

# ***City of Turlock***



## ***Development Impact Fees***

Effective Dates: 1-Apr-25 to 30-Jun-25

City Engineer, Bill Morris, P.E.

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# STREET LIGHT DEVELOPMENT FEES

Dates Effective	From	<b>1-Apr-25</b>	To	<b>30-Jun-25</b>
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<b>STREET LIGHT DEVELOPMENT FEES</b>
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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	1203.97	<b>\$11.57</b>	Building Permit
Arterial	TMC 7-5-02	Linear Ft of Frontage	\$7.50	390.25	1203.97	<b>\$23.14</b>	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	<b>1-Apr-25</b>	To	<b>30-Jun-25</b>
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Waste Water Plant Capacity							
Land Use	Authority	Basis	Original		Current		When Due
			Charge	ENR Index	ENR Index	Charge	
<b>Substantial Industrial Use</b> / rates greater or equi 25,000 gallons/day)	TMC 6-4-502	Flow (MGD)	\$2,461,000.00	619.37	1,203.97	<b>\$4,783,845.15</b>	Building Permit
	TMC 6-4-502	BOD (lbs/day)	\$331.00	619.37	1,203.97	<b>\$643.42</b>	Building Permit
	TMC 6-4-502	SS (lbs/day)	\$49.00	619.37	1,203.97	<b>\$95.25</b>	Building Permit
<b>Commercial &amp; Light Indu</b> (flow rate less than 2	TMC 6-4-502	Fixture Units (0-25)	\$1,355.18	619.37	1,203.97	<b>\$2,634.28</b>	Building Permit
	TMC 6-4-502	Fixture Units (Each Over 25)	\$54.21	619.37	1,203.97	<b>\$105.38</b>	Building Permit
<b>Residential</b> assumes 34 fixture unit	TMC 6-4-502	Dwelling Unit	\$1,843.09	619.37	1,203.97	<b>\$3,582.71</b>	Building Permit
	TMC 6-4-502	Fixture Units	\$54.21	619.37	1,203.97	<b>\$105.38</b>	Building Permit
<b>Hospitals/Convalescer</b>	TMC 6-4-502	Bed	\$361.38	619.37	1,203.97	<b>\$702.47</b>	Building Permit
<b>Restaurants</b>	TMC 6-4-502	Seats (0-40)	\$3,613.80	619.37	1,203.97	<b>\$7,024.73</b>	Building Permit
	TMC 6-4-502	Seats (each over 40)	\$90.34	619.37	1,203.97	<b>\$175.61</b>	Building Permit
<b>Schools</b>	TMC 6-4-502	Per 15 SF of Classroom	\$72.28	619.37	1,203.97	<b>\$140.50</b>	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	
<b>Low Density Reside</b>	TMC 6-4-603	Per Lot	\$1,000.00	584.81	1,203.97	<b>\$2,058.74</b>	Building/Sewer Permit
	TMC 6-4-603	Front Footage	\$20.00	584.81	1,203.97	<b>\$41.17</b>	Building/Sewer Permit
<b>All other Land Uses</b>	TMC 6-4-603	Front Footage	\$20.00	584.81	1,203.97	<b>\$41.17</b>	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	
<b>Four inch (4") Servi</b>	TMC 6-4-602	Per Service	1,500.00	519.06	1,203.97	<b>\$3,479.28</b>	Sewer Permit
<b>Larger than 4" Serv</b>	TMC 6-4-602	Per Service	Estimate	N/A	N/A	<b>ESTIMATE</b>	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	
<b>Residential</b>	TMC 6-4-604	Dwelling Unit	\$126.72	519.06	1,203.97	<b>\$293.93</b>	Building Permit
<b>Non-Residential &amp; Remodel / Additions</b>	TMC 6-4-604	Per Fixture Unit 01-15	\$5.28	519.06	1,203.97	<b>\$12.25</b>	Building Permit
	TMC 6-4-604	Per Fixture Unit 16-50	\$2.64	519.06	1,203.97	<b>\$6.12</b>	Building Permit
	TMC 6-4-604	Per Fixture Unit over 50	\$1.32	519.06	1,203.97	<b>\$3.06</b>	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	<b>1-Apr-25</b>	To	<b>30-Jun-25</b>
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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	
<b>Very Low Density Residential</b>	Res. 16-073	Dwelling Unit	\$2,257.76	881.34	1203.97	<b>\$3,084.25</b>	Building Permit
<b>Low Density Residential</b>	Res. 16-073	Dwelling Unit	\$2,257.76	881.34	1203.97	<b>\$3,084.25</b>	Building Permit
<b>Low-Medium Density Residential</b>	Res. 16-073	Dwelling Unit	\$2,257.76	881.34	1203.97	<b>\$3,084.25</b>	Building Permit
<b>Medium Density Residential</b>	Res. 16-073	Dwelling Unit	\$1,787.05	881.34	1203.97	<b>\$2,441.23</b>	Building Permit
<b>High Density Residential</b>	Res. 16-073	Dwelling Unit	\$1,504.83	881.34	1203.97	<b>\$2,055.70</b>	Building Permit
<b>Commercial/Industrial and Mixed Use</b>							
<b>Downtown</b>	Res. 16-073	1,000 Bldg. Sq. Ft.	\$188.49	881.34	1203.97	<b>\$257.49</b>	Building Permit
<b>Neighborhood Center</b>	Res. 16-073	1,000 Bldg. Sq. Ft.	\$771.07	881.34	1203.97	<b>\$1,053.33</b>	Building Permit
<b>Office</b>	Res. 16-073	1,000 Bldg. Sq. Ft.	\$470.71	881.34	1203.97	<b>\$643.02</b>	Building Permit
<b>Community Commercial/Office</b>	Res. 16-073	1,000 Bldg. Sq. Ft.	\$564.44	881.34	1203.97	<b>\$771.06</b>	Building Permit
<b>Community Commercial</b>	Res. 16-073	1,000 Bldg. Sq. Ft.	\$658.17	881.34	1203.97	<b>\$899.10</b>	Building Permit
<b>Highway Commercial</b>	Res. 16-073	1,000 Bldg. Sq. Ft.	\$470.71	881.34	1203.97	<b>\$643.02</b>	Building Permit
<b>Heavy Commercial</b>	Res. 16-073	1,000 Bldg. Sq. Ft.	\$470.71	881.34	1203.97	<b>\$643.02</b>	Building Permit
<b>Business Park</b>	Res. 16-073	1,000 Bldg. Sq. Ft.	\$470.71	881.34	1203.97	<b>\$643.02</b>	Building Permit
<b>Industrial</b>	Res. 16-073	1,000 Bldg. Sq. Ft.	\$1,222.61	881.34	1203.97	<b>\$1,670.17</b>	Building Permit
<p><b>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.</b></p>							

## WATER DEVELOPMENT FEES

New Fee (All development without vesting prior to

Dates Effective	From	<b>1-Apr-25</b>	To	<b>30-Jun-25</b>
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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	1,203.97	<b>\$4,006.97</b>	Building Permit
1 1/2"	Ord. 1026 - CS	Service	\$6,554.00	615.36	1,203.97	<b>\$12,823.09</b>	Building Permit
2"	Ord. 1026 - CS	Service	\$8,193.00	615.36	1,203.97	<b>\$16,029.85</b>	Building Permit
3"	Ord. 1026 - CS	Service	\$18,434.00	615.36	1,203.97	<b>\$36,066.67</b>	Building Permit
4"	Ord. 1026 - CS	Service	\$51,205.00	615.36	1,203.97	<b>\$100,184.09</b>	Building Permit
6"	Ord. 1026 - CS	Service	\$102,410.00	615.36	1,203.97	<b>\$200,368.19</b>	Building Permit
8"	Ord. 1026 - CS	Service	\$180,242.00	615.36	1,203.97	<b>\$352,648.79</b>	Building Permit
10"	Ord. 1026 - CS	Service	\$286,748.00	615.36	1,203.97	<b>\$561,030.92</b>	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	1,203.97	<b>\$48.91</b>	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	<b>\$415.00</b>	Res. 2023-054	Building Permit or the Water Permit	
1 Inch	Service	N/A, Installed by Developer	\$427.00	<b>\$427.00</b>	Res. 2023-054	Building Permit or the Water Permit	
1-1/2 Inch	Service	N/A, Installed by Developer	\$610.00	<b>\$610.00</b>	Res. 2023-054	Building Permit or the Water Permit	
2 Inch	Service	N/A, Installed by Developer	\$710.00	<b>\$710.00</b>	Res. 2023-054	Building Permit or the Water Permit	
Over 2 Inch	Service	N/A, Installed on RP Assembly	Estimate	<b>Estimate</b>	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	<b>1-Apr-25</b>	To	<b>30-Jun-25</b>
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(Vested Rights prior to June 11 th, 2016 which did not expired prior to application of permit)

<b>MASTER STORM DEVELOPMENT FEES</b>							
Land Use	Authority	Basis	Original		Current		When Due
			Charge	ENR Index	ENR Index	Charge	
<b>Low Density Reside</b>	Res. 95-135	Per Gross Acre	\$3,790.50	519.06	1203.97	<b>\$8,792.14</b>	Final Map
<b>Medium Density Re</b>	Res. 95-135	Per Gross Acre	\$6,638.98	519.06	1203.97	<b>\$15,399.25</b>	Final Map
<b>High Density Resid</b>	Res. 95-135	Per Gross Acre	\$6,638.98	519.06	1203.97	<b>\$15,399.25</b>	Final Map
<b>Commercial</b>	Res. 95-135	Per Gross Acre	\$9,496.45	519.06	1203.97	<b>\$22,027.20</b>	Final Map
<b>Office</b>	Res. 95-135	Per Gross Acre	\$9,496.45	519.06	1203.97	<b>\$22,027.20</b>	Final Map
<b>Industrial</b>	Res. 95-135	Per Gross Acre	\$9,496.45	519.06	1203.97	<b>\$22,027.20</b>	Final Map
<b>Permits/Additions</b>	Res. 95-135	Per Sqft Impervious	\$0.23	519.06	1203.97	<b>\$0.53</b>	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	<b>1-Apr-25</b>	To	<b>30-Jun-25</b>
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(Vested Rights After June 11 th, 2016 or Vested Rights expired Before June 11 th, 2016)

<b>MASTER STORM DEVELOPMENT FEES</b>							
General Plan Land Use	Authority	Basis	Original		Current		When Due
			Charge	ENR Index	ENR Index	Charge	
<b>Very Low Density Residential</b>	Res. 16-074	Gross Dev. Acre	\$4,748.30	881.34	1,203.97	<b>\$6,486.50</b>	Building Permit/Final Map
<b>Low Density Residential</b>	Res. 16-074	Gross Dev. Acre	\$5,616.59	881.34	1,203.97	<b>\$7,672.64</b>	Building Permit/Final Map
<b>Low-Medium Density Residential</b>	Res. 16-074	Gross Dev. Acre	\$7,596.25	881.34	1,203.97	<b>\$10,376.99</b>	Building Permit/Final Map
<b>Medium Density Residential</b>	Res. 16-074	Gross Dev. Acre	\$9,495.57	881.34	1,203.97	<b>\$12,971.59</b>	Building Permit/Final Map
<b>High Density Residential</b>	Res. 16-074	Gross Dev. Acre	\$11,394.89	881.34	1,203.97	<b>\$15,566.19</b>	Building Permit/Final Map
<b>Commercial/Industrial and Mixed Use</b>							
<b>Downtown</b>	Res. 16-074	Gross Dev. Acre	\$15,193.53	881.34	1,203.97	<b>\$20,755.39</b>	Building Permit/Final Map
<b>Neighborhood Center</b>	Res. 16-074	Gross Dev. Acre	\$20,755.39	881.34	1,203.97	<b>\$28,353.27</b>	Building Permit/Final Map
<b>Medium Density Residential</b>	Res. 16-074	Gross Dev. Acre	\$10,445.23	881.34	1,203.97	<b>\$14,268.89</b>	Building Permit/Final Map
<b>High Density Residential</b>	Res. 16-074	Gross Dev. Acre	\$13,294.21	881.34	1,203.97	<b>\$18,160.79</b>	Building Permit/Final Map
<b>Community Commercial/Office/High Density Residential</b>	Res. 16-074	Gross Dev. Acre	\$13,294.21	881.34	1,203.97	<b>\$18,160.79</b>	Building Permit/Final Map
<b>Office</b>	Res. 16-074	Gross Dev. Acre	\$13,294.21	881.34	1,203.97	<b>\$18,160.79</b>	Building Permit/Final Map
<b>Community Commercial/Office</b>	Res. 16-074	Gross Dev. Acre	\$13,294.21	881.34	1,203.97	<b>\$18,160.79</b>	Building Permit/Final Map
<b>Community Commercial</b>	Res. 16-074	Gross Dev. Acre	\$15,193.53	881.34	1,203.97	<b>\$20,755.39</b>	Building Permit/Final Map
<b>Highway Commercial</b>	Res. 16-074	Gross Dev. Acre	\$15,193.53	881.34	1,203.97	<b>\$20,755.39</b>	Building Permit/Final Map
<b>Heavy Commercial</b>	Res. 16-074	Gross Dev. Acre	\$15,193.53	881.34	1,203.97	<b>\$20,755.39</b>	Building Permit/Final Map
<b>Business Park</b>	Res. 16-074	Gross Dev. Acre	\$15,193.53	881.34	1,203.97	<b>\$20,755.39</b>	Building Permit/Final Map
<b>Industrial</b>	Res. 16-074	Gross Dev. Acre	\$13,294.21	881.34	1,203.97	<b>\$18,160.79</b>	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	<b>1-Apr-25</b>	To	<b>30-Jun-25</b>
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<b>BUILDING PERMIT TAX FEES</b>							
<i>Water Well, Transportation, Traffic Signal, Public Safety, &amp; Park Development</i>							
Land Use	Authority	Basis	Original		Current		When Due
			Charge	ENR Index	ENR Index	Charge	
<b>Residential</b>	TMC 3-9	<b>Per Number of Bedrooms</b>	N/A		N/A		<b>Building Permit</b>
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							
<b>Non Residential</b>	TMC 3-9	<b>Per Number of Parking Stalls</b>	N/A	N/A	N/A	<b>\$12.00</b>	<b>Building Permit</b>
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-25	To	30-Jun-25
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CAPITAL FACILITY DEVELOPMENT FEES <sup>[1]</sup>							
Land Use	Authority	Basis	Original		Current		When Due
			Charge	ENR Index	ENR Index	Charge	
<b>RESIDENTIAL</b>							
<b>Single Family Resid</b>	<b>Res. 13-202</b>	<b>Per Unit</b>					
Downtown/PPA			\$10,298.97	820.85	1203.97	\$15,105.87	Building Permit
Master Plan Areas			\$12,567.03	820.85	1203.97	\$18,432.51	Building Permit
City Infill			\$11,233.18	820.85	1203.97	\$16,476.11	Building Permit
<b>Multifamily Residen</b>	<b>Res. 13-202</b>	<b>Per Unit</b>					
Downtown/PPA			\$7,410.85	820.85	1203.97	\$10,869.76	Building Permit
Master Plan Areas			\$9,061.94	820.85	1203.97	\$13,291.47	Building Permit
City Infill			\$8,062.84	820.85	1203.97	\$11,826.06	Building Permit
<b>Senior Assisted Livi</b>	<b>Res. 13-202</b>	<b>Per Unit</b>					
Downtown/PPA			\$2,939.62	820.85	1203.97	\$4,311.65	Building Permit
Master Plan Areas			\$3,593.67	820.85	1203.97	\$5,270.96	Building Permit
City Infill			\$3,201.24	820.85	1203.97	\$4,695.37	Building Permit
<b>2nd Unit/Accessory</b>	<b>Res. 13-202</b>	<b>Per Unit</b>					
Downtown/PPA			\$5,722.68	820.85	1203.97	\$8,393.66	Building Permit
Master Plan Areas			\$6,931.90	820.85	1203.97	\$10,167.27	Building Permit
City Infill			\$6,293.30	820.85	1203.97	\$9,230.61	Building Permit
<b>Mobile Home Dwelli</b>	<b>Res. 13-202</b>	<b>Per Bed</b>					
Downtown/PPA			\$5,456.94	820.85	1203.97	\$8,003.89	Building Permit
Master Plan Areas			\$6,664.10	820.85	1203.97	\$9,774.47	Building Permit
City Infill			\$5,946.19	820.85	1203.97	\$8,721.49	Building Permit
<b>NON RESIDENTIAL<sup>[2]</sup></b>							
<b>Commercial/Retail &lt;</b>		<b>Per 1,000 sq. ft.</b>					
Downtown/PPA			\$11,091.04	820.85	1203.97	\$16,267.62	Building Permit
Master Plan Areas			\$13,366.31	820.85	1203.97	\$19,604.84	Building Permit
City Infill			\$12,269.36	820.85	1203.97	\$17,995.91	Building Permit
<b>Commercial/Retail ≥</b>		<b>Per 1,000 sq. ft.</b>					
Downtown/PPA			\$11,044.69	820.85	1203.97	\$16,199.64	Building Permit
Master Plan Areas			\$13,304.51	820.85	1203.97	\$19,514.20	Building Permit
City Infill			\$12,223.01	820.85	1203.97	\$17,927.93	Building Permit
<b>Gas Station</b>		<b>Per VFP<sup>[4]</sup></b>					
Downtown/PPA			\$6,791.82	820.85	1203.97	\$9,961.80	Building Permit
Master Plan Areas			\$8,202.92	820.85	1203.97	\$12,031.52	Building Permit
City Infill			\$7,498.40	820.85	1203.97	\$10,998.17	Building Permit
<b>Hotel/Motel</b>		<b>Per Room</b>					
Downtown/PPA			\$3,631.78	820.85	1203.97	\$5,326.86	Building Permit
Master Plan Areas			\$4,383.68	820.85	1203.97	\$6,429.70	Building Permit
City Infill			\$4,010.82	820.85	1203.97	\$5,882.81	Building Permit
<b>Office</b>		<b>Per 1,000 sq. ft.</b>					
Downtown/PPA			\$5,811.26	820.85	1203.97	\$8,523.58	Building Permit
Master Plan Areas			\$7,062.71	820.85	1203.97	\$10,359.13	Building Permit
City Infill			\$6,375.70	820.85	1203.97	\$9,351.47	Building Permit
<b>Medical Office</b>		<b>Per 1,000 sq. ft.</b>					
Downtown/PPA			\$9,512.05	820.85	1203.97	\$13,951.66	Building Permit
Master Plan Areas			\$11,488.62	820.85	1203.97	\$16,850.77	Building Permit
City Infill			\$10,498.79	820.85	1203.97	\$15,398.95	Building Permit
<b>Hospital</b>		<b>Per 1,000 sq. ft.</b>					
Downtown/PPA			\$3,800.70	820.85	1203.97	\$5,574.62	Building Permit
Master Plan Areas			\$4,626.76	820.85	1203.97	\$6,786.23	Building Permit
City Infill			\$4,162.23	820.85	1203.97	\$6,104.89	Building Permit
<b>Institutional/Assem</b>		<b>Per 1,000 sq. ft.</b>					
Downtown/PPA			\$2,532.77	820.85	1203.97	\$3,714.90	Building Permit
Master Plan Areas			\$3,074.55	820.85	1203.97	\$4,509.55	Building Permit
City Infill			\$2,782.03	820.85	1203.97	\$4,080.50	Building Permit
<b>Industrial &lt;25,000 sq</b>		<b>Per 1,000 sq. ft.</b>					
Downtown/PPA			\$1,855.03	820.85	1203.97	\$2,720.84	Building Permit
Master Plan Areas			\$2,271.15	820.85	1203.97	\$3,331.18	Building Permit
City Infill			\$2,019.83	820.85	1203.97	\$2,962.56	Building Permit
<b>Industrial ≥25,000 sq</b>		<b>Per 1,000 sq. ft.</b>					
Downtown/PPA			\$1,444.06	820.85	1203.97	\$2,118.05	Building Permit
Master Plan Areas			\$1,760.27	820.85	1203.97	\$2,581.85	Building Permit
City Infill			\$1,581.05	820.85	1203.97	\$2,318.98	Building Permit
<b>Warehouse</b>		<b>Per 1,000 sq. ft.</b>					
Downtown/PPA			\$1,346.21	820.85	1203.97	\$1,974.53	Building Permit
Master Plan Areas			\$1,632.55	820.85	1203.97	\$2,394.52	Building Permit
City Infill			\$1,479.08	820.85	1203.97	\$2,169.42	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**

**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 1 2th, 2013 or Vested Rights expired Before November 1 2th, 2013)

Dates Effective	From	<b>1-Apr-25</b>	To	<b>30-Jun-25</b>
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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	
<b>Residential</b>							
Low Density Resider	Res. 13-203	Dwelling Unit	\$1,076.00	820.85	1203.97	\$1,578.21	Building Permit
Low-Medium Density	Res. 13-203	Dwelling Unit	\$678.00	820.85	1203.97	\$994.45	Building Permit
Medium Density <sup>[1]</sup>	Res. 13-203	Dwelling Unit	\$494.00	820.85	1203.97	\$724.57	Building Permit
High Density Resider	Res. 13-203	Dwelling Unit	\$708.00	820.85	1203.97	\$1,038.45	Building Permit
<b>Non-Residential</b>							
Community Commer	Res. 13-203	Per Acre	\$2,593.00	820.85	1203.97	\$3,803.25	Building Permit
Heavy Commercial	Res. 13-203	Per Acre	\$2,593.00	820.85	1203.97	\$3,803.25	Building Permit
Highway Commercia	Res. 13-203	Per Acre	\$2,593.00	820.85	1203.97	\$3,803.25	Building Permit
<p><b>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.</b></p>							

<sup>[1]</sup> 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>				
<b>Residential</b>				
Low Density Resider	\$33.73	\$1,499.00	\$45.48	\$1,578.21
Low-Medium Density	\$27.87	\$937.24	\$29.34	\$994.45
Medium Density <sup>[1]</sup>	\$23.47	\$680.57	\$20.53	\$724.57
High Density Reside	\$23.47	\$984.18	\$30.80	\$1,038.45
<i>per developable acre</i>				
<b>Non-Residential</b>				
Community Commer	\$108.54	\$3,583.24	\$111.47	\$3,803.25
Heavy Commercial	\$108.54	\$3,583.24	\$111.47	\$3,803.25
Highway Commercia	\$108.54	\$3,583.24	\$111.47	\$3,803.25

# 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	<b>1-Apr-25</b>	To	<b>30-Jun-25</b>
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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 Residen	Res. 01 - 206	Per Unit	\$8,070.00	584.81	1203.97	\$16,614.01	Building Permit
Medium Density Resi	Res. 01 - 206	Per Unit	\$7,368.00	584.81	1203.97	\$15,168.77	Building Permit
High Density Resider	Res. 01 - 206	Per Unit	\$7,065.00	584.81	1203.97	\$14,544.98	Building Permit
Elementary School	Res. 01 - 206	Per Acre	\$32,014.00	584.81	1203.97	\$65,908.41	Building Permit
Office	Res. 01 - 206	Per Acre	\$127,190.00	584.81	1203.97	\$261,850.76	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
<b>Residential</b>					
	<i>per unit</i>				
Low Density	\$2,937.78	\$3,790.11	\$9,402.22	\$483.90	\$16,614.01
Medium Density	\$2,937.78	\$2,386.97	\$9,402.22	\$441.80	\$15,168.77
High Density	\$2,937.78	\$1,781.34	\$9,402.22	\$423.64	\$14,544.98
<b>Non-Residential</b>					
	<i>per acre</i>				
Elementary School	\$8,401.40	\$2,750.15	\$52,837.18	\$1,919.68	\$65,908.41
Office	\$16,746.07	\$39,103.95	\$198,374.02	\$7,626.72	\$261,850.76

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	1203.97	\$1,633.75	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	<b>1-Apr-25</b>	To	<b>30-Jun-25</b>
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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 Residen		Per Unit	\$3,000.00	N/A	N/A	\$3,000.00	Building Permit
Medium Density Res		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.**

Land Use	Plan Area Fee					Total
	Sewer	Storm Drainage	Transportation	Water	3% Admin.	
<b>Residential</b>			<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	<b>1-Apr-25</b>	To	<b>30-Jun-25</b>
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EAST TUOLUMNE MASTER PLAN FEES							
Land Use	Authority	Basis	Original		Current		When Due
			Charge	ENR Index	ENR Index	Charge	
<b>Residential</b>							
Very Low Density Re	2019-177	Per Unit	\$18,456.90	976.97	1203.97	\$22,745.38	Building Permit
Low Density Residen	2019-177	Per Unit	\$17,749.20	976.97	1203.97	\$21,873.24	Building Permit
Med/Low Density Re:	2019-177	Per Unit	\$16,301.25	976.97	1203.97	\$20,088.86	Building Permit
Medium Density Resi:	2019-177	Per Unit	\$15,230.25	976.97	1203.97	\$18,769.01	Building Permit
High Density Resider	2019-177	Per Unit	\$11,394.60	976.97	1203.97	\$14,042.14	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.**

<sup>[1]</sup> 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>							
<b>Residential</b>							
Very Low Density Re	\$13,681.56	\$4,186.30	\$3,794.41	\$21,662.27	\$1,083.11	\$22,745.38	
Low Density Residen	\$13,681.56	\$4,186.30	\$2,963.80	\$20,831.66	\$1,041.58	\$21,873.24	
Med/Low Density Re:	\$13,681.56	\$4,186.30	\$1,264.39	\$19,132.25	\$956.61	\$20,088.86	
Medium Density Resi:	\$13,681.56	\$3,331.04	\$862.65	\$17,875.25	\$893.76	\$18,769.01	
High Density Resider	\$9,556.88	\$2,777.72	\$1,038.87	\$13,373.47	\$668.67	\$14,042.14	

<sup>[1]</sup> 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
<b>Totals</b>	<b>91.42</b>	<b>\$146,329</b>

# 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-25	To	30-Jun-25
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MORGAN RANCH MASTER PLAN FEES							
Land Use	Authority	Basis	Original		Current		When Due
			Charge	ENR Index	ENR Index	Charge	
<b>Residential</b>							
Very Low Density Residential <sup>[1]</sup>		Per Unit	\$18,974.66	881.32	1203.97	\$25,921.26	Building Permit
Low Density Residential <sup>[1]</sup>		Per Unit	\$15,463.39	881.32	1203.97	\$21,124.52	Building Permit
Med/Low Density Residential		Per Unit	\$13,707.24	881.32	1203.97	\$18,725.44	Building Permit
Medium Density Residential <sup>[1]</sup>		Per Unit	\$12,314.68	881.32	1203.97	\$16,823.07	Building Permit
High Density Residential		Per Unit	\$9,947.74	881.32	1203.97	\$13,589.59	Building Permit
<b>Non-Residential</b>							
Community Commercial		Per 1,000 sq. ft.	\$12,700.93	881.32	1203.97	\$17,350.73	Building Permit
Office		Per 1,000 sq. ft.	\$6,447.80	881.32	1203.97	\$8,808.32	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.

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

Land Use	Plan Area Fee					3% Admin.	Total
	Transportation	Sanitary Sewer	Potable Water	Subtotal			
<i>per unit</i>							
<b>Residential</b>							
Very Low Density Resi	\$11,738.89	\$1,784.12	\$11,643.26	\$25,166.27	\$754.99	\$25,921.26	
Low Density Resident	\$11,738.89	\$1,784.12	\$6,986.23	\$20,509.24	\$615.28	\$21,124.52	
Med/Low Density Res	\$11,738.89	\$1,784.12	\$4,657.03	\$18,180.04	\$545.40	\$18,725.44	
Medium Density Resi	\$11,738.89	\$1,419.38	\$3,174.81	\$16,333.08	\$489.99	\$16,823.07	
High Density Residen	\$8,199.32	\$1,198.07	\$3,796.39	\$13,193.78	\$395.81	\$13,589.59	
<i>per 1,000 sq. ft.</i>							
<b>Non-Residential</b>							
Community Commerc	\$14,798.95	\$512.29	\$1,534.13	\$16,845.37	\$505.36	\$17,350.73	
Office	\$7,090.05	\$366.11	\$1,095.61	\$8,551.77	\$256.55	\$8,808.32	

<sup>[1]</sup> 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
<b>Totals</b>	<b>164.795</b>	<b>\$326,977</b>

# WESTSIDE INDUSTRIAL SPECIFIC PLAN FEES UPDATE

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

(Vested Rights After November 1 2th, 201 3 or Vested Rights expired Before November 1 2th, 201 3)

Dates Effective	From	<b>1-Apr-25</b>	To	<b>30-Jun-25</b>
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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	1203.97	\$4,162.60	
Community Commer	Res. 13-204	Per Acre	\$2,838.00	820.85	1203.97	\$4,162.60	Building Permit
Highway Commercia	Res. 13-204	Per Acre	\$2,838.00	820.85	1203.97	\$4,162.60	Building Permit
Industrial	Res. 13-204	Per Acre	\$9,277.00	820.85	1203.97	\$13,606.91	Building Permit
Office	Res. 13-204	Per Acre	\$2,838.00	820.85	1203.97	\$4,162.60	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	\$1,152.85	\$2,888.00	\$121.75	\$4,162.60
Community Commer	\$1,152.85	\$2,888.00	\$121.75	\$4,162.60
Highway Commercia	\$1,152.85	\$2,888.00	\$121.75	\$4,162.60
Industrial	\$5,070.51	\$8,140.38	\$396.02	\$13,606.91
Office	\$1,152.85	\$2,888.00	\$121.75	\$4,162.60

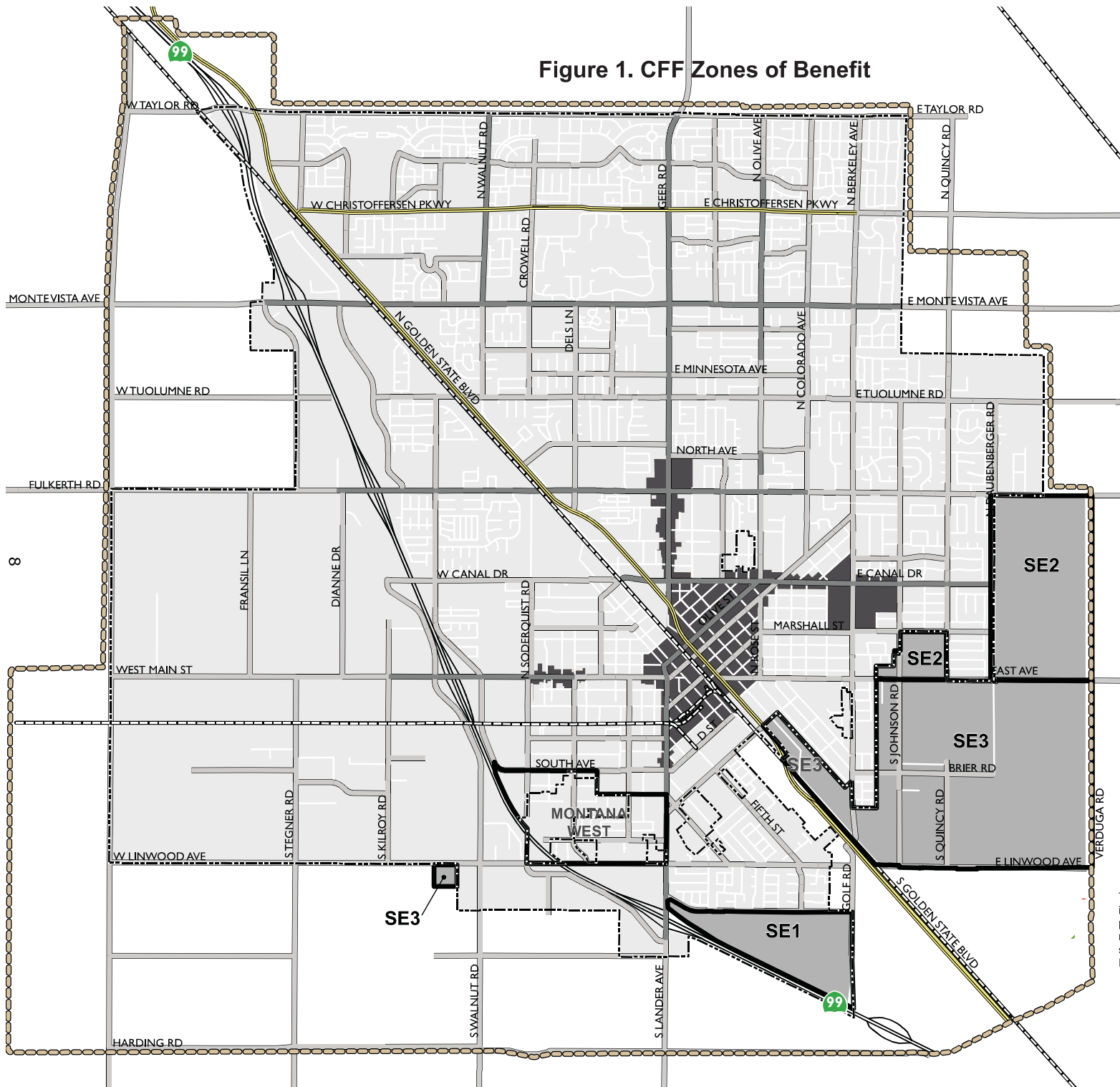


# PARK IMPROVEMENT FEES

Dates Effective	From	<b>1-Apr-25</b>	To	<b>30-Jun-25</b>
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<b>PARK IMPROVEMENT FEES</b>							
<b>(All development without vesting prior to December 31, 2013)</b>							
Land Use	Authority	Basis	Original		Current		When Due
			Charge	ENR Index	ENR Index	Charge	
<b>Residential</b>	Res No. 03-226	Per Lot	\$1,058.30	616.40	1,203.97	<b>\$2,067.10</b>	Building Permit
Neighborhood Park						\$1,550.33	
Community Park						\$516.78	

Figure 1. CFF Zones of Benefit



**CFF Zones**

**CFF Type**

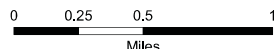
- INFILL
- MPA
- PPA

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

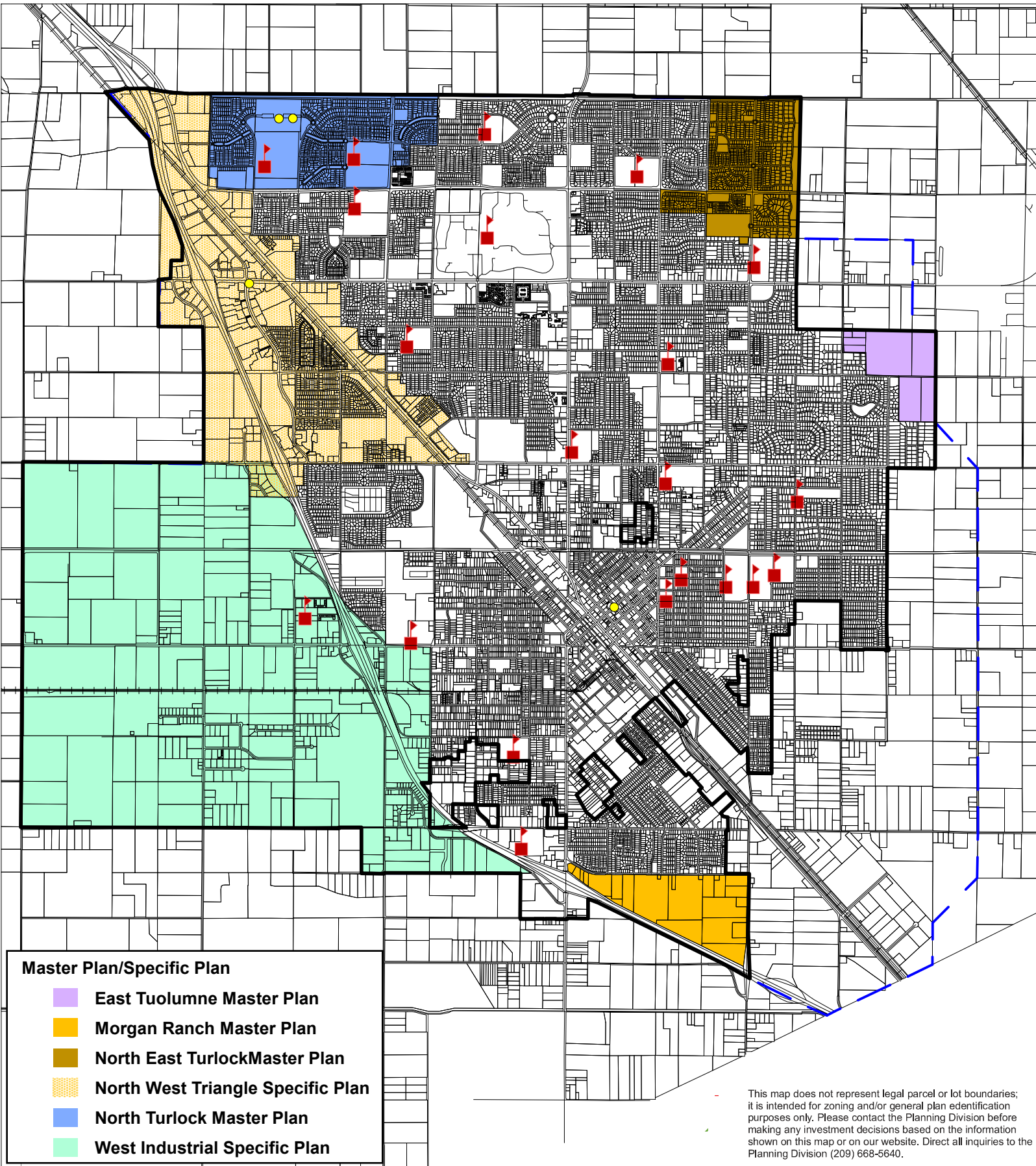
**Existing Streets**

- 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.



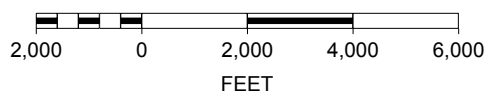
Source: General Plan data, City of Turlock, 2002; Infill Area data and Opportunity sites data, Dyett and Bhatia, 2012; Map base data, City of Turlock, 2008.

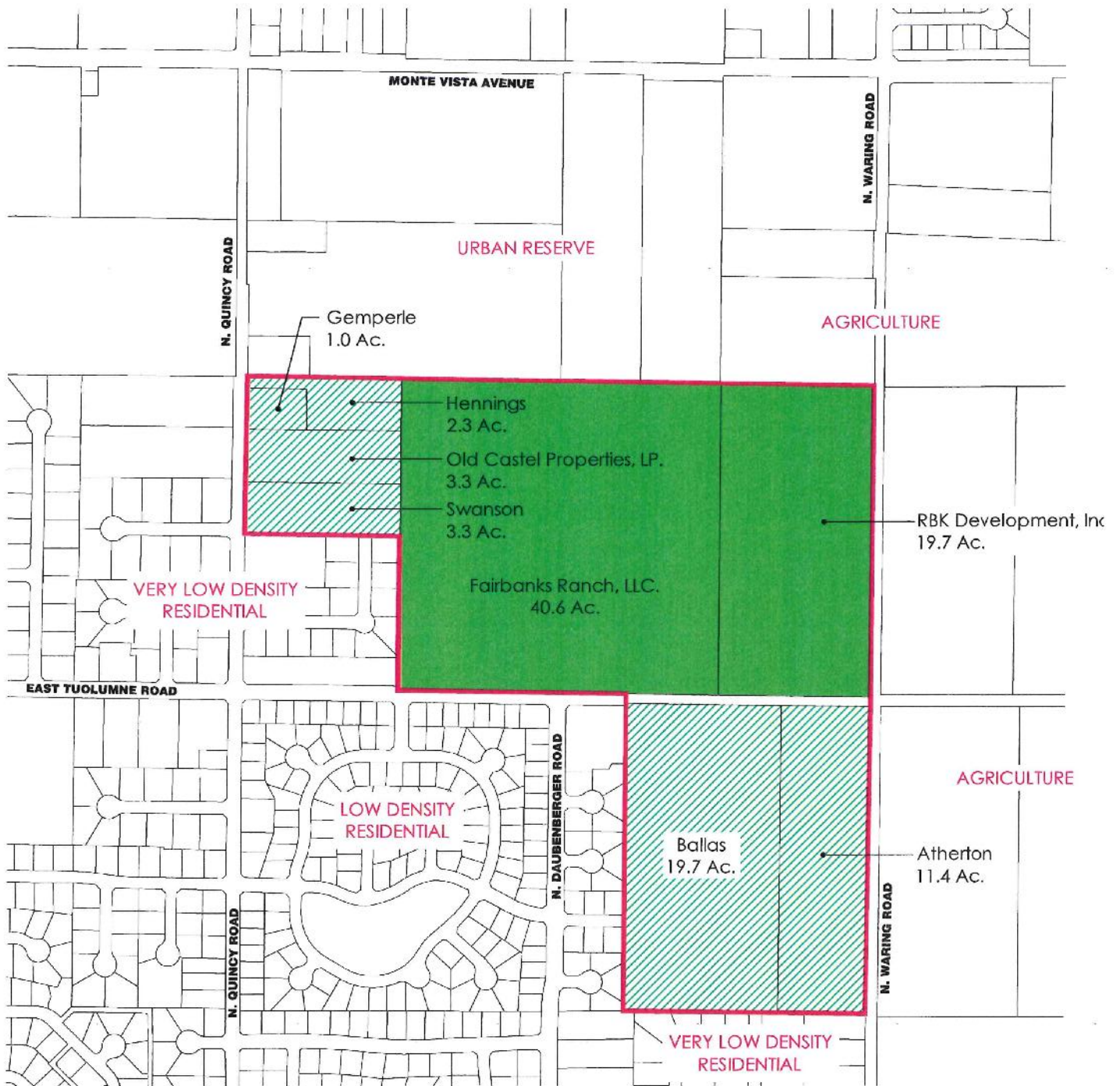


- Master Plan/Specific Plan**
- East Tuolumne Master Plan
  - Morgan Ranch Master Plan
  - North East Turlock Master Plan
  - North West Triangle Specific Plan
  - North Turlock Master Plan
  - West Industrial Specific Plan

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SCALE 1 : 43,560





LAND USE CATEGORY

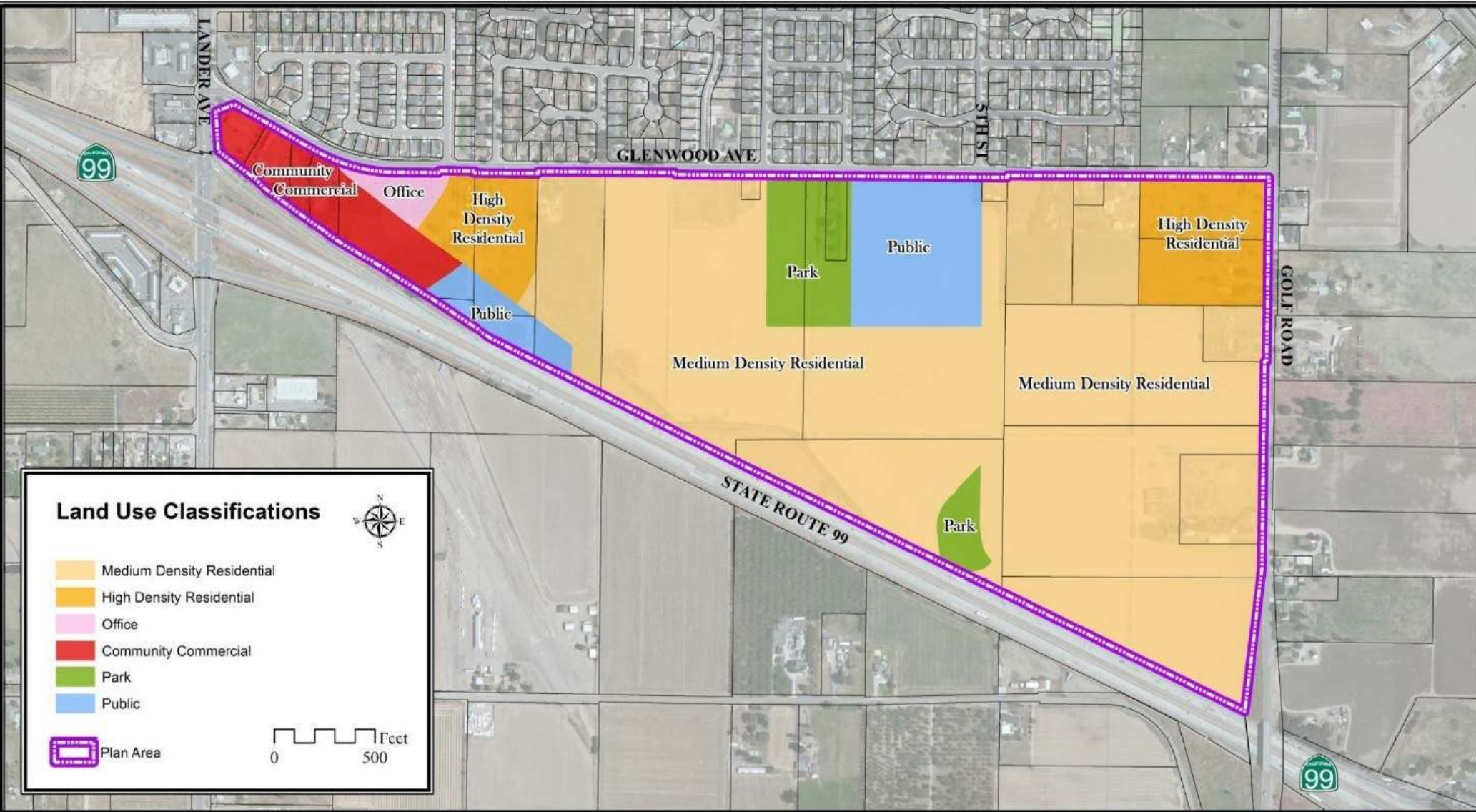
- Low Density Residential
- Very Low Density Residential
- Planning Area Boundary

101.3 Total Acres

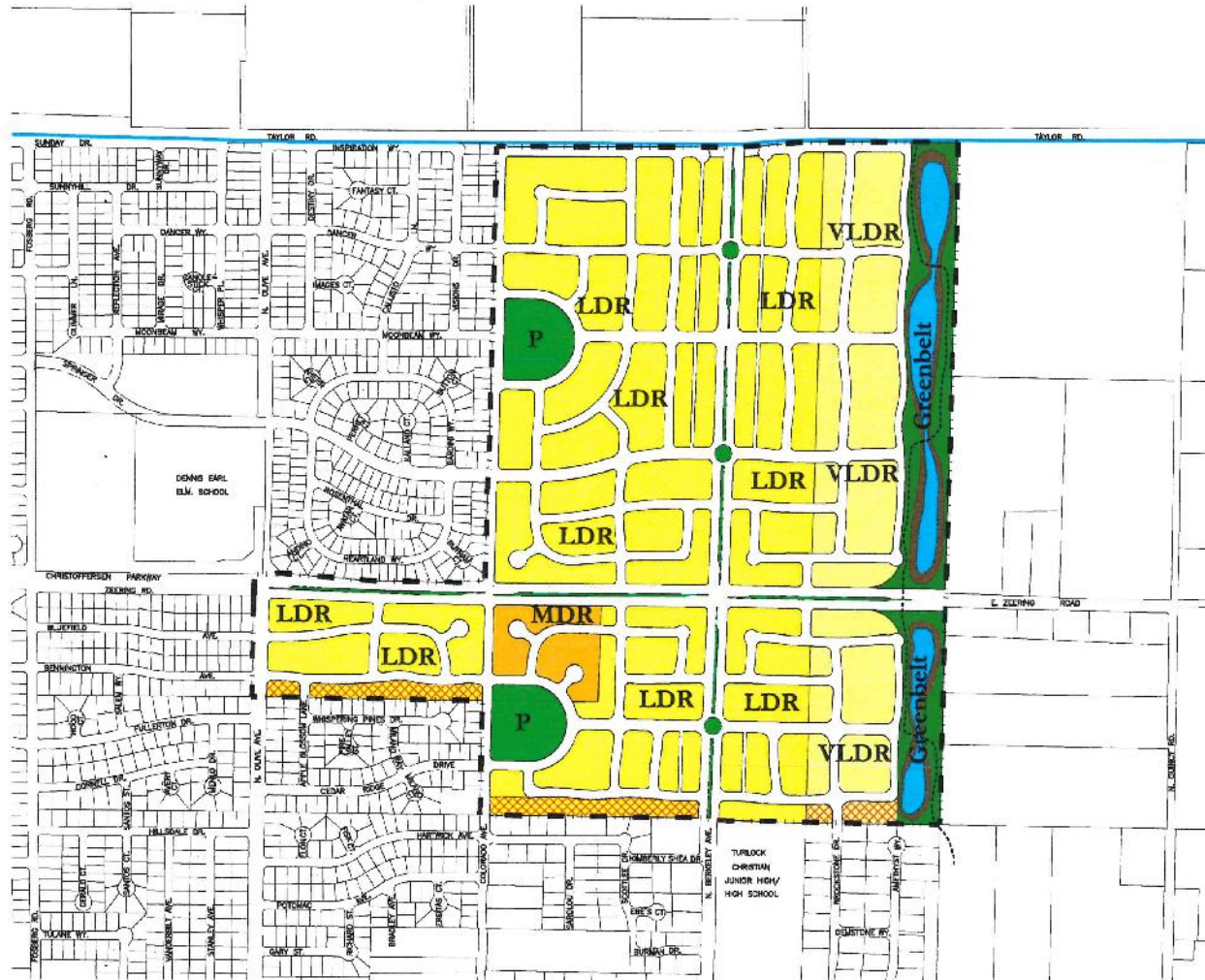
Figure 1-2  
Master Plan Properties

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*East Tulumme master plan*



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## 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)

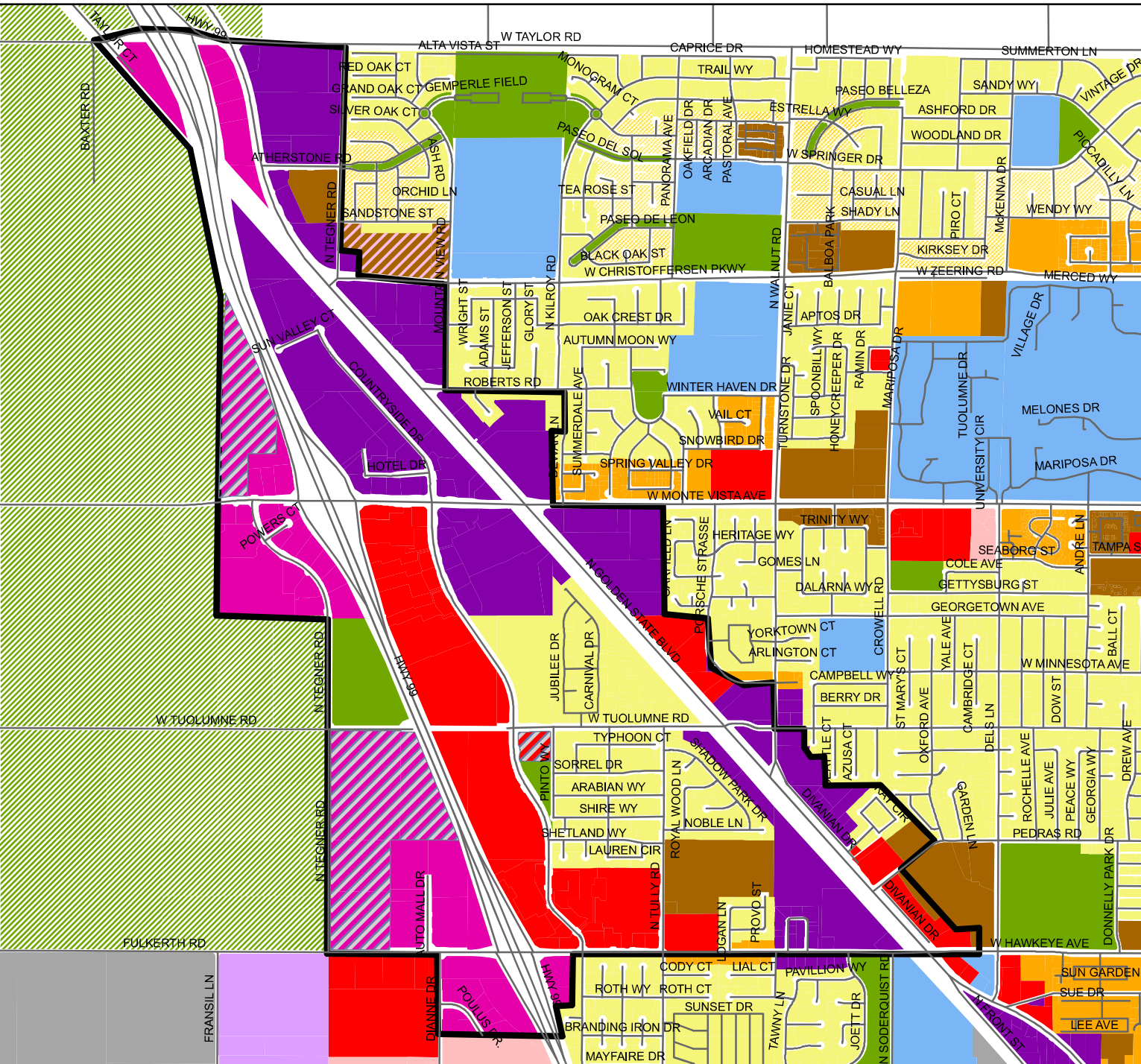


Figure 3-1 Land Use Concept



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# Northwest Triangle Specific Plan



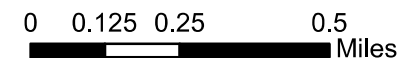
NWTSP Boundary

### General Plan Land Use

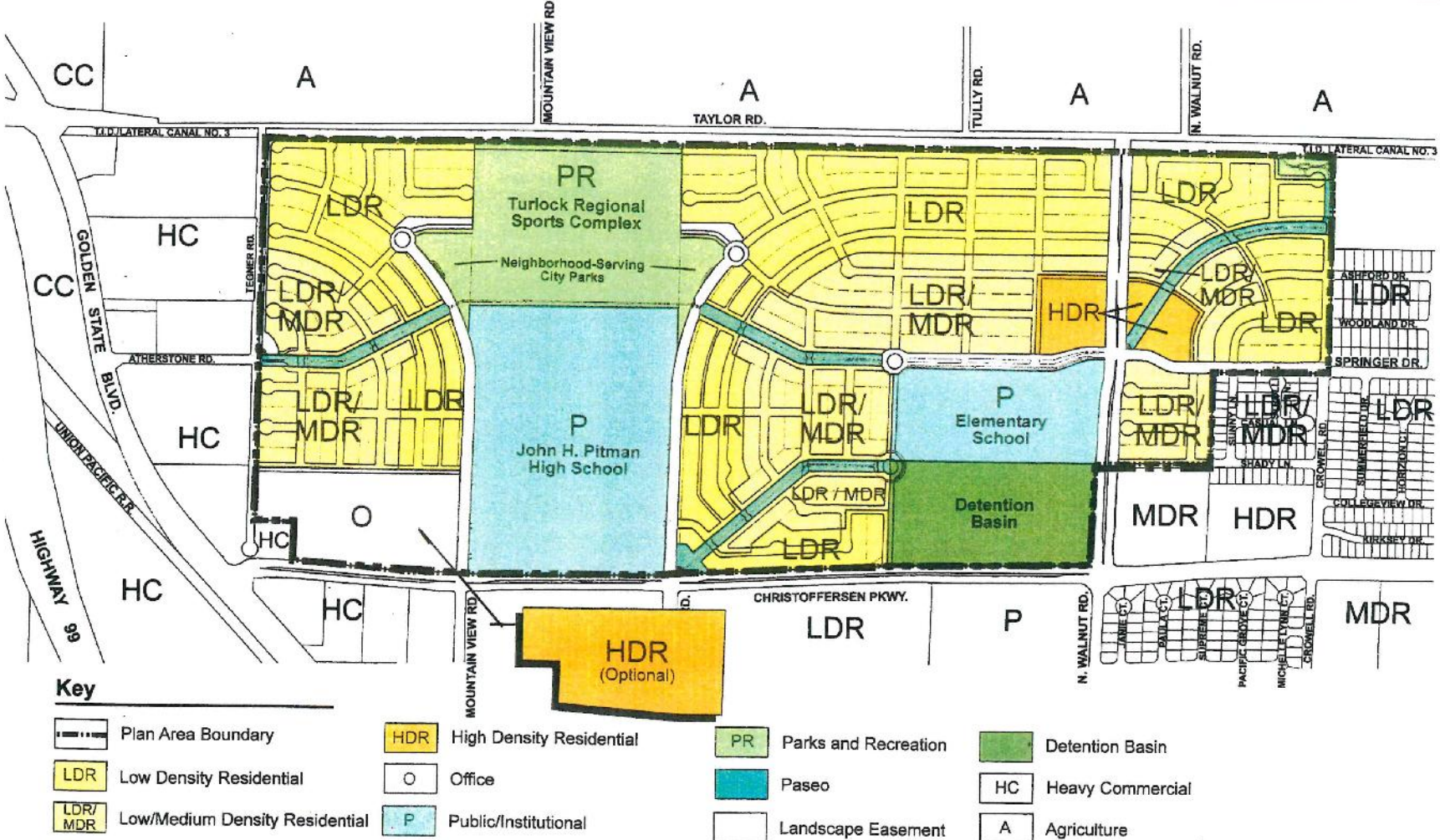
- Very Low Density Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Medium Density Residential/Office
- High Density Residential
- High Density Residential/Office
- Downtown
- Highway Commercial
- Community Commercial
- Community Commercial/Office
- 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.



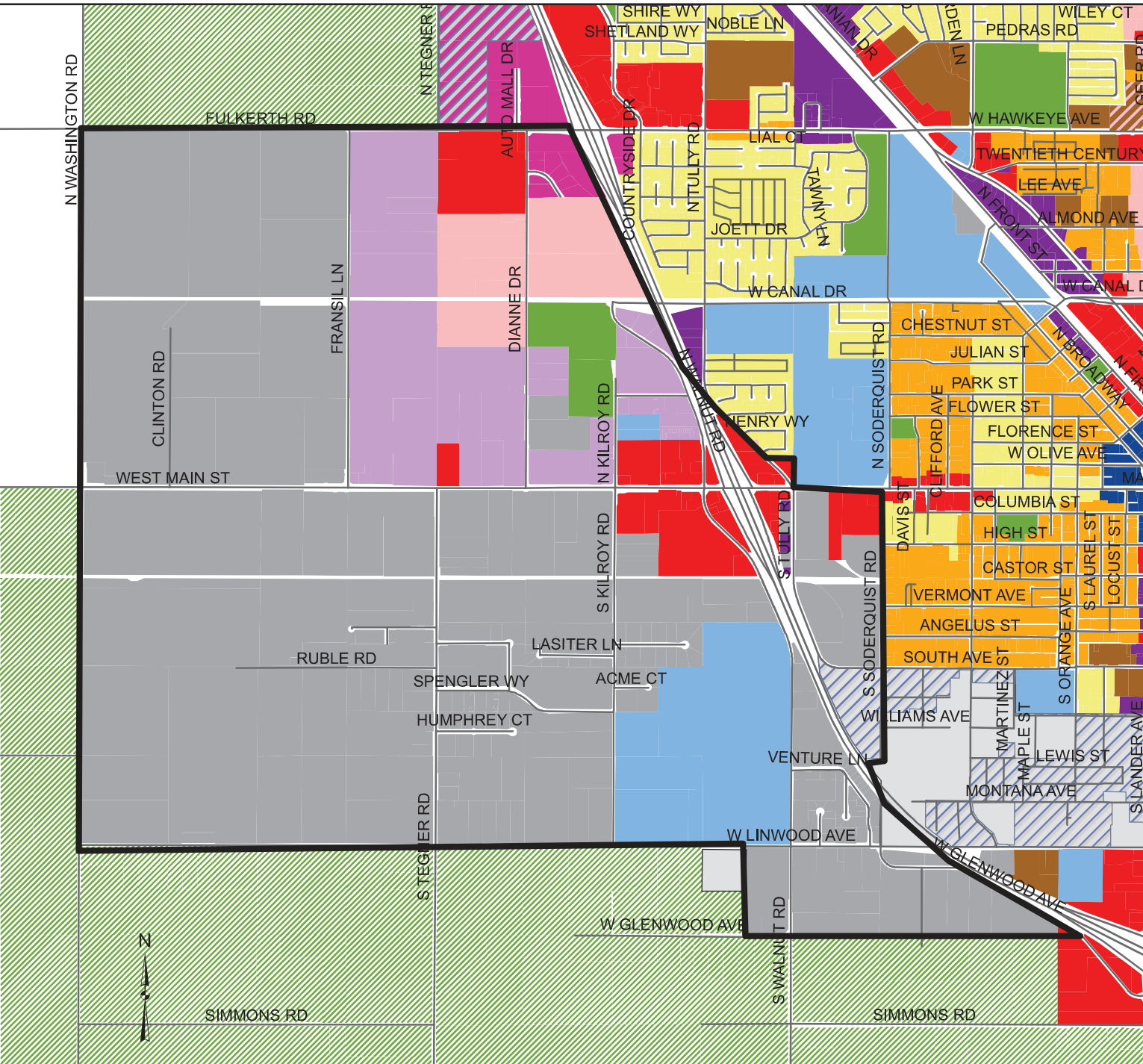
**MASTER PLAN LAND USE MAP**

FIGURE 3-1

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# 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



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