

MATRIX SUMMARY OF DEVELOPMENT FEE ESTIMATES

JURISDICTION	LATHROP	LODI	MANTECA	STOCKTON
APN	241-030-17	Not Site Specific	198-200-25	179-220-35
PARK/DEVELOPMENT	Tri-Point Logistics Area	Beckman Ind Area	Center Pointe	NorCal Logistics
ADDRESS	5130 Glacier Street		3565 N. Airport Wy	4532 Newcastle Road
PROJECT SCOPE				
<i>Acreage</i>	20	20	20	20
<i>Site Square Footage (Divisor)</i>	871,200	871,200	871,200	871,200
<i>Building Size</i>	500,000	500,000	500,000	500,000
<i>Building Valuation Used in Calculations</i>	\$43,130,000	\$43,130,000	\$43,130,000	\$43,130,000
DEVELOPMENT FEES				
PERMIT/PLAN CHECK	\$387,996	\$393,336	\$605,076	\$593,688
PUBLIC FACILITY	\$881,783	\$422,650	\$445,000	\$1,029,560
INFRASTRUCTURE	\$930,368	\$738,343	\$1,816,067	\$340,467
OTHER AGENCIES	\$1,273,580	\$714,000	\$847,980	\$847,980
UTILITY TAX	N/A	N/A	N/A	6.00%
ANNUAL TAX OVERRIDE	\$40,000 (1)	N/A	N/A	N/A
ASSESSMENTS - CAPITAL VALUE	CFD 2019-1 \$0.0531/psf of land (2)	N/A	N/A	CFD 99-02, EARBP = \$0.65/psf of land (3)
TOTAL ESTIMATED FEES (excluding Assessments, Mello Roos District & Annual Fees)	\$3,473,727	\$2,268,328	\$3,714,123	\$2,811,695
Capital Fees Per Square Foot of Land (4)	\$3.99	\$2.60	\$4.26	\$3.23
Assessment - Capital Value Per Square Foot of Land (5)	\$0.05	\$0.00	\$0.00	\$0.65
Total Fees Per Square Foot of Land	\$4.04	\$2.60	\$4.26	\$3.88
Capital Fees Per Square Foot of Building (6)	\$6.95	\$4.54	\$7.43	\$5.62

Footnotes:

- (1) This parcel is within the Lathrop-Manteca Fire District that has an annual tax override at \$0.08 psf of building. Paid annually with the San Joaquin County property tax bill.
- (2) Tri-Point Logistics Center is subject to Community Facilities District 2019-1, whereas the annual max. tax capital equivalent is \$0.0531 per square foot of land.
- (3) Nor Cal Logistics is subject to Community Facilities District 99-02, whereas the annual max. tax capital equivalent is \$0.65 per square foot of land.
- (4) Capital Fees per Square foot of Land are calculated as follows: (Permits + Public Facility Fees + Infrastructure + Other Agencies) / Total Square Footage of Land.
- (5) Assessments-Capital Value per Square foot of Land are calculated as follows (unless otherwise noted): Assessments / Total Square Footage of Land.
- (6) Capital Fees Per Square Foot of Building are calculated as follows: (Permits + Public Facility Fees + Infrastructure + Other Agencies) / Total Square Footage of Building.

Additional Notes:

- (A) This project may be subject to the San Joaquin Valley Air Pollution Control District's Indirect Source Review Fee. Please contact the SJVAPCD for more information at 559-230-6000.

The information provided is for the purpose of estimates only. Fees are subject to change based on actual building evaluation, project size, parcel and timing. This information has been prepared by the San Joaquin Partnership. Though the information contained herein has been obtained from reliable sources and is deemed accurate, the San Joaquin Partnership does not guarantee its accuracy and encourages you to complete your own analysis.

San Joaquin Partnership
Development Fee Category Breakout

Prepared for: G. O'Leary
500,000 sf Warehouse

	<u>Lathrop</u>	<u>Lodi</u>	<u>Manteca</u>	<u>Stockton</u>
	Tri-Point	Beckman	Center Pointe	NorCal Log
<u>Building Permits & Plan Check Fees</u>				
Building Permit Fee	\$ 131,296	\$ 136,813 (a)	\$ 202,711	\$ 226,748
Electrical Permit Fee	32,824	64,864	-	-
Engineering Permit Fee	-	TBD	-	-
Mechanical Permit Fee	19,694	TBD	-	-
Plumbing Permit Fee	19,694	TBD	-	-
Building Permit - Admin Fee	-	-	70	-
Building Plan Check Fee (Plan Review)	91,907	82,088 (a)	172,304	185,516
Disabled Plan Check / Access Surcharge Fee	19,694	13,681 (a)	-	-
Electrical Plan Check Fee	16,412	-	-	-
Energy Plan Check / Compliance Surcharge Fee	32,824	13,681 (a)	-	-
Mechanical Plan Check Fee	4,924	-	-	-
Plumbing Plan Check Fee	4,924	-	-	-
Permit Issuance Fees	-	-	-	-
Plan Retention/Storage Fee	-	13,681 (a)	18,754	-
Plumbing, Mechanical, Electrical, Engineering Fees	-	-	TBD	TBD
Site Plan Review / Planning Fees	-	-	1,038	1,000 (a)
Design Review Fee	-	-	-	1,000 (a)
Long Range Planning Surcharge	-	-	100,000	-
MWELO Commercial	-	-	10,136	-
Public Works Construction Permit	-	-	-	293
SWQCCP/SWPP Plan Check/Inspections	-	-	-	967 (a)
Fire Dept/Public Works Plan Check/Inspection Fee	TBD (b)	34,203 (a)	-	TBD
Fire Dept Plan Check Fee (Fire Plan Review)	-	20,522 (a)	86,260	1,230 (c)
Fire Protection System Plan Check	-	-	-	TBD
Strong Motion Instrument Program (SMIP)	12,076 (d)	12,076 (d)	12,076	12,076
General Plan Maintenance & Implementation (GPMI)	-	-	-	64,695
Development Oversight Commission Fee	-	-	-	10,783
Green Compliance/Building Standards Fee (SB 1473)	1,726 (e)	1,726 (e)	1,726	1,726
Community Rating System Admin Fee	-	-	-	13,605
Business License Tax/Fee	-	-	-	TBD
Sign Permit	-	-	-	TBD
Technology Fee	-	-	-	30,920
Capital Preservation Fee	-	-	-	43,130
Miscellaneous	-	-	-	-
	<u>\$ 387,996</u>	<u>\$ 393,336</u>	<u>\$ 605,076</u>	<u>\$ 593,688</u>
<u>Public Facility Fees</u>				
City Office Space / Govt Bldgs Fee / Muni Service Facilities	\$ 769,500	\$ 94,310	\$ 360,000	\$ 12,750 *
Police Station / Law Enforcement Facilities	-	91,915	50,000	31,000 *
Fire Stations / Facilities Fee	-	91,810	-	27,000 *
Community Recreation Center	-	-	-	11,625
Libraries	-	-	-	28,000 *
Street Improvements	-	-	-	465,750 *
Public Facilities / Art in Public Places	-	11,235	-	-
Major Equipment Purchase Fee	-	-	35,000	-
Parkland (Parks & Recreation)	N/A	133,380	TBD	Exempt
Air Quality	-	-	-	202,500
AG Mitigation Fee	57,900	-	N/A	209,880 (f)
Public Safety / Facilities / Admin	-	-	-	-
Administration	54,383	-	-	41,055
	<u>\$ 881,783</u>	<u>\$ 422,650</u>	<u>\$ 445,000</u>	<u>\$ 1,029,560</u>

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	<u>Lathrop</u>	<u>Lodi</u>	<u>Manteca</u>	<u>Stockton</u>
	Tri-Point	Beckman	Center Pointe	NorCal Log
<u>Infrastructure Fees</u>				
Surface Water/Treatment/Recycled	\$ -	\$ -	\$ 39,068 (h)	\$ 190,000
Water Connection (2" Domestic, 1.5" Irrigation)		29,144 (g)	33,599 (h)	23,277 *(i)
Water (Distribution, Supply, Treatment, Conveyence)	-	-	-	-
Water Line Capital Facilities Fee	-	-	-	-
Water System Storage	234,000 (j)	-	-	-
Domestic Water System Buy-In (2")	21,083	-	-	-
Irrigation Water System Buy-In (1.5")	13,177	-	-	-
Non-Potable Water	-	31,435	-	-
Sewer Connection/Treatment Plant/Conveyance	-	21,622	1,320,780	35,000 *
Sewer Collection System Capital Facilities Fee	-	-	-	-
Storm Drainage	-	368,982	13,120	998
Storm Drainage Capital Facilities Fee	-	-	-	-
Recycled Water Outfall (2" Domestic, 1.5" Irrigation)	608 (k)	-	-	-
Delta Water Supply Fee				49,464 (l)
Traffic Signals/Local Transportation	661,500	287,160	409,500	41,625 *
Private Fire Protection - Hydrant/Service	-	-	-	103
New Address Mapping Fee	-	-	-	-
Water Meter Radio Read MXV Fee	-	-	-	-
Flood Control Equalization Fee	TBD	TBD	TBD	TBD
	<u>\$ 930,368</u>	<u>\$ 738,343</u>	<u>\$ 1,816,067</u>	<u>\$ 340,467</u>
<u>Other Agency Fees</u>				
County Facilities Fee	\$ 55,000	\$ 55,000 (a)	\$ 55,000	\$ 55,000
Reg Transportation Impact Fee	220,000 (m)	220,000 (m)	220,000 (m)	220,000 (m)
Habitat Fee	134,000 (n)	134,000 (o)	267,980 (p)	267,980 (p)
School Fee	305,000 (q)	305,000 (q)	305,000	305,000 (q)
Fire Districts	265,000 (r)	-	-	-
Levee Impact Fee	294,580 (s)	-	-	-
San Joaquin Valley Air Pollution Control District - Rule 9510	TBD	TBD	TBD	TBD
	<u>\$ 1,273,580</u>	<u>\$ 714,000</u>	<u>\$ 847,980</u>	<u>\$ 847,980</u>
Permits	\$ 387,996	\$ 393,336	\$ 605,076	\$ 593,688
Public Facilities Fees	881,783	422,650	445,000	1,029,560
Infrastructure	930,368	738,343	1,816,067	340,467
Other Agencies	1,273,580	714,000	\$ 847,980	\$ 847,980
Total Estimated Fees	<u>\$ 3,473,727</u>	<u>\$ 2,268,328</u>	<u>\$ 3,714,123</u>	<u>\$ 2,811,695</u>

San Joaquin Partnership
Development Fee Category Breakout

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Footnotes:

Public Facility Fee Reduction Program - The City of Stockton has reduced various public facility fees by 50%.

- * The City of Stockton offers a fee deferral program. Qualified fees can be paid over either a five or ten year period at the 11th District Cost of Funds rate plus 1%. Qualified fees must exceed \$20,000 in order to participate in the fee deferral program.
- (a) Fee not reflected on City of Lodi or City of Stockton worksheets and has been taken into account.
- (b) Lathrop/Manteca Fire District Fire Plan Check Fee & Fire Inspection Fee has not been calculated due to these fees being based upon the valuation of the suppression system and on a case-by-case basis.
- (c) Fire Dept Plan Check Fee - Assumes 3 Hrs of Plan Checking & 1 Hr of Inspection.
- (d) Strong Motion Instrument Program (SMIP) Fee - has been calculated at the Commercial/Industrial Structures Rate of \$0.00028 of valuation. Fee not reflected on City of Lathrop or City of Lodi worksheets.
- (e) Green Compliance/Building Standards Fee (SB 1473) - has been calculated at \$1.00 per \$25,000, or portion thereof, in construction valuation. Fee not reflected on City of Lathrop or City of Lodi worksheets.
- (f) Agricultural Mitigation Fee - was not reflected on City of Stockton worksheets. This has been calculated at the Non-Residential Warehouse Rate of \$10,494 per acre of net parcel and is based on the parcel size at the time the permit is issued. For greater than/equal to 40 acres, a conservation easement must be obtained at a 1:1 acreage ratio.
- (g) Water Connection Fees for City of Lodi based on 2" domestic meter size and 1.5" irrigation meter size. City of Lodi worksheets inadvertently reflected a 1" irrigation meter size and did not include the cost of both meters. Corrections has been taken into account.
- (h) Water Connection & Surface Water Fees for City of Manteca based on 2" domestic meter size and 1.5" irrigation meter size. City of Manteca worksheets inadvertently reflected a 1" irrigation meter size. Correction has been taken into account.
- (i) Water Connection Fees for City of Stockton based on 2" domestic meter size at \$13,633 and 1.5" irrigation meter size at \$9,644. City of Stockton worksheets inadvertently reflect two 1-1/2" domestic meters based on 2017/2018 Fee Schedule rates. Fees have been recalculated based on 2019/2020 Fee Schedule.
- (j) Water System Storage - has been calculated at \$468 per 1,000 sqft of building (Limited Industrial) for \$234,000 instead of (Warehouse) rate.
- (k) Recycled Water Outfall - has been calculated on 2" domestic meter size (\$374) and 1.5" irrigation meter size (\$234).
- (l) Delta Water Supply Fee for the City of Stockton based on 2" domestic meter size at \$28,258 and 1.5" irrigation meter size at \$21,206. City of Stockton worksheets inadvertently reflect two 1-1/2" domestic meters based on 2017/2018 Fee Schedule rates. Fees have been recalculated based on 2019/2020 Fee Schedule.
- (m) Regional Transportation Impact Fee - Applicable countywide. It is collected by the local jurisdiction and managed by the San Joaquin Council of Governments. As of the date of this fee analysis, the warehouse/logistics fee is \$0.44 psf of building. In certain circumstances where as the land use has disproportionate building square footage with significant impact on the regional transportation network, the jurisdiction may choose an alternative fee calculation of \$150.67 per trip. City of Stockton worksheets inadvertently based this fee on 2018/2019 Fee Schedule. Fee has been recalculated on 2019/2020 Fee Schedule.
- (n) Habitat Conservation Fee - Parcel is located in Land Category B (Multi-Purpose), Pay Zone A calculated at \$6,700 per acre. Some parcels within the South Lathrop Commerce Center (SLCC) area are in Category C (Agriculture), Pay Zone B which would calculate at \$13,399 per acre depending on specific site location. Alternatively, in-lieu land may be purchased and endowment fees paid. For additional information contact Steve Mayo at the San Joaquin Council of Governments (209-235-0600).
- (o) Habitat Conservation Fee - Parcel Land Category B (Multi-Purpose), Pay Zone A has been used to calculate this fee at \$6,700 per acre. This was not reflected on the City of Lodi Worksheet and has been taken into account. Alternatively, in-lieu land may be purchased and endowment fees paid. For additional information contact Steve Mayo at the San Joaquin Council of Governments (209-235-0600).

San Joaquin Partnership
Development Fee Category Breakout

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- (p) Habitat Conservation Fee - Parcel is located in Land Category C (Agricultural), Pay Zone B calculated at \$13,399 per acre. This was not reflected on the City of Stockton Worksheet and has been taken into account. Alternatively, in-lieu land may be purchased and endowment fees paid. For additional information contact Steve Mayo at the San Joaquin Council of Governments (209-235-0600).
- (q) School Fee - Calculated at \$0.61 per square foot. Not reflected on the City of Lodi or City of Stockton Worksheets. Inadvertently calculated at \$0.54 per square foot on City of Lathrop Worksheets.
- (r) Lathrop/Manteca Fire District Fire Facility Fee - has been calculated at \$0.53 per square foot (Includes 2% Admin Charge). City of Lathrop Worksheets inadvertently calculated at \$0.43 per square foot.
- (s) Mossdale Tract Regional Levee Impact Fee - has been calculated at \$14,729 per acre (Industrial) (Includes \$429 per acre Admin Charge).

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City of Lathrop
Worksheet(s)

Economic Dev. Fee Estimate Study Oct. 14, 2019

Occupancy: S1
 Construction Type:
 Area (SF): 0
Valuation: \$ 43,130,000.00
 Shell: No
Modified Valuation: \$ 43,130,000.00

SECTION 1. BUILDING PERMIT FEES		
BUILDING PERMIT FEES	\$	131,296.00
ELECTRICAL	\$	32,824.00
PLUMBING	\$	19,694.40
MECHANICAL	\$	19,694.40
Total Permit Fees	\$	203,508.80
BLDG PLAN CHECK	\$	91,907.20
ELECTRIC PLAN CHECK	\$	16,412.00
PLUMBING PLAN CHECK	\$	4,923.60
MECHANICAL PLAN CHECK	\$	4,923.60
ENERGY PLAN CHECK	\$	32,824.00
DISABLE PLAN CHECK	\$	19,694.40
Total Plan Check Fees	\$	170,684.80
ESTIMATED Total Fees*	\$	374,193.60

SECTION 2. STORM WATER FEES		
STORM WATER PLAN CHECK	\$	-
STORM WATER INSPECTIONS**	\$	-
STORM WATER ADMIN. FEES	\$	-
ESTIMATED Total Fees*	\$	-

SECTION 2. GRADING PERMIT FEES		
PLAN REVIEW		\$0.00
PERMIT FEE		\$0.00
ESTIMATED Total Fees*	\$	-

*Fees included in this estimate are based on information provided by the requester and are an estimate of building permit fees only. These fees are for information only and are subject to change. Lathrop-Manteca Fire, school district, capital facility, issuance, plan storage, building standards commission, and SMIP fees are not included in this estimate.

**Inspection fees are based on estimated project dates provided at the time of this request. Permittee may be required to pay additional Inspection fees if the duration of the project exceeds the number of months provided for this estimate.

Estimated Development Impact Fees

Project: Economic Development - Fee Case Studies - 500000 Sq Ft Building - 20 Acre Lot
CFF Area: SOUTH LATHROP - Estimate Valid Until December 31, 2019
Fee Rate: South Lathrop Commerce Center (SLCC)
THIS IS ONLY AN ESTIMATE OF FEES AND IS SUBJECT TO CHANGE WITHOUT NOTICE



I. City - Capital Facility Fees			Quantity	Unit	\$/Unit	Avg \$/Bldg sqft	Total Fee	Notes
A.	Municipal Service Facilities	Other Non-Residential	500	1000 sq. ft.	\$1,539.00	\$1.54	\$769,500.00	
B.	Irrigation Surface Water Supply		2"	1	ea	\$21,083.00	\$0.04	\$21,083.00
D.	Irrigation Water System Buy-In		2"	1	ea	\$0.00	\$0.00	\$0.00
E.	Irrigation Water System - West/Central Well Imp.		2"	1	ea	\$0.00	\$0.00	\$0.00
F.	Domestic Surface Water Supply		3"	1	ea	\$39,531.00	\$0.08	\$39,531.00
H.	Domestic Water System Buy-In		3"	1	ea	\$0.00	\$0.00	\$0.00
I.	Domestic Water System - West/Central Well Imp.		3"	1	ea	\$0.00	\$0.00	\$0.00
J.	Domestic Recycled Water Outfall		3"	1	ea	\$702.00	\$0.00	\$702.00
K.	Domestic Sewer/Recycled Water System		3"	1	ea	\$0.00	\$0.00	\$0.00
L.	Water System Storage	Warehouse	500	1000 sq. ft.	\$134.00	\$0.13	\$67,000.00	
M.	Sewer Collection System	Warehouse	20	ac	\$0.00	\$0.00	\$0.00	
N.	Storm Drainage	Warehouse	20	ac	\$0.00	\$0.00	\$0.00	
O.	Local Transportation	Warehouse	500	1000 sq. ft.	\$1,323.00	\$1.32	\$661,500.00	
P.	Regional Storm Drain Outfall Structure	Warehouse	20	ac	\$0.00	\$0.00	\$0.00	
Subtotal City - Capital Facility Fees						\$3.12	\$1,559,316.00	
City - Admin (3%)						\$0.05	\$26,934.48	
Total City - Capital Facility Fees						\$3.17	\$1,586,250.48	

II. City - Other Development Fees			Quantity	Unit	\$/Unit	Avg \$/Bldg sqft	Total Fee	Notes
A.	Levee Impact Fee SJAFCA	Industrial	20.000	ac	\$14,300.00	\$0.57	\$286,000.00	
Levee Impact Admin			20.000	ac	\$429.00	\$0.02	\$8,580.00	
Total City - Other Dev Fees						\$0.59	\$294,580.00	

III. City - Other Development Fees			Quantity	Unit	\$/Unit	Avg \$/Bldg sqft	Total Fee	Notes
A.	Agriculture Mitigation	All Development	20.00	ac	\$2,895.00	\$0.12	\$57,900.00	
Subtotal City - Other Dev Fees						\$0.12	\$57,900.00	
City - Other Dev Fees - admin (3%)						\$0.00	\$1,737.00	
Total City - Other Dev Fees						\$0.12	\$59,637.00	

IV. Non-City Development Impact Fees			Quantity	Unit	\$/Unit	Avg \$/Bldg sqft	Total Fee	Notes	
A.	Lathrop Manteca Fire District (LMFD)	Commercial/Industrial	500,000	sq. ft.	\$0.43	\$0.43	\$215,000.00		
B.	Manteca Unified School District (MUSD)	Commercial/Industrial	500,000	sq. ft.	\$0.54	\$0.54	\$270,000.00		
C.	San Joaquin County HCP - Habitat (COG)	Agricultural	20.00	ac	\$13,399.00	\$0.54	\$267,980.00		
D.	San Joaquin RTIF	Warehouse	500	1000 sq. ft.	\$440.00	\$0.44	\$220,000.00		
E.	County CFF	Warehouse	500	1000 sq. ft.	\$110.00	\$0.11	\$55,000.00		
F.	San Joaquin Valley Air District - Rule 9510		Impact fee to be negotiated with SJVAD.						
Subtotal Non-City Development Impact Fees							\$1,027,980.00		
Non-City Development Impact - Admin (3%)							\$1,650.00		
Total Non-City Development Impact Fees						\$2.06	\$1,029,630.00		

GRAND TOTAL - ALL CITY & NON-CITY DEVELOPMENT IMPACT FEES:

\$5.94 **\$2,970,097.48**

Notes:

- 1 Not applicable
- 2 Per City of Lathrop 2019 Master Fee Capital Facility Fee Schedule
- 3 Must verify fee with Agency Responsible
- 4 To be negotiated with SJVAD if applicable
- 5 3% admin fee only applied to County CFF
- 6 3% admin fee not applicable to Levee Impact Fee (already includes 3% admin fee).
- 7 Acreage based on area of expansion square footage and disturbed area.

NOT AN INVOICE

SJRTIF Breakdown

10%	\$22,000.00
15%	\$33,000.00
Admin 2%	\$3,300.00
RTIF	\$161,700.00
Total	\$220,000.00
<u>Admin 3%</u>	
Total	\$30,321.48

City of Lodi
Worksheet(s)



CITY OF LODI
PUBLIC WORKS DEPARTMENT

**Development Impact Mitigation Fee
Summary Sheet - ESTIMATE**

10/24/2019

Subdivision: _____
Name _____ Tract # _____ File # _____

Parcel: **Beckman Industrial Area (Hypothetical)** _____
Address _____ Permit # _____
Lodi, CA 95240

**PRELIMINARY ESTIMATE
BASED ON INFORMATION
AVAILABLE 10/24/2019**

Developer/Owner: _____
Name _____
Address _____

Project Description: **Construction of a 500,000 SF distribution facility located on approximately 20 acres**
Square Footage: 500,000 Acreage: 20.00

GP Land Use Category: _____
Parcel _____ Project (if different) _____

Fee Category	Account #	F	Adj.		B	T
1) Water Facilities	56200000.57501	\$ 22,143.18 ⁽²⁾		PWDF03	1.00	\$ 22,143.18
2) Wastewater Facilities	53300000.57501	\$ 21,621.89 ⁽³⁾		PWDF02	1.00	\$ 21,621.89
3) Storm Drainage Facilities	53500000.57501	\$ 18,449.08 ⁽⁴⁾		PWDF04	20.00	\$ 368,981.60
4) Street Improvements	30800000.57501	\$ 574.32 ⁽⁵⁾		PWDF05	500.00	\$ 287,160.00
5) Police Protection Facilities	43500000.57501	\$ 183.83 ⁽⁵⁾		PWDF07	500.00	\$ 91,915.00
6) Fire Protection Facilities	43600000.57501	\$ 183.62 ⁽⁵⁾		PWDF08	500.00	\$ 91,810.00
7) Parks & Recreation Facilities	43700000.57501	\$ 266.76 ⁽⁵⁾		PWDF09	500.00	\$ 133,380.00
7a) Neighborhood Park Facilities	43900000.57501	\$ 172.49 ⁽⁶⁾		PWDF13	0.00	\$ 0.00
8) General City Facilities	43800000.57501	\$ 188.62 ⁽⁵⁾		PWDF10	500.00	\$ 94,310.00
9) Electrical Facilities	50500000.57501	\$ 32,431.79 ⁽⁷⁾		PWDF01	2.00	\$ 64,863.58
10) Art in Public Places	43400000.57504	\$ 22.47 ⁽⁵⁾		PWDF11	500.00	\$ 11,235.00
11) South Wastewater Trunk Line	53300000.57505	\$ 560.64 ⁽⁸⁾		PWDF12	0.00	\$ 0.00
12) Non-Potable Water		\$ 62.87 ⁽⁵⁾			500.00	\$ 31,435.00

Total 1-12: \$ 1,218,855.25

⁽⁹⁾ Regional Transportation Impact Fee: **\$220,000.00**

Total: \$ 1,438,855.25

F = Fee per unit
B = Number of units
T = Total Fee for service category = FxB.

_____ due prior to Occupancy

Notes:

- Development Impact Mitigation Fee Estimate utilizing the **2019 DIM Fee Draft. Fee schedule subject to change.**
- The Water Capacity Fee is based on one 2-inch domestic water meter and one 1-inch landscape water meter.
- The Wastewater Capacity Fee is based on domestic water meter size. Wastewater capacity based on one 2-inch domestic water meter.
- Storm Drain facilities Fee is based on acreage of a site located in Zone 1.
- Street Improvements, Police Protection, Fire Protection, Parks and Recreation, General Facilities, Art in Public Places, and Non-Potable Water Fees are billed per 1,000 SF of proposed industrial building space.
- Neighborhood Park Fee does not apply for this project as it is located in the City Wide Zone.
- Electrical Facilities Fee is based on two (2) 2,000 amp/480 Volt /3 phase panels.
- South Wastewater Trunk Line Fee does not apply for this location as it is located outside of the South Wastewater Trunk Line Study Area.
- Regional Transportation Impact Fee (RTIF) based on warehouse usage valued at \$0.44 per square foot. RTIF due at payment of building permit fees.

By: _____ Approved: _____ Record #: _____

Date Billed: _____
Date Paid: _____

City of Manteca
Worksheet(s)

Development Fee Estimate

City of Manteca
 Building Safety Division
 1001 W Center Street, Manteca, CA
 (209) 456-8550



Name	Distribution Facility #4		
Valuation:	\$	43,130,000.00	
Site (Acres):	20.0000		
Address	3565 N. AIRPORT WY	19820025	3493 N. Airport Wy. is a retired address
Building (square feet):	500,000		
Gallons per day:	1,000		
Zoned:	Light Industrial - MP		
Construction:	IIIB		
Water Meter(s):	2" Domestic & 1" Landscape		

BUILDING DIVISION FEES				
Building Permit - Permit				\$202,711.00
Building Permit - Plan Check				\$172,304.35
Building Permit - Admin				\$70.00
Plan Retention				\$18,754.27
FIRE PREVENTION DIVISION FEES				
Fire Prevention - Plan Check				\$86,260.00
CITY DEVELOPMENT FEES				
Fire Facilities Fee	500,000 sq. ft.	x	0.10	\$50,000.00
Government Building Facilities Fee	500,000 sq. ft.	x	0.72	\$360,000.00
Major Equipment Purchase Fee	500,000 sq. ft.	x	0.07	\$35,000.00
Agricultural Mitigation Fee [DOESN'T APPLY]	20.00 acres	x	2,909.65	\$0.00
PFIP Storm Drainage Fee, Zone 30	20.00 acres	x	656.00	\$13,120.00
PFIP Transportation Fee, Distribution	500.00 1,000 sq. ft.	x	819.00	\$409,500.00
WATER FEES				
Meter Installation Fee:	1 1" meter	x	472.00	\$472.00
Surface Water Debt Service Fee:	1 1" meter	x	7,312.00	\$7,312.00
Surface Water Capital Fee:	1 1" meter	x	223.00	\$223.00
PFIP Water Fee	1 1" meter	x	6,139.00	\$6,139.00
Meter Installation Fee:	1 2" meter	x	953.00	\$953.00
Surface Water Debt Service Fee:	1 2" meter	x	23,335.00	\$23,335.00
Surface Water Capital Fee:	1 2" meter	x	710.00	\$710.00
PFIP Water Fee	1 2" meter	x	19,589.00	\$19,589.00
SEWER FEES				
PFIP Sewer Fee, Zone 22	1000 gpd/acre	x	12.78	\$12,780.00
Phase 3 Sewer Connection Fee	500.00 1,000 sq. ft.	x	1,692.00	\$846,000.00
Phase 3 Completion Charge	500.00 1,000 sq. ft.	x	924.00	\$462,000.00
ENGINEERING (To be paid prior to Building Permit)				
CONTACT ENGINEERING FOR MORE INFORMATION				
PARKS (To be paid prior to Building Permit)				
CONTACT PARKS FOR MORE INFORMATION				
PLANNING				
Commercial, Multifamily, Mixed				\$1,038.00
MWEO Commercial				\$10,135.55
Long Range Planning				\$100,000.00
SAN JOAQUIN COUNTY FEES				
Regional Transportation Impact Fee	500,000 sq. ft.	x	0.44	\$220,000.00
County Facilities Fee - Industrial	500,000 sq. ft.	x	0.11	\$55,000.00
Habitat Conservation Fee, Cat. C	20.00 acres	x	13,399.00	\$267,980.00
MANTECA UNIFIED SCHOOL DISTRICT FEE (To be paid directly to MUSD)				
Commercial/Industrial	500,000.00 sq. ft.	x	0.61	\$305,000.00
STATE OF CALIFORNIA FEES				
SMIP: Strong Motion Instrumentation	\$43,130,000.00 valuation	x	0.00028	\$12,076.40
CBSC SB 1473 Fee	each \$25,000 valuation	x	\$1.00	\$1,726.00
Total fees this permit:				\$3,700,188.57

Calculation was done based on some assumptions and estimations with the information provided by applicant and some estimates by staff. It does not include the City of Manteca Transportation Fee. This is strictly an estimate.

City of Stockton
Worksheet(s)



CITY OF STOCKTON

Estimate Number:

EST19-07388

This ESTIMATE is based on the information provided. The fee amounts reflect the charges in effect at the time of the estimate and may change as City Council approves periodic updates.

Please note that the estimate below may not include all of the fees you can expect on your project. Additional fee items may include, but are not limited to, Special District, Engineering and MUD fees which can be calculated during project review and may not be shown in the initial fee estimate.

Current Status:	Estimate	Date:	10/10/2019
Application Type:	Building / Estimate / Commercial / NA		
Category:	Warehouse	Sub Category:	New Construction
Site Address:	4532 NEWCASTLE RD	Parcel No:	179-220-35
Permit Valuation:	\$43,130,000.00	Square Footage:	500,000

Nature of Work: Fee Estimate for: New single-story concrete tilt-up warehouse building, 500,000 sf

CONTRACTOR

APPLICANT

BRAD ECKER
STOCKTON, CA

ESTIMATED FEES

Fee Description	Fee Amount
Development Oversight Commission	\$10,782.50
PW - DevSvcs Const Permit	\$292.90
GPMI - Planning Fee	\$64,695.00
Permit Fee	\$226,747.60
Community Rating System Admin Fee - Building	\$13,604.86
Plan Review	\$185,515.71
Capital Preservation Fee	\$43,130.00
Fire Plan Review	\$1,230.00
Technology Fee - Building	\$30,919.75
Private Fire Protection - Service	\$55.12
Private Fire Protection - Hydrant	\$48.00
Water Connection - Domestic (COM)	\$13,091.17
Water Connection - Irrigation (COM)	\$13,091.17
Delta Water Supply Fee (Domestic)	\$27,385.54
Delta Water Supply Fee (Irrigation)	\$27,385.54
Sanitary Connection - Combined	\$35,000.07
Drainage Maintenance Assessments District Formation Application Fee	\$661.00
Stormwater Treatment Device Access Processing	\$337.00
PFF - Surface Water - Warehouse	\$190,000.00
PFF - County Facilities - Warehouse	\$55,000.00
Strong Motion Instrument Program (COM)	\$12,076.40
Green Building Standards Fee	\$1,726.00
PFF - Traffic Signals (Citywide)	\$12,487.50
PFF - Traffic Signals (Zone 3)	\$29,137.50
PFF - Street Improvements - Warehouse	\$465,750.00
PFF - Regional Transportation Impact Fee - Warehouse	\$215,000.00
PFF - Community Recreation Centers - Warehouse (Zone 6)	\$11,625.00
PFF - City Office Space - Warehouse (Zone 6)	\$12,750.00
PFF - Fire Station - Warehouse (Zone 6)	\$27,000.00
PFF - Libraries - Warehouse (Zone 6)	\$28,000.00
PFF - Police Station Expansion - Warehouse (Zone 6)	\$31,000.00
PFF - Air Quality - Warehouse (Zone 6)	\$202,500.00
Admin - CDD	\$37,283.75
Admin - MUD	\$4,093.30
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	\$2,029,402.38