

**Annual Report
Mitigation Fee Act
City of Manteca Development Fees
Fiscal Year 2023-24**

Government Code Section 66006(a) requires local agencies that require the payment of development fees to submit an annual report detailing the status of those fees.

The following is the annual report for the City's standard development fees.

1. Provide a brief description of the type of fee in the account or fund

PFIP Water Distribution: This fee is used to pay for pipelines, wells and test wells associated with new construction.

PFIP Sewer Collection: This fee is used to pay for pipelines, trunks, laterals, pump stations and lift stations, associated with new construction.

PFIP Storm Drainage: This fee is used to pay for basins, ditches, pump stations, canals, pipelines and lift stations associated with new construction.

PFIP Transportation: This fee is used to pay for development of portions of arterials traffic signals associated with new construction, sidewalks, access ramps, right of way and other transportation infrastructure.

Water Connection/Surface Water Fee: This fee is used to pay for the cost of connecting new development to the City's water system, and cost of securing surface water supply.

Sewer Connection: This fee is used to pay for the cost of connection of new development to the City's sewer system and to pay for increased treatment capacity of the Wastewater Quality Control Facility (WQCF)

Government Building Facilities Fee: This fee is used to pay for expansion of city-owned public facilities needed to accommodate new growth in the community. This fee represents only the new growth's impact on those facilities.

Major Equipment Purchase Fee: This fee is used to pay the financing of major equipment utilized by City departments. It is charged to new development to pay for new equipment needed as the community grows.

Fire Facility Fee: This fee is used to pay for the future relocation and expansion of the Fire Department stations and related equipment, which will be needed as the community grows.

**The Fire Facilities Fees was split away from Fund 540 in Fiscal Year 2022-23 and into new Fund 530. Prior to Fiscal Year 2022-23, activities for this fee was captured in Fund 540.*

Parks Acquisition & Improvement Fee: The City imposes this fee to ensure that adequate park and recreation facilities can be built to meet the demand created by new residential development. It further ensures that the existing park facilities do not become overburdened

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by the demand created by new residents and ensure that future development bears its fair share of responsibility in creating new park facilities.

Neighborhood Park In Lieu Fees: This fee is used to pay for the acquisition and construction of neighborhood parks. Financing is provided by a special park improvement fee imposed on development.

**The Neighborhood Park In Lieu Fee was split away from Fund 500 in Fiscal Year 2022-23 and into new Fund 510. Prior to Fiscal Year 2022-23, activities for these fees were captured in Fund 500.*

Highway Interchange Fee: This fund has been used to construct highway interchange related improvements. The fee has been replaced by the Public Facilities Implementation Plan (PFIP) Transportation Fee. Funds remaining in this account will be allocated to specific projects that meet the fee criteria. Current Capital Improvement Program Projects are CIP#11034 SR120/McKinley Interchange and CIP#19066 S. McKinley Avenue Southernly Improvement.

San Joaquin County Multi-Species Habitat and Open Space Plan (SJMSCP) Fee: This fee will be used to finance the goals and objectives of the SJMSCP that include land acquisition, enhancement, land management and administration of open space lands that compensates for such lands lost as a result of future development to the City of Manteca and in San Joaquin County.

Agricultural Mitigation (Farmland Conversion) Fee: This fee is used to partially mitigate the loss of farmland through conversion to private urban uses, including residential, commercial and industrial development. The fee shall be used by the City via a qualifying land trust to purchase agricultural mitigation land.

Regional Transportation Impact Fee: This fee is used to partially mitigate the impact of development on the Regional Transportation Network. Fees are used with other State, Federal and Local funds to make local and regional transportation improvements.

County Facilities Fee: This fee was established to implement the goals and objectives of the General Plan and to mitigate impacts caused by new development within the County of San Joaquin. The fee will be used to finance region-serving Capital Facilities located throughout the County that are used by the residents and businesses within the City.

Flood Development Impact Fee: This fee was established to allow a coordinated effort to reduce flood risk to the area. The fee will be used to assist in the financing of levee improvements and related flood risk reduction measures necessary to provide at least a 200-year level of flood protection to lands within the 200-year floodplain along the San Joaquin River.

Solid Waste Cost Recovery Fee: This fee was established to recover the costs associated with providing carts, bins and tucks required to serve new businesses and residents. The fee provides funding to purchase, assemble, and deliver carts/bins/boxes to businesses and residents occupying newly constructed space.

2. List the amount of the Fee:

****See attached Exhibit # 1 for a complete list of City of Manteca Development Fees***

- PFIP Water Distribution Fee
- PFIP Sewer Collection Fee
- PFIP Storm Drainage Fee
- PFIP Transportation Fee
- Water Connection/Surface Water Fee
- Sewer Connection Fee
- Government Building Facilities Fee
- Major Equipment Purchase Fee
- Fire Facility Fee
- Parks Acquisition & Improvement
- Neighborhood Park In Lieu Fees
- Highway Interchange Fee: \$0 Per new dwelling unit Repealed; Ordinance 982
- San Joaquin Area Flood Control Agency Flood Development Impact Fee
- Solid Waste Recovery Fee

3. List the beginning and ending balances for each Fund. Provide Public Improvements on which fees were expended and include the total percentage funded with fees. Provide an identification of public improvements that sufficient funds have been collected on incomplete improvements and provide a status update of these existing funded projects. In addition, identify FY 2024-25 public improvements to be funded by Fees collected.

Note: The fund balances, revenues, and expenses shown below are based on unaudited FY 2023-24 data as of November 2024. The percentage shown under expense tables reflect the total percentage of the fiscal year expenditures of the public improvement that was funded with each fee.

PFIP Water Distribution Fee (Fund 700)

Fund Balances

Beginning Balance as of 7/1/2023	\$17,449,934
FY24 Revenues	\$5,604,549
FY24 Expenses	\$1,961,790
Ending Balances as of 6/30/2024	\$21,092,693

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin./Professional Services	\$99,179	100%
Equipment/Capital Outlay	\$0	-%
PFIP Credit Reimbursement	\$1,837,206	100%
Debt Service for Projects	\$25,405	100%

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Public Improvement Projects and Status Update

CIP#	Improvement	Status
19005	2025 PFIP Sewer, Water & Storm Drain Update	In progress

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
19005	2025 PFIP Sewer, Water & Storm Drain Update	Updated PFIP Fee	In progress
11034	SR120/McKinley Interchange	New 12-in watermain in McKinley	In construction
TBD	SSJID Plant Expansion	Increased surface water capacity \$5 million	TBD based on SSJID expansion planning
TBD	12-in water main under SR99	12-in water main	TBD
TBD	New Well 31	New well	TBD
TBD	New Well 32	New well	TBD
TBD	New Well 33	New well	TBD
TBD	New Well 34	New well	TBD
TBD	New Well 35	New well	TBD

PFIP Sewer Collection Fee (Fund 630)

Fund Balances

Beginning Balance as of 7/1/2023	\$10,640,792
FY24 Revenues	\$2,231,661
FY24 Expenses	\$999,561
Ending Balances as of 6/30/2024	\$11,872,892

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin./Professional Services	\$323,651	100%
Equipment	\$0	-%
PFIP Credit Reimbursement	\$565,983	100%
Debt Service for Projects	\$109,927	-%

Public Improvement Projects and Status Update

CIP#	Improvement	Status
19005	2025 PFIP Sewer, Water & Storm Drain Update	In progress
22040	Sewer Master Plan & Rate Study	In progress
22056	Headworks Barscreen No. 2	Completed
24070	SR99/120 Woodward Sewer Line ext. Phase 1A	In construction

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FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
19005	2025 PFIP Sewer, Water & Storm Drain Update	Plan for fee	In progress
22040	Sewer Master Plan & Rate Study	Master plan and rate study	In progress
24070	SR99/120 Woodward Sewer Line ext. Phase 1A	18" sewer line extension along Woodward Ave	In construction
TBD	North Trunk East Under SR99	Trunk	TBD
11034	SR120/McKinley Interchange	New 36-in effluent sewer line in McKinley	In construction

PFIP Storm Drainage Fee (Fund 580)

Fund Balances

Beginning Balance as of 7/1/2023	\$8,844,596
FY24 Revenues	\$1,098,675
FY24 Expenses	\$481,755
Ending Balances as of 6/30/2024	\$9,461,516

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin./Professional Services	\$232,483	100%
Operating	\$1,249	100%
PFIP Credit Reimbursement	\$161,407	100%
Debt Service for Projects	\$86,616	-%

Public Improvement Projects and Status Update

CIP#	Improvement	Status
19005	2025 PFIP Sewer, Water & Storm Drain Update	In progress
20004	Storm Drain Zone 36/39 Backbone Design	In design

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
19005	2025 PFIP Sewer, Water & Storm Drain Update	PFIP Fee Study	In progress
20004	Storm Drain Zone 36/39 Backbone Design	Design	In progress
TBD	Storm Drain Master Plan	Plan	January 2025

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PFIP Transportation Fee (Fund 590)

Fund Balances

Beginning Balance as of 7/1/2023	\$31,094,176
FY24 Revenues	\$11,683,902
FY24 Expenses	\$7,278,825
Ending Balances as of 6/30/2024	\$35,499,253

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin./Professional Services	\$99,280	100%
PFIP Credit Reimbursement	\$2,770,782	100%
Capital Improvement Transportation: Phonxay Keokham, SJC Tax Collector	\$6,736	100%
Capital Improvement Transportation: SR120 McKinley Interchange (CIP 11034)	\$3,269,435	100%
Capital Improvement Transportation: TMPG Oakwood Trails LLC	\$1,132,592	100%
Debt Services for Projects	\$0	-%

Public Improvement Projects and Status Update

CIP#	Improvement	Status
19066	S. McKinley Ave Improvements	In construction
19005	2025 PFIP Sewer, Water & Storm Drain Update	In progress
11034	SR120McKinley Interchange	In construction

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
19066	S. McKinley Avenue Southernly Improvements	New McKinley road alignment	In construction
11034	SR120/McKinley Interchange	New Interchange	In construction
19005	2025 PFIP Sewer, Water &* Storm Drain Update	PFIP Fee Study	In progress

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Water Connection/Surface Water Fee (Fund 690)

Fund Balances

Beginning Balance as of 7/1/2023	\$27,108,574
FY24 Revenues	\$7,402,509
FY24 Expenses	\$3,863,191
Ending Balances as of 6/30/2024	\$30,647,892

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin./Professional Services	\$396,966	100%
Purchase of water meters, meter boxes	\$491,010	100%
Capital Improvement – Water: Nile Garden – Well 30 Construction (CIP 21034)	\$1,335,413	100%
Debt Service for Projects	\$1,639,802	100%

Public Improvement Projects and Status Update

CIP#	Improvement	Status
21034	Nile Garden – Well 30 Construction	In construction
22041	Water Master Plan & Rate Study	In progress

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
TBD	SSJID Treatment Plant Expansion	Increase treatment capacity	TBD
21034	Nile Garden – Well 30 Construction	New 1500 gpm drinking water well.	In construction
22041	Water Master Plan & Rate Study	Water Master Plan completed; Rate study in progress	In progress

Sewer Connection Fee (Fund 650)

Fund Balances

Beginning Balance as of 7/1/2023	\$25,242,588
FY24 Revenues	\$7,231,616
FY24 Expenses	\$1,695,577
Ending Balances as of 6/30/2024	\$30,778,627

Fees Expended and Total Percentage

Expense	Amount	Percentage
WQCF Alternative Energy Development	\$0	-%
Debt Service	\$1,695,577	100%

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Public Improvement Projects and Status Update

CIP#	Improvement	Status
11034	SR120/McKinley Interchange	In construction
23002	Flow Split Repair – North Plant	In design
23003	IMLR Pump Replacement – Both Plants	In design
23004	Process Aeration Control – Both Plants	In design
23005	Zone B Mixing System – Both Plants	In design
24006	WQCF Dewatering (Centrifuge) Unit No. 3	In design
24007	WQCF Sludge Thickener (DAF) Unit No. 3	In design

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
11034	SR120/McKinley Interchange	Installation of new 36" effluent sewer line as part of project	In construction
23002	Flow Split Repair – North Plant	In construction	In progress
23003	IMLR Pump Replacement – Both Plants	In construction	In progress
23004	Process Aeration Control – Both Plants	In construction	In progress
23005	Zone B Mixing System – Both Plants	In construction	In progress
24006	WQCF Dewatering (Centrifuge) Unit No. 3	In construction	In progress
24007	WQCF Sludge Thickener (DAF) Unit No. 3	In construction	In progress
25003	Collection System Pretreatment	Reduce corrosive gas formation in sewer collection system	In Progress
25004	UV System Upgrade	In design	In design phase
25005	Side Stream Treatment	In design	In design phase
TBD	Cooling Tower Eval	Evaluate need for cooling towers	TBD
TBD	Class A Biosolids	Evaluate Class A potential	TBD

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Government Building Facilities Fee (Fund 540)

Fund Balances

Beginning Balance as of 7/1/2023	\$32,785,483
FY24 Revenues	\$7,338,914
FY24 Expenses	\$0
Ending Balances as of 6/30/2024	\$40,124,397

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin./Professional Services	\$0	-%
Capital Outlay	\$0	-%
Debt Service for Projects	\$0	-%

Public Improvement Projects and Status Update

CIP#	Improvement	Status
24027	Citywide Roof & HVAC Repairs and Upgrades	In progress
24010	Fire Prevention Vehicle	In progress
24008	Tiller Equipment	In progress

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
TBD	Municipal Utilities Building	Building to house Public Works employees	TBD
TBD	Civic Center – City Hall	design/construction	Design FY2028-29 Phase I FY2029-30
TBD	Library	Provide learning opportunities for all residents by working with San Joaquin County and stakeholders to provide modern library resources and programs	Design to start by 2034 and completion by 2038
TBD	Multi-Use Community Facility	FY25 Adopted Government Building Facilities Nexus Fee Study and Capital Improvement Plan	Design FY2025-26 Completion by 2030
TBD	Animal Shelter Expansion	FY25 Adopted Government Building Facilities Nexus Fee Study and Capital Improvement Plan	Design FY2025-26 Completion by 2030
TBD	Police Station	FY25 Adopted Government Building Facilities Nexus Fee Study and Capital Improvement Plan	Design FY25 RFQ Completion by 2030
TBD	Public Safety Training Facility (50%)	FY25 Adopted Government Building Facilities Nexus Fee Study and Capital Improvement Plan	Design FY2029 Completion by 2034

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TBD	Police Range	FY25 Adopted Government Building Facilities Nexus Fee Study and Capital Improvement Plan	Design in 2030 Completion by 2035
TBD	Park and Public Works Corporation Yard	FY25 Adopted Government Building Facilities Nexus Fee Study and Capital Improvement Plan	Design starting in 2032 Completion by 2034
TBD	Additional Maintenance Facilities	FY25 Adopted Government Building Facilities Nexus Fee Study and Capital Improvement Plan	Design starting in 2032 Completion by 2034
TBD	Parks Satellite Corporation Yard	FY25 Adopted Government Building Facilities Nexus Fee Study and Capital Improvement Plan	Design starting in 2032 Completion by 2024

Major Equipment Purchase Fee (Fund 260)

Fund Balances

Beginning Balance as of 7/1/2023	\$1,271,149
FY23 Revenues	\$414,328
FY23 Expenses	\$0
Ending Balances as of 6/30/2023	\$1,685,477

Fees Expended and Total Percentage

Expense	Amount	Percentage
Debt Service for Projects	\$0	-%

Public Improvement Projects and Status Update

CIP#	Improvement	Status

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date

Fire Facility Fee (Fund 530)

Fund Balances

Beginning Balance as of 7/1/2023	\$3,625,926
FY23 Revenues	\$2,044,007
FY23 Expenses	\$95,396
Ending Balances as of 6/30/2023	\$5,574,537

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Fees Expended and Total Percentage

Expense	Amount	Percentage
Capital Outlay: Tiller Equipment (CIP 24008)	\$66,808	100%
Capital Outlay: Fire Prevention Vehicle (CIP 24010)	\$28,588	100%
Debt Service for Projects	\$0	-%

Public Improvement Projects and Status Update

CIP#	Improvement	Status
24008	Tiller Equipment	In progress
24010	Fire Prevention Vehicle	In progress

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
TBD	Fire Station No. 6	Design/Construction	TBD
TBD	Fire Station No. 7	Design/Construction	TBD

*The Fire Facilities Fees was split away from Fund 540 in Fiscal Year 2022-23 and into new fund 530. Prior Fiscal Year 2022-23 activities for these were captured in Fund 540.

Parks Acquisition & Improvement (Fund 500)

Fund Balances

Beginning Balance as of 7/1/2023	\$14,893,011
FY24 Revenues	\$5,427,495
FY24 Expenses	\$247,998
Ending Balances as of 6/30/2024	\$20,072,508

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin./Professional Services	\$203,896	100%
Capital Improvements – Parks: Morenzone Ballfield – Infield Improvements (CIP 22027)	\$44,102	100%

Public Improvement Projects and Status Update

CIP#	Improvement	Status
22027	Morenzone Ballfield-Infield Improvements	Completed
24033	Morenzone Lighting Upgrades	Processing Grant Approval

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
24086	Woodward Park Splash Pad and Upgrades	Design and Construction of interactive splash pad.	Fall/Winter FY2025
24087	Inclusive Sensory Components at a Park	Design, renovation and construction of new inclusive playground. New walkways, play surfacing, lighting, seatwalls, planting and other miscellaneous features.	Anticipated design is estimated towards end of FY2025 and construction to follow come FY 2026.

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25001	Morenzone Park Restroom Replacement	Removal of existing restroom building and install new block wall restrooms.	Anticipated start in FY 2025
N/A	Parks & Recreation Master Plan Update & Park Fee Study	Update the 2018 Master Plan. Strategic Plan and Park Fee Study.	Anticipated start in FY2025
N/A	Sports Park Feasibility Study & Pro Forma	A comprehensive study and pro forma for a sports park in City of Manteca.	Anticipated start in FY2025

Neighborhood Park In Lieu Fee (Fund 510)

Fund Balances

Beginning Balance as of 7/1/2023	\$3,998,451
FY24 Revenues	\$144,338
FY24 Expenses	\$0
Ending Balances as of 6/30/2024	\$4,142,789

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin./Professional Services	\$0	100%
Capital Improvements - Parks	\$0	100%

Public Improvement Projects and Status Update

CIP#	Improvement	Status

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date

Highway Interchange Fee (Fund 240):

Fund Balances

Beginning Balance as of 7/1/2023	\$48,766
FY24 Revenues	\$0
FY24 Expenses	\$0
Ending Balances as of 6/30/2024	\$48,766

Fees Expended and Total Percentage

Expense	Amount	Percentage

Public Improvement Projects and Status Update

CIP#	Improvement	Status

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date

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S.J.C.O.G. Multi-Species Habitat and Open Space Plan (SJMSCP) Fee

**Complete list of projects available through San Joaquin Council of Governments. Funds will continue to be passed through to the County as they are collected by the City to pay for implementation of the plan.*

Fund Balances

Beginning Balance as of 7/1/2023	\$0
FY24 Fees Collected	\$231,934
FY24 Sent to SJCOG	\$231,934
Ending Balances as of 6/30/2024	\$0

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin./Professional Services	\$231,934	100%

Public Improvement Projects and Status Update

CIP#	Improvement	Status
16004	Northgate Park Renovation – Phase I	Complete

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date

Agricultural Mitigation (Farmland Conversion) Fee:

**Funds will continue to be passed through to the Land Trust as they are collected by the City to pay for implementation of the plan.*

Fund Balances

Beginning Balance as of 7/1/2022	\$0
FY23 Fees Collected	\$899,898
FY23 Sent to County	\$899,898
Ending Balances as of 6/30/2023	\$0

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin/Professional Services	\$889,898	100%

Public Improvement Projects and Status Update

CIP#	Improvement	Status
16004	Northgate Park Renovation – Phase I	Complete

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date

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Regional Transportation Impact Fee (Fund 430)

**Complete list of projects available through the San Joaquin Council of Governments (SJCOG). The City will continue to retain 75% of the fees collected to allocate towards qualified projects outlined by the SJCOG. 10% of the fees collected will be passed through to San Joaquin County and 15% of the fees are collected will be passed through to SJCOG.*

Fund Balances

Beginning Balance as of 7/1/2023	\$18,147,603
FY24 Revenues	\$4,191,080
FY24 Expenses	\$0
Ending Balances as of 6/30/2024	\$22,338,683

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin./Professional Services	\$0	100%
Capital Improvement Transportation	\$0	100%

Public Improvement Projects and Status Update

CIP#	Improvement	Status
11034	120/McKinley Interchange	In construction
11027	Airport Way Widening	In progress
24111	Lathrop Road Improvement	In design

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
11027	Airport Way Widening	Utility Coordination	In progress
24111	Lathrop Road Improvement	Pavement Repair	In Progress (Construction August 2024)

County Facilities Fee

See San Joaquin County for Nexus Report. Funds will continue to be passed through to the County as they are collected by the City to pay for implementation of the facility plan.

Fund Balances

Beginning Balance as of 7/1/2023	\$0
FY24 Fees Collected	\$3,527,883
FY24 Sent to County	\$3,527,883
Ending Balances as of 6/30/2024	\$0

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Flood Development Impact Fee (Fund 570)

See San Joaquin County for Nexus Report. Funds will continue to be passed through to the County as they are collected by the City to pay for implementation of the Flood plan.

Fund Balances

Beginning Balance as of 7/1/2023	\$6,594
FY24 Revenues	\$11,183
FY24 Expenses	\$0
Ending Balances as of 6/30/2024	\$17,777

Solid Waste Cost Recovery Fee (Fund 670)

Fund Balances

Beginning Balance as of 7/1/2023	\$886,730
FY24 Revenues	\$675,964
FY24 Expenses	\$0
Ending Balances as of 6/30/2024	\$1,562,694

Fees Expended and Total Percentage

Expense	Amount	Percentage
Residential Collections	\$0	-%

4. List the amount of Fees collected and the interest earned:

Fund	Fee	Fees Collected	Interest Earned
700	PFIP Water Distribution	\$4,909,471	\$695,078
630	PFIP Sewer Collection	\$1,839,942	\$391,719
580	PFIP Storm Drainage	\$766,900	\$331,775
590	PFIP Transportation	\$10,523,204	\$1,160,698
690	Water Connection/Surface Water	\$6,344,574	\$1,057,935
650	Sewer Connection	\$6,238,728	\$992,888
540	Government Building Facilities	\$6,028,143	\$1,310,771
260	Major Equipment Purchase	\$362,807	\$51,521
530	Fire Facility	\$1,899,232	\$144,775
500	Parks Acquisition & Improvement	\$4,803,724	\$623,771
510	Neighborhood Park In Lieu Fees	\$0	\$144,338
240	Highway Interchange	\$0	\$0
100	San Joaquin County Multi-Species Habitat and Open Space Plan (SJMSCP)	\$231,934	\$0
100	Agricultural Mitigation (Farmland Conversion)	\$899,898	\$0
430	Regional Transportation Impact	\$3,430,924	\$760,156
100	County Facilities	\$3,527,883	\$0
570	Flood Development Impact	(\$14,856)	\$26,039
670	Solid Waste Cost Recovery	\$635,236	\$40,728

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5. **Provide a description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended and in the case of an interfund loan. The date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan:**

See Exhibit 2

6. **Provide the amount of any refunds made from surplus fees and the amount of any allocations made pursuant to subdivision (f) of section 66001. (Subdivision (f) of section 66001 requires reallocation of surplus fees where the administrative cost of refunding the fees exceeds the amount to be refunded).**

Fund	Fee	Amount to be Refunded
700	PFIP Water Distribution	\$1,837,206
630	PFIP Sewer Collection	\$565,983
580	PFIP Storm Drainage	\$161,407
590	PFIP Transportation	\$2,770,783
690	Water Connection/Surface Water	None
650	Sewer Connection	None
540	Government Building Facilities	None
260	Major Equipment Purchase	None
530	Fire Facility	None
500	Parks Acquisition & Improvement	None
510	Neighborhood Park In Lieu Fees	None
240	Highway Interchange	None
100	San Joaquin County Multi-Species Habitat and Open Space Plan (SJMSCP)	None
100	Agricultural Mitigation (Farmland Conversion)	None
430	Regional Transportation	None
100	County Facilities	None
570	Flood Development Impact	None
670	Solid Waste Cost Recovery	None

7. Identify the purpose to which the Fee is to be imposed and demonstrate a reasonable relationship between the Fee and the purpose to which it is imposed and identify funding sources anticipated to complete financing of incomplete improvements identified.

PFIP Water Collection:

The fees are to be used for those improvements outlined in the 2013 Public Facilities Implementation Plan Update which is available upon request. This funding source is anticipated to be sufficient to complete the financing of identified improvements.

PFIP Sewer Collection: The fees are to be used for those improvements outlined in the 2013 Public Facilities Implementation Plan Update which is available upon request. This funding source is anticipated to be sufficient to complete the financing of identified improvements.

PFIP Storm Drainage: The fees are to be used for those improvements outlined in the 2013 Public Facilities Implementation Plan Update which is available upon request. This funding source is anticipated to be sufficient to complete the financing of identified improvements.

PFIP Transportation: The fees are to be used for those improvements outlined in the attached Exhibit 3. This funding source is anticipated to be sufficient to complete the financing of identified improvements.

Water Connection/Surface Water Fee: The water connection and surface water fee is intended to reflect the proportionate costs of surface water supply capacity associated with South County Surface Water Project (SCSWP) agreement (C2020-13) and of any new development. The meter installation fee is intended to reflect the cost of installing meters and related appurtenances on new services provided to new development. The water capacity charge is intended to reflect the cost of capacity in the existing water system that will serve the new customer. This funding source is anticipated to be sufficient to complete the financing of identified improvements such as SSJID Plant expansion.

Sewer Connection Fee: The fees are being used for the construction of the WQCF Phase 3 Upgrade and Expansion Project needed to expand the treatment capacity to 9.87 mgd to serve new development, upgrade existing facilities and to comply with wastewater discharge requirements. In addition, a WQCF Phase 3 Completion Charge will be assessed as outlined in Ordinance 1411. The fee has been calculated based on the number of connections for residential units, and the number of drainage fixtures for commercial, industrial and institutional facilities. The number of connections helps to determine the maximum amount of sewage that would be generated at those points and, thus, measure their impact on the overall system and future capacity needs.

Government Building Facilities Fee:

The fees are to be used to pay for future expansion of City-owned public facilities needed to accommodate future growth. The fee has been calculated based on the number of dwelling units for residential uses, and based on the square footage for commercial, institutional and industrial uses. The number of units and square footage help to determine the average number of residents and employees that would be generated at those points and, thus measure their impact on future facility needs.

Major Equipment Purchase Fee:

The fees are to be used to pay for the acquisition of major vehicles and equipment needed to accommodate future growth. Actual uses of the funds are determined each budget year based on highest priorities. The fee has been calculated based on the number of dwelling units for residential uses, and based on the square footage for commercial, institutional and industrial uses. The number of units and square footage help to determine the average number of residents and employees that would be generated at those points and, thus measure their impact on future equipment needs. In addition to seeking grant funding and State assistance for public safety-related major equipment, the City will seek additional contributions through development agreements to help pay for additional major equipment.

Fire Facility Fee:

This fee will be used to pay for the future relocation and expansion of the Fire Department stations and related equipment, which will be needed to serve new development throughout the City. The Fire Facility Fee, which became effective in 2012, is assessed to all new residential and non-residential development based on the square footage and type of the new development and on identified needs for increased fire service to serve future development, including facilities and equipment.

Parks Acquisition & Improvement Fee:

Park Acquisition and Improvement fee established to account for the construction and maintenance of all City-owned parks. Financing is provided by a special park improvement fee imposed on development. The fees are to be used to pay for development of neighborhood and community park facilities to accommodate future growth, and park improvements as development is identified throughout the City.

Neighborhood Park In Lieu Fee:

Neighborhood Park In Lieu fee established to account for the acquisition and construction of neighborhood parks. Financing is provided by a special park improvement fee imposed on development.

Highway Interchange Fee:

The final balance of these fees was used to pay for the widening of Union Road between Wawona Street and the Yosemite Avenue/Highway 99 Interchange Improvements. Any residual balance will be assigned to another project that meets the intent of this fee. This fee has been replaced with the PFIP Transportation Fee. The fee has been calculated based on identified highway interchange improvements affecting Highways 99 and 120, compared to the number of residential dwelling units anticipated to be constructed. This fee was subsequently recalculated as part of the PFIP's Transportation Fee.

San Joaquin County Multi-Species Habitat and Open Space Plan (SJMSCP) Fee:

The fees will be used to finance the goals and objectives of the SJMSCP that include land acquisition, enhancement, land management and administration of open space lands that compensates for such lands lost as a result of future development to the City of Manteca and in San Joaquin County. The fee was calculated by the San Joaquin Council of Governments (SJCOG) based on the type of habitat land proposed for development and the estimated cost to replace the habitat land. This funding source, when combined with similar fees collected from other jurisdictions throughout the County, as well as from grants and foundations, are anticipated to be sufficient to complete the financing of identified projects.

Agricultural Mitigation (Farmland Conversion) Fee:

This fee is used to partially mitigate the loss of farmland through conversion to private urban uses, including residential, commercial and industrial development. The fee will be used by the City or a qualifying land trust to purchase agricultural mitigation land. This fee is adjusted annually based on the ENR Construction Cost Index based on a Nexus Study by South San Joaquin Irrigation District. This funding source, when combined with similar fees collected from other jurisdictions throughout the County is anticipated to be sufficient to complete the financing of identified projects.

Regional Transportation Fee

This fee is used to mitigate development impact to the regional transportation network. The City retains 75% of the fee to mitigate development impact for projects identified in the Regional Transportation Plan. 15% is remitted to the SJCOG and 10% is remitted to the County. This fee was originally calculated by the San Joaquin Council of Governments (SJCOG) based on the Regional Transportation Plan and is adjusted annually to fund improvements required to serve new development to ensure existing service levels can be maintained. Projects are listed in the Regional Transportation Plan found online at www.sjcog.org. This funding source, when combined with the PFIP's Transportation Fee, Regional funds LTF, Measure Kand other funding sources is anticipated to be sufficient to complete the financing of identified projects.

County Facilities Fee

This fee is used to fund capital facilities in the County related to growth. The fee is calculated by and passed through to San Joaquin County. This fee is calculated based on a nexus for countywide facility needs. This funding source, when combined with similar fees collected from other jurisdictions throughout the County, as well as from grants and foundations, is anticipated to be sufficient to complete the financing of identified projects.

Flood Development Impact Fee

This fee was established to allow a coordinated effort to reduce flood risk in the area. The fee will be used to assist in the financing of levee improvements and related flood risk reduction measures necessary to provide at least a 200-year level of flood protection to lands within the 200-year floodplain along the San Joaquin River. This fee is calculated by San Joaquin County based a nexus for countywide protection of lands within the 200-year floodplain along the San Joaquin River. This funding source, when combined with similar fees collected from other jurisdictions throughout the County is anticipated to be sufficient to complete the financing of identified projects.

Solid Waste Cost Recovery Fee

This fee was established to recover the costs associated with providing carts, bins and trucks required to serve new businesses and residents. The fee will be used to purchase, assemble, and deliver carts/bins/boxes to businesses and residents occupying newly constructed space. This funding source is anticipated to be sufficient to complete the financing of identified improvements.

Note: Capital Improvement Project information can also be found in the City's FY25 Adopted Budget Book.

Exhibit 1



CITY OF MANTECA DEVELOPMENT FEE SCHEDULE

Values listed reflect the rates in effect at the time of publication and are subject to change without notification.

Effective January 1, 2024

City of Manteca Building Permit Fee Schedule

Fee Description	Fee Code	Unit	Cost
TOTAL VALUATION-BUILDING PERMIT FEES			
Residential & Commercial New Construction and Additions (Permit Fee)	New Const Permit	Permit Fee	0.80% of valuation
Residential & Commercial New Construction and Additions (Plan Review Fee)	New Const PC	Plan review Fee	85% of permit fee
Residential Remodels and Commercial TI's (Permit Fee)	Remodel Permit	Permit Fee	0.80% of valuation
Residential Remodels and Commercial TI's (Plan Review Fee)	Remodel PC	Plan review Fee	85% of permit fee
Permit Administration Fee- New Construction	Permit Admin New	Flat	\$ 364
Minimum Permit Fee	-	Flat	\$ 126
SINGLE FAMILY DWELLING FEES			
Single Family Production Repeat	SFD Prod Repeat	Permit	0.80% of valuation
Production Repeat Single Family Dwelling Administrative Fee	SFD Repeat Admin	Flat	\$ 364
MWELo Landscape Fee - Residential	MWELo Residential	MWELo Fee	11% of permit fee
Plot Plan Revision	Plot Plan Rev	Per app	\$ 77
Master Plan Check Fees (SFD Track Housing)	Master Plan PC	Plan Check	2.4% of valuation
RESIDENTIAL FLAT FEES			
Bathroom Remodel Or Repair	Bathroom Remodel	Per app	\$ 286
Electrical Appliances	Electrical App	Per app	\$ 73
Electrical Circuits (First)	Electrical Circ	Per app	\$ 90
Electrical Circuits (Each Additional)		Per app	\$ 12
Electrical Panels	Elec Panel Res	Per app	\$ 119
ESS	Energy Storage System	Per app	\$ 304
EV Chrg Station	EV Charging Station	Per app	\$ 311
Fence	Fence	Per app	\$ 233
Fireplace Insert	Fireplace Insert	Per app	\$ 130
Flag Pole	Flag Pole Res	Per app	\$ 351
Gas Piping System	Gas Piping	Per app	\$ 146
Grading Permit Fee (Building Admin Department)	Grading Permit	Per app	\$ 38
Hot Tub / Spa Portable	Spa/Hot Tub Port	Per app	\$ 74
HVAC System Replacement	HVAC Residential	Per app	\$ 79
Kitchen Remodel Or Repair (W/O Structural Modifications)	Kitchen Remodel	Per app	\$ 326
Misc. Inspection	Misc Insp Res	Per app	\$ 122
Misc. Each Additional Inspection		Per app	\$ 79
Patio Covers & Gazebos	Patio Cover	Per app	\$ 413
Patio Covers & Gazebos (ICC/IAPMO Approved)	Patio Cover ICC	Per app	\$ 183
Plumbing Fixture	Plumbing Fixture	Per app	\$ 39
Re-Roof Residential	Reroof Resident	Per app	\$ 119
Sewer Repair	Sewer Repair	Per app	\$ 79
Shed	Shed	Per app	\$ 573
Shower / Bathtub Replacement	Shower/Bath Rep	Per app	\$ 122
Solar Photovoltaic - Residential (Rooftop)	Solar PV Resid	Per app	\$ 378
Solar Pool Heating System	Solar Pool Heat	Per app	\$ 109
Stucco or Siding	Stucco / Siding	Per app	\$ 119
Swimming Pool (No Master Plan)	Swimming Pool	Per app	\$ 645
Swimming Pool Master Plan	Swimming Pool MP	Per app	\$ 294
Swimming Pool With Approved Master Plan	Swim Pool w/ MP	Per app	\$ 339
Temp Power Pole	Temp Power Pole	Per app	\$ 39
Ventilation Fan	Ventilation Fan	Per app	\$ 79

Water Heater Replacement - (Like For Like)	Water Heater	Per app	\$	79
Water Piping System	Water Piping Sys	Per app	\$	146
Water Softener	Water Softener	Per app	\$	79
Window Replacements	Window Replace	Per app	\$	58
Permit Administration Fee- Residential	Permit Admin Res	Flat	\$	77

COMMERCIAL FLAT FEES				
Awning (First)	Awning	Per app	\$	246
Awning (Each Additional)		Per app	\$	69
Cell Tower	Cell Tower	Per app	\$	774
Commercial Coach	Commercial Coach	Per app	\$	553
Electrical Panel	Electric Pan Com	Per app	\$	181
Flag Pole	Flag Pole Com	Per app	\$	365
HVAC System Replacement	HVAC Commercial	Per app	\$	79
HVAC Replacement - Each Additional		Per app	\$	42
Misc. Inspection (1 Stop)	Misc Insp Com	Per app	\$	113
Misc. Inspection (Each Additional Inspection)		Per app	\$	79
Photovoltaic System - Up To 50 kW	Solar PV Com	Per app	\$	1,000
Photovoltaic System - Each Additional kW (51 - 250kW)		Per app	\$	7
Photovoltaic System - Each Additional kW (251 + kW)		Per app	\$	5
Reroof - First 10 Squares	Reroof Com	Per app	\$	119
Reroof - Each Additional 10 Squares		Per app	\$	39
Sewer Repair	Sewer Repair	Per app	\$	79
Sign - Free Standing / Pole	Sign - Free/Pole	Per app	\$	335
Sign (Illuminated or Non-Illuminated)	Sign - Illumin/ Non Illumin	Per app	\$	207
Swimming Pool - Less Than 1000 Sf	Swim Pool Com <	Per app	\$	1,018
Swimming Pool - Over 1000 Sf	Swim Pool Com >	Per app	\$	1,256
Tank Installation	Tank Install	Per app	\$	207
Temp Power Pole	Temp Power Pole	Per app	\$	38
Water Heater Replacement - (Like For Like)	Water Heater	Per app	\$	75
Permit Administration Fee- Commercial	Permit Admin Com	Flat	\$	70

OTHER/MISCELLANEOUS FEES				
Board Of Appeals Application Fee	Board Appeals Ap	Per app	\$	1,801
Business License Inspection	Bus Lic Inspect	Per app	\$	122
Fee Deferral	Fee Deferral	Per app	\$	347
Fee For Additional Plan Checking And For Plan Revisions: (Actual Cost)	Add Plan Check	Per hour	\$	294
Misc. Inspection (Hourly Rate)	Misc Insp hr	Per hour	\$	159
Misc. Plan Check (Hourly Rate)	Misc PC hr	Per hour	\$	255
Permit Reissuance (Permits expired less than 1 Year with no changes to plans)	Permit Reissue	Per app	\$	407
Permit Extension / Application Extension (Subject to approval of Building Official)	Permit/App Exten	Per app	\$	75
Plan Retention / Technology Fee	Plan Retention	Per app	5% of permit fee	
Reinspection Fee	Reinspection	Per unit	\$	118
Service Requested Outside Of Regular Working Hours (3 Hour Min)	Outside Reg Hour	Per app	\$	716
Special Inspection Application (For City List)	Spec Insp App	Per app	\$	255
For services required but not listed above (at the applicable hourly rate)	-		Hourly Rate	

DEMOLITION PERMIT FEES				
Small Residential (i.e. Patio Cover, Shed, etc.)	Small Res Demo	Per app	\$	52
Single Family Dwelling	Single Fam Demo	Per app	\$	118
Commercial Demolition	Commercial Demo	Per app	\$	373
Demolition Permits for Removal Of Underground Tanks	Demo Tank	Per app	\$	159
Multifamily Demolition	Multi Fam Demo	Per app	\$	373

HOURLY RATES BY POSITION				
Chief Building Official	Hour by Position	per hour	\$	303
Senior Plan Check Engineer		per hour	\$	255
Building Inspector		per hour	\$	159
Development Services Technician		per hour	\$	155

PLANNING DIVISION FEES APPLICABLE TO BUILDING PERMITS			
Commercial, Multi-Family, Mixed (New)	Plan Com M-F/Mix	Per app	\$ 1,094
Commercial (Tenant Infill - Occupancy)	Plan Com TI-Occ	Per app	\$ 289
Residential (Addition - Minor)	Plan Res Add	Per app	\$ 128
Single Family Dwelling (Tract - Plot Plan)	Plan SFD Plot Pl	Per app	\$ 51
Signs	Plan Signs	Per app	\$ 250
Residential Master Plan - Plan Review	Plan MP Review	Per app	\$ 409
Long Range Planning Surcharge (per square foot, all new construction)	Plan Long Range	Per Sq. Ft.	\$ 0.18
MWELO Landscape Fee - Residential (if applicable)	MWELO Resi	MWELO Fee	11% of permit fee
MWELO Landscape Fee - Commercial (if applicable)	MWELO Com	MWELO Fee	5% of permit fee

Residential Construction Business License Tax (as originally adopted 6/20/94)								
Low or Very Low Density Residential	\$ 900	per dwelling unit						
Medium or High Density Residential	\$ 625	per dwelling unit						

Government Building Facilities Fee (rates effective 1/1/24 per City of Manteca Ordinance No. 1479)								
Low or Very Low Density Residential	\$ 5,955.84	per dwelling unit						
Medium Density Residential	\$ 4,966.84	per dwelling unit						
High Density Residential	\$ 4,470.01	per dwelling unit						
Commercial Mixed Use	\$ 4,470.01	per dwelling unit						
General Commercial	\$ 1.68	per s.f. bldg.						
Neighborhood Commercial	\$ 1.68	per s.f. bldg.						
Commercial Mixed Use	\$ 1.68	per s.f. bldg.						
Heavy Industrial	\$ 0.64	per s.f. bldg.						
Light Industrial	\$ 0.87	per s.f. bldg.						
Business Park Industrial	\$ 1.68	per s.f. bldg.						
Business Professional	\$ 2.21	per s.f. bldg.						

Major Equipment Purchase Fee (rates effective 1/1/23)								
Low or Very Low Density Residential	\$ 350	per dwelling unit						
Medium or High Density Residential	\$ 350	per dwelling unit						
Commercial Mixed Use	\$ 350	per dwelling unit						
Retail Stores	\$ 0.12	per s.f. bldg.						
Hotels, Motels	\$ 0.10	per s.f. bldg.						
Markets	\$ 0.13	per s.f. bldg.						
Professional Offices	\$ 0.09	per s.f. bldg.						
Restaurants	\$ 0.14	per s.f. bldg.						
Other Comm. (auto, steam cleaners, car wash, mortuaries and others)	\$ 0.14	per s.f. bldg.						
Industrial: Includes utilities	\$ 0.08	per s.f. bldg.						
Institutional: Includes hospitals, care homes, schools and churches	\$ 0.08	per s.f. bldg.						

Fire Facilities Fee (rates effective 1/1/24 per City of Manteca Ordinance 1500)								
Residential								
Single-Family	\$ 0.62	per s.f. bldg.						
Multi-Family	\$ 1.05	per s.f. bldg.						
Nonresidential								
Commercial	\$ 0.39	per s.f. bldg.						
Office	\$ 0.48	per s.f. bldg.						
Industrial	\$ 0.17	per s.f. bldg.						
Assisted Living/Nursing	\$ 5,443.49	per bed						
Mobile Home Parks/Modular/Campsites	\$ 0.63	per s.f. bldg.						

Park Acquisition & Improvements Fee (rates effective 1/1/24)								
Single Family Residence	\$ 4,840	per dwelling unit						
Multiple Family Residence	\$ 3,378	per dwelling unit						
Commercial/Industrial	\$ -	per s.f. bldg.						

Neighborhood Park-in-Lieu Fee (rates effective 1/1/24)								
Single Family Residence	\$ 4,406	per dwelling unit						
Multiple Family Residence	\$ 3,077	per dwelling unit						
Commercial/Industrial	\$ -	per s.f. bldg.						

Existing Fee Parks (Only applicable to some projects) (rates effective 1/1/23)							
	Neighborhood Park Portion		Community Park Portion		Total		
Single Family Residence	\$ 2,274.72	per dwelling unit	\$ 2,485.50	per dwelling unit	\$ 4,760.22	per dwelling unit	
Multiple Family Residence	\$ 1,574.80	per dwelling unit	\$ 1,720.71	per dwelling unit	\$ 3,295.51	per dwelling unit	
Commercial/Industrial	\$ -	per s.f. bldg.	-		-		

Levee Impact Fee (rates effective 7/1/23 per Resolution No. R2019-xx)							
Single Family Residence	\$ 23,333	per gross developable acre					
Multiple Family Residence	\$ 21,835	per gross developable acre					
Commercial	\$ 22,077	per gross developable acre					
Industrial	\$ 17,293	per gross developable acre					

Phase 3 Sewer Connection Charge (rates effective 12/3/03; fees do <u>not</u> apply to original Spreckels Park development)							
Land Use							
Low or Very Low Density Residential	\$ 3,961	per dwelling unit					
Medium or High Density Residential	\$ 3,301	per dwelling unit					
Business Professional	\$ 1,493	per 1000 s.f. bldg					
Neighborhood Commercial	\$ 1,640	per 1000 s.f. bldg					
Commercial Mixed Use	\$ 1,640	per 1000 s.f. bldg					
General Commercial	\$ 1,640	per 1000 s.f. bldg					
Business Industrial Park	*Subject to Public Works review						
Light Industrial	\$ 1,692	per 1000 s.f. bldg					
Heavy Industrial	\$ 1,692	per 1000 s.f. bldg					

WQCF Phase 3 Completion Charge (effective 7/20/09) Ord. No. 1411							
Land Use							
Low or Very Low Density Residential	\$ 2,003	per dwelling unit					
Medium or High Density Residential	\$ 1,802	per dwelling unit					
Business Professional	\$ 815	per 1000 s.f. bldg					
Neighborhood Commercial	\$ 895	per 1000 s.f. bldg					
Commercial Mixed Use	\$ 895	per 1000 s.f. bldg					
General Commercial	\$ 895	per 1000 s.f. bldg					
Business Industrial Park	*Subject to Public Works Review						
Light Industrial	\$ 924	per 1000 s.f. bldg					
Heavy Industrial	\$ 924	per 1000 s.f. bldg					

Sewer PFIP Fee: Public Facilities Implementation Program Fees (rates effective 1/1/24, per Resolution No. R2013-31)							
Development fee to pay for sewer collection lines. Charged only in connection with a building; not for grading, paving, etc.							
Land Use	Zone 21	Zone 22	Zone 24	Zone 25	Zone 26		
Very Low Density Residential	\$ 396	\$ 2,464	\$ 1,878	\$ 444	\$ 1,533		per dwelling
Low Density Residential	\$ 396	\$ 2,464	\$ 1,878	\$ 444	\$ 1,533		per dwelling
Medium Density Residential	\$ 290	\$ 1,804	\$ 1,372	\$ 324	\$ 1,121		per dwelling
High Density Residential	\$ 290	\$ 1,804	\$ 1,372	\$ 324	\$ 1,121		per dwelling
Non-residential	\$ 2.49	\$ 15.44	\$ 11.75	\$ 2.79	\$ 9.60		per gallon per day

Solid Waste Service Initiation Fee: (rates effective 12/1/23, per Ordinance O2023-15)							
Very Low Density Residential	\$ 750.84	per dwelling unit					
Medium Density Residential	\$ 750.84	per dwelling unit					

Storm Drainage PFIP Fee: Public Facilities Implementation Program Fees (rates effective 1/1/24, per Resolution No. R2013-31)

Development fee to pay for storm drainage pipelines and channels. This fee is charged when a parcel of land is paved over or built upon, as for a commercial development, or for each home within a subdivision as it is built. Water that would have been absorbed into the ground is now runoff that must be handled by the City's drainage system. This fee does not apply to new construction on a site that is already paved (for example, existing buildings were demolished and are being replaced).

Land Use	Zone 30	Zone 32	Zone 34	Zone 36	Zone 39			
Very Low Density Residential	\$ 170	\$ 2,055	\$ 1,292	\$ 3,148	\$ 1,295	per dwelling		
Low Density Residential	\$ 68	\$ 822	\$ 519	\$ 1,260	\$ 519	per dwelling		
Medium Density Residential	\$ 567	\$ 6,853	\$ 4,311	\$ 10,505	\$ 4,314	per net acre		
High Density Residential	\$ 739	\$ 8,911	\$ 5,603	\$ 13,653	\$ 5,606	per net acre		
Business Professional	\$ 1,020	\$ 12,338	\$ 7,758	\$ 18,905	\$ 7,761	per net acre		
Neighborhood Commercial	\$ 1,020	\$ 12,338	\$ 7,758	\$ 18,905	\$ 7,761	per net acre		
Commercial Mixed Use	\$ 1,020	\$ 12,338	\$ 7,758	\$ 18,905	\$ 7,761	per net acre		
General Commercial	\$ 1,020	\$ 12,338	\$ 7,758	\$ 18,905	\$ 7,761	per net acre		
Business Industrial Park	\$ 792	\$ 9,597	\$ 6,034	\$ 14,706	\$ 6,037	per net acre		
Light Industrial	\$ 792	\$ 9,597	\$ 6,034	\$ 14,706	\$ 6,037	per net acre		
Heavy Industrial	\$ 792	\$ 9,597	\$ 6,034	\$ 14,706	\$ 6,037	per net acre		

Transportation PFIP Fee: Public Facilities Implementation Program Fees (rates effective 1/1/24)

Development fee for construction and maintenance of roadways and improvements.

Land Use								
Single Family Residential	\$ 10,327	per dwelling						
Multi-Family Residential	\$ 7,217	per dwelling unit						
General Office / Business Profess.	\$ 2,712	per 1000 s.f.						
Medical Office	\$ 8,866	per 1000 s.f.						
Community Commercial	\$ 8,149	per 1000 s.f.						
Regional Commercial	\$ 12,380	per 1000 s.f.						
Church	\$ 1,349	per 1000 s.f.						
Clubhouse	\$ 12,410	per 1000 s.f.						
Hotel	\$ 1,860	per room						
Business Industrial Park	*Subject to Development Services review							
Industrial Park / R&D	\$ 1,860	per 1000 s.f.						
Distribution / High Cube Warehouse	\$ 990	per 1000 s.f.						

Well Water PFIP: Public Facilities Implementation Program Fees (rates effective 1/1/24, per Resolution No. R2013-31)

Development fee that pays for new water wells and distribution lines (In addition to connection fees above; applies to all land uses)

Meter Size	5/8"x3/4"	1"	1-1/2"	2"	3"	4"	6"	8"
Groundwater Supply Fee	\$ 1,395	\$ 2,326	\$ 4,641	\$ 7,428	\$ 13,937	\$ 23,231	\$ 46,451	\$ 74,326
Peaking Facility Fee	\$ 2,142	\$ 3,579	\$ 7,137	\$ 11,427	\$ 21,440	\$ 35,739	\$ 71,456	\$ 114,333
Distribution System Fee	\$ 903	\$ 1,508	\$ 3,003	\$ 4,804	\$ 9,013	\$ 15,028	\$ 30,048	\$ 48,078
Total	\$ 4,440	\$ 7,413	\$ 14,781	\$ 23,659	\$ 44,390	\$ 73,998	\$ 147,955	\$ 236,737

Fees for New Connections to City Water, all zones (rates effective 1/1/24, per Ordinance 1422)

Meter Size	5/8"x3/4"	1"	1-1/2"	2"	3"	4"	6"	8"
Meter Installation Fee	\$ 404	\$ 571	\$ 989	\$ 1,150	\$ 5,443	\$ 6,597	\$ 18,663	\$ 24,066
Surface Water Debt Service Fee	\$ 5,163	\$ 8,831	\$ 17,608	\$ 28,182	\$ 52,877	\$ 88,141	\$ 176,220	\$ 281,982
Surface Water Capital Fee	\$ 161	\$ 270	\$ 535	\$ 856	\$ 1,605	\$ 2,678	\$ 5,357	\$ 8,574
Total	\$ 5,728	\$ 9,672	\$ 19,132	\$ 30,188	\$ 59,925	\$ 97,416	\$ 200,240	\$ 314,622

Agricultural Mitigation Fee (rates effective 3/1/23) Applies when development converts 'important farmland' to private urban uses.

All Development	\$ 3,418.02	per gross acre	
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Manteca Unified School District Residential/Commercial Property Developer Fee (rates effective 7/27/22)

New Development Residential	\$ 4.79	per s.f. bldg.			This fee is paid directly to the School District - Call 209-825-3200, ext. 50858 for more information.
Additions to Existing Residential	\$ 4.79	per s.f. bldg.			
Senior Housing	\$ 0.78	per s.f. bldg.			
Commercial/Industrial	\$ 0.78	per s.f. bldg.			
Self-Storage Commercial	\$ 0.2618	per s.f. bldg.			

Ripon Unified School District Residential Property Developer Fee (rates effective 8/21/20)								
Residential								
New Construction- Dwellings	\$	4.45	per s.f. bldg.					
Additions > 500 SF	\$	4.08	per s.f. bldg.					
Commercial Use	\$	0.66	per s.f. bldg.					

This fee is paid directly to the School District - call 209-599-2131 for more information.

San Joaquin County Facilities Fee (rates effective 1/1/24)								
This is a County fee collected by the City of Manteca - call the County at 209-468-3216 for more information.								
Residential								
Single Family	\$	3,622	per dwelling unit					
Multiple Family	\$	2,685	per dwelling unit					
Non-Residential								
Retail	\$	0.60	per s.f. bldg.					
Office	\$	0.89	per s.f. bldg.					
Industrial	\$	0.17	per s.f. bldg.					

San Joaquin County Regional Transportation Impact Fee (rates effective 7/1/23)								
This is a County fee collected by the City of Manteca - call the County at 209-468-3913 for more information.								
Residential								
Single Family	\$	4,440.75	per dwelling unit					
Multiple Family	\$	2,664.44	per dwelling unit					
Non-Residential								
Retail	\$	1.76	per s.f. bldg.					
Office/Service	\$	2.22	per s.f. bldg.					
Commercial/Industrial	\$	1.35	per s.f. bldg.					
Warehouse	\$	0.55	per s.f. bldg.					

San Joaquin County Multi-Species Habitat & Open Space Conservation Plan Fee (rates effective 1/1/24)								
This fee is collected by the City of Manteca - call 209-468-3913 (SJ Council of Governments) for more information.								
	Multi-Purpose			Vernal Pool	Vernal Pool			
	Open Space	Natural	Agriculture	(Uplands)	(Wetted)			
	Cat. B/Pay A	Cat. D/Pay B	Cat. C/Pay B	Cat. E/Pay C	Cat. E/Pay C			
All Development	\$ 8,918	\$ 17,833	\$ 17,833	\$ 69,408	\$ 177,724	per gross acre		

Strong Motion Instrumentation Program (SMIP): State Earthquake Fee								
Residential	0.00013 x building valuation							
Commercial	0.00028 x building valuation							

California Building Standards Commission (CBSC) Green Building Fund Fee (rates effective 1/1/09 per State Bill 1473)								
Valuation	Fee							
\$1 to \$25,000	\$ 1.00							
\$25,001 to \$50,000	\$ 2.00							
\$50,001 to \$75,000	\$ 3.00							
\$75,001 to \$100,000	\$ 4.00							
\$100,001 and up	add \$1.00 for each additional \$25,000 or fraction thereof							

FIRE PREVENTION PERMIT FEES			
Fee Description	Fee Code	Unit	Cost
Fire Prevention Plan Review & Inspection (New Commercial)	Fire Prev New Con	Per app	0.2% of valuation
Fire Alarm Systems (new or TI) (plan check and inspection)			
1-50 Devices	Fire Alarm	Per app	\$ 260
> 50 Devices		Per app	\$ 371
Fire Suppression / Protection Sys.			
Residential - Custom	Fire Sup Res Cus	Per app	\$ 60
Residential - Master Plan	Fire Sup Res MP	Per app	\$ 250
Fire Suppression / Protection Sys. - Commercial - New			
1 - 100 (plus any consultant fee)	Fire Sup Com New	Per app	\$ 492
101 - 300 (plus any consultant fee)		Per app	\$ 660
301 - 700 (plus any consultant fee)		Per app	\$ 820
>701 (plus any consultant fee)		Per app	\$ 1,028
Fire Suppression / Protection Sys. - Commercial - TI			
1 - 10	Fire Sup Com TI	Per app	\$ 141
11 - 50		Per app	\$ 244
51-100		Per app	\$ 315
>101		Per app	\$ 473
Automatic Fire Extinguishing System (Halon/Cleaning Agent, Hood	Auto Fire Ext Sys	Per app	\$ 166
Fire Pump	Fire Pump	Per app	\$ 363
Tank Installation / Removal			
Underground Install	Tank Below - Fire	Per app	\$ 92
Underground Remove	Tank Bel Rem - Fir	Per app	\$ 72
Aboveground Install	Tank Above - Fire	Per app	\$ 124
Aboveground Remove	Tank Above Rem - Fir	Per app	\$ 107
Solar Power Systems			
Commercial	Solar PV Com Fir	Per app	\$ 50
Fire Addendums	Addendums	Per app	\$ 158

FUND TRANSFERS IN/OUT

Fiscal Year 2023-2024

		Fiscal Year 2023-2024	
Fund Name (number)	Purpose of Transfer	IN	OUT
Highway Interchange (240)	None		
Major Equipment Purchase Fee (260)	None		
Regional Transportation (430)	None		
Parks (500)	None		
Fire Facility (530)	None		
Government Building Facilities (540)	None		
PFIP Storm Drainage (580)	None		
PFIP Transportation (590)	None		
PFIP Sewer Collection (630)	Transfers In From General Fund	\$500,000	
Sewer Connection (650)	None		
Solid Waste Cost Recovery (670)	None		
Water Connection/Surface Water (690)	None		
PFIP Water Collection (700)	None		

Sewer and Water Connection Fee Loans

Bond Title:	Original Amount:	Balance as of FY24	Interest Rate	Date of Repayment
2009 Sewer Revenue Bond	\$19,000,000	\$19,000,000	4.875-5.75%	12/1/2036
2012 Sewer Revenue Bond	\$22,690,000	\$7,615,000	5.00-4.00%	12/1/2033
2012 Water Revenue Bond	\$35,840,000	\$21,530,000	5%	7/1/2033

Exhibit 3**PFIP Transportation – Project Listing****Fund 590**

Project Number	Title
CIP# 11034	SR 120/McKinley Interchange
CIP# 19005	2025 PFIP Sewer, Water, & Storm Drain Update
CIP# 19066	S. McKinley Avenue Southernly Improvement