

Annual Report
Mitigation Fee Act
City of Manteca Development Fees
Fiscal Year 2022-23

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.

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 station and related equipment, which will be needed as the community grows.

Park Fee: This fee is used to pay for the acquisition, design, improvement and expansion of new park and recreation facilities needed to accommodate future growth-both in the form of neighborhood parks and community parks.

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 The fee has been replaced by the Public Facilities Implementation Plan (PFIP) Transportation Fee.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 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 of 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 will be used 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 Fee*
- *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: Fund balances based on unaudited data as of November 2023

PFIP Water Distribution Fee (Fund 700)

Fund Balances

Beginning Balance as of 7/1/2022	\$3,704,734
FY23 Revenues	\$2,739,499
FY23 Expenses	\$96,133
Ending Balances as of 6/30/2023	\$6,348,100

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin./Professional Services	\$27,402	100%
Equipment/Capital Outlay	\$0	-%
PFIP Credit Reimbursement	\$43,646	100%
Debt Service for Projects	\$25,085	100%

Public Improvement Projects and Status Update

CIP#	Improvement	Status
19005	2018 PFIP Update	In progress
20031	Potable Test Wells	Project on hold

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
19005	2018 PFIP Update	Updated PFIP Fee	In progress
TBD	SSJID Plant Expansion	Increased surface water capacity \$5 million	Fall 2029
TBD	12-in water main under SR99	12-in water main	Spring 2035
TBD	New Well 31	New well	Spring 2027
TBD	New Well 32	New well	Spring 2030
TBD	New Well 33	New well	Spring 2032
TBD	New Well 34	New well	Spring 2037
TBD	New Well 35	New well	Spring 2040

PFIP Sewer Collection Fee (Fund 630)

Fund Balances

Beginning Balance as of 7/1/2022	\$850,292
FY23 Revenues	\$1,298,910
FY23 Expenses	\$1,137,058
Ending Balances as of 6/30/2023	\$1,012,144

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin./Professional Services	\$304,935	100%
Equipment	\$697,879	100%
PFIP Credit Reimbursement	\$26,587	100%
Debt Service for Projects	\$107,657	100%

Public Improvement Projects and Status Update

CIP#	Improvement	Status
19005	2018 PFIP Update	In progress
22040	Sewer Master Plan & Rate Study	In progress
22056	Headworks Barscreen No. 2	In progress

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
19005	2018 PFIP Update	Plan for fee	In progress
22040	Sewer Master Plan & Rate Study	Master plan and rate study	In progress
TBD	North Trunk East Under SR99	Trunk	Fall 2024
24070	SR 99/120 Woodward Sewer Line ext. Phase 1A	Not yet started	In progress

PFIP Storm Drainage Fee (Fund 580)

Fund Balances

Beginning Balance as of 7/1/2022	\$250,054
FY23 Revenues	\$592,169
FY23 Expenses	\$327,339
Ending Balances as of 6/30/2023	\$514,884

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin./Professional Services	\$241,493	100%
Equipment	\$0	-%
Operating	\$1,161	100%
Debt Service for Projects	\$84,685	100%

Public Improvement Projects and Status Update

CIP#	Improvement	Status
19005	2018 PFIP Update	In progress
20004	Storm Drain Zone 36/39 Backbone Design	In progress

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
19005	2018 PFIP Update	Plan for fee	In progress
20004	Storm Drain Zone 36/39 Backbone Design	Design	In progress
TBD	36/39 Backbone Construction	Construction	Fall 2025
TBD	Storm Drain Master Plan	Plan	Spring 2024

PFIP Transportation Fee (Fund 590)

Fund Balances

Beginning Balance as of 7/1/2022	\$6,931,531
FY23 Revenues	\$8,529,397
FY23 Expenses	\$2,620,470
Ending Balances as of 6/30/2023	\$12,840,458

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin./Professional Services	\$12,874	100%
Equipment	\$0	-%
PFIP Credit Reimbursement	\$111,419	100%
Capital Improvement Transportation	\$2,496,177	
Debt Services for Projects	\$0	-%

Public Improvement Projects and Status Update

CIP#	Improvement	Status
19066	S. McKinley Ave Improvements	In construction
11034	SR120McKinley Interchange	In construction

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
19066	S.McKinley Avenue Southernly Improvements	Continue construction	In progress
11034	SR120/McKinley Interchange	Continue construction	In progress

Water Connection/Surface Water Fee (Fund 690)

Fund Balances

Beginning Balance as of 7/1/2022	\$2,763,013
FY23 Revenues	\$3,347,872
FY23 Expenses	\$2,074,513
Ending Balances as of 6/30/2023	\$4,036,372

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin./Professional Services	\$125,399	100%
Purchase of water meters, meter boxes	\$308,859	100%
Debt Service for Projects	\$1,640,255	100%

Public Improvement Projects and Status Update

CIP#	Improvement	Status
15040	Recycled Water Master Plan	In progress

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
TBD	SSJID Treatment Plant Expansion	Increase treatment capacity	Fall 2029

Sewer Connection Fee (Fund 650)

Fund Balances

Beginning Balance as of 7/1/2022	\$6,447,638
FY23 Revenues	\$5,303,326
FY23 Expenses	\$1,668,742
Ending Balances as of 6/30/2023	\$10,082,222

Fees Expended and Total Percentage

Expense	Amount	Percentage
WQCF Alternative Energy Development	\$-	-%
Debt Service for Projects	\$1,668,742	100%

Public Improvement Projects and Status Update

CIP#	Improvement	Status
16035	WQCF Digester & Digester Control Bldg Improvements	Completed
12013	WQCF Alternative Energy Development	In construction

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
TBD	Cooling Tower Eval	Evaluate need for cooling towers	Summer 2029
TBD	Class A Biosolids	Evaluate Class A potential	Summer 2029

Government Building Facilities Fee (Fund 540)

Fund Balances

Beginning Balance as of 7/1/2022	\$6,067,201
FY23 Revenues	\$6,234,616
FY23 Expenses	\$0
Ending Balances as of 6/30/2023	\$12,301,817

Fees Expended and Total Percentage

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

Public Improvement Projects and Status Update

CIP#	Improvement	Status
16002	Fire Station No. 5	Completed

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
TBD	Municipal Utilities Building	Building to house Public Works employees	Summer 2029
24008	Tiller Equipment	Aerial tiller truck anticipated in spring of 2024, estimated \$105,700 to come from fund 540 Capital Outlay for equipment compliment in FY24.	Spring 2024
24009	Radio Communications Infrastructure Upgrades	Fire Department radio communication infrastructure. Est. \$541,840 to come from fund 540 in FY24.	Winter/Spring 2024
24010	Fire Prevention Vehicle	interceptor package to be used for the City of Manteca Fire Prevention Office. Est. \$95,000 to come from fund 540 in FY24.	Winter/Spring 2024

Major Equipment Purchase Fee (Fund 260)

Fund Balances

Beginning Balance as of 7/1/2022	(\$220,890)
FY23 Revenues	\$330,948
FY23 Expenses	\$0
Ending Balances as of 6/30/2023	\$110,058

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)

**The Fire Facility Fee revenues and expenditures are reflected in the Government Building Facilities Fee section listed above. These fees are collected for fire facility improvements, but are also reflected as a sub account in the Government Building Facilities Fee account.*

Park Fee (Fund 500)

Fund Balances

Beginning Balance as of 7/1/2022	\$4,124,854
FY23 Revenues	\$4,905,995
FY23 Expenses	\$23,054
Ending Balances as of 6/30/2023	\$9,007,795

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin./Professional Services	\$0	100%
Capital Improvements - Parks	\$23,054	100%

Public Improvement Projects and Status Update

CIP#	Improvement	Status
16004	Northgate Park Renovation – Phase I	Complete
24033	Morezone Lighting Upgrades	Processing Grant Approval

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
24086	Water Pad at Woodward Park	water/splash pad	Summer 2024
24094	Cricket Field at Doxey Park	Cricket Field	Summer/Fall 2024
24093	Solar Lighting at Woodward Park	Solar Lighting	Summer/Fall 2024

Highway Interchange Fee (Fund 240):

Fund Balances

Beginning Balance as of 7/1/2022	\$0
FY23 Revenues	\$0
FY23 Expenses	\$0
Ending Balances as of 6/30/2023	\$0

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

S.J.Co. 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 7/1/2022	\$759,886
FY23 Revenues	\$54,291
FY23 Expenses	\$53,819
Ending Balances as of 6/30/2023	\$760,358

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin./Professional Services	\$53,819	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 County 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 Revenues	\$444,342
FY23 Expenses	\$444,342
Ending Balances as of 6/30/2023	\$0

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin/Professional Services	\$444,342	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

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 7/1/2022	\$2,708,144
FY23 Revenues	\$2,264,003
FY23 Expenses	\$3,211,662
Ending Balances as of 6/30/2023	\$1,760,485

Fees Expended and Total Percentage

Expense	Amount	Percentage
Admin./Professional Services	\$8,371	100%
Capital Improvement Transportation	\$3,203,291	100%

Public Improvement Projects and Status Update

CIP#	Improvement	Status
11034	120/McKinley Interchange	In construction
11027	Airport Way Pavement Improvements	Project complete

FY2024-25 and onward Future Anticipated Improvements

CIP#	Improvement	Description	Anticipated Start Date
11034	120/McKinley Interchange	New interchange	In progress

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 plan.*

Fund Balances

Beginning Balance as of 7/1/2022	\$33.00
FY23 Revenues	\$1,988,670
FY23 Expenses	\$1,988,637
Ending Balances as of 6/30/2023	\$33.00

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 plan.

Fund Balances

Beginning Balance as of 7/1/2022	\$0
FY23 Revenues	\$0
FY23 Expenses	\$0
Ending Balances as of 6/30/2023	\$0

Solid Waste Cost Recovery Fee (Fund 670)

Fund Balances

Beginning Balance as of 7/1/2022	\$50,558
FY23 Revenues	\$273,591
FY23 Expenses	\$223,033
Ending Balances as of 6/30/2023	\$101,146

Fees Expended and Total Percentage

Expense	Amount	Percentage
Residential Collections	\$223,033	100%

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

Fee	Fees Collected	Interest Earned
PFIP Water Distribution	\$2,739,499	\$28,820
PFIP Sewer Collection	\$1,298,910	\$51,642
PFIP Storm Drainage	\$592,169	\$20,632
PFIP Transportation	\$8,529,397	\$217,427
Water Connection/Surface Water	\$3,347,872	\$33,719
Sewer Connection	\$5,303,326	\$44,434
Government Building Facilities	\$6,234,616	\$74,771
Major Equipment Purchase	\$330,948	\$145
Fire Facility	\$0	\$0
Parks	\$4,905,995	\$20,924
Highway Interchange	\$0	\$0
San Joaquin County Multi-Species Habitat and Open Space Plan (SJMSCP)	\$54,291	\$0
Agricultural Mitigation (Farmland Conversion)	\$444,342	\$0
Regional Transportation Impact	\$2,264,003	\$36,740

Fee	Fees Collected	Interest Earned
County Facilities	\$1,988,637	\$0
Flood Development Impact	\$0	\$0
Solid Waste Cost Recovery	\$273,591	\$0

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).**

Fee	Amount to be Refunded
PFIP Water Distribution	\$43,646
PFIP Sewer Collection	\$26,587
PFIP Storm Drainage	None
PFIP Transportation	\$111,419
Water Connection/Surface Water	None
Sewer Connection	None
Government Building Facilities	None
Major Equipment Purchase	None
Fire Facility	None
Parks	None
Highway Interchange	None
San Joaquin County Multi-Species Habitat and Open Space Plan (SJMSCP)	None
Agricultural Mitigation (Farmland Conversion)	None
Regional Transportation	None
County Facilities	None
Flood Development Impact	None
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.

There is a reasonable relationship between the fee and its purpose because the fee is calculated in proportion to the development's impact to water infrastructure as measured by meter size.

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.

There is a reasonable relationship between the fee and its purpose because the fee is calculated in proportion to the development's impact to sewer infrastructure as measured by number of units or square footage, depending on the development type.

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.

There is a reasonable relationship between the fee and its purpose because the fee is calculated in proportion to the development's impact to storm drainer infrastructure as measured by zone the development in built in.

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.

There is a reasonable relationship between the fee and its purpose because the fee is calculated in proportion to the development's impact to transportation infrastructure as measured by number of units or square footage, depending on the development is built in.

Water Connection/Surface Water Fee:

The 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). The meter installation fee is intended to reflect the cost of installing meters and related appurtenances on new services. 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.

There is a reasonable relationship between the fee and its purpose because the fee is calculated in proportion to the development's impact on government facilities.

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 facilities 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.

There is a reasonable relationship between the fee and its purpose because the fee is calculated to reflect the development's fair share of major equipment purchases necessary to assist with various City projects. Examples include annual street

maintenance and sidewalk projects.

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.

There is a reasonable relationship between the fee and its purpose because the fee is calculated in proportion to the development's impact to fire facilities and services.

Parks Fee:

The fees are to be used to pay for development of neighborhood and community park facilities to accommodate future growth. Fees are used for park improvements as development is identified throughout the City. The fee has been calculated based on the number of dwelling units in new residential developments. Residential development has a direct impact on parks facilities because residents use parks on a regular basis for passive and active recreation. The number of residential units will determine the population to be served and these developments will pay their share of park improvement costs based upon existing parkland standards and estimated population to be generated. The fee became effective in November 1999, updated in 2017 and is adjusted each year by ENR. The City will continue to seek supplemental grant funding for park improvements, such as tree-planting grants. In addition, the City will consider the use of Federal Community Block Grants and contributions through development agreements to help pay for the development of City parks where possible. Partnerships with local service and non-profit organizations, as well as the Manteca Unified School District, will also be pursued.

There is a reasonable relationship between the fee and its purpose because the fee is calculated in proportion to the development's impact to parkland and recreational facilities as measured by the number of units of the 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.

There is reasonable relationship between the fee and its purpose because the fee is calculated in proportion to the development's impact to highway infrastructure.

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.

There is a reasonable relationship between the fee and its purpose because the fee is calculated in proportion to the development's impact to the availability of open space lands as measured by the gross acreage of the development.

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.

There is a reasonable relationship between the fee and its purpose because the fee is calculated in proportion to the development's impact on available farmland as measured by the gross acreage of the development.

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.

There is a reasonable relationship between the fee and its purpose because the fee is calculated in proportion to the development's impact to transportation infrastructure as measured by number of units or square footage, depending on the development type.

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 facilities 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.

There is a reasonable relationship between the fee and its purpose because the fee is calculated in proportion to the development's impact to County facilities as measured by number of units or square footage, depending on the development type.

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.

There is a reasonable relationship between the fee and its purpose because the fee is calculated in proportion to the development's impact to flood prevention infrastructure as measured by San Joaquin County based a nexus for countywide protection of 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 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.

There is a reasonable relationship between the fee and its purpose because the fee is calculated in proportion to the development's impact on solid waste service as measured by the number of units in the development.

Note: Capital Improvement Projects can also be found in the City's Capital Improvement Plan.



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 July 17, 2023

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 Charg 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)		Per app	\$	246
Awning (Each Additional)	Awning	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		Per app	\$	79
HVAC Replacement - Each Additional	HVAC Commercial	Per app	\$	42
Misc. Inspection (1 Stop)		Per app	\$	113
Misc. Inspection (Each Additional Inspection)	Misc Insp Com	Per app	\$	79
Photovoltaic System - Up To 50 kW		Per app	\$	1,000
Photovoltaic System - Each Additional kW (51 - 250kW)	Solar PV Com	Per app	\$	7
Photovoltaic System - Each Additional kW (251 + kW)		Per app	\$	5
Reroof - First 10 Squares		Per app	\$	119
Reroof - Each Additional 10 Squares	Reroof Com	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		per hour	\$	303
Senior Plan Check Engineer		per hour	\$	255
Building Inspector	Hour by Position	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 PI	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 1/1/23 per City of Manteca Ordinance No. 1479)			
Low or Very Low Density Residential	\$ 5,806.04	per dwelling unit	
Medium Density Residential	\$ 4,841.92	per dwelling unit	
High Density Residential	\$ 4,357.58	per dwelling unit	
Commercial Mixed Use	\$ 4,357.58	per dwelling unit	
General Commercial	\$ 1.64	per s.f. bldg.	
Neighborhood Commercial	\$ 1.64	per s.f. bldg.	
Commercial Mixed Use	\$ 1.64	per s.f. bldg.	
Heavy Industrial	\$ 0.62	per s.f. bldg.	
Light Industrial	\$ 0.85	per s.f. bldg.	
Business Park Industrial	\$ 1.64	per s.f. bldg.	
Business Professional	\$ 2.15	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 2/4/23 per City of Manteca Ordinance 1500)			
Residential			
Single-Family	\$ 0.60	per s.f. bldg.	
Multi-Family	\$ 1.02	per s.f. bldg.	
Nonresidential			
Commercial	\$ 0.38	per s.f. bldg.	
Office	\$ 0.47	per s.f. bldg.	
Industrial	\$ 0.17	per s.f. bldg.	
Assisted Living/Nursing	\$ 5,306.58	per bed	
Mobile Home Parks/Modular/Campsites	\$ 0.61	per s.f. bldg.	

Park Acquisition & Improvements Fee (rates effective 1/1/23)			
Single Family Residence	\$ 4,747	per dwelling unit	
Multiple Family Residence	\$ 3,313	per dwelling unit	
Commercial/Industrial	\$ -	per s.f. bldg.	

Neighborhood Park-in-Lieu Fee (rates effective 1/1/23)			
Single Family Residence	\$ 4,322	per dwelling unit	
Multiple Family Residence	\$ 3,018	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	\$ 2,231.21	per dwelling unit	\$ 2,437.96	per dwelling unit	\$ 4,669.17	per dwelling unit	
Multiple Family Residence	\$ 1,544.68	per dwelling unit	\$ 1,687.80	per dwelling unit	\$ 3,232.48	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 1/1/23, 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	\$ 389	\$ 2,417	\$ 1,843	\$ 436	\$ 1,504		per dwelling
Low Density Residential	\$ 389	\$ 2,417	\$ 1,843	\$ 436	\$ 1,504		per dwelling
Medium Density Residential	\$ 285	\$ 1,770	\$ 1,346	\$ 318	\$ 1,100		per dwelling
High Density Residential	\$ 285	\$ 1,770	\$ 1,346	\$ 318	\$ 1,100		per dwelling
Non-residential	\$ 2.44	\$ 15.14	\$ 11.53	\$ 2.74	\$ 9.42		per gallon per day

Solid Waste Service Initiation Fee: (rates effective 06/1/21, per Resolution No. R2016-237)							
Very Low Density Residential	\$ 454.62	per dwelling unit					
Medium Density Residential	\$ 454.62	per dwelling unit					

Storm Drainage PFIP Fee: Public Facilities Implementation Program Fees (rates effective 1/1/23, 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	\$ 167	\$ 2,016	\$ 1,267	\$ 3,088	\$ 1,270	per dwelling	
Low Density Residential	\$ 67	\$ 806	\$ 509	\$ 1,236	\$ 509	per dwelling	
Medium Density Residential	\$ 556	\$ 6,722	\$ 4,229	\$ 10,304	\$ 4,231	per net acre	
High Density Residential	\$ 725	\$ 8,741	\$ 5,496	\$ 13,392	\$ 5,499	per net acre	
Business Professional	\$ 1,000	\$ 12,102	\$ 7,610	\$ 18,543	\$ 7,613	per net acre	
Neighborhood Commercial	\$ 1,000	\$ 12,102	\$ 7,610	\$ 18,543	\$ 7,613	per net acre	
Commercial Mixed Use	\$ 1,000	\$ 12,102	\$ 7,610	\$ 18,543	\$ 7,613	per net acre	
General Commercial	\$ 1,000	\$ 12,102	\$ 7,610	\$ 18,543	\$ 7,613	per net acre	
Business Industrial Park	\$ 777	\$ 9,413	\$ 5,919	\$ 14,425	\$ 5,922	per net acre	
Light Industrial	\$ 777	\$ 9,413	\$ 5,919	\$ 14,425	\$ 5,922	per net acre	
Heavy Industrial	\$ 777	\$ 9,413	\$ 5,919	\$ 14,425	\$ 5,922	per net acre	

Transportation PFIP Fee: Public Facilities Implementation Program Fees (rates effective 1/1/23)							
Development fee for construction and maintenance of roadways and improvements.							
Land Use							
Single Family Residential	\$ 10,129	per dwelling					
Multi-Family Residential	\$ 7,079	per dwelling unit					
General Office / Business Profess.	\$ 2,660	per 1000 s.f.					
Medical Office	\$ 8,696	per 1000 s.f.					
Community Commercial	\$ 7,993	per 1000 s.f.					
Regional Commercial	\$ 12,143	per 1000 s.f.					
Church	\$ 1,323	per 1000 s.f.					
Clubhouse	\$ 12,173	per 1000 s.f.					
Hotel	\$ 1,824	per room					
Business Industrial Park	*Subject to Development Services review						
Industrial Park / R&D	\$ 1,824	per 1000 s.f.					
Distribution / High Cube Warehouse	\$ 971	per 1000 s.f.					

Well Water PFIP: Public Facilities Implementation Program Fees (rates effective 1/1/23, 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	\$ 1,368	\$ 2,282	\$ 4,552	\$ 7,286	\$ 13,670	\$ 22,787	\$ 45,563	\$ 72,904	
Peaking Facility Fee	\$ 2,101	\$ 3,511	\$ 7,000	\$ 11,208	\$ 21,030	\$ 35,055	\$ 70,089	\$ 112,146	
Distribution System Fee	\$ 886	\$ 1,479	\$ 2,946	\$ 4,712	\$ 8,841	\$ 14,741	\$ 29,473	\$ 47,158	
Total	\$ 4,355	\$ 7,272	\$ 14,498	\$ 23,206	\$ 43,541	\$ 72,583	\$ 145,125	\$ 232,208	

Fees for New Connections to City Water, all zones (rates effective 1/1/23)									
Meter Size	5/8"x3/4"	1"	1-1/2"	2"	3"	4"	6"	8"	
Meter Installation Fee	\$ 396	\$ 560	\$ 970	\$ 1,128	\$ 5,339	\$ 6,471	\$ 18,306	\$ 23,606	
Surface Water Debt Service Fee	\$ 5,064	\$ 8,662	\$ 17,271	\$ 27,643	\$ 51,866	\$ 86,455	\$ 172,849	\$ 276,589	
Surface Water Capital Fee	\$ 158	\$ 265	\$ 525	\$ 840	\$ 1,574	\$ 2,627	\$ 5,255	\$ 8,410	
Total	\$ 5,618	\$ 9,487	\$ 18,766	\$ 29,611	\$ 58,779	\$ 95,553	\$ 196,410	\$ 308,605	

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

Manteca Unified School District Residential/Commercial Property Developer Fee (rates effective 6/18/17)							
Residential							
Mello Roos Districts (Level I)	\$ 4.08	per s.f. bldg.					This fee is paid directly to the School District - Call 209-825-3200, ext. 50858 for more information.
Non-Mello Roos Districts (Level II)	\$ 4.45	per s.f. bldg.					
Non-Mello Roos Districts (Level III)		per s.f. bldg.					
Commercial/Industrial	\$ 0.66	per s.f. bldg.					

Ripon Unified School District Residential Property Developer Fee (rates effective 4/14/14)							
Residential							
Mello Roos Districts (Level 1)	\$	0.79	per s.f. bldg.				
						This fee is paid directly to the School District - call 209-599-2131 for more information.	
Commercial/Industrial							
	\$	0.56	per s.f. bldg.				

San Joaquin County Facilities Fee (rates effective 1/1/23)							
This is a County fee collected by the City of Manteca - call the County at 209-468-3216 for more information.							
Residential							
Single Family	\$	3,249	per dwelling unit				
Multiple Family	\$	2,408	per dwelling unit				
Non-Residential							
Retail	\$	0.54	per s.f. bldg.				
Office	\$	0.80	per s.f. bldg.				
Industrial	\$	0.15	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 1/1/23)							
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	\$	9,629	\$ 19,255	\$ 19,255	\$ 75,320	\$ 176,878	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 2022-2023

Fund Name (number)	Purpose of Transfer	Fiscal Year 2022-2023	
		IN	OUT
Highway Interchange (240)	None		
Major Equipment Purchse 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)	None		
Sewer Connection (650)	None		
Solid Waste Cost Recovery (670)	None		
Water Connection/Surface Water (690)	None		
PFIP Water Collection	None		

Sewer and Water Connection Fee Loans

Bond Title:	Original Amount:	Balance as of FY23	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

Table E-1

Transportation PFIP Fee: Public Facilities Implementation Program Fees

Development fee for construction and maintenance of roadways and improvements.

Description	Fee Total	Source/Notes
Project Right-of-Way Costs		
Current Projects	\$ -	
Future Projects		
Roadway Segments	\$ 1,746,345	See Note 6
Roadway Intersections	\$ 1,337,543	See Note 6
Interchanges	\$ -	See Note 6
Total Master plan CIP (Oct 2017 \$)	\$ 3,083,888	
Project Construction Costs		
Capital Improvement Plan		
Current Projects	\$ -	
Future Projects		
Roadway Segments	\$ 83,145,831	See Note 6
Roadway Intersections	\$ 60,567,292	See Note 6
Interchanges	\$ 68,800,000	See Note 6
Total Master plan CIP (Oct 2017 \$)	\$ 212,513,123	See Note 3
Total PFIP CIP	\$ 215,597,011	
% of PFIP CIP		
Financing Costs		
Total PFIP CIP		
Total Estimated Financing Costs	\$ -	See Note 1
Finance Cost % of CIP		
PFIP Administration Costs		
Program Updates and On-Going Admin	\$ -	See Note 5
City Administrative Costs - Variable	\$ -	See Note 4
Total PFIP Admin Costs	\$ 7,446,672	
Fund Balances		
Net Fund Balance (Deficit)	\$ 24,925,644	
Fees from Remaining PFIP Development	\$ -	
Total Fund Balances	\$ 24,925,644	
Net Costs Funded from PFIP Fee	\$ 198,118,039	
Trips Provided (DUE)	36,465	
Fee Per Dwelling Unit	\$ 5,433	

Notes:

- 1) Assumes entire cost of current projects funded by 30 year debt service with 2.0% interest, see Table E-1.1 for calculation details.
- 2) Assumes 100% of PFIP CIP costs are financed, see Table D-6 for financing assumptions.
- 3) Contingency estimate of 10% built into the construction costs
- 4) City Administrative Costs - Variable assumed to be 0.0% of PFIP CIP costs.
- 5) For details of Program Updates and On-Going Admin see Appendix F.
- 6) See separate Supplemental Public Facilities Implement Plan (PFIP) Transportation Fee Estimate package for detailed estimate breakdown

Table E-2
PFIP Transportation Collection Fee
 Financing Assumptions

Description	Amount
Annual Interest rate	2%
Term - Years	30
Payments Per Year	1
Loaned Constant - Annual Debt Service (per \$1000)	\$ 44.65
Annual Finance Cost (per \$1000)	\$ 11.32

Table E-3
2017 PFIP Project Traffic Growth Summary
Roadway Segments Estimate Summary

Project Id	Street	From Segment	To Segment	Lanes		Cost			Zone #1			Zone #2			Zone #3			Zone #4			Zone #5			Zone #6	
				Ex	Prop	RoW	Construction	%	RoW	Construction	%	RoW	Construction	%	RoW	Construction	%	RoW	Construction	%	RoW	Construction	%	RoW	Construction
Ap1	S. Airport Way	French Camp Road	E. Roth Road	2	4	\$438,006	\$6,359,076	2%	\$8,760	\$127,182	14%	\$61,321	\$890,271	6%	\$26,280	\$381,545	0%	\$0	\$0	76%	\$332,884	\$4,832,898	2%	\$8,760	\$127,182
Ap2	S. Airport Way	E. Roth Road	E. Lovelace Road	2	4	\$0	\$1,003,572	0%	\$0	\$0	15%	\$0	\$150,536	7%	\$0	\$170,250	1%	\$0	\$10,036	74%	\$0	\$742,643	3%	\$0	\$30,107
Ap3	S. Airport Way	E. Lovelace Road	Daisywood Drive	2	4	\$0	\$3,409,817	0%	\$0	\$0	10%	\$0	\$340,982	5%	\$0	\$170,491	0%	\$0	\$0	84%	\$0	\$2,864,246	1%	\$0	\$34,098
Ap4	S. Airport Way	Daisywood Drive	Lathrop Road	2	4	\$4,299	\$955,712	1%	\$43	\$9,557	9%	\$387	\$86,014	5%	\$215	\$47,786	0%	\$0	\$0	84%	\$3,611	\$802,798	1%	\$43	\$9,557
Ap5	S. Airport Way	Lathrop Road	NorthGate Drive	2	4	\$28,838	\$2,584,657	5%	\$1,442	\$129,233	18%	\$5,191	\$465,238	5%	\$1,442	\$129,233	0%	\$0	\$0	72%	\$20,763	\$1,860,953	0%	\$0	\$0
Ap6	S. Airport Way	Northgate Drive	UPPR Crossing	2	4	\$33,267	\$1,063,269	5%	\$1,663	\$53,163	19%	\$6,321	\$202,021	6%	\$1,996	\$63,796	0%	\$0	\$0	70%	\$23,287	\$744,289	0%	\$0	\$0
Ap7	S. Airport Way	UPPR Crossing	Louise Avenue	2	4	\$0	\$1,121,613	5%	\$0	\$56,081	19%	\$0	\$213,107	6%	\$0	\$67,297	0%	\$0	\$0	70%	\$0	\$785,129	0%	\$0	\$0
Ap8	S. Airport Way	Louise Avenue	Crom Street	2	4	\$0	\$600,285	6%	\$0	\$36,017	23%	\$0	\$138,066	7%	\$0	\$42,020	0%	\$0	\$0	63%	\$0	\$378,180	1%	\$0	\$6,003
Ap9	S. Airport Way	Crom Street	W. Yosemite Avenue	2	4	\$63,580	\$1,188,018	5%	\$3,179	\$59,401	27%	\$17,167	\$320,765	7%	\$4,451	\$83,161	0%	\$0	\$0	59%	\$37,512	\$700,931	2%	\$1,272	\$23,760
Ap10	S. Airport Way	W. Yosemite Avenue	Wawona Street	2	6	\$428,677	\$3,359,261	13%	\$55,728	\$436,704	42%	\$180,044	\$1,410,890	9%	\$38,581	\$302,334	0%	\$0	\$0	34%	\$145,750	\$1,142,149	2%	\$8,574	\$67,185
Ap14	S. Airport Way	W. Woodward Avenue	Antone Raymus Parkway	2	4	\$0	\$1,602,754	3%	\$0	\$48,083	73%	\$0	\$1,170,010	4%	\$0	\$64,110	0%	\$0	\$0	15%	\$0	\$240,413	5%	\$0	\$80,138
At1	E. Atherton Drive	W. Woodward Avenue	McKinley Avenue	0	4	\$0	\$747,824	2%	\$0	\$14,956	87%	\$0	\$650,607	4%	\$0	\$29,913	0%	\$0	\$0	5%	\$0	\$37,391	2%	\$0	\$14,956
At3	E. Atherton Drive	McKinley Avenue	825' E of Hearthsong Drive	0	4	\$0	\$504,728	0%	\$0	\$0	94%	\$0	\$474,445	4%	\$0	\$20,189	0%	\$0	\$0	2%	\$0	\$10,095	0%	\$0	\$0
At4	E. Atherton Drive	750' W of Oleaner Drive	S. Union Road	0	4	\$0	\$1,986,041	4%	\$0	\$79,442	75%	\$0	\$1,489,530	18%	\$0	\$357,487	0%	\$0	\$0	0%	\$0	\$6	3%	\$0	\$59,581
At5	W. Atherton Drive	E. Woodward Avenue	Antone Raymus Parkway	0	4	\$0	\$2,123,195	4%	\$0	\$84,928	4%	\$0	\$509,567	24%	\$0	\$509,567	0%	\$0	\$0	2%	\$0	\$42,464	66%	\$0	\$1,401,308
Au1a	Austin Road	E. Yosemite Avenue	2650' S of E. Yosemite Ave	2	4	\$54,230	\$1,815,681	4%	\$2,169	\$72,627	0%	\$0	\$0	4%	\$2,169	\$72,627	3%	\$1,627	\$54,470	0%	\$0	\$0	89%	\$48,264	\$1,615,956
Au1b	Austin Road	2650' S of E. Yosemite Ave	E. Graves Road	2	4	\$59,435	\$1,660,657	4%	\$2,377	\$66,426	0%	\$0	\$0	4%	\$2,377	\$66,426	3%	\$1,783	\$49,820	0%	\$0	\$0	89%	\$52,897	\$1,477,985
Au2	Austin Road	E. Graves Drive	UPPR Crossing	2	4	\$0	\$339,472	3%	\$0	\$10,184	3%	\$0	\$10,184	7%	\$0	\$23,763	1%	\$0	\$3,395	2%	\$0	\$6,789	84%	\$0	\$285,156
Au4	Austin Road	UPPR Crossing	Antone Raymus Parkway	2	4	\$0	\$1,024,624	1%	\$0	\$10,246	1%	\$0	\$10,246	8%	\$0	\$81,970	0%	\$0	\$0	1%	\$0	\$10,246	89%	\$0	\$911,916
Dan1	Daniels Street	McKinley Avenue	Ex Daniels Street	0	4	\$0	\$1,075,299	1%	\$0	\$10,753	13%	\$0	\$139,789	17%	\$0	\$182,801	0%	\$0	\$0	69%	\$0	\$741,956	0%	\$0	\$0
La1	W. Lathrop Road	1800' W of S. Airport Way	S. Airport Way	2	4	\$17,500	\$856,371	0%	\$0	\$0	2%	\$350	\$17,127	1%	\$175	\$8,564	1%	\$175	\$8,564	93%	\$16,275	\$796,425	3%	\$525	\$25,691
La2	E. Lathrop Road	S. Airport Way	London Avenue	2	4	\$123,422	\$2,318,601	0%	\$0	\$0	5%	\$6,171	\$115,930	1%	\$1,234	\$23,186	1%	\$1,234	\$23,186	90%	\$111,080	\$2,086,741	3%	\$3,703	\$69,558
La3	E. Lathrop Road	Arrowsmith Drive	Crestwood Avenue	2	4	\$0	\$2,167,474	0%	\$0	\$0	0%	\$0	\$0	3%	\$0	\$65,024	0%	\$0	\$0	82%	\$0	\$1,777,328	15%	\$0	\$325,121
La4	E. Lathrop Road	S. Frontage Road	Cottage Avenue	2	4	\$83,824	\$1,939,952	0%	\$0	\$0	14%	\$11,735	\$271,593	12%	\$10,059	\$232,794	1%	\$838	\$19,400	67%	\$56,162	\$1,299,768	6%	\$5,029	\$116,397
Lo1	W. Louise Ave	UPPR Crossing	S. Airport Way	2	4	\$0	\$496,349	48%	\$0	\$238,248	8%	\$0	\$39,708	3%	\$0	\$14,890	4%	\$0	\$19,854	33%	\$0	\$163,795	4%	\$0	\$19,854
Lo2	W. Louise Ave	600' E of Main Street	Garden Gate Drive	2	4	\$60,610	\$816,822	0%	\$0	\$0	22%	\$13,334	\$179,701	16%	\$9,698	\$130,691	9%	\$5,455	\$73,514	49%	\$29,699	\$400,243	4%	\$2,424	\$32,673
Lo4	W. Louise Ave	700' E of Pestana Ave	Austin Road	2	4	\$51,571	\$1,227,940	0%	\$0	\$0	1%	\$516	\$12,279	4%	\$2,063	\$49,118	0%	\$0	\$0	5%	\$2,579	\$61,397	90%	\$46,414	\$1,105,146
Lov1	E. Lovelace Road	S. Airport Way	S. Union Road	2	4	\$0	\$1,781,896	5%	\$0	\$89,095	2%	\$0	\$35,638	1%	\$0	\$17,819	2%	\$0	\$35,638	86%	\$0	\$1,532,430	4%	\$0	\$71,276
Lov2	E. Lovelace Road	S. Union Road	Hwy 99	0	4	\$0	\$3,340,602	0%	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	4%	\$0	\$133,624	96%	\$0	\$3,206,978	0%	\$0	\$0
Ma2	S. Main Street	E. Woodward Avenue	Antone Raymus Parkway	2	4	\$0	\$1,337,106	4%	\$0	\$53,484	2%	\$0	\$26,742	91%	\$0	\$1,216,767	0%	\$0	\$0	1%	\$0	\$13,371	2%	\$0	\$26,742
Mc1	McKinley Avenue	UPPR Crossing	SR 120	2	4	\$0	\$116,347	1%	\$0	\$1,163	30%	\$0	\$34,904	16%	\$0	\$18,616	0%	\$0	\$0	50%	\$0	\$58,174	3%	\$0	\$3,490
Mc3	McKinley Avenue	W. Atherton Drive	W. Woodward Avenue	0	4	\$0	\$529,664	0%	\$0	\$0	94%	\$0	\$497,884	1%	\$0	\$5,297	0%	\$0	\$0	5%	\$0	\$26,483	0%	\$0	\$0
Mc4	McKinley Avenue	W. Woodward Avenue	Antone Raymus Parkway	0	4	\$14,491	\$1,244,995	1%	\$145	\$12,450	91%	\$13,186	\$1,132,945	2%	\$290	\$24,900	0%	\$0	\$0	5%	\$725	\$62,250	1%	\$145	\$12,450
Mo1	Moffat Boulevard	Laurenwood Rd	SR 120 Exit Ramp	2	2	\$0	\$236,956	2%	\$0	\$4,739	0%	\$0	\$0	45%	\$0	\$106,630	0%	\$0	\$0	2%	\$0	\$4,739	51%	\$0	\$120,848
Re1	Antone Raymus Parkway	W. Woodward Avenue	S. Airport Way	0	4	\$0	\$2,337,337	3%	\$0	\$70,120	77%	\$0	\$1,799,749	7%	\$0	\$163,614	0%	\$0	\$0	8%	\$0	\$186,987	5%	\$0	\$116,867
Re2	Antone Raymus Parkway	S. Airport Way	S. Union Road	0	2	\$0	\$1,107,557	2%	\$0	\$22,151	81%	\$0	\$897,121	12%	\$0	\$132,907	0%	\$0	\$0	4%	\$0	\$44,302	1%	\$0	\$11,076
Re3a	Antone Raymus Parkway	S. Union Road	900' E of Tinnin Road	0	2	\$0	\$382,646	3%	\$0	\$11,479	15%	\$0	\$57,397	76%	\$0	\$290,811	0%	\$0	\$0	6%	\$0	\$22,959	0%	\$0	\$0
Re3b	Antone Raymus Parkway	900' E of Tinnin Road	S. Main Street	0	2	\$0	\$1,690,902	2%	\$0	\$33,818	14%	\$0	\$236,726	76%	\$0	\$1,285,085	0%	\$0	\$0	7%	\$0	\$118,363	1%	\$0	\$16,909
Re4	Antone Raymus Parkway	S Main Street	E. Atherton Drive	0	4	\$0	\$2,610,429	2%	\$0	\$52,209	4%	\$0	\$104,417	72%	\$0	\$1,879,509	0%	\$0	\$0	2%	\$0	\$52,209	20%	\$0	\$522,086
Re5	Antone Raymus Parkway	E Atherton Drive	Austin Road	2	6	\$0	\$1,436,893	1%	\$0	\$14,369	2%	\$0	\$28,738	40%	\$0	\$574,757	0%	\$0	\$0	1%	\$0	\$14,369	56%	\$0	\$804,660
Re6	Antone Raymus Parkway	Austin Road	Hwy 99	0	6	\$0	\$2,984,962	1%	\$0	\$29,850	1%	\$0	\$29,850	9%	\$0	\$268,647	0%	\$0	\$0	1%	\$0	\$29,850	88%	\$0	\$2,626,767
Re7	Antone Raymus Parkway	Hwy 99	Unknown Rd	0	6	\$0	\$1,073,529	1%	\$0	\$10,735	1%	\$0	\$10,735	8%	\$0	\$85,882	0%	\$0	\$0	1%	\$0	\$10,735	89%	\$0	\$955,441
Ro1	E. Roth Road	City Limits	S. Airport Way	2	4	\$0	\$843,532	0%	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	1%	\$0	\$8,435	98%	\$0	\$826,661	1%	\$0	\$8,435
Un1	S. Union Road	French Camp Road	E. Lovelace Road	2	2	\$0	\$1,116,372	3%	\$0	\$33,491	15%	\$0	\$167,456	10%	\$0	\$111,637	0%	\$0	\$0	69%	\$0	\$770,297	3%	\$0	\$33,491
Un2	S. Union Road	E. Lovelace Road	Shady Pine Road	2	4	\$87,766	\$2,066,512	5%	\$4,388	\$103,326	8%	\$7,021	\$165,321	6%	\$5,266	\$123,991	1%	\$878	\$20,665	75%	\$65,824	\$1,549,884	5%	\$4,388	\$103,326
Un3	S. Union Road	W. Woodward Avenue	Antone Raymus Parkway	2	4	\$19,978	\$1,241,469	2%	\$400	\$24,829	18%	\$3,596	\$223,464	70%	\$13,985	\$869,028	0%	\$0	\$0	9%	\$1,798	\$111,732	1%	\$200	\$12,415
Wo1	W. Woodward Avenue	Aplicella Court	W. Atherton Drive	2	2	\$0	\$930,510	1%	\$0	\$9,305	88%	\$0	\$818,848	3%	\$0	\$27,915	0%	\$0	\$0	6%	\$0	\$55,831	2%	\$0	\$18,610
Wo2	W. Woodward Avenue	McKinley Avenue	S. Airport Way	2	2	\$80,581	\$1,604,535	2%	\$1,612	\$32,091	83%	\$66,882	\$1,331,764	6%	\$4,835	\$96,272	0%	\$0	\$0	6%	\$4,835	\$96,272	3%	\$2,417	\$48,136
Wo3	W. Woodward Avenue	S. Airport Way	S. Union Road	2	2	\$0	\$281,489	2%	\$0	\$5,630	65%	\$0	\$182,968	25%	\$0	\$70,372	0%	\$0	\$0	0%	\$0	\$0	8%	\$0	\$22,519
Wo4	W. Woodward Avenue	S. Union Road	400' E of Pagola Avenue	2	2	\$0	\$119,960	1%	\$0	\$1,200	24%	\$0	\$28,790	64%	\$0	\$76,775	0%	\$0	\$0	6%	\$0	\$7,198	5%	\$0	\$5,998
Wo5	W. Woodward Avenue	400' E of Pagola Avenue	Tinnin Road	2	2	\$67,769	\$1,455,118	1%	\$678	\$14,551	24%	\$16,265	\$349,228	64%	\$43,372	\$931,275	0%	\$0	\$0	6%	\$4,066	\$87,307	5%	\$3,388	\$72,756
Wo6	W. Woodward Avenue	Tinnin Road	1300' E of Tinnin Road	2	2	\$0	\$1,165,456	0%	\$0	\$0	41%	\$0	\$477,837	40%	\$0	\$466,182	0%	\$0	\$0	0%	\$0	\$0	19%	\$0	\$221,437
Wo7	W. Woodward Avenue	1300' E of Tinnin Road	S. Main Street	2	2	\$28,502	\$465,164	0%	\$0	\$0	41%	\$11,686	\$190,717	40%	\$11,401	\$186,066	0%	\$0	\$0	0%	\$0	\$0	19%	\$5,415	\$88,381
Wo8	E. Woodward Avenue	Pillsbury Road	E. Atherton Avenue	2	4	\$0	\$392,892	1%	\$0	\$3,929	7%	\$0	\$27,502	40%	\$0	\$157,157	0%	\$0	\$0	2%	\$0	\$7,858	50%	\$0	\$196,446
Wo9	E. Woodward Avenue	E. Atherton Avenue	Austin Road	0	4	\$0	\$901,402	3%	\$0	\$27,042	0%	\$0	\$0	51%	\$0	\$459,715	0%	\$0	\$0	1%	\$0	\$9,014	45%	\$0	\$405,631
Wo10	W. Woodward Avenue	W. Atherton Avenue	McKinley Avenue	2	2	\$0	\$293,809	2%	\$0	\$5,876	85%	\$0	\$249,738	5%	\$0	\$14,690	0%	\$0	\$0	6%	\$0	\$17,6			