



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

**Thursday, April 21, 2022
2:30-3:30 p.m.**

Microsoft Teams Teleconference*

*This meeting will be held via teleconference. Members of the public may provide comments to the Committee via email or telephone in the following ways:

HOW TO ATTEND THE MEETING REMOTELY:

Go to Microsoft Teams: www.microsoft.com/en-us/microsoft-teams/log-in
To join by telephone, dial: 1 (559) 512-3189 or 1 (888) 370-6086
Meeting ID: 587 484 495#

TO PROVIDE PUBLIC COMMENT VIA TELEPHONE: If you wish to provide verbal comments via telephone, please call the Committee Secretary for instructions by 2:00 p.m. on Wednesday, April 20, 2022 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 2:00 p.m. on Wednesday, April 20, 2022. 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 (5) 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

April 21, 2022

Call to Order

Public Comment Period

Roll Call (Verbal)

A. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on **February 17, 2022**
2. Resolution authorizing Remote Teleconferencing Meetings Pursuant to Assembly Bill 361
3. Presentation, discussion and action regarding the West Stanislaus Fire Protection District Facilities Impact Fee Study – Final Report

B. Discussion Item(s):

1. Auditor's Report

C. Next Regular Meeting:

- Thursday, May 19, 2022 @ 2-3:30 p.m., 1010 10th Street, Modesto, CA - Tower Conference Room (Room 6825-6th Floor)
- Next meeting agenda items

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

Thursday, February 17, 2022
2 p.m.

Tower Conference Room (6825)

Voting Members Present:

David Leamon (Chair, Public Works); Tera Chumley (CEO); Dan Wirtz (GSA-Capital Facilities Alternate); Todd James (County Counsel); Denny Ferreira (Planning/Building); Chris Barnes (Auditor/Controller)

Absent:

Kristin Doud (Planning/Building); Andy Johnson (GSA-Capital Facilities); Patrick Cavanah (CEO Alternate); Tracie Madison (Public Works Alternate)

Also Present:

William Shirley (Recorder); Angelina Souther (Auditor/Controller-Alternate); Guest: Rick Gonzales (Self-Help Enterprises)

Meeting called to order at 2:01 p.m. by Chair, David Leamon.

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 **December 16, 2021**

Minutes may be voted on by those Members in attendance at the date of the Meeting. Voting Members Present: David Leamon (Chair, Public Works); Todd James (County Counsel); Denny Ferreira (Planning/Building); Angelina Souther (Auditor Controller)

A Motion was made to approve the PFF Committee Meeting Minutes of **December 16, 2021**.

Motion: Todd James | Second: Angelina Souther | Unanimous (7 | 0) | Abstain: None

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.

Rick Gonzales, Program Director from Self Help Enterprises, presented the request for a PFF fee waiver/deferral for the Montana Estates Development. This project is a mutual self help

program. Two groups of eleven (11) families will be recruited for this program. They will be required to perform 40 hours per week of labor towards the building of their future home. The families will perform approximately 65% of the construction labor of their home.

The program is for low and very-low income families. There is a Cal Home Grant lined up for this project. Self Help Enterprises is also requesting additional home funds from the City of Turlock. Self Help is requesting the same waiver & deferral that the Committee approved for their Patterson development, where they have 40 lots (20 lots are completed, 20 are under construction). Out of the 40 lots, 5 were very low income and received a fee waiver. The balance are low income and fees were deferred.

Based on the current housing market, Mr. Gonzales is concerned that they will face difficulty getting very low income families approved, but is hoping secondary funding will assist. They intend to begin recruiting families the first week of March. Each home is taking 10-12 months to be fully built, due to current costs. The impact fee waivers/deferrals would assist in reducing costs for the families.

Chair Leamon inquired as to the guidelines for a deferral/waiver. Member Chumley noted that the Committee's administrative guidelines allow for a waiver of the fee for those that fall under 50% of the Area Median Income (AMI), and those at 50-120% of the AMI are allowed a fee deferral. Prior to the closing of each home, Self Help will provide the County with information as to the homeowner's qualifications.

Member Ferreira inquired as to the length of time the deferral is in effect. Member Chumley advised that the deferral is in effect, so long as the homeowner remains within the AMI thresholds. If the homeowner were to sell the home, the County verifies that the home would remain within the AMI threshold, and if not, the PFF fees would be due at the time of sale.

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

Motion: Chumley | Second: Ferreira | Unanimous (7 | 0) | Abstain: None

B. Discussion Items

1. Senior Housing Discussion

- Committee discussed the Mable Avenue Development which had requested a PFF reduction. The Mable Avenue Senior Living Center is a 90 unit residential project that is not considered affordable housing, but rather a premier facility. The requestors were advised that a traffic study would need to be completed, which would be costly. Committee members concluded that they would not consider a reduction of PFF fees for this project, as this project did not provide affordable senior housing.
- Review Senior Housing rate at the next Comprehensive Update.
- Chair Leamon inquired as to when the next inflationary adjustment would take place. Member Chumley noted that it is on her radar.

2. Auditor's Report

- Auditor/Controller Representative, Angelina Souther, reviewed the following reports as of January 31, 2022:

Unobligated Cash Balances Report – Current Unobligated Cash Balances Report: Cash balances \$6,920,373.24.

Reported distributions are the Claribel Road project, a library payment and some admin fees.

Member Chumley noted that the Large Industrial Program Audit fund could be closed out, as the audit was presented at the December 16, 2021 PFF Committee Meeting.

C. Next Regular Meeting:

- Thursday, March 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

RESOLUTION NO. 2022-001

**A RESOLUTION AUTHORIZING REMOTE TELECONFERENCE MEETINGS
PURSUANT TO ASSEMBLY BILL 361**

WHEREAS, all meetings of the Public Facilities Fees Committee are held pursuant to the Ralph M. Brown Act, ensuring that any member of the public may participate in local government meetings; and,

WHEREAS, on March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19 and ordered all residents to obey orders and guidance issued by state and local health officials, including but not limited to, the imposition of social distancing measures to control the spread of COVID-19; and,

WHEREAS, on March 17, 2020, the County of Stanislaus adopted a resolution ratifying the declaration of local health emergency and issued a proclamation of a local emergency related to COVID-19; and,

WHEREAS, on March 17, 2020, in response to the COVID-19 pandemic, Governor Newsom issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow local legislative bodies to conduct meetings telephonically or by other means; and,

WHEREAS, on June 11, 2021, Governor Newsom issued Executive Order N-08-21, which, effective September 30, 2021, ends the provisions of Executive Order N-29-20 that allows local legislative bodies to conduct meetings telephonically or by other means; and,

WHEREAS, on September 16, 2021, the Governor signed AB 361 (2021) into law, which allows for local legislative bodies to continue to conduct meetings via teleconferencing under specified conditions and includes a requirement that the legislative bodies make specific findings; and,

WHEREAS, the Governor has declared a State of Emergency pursuant to Government Code section 8625 as has the County of Stanislaus; and,

WHEREAS, the California Department of Public Health currently recommends that all individuals who are not fully vaccinated wear a mask while indoors in public spaces and businesses; and,

WHEREAS, the Stanislaus County Health Officer and the Centers for Disease Control continue to recommend physical distancing during meetings and indoor gatherings to six feet or more to help stop the spread; and,

WHEREAS, the recent emergence of the Omicron variant (B.1.1.529) further emphasizes the importance of general prevention strategies needed to protect against COVID-19; and,

WHEREAS, California Code of Regulations Title 8, section 3205 “COVID-19 Prevention,” subparagraph (c)(5) states: “Training and instruction. The employer shall provide effective training and instruction to employees that includes the following: . . . (D) The fact that particles containing the virus can travel more than six feet, especially indoors, so physical distancing, face coverings, increased ventilation indoors, and respiratory protection decrease the spread of COVID-19, but are most effective when used in combination”; and,

WHEREAS, because health officials are recommending social distancing, the Public Facilities Fees Committee desires to continue holding meetings via teleconferencing; and,

WHEREAS, the Public Facilities Fees Committee shall ensure that its meetings comply with the provisions required by AB 361 (2021) for holding teleconferenced meetings.

NOW, THEREFORE, the Public Facilities Fees Committee does resolve as follows:

1. The above recitals are true and correct, and incorporated into this Resolution.

2. In compliance with AB 361 (2021), and in order to continue to conduct teleconference meetings without complying with the requirements of Government Code section 54953(b)(3) of the Brown Act, the Public Facilities Fees Committee makes the following findings:

a) The Public Facilities Fees Committee has considered the circumstances of the state of emergency; and,

b) The state of emergency, as declared by the Governor and County of Stanislaus, continues to exist; and,

c) The state of emergency due to the presence of COVID-19 in the community continues to directly impact the ability of the members of Public Facilities Fees Committee to meet safely in person, and,

d) State, Federal and local officials continue to impose or recommend measures to promote social distancing; and,

3. The Public Facilities Fees Committee may continue to meet remotely in compliance with AB 361, in order to better ensure the health and safety of the public.

4. The Public Facilities Fees Committee will revisit the need to conduct meetings remotely no later than 30 days after teleconferencing for the first time, and every 30 days thereafter.

5. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by Public Facilities Fees Committee of the County of Stanislaus, State of California, this 21st day of April 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David Leamon, Public Works Director
Public Facilities Fees Committee Chair

ATTEST:

BY: _____
Tera Chumley, Sr. Management Consultant
Public Facilities Fees Committee Secretary

DRAFT

**DEVELOPMENT IMPACT FEE STUDY
FIRE PROTECTION FACILITIES**



DECEMBER 2021

Prepared By:



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SECTION 1: EXECUTIVE SUMMARY

This study is intended to update the development impact fee imposed by the West Stanislaus County Fire Protection District (“the District”). This report summarizes an analysis of the need for fire facilities and equipment to accommodate new development within the District’s boundaries and documents a reasonable relationship between new development, the fee, and the facilities and capital equipment to be funded.

Stanislaus County has and will continue to experience growth. As a consequence, local public works are faced with the challenge of providing service to an expanding customer base with limited resources for upgrading the infrastructure necessary to accommodate such expansion. The District too faces the challenge of providing fire facilities and services to service new development within its boundaries. A major funding revenue source available to the District is its fire impact fee program. The impact fees collected as a result of new construction provides a major funding source for the construction of fire facilities and purchase of vehicles and equipment, necessary for this purpose.

This report updates the development impact fee based on the current values of all fire equipment and facilities necessary to protect current residents at current levels. This fee is translated in a per square foot cost that is imposed on any new construction which may occur. Impact fees paid will allow for the District to provide all necessary facilities, vehicles, and equipment necessary to maintain current service levels. All data contained in this report was obtained from the District, and various Stanislaus County departments, including the Auditor-Controller’s and Assessor’s offices.

This report supports the adoption of a development impact fee for fire facilities of **\$0.86** per square foot of new construction. These fees are in compliance with the Mitigation Fee Act (California Government Code Section 66000 et. seq.), and this report substantiates the findings required by the Act.

Upon the submittal of this report to the District, it is incumbent upon the District Board of Directors (the “Board”), assisted by staff, to review and evaluate the report for accuracy and agreement with the conclusions presented. Once the Board is satisfied that the legislative requirements of Government Code Section 66000 et. seq. are met and the fee adjustment recommendations are valid, the Board shall submit a recommendation regarding the fee adjustments to the Stanislaus County Board of Supervisors for enactment.

After accepting and considering public input, the County Board of Supervisors shall vote to approve findings and a resolution to set the appropriate fees. If accepted, the fees would be imposed pursuant to the County’s development “police powers” under Article XI, section 7, of the California Constitution.



SECTION 2: THE MITIGATION FEE ACT

In 1987, the California Legislature adopted Assembly Bill 1600 which established a uniform process for formulating, adopting, imposing, collecting, accounting for, and protesting impact fees. In order to impose an impact fee, a local agency must go through a process to establish a reasonable relationship between a development project and the public improvement for which the development fee is charged.

The most important part of AB 1600 is the requirement for findings that connect any impact stemming from a development project to the type and amount of the fee imposed. Government Code Section 66001 states that after January 1, 1989, in any action "establishing, increasing, or imposing a fee as a condition of approval of a development project," the local agency shall do all of the following:

- 1) Identify the purpose of the fee.
- 2) Identify how the fee is to be used. If the use is for financing public facilities, the facilities shall be identified.
- 3) Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.
- 4) Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- 5) Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

Purpose of the Fee

The District has established a policy that new development will not burden existing development with the cost of public facilities required to accommodate growth. This has been accomplished through the imposition of development impact fees. The purpose of the development impact fee is to implement this policy by providing a funding source from new development for capital improvements to serve that development. The fee advances a legitimate interest of the District by enabling the District to provide fire protection services to new development within its boundaries, while continuing to provide service to its existing residents at existing service levels.

Use of the Fee

The development impact fee will fund new fire facilities, vehicles and capital equipment needed to serve new development at existing levels. Any new capital assets will be located within the boundaries of the District and will aid in the response capabilities of the District.

Benefit Relationship

The District will restrict fee revenues to the construction and upgrade of buildings, and the purchase of capital equipment and vehicles that will provide service to new development at existing levels. Fire facilities, vehicles and capital equipment funded by the fee will provide a District-wide network of services accessible to the additional residents and workers associated with new development. Thus, there is a reasonable relationship between the use of fee revenues and the residential and non-residential types of new development that will pay the fee.



Burden Relationship

The purpose of assessing an impact fee is to provide the capital resources necessary to sustain a constant level of emergency medical response, rescue and extrication, containment and mitigation of hazardous materials exposure, and other public assistance and life safety services to a growing service population. The relationship between the fee's use and the specific type of development is dependent upon the available development statistics. Based on the District's past experience in serving various development types as well as national fire protection standards, we are able to identify those structures that impose special or extraordinary mitigation needs for the District. The impact fee is assessed accordingly, whereby, all fees are imposed so that moderate and high hazard occupancy, commercial or industrial structures, which carry an inherently greater risk for fire safety, pay a higher per square foot fee than low hazard occupancy residential and commercial units.

Proportionality

This reasonable relationship between the public facility fee for a specific development project and the cost of the facilities attributable to that project is based on the estimated size of the service population that the projects will accommodate. The total fee for a specific project is based on its size as measured by the total square footage of building space and all areas covered by a permanent roof.

Other Requirements of AB 1600

In addition to these four steps, AB 1600 also requires that upon receipt of a fee, the local agency shall deposit it in a separate capital facilities account or fund, in a manner to avoid any commingling of the fees with other revenues and funds of the agency, and expend those fees solely for the purpose for which the fee was collected. Interest on those capital facilities accounts or funds shall be separated, accounted and expended in the same manner.

The agency Board shall make findings once each fiscal year with respect to any portion of the fee remaining unexpended or uncommitted in its account five or more years after the deposit of the fee. The finding shall identify the purpose to which the fee is to be put and to demonstrate a reasonable relationship between the fee and the purpose for which it was charged.

The agency shall refund to the current record owner(s) of the project, on a prorated basis, the unexpended or uncommitted portion of the fee, with interest, for which the required findings cannot be made. Upon certain circumstances, with appropriately noticed hearings, the legislation allows alternative actions.

The agency shall annually adopt and update, by resolution at a publicly noticed hearing, any capital improvement plan defined in this legislation.



SECTION 3: METHODOLOGY FOR IMPACT FEE STUDY

Development impact fees are calculated to fund the cost of facilities that are the result of growth due to new development. The District is required to accommodate this growth and therefore needs to determine at what rate the fee should be assessed. There are four basic steps followed in the calculation of the development impact fee, these include:

1. Prepare growth estimates;
2. Identify facility standards;
3. Determine the amount and cost of facilities required to accommodate new development based on facility standards and growth estimates;
4. Calculate the development impact fee by allocating the total cost of facilities per unit of development (on a square foot basis).

Facility Standards Methodology

One important issue in development impact fee studies is the identification of facility standards. Facility standards determine new development's total need for new facilities and each development unit's fair share of those needs. Standards also ensure that new development does not fund deficiencies associated with existing development.

The District will determine the size and location of fire stations, vehicles, and equipment necessary to ensure they will be sufficient to accommodate the personnel needed to serve the amount of new development anticipated. This study uses the District's existing inventory of facilities, vehicles and equipment combined with planned facilities needed to accommodate future development as the District's facilities standard. The District's existing inventory of facilities, vehicles and equipment serve the entire District and will serve future development. Further, additional facilities, vehicles and equipment will be needed to serve the anticipated future service population as a result of new development.

The District currently provides fire and emergency response services to a large response area. Given the District's size and protection facilities, vehicles, and equipment available at any one time, it is understandable that new construction will only exacerbate the protection challenges of the District. Given such facts, the District has determined that current service levels will be used as a benchmark and that new construction will not adversely affect these service levels.

To mitigate new construction's impact on the District's service capabilities, new development must be required to pay development impact fees. Assuming that the current levels of service being provided to the District's residents are to be considered the standard, any additional construction within the District's boundaries which requires fire or emergency response services, will pay an impact fee that is proportionate to such service. Given the existing demands placed on the District, existing stations and equipment should not be utilized to accommodate new construction at the expense of existing service levels. In order to offset the impact, the development impact fees will be used to construct or purchase new facilities, equipment, and vehicles necessary to accommodate such growth.

The District's inventory of existing and planned fire facilities was used as part of the basis for calculating the District's facility standard. This standard is used to determine new development's fair share obligation for expanded facilities as growth occurs. The District's existing fire protection facilities described in this Report currently serve the entire District. The facility standard utilized in



this study will specifically benefit any new development that will occur within the District as it will fund the expansion of facilities at the same standard currently serving existing development.

The District has the flexibility to alter the list of necessary facilities shown in this report as conditions change. If the overall cost of facilities necessary to mitigate the anticipated residential and commercial growth is altered significantly then the District should update this fee program to incorporate those changes.



SECTION 4: CURRENT FEES

The West Stanislaus County Fire Protection District’s previous development impact fee study was prepared in March 2004. Based upon the analysis performed by the MuniFinancial, the following development impact fees for fire facilities were recommended:

Current Impact Fees	
Construction Type	Impact Fee per Square Foot
Standard Fee	
Residential	\$0.47
Commercial	\$0.46
Office/Motel/Hotel	\$0.77
Industrial	\$0.23
Unoccupied Agricultural	\$0.12
Diablo Grande	
Residential	\$0.60
Residential with Sprinklers	\$0.45
Unoccupied	\$0.30
Sur Fee	\$0.35

Source: West Stanislaus County Fire Protection District

Capitol Public Finance Group, LLC was contracted by the West Stanislaus County Fire Protection District to provide this updated Development Impact Fee Study. This study is intended to establish the legal and policy basis for the calculation and imposition of impact fees on all new development within the District. The study will analyze the impact of recent and future construction on the needs of District, evaluate the existing mitigation program that was adopted in March 2004, and consider the changes that have occurred in the development community since the study was completed.

Ultimately, this study will demonstrate the need for an increased development impact fee due to the increasing amount of development within the District’s boundaries and the rapidly increasing cost of building public facilities.

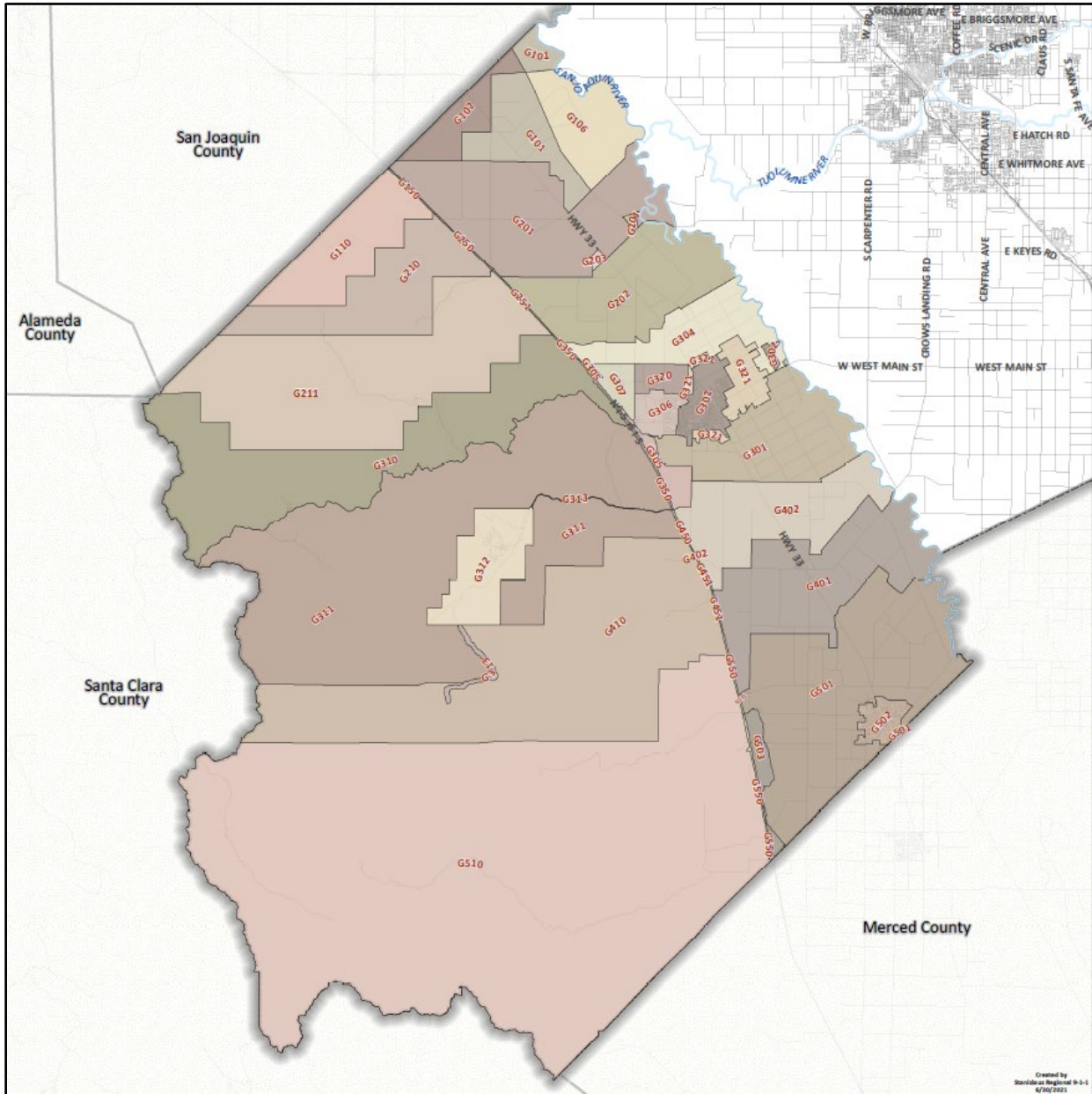


SECTION 5: DISTRICT DEMOGRAPHIC DATA

Location

The District serves the communities of Crows Landing, Diablo Grande, Grayson, Westley and Vernalis, as well as rural portions of the Cities of Patterson and Newman. As shown in **Figure 1**, the District is located on the western side of Stanislaus County, and is bounded in the north by the Counties of Alameda and San Joaquin, the County of Santa Clara to the west, the County of Merced to the South and the San Joaquin River to the east. The District is responsible for the protection of a variety of geographical areas, ranging from residential neighborhoods, commercial and industrial buildings, rural areas, as well as a portion of Interstate 5.

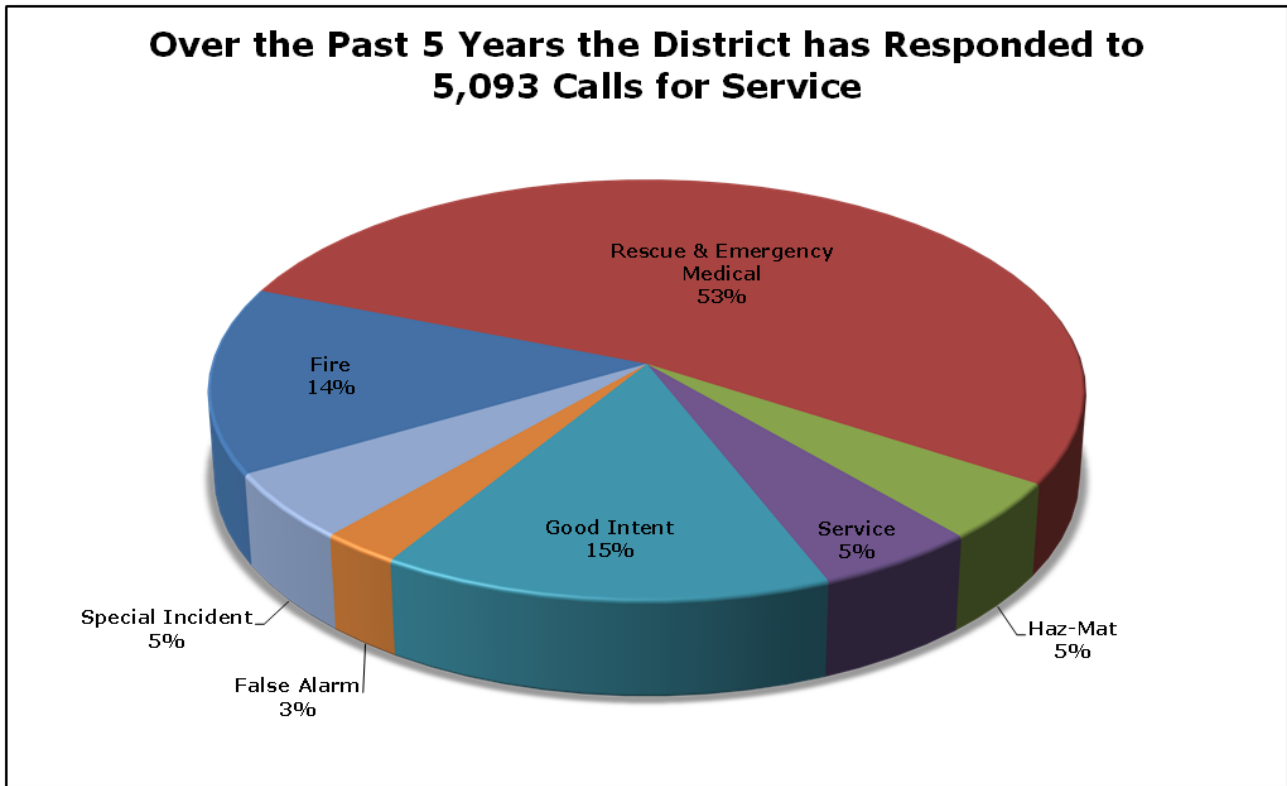
Figure 1



The District provides a full range of services, including fire prevention; fire suppression; and emergency medical response in addition to a variety of other miscellaneous requests. The District is a Special District, a self-governed agency led by a five-member Board of Directors. The District is composed of 6 full-time City of Patterson employees, 1 full-time City of Newman employee, 1 part-time employee and 83 volunteers.

The District responded to 5,093 service calls from 2016 through 2020, Rescue and EMS calls amounted to 53% of the service calls, as shown in the **Chart 1** below. On average the District had approximately 1,019 service calls per year over the past five years.

Chart 1



Source: West Stanislaus County Fire Protection District



Facilities

The District currently operates out of six fire stations located in Crows Landing, Newman, Patterson, Vernalis, and Westley. An administration building is also located in Patterson. An inventory of the District’s stations, year they were constructed and their insured values is shown in **Table 1**.

Table 1

West Stanislaus County Fire Protection District Fire Station Inventory			
Station	Address	Year Built	Insured Value
Fire Station 50/51 - Headquarters/Patterson	344 W. Las Palmas Avenue, Patterson	-	-
Fire Station 53 - Westley	8598 Kern Street, Westley	2001	\$1,103,298
Fire Station 54 - El Solyo	3926 River Road, Vernalis	1985	\$780,058
Fire Station 55 - Newman	Highway 33 & Kern Street, Newman	1990	\$1,238,844
Fire Station 56 - Crows Landing	22012 G Street, Crows Landing	1935	\$278,233
Fire Station 57 - Diablo Grande	20899 Grapevine Drive, Patterson	2003	\$471,201
Total Insured Value			\$3,871,634

Source: West Stanislaus County Fire Protection District

Vehicles and Capital Equipment

The District’s equipment inventory is shown in **Table 2**, and **Table 3** shows the District’s current apparatus and vehicles.

Table 2

Equipment Inventory and Estimated Value	
Description	Insured Value
58 MSA/SCBA Equipment	\$185,565
Portable Equipment	\$512,948
Radio	\$5,734
Total Insured Value	\$704,247

Source: West Stanislaus County Fire Protection District



Table 3

West Stanislaus County Fire Protection District Apparatus and Vehicle Inventory			
Location	Apparatus Type	Year	Insured Value
Fire Station 50/51 - Headquarters/Patterson	4900 Westmark-International Fire Engine	1998	\$160,000
	Command #1/Chevy Tahoe	2011	\$45,000
	Command #2/Ford F-250 Pickup Truck	2013	\$30,291
	Command #3/Dodge Ram 2500	2005	\$35,000
	F-150 Supercrew 4x4	2015	\$32,382
	Ford Escape	2014	\$23,000
	Ford Expedition 4x4	2000	\$40,000
	HME Hi-Tech #1 Spartan	1996	\$56,080
	International/7600 SFA	2007	\$230,000
	Patterson Rescue/International M4900 Rescue Unit	1995	\$155,000
Fire Station 53 - Westley	Pierce	2013	\$285,000
	SMEAL Aerial Ladder Apparatus	2008	\$695,085
	F-150 Supercrew 4x4	2021	\$35,000
	Ford F-550 Rescue	2006	\$100,000
Fire Station 54 - El Solyo	Hi-Tech Spartan Type 1 Tripple Combination Pumper	2009	\$357,927
	International 7600 SFA Tender	2014	\$150,570
Fire Station 55 - Newman	International	2012	\$169,024
	KME Westates Fire Engine	2002	\$234,000
Fire Station 57 - Diablo Grande	Ford F-550	2005	\$120,000
	International 7400 SBA 5x4	2019	\$260,802
	Newman Chief 3/F-150	2011	\$25,000
	Westmark-International Fire Engine	1998	\$160,000
Fire Station 57 - Diablo Grande	HME-Westates	2006	\$272,000
	International Model 7000	2013	\$322,753
	International Pumper	1973	\$80,000
Total Insured Value			\$4,073,914

Source: West Stanislaus County Fire Protection District



SECTION 6: ANTICIPATED DISTRICT GROWTH

Stanislaus County and the District have and continue to experience growth given the relative affordability of land and homes and proximity to major urban centers. Using ParcelQuest it was determined that over the last five years, the District has seen an average addition of 31 residential units per year, as shown in **Table 4** below. It is expected that this rate of growth will continue over the next ten years for a total of approximately 310 new residential units.

TABLE 4

5 Year Historical Residential Development	
Year	# of Residential Units
2016	55
2017	45
2018	43
2019	3
2020	7
Average	31

Source: ParcelQuest.

To estimate the square footage of new residential development, the average square footage of current residential units within the District was determined and then applied to the estimated number of units expected to be built over the next 10 years.

TABLE 5

Estimated Residential Development Square Footage		
Total Estimated # of Units	Average Current Residential Square Footage	Estimated Square Footage
310	1,913	593,030

Source: ParcelQuest.

Commercial/Industrial Development

As residential construction continues within the boundaries of the District, an inherent demand for commercial facilities is created. Currently there are plans for one large-scale development project within the District’s boundaries. The Crows Landing Industrial Business Park states that the development of 1,274 acres of commercial and industrial property will equate to approximately 14.254 million square feet of commercial/industrial space. Phase one of the Crows Landing Industrial Business Park will see the construction of 5.941 million square feet of commercial/industrial space, Phase 2 will have 3.657 million square feet, and Phase 3 will consist of 4.656 million square feet. As this development may significantly affect the District’s service requirements, the District must consider this project when planning and assessing its ability to maintain high levels of service to existing residents and as well the new structures that will be added to its service population.



As the demand for fire suppression and emergency response increases due to new construction, the capabilities and overall quality of protection services and personnel provided, degrades proportionally. The only plausible mitigation from the District's perspective is the addition of facilities, equipment, and personnel to provide existing service levels to any new construction which may occur. This is accomplished through the modernization and upgrade of existing facilities, or the construction of entirely new facilities. This will serve to support timely response and maintain adequate supplies of apparatus and equipment so that the District may maintain its current service levels while accommodating any new growth.



SECTION 7: FACILITIES SERVING NEW DEVELOPMENT

New development within the District will benefit from the existing capital resources of the District and will need to provide funding towards new fire stations and required apparatus, vehicles and capital equipment that will enable the District to adequately serve the future development. Furthermore, based on data provided by the District it is recommended that the District construct a new fire station over the next ten to fifteen years to provide fire service at adequate levels. The new station will serve current and new development within the District in conjunction with the existing fire stations.

Existing Capital Resources

As previously detailed in **Tables 1, 2 and 3**, and summarized in **Table 6**, the District has invested approximately \$8.6 million into its capital assets.

TABLE 6

Capital Asset Summary	
Type of Asset	Total Insured Value
Fire Stations	\$3,871,634
Apparatus and Vehicles	\$4,073,914
Other Assets	\$704,247
Total	\$8,649,795

New Station Construction Cost

In order to serve future new development within the District, one additional fire station will be needed. The new fire station will be needed in the Crows Landing community. Additionally, apparatus, vehicles and equipment are needed for the new fire station. **Table 7** provides an overview of the apparatus, vehicles and capital equipment needed in any new fire station constructed by the District.

TABLE 7

Apparatus, Vehicle & Equipment Needs		
Vehicle Type	Vehicle Cost	Number to be Purchased
Structure Engine	\$635,000	1
Wildland Engine	\$400,000	1
Water Tender	\$200,000	1
Utility Vehicle	\$50,000	1
Ladder Truck	\$1,200,000	1
Station Equipment	\$750,000	-

Table 8 provides an overview of the estimated costs related to the construction of a new fire station. The station construction cost is based on the average cost of five recent fire stations constructed in Turlock, Clovis, Roseville, Oakdale, and Woodland.



TABLE 8

New Fire Station Costs	
Component	Estimated Cost
Land Cost (3 acres)	\$217,362
New Fire Station Construction	\$3,191,600
Apparatus and Vehicles for New Station	\$3,235,000
Capital Equipment for New Station	\$316,160
Financing Costs	\$3,371,380
Total New Station Costs	\$10,331,502

These costs not only include the construction itself, but also the related land costs, apparatus, vehicles and capital equipment necessary to operate the station and related financing costs due to cash flow limitations of the District. It is assumed that in addition to the vehicles and apparatus outlined in **Table 7**, the District would acquire various life-saving equipment including personal protection equipment, self-contained breathing apparatus, a vehicle exhaust capture system, fire hoses, communications systems, and rescue tools. It is anticipated that financing will be necessary because fire mitigation fees are paid as new units are constructed but stations will be needed prior to development build-out. As such, it is assumed that 50% of the fire station construction and capital acquisitions will need to be financed.

Adding together the current capital assets with the new station construction, results in the total estimated capital impact from new development in the District, as shown in **Table 9**.

TABLE 9

Combined Total Capital Assets and Future Costs	
Type of Asset	Total Estimated Value/Costs
Capital Assets	\$8,649,795
Future New Station Costs	\$10,331,502
Total	\$18,981,297



SECTION 8: DEVELOPMENT IMPACT FEE CALCULATION

The District has not increased its development impact fees since the approval of the impact fee study performed in 2004. All the while, construction costs have increased.

To properly express the impact of new construction on the service quality and capabilities of the District, the District's impact fee will be justified by taking the total value of assets of the District and dividing the value across all assessable square footage within the District boundaries. Then, the average size of units within the District will be applied to the per unit value to determine a per square foot value.

Impact Fee Calculation

To calculate the amount of the development impact fee necessary on a per square foot basis, for all properties within the District's boundaries, we will identify the cost to provide facilities and equipment to new construction at existing levels. To accomplish this goal, we must first identify the total number of structures within the District. Although the District covers a wide ranging service area, including open land and large forest areas, the impact fee calculated will include solely on structures with assessable square footage.

As described in Section 6, the estimated square footage of residential development to be constructed is 593,030 and 14,254,000 of commercial/industrial development. Using ParcelQuest it was determined that there is currently 7,149,110 total square footage of building space within the District. As shown in **Table 10**, over the next 10 to 15 years the District expects to have approximately 21.9 million square feet of building space within its boundaries.

TABLE 10

Estimated Current and Future Development by Square Footage	
	Square Footage
Current Structures	7,149,110
Anticipated New Construction (10-15 Years)	14,847,030
Total Square Footage	21,996,140

To calculate the amount of the development impact fee necessary, on a per square foot basis, we first identify the unfunded facilities cost of \$18,981,297, as stated in Section 7. We then determine the total square footage of residential, commercial, and industrial construction within the District, which is 21,996,140 square feet. Finally, we divide the total facilities cost (\$18,981,297) by the total square footage of building space within the District (21,996,140 square feet).



TABLE 11

Impact Fee Calculation	
Capital Assets	\$8,649,795
Future New Station Costs	\$10,331,502
Total Costs	\$18,981,297
Future Service Square Footage	21,996,140
Cost per Square Foot	\$0.86

Therefore, as shown in **Table 11**, the District can justify a development impact fee for fire facilities of **\$0.86** per square foot of new construction.



SECTION 9: IMPLEMENTATION

If the Board concurs with and chooses to increase the fee as provided for in this study, the following process should be followed for fee implementation.

Fire District Board Approval

The Board should adopt a resolution and make a recommendation to the Stanislaus County Board of Supervisors to adopt this fee pursuant to the County's development "police powers" under Article XI, section 7 of the California Constitution.

County Board of Supervisors Approval

The Stanislaus County Board of Supervisors should adopt the proposed fee schedule in compliance with California Government Code section 66016 through 66018. The County should:

- ◆ Send a notice of a public hearing at least 14 days prior to the hearing to any party that has submitted a written request for such a notice. Have this report and all supporting documentation available for review by the public at least 10 days prior to the hearing;
- ◆ Hold the public hearing to consider adoption of the development impact fee;
- ◆ Adopt an implementing ordinance to establish the County and District's authority to impose the proposed fee and automatically adjust the fee annually for inflation, and adopt a resolution to set the fee;
- ◆ Begin collecting the fee no sooner than 60 days following adoption of the ordinance and resolution.

Fee Accounting

The District should deposit all fee revenues into a new restricted public facility fee account. Interest earned on fund balances should be credited to the fund.

Use of the Fee

The District should only use fee revenues for projects that expand the District ability to deliver fire services to accommodate new development. Use of the fee in this manner documents a reasonable relationship between new development and the use of fee revenue. The District may alter the scope of the planned projects, or substitute new projects as long as the project continues to represent an expansion of the District's capabilities. If the total cost of all planned projects varies from the total cost used as a basis for the fee, the District should revise the fee accordingly.

Inflation Adjustment

The District should adjust the fee annually for inflation in the cost of projects to be funded by the fee. A construction cost index should be based on a reputable and easily identifiable source such as the *Engineering News Record*.



Reporting Requirements

The District should comply with the annual and five-year reporting requirements of Government Code section 66000 et. seq. Annually, the District must identify the fee revenues received and for what purposes they were expended.



APPENDIX A: RESOLUTION RECOMMENDING THE ADOPTION OF THE IMPACT STUDY

**RESOLUTION NO. ____ - ____
OF THE
WEST STANISLAUS FIRE PROTECTION DISTRICT**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WEST STANISLAUS FIRE PROTECTION DISTRICT RECOMMENDING TO THE STANISLAUS COUNTY BOARD OF SUPERVISORS THE ADOPTION OF THE DEVELOPMENT IMPACT FEE STUDY AND INCREASING THE DEVELOPMENT IMPACT FEES FOR ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THE WEST STANISLAUS FIRE PROTECTION DISTRICT

RESOLVED, by the Board of Directors of the West Stanislaus Fire Protection District (the "District") as follows:

WHEREAS, pursuant to Government Code section 66001 the District, through the County of Stanislaus, may levy a fee on all new residential, commercial, and industrial development within the District boundaries, to fund the capital equipment and facilities construction needs of the District;

WHEREAS, the County of Stanislaus holds the police power to enact an increase in the development impact fees on behalf of the District;

WHEREAS, the District has a plan which states an overall vision for the construction and equipping of stations in order to meet the demands of the citizens within the District;

WHEREAS, the District has performed a study to assess the impact on the District's facilities from residential, commercial, and industrial development and established a nexus between such development and the need for funding to construct facilities;

WHEREAS, the impact fees collected shall be used to finance the public facilities described or identified in the *West Stanislaus County Fire Protection District Development Impact Fee Study* or other public facility master plans as may from time to time be adopted by the Governing Board of the District;

WHEREAS, after considering the specific project descriptions and cost estimates identified in the *West Stanislaus County Fire Protection District Development Impact Fee Study*, the Governing Board approves such project descriptions and cost estimates, and finds them reasonable as the basis for calculating and imposing certain impact fees.

NOW, THEREFORE, it is hereby ORDERED and DETERMINED, as follows:

Section 1. The *West Stanislaus County Fire Protection District Development Impact Fee Study* is hereby adopted by the District.

Section 2. The Board of the District recommends to the Board of Supervisors of the County of Stanislaus the adoption and implementation of an increase in the Fire Mitigation Fee on behalf of the District as set forth in the *West Stanislaus County Fire Protection District Development Impact Fee Study* under the police powers granted to the County in order to support public services.

Section 3. The fee shall be solely used (1) for the purposes described in the *West Stanislaus County Fire Protection District Development Impact Fee Study*, or (2) for reimbursing



the District for the development's fair share of those capital improvements already constructed by the District.

Section 4. Annually, as part of the budget process, the Fire Chief shall review the estimated cost of the described capital improvements, the continued need for those improvements and the reasonable relationship between such need and the impacts of the various types of development pending or anticipated and for which the fee is charged.

Section 5. The development impact fees, including any increases for inflation as authorized by the State, shall be collected prior to the issuance of a building permit on each eligible unit, based on the habitable and enclosed square footage of the building.

I, the undersigned Secretary of the West Stanislaus County Fire Protection District, hereby certify that the foregoing is a full, true and correct copy of a resolution adopted by the Board of Directors of the West Stanislaus County Fire Protection District at a meeting thereof on the ____ day of _____, 2021, by the following vote of the members thereof:

AYES:
NOES:
ABSENT:

Secretary of the Governing Board
West Stanislaus County Fire Protection District



APPENDIX A: RESOLUTION RECOMMENDING THE ADOPTION OF THE IMPACT STUDY

**RESOLUTION NO. 2021-005
OF THE
WEST STANISLAUS FIRE PROTECTION DISTRICT**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WEST STANISLAUS FIRE PROTECTION DISTRICT RECOMMENDING TO THE STANISLAUS COUNTY BOARD OF SUPERVISORS THE ADOPTION OF THE DEVELOPMENT IMPACT FEE STUDY AND INCREASING THE DEVELOPMENT IMPACT FEES FOR ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THE WEST STANISLAUS FIRE PROTECTION DISTRICT

RESOLVED, by the Board of Directors of the West Stanislaus Fire Protection District (the "District") as follows:

WHEREAS, pursuant to Government Code section 66001 the District, through the County of Stanislaus, may levy a fee on all new residential, commercial, and industrial development within the District boundaries, to fund the capital equipment and facilities construction needs of the District;

WHEREAS, the County of Stanislaus holds the police power to enact an increase in the development impact fees on behalf of the District;

WHEREAS, the District has a plan which states an overall vision for the construction and equipping of stations in order to meet the demands of the citizens within the District;

WHEREAS, the District has performed a study to assess the impact on the District's facilities from residential, commercial, and industrial development and established a nexus between such development and the need for funding to construct facilities;

WHEREAS, the impact fees collected shall be used to finance the public facilities described or identified in the *West Stanislaus County Fire Protection District Development Impact Fee Study* or other public facility master plans as may from time to time be adopted by the Governing Board of the District;

WHEREAS, after considering the specific project descriptions and cost estimates identified in the *West Stanislaus County Fire Protection District Development Impact Fee Study*, the Governing Board approves such project descriptions and cost estimates, and finds them reasonable as the basis for calculating and imposing certain impact fees.

NOW, THEREFORE, it is hereby ORDERED and DETERMINED, as follows:

Section 1. The *West Stanislaus County Fire Protection District Development Impact Fee Study* is hereby adopted by the District.

Section 2. The Board of the District recommends to the Board of Supervisors of the County of Stanislaus the adoption and implementation of an increase in the Fire Mitigation Fee on behalf of the District as set forth in the *West Stanislaus County Fire Protection District Development Impact Fee Study* under the police powers granted to the County in order to support public services.

Section 3. The fee shall be solely used (1) for the purposes described in the *West Stanislaus County Fire Protection District Development Impact Fee Study*, or (2) for reimbursing the District for the development's fair share of those capital improvements already constructed by the District.

Section 4. Annually, as part of the budget process, the Fire Chief shall review the estimated cost of the described capital improvements, the continued need for those improvements and the reasonable relationship between such need and the impacts of the various types of development pending or anticipated and for which the fee is charged.

Section 5. The development impact fees, including any increases for inflation as authorized by the State, shall be collected prior to the issuance of a building permit on each eligible unit, based on the habitable and enclosed square footage of the building.

I, the undersigned Secretary of the West Stanislaus County Fire Protection District, hereby certify that the foregoing is a full, true and correct copy of a resolution adopted by the Board of Directors of the West Stanislaus County Fire Protection District at a meeting thereof on the 13th day of December, 2021, by the following vote of the members thereof:

AYES: Jon Maring, Dan Robinson, Henry Bettencourt, Jason Jasper, and Jarod Lara
NOES: None
ABSENT: None



Amy Best
Secretary of the Governing Board
West Stanislaus County Fire Protection District

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

Fund	Description	Cash Balances As of 03/31/2022	Open Project Balances Not Yet Withdrawn	Unobligated Cash Balances As of 03/31/2022
2400	Regional Transportation Impact Fee	12,450,159.34	(20,316,000.86)	(7,865,841.52)
2401	City/County Roads	817,533.33	-	817,533.33
2402	Detention	7,436,937.01	-	7,436,937.01
2403	Criminal Justice	746,228.35	-	746,228.35
2404	Library	504,268.03	(3,600,000.00)	(3,095,731.97)
2405	Regional Parks	3,754,508.62	-	3,754,508.62
2406	Health	4,887,886.40	(3,720,656.56)	1,167,229.84
2407	Behavioral Health	747,916.54	-	747,916.54
2408	Other Facilities	4,172,030.00	(2,428,958.00)	1,743,072.00
2409	Administrative Fees	155,035.89	-	155,035.89
2410	Sheriff	646,674.56	-	646,674.56
2411	Emergency Services	160,855.46	-	160,855.46
2412	Admin Fees Unincorporated	126,110.56	-	126,110.56
2413	Neighborhood Parks	771,362.27	-	771,362.27
2414	Animal Services	583,823.69	-	583,823.69
2415	Info Technology	204,114.64	-	204,114.64
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		38,165,444.69	(30,065,615.42)	8,099,829.27
6400	Regional Transportation Impact Fee	296,429.09	-	296,429.09
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	1,310.35	-	1,310.35
6411	Fire Warden	21,547.38	-	21,547.38
6412	Admin Fees-Unincorporated	6.00	-	6.00
6413	Other Facilities-Unincorporated	53,327.81	(50,719.27)	2,608.54
Subtotal		2,461,096.88	(2,015,191.44)	445,905.44
Grand Total		40,626,541.57	(32,080,806.86)	8,545,734.71

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 Nine Months Ended March 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	\$ 3,477,827.60	\$ 82,008.52	\$ -	\$ (12,740.00)	\$ (5,567,272.93)	\$ (2,020,176.81)
2401 City/County Roads	-	4,333.01	-	-	-	4,333.01
2402 Detention	634,692.21	37,003.68	-	(2,214.00)	-	669,481.89
2403 Criminal Justice	78,017.47	3,658.71	-	(271.00)	-	81,405.18
2404 Library	189,623.36	2,092.81	-	(460.00)	(199,291.25)	(8,035.08)
2405 Regional Parks	186,456.40	19,184.54	-	(455.00)	-	205,185.94
2406 Health	205,480.80	25,125.88	-	(715.00)	-	229,891.68
2407 Behavioral Health	54,827.23	3,757.12	-	(188.00)	-	58,396.35
2408 Other Facilities	677,351.70	19,534.65	-	(4,315.00)	-	692,571.35
2409 Admin Fees	95,816.95	707.29	-	-	(49,650.59)	46,873.65
2410 Sheriff	58,249.00	3,199.84	-	(2,191.00)	-	59,257.84
2411 Emergency Services	9,632.15	816.25	-	(36.00)	-	10,412.40
2412 Unincorp-Admin Fees	17,848.00	624.97	-	(275.00)	(7,050.12)	11,147.85
2413 Neighborhood Parks	22,531.00	4,007.66	-	(882.00)	-	25,656.66
2414 Animal Services	45,659.21	2,917.47	-	(155.00)	-	48,421.68
2415 Information Technology	9,767.95	1,045.80	-	(19.00)	-	10,794.75
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	\$ 5,763,781.03	\$ 210,018.20	\$ -	\$ (24,916.00)	\$ (5,823,264.89)	\$ 125,618.34

Activity from Original Fee Structure

Fund	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400 Regional Transportation Impact Fee	\$ 2,594.00	\$ 1,557.35	\$ -	\$ -	\$ -	\$ 4,151.35
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	134.00	6.23	-	-	-	140.23
6411 Fire Warden	102.00	113.66	-	-	-	215.66
6412 Unincorp-Admin Fees	6.00	-	-	-	-	6.00
6413 Unincorp-Other Facility	-	282.65	-	-	-	282.65
Sub-Totals	\$ 2,836.00	\$ 13,029.53	\$ -	\$ -	\$ (708.75)	\$ 15,156.78
TOTAL ALL FUNDS	\$ 5,766,617.03	\$ 223,047.73	\$ -	\$ (24,916.00)	\$ (5,823,973.64)	\$ 140,775.12
GRAND TOTAL JUL-20 - MAR-21	\$ 5,116,610.08	\$ 353,621.11	\$ -	\$ (126,728.85)	\$ (4,220,094.60)	\$ 1,123,407.74
CHANGE FROM PRIOR YEAR TO DATE	13%	-37%	0%	-80%	38%	-87%

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

Fund & Project Description	Sum of Approved Open PFF Project Amounts	Sum of Open PFF Project Withdrawals as of 03/31/2022	Sum of Open PFF Project Balances Available for Withdrawal
Admin Fees	\$ 56,700.71	\$ 56,700.71	\$ -
Administrative Fees	54,231.31	54,231.31	-
2409-Admin Fees	47,181.19	47,181.19	-
2412-Admin Fees	7,050.12	7,050.12	-
Large Industrial Program Audit	2,469.40	2,469.40	-
2409-Admin Fees	2,469.40	2,469.40	-
Project	57,406,280.00	25,325,473.14	32,080,806.86
RTIF McHenry Widening Project #9616	7,657,026.00	1,319,191.94	6,337,834.06
2400-Regional Transportation Impact Fee	7,657,026.00	1,319,191.94	6,337,834.06
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	3,718,337.95	2,181,662.05
2400-Regional Transportation Impact Fee	5,900,000.00	3,718,337.95	2,181,662.05
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	8,992,099.45	6,466,186.55
2400-Regional Transportation Impact Fee	15,458,286.00	8,992,099.45	6,466,186.55
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	\$ 57,462,980.71	\$ 25,382,173.85	\$ 32,080,806.86

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

Fund & Project Description	Sum of Approved Open PFF Project Amounts	Sum of Open PFF Project Withdrawals as of 3/31/2022	Sum of Open PFF Project Balances Available for Withdrawal
2400-Regional Transportation Impact Fee	45,241,474.00	24,925,473.14	20,316,000.86
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	8,992,099.45	6,466,186.55
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	1,319,191.94	6,337,834.06
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	3,718,337.95	2,181,662.05
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	49,650.59	49,650.59	-
Administrative Fees	47,181.19	47,181.19	-
Large Industrial Program Audit	2,469.40	2,469.40	-
2412-Admin Fees	7,050.12	7,050.12	-
Administrative Fees	7,050.12	7,050.12	-
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	\$ 57,462,980.71	\$ 25,382,173.85	\$ 32,080,806.86

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

Dept	Project Description	Date of PFF Committee Request	Board Action Item No. (i.e. "2015-123")	Approved Open PFF Project Amounts	3/31/2022	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	1,319,191.94	6,337,834.06	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	3,718,337.95	2,181,662.05	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	8,992,099.45	6,466,186.55	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	47,181.19	47,181.19	-	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	7,050.12	7,050.12	-	2412-Admin Fees	Admin Fees
Total				57,462,980.71	25,382,173.85	32,080,806.86		

