



**Stanislaus County
Public Facilities Fees Committee
Meeting Agenda**

**Thursday, February 17th, 2022
2:00-3:30 p.m.**

*This meeting will be held via teleconference in accordance with the Governor's Stay at Home Executive Order N-33-20 and will not include in person public attendance. Members of the public may provide comments to the Committee via email or telephone in the following ways:

TO PROVIDE PUBLIC COMMENT VIA TELEPHONE: If you wish to provide verbal comments via telephone, please call the Committee Secretary for instructions by 5 p.m. on Wednesday, June 18, 2021 at 209-573-1398. Please be prepared to provide the following information: your name, telephone number, and whether you wish to speak under the Public Comment Period or regarding a specific agenda item.

TO PROVIDE PUBLIC COMMENT VIA EMAIL: If you prefer to provide a written comment on a specific agenda item, please email your comment to the Committee Secretary at chumleyt@stancounty.com by 5 p.m. on Wednesday, June 18, 2021. Please include "Public Facilities Fees Public Comment" in the subject line of the email. Your written comment will be read and distributed to the Committee via email.

AGENDAS: Committee Agendas are posted in the posting board on the Tenth Street Plaza 72 hours prior to the meeting.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Committee Secretary at 209-573-1398. Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC COMMENT PERIOD: Matters under the jurisdiction of the Committee, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matter before the Committee for consideration. However, California law prohibits the Committee from taking action on any matter, which is not on the posted agenda unless it is determined to be an emergency by the Committee. Any member of the public wishing to address the Committee during the Public Comment period will be limited to a maximum of five minutes.

Materials related to an item on this agenda submitted to the Committee after distribution of the agenda packet are available for public inspection in the Stanislaus County Counsel's Office during normal business hours.

If you have questions regarding this meeting, please call Todd James of the Stanislaus County Counsel Office at 525-6376.

Stanislaus County
Public Facilities Fees Committee (PFF)
Agenda

February 17, 2022

Call to Order

Public Comment Period

Roll Call (Verbal)

A. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on December 16, 2021
2. Consider the Request for Fee Waiver/Deferral for Affordable Housing from Self-Help Enterprises, for the Montana Estates Development at the southwest corner of Montana Avenue and West Avenue in the City of Turlock.

B. Discussion Item(s):

1. Senior Housing Rate Discussion
2. Auditor's Report

C. Next Regular Meeting:

- Thursday, March 17, 2022 @ 2-3:30 p.m., meeting room TBD
- Next meeting agenda items

**Stanislaus County
Public Facilities Fees Committee
Meeting Minutes**

Thursday, December 16, 2021
2 p.m.

Tower Conference Room (6825)

Voting Members Present:

Andy Johnson (GSA-Capital Facilities); Todd James (County Counsel); Kristin Doud (Chair, **Planning/Building**); David Leamon (Public Works); Angelina Souther (Auditor/Controller Alternate); Patrick Cavanah (CEO Alternate)

Absent: Tera Chumley (CEO); Denny Ferreira (**Planning/Building**); Dan Wirtz (GSA-Capital Facilities Alternate); Tracie Madison (Public Works Alternate); Chris Barnes (Auditor/Controller)

Also Present:

William Shirley (Recorder); Guests: Jim Kruse (Stanislaus Regional Housing Authority); Andy Fiskum (Workforce Development); Elena Blanton (Workforce Development)

Meeting called to order at 2:02 p.m. by Chair, Kristin Doud.

Public Comment – No public comments.

Roll call: A quorum of membership was established.

Note: Members were informed this meeting is being recorded.

A. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on **June 17, 2021**

Minutes may be voted on by those Members in attendance at the date of the Meeting. Voting Members Present: Kristin Doud (Chair, Planning/Building), Andy Johnson (GSA-Capital Facilities), Todd James (County Counsel), David Leamon (Public Works), Patrick Cavanah (CEO, Alternate), Angelina Southern (Auditor/Controller, Alternate)

A Motion was made to approve the PFF Committee Meeting Minutes of **June 17, 2021**.

Motion: Johnson | Second: Leamon | Unanimous (6 | 0) | Abstain: None

2. Consider the Request for Fee Waiver for Affordable Housing from the Stanislaus Regional Housing Authority, for the Vine Street Development located at 413 Vine Street, Modesto.

Jim Kruse, Stanislaus Regional Housing Authority, presented the request for a PFF fee waiver for the Vine Street Development. This project is partially funded by the No Place Like Home Program and the City of Modesto (for the veteran's portion of the project.) The city proposed, in 2019, adding a Phase 2, a senior housing project, and provided some funding there as well.

This development will consist of 23 veteran's units, 4 of those through No Place Like Home. The veteran's units will be layered with VASH vouchers, which are specifically for homeless veteran's, to be able to provide ongoing services. City of Modesto home funding calls for an AMI of 80%; veteran's vouchers will go down to an AMI of 30%. SRHA has done well with other veteran's VASH projects and have not had to evict a veteran once they've moved into a housing unit.

The other portion of the property is Helen White Court, which is a senior complex. SRHA took the plans from the Downey project, revamped them and used the same design for this project. It provides a secured, gated community for seniors and is right across the street from the community center. SRHA is trying to keep the AMI to 100-120%, and rents down to \$900-1,000/month.

Due to the increased supply costs, bids for this project have come in higher than expected, and SRHA is trying to bridge the gap through this fee waiver, value engineering to get contractor costs down, as well as finding alternative funding sources.

Chair Doud inquired as to the funding sources for the project. Funding sources include Community Development Block Grant funding through the City of Modesto, "No Place Like Home" funding through the State of California, additional infrastructure funding from the City of Modesto.

Member Leamon inquired as to the status of the waiver request with the City of Modesto. City of Modesto has granted a fee waiver.

Chair Doud inquired as to the requirements for fee deferrals and waivers. Area Median Income (AMI) of 50-100% would be a deferral. Anything 50% or below would be the ability to waive. Alternate member Cavanah advised that state & local agencies, utilities, fire districts, public schools, public housing agencies and community services districts are exempt. This public housing agency was created by the Board of Supervisors in 1949.

A motion was made to approve the fee waiver for this project.

Motion: Leamon | Second: Doud | Unanimous (6 | 0) | Abstain: None

3. Approve the New Public Facilities Fees Committee Chair, based on the rotation schedule agreed to at the December 19, 2019 meeting (implemented in 2020.)

Member David Leamon, Public Works, is scheduled to assume the role of Chair of the Public Facilities Fees Committee, effective January 2022.

A motion was made to approve David Leamon, Public Works, as the next chair of the Public Facilities Fees Committee.

Motion: Johnson | Second: Doud | Unanimous (6 | 0) | Abstain: None

4. Accept the Public Facilities Fees Large Industrial Incentive Audit Report for US Cold Storage.

Andy Fiskum, Stanislaus County Workforce Development, presented this Audit Report, pursuant to the waiver of Public Facilities Fees for US Cold Storage. As a condition of the fee waiver, an audit was required by the Committee at the one-year mark.

Workforce Development sent the audit notification to the employer (US Cold Storage) on October 21, 2021. US Cold Storage agreed to build a facility of over 874,000 square feet, with investment costs of approximately \$41 million, producing a total of 36 new jobs at an hourly wage of \$19.00/hour. Workforce Development staff visited the site, conducted an onsite inspection and audited payroll records. Workforce Development staff also created an audit guide, to assist in the audit process, which may be used for future audits of this type.

The fee waiver was originally granted with the intent of seeing the economic impact of this facility being constructed and operational. This facility was built and originally dedicated specifically to Blue Diamond Growers. It is 874,174 square feet. At the end of the first year of operation, there were 45 new jobs created, at an average hourly wage of \$18.54, which does not include overtime or additional pays. This accounts only for those earning hourly wages, not management staff.

The estimated economic impact of this project is over \$4.4 million. The fee waiver totaled \$113,000 in fees. The site visit was conducted on November 3, 2021 at the facility, which is located at 537 Fransil Ln. All supporting documents were gathered by November 19, 2021 and the audit report is dated November 22, 2021.

The induced economic impact of this project are 26 new jobs created in the community. The average hourly wage for this project came in at 98% of the projected hourly wage. New job creation projections were exceeded by 125%.

A motion was made to accept the report findings, with no need for an additional audit for year two.

Motion: Johnson | Second: Leamon | Unanimous (6 | 0) | Abstain: None

B. Discussion Items

1. Auditor's Report

- Auditor/Controller Representative, Angelina Souther, reviewed the following reports as of November 30, 2021:

Unobligated Cash Balances Report – Current Unobligated Cash Balances Report: cash balances \$5,559,864.

The only distributions this year are for the library project and some admin fees. There are a couple of items on the open project list that will be removed for the December report: Crows Landing Rd. & Grayson Rd. intersection and the Crows Landing Rd. bridge.

Member Johnson reported that the Bonita Pool project bids were denied by the Board, so those funds, which were approved at the last PFF meeting, will not be used.

C. Next Regular Meeting:

- Thursday, February 17, 2022 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 6825 (Tower Conference Room) or TBD.

Meeting adjourned at 2:28 p.m.

Submitted from recording by: William Shirley, Confidential Assistant IV



A Nonprofit Housing and Community Development Organization

January 19, 2022

Stanislaus County
Public Facilities Fee Committee
1010 10th Street, Ste. 3400
Modesto CA 95354

**Re: Montana Estates, Turlock, CA
Public Facility Fee Waiver Request**

Dear Tera Chumley:

Self-Help Enterprises (SHE) is an active mutual self-help housing program throughout the San Joaquin Valley, including Stanislaus County. SHE is in the process of developing cost estimates for our first phase of a 22-unit, single family affordable housing project in the City of Turlock.

The project is known as, "Montana Estates" and is located at the southwest corner of Montana Avenue and West Avenue. (See attached APN listing). The project will utilize the mutual self-help building method, meaning the project participants contribute approximately 70% of the total construction labor. SHE has developed lots in 2 phases of 11 homes at a time and families will contribute 40 hours per week to help construct their home.

SHE has been awarded a CalHome grant for secondary financing and has requested additional HOME financing from the City of Turlock. All 22 units will be developed for occupancy by low-income households (80% Area Median Income, (AMI) or below) and very low-income households (50%, AMI or below).

The public facility fees affect the overall project costs and the underwriting of loans for the low and very low-income buyers. Therefore, Self-Help Enterprises requests approval from the Public Facilities Fee Committee for the impact fees for these lots to be deferred or waived based on the affordable housing provision of Stanislaus County's Public Facilities Fees Administrative Guidelines. As we qualify each income-eligible buyer for a home, Self-Help Enterprises will submit each application for either a deferral or waiver based on the buyer's income level.

Please feel free to contact me with any questions at (559) 802-1660, or by email at RickG@selfhelpenterprises.org.

Sincerely,

Rick J Gonzales
Program Director
Mutual Self-Help Housing

#43 M#48

OWNER'S STATEMENT:

WE, THE UNDERSIGNED DO HEREBY STATE THAT WE ARE THE OWNERS OR HAVE SOME RIGHT, TITLE OR INTEREST OF RECORD IN THE LAND SHOWN ON THIS MAP AND WE CONSENT TO THE MAKING AND THE FILING OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA. WE ALSO OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE, ALL PUBLIC UTILITY EASEMENTS (P.U.E.), COURTS AND THE RIGHT OF WAY DEDICATION ALONG MONTANA AVENUE, LOT A FOR STORM DRAIN PURPOSES, AND ALL OTHER DEDICATIONS AS SHOWN WITHIN THE EXTERIOR BOUNDARY OF THE LAND BEING SUBDIVIDED.

OWNER: SELF-HELP ENTERPRISES, A NON-PROFIT ORGANIZATION

Signature of Thomas J. Coulshaw, Vice President, dated 10/11/06

Signature of Carol A. Glass, Assistant Secretary, dated 10/11/06

TRUSTEE: STEWART TITLE COMPANY, A CALIFORNIA CORPORATION

Signature of Charles Leonard, Vice President, dated 10/23/06

NOTARY STATEMENT:

Notary Public Paul Boyer, Stanislaus County, dated 11th day of December 2006, before Thomas Coulshaw and Carol A. Glass.

NOTARY STATEMENT:

Notary Public Kathy Lyn Forbes, Stanislaus County, dated 23rd day of October 2006, before Charles Leonard.

CERTIFICATE / ACCEPTANCE OF DEDICATION:

IF DETERMINED THAT THE SAME PUBLIC PURPOSE FOR WHICH THE DEDICATION WAS REQUIRED DOES NOT EXIST, THE LOCAL AGENCY SHALL RECONVEY THE PROPERTY TO THE SUBDIVIDER OR THE SUCCESSOR IN INTEREST. NAMES AND ADDRESS OF OF THE SUBDIVIDER REFLECTED IN THE OWNER'S STATEMENT ABOVE.

DATED THIS 13th DAY OF December, 2006.

RHONDA GREENLEE, CMC, CITY CLERK

CITY LAND SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE ACCOMPANYING "MAP OF MONTANA ESTATES SUBDIVISION MAP No. 2005-19" AND THAT THE MAP IS TECHNICALLY CORRECT.

DATED THIS 8th DAY OF December, 2006.

Signature of Richard K. Fultz, City Land Surveyor, dated 8th day of December 2006.



MONTANA ESTATES

SUBDIVISION MAP No. 2005-19

BEING A SUBDIVISION OF A PORTION OF LOTS 15 AND 16 OF ERICKSON'S SUBDIVISION, VOLUME 3 OF MAPS, PAGE 1, STANISLAUS COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN

CITY OF TURLOCK, STANISLAUS COUNTY, CALIFORNIA



1165 Scenic Drive, Suite A, Modesto, CA 95350
Ph 209.571.1765 Fax 209.571.2466
odellengineering.com

OMITTED SIGNATURES:

PURSUANT TO SECTION 86436 OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING INTEREST HOLDERS OF RECORD HAVE BEEN OMITTED:

- 1. - EASEMENT FOR THE PURPOSE OF DITCHES GRANTED TO ANDREW ERICKSON IN THE DEED FILED FOR RECORD ON MARCH 27, 1906 IN BOOK 99 OF DEEDS, AT PAGE 515 OF OFFICIAL RECORDS, STANISLAUS COUNTY RECORDS.

CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SHOWN ON THE ACCOMPANYING MAP HAVE FILED WITH THE BOARD OF SUPERVISOR'S:

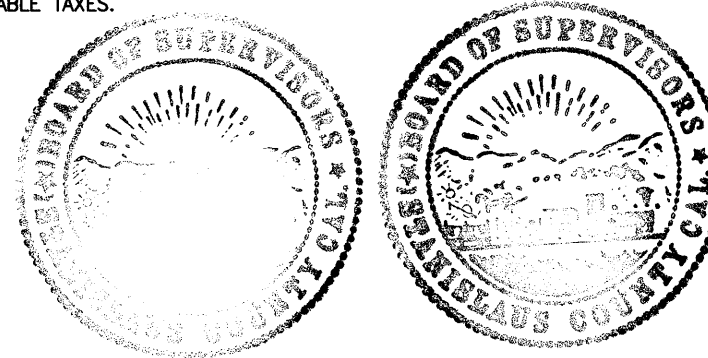
- (CHECK ONE)
 A) A BOND OR DEPOSIT APPROVED BY SAID BOARD TO SECURE THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH ARE AT THE TIME OF FILING THIS MAP, A LIEN AGAINST SAID PROPERTY OR ANY PART THEREOF.
 B) RECEIPTED TAX BILL OR BILLS OR SUCH OTHER EVIDENCE AS MAY BE REQUIRED BY SAID BOARD SHOWING FULL PAYMENT OF ALL APPLICABLE TAXES.

DATED THIS 21st DAY OF November, 2006.

CHRISTINE FERRARO TALLMAN, Clerk of the Board of Supervisors, Stanislaus County, California

Signature of Peggy Dominguez, Deputy

PRINT NAME Peggy Dominguez



CERTIFICATE OF ACCEPTANCE:

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THIS MAP TO THE TURLOCK IRRIGATION DISTRICT, A GOVERNMENTAL AGENCY, AND TO THE NAMED IMPROVEMENT DISTRICTS OF THE DISTRICTS (IF ANY) ARE HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF THE BOARD OF DIRECTORS OF THE TURLOCK IRRIGATION DISTRICT PURSUANT TO AUTHORITY CONFERRED BY TURLOCK IRRIGATION RULE RL 0340.001 ADOPTED ON JANUARY 2, 1990 AND REVISED DECEMBER 18, 2001.

DATED THIS 25th DAY OF October, 2006.

Signature of Wilton B. Fryer, Civil Engineering Department Manager

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SELF-HELP ENTERPRISES, IN JANUARY 2006. I HEREBY STATE THAT THIS "MAP OF MONTANA ESTATES SUBDIVISION MAP No. 2005-19" SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I FURTHER STATE THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS 26 DAY OF SEPTEMBER, 2006.

Signature of Dylan Crawford

DYLAN CRAWFORD, P.L.S. 7788
LICENSE EXPIRATION DATE : DECEMBER 31, 2007



CITY PLANNING COMMISSION CERTIFICATE:

THIS IS TO CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY CONFORM TO THE TENTATIVE MAP AND ACTION TAKEN THEREON BY THE CITY OF TURLOCK PLANNING COMMISSION AT A REGULAR MEETING HELD ON THE 12th DAY OF January, 2006 BY RESOLUTION NO. 2006-07.

DATED THIS 13th DAY OF December, 2006.

Signature of Tracy R. Bettencourt, Planning Commission Secretary

BENEFIT ASSESSMENT STATEMENT:

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A BENEFIT ASSESSMENT, CONFIRMED BY RESOLUTION NO. 2006-106 OF THE CITY COUNCIL OF THE CITY OF TURLOCK AT ITS REGULARLY SCHEDULED MEETING ON June 27, 2006. THE BOUNDARIES OF THE BENEFIT ASSESSMENT AREA ARE COINCIDENT WITH THE SUBDIVISION BOUNDARY DEPICTED HEREON.

CITY CLERK'S STATEMENT:

THIS IS TO CERTIFY THAT AT ITS REGULAR MEETING HELD ON THE 12th DAY OF December, 2006, THE CITY COUNCIL OF THE CITY OF TURLOCK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, APPROVED THIS FINAL MAP AND ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC FOR PUBLIC USE, THE STREETS, AVENUES, ROADS, EASEMENTS, AND OTHER PUBLIC PLACES AS SHOWN ON THIS FINAL MAP WITHIN THE EXTERIOR BOUNDARIES OF THE LAND BEING DIVIDED. SAID APPROVAL IS NOT TO BE CONSTRUED AS ACCEPTANCE OF STREETS SHOWN OUTSIDE THE EXTERIOR BOUNDARIES OF THE LAND BEING DIVIDED.

DATED THIS 13th DAY OF December, 2006.

Signature of Rhonda Greenlee, City Clerk

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE ACCOMPANYING "MAP OF MONTANA ESTATES SUBDIVISION MAP No 2005-19", THAT THE SUBDIVISION IS SHOWN SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND THE MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED THIS 8th DAY OF December, 2006.

Signature of Michael G. Pitcock, City Engineer

MICHAEL G. PITCOCK, CITY ENGINEER
R.C.E. NO. 52694
EXPIRATION DATE: DECEMBER 31, 2006.



TAX COLLECTOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THERE ARE NO LIENS FOR ANY UNPAID STATE, COUNTY, SCHOOL, MUNICIPAL TAXES, OR SPECIAL ASSESSMENTS, EXCEPT SPECIAL ASSESSMENTS OR TAXES NOT YET PAYABLE AGAINST THE LAND SHOWN ON THIS MAP. A.P.N. 050-010-013

AS TO STATE, COUNTY, SCHOOL, OR MUNICIPAL TAXES.

DATED THIS 21st DAY OF November, 2006.

GORDON B. FORD, COUNTY TAX COLLECTOR

Signature of Rose Tejalavala, Deputy

PRINT NAME Rose Tejalavala

RECORDER'S STATEMENT:

FILED THIS 5th DAY OF January, 2007 15:46:28 #43

OF MAPS, AT PAGE #48, AT THE REQUEST OF SELF-HELP ENTERPRISES.

FEE: \$11.00

INSTRUMENT No. 07-0001736

COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA
LEE LUNDRIGAN, CLERK RECORDER

Signature of Alyssa D. Grayson, Assistant/Deputy Recorder

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#43 M#48

#43 M #48

MONTANA ESTATES

SUBDIVISION MAP No. 2005-19

BEING A SUBDIVISION OF A PORTION OF LOTS 15 AND 16 OF ERICKSON'S SUBDIVISION, VOLUME 3 OF MAPS, PAGE 1, STANISLAUS COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN
CITY OF TURLOCK, STANISLAUS COUNTY, CALIFORNIA



1165 Scenic Drive, Suite A, Modesto, CA 95350
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odellengineering.com

LEGEND

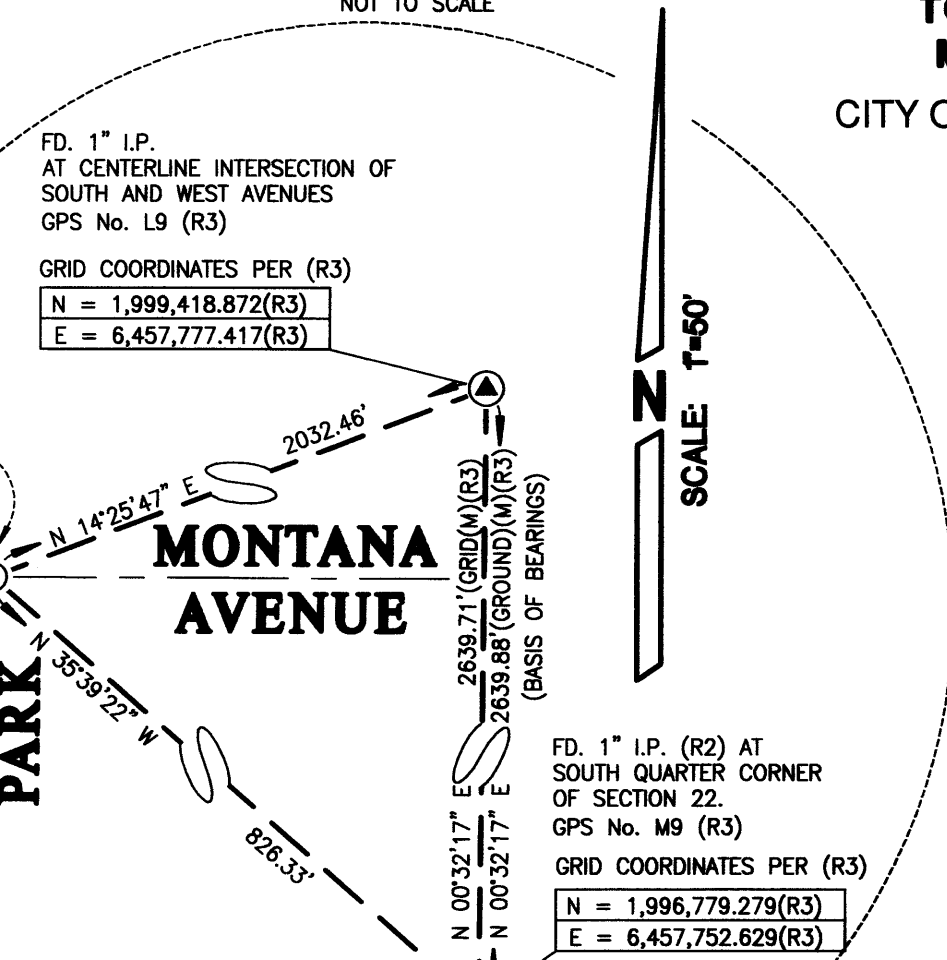
- ACCESS RIGHTS RELINQUISHED
- GPS LINE
- SECTION LINE
- CITY LIMITS LINE
- SUBDIVISION BOUNDARY LIMITS
- FD. GPS CONTROL AS NOTED (R3)
- FD. 3/4" I.P. TAGGED L.S. 3718 PER (R2), UNLESS NOTED OTHERWISE
- SET 3/4" I.D. x 24" I.P. TAGGED P.L.S. 7788, IN MONUMENT WELL
- FD. 3/4" I.P. TAG L.S. 3718 IN MONUMENT WELL PER (R2) UNLESS NOTED OTHERWISE
- SET 3/4" I.D. x 24" I.P. TAGGED P.L.S. 7788
- SET 3/4" I.D. x 24" I.P. TAGGED P.L.S. 7788, AT LOT CORNERS, UNLESS NOTED OTHERWISE
- SET 3/4" I.D. x 24" I.P. TAGGED P.L.S. 7788, FOR 3.00" WITNESS CORNER. (PER NOTE 2)
- SET 3/4" I.D. x 24" I.P. TAGGED P.L.S. 7788, FOR 3" x 3" WITNESS CORNER
- CURVE REFERENCE NUMBER
- I.P. IRON PIPE
- S.C.R. STANISLAUS COUNTY RECORDS
- M MAPS
- O.R. OFFICIAL RECORDS
- T.I.D. TURLOCK IRRIGATION DISTRICT
- F.D. FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- [1] WITNESS CORNER REFERENCE NUMBER

REFERENCES

- (R1) GRANT DEED TO STATE OF CALIFORNIA FOR RECORD ON FEBRUARY 10, 1967 IN BOOK 2146, PAGE 239 O.R., S.C.R.
- (R2) FREITAS BUSINESS PARK FILED FOR RECORD ON MARCH 11, 2004 IN VOLUME 41 OF MAPS, PAGE 56, S.C.R.
- (R3) GPS SURVEY FOR THE CITY OF TURLOCK IN VOLUME 20 OF SURVEYS, PAGE 56, S.C.R.
- (R4) STATE HIGHWAY MAP DIST 10-STA-99-SHEET 11, CALTRANS

GPS TIE

NOT TO SCALE



WITNESS CORNER TABLE

(MEASURED FROM TRUE CORNER TO WITNESS CORNER)

#	BEARING	LENGTH
1	S 46°33'13" E	4.38'
2	N 45°05'31" E	4.01'
3	N 43°05'27" W	4.36'

SUBDIVISION SUMMARY

4.10± ACRES (GROSS) INTO 22 LOTS, LOT A AND LOT B

GRID COORDINATES PER (R3)

N = 1,996,779.279(R3)
E = 6,457,752.629(R3)

BASIS OF BEARINGS:

THE BEARING OF N 00°32'17" E FOR THE CALCULATED LINE BETWEEN GPS NO. M9 AND L9 AS SHOWN ON THAT RECORD OF SURVEY IN VOLUME 20 OF SURVEYS AT PAGE 56, S.C.R., WAS USED AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	DELTA	CH. BEARING
1	300.00'	18.05'	18.05'	3°26'53"	N 01°33'13" W
2	328.00'	19.74'	19.74'	3°26'53"	N 01°33'13" W
3	272.00'	16.37'	16.37'	3°26'53"	N 01°33'13" W
4	48.00'	33.94'	33.17'	42°16'07"	N 17°51'24" E
5	46.00'	33.94'	33.17'	42°16'07"	N 24°24'42" W
6	54.00'	249.32'	79.92'	264°32'14"	N 86°43'21" E
7	328.00'	14.44'	14.44'	2°31'23"	N 01°05'27" W
8	328.00'	5.30'	5.30'	0°55'30"	N 02°48'54" W
9	272.00'	14.44'	14.44'	3°02'35"	N 01°21'03" W
10	272.00'	1.92'	1.92'	0°24'18"	N 03°04'30" W
11	46.00'	16.07'	15.99'	20°01'06"	N 06°43'54" E
12	46.00'	17.86'	17.75'	22°15'01"	N 27°51'57" E
13	54.00'	124.66'	98.77'	132°16'07"	N 27°08'36" W
14	46.00'	28.78'	28.31'	35°50'49"	N 21°12'03" W
15	54.00'	49.57'	47.85'	52°35'34"	N 19°14'59" W
16	54.00'	75.09'	69.19'	79°40'33"	N 46°53'05" E
17	46.00'	5.16'	5.15'	6°25'18"	N 42°20'07" W
18(M)(R4)	200.00'	168.89'	163.92'	48°22'58"	N 24°00'43" W
19(M)	300.00'	254.26'	246.72'	48°33'38"	N 23°55'23" W
19(R4)	300.00'	254.15'	---	48°32'20"	---

NOTES

- ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL W.C. MEASURED ALONG COMMON LOT LINE. WHERE NO COMMON LOT LINE OCCURS W.C. WILL BE SET PERPENDICULAR TO STREET CENTERLINE OR ALONG RADIAL BEARING AS INDICATED UNLESS NOTED OTHERWISE.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO CONVERT GROUND DISTANCE TO GRID DISTANCE MULTIPLY BY .999935214.
- A STORM DRAIN EASEMENT IS HEREBY DEDICATED BY THIS MAP TO THE CITY OF TURLOCK ACROSS ALL OF LOT A.
- A PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED BY THIS MAP TO CITY OF TURLOCK ACROSS ALL OF LOT B.

#43 M #48

Projected Costs



Plan	Three Bed/ 2 bath	Four Bed/ 2 bath
Size	1220 square feet	1400 square feet
Finished Lot	\$ 100,000	\$ 100,000
Hard Construction	\$ 156,000	\$ 175,000
Local Fees	\$ 44,600	\$ 50,500
Soft Costs	\$ 29,400	\$ 29,500
Total Costs	\$ 330,000	\$ 355,000
Value	\$ 380,000	\$ 405,000
Sweat Equity	\$ 50,000	\$ 50,000

Financing/Affordability

House Size	Three bedroom	Four bedroom
Sales Price	\$ 380,000	\$ 405,000
Less Sweat Equity	\$ 50,000	\$ 50,000
Hard costs to Finance	\$ 330,000	\$ 355,000
(Deferred Financing)		
County PFF	\$ 8,100	\$ 8,100
CalHome	\$ 100,000	\$ 100,000
Remainder to Borrow	\$ 221,900	\$ 246,900
House Payment		
P&I @ 3% interest	\$ 936	\$ 1,041
Taxes	\$ 360	\$ 388
Insurance	\$ 60	\$ 65
Total House Payment	\$ 1,356	\$ 1,494
Annual Income to Qualify	\$ 54,240	\$ 59,760



MONTANA ESTATES STREET ADDRESSES & APNs

Lot No.	Address	Street Name	APNs
1	880	Montana Ave.	050-010-030
2	860	Montana Ave.	050-010-031
3	1401	Esperanza Ct.	050-010-032
4	1411	Esperanza Ct.	050-010-033
5	1421	Esperanza Ct.	050-010-034
6	1431	Esperanza Ct.	050-010-035
7	1441	Esperanza Ct.	050-010-036
8	1451	Esperanza Ct.	050-010-037
9	1461	Esperanza Ct.	050-010-038
10	1471	Esperanza Ct.	050-010-039
11	1490	Esperanza Ct.	050-010-040
12	1480	Esperanza Ct.	050-010-041
13	1470	Esperanza Ct.	050-010-042
14	1460	Esperanza Ct.	050-010-043
15	1450	Esperanza Ct.	050-010-044
16	1440	Esperanza Ct.	050-010-045
17	1430	Esperanza Ct.	050-010-046
18	1420	Esperanza Ct.	050-010-047
19	1410	Esperanza Ct.	050-010-048
20	1400	Esperanza Ct.	050-010-049
21	820	Montana Ave.	050-010-050
22	800	Montana Ave.	050-010-051

Stanislaus County PFF Funds
Unobligated Cash Balances
As of January 31, 2022

Fund	Description	Cash Balances As of 1/31/2022	Open Project Balances Not Yet Withdrawn	Unobligated Cash Balances As of 1/31/2022
2400	Regional Transportation Impact Fee	13,500,923.65	(22,488,409.77)	(8,987,486.12)
2401	City/County Roads	817,533.33	-	817,533.33
2402	Detention	7,293,691.37	-	7,293,691.37
2403	Criminal Justice	728,669.19	-	728,669.19
2404	Library	462,833.23	(3,600,000.00)	(3,137,166.77)
2405	Regional Parks	3,713,954.80	-	3,713,954.80
2406	Health	4,841,704.12	(3,720,656.56)	1,121,047.56
2407	Behavioral Health	735,512.12	-	735,512.12
2408	Other Facilities	4,020,013.20	(2,428,958.00)	1,591,055.20
2409	Administrative Fees	143,127.23	-	143,127.23
2410	Sheriff	633,627.56	-	633,627.56
2411	Emergency Services	158,663.56	-	158,663.56
2412	Admin Fees Unincorporated	119,371.16	-	119,371.16
2413	Neighborhood Parks	768,543.27	-	768,543.27
2414	Animal Services	574,415.64	-	574,415.64
2415	Info Technology	202,744.70	-	202,744.70
2416	Crows Landing IBP Traffic Facilities	-	-	-
2417	Crows Landing IBP Water Facilities	-	-	-
2418	Crows Landing IBP Wastewater Facilitie	-	-	-
2419	Crows Landing IBP Storm Drain Facilitie	-	-	-
	Subtotal	38,715,328.13	(32,238,024.33)	6,477,303.80
6400	Regional Transportation Impact Fee	293,835.09	-	293,835.09
6401	City/County Roads	4,540.49	-	4,540.49
6402	Jails	-	-	-
6403	Justice	57,804.58	-	57,804.58
6404	Library	0.52	-	0.52
6405	Parks	266.12	-	266.12
6406	Public Health	1,301,995.29	(1,262,207.40)	39,787.89
6407	Outpatient	706,713.93	(685,136.04)	21,577.89
6408	Other Facilities	17,155.32	(17,128.73)	26.59
6409	Administrative Fees	-	-	-
6410	Sheriff Patrol	1,176.35	-	1,176.35
6411	Fire Warden	21,445.38	-	21,445.38
6412	Admin Fees-Unincorporated	-	-	-
6413	Other Facilities-Unincorporated	53,327.81	(50,719.27)	2,608.54
	Subtotal	2,458,260.88	(2,015,191.44)	443,069.44
	Grand Total	41,173,589.01	(34,253,215.77)	6,920,373.24

Note: The Unobligated Cash Balances column is the total cash balance available for future department PFF requests. All open PFF project balances have been deducted from this column.

Note: The Open Project Balances Not Yet Withdrawn include amounts approved by the Board of Supervisors and amounts approved by the PFF Committee. Amounts approved by the PFF Committee may have not yet been approved by the Board of Supervisors.

**Public Facilities Fees
Activity
For the Seven Months Ended January 31, 2022**

Activity from New Fee Structure Effective 5/12/03

Fund	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
2400 Regional Transportation Impact Fee	\$ 2,356,183.00	\$ 82,008.52	\$ -	\$ (12,740.00)	\$ (3,394,864.02)	\$ (969,412.50)
2401 City/County Roads	-	4,333.01	-	-	-	4,333.01
2402 Detention	491,446.57	37,003.68	-	(2,214.00)	-	526,236.25
2403 Criminal Justice	60,458.31	3,658.71	-	(271.00)	-	63,846.02
2404 Library	148,188.56	2,092.81	-	(460.00)	(199,291.25)	(49,469.88)
2405 Regional Parks	145,902.58	19,184.54	-	(455.00)	-	164,632.12
2406 Health	159,298.52	25,125.88	-	(715.00)	-	183,709.40
2407 Behavioral Health	42,422.81	3,757.12	-	(188.00)	-	45,991.93
2408 Other Facilities	525,334.90	19,534.65	-	(4,315.00)	-	540,554.55
2409 Admin Fees	71,157.95	707.29	-	-	(36,900.25)	34,964.99
2410 Sheriff	45,202.00	3,199.84	-	(2,191.00)	-	46,210.84
2411 Emergency Services	7,440.25	816.25	-	(36.00)	-	8,220.50
2412 Unincorp-Admin Fees	10,527.00	624.97	-	(275.00)	(6,468.52)	4,408.45
2413 Neighborhood Parks	19,712.00	4,007.66	-	(882.00)	-	22,837.66
2414 Animal Services	36,251.16	2,917.47	-	(155.00)	-	39,013.63
2415 Information Technology	8,398.01	1,045.80	-	(19.00)	-	9,424.81
2416 Crows Landing IBP Traffic Facilities	-	-	-	-	-	-
2417 Crows Landing IBP Water Facilities	-	-	-	-	-	-
2418 Crows Landing IBP Wastewater Facilities	-	-	-	-	-	-
2419 Crows Landing IBP Storm Drain Facilities	-	-	-	-	-	-
Sub-Totals	\$ 4,127,923.62	\$ 210,018.20	\$ -	\$ (24,916.00)	\$ (3,637,524.04)	\$ 675,501.78

Activity from Original Fee Structure

Fund	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400 Regional Transportation Impact Fee	\$ -	\$ 1,557.35	\$ -	\$ -	\$ -	\$ 1,557.35
6401 City/County Roads	-	24.07	-	-	-	24.07
6402 Jails	-	-	-	-	-	-
6403 Justice	-	306.37	-	-	-	306.37
6404 Library	-	0.52	-	-	(708.75)	(708.23)
6405 Parks	-	1.41	-	-	-	1.41
6406 Public Health	-	6,900.70	-	-	-	6,900.70
6407 Outpatient	-	3,745.65	-	-	-	3,745.65
6408 Other Facilities	-	90.92	-	-	-	90.92
6409 Admin Fees	-	-	-	-	-	-
6410 Sheriff	-	6.23	-	-	-	6.23
6411 Fire Warden	-	113.66	-	-	-	113.66
6412 Unincorp-Admin Fees	-	-	-	-	-	-
6413 Unincorp-Other Facility	-	282.65	-	-	-	282.65
Sub-Totals	\$ -	\$ 13,029.53	\$ -	\$ -	\$ (708.75)	\$ 12,320.78
TOTAL ALL FUNDS	\$ 4,127,923.62	\$ 223,047.73	\$ -	\$ (24,916.00)	\$ (3,638,232.79)	\$ 687,822.56
GRAND TOTAL JUL-20 - JAN-21	\$ 3,984,599.44	\$ 353,621.11	\$ -	\$ (126,728.85)	\$ (3,526,673.96)	\$ 684,817.74
CHANGE FROM PRIOR YEAR TO DATE	4%	-37%	0%	-80%	3%	0%

Public Facilities Fees
Open Projects Summary By Use
As of January 31, 2022

Fund & Project Description	Sum of Approved Open PFF Project Amounts	Sum of Open PFF Project Withdrawals as of 01/31/2022	Sum of Open PFF Project Balances Available for Withdrawal
Admin Fees	\$ 43,368.77	\$ 43,368.77	\$ -
Administrative Fees	40,899.37	40,899.37	-
2409-Admin Fees	34,430.85	34,430.85	-
2412-Admin Fees	6,468.52	6,468.52	-
Large Industrial Program Audit	2,469.40	2,469.40	-
2409-Admin Fees	2,469.40	2,469.40	-
Project	57,406,280.00	23,153,064.23	34,253,215.77
RTIF McHenry Widening Project #9616	7,657,026.00	1,312,690.09	6,344,335.91
2400-Regional Transportation Impact Fee	7,657,026.00	1,312,690.09	6,344,335.91
SR 132 West Extension: 99 to Dakota	5,000,000.00	4,610,810.44	389,189.56
2400-Regional Transportation Impact Fee	5,000,000.00	4,610,810.44	389,189.56
Tobacco Endowment Debt Payment - Turlock Library	4,000,000.00	400,000.00	3,600,000.00
2404 - Library	3,996,782.34	396,782.34	3,600,000.00
6404 - Library	3,217.66	3,217.66	-
HSA Administration and Public Health Facility	5,668,000.00	-	5,668,000.00
2406-Health	3,720,656.56	-	3,720,656.56
6406-Public Health	1,262,207.40	-	1,262,207.40
6407-Outpatient	685,136.04	-	685,136.04
Harvest Hall Modernization Project -Design	2,299,982.00	-	2,299,982.00
2408-Other Facilities	2,299,982.00	-	2,299,982.00
Geer-Santa Fe Crossing Signal Proj# 9704	2,451,246.00	2,190,524.18	260,721.82
2400-Regional Transportation Impact Fee	2,451,246.00	2,190,524.18	260,721.82
SR 132 West Extension: Dakota to Gates Proj# 9642	5,900,000.00	3,674,632.31	2,225,367.69
2400-Regional Transportation Impact Fee	5,900,000.00	3,674,632.31	2,225,367.69
Carpenter Road and Whitmore Avenue Intersection Improvement Project# 9736	2,324,625.00	2,057,954.14	266,670.86
2400-Regional Transportation Impact Fee	2,324,625.00	2,057,954.14	266,670.86
Claribel Road Extension Project # 200016- NCC PH 1	15,458,286.00	6,869,898.03	8,588,387.97
2400-Regional Transportation Impact Fee	15,458,286.00	6,869,898.03	8,588,387.97
McHenry Ave and Stanislaus Bridge Replacement Proj 9593	872,291.00	483,974.68	388,316.32
2400-Regional Transportation Impact Fee	872,291.00	483,974.68	388,316.32
Nearmap Aerial Photography/GIS	196,824.00	-	196,824.00
2408-Other Facilities	128,976.00	-	128,976.00
6408-Other Facilities	17,128.73	-	17,128.73
6413-Unicorp-Other Facility	50,719.27	-	50,719.27
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	5,578,000.00	1,552,580.36	4,025,419.64
2400-Regional Transportation Impact Fee	5,578,000.00	1,552,580.36	4,025,419.64
Grand Total	\$ 57,449,648.77	\$ 23,196,433.00	\$ 34,253,215.77

Public Facilities Fees
Open Projects Summary - By Fund
As of January 31, 2022

Fund & Project Description	Sum of Approved Open PFF Project Amounts	Sum of Open PFF Project Withdrawals as of 01/31/2022	Sum of Open PFF Project Balances Available for Withdrawal
2400-Regional Transportation Impact Fee	45,241,474.00	22,753,064.23	22,488,409.77
Carpenter Road and Whitmore Avenue Intersection Improvement Project# 9736	2,324,625.00	2,057,954.14	266,670.86
Claribel Road Extension Project # 200016- NCC PH 1	15,458,286.00	6,869,898.03	8,588,387.97
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	5,578,000.00	1,552,580.36	4,025,419.64
Geer-Santa Fe Crossing Signal Proj# 9704	2,451,246.00	2,190,524.18	260,721.82
McHenry Ave and Stanislaus Bridge Replacement Proj 9593	872,291.00	483,974.68	388,316.32
RTIF McHenry Widening Project #9616	7,657,026.00	1,312,690.09	6,344,335.91
SR 132 West Extension: 99 to Dakota	5,000,000.00	4,610,810.44	389,189.56
SR 132 West Extension: Dakota to Gates Proj# 9642	5,900,000.00	3,674,632.31	2,225,367.69
2404 - Library	3,996,782.34	396,782.34	3,600,000.00
Tobacco Endowment Debt Payment - Turlock Library	3,996,782.34	396,782.34	3,600,000.00
2406-Health	3,720,656.56	-	3,720,656.56
HSA Administration and Public Health Facility	3,720,656.56	-	3,720,656.56
2408-Other Facilities	2,428,958.00	-	2,428,958.00
Harvest Hall Modernization Project -Design	2,299,982.00	-	2,299,982.00
Nearmap Aerial Photography/GIS	128,976.00	-	128,976.00
2409-Admin Fees	36,900.25	36,900.25	-
Administrative Fees	34,430.85	34,430.85	-
Large Industrial Program Audit	2,469.40	2,469.40	-
2412-Admin Fees	6,468.52	6,468.52	-
Administrative Fees	6,468.52	6,468.52	-
6404 - Library	3,217.66	3,217.66	-
Tobacco Endowment Debt Payment - Turlock Library	3,217.66	3,217.66	-
6406-Public Health	1,262,207.40	-	1,262,207.40
HSA Administration and Public Health Facility	1,262,207.40	-	1,262,207.40
6407-Outpatient	685,136.04	-	685,136.04
HSA Administration and Public Health Facility	685,136.04	-	685,136.04
6408-Other Facilities	17,128.73	-	17,128.73
Nearmap Aerial Photography/GIS	17,128.73	-	17,128.73
6413-Unicorp-Other Facility	50,719.27	-	50,719.27
Nearmap Aerial Photography/GIS	50,719.27	-	50,719.27
Grand Total	\$ 57,449,648.77	\$ 23,196,433.00	\$ 34,253,215.77

**Public Facilities Fees
Open Project List
As of January 31, 2022**

Dept	Project Description	Date of PFF Committee Request	Board Action Item No. (i.e. "2015-123")	Approved Open PFF Project Amounts	Open PFF Project Withdrawals as of 01/31/2022	Open PFF Project Balances Available for Withdrawal	PFF Oracle Fund # (for Transfer Out)	Project Type
PW	RTIF McHenry Widening Project #9616	Budget	Budget, 2019-0513, 2019-0512, 2019-0553, 2019-0587, 2019-0588, 2019-0589	7,657,026.00	1,312,690.09	6,344,335.91	2400-Regional Transportation Impact Fee	Project
PW	Geer-Santa Fe Crossing Signal Proj# 9704	None	2017-251, 2018-0139	2,451,246.00	2,190,524.18	260,721.82	2400-Regional Transportation Impact Fee	Project
PW	SR 132 West Extension: Dakota to Gates Proj# 9642	None	2018-0193	5,900,000.00	3,674,632.31	2,225,367.69	2400-Regional Transportation Impact Fee	Project
PW	SR 132 West Extension: 99 to Dakota	None	2018-0247	5,000,000.00	4,610,810.44	389,189.56	2400-Regional Transportation Impact Fee	Project
PW	Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	None	Budget, 2019-230	5,578,000.00	1,552,580.36	4,025,419.64	2400-Regional Transportation Impact Fee	Project
PW	Carpenter Road and Whitmore Avenue Intersection Improvement Project# 9736	None	2019-0372	2,324,625.00	2,057,954.14	266,670.86	2400-Regional Transportation Impact Fee	Project
PW	Claribel Road Extension Project # 200016- NCC PH 1	None	2019-0708	15,458,286.00	6,869,898.03	8,588,387.97	2400-Regional Transportation Impact Fee	Project
PW	McHenry Ave and Stanislaus Bridge Replacement Proj 9593	None	2020-0438	872,291.00	483,974.68	388,316.32	2400-Regional Transportation Impact Fee	Project
CEO	Tobacco Endowment Debt Payment - Turlock Library	10/18/2018	2019-0700	3,996,782.34	396,782.34	3,600,000.00	2404 - Library	Project
CEO	Tobacco Endowment Debt Payment - Turlock Library	10/18/2018	2019-0700	3,217.66	3,217.66	-	6404 - Library	Project
CEO	HSA Administration and Public Health Facility	10/18/2018	2020-0121	3,720,656.56	-	3,720,656.56	2406-Health	Project
CEO	HSA Administration and Public Health Facility	10/18/2018	2020-0121	1,262,207.40	-	1,262,207.40	6406-Public Health	Project
CEO	HSA Administration and Public Health Facility	10/18/2018	2020-0121	685,136.04	-	685,136.04	6407-Outpatient	Project
CEO	Harvest Hall Modernization Project -Design	None	2020-0122	2,299,982.00	-	2,299,982.00	2408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	128,976.00	-	128,976.00	2408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	17,128.73	-	17,128.73	6408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	50,719.27	-	50,719.27	6413-Unicorp-Other Facility	Project
CEO, PL, AC, CC, P W, AC	Administrative Fees	N/A	N/A	34,430.85	34,430.85	-	2409-Admin Fees	Admin Fees
AW	Large Industrial Program Audit	N/A	N/A	2,469.40	2,469.40	-	2409-Admin Fees	Admin Fees
AC, GSA	Administrative Fees	N/A	N/A	6,468.52	6,468.52	-	2412-Admin Fees	Admin Fees
Total				57,449,648.77	23,196,433.00	34,253,215.77		

**Stanislaus County PFF Funds
Unobligated Cash Balances
As of December 31, 2021**

Fund	Description	Cash Balances As of 12/31/2021	Open Project Balances Not Yet Withdrawn	Unobligated Cash Balances As of 12/31/2021
2400	Regional Transportation Impact Fee	15,549,208.62	(24,851,212.69)	(9,302,004.07)
2401	City/County Roads	816,266.01	-	816,266.01
2402	Detention	7,206,929.70	-	7,206,929.70
2403	Criminal Justice	718,283.37	-	718,283.37
2404	Library	438,243.66	(3,600,000.00)	(3,161,756.34)
2405	Regional Parks	3,684,611.24	-	3,684,611.24
2406	Health	4,809,776.04	(3,720,656.56)	1,089,119.48
2407	Behavioral Health	728,001.66	-	728,001.66
2408	Other Facilities	3,936,678.67	(2,428,958.00)	1,507,720.67
2409	Administrative Fees	132,705.48	-	132,705.48
2410	Sheriff	629,128.43	-	629,128.43
2411	Emergency Services	157,322.45	-	157,322.45
2412	Admin Fees Unincorporated	123,014.19	-	123,014.19
2413	Neighborhood Parks	765,386.19	-	765,386.19
2414	Animal Services	566,528.94	-	566,528.94
2415	Info Technology	201,752.91	-	201,752.91
2416	Crows Landing IBP Traffic Facilities	-	-	-
2417	Crows Landing IBP Water Facilities	-	-	-
2418	Crows Landing IBP Wastewater Facilitie	-	-	-
2419	Crows Landing IBP Storm Drain Facilitie	-	-	-
	Subtotal	40,463,837.56	(34,600,827.25)	5,863,010.31
6400	Regional Transportation Impact Fee	293,379.60	-	293,379.60
6401	City/County Roads	4,533.45	-	4,533.45
6402	Jails	-	-	-
6403	Justice	57,714.97	-	57,714.97
6404	Library	0.52	-	0.52
6405	Parks	265.71	-	265.71
6406	Public Health	1,299,976.97	(1,262,207.40)	37,769.57
6407	Outpatient	705,618.40	(685,136.04)	20,482.36
6408	Other Facilities	17,128.73	(17,128.73)	-
6409	Administrative Fees	-	-	-
6410	Sheriff Patrol	1,174.53	-	1,174.53
6411	Fire Warden	21,412.14	-	21,412.14
6412	Admin Fees-Unincorporated	-	-	-
6413	Other Facilities-Unincorporated	53,245.14	(50,719.27)	2,525.87
	Subtotal	2,454,450.16	(2,015,191.44)	439,258.72
	Grand Total	42,918,287.72	(36,616,018.69)	6,302,269.03

Note: The Unobligated Cash Balances column is the total cash balance available for future department PFF requests. All open PFF project balances have been deducted from this column.

Note: The Open Project Balances Not Yet Withdrawn include amounts approved by the Board of Supervisors and amounts approved by the PFF Committee. Amounts approved by the PFF Committee may have not yet been approved by the Board of Supervisors.

**Public Facilities Fees
Activity
For the Six Months Ended December 31, 2021**

Activity from New Fee Structure Effective 5/12/03

Fund	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
2400 Regional Transportation Impact Fee	\$ 2,066,310.32	\$ 57,363.25	\$ -	\$ (12,740.00)	\$ (1,032,061.10)	\$ 1,078,872.47
2401 City/County Roads	-	3,065.69	-	-	-	3,065.69
2402 Detention	415,709.66	25,978.92	-	(2,214.00)	-	439,474.58
2403 Criminal Justice	51,167.49	2,563.71	-	(271.00)	-	53,460.20
2404 Library	124,230.06	1,461.74	-	(460.00)	(199,291.25)	(74,059.45)
2405 Regional Parks	122,230.92	13,512.64	-	(455.00)	-	135,288.56
2406 Health	134,784.76	17,711.56	-	(715.00)	-	151,781.32
2407 Behavioral Health	36,028.73	2,640.74	-	(188.00)	-	38,481.47
2408 Other Facilities	447,932.41	13,602.61	-	(4,315.00)	-	457,220.02
2409 Admin Fees	60,924.49	491.51	-	-	(36,872.76)	24,543.24
2410 Sheriff	41,660.00	2,242.71	-	(2,191.00)	-	41,711.71
2411 Emergency Services	6,340.93	574.46	-	(36.00)	-	6,879.39
2412 Unincorp-Admin Fees	9,586.00	438.90	-	(275.00)	(1,698.42)	8,051.48
2413 Neighborhood Parks	17,737.00	2,825.58	-	(882.00)	-	19,680.58
2414 Animal Services	29,231.38	2,050.55	-	(155.00)	-	31,126.93
2415 Information Technology	7,717.95	734.07	-	(19.00)	-	8,433.02
2416 Crows Landing IBP Traffic Facilities	-	-	-	-	-	-
2417 Crows Landing IBP Water Facilities	-	-	-	-	-	-
2418 Crows Landing IBP Wastewater Facilities	-	-	-	-	-	-
2419 Crows Landing IBP Storm Drain Facilities	-	-	-	-	-	-
Sub-Totals	\$ 3,571,592.10	\$ 147,258.64	\$ -	\$ (24,916.00)	\$ (1,269,923.53)	\$ 2,424,011.21

Activity from Original Fee Structure

Fund	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400 Regional Transportation Impact Fee	\$ -	\$ 1,101.86	\$ -	\$ -	\$ -	\$ 1,101.86
6401 City/County Roads	-	17.03	-	-	-	17.03
6402 Jails	-	-	-	-	-	-
6403 Justice	-	216.76	-	-	-	216.76
6404 Library	-	0.52	-	-	(708.75)	(708.23)
6405 Parks	-	1.00	-	-	-	1.00
6406 Public Health	-	4,882.38	-	-	-	4,882.38
6407 Outpatient	-	2,650.12	-	-	-	2,650.12
6408 Other Facilities	-	64.33	-	-	-	64.33
6409 Admin Fees	-	-	-	-	-	-
6410 Sheriff	-	4.41	-	-	-	4.41
6411 Fire Warden	-	80.42	-	-	-	80.42
6412 Unincorp-Admin Fees	-	-	-	-	-	-
6413 Unincorp-Other Facility	-	199.98	-	-	-	199.98
Sub-Totals	\$ -	\$ 9,218.81	\$ -	\$ -	\$ (708.75)	\$ 8,510.06
TOTAL ALL FUNDS	\$ 3,571,592.10	\$ 156,477.45	\$ -	\$ (24,916.00)	\$ (1,270,632.28)	\$ 2,432,521.27
GRAND TOTAL JUL-20 - DEC-20	\$ 3,783,447.84	\$ 210,454.91	\$ -	\$ (126,728.85)	\$ (2,826,433.15)	\$ 1,040,740.75
CHANGE FROM PRIOR YEAR TO DATE	-6%	-26%	0%	-80%	-55%	134%

**Public Facilities Fees
Open Projects Summary By Use
As of December 31, 2021**

Fund & Project Description	Sum of Approved Open PFF Project Amounts	Sum of Open PFF Project Withdrawals as of 12/31/2021	Sum of Open PFF Project Balances Available for Withdrawal
Admin Fees	\$ 38,571.18	\$ 38,571.18	\$ -
Administrative Fees	36,101.78	36,101.78	-
2409-Admin Fees	34,403.36	34,403.36	-
2412-Admin Fees	1,698.42	1,698.42	-
Large Industrial Program Audit	2,469.40	2,469.40	-
2409-Admin Fees	2,469.40	2,469.40	-
Project	57,406,280.00	20,790,261.31	36,616,018.69
RTIF McHenry Widening Project #9616	7,657,026.00	1,312,690.09	6,344,335.91
2400-Regional Transportation Impact Fee	7,657,026.00	1,312,690.09	6,344,335.91
SR 132 West Extension: 99 to Dakota	5,000,000.00	4,610,810.44	389,189.56
2400-Regional Transportation Impact Fee	5,000,000.00	4,610,810.44	389,189.56
Tobacco Endowment Debt Payment - Turlock Library	4,000,000.00	400,000.00	3,600,000.00
2404 - Library	3,996,782.34	396,782.34	3,600,000.00
6404 - Library	3,217.66	3,217.66	-
HSA Administration and Public Health Facility	5,668,000.00	-	5,668,000.00
2406-Health	3,720,656.56	-	3,720,656.56
6406-Public Health	1,262,207.40	-	1,262,207.40
6407-Outpatient	685,136.04	-	685,136.04
Harvest Hall Modernization Project -Design	2,299,982.00	-	2,299,982.00
2408-Other Facilities	2,299,982.00	-	2,299,982.00
Geer-Santa Fe Crossing Signal Proj# 9704	2,451,246.00	2,190,524.18	260,721.82
2400-Regional Transportation Impact Fee	2,451,246.00	2,190,524.18	260,721.82
SR 132 West Extension: Dakota to Gates Proj# 9642	5,900,000.00	3,674,632.31	2,225,367.69
2400-Regional Transportation Impact Fee	5,900,000.00	3,674,632.31	2,225,367.69
Carpenter Road and Whitmore Avenue Intersection Improvement Project# 9736	2,324,625.00	2,057,954.14	266,670.86
2400-Regional Transportation Impact Fee	2,324,625.00	2,057,954.14	266,670.86
Claribel Road Extension Project # 200016- NCC PH 1	15,458,286.00	4,507,095.11	10,951,190.89
2400-Regional Transportation Impact Fee	15,458,286.00	4,507,095.11	10,951,190.89
McHenry Ave and Stanislaus Bridge Replacement Proj 9593	872,291.00	483,974.68	388,316.32
2400-Regional Transportation Impact Fee	872,291.00	483,974.68	388,316.32
Nearmap Aerial Photography/GIS	196,824.00	-	196,824.00
2408-Other Facilities	128,976.00	-	128,976.00
6408-Other Facilities	17,128.73	-	17,128.73
6413-Unicorp-Other Facility	50,719.27	-	50,719.27
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	5,578,000.00	1,552,580.36	4,025,419.64
2400-Regional Transportation Impact Fee	5,578,000.00	1,552,580.36	4,025,419.64
Grand Total	\$ 57,444,851.18	\$ 20,828,832.49	\$ 36,616,018.69

**Public Facilities Fees
Open Projects Summary - By Fund
As of December 31, 2021**

Fund & Project Description	Sum of Approved Open PFF Project Amounts	Sum of Open PFF Project Withdrawals as of 12/31/2021	Sum of Open PFF Project Balances Available for Withdrawal
2400-Regional Transportation Impact Fee	45,241,474.00	20,390,261.31	24,851,212.69
Carpenter Road and Whitmore Avenue Intersection Improvement Project# 9736	2,324,625.00	2,057,954.14	266,670.86
Claribel Road Extension Project # 200016- NCC PH 1	15,458,286.00	4,507,095.11	10,951,190.89
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	5,578,000.00	1,552,580.36	4,025,419.64
Geer-Santa Fe Crossing Signal Proj# 9704	2,451,246.00	2,190,524.18	260,721.82
McHenry Ave and Stanislaus Bridge Replacement Proj 9593	872,291.00	483,974.68	388,316.32
RTIF McHenry Widening Project #9616	7,657,026.00	1,312,690.09	6,344,335.91
SR 132 West Extension: 99 to Dakota	5,000,000.00	4,610,810.44	389,189.56
SR 132 West Extension: Dakota to Gates Proj# 9642	5,900,000.00	3,674,632.31	2,225,367.69
2404 - Library	3,996,782.34	396,782.34	3,600,000.00
Tobacco Endowment Debt Payment - Turlock Library	3,996,782.34	396,782.34	3,600,000.00
2406-Health	3,720,656.56	-	3,720,656.56
HSA Administration and Public Health Facility	3,720,656.56	-	3,720,656.56
2408-Other Facilities	2,428,958.00	-	2,428,958.00
Harvest Hall Modernization Project -Design	2,299,982.00	-	2,299,982.00
Nearmap Aerial Photography/GIS	128,976.00	-	128,976.00
2409-Admin Fees	36,872.76	36,872.76	-
Administrative Fees	34,403.36	34,403.36	-
Large Industrial Program Audit	2,469.40	2,469.40	-
2412-Admin Fees	1,698.42	1,698.42	-
Administrative Fees	1,698.42	1,698.42	-
6404 - Library	3,217.66	3,217.66	-
Tobacco Endowment Debt Payment - Turlock Library	3,217.66	3,217.66	-
6406-Public Health	1,262,207.40	-	1,262,207.40
HSA Administration and Public Health Facility	1,262,207.40	-	1,262,207.40
6407-Outpatient	685,136.04	-	685,136.04
HSA Administration and Public Health Facility	685,136.04	-	685,136.04
6408-Other Facilities	17,128.73	-	17,128.73
Nearmap Aerial Photography/GIS	17,128.73	-	17,128.73
6413-Unicorp-Other Facility	50,719.27	-	50,719.27
Nearmap Aerial Photography/GIS	50,719.27	-	50,719.27
Grand Total	\$ 57,444,851.18	\$ 20,828,832.49	\$ 36,616,018.69

**Public Facilities Fees
Open Project List
As of December 31, 2021**

Dept	Project Description	Date of PFF Committee Request	Board Action Item No. (i.e. "2015-123")	Approved Open PFF Project Amounts	Open PFF Project Withdrawals as of 12/31/2021	Open PFF Project Balances Available for Withdrawal	PFF Oracle Fund # (for Transfer Out)	Project Type
PW	RTIF McHenry Widening Project #9616	Budget	Budget, 2019-0513, 2019-0512, 2019-0553, 2019-0587, 2019-0588, 2019-0589	7,657,026.00	1,312,690.09	6,344,335.91	2400-Regional Transportation Impact Fee	Project
PW	Geer-Santa Fe Crossing Signal Proj# 9704	None	2017-251,2018-0139	2,451,246.00	2,190,524.18	260,721.82	2400-Regional Transportation Impact Fee	Project
PW	SR 132 West Extension: Dakota to Gates Proj# 9642	None	2018-0193	5,900,000.00	3,674,632.31	2,225,367.69	2400-Regional Transportation Impact Fee	Project
PW	SR 132 West Extension: 99 to Dakota	None	2018-0247	5,000,000.00	4,610,810.44	389,189.56	2400-Regional Transportation Impact Fee	Project
PW	Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	None	Budget, 2019-230	5,578,000.00	1,552,580.36	4,025,419.64	2400-Regional Transportation Impact Fee	Project
PW	Carpenter Road and Whitmore Avenue Intersection Improvement Project# 9736	None	2019-0372	2,324,625.00	2,057,954.14	266,670.86	2400-Regional Transportation Impact Fee	Project
PW	Claribel Road Extension Project # 200016- NCC PH 1	None	2019-0708	15,458,286.00	4,507,095.11	10,951,190.89	2400-Regional Transportation Impact Fee	Project
PW	McHenry Ave and Stanislaus Bridge Replacement Proj 9593	None	2020-0438	872,291.00	483,974.68	388,316.32	2400-Regional Transportation Impact Fee	Project
CEO	Tobacco Endowment Debt Payment - Turlock Library	10/18/2018	2019-0700	3,996,782.34	396,782.34	3,600,000.00	2404 - Library	Project
CEO	Tobacco Endowment Debt Payment - Turlock Library	10/18/2018	2019-0700	3,217.66	3,217.66	-	6404 - Library	Project
CEO	HSA Administration and Public Health Facility	10/18/2018	2020-0121	3,720,656.56	-	3,720,656.56	2406-Health	Project
CEO	HSA Administration and Public Health Facility	10/18/2018	2020-0121	1,262,207.40	-	1,262,207.40	6406-Public Health	Project
CEO	HSA Administration and Public Health Facility	10/18/2018	2020-0121	685,136.04	-	685,136.04	6407-Outpatient	Project
CEO	Harvest Hall Modernization Project -Design	None	2020-0122	2,299,982.00	-	2,299,982.00	2408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	128,976.00	-	128,976.00	2408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	17,128.73	-	17,128.73	6408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	50,719.27	-	50,719.27	6413-Unicorp-Other Facility	Project
CEO, PL, AC, CC, P W, AC	Administrative Fees	N/A	N/A	34,403.36	34,403.36	-	2409-Admin Fees	Admin Fees
AW	Large Industrial Program Audit	N/A	N/A	2,469.40	2,469.40	-	2409-Admin Fees	Admin Fees
AC, GSA	Administrative Fees	N/A	N/A	1,698.42	1,698.42	-	2412-Admin Fees	Admin Fees
Total				57,444,851.18	20,828,832.49	36,616,018.69		

