

**ATTACHMENT 4 – EXHIBIT C
PHASED IMPLEMENTATION SCHEDULE
PARK ACQUISITION AND IMPROVEMENT FEE**

Parkland Dedication Requirements

Density Assumptions

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Residential ⁽¹⁾		
Single Family	3.30	Residents per dwelling unit
Multi-Family	2.61	Residents per dwelling unit

Notes:

1 Residents per dwelling unit derived from US Census American Community Survey 2024 5-Year Estimates: Table B25032 & B25033.

Source:

U.S. Census Bureau, American Community Survey and the U.S. Green Building Council.

Park Land Dedication Requirement

The Quimby and Mitigation Fee Act dedication requirement is based on the City's adopted parkland standard of **five (5) acres per 1,000**. The parkland dedication requirement is determined by applying the following formula:

$$\text{Dwelling Units} * \text{Residents Per Unit} * 0.005 = \text{Parkland Acres for Dedication}$$

The Parkland Dedication and In Lieu Fee requirement may be satisfied by dedicating land, paying a fee, or both, and the method of compliance will be determined by the City in accordance with Chapter 3.21 of the Manteca Municipal Code. The fees to be paid in-lieu of dedicating land are set forth in Tables 1-4.

ATTACHMENT 4 – EXHIBIT C

PHASED IMPLEMENTATION SCHEDULE

PARK ACQUISITION AND IMPROVEMENT FEE

NEW DEVELOPMENT WITH NO ENTITLEMENT APPLICATION

Developments that have not initiated the entitlement process as of January 1, 2027, shall be subject to the fees set forth below.

Table 1

Fee	Fee Program	Single Family Residential	Multi-Family Residential
Subdivision Land Acquisition In-Lieu Fee¹			
Neighborhood Parks	Quimby Park Dedication and In-Lieu Fee	\$ 1.06	\$ 1.67
Community Parks	Quimby Park Dedication and In-Lieu Fee	\$ 0.20	\$ 0.32
Special Use Parks	Quimby Park Dedication and In-Lieu Fee	\$ 0.35	\$ 0.56
Total Subdivision Land Acquisition In-Lieu Fee		\$ 1.61	\$ 2.55
Subdivision Facility Fee per SF			
Neighborhood Parks ¹	Park Acquisition and Improvement Fee	\$ 3.38	\$ 5.35
Community Parks	Park Acquisition and Improvement Fee	\$ 1.76	\$ 2.79
Special Use Parks	Park Acquisition and Improvement Fee	\$ 1.76	\$ 2.79
Total Subdivision Facility Fee		\$ 6.90	\$ 10.93
Total Subdivision Park Fee²		\$ 8.51	\$ 13.48
Non Subdivision Land Acquisition Fee¹			
Neighborhood Parks	Park Acquisition and Improvement Fee	\$ 1.06	\$ 1.67
Community Parks	Park Acquisition and Improvement Fee	\$ 0.20	\$ 0.32
Special Use Parks	Park Acquisition and Improvement Fee	\$ 0.35	\$ 0.56
Total Non Subdivision Land Acquisition Fee		\$ 1.61	\$ 2.55
Non Subdivision Facility Fee per SF			
Neighborhood Parks ¹	Park Acquisition and Improvement Fee	\$ 3.38	\$ 5.35
Community Parks	Park Acquisition and Improvement Fee	\$ 1.76	\$ 2.79
Special Use Parks	Park Acquisition and Improvement Fee	\$ 1.76	\$ 2.79
Total Non Subdivision Facility Fee		\$ 6.90	\$ 10.93
Total Non Subdivision Park Fee²		\$ 8.51	\$ 13.48

Notes:

1 The proposed fee includes the administrative portion of the fee.

2 Each project will be assessed under either the subdivision fee schedule or the non-subdivision fee schedule, as applicable, but not both. In no event will the total fees imposed on a project exceed the applicable maximum fee established in this Study based on the City's overall parkland standard of five (5) acres per 1,000 residents. Non-subdivision residential development is subject to the land-acquisition and park-facilities components of the Park Acquisition and Improvement Fee. Subdivision development is subject to the applicable neighborhood park, community park, and special-use park facilities components of the Park Acquisition and Improvement Fee. The neighborhood park land obligation for subdivision development is satisfied separately through parkland dedication or payment of the Park Dedication and In-Lieu Fee. The community park and special-use park land obligation for subdivision development is satisfied separately through payment of the Park Dedication and In-Lieu Fee. The fee calculations allocate costs among these components to avoid duplicate charges for the same land acquisition or park improvement.

ATTACHMENT 4 – EXHIBIT C

PHASED IMPLEMENTATION SCHEDULE

PARK ACQUISITION AND IMPROVEMENT FEE

NEW DEVELOPMENT WITH ENTITLEMENT APPLICATION

Developments that have initiated the City's entitlement process by filing a planning application but have not yet received City Council approval as of January 1, 2027, **shall be subject to the existing fee plus 60 percent of the adopted fee increase.** Table 2 shows the total fee burden for neighborhood park land and facilities and for community/special use park land and facilities. However, each of the fee components shown in Table 1 would be reduced in accordance with the formula set forth in Table 2.

Table 2: (60% OF INCREASED FEE)

FEE TYPE	EXISTING FEE PER SF	UPDATED FEE PER SF	INCREASE FEE PER SF	60% OF INCREASE FEE	TOTAL PER SF
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C = B - A</i>	<i>D = C * 60%</i>	<i>E = A + D</i>
SINGLE FAMILY RESIDENTIAL					
Neighborhood Park	\$1.90	\$4.44	\$2.54	\$1.52	\$3.42
Community/Special Use Park	\$2.09	\$4.07	\$1.98	\$1.19	\$3.28
Total	\$3.99	\$8.51	\$4.52	\$2.71	\$6.70
MULTI-FAMILY RESIDENTIAL					
Neighborhood Park	\$2.63	\$7.02	\$4.39	\$2.63	\$5.26
Community/Special Use Park	\$2.94	\$6.46	\$3.52	\$2.11	\$5.05
Total	\$5.57	\$13.48	\$7.91	\$4.74	\$10.31

NOTE: Fees shown are for both Subdivision/Quimby and Non-Subdivision. Each project will be assessed under either the subdivision fee schedule or the non-subdivision fee schedule, as applicable, but not both. In no event will the total fees imposed on a project exceed the applicable maximum fee established in the Nexus Study based on the City's overall parkland standard of five (5) acres per 1,000 residents. Non-subdivision residential development is subject to the land-acquisition and park-facilities components of the Park Acquisition and Improvement Fee. Subdivision development is subject to the neighborhood park, community park, and special-use park facilities components of the Park Acquisition and Improvement Fee. The neighborhood, community, and special use park land obligation for subdivision development is satisfied separately through parkland dedication or payment of the Park Dedication and In-Lieu Fee. The fee calculations allocate costs among these components to avoid duplicate charges for the same land acquisition or park improvement.

ATTACHMENT 4 – EXHIBIT C

PHASED IMPLEMENTATION SCHEDULE

PARK ACQUISITION AND IMPROVEMENT FEE

NEW DEVELOPMENT WITH APPROVED ENTITLEMENT APPLICATION

Developments that have completed the entitlement process and received City Council approval but have not yet executed an Improvement Agreement as of January 1, 2027, **shall be subject to the existing fee plus 30 percent of the adopted fee increase**. Table 3 shows the total fee burden for neighborhood park land and facilities and for community/special use park land and facilities. However, each of the fee components shown in Table 1 would be reduced in accordance with the formula set forth in **Table 3**.

Table 3: (30% OF INCREASED FEE)

FEE TYPE	EXISTING FEE PER SF	UPDATED FEE PER SF	INCREASE FEE PER SF	30% OF INCREASE FEE	TOTAL PER SF
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C = B - A</i>	<i>D = C * 30%</i>	<i>E = A + D</i>
SINGLE FAMILY RESIDENTIAL					
Neighborhood Park	\$1.90	\$4.44	\$2.54	\$0.76	\$2.66
Community/Special Use Park	\$2.09	\$4.07	\$1.98	\$0.59	\$2.68
Total	\$3.99	\$8.51	\$4.52	\$1.35	\$5.34
MULTI-FAMILY RESIDENTIAL					
Neighborhood Park	\$2.63	\$7.02	\$4.39	\$1.32	\$3.95
Community/Special Use Park	\$2.94	\$6.46	\$3.52	\$1.05	\$3.99
Total	\$5.57	\$13.48	\$7.91	\$2.37	\$7.94

NOTE: Fees shown are for both Subdivision/Quimby and Non-Subdivision. Each project will be assessed under either the subdivision fee schedule or the non-subdivision fee schedule, as applicable, but not both. In no event will the total fees imposed on a project exceed the applicable maximum fee established in the Nexus Study based on the City's overall parkland standard of five (5) acres per 1,000 residents. Non-subdivision residential development is subject to the land-acquisition and park-facilities components of the Park Acquisition and Improvement Fee. Subdivision development is subject to neighborhood park, community park, and special-use park facilities components of the Park Acquisition and Improvement Fee. The neighborhood, community, and special use park land obligation for subdivision development is satisfied separately through parkland dedication or payment of the Park Dedication and In-Lieu Fee. The fee calculations allocate costs among these components to avoid duplicate charges for the same land acquisition or park improvement.

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NEW DEVELOPMENT IN CONSTRUCTION

Developments, or individual phases of a phased development, with a fully executed Improvement Agreement as of January 1, 2027, ***shall be subject to the existing fee plus 15 percent of the adopted fee increase***. For phased developments, only those phases covered by an executed Improvement Agreement shall qualify for this rate. All remaining phases without an executed Improvement Agreement shall be subject to the applicable fee based on their entitlement status. Table 4 shows the total fee burden for neighborhood park land and facilities and for community/special use park land and facilities. However, each of the fee components shown in Table 1 would be reduced in accordance with the formula set forth in **Table 4**.

Table 4: (15% OF INCREASED FEE)

FEE TYPE	EXISTING FEE PER SF	UPDATED FEE PER SF	INCREASE FEE PER SF	15% OF INCREASE FEE	TOTAL PER SF
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C = B - A</i>	<i>D = C * 15%</i>	<i>E = A + D</i>
SINGLE FAMILY RESIDENTIAL					
Neighborhood Park	\$1.90	\$4.44	\$2.54	\$0.38	\$2.28
Community/Special Use Park	\$2.09	\$4.07	\$1.98	\$0.30	\$2.39
Total	\$3.99	\$8.51	\$4.52	\$0.68	\$4.67
MULTI-FAMILY RESIDENTIAL					
Neighborhood Park	\$2.63	\$7.02	\$4.39	\$0.66	\$3.29
Community/Special Use Park	\$2.94	\$6.46	\$3.52	\$0.53	\$3.47
Total	\$5.57	\$13.48	\$7.91	\$1.19	\$6.76

NOTE: Fees shown are for both Subdivision/Quimby and Non-Subdivision. Each project will be assessed under either the subdivision fee schedule or the non-subdivision fee schedule, as applicable, but not both. In no event will the total fees imposed on a project exceed the applicable maximum fee established in the Nexus Study based on the City's overall parkland standard of five (5) acres per 1,000 residents. Non-subdivision residential development is subject to the land-acquisition and park-facilities components of the Park Acquisition and Improvement Fee. Subdivision development is subject to the neighborhood park, community park, and special-use park facilities components of the Park Acquisition and Improvement Fee. The neighborhood, community, and special use park land obligation for subdivision development is satisfied separately through parkland dedication or payment of the Park Dedication and In-Lieu Fee. The fee calculations allocate costs among these components to avoid duplicate charges for the same land acquisition or park improvement.