTSP Boundary

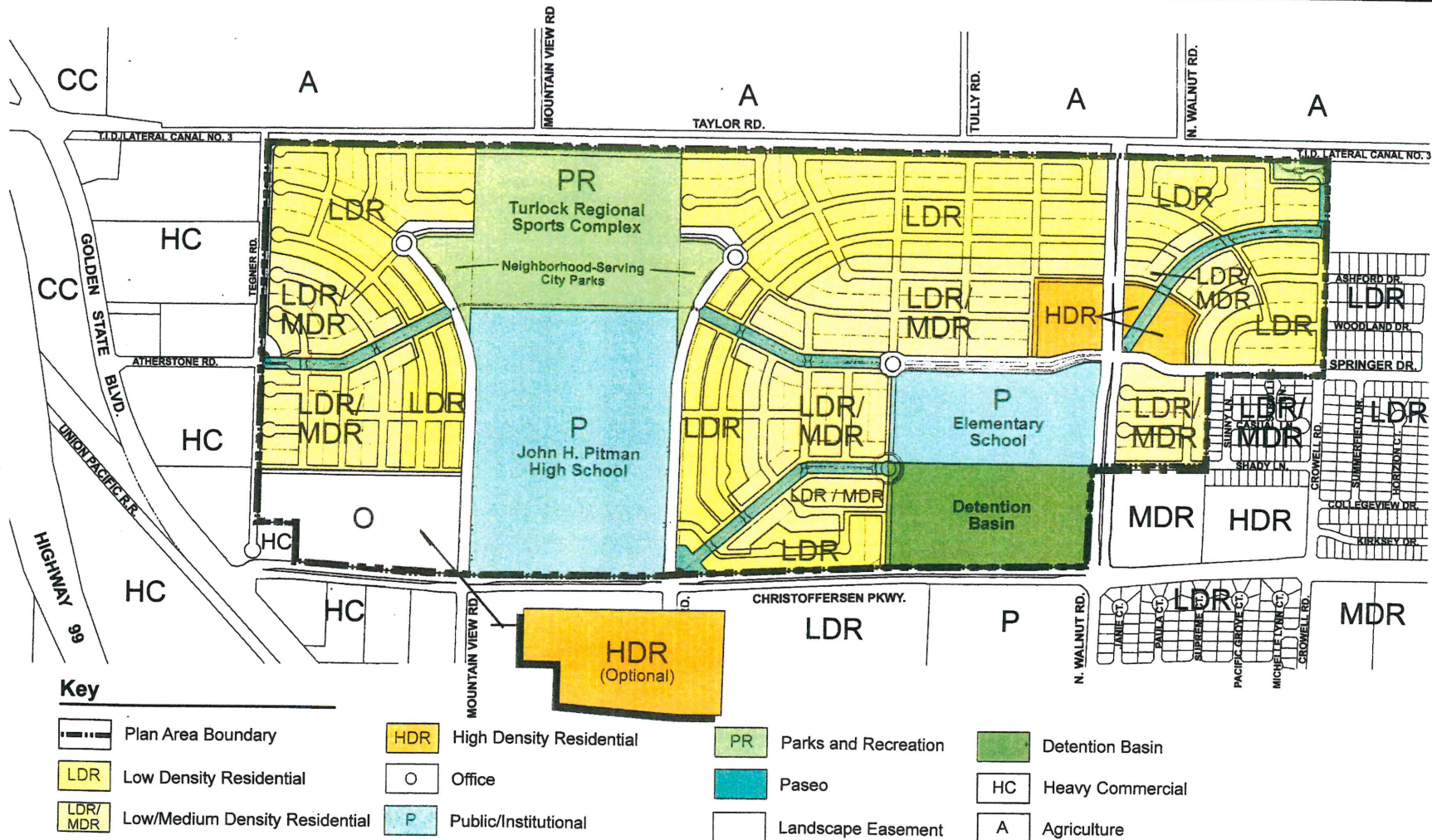
General Plan Land Use

- 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

0 0.125 0.25 0.5
Miles



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MASTER PLAN LAND USE MAP

RRM DESIGN GROUP






















NORTH TURLOCK MASTER PLAN

FIGURE 3-1

3-2

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 WISP Boundary

- | | |
|---|--|
|  | 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 |



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