



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

Thursday, January 18, 2024

1010 10th Street, Modesto

Covell Conference Room (2005/2nd floor)

2:00-3:30 p.m.

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 209-652-1514. Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting.

NOTICE REGARDING NON-ENGLISH SPEAKERS: Public Facilities Fees Committee meetings are conducted in English. Language assistance requests should be made by noon the day before the meeting by contacting the Committee Secretary at 209-652-1514.

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 Lori Sicard of the Stanislaus County Counsel Office at 222-7158.

A. Call to Order

B. Public Comment Period

C. Roll Call (Verbal)

D. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on **November 16, 2023**
2. Approve the new Public Facilities Fees Committee Chair, based on the rotation schedule agreed to at the December 19, 2019, PFF meeting (implemented in 2020)
 - 2024 – Auditor-Controller’s Office
 - 2025 – Planning & Community Development
 - 2026 – Public Works
 - 2027 – Chief Executive Office
3. Presentation, discussion, and possible action regarding a PFF deferral/waiver request from Montara Development, LLC and Milestone Housing Group, LLC for the Geer Family Apartments Project at 4131 Geer Road, Turlock
4. Presentation, discussion, and possible action regarding a PFF appeal from Valley Milk, LLC, at 400 N. Washington Road, Turlock

E. Discussion Item(s):

1. Auditor’s Report

F. Next Regular Meeting:

- Thursday, February 15, 2024 @ 2-3:30 p.m., Room 2005
- Next meeting agenda items

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

November 16, 2023
2:00 p.m.

1010 10th Street, Room 2005 (2nd floor conference room)

Voting Members Present:

Patrick Cavanah – Chair (CEO); Chris Barnes (Auditor/Controller); Andy Johnson (GSA-Capital Facilities – Alternate); Denny Ferreira (Planning/**Building**); Lori Sicard (County Counsel); Tracie Madison (Public Works – Alternate); Angela Freitas (**Planning/Building** – Alternate)

Absent:

David Leamon (Public Works); Angelina Souther (Auditor/Controller – Alternate); Kristin Doud (**Planning/Building**)

Also Present:

Ahmad Ghaderi (A&S Engineering); Abi Jara (A&S Engineering); Brian Decker (SC Fuels); Will Shirley (Recorder)

Meeting called to order at 2:01 p.m. by Chair, Patrick Cavanah.

Public Comment – No public comments.

Roll call: A quorum of membership was established.

A. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on **October 19, 2023**

Minutes may be voted on by those Members in attendance.

A Motion was made to approve the PFF Committee Meeting Minutes of **October 19, 2023**.

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

2. Presentation, Discussion, and Action regarding a PFF waiver request from SC Fuels, for a Diesel Exhaust Fluid (DEF) project at 309 S. Tully Road, Turlock

This is a follow-up to the item on the October 19, 2023, agenda, at which the PFF Committee determined that, pursuant to the PFF Administrative Guidelines, Section III.B.2, the Chief Building Official and Public Works Director would review trip determination data, and determine if there was an increase, and if so, would work to determine a PFF fee for the project.

Based on that determination, a fee reduction from the original amount of \$25,208 to 20% of the original amount, \$5,041.60, was proposed to the requestor. The requestor accepted the

proposed reduction, and member Ferreira motioned to approve the 80% fee reduction and authorize the PFF Committee Chair to issue a letter to the requestor stating the revised fee amount to be paid to the City of Turlock, which was seconded by alternate member Valencia.

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

B. Discussion Items

1. Auditor's Report

Unobligated Cash Balance - \$8,241,154.94

C. Next Regular Meeting:

- Thursday, January 18, 2024 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 2005 (2nd floor) or TBD.

Meeting adjourned at 2:22 p.m.

Submitted by: Will Shirley, Confidential Assistant IV

MONTARA DEVELOPMENT LLC

1420 THIRD ST., STE. 12

NAPA, CA 94559

December 19, 2023

Chairman Patrick Cavanah
Stanislaus County
Public Facilities Fees Committee
Sent via email: cavanahp@stancounty.com

Re: Request for Public Facilities Fee Deferral / Waiver – Geer Family Apartments, 4131 Geer Rd., Turlock (the “Geer Project”)

Dear Chairman Cavanah,

On behalf of Milestone Housing Group LLC., my joint venture partner for the Geer Project, I am submitting this formal request to the PFF Committee for deferral and waiver of applicable Public Facility Fees related to the proposed workforce housing project we are developing at 4131 Geer Rd in Turlock.

Geer Family Apartments is a fully entitled, all affordable, family apartment community. The project will bring 259 new apartment units with income limits covering a broad range of the population in Turlock (units from 30% to 80% of the Stanislaus County area median income). Given the high costs of construction in California, current interest rates and the competitive funding environment for affordable housing, City and County financial participation, through fee waivers, deferrals and other means, is a critical component to getting projects built and into the County’s affordable housing inventory.

Project Summary

Geer Family Apartments is located in northeast Turlock at the intersection of Geer Road and Christopherson Parkway, across the street from California State University, Stanislaus. The property is in a Difficult to Develop Area (DDA) and a HCD Highest Resource areas. These designations reflect desirable locations for workforce housing development as they prioritize area demographics with positive economic, educational, and health outcomes for low-income families, particularly long-term outcomes for children.

The property is located close to many amenities that will benefit the residents. Medeiros Elementary School, Dennis Earl Elementary School and Christopherson Park are within a few blocks on either side of the property. There is a Turlock Transit city bus stop along the property line that provides bus service at roughly every half hour during commuting times. Raley’s, CVS, Walmart Neighborhood Market and several other stores and restaurants are within walking distance as well.

Geer Family Apartments was approved by the City of Turlock in January of 2023 for a total of 261 total units (including 2 manager’s units), a club house and common area amenities. Of the 259 family affordable units, approximately 50% of the units will be one bedroom, 25% two bedrooms and 25% three bedrooms. The design is comprised of multiple 3-story walk up apartment buildings and a standalone community building which will include a shared kitchen, computer room, additional community spaces and leasing offices. There are also outdoor amenities, including gathering spaces,

community garden, recreation areas and a tot lot. 4131 Geer Road is currently 8.58 acres of undeveloped land.

The unit mix is as follows:

126 one bedrooms of approx. 564 SF (net rentable)

66 two bedrooms ranging from approx. 821 to 810 SF (net rentable)

69 three bedrooms of approx. 1065 SF (net rentable)

The site plan includes 458 total parking spaces, a portion of which may have carports to accommodate solar panels used to satisfy building code energy generation requirements.

Geer Family Apartments will have 259 apartment units that are income and rent restricted to households earning between 30% and 80% of the Stanislaus County Area Median Income, with an overall average of 60% or less.

Affordability restrictions may ultimately vary depending on final funding sources, however they are currently anticipated as follows:

30 units at 30% AMI (extremely low income)

24 units at 50% AMI (very low income)

151 units at 60% AMI (low income)

54 units at 80% AMI (low income)

2 manager's units (market rate)

Milestone will pursue a combination of City, County and State funding through various affordable housing programs.

Stanislaus County Public Facility Fees

Geer Family Apartments will be developed with the assistance of public funds, conventional debt and equity and will be subject to a deed restriction to ensure affordability for 55 years.

The Stanislaus County Public Facility Fees 2021 Administrative Guidelines provide provisions under Section III, E. 1) for housing developed for occupancy by moderate and low income households (50% to 120% of the area median income) to defer Public Facilities Fees for the entire time period that the income eligibility, as set by the funding source, is maintained.

The Administrative Guidelines further state housing developed for occupancy by extremely and very low-income households (50% and less of area median income) shall be afforded the opportunity to waive the entire Public Facilities Fees.

Milestone hereby requests a deferral on Public Facilities Fees of approximately 229 very-low to low-income units and a waiver of Public Facilities Fees for approximately 30 extremely low income units. Milestone shall provide documentation that confirms such occupancy prior to building permit issuance.

Milestone acknowledges a contract will be executed and recorded that indicates a) the deferral for very low and low income units with instructions regarding future payment and b) the waiver status for extremely low income units along with instructions regarding future payment should the income housing status not be maintained. Furthermore, Milestone understands the administrative fee portion of such Public Facilities Fees shall not be deferred and shall be paid at time of building permit issuance.

Milestone

Milestone Housing Group, LLC is an affordable housing development company and its affiliate, Milestone Construction Group, LLC, is a licensed general contractor (see milestonehousing.com and milestoneconstructiongrp.com for company details).

Milestone Housing and Milestone Construction work together to design, develop, finance, build and operate our portfolio of affordable projects.

Milestone carefully builds its development teams in each locality served by working with the strongest architectural and engineering firms on a repeat business basis. On the financing side, it is well versed at balancing the needs of the financial partners with those of local government. The end goal is building high quality affordable housing to support families.

Milestone strives to design functional, livable projects to stand the test of time and places great importance on the services required for our residents, and the integration of our residents with the surrounding community.

If additional information is needed, please contact me or Marcus Griffin per the contact information below.

Sincerely,



Josh Reed
Montara Development LLC
415.215.5121
jreed@montarallc.com

CC:

Marcus Griffin
Milestone Housing Group, LLC
408.933.8531
marcus@milestonehousing.com

Stanislaus County Public Facilities Fee Calculator - 2020 Fee Schedule

Location: 4131 Geer City of Turlock
 Fee Schedule: 3

Total Fee: \$ 1,248,214

"Geer Family Apartments"

Land Use Type:
 Percent Charged:
 Building Quantity (Units or Square Feet):
 Miscellaneous Units (Lane, Pump, Room, Acre):

Use 1:	Use 2:	Use 3:	Use 4:	Use 5:	Use 6:
Multifamily / Mobile Home	-	Multifamily / Mobile Home	-	-	-
100%		100%	100%		100%
261		2			
					-

Total

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Impact Fee Categories:	GROSS						NET
	Use 1:	Use 2:	Use 3:	Use 4:	Use 5:	Use 6:	
Animal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Behavioral Health	\$ 15,660	\$ -	\$ 120	\$ -	\$ -	\$ -	\$ 15,780
Criminal Justice	\$ 22,707	\$ -	\$ 174	\$ -	\$ -	\$ -	\$ 22,881
Detention	\$ 185,310	\$ -	\$ 1,420	\$ -	\$ -	\$ -	\$ 186,730
Emergency Services	\$ 2,610	\$ -	\$ 20	\$ -	\$ -	\$ -	\$ 2,630
Health	\$ 60,030	\$ -	\$ 460	\$ -	\$ -	\$ -	\$ 60,490
Library	\$ 59,508	\$ -	\$ 456	\$ -	\$ -	\$ -	\$ 59,964
Other County Facilities	\$ 180,873	\$ -	\$ 1,386	\$ -	\$ -	\$ -	\$ 182,259
Regional Parks	\$ 58,725	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 59,175
Neighborhood Parks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sheriff	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County-wide IT	\$ 1,566	\$ -	\$ 12	\$ -	\$ -	\$ -	\$ 1,578
RTIF	\$ 627,444	\$ -	\$ 4,808	\$ -	\$ -	\$ -	\$ 632,252
Administrative Charge	\$ 24,289	\$ -	\$ 186	\$ -	\$ -	\$ -	\$ 24,475
Total	\$ 1,238,722	\$ -	\$ 9,492	\$ -	\$ -	\$ -	\$ 1,248,214

Stanislaus County Public Facilities Fee Calculator - 2020 Fee Schedule

Location: 4131 Geer City of Turlock
 Fee Schedule: 3

Total Fee: \$ 1,086,848

Deferral	Use 1:	Use 2:	Use 3:	Use 4:	Use 5:	Use 6:	Total
"Geer Family Apartments"							
Land Use Type:	Multifamily / Mobile Home	-	-	-	-	-	
Percent Charged:	100%	100%	100%	100%		100%	
Building Quantity (Units or Square Feet):	229						
Miscellaneous Units (Lane, Pump, Room, Acre):						-	

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Impact Fee Categories:	GROSS						NET
	Use 1:	Use 2:	Use 3:	Use 4:	Use 5:	Use 6:	
Animal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Behavioral Health	\$ 13,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,740
Criminal Justice	\$ 19,923	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,923
Detention	\$ 162,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 162,590
Emergency Services	\$ 2,290	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,290
Health	\$ 52,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,670
Library	\$ 52,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,212
Other County Facilities	\$ 158,697	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158,697
Regional Parks	\$ 51,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,525
Neighborhood Parks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sheriff	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County-wide IT	\$ 1,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,374
RTIF	\$ 550,516	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,516
Administrative Charge	\$ 21,311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,311
Total	\$ 1,086,848	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,086,848

Created by Willdan Financial Services.

Stanislaus County Public Facilities Fee Calculator - 2020 Fee Schedule

Location: 4131 Geer City of Turlock
 Fee Schedule: 3

Total Fee: \$ 9,492

**Non-Eligible
 "Geer Family Apartments"**

Land Use Type:
 Percent Charged:
 Building Quantity (Units or Square Feet):
 Miscellaneous Units (Lane, Pump, Room, Acre):

Use 1:	Use 2:	Use 3:	Use 4:	Use 5:	Use 6:
Multifamily / Mobile Hom	-	-	-	-	-
100%	100%	100%	100%		100%
2					
					-

Total

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Impact Fee Categories:	GROSS						NET
	Use 1:	Use 2:	Use 3:	Use 4:	Use 5:	Use 6:	
Animal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Behavioral Health	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120
Criminal Justice	\$ 174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 174
Detention	\$ 1,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,420
Emergency Services	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20
Health	\$ 460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 460
Library	\$ 456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456
Other County Facilities	\$ 1,386	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,386
Regional Parks	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Neighborhood Parks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sheriff	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County-wide IT	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12
RTIF	\$ 4,808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,808
Administrative Charge	\$ 186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 186
Total	\$ 9,492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,492

Stanislaus County Public Facilities Fee Calculator - 2020 Fee Schedule

Location: 4131 Geer City of Turlock
 Fee Schedule: 3

Total Fee: \$ 142,382

Waive Eligible
"Geer Family Apartments"
 Land Use Type:
 Percent Charged:
 Building Quantity (Units or Square Feet):
 Miscellaneous Units (Lane, Pump, Room, Acre):

	Use 1:	Use 2:	Use 3:	Use 4:	Use 5:	Use 6:	Total
Multifamily / Mobile Home		-	-	-	-	-	
	100%	100%	100%	100%		100%	
	30						
						-	

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Impact Fee Categories:	GROSS						NET
	Use 1:	Use 2:	Use 3:	Use 4:	Use 5:	Use 6:	
Animal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Behavioral Health	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Criminal Justice	\$ 2,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,610
Detention	\$ 21,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,300
Emergency Services	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Health	\$ 6,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,900
Library	\$ 6,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,840
Other County Facilities	\$ 20,790	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,790
Regional Parks	\$ 6,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,750
Neighborhood Parks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sheriff	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County-wide IT	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180
RTIF	\$ 72,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,120
Administrative Charge	\$ 2,792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,792
Total	\$ 142,382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 142,382



Kristin de la Porte

400 N. Washington Road
Turlock, CA 95380

E-mail: kdelaporte@valleymilkca.com

Phone: 209-691-5648

▶ Stanislaus County

Building Permit Services
1010 10th Street, Suite 3400
Modesto, CA 95354

Phone: 209-525-6330

To Whom it May Concern,

Please take notice of this request for appeal of the fees associated with building permit 2022-00001573 that was paid on 8/29/23 in the amount of \$73,170.94.

On September 29, 2023, a formal appeal was filed with the City of Turlock due to the impact and development fees and road fees included in the permit. On December 4, 2023, Valley Milk met with the City of Turlock officials to review the appeal and was informed that an additional appeal was required to dispute the county fees included in the building permit.

As a result of this project for which the permit was filed, Valley Milk will be reducing the outbound freight traffic by 2 trucks/day or 50% of the outbound freight for cream trucks. Additionally, Valley Milk will be reducing the amount of inbound milk tankers to the plant by 2 trucks/day. This is a reduction in the traffic on the road, making the city of Turlock more sustainable, reduces carbon emissions and reduces the potential for traffic accidents. From a growth standpoint, this new addition will bring in additional employees who will work one shift per day and require two operators per shift. This will add two passenger vehicles to the road daily. There is no justification for Valley Milk to pay \$21,471 in roads, transportation, and infrastructure fees when we are reducing the impact on the roads, city, and county. We respectfully request that the RTIF be eliminated from the permit fees.

I look forward to your prompt response regarding this issue.

Sincerely,

Kristin de la Porte
Chief Financial Officer
Valley Milk, LLC
12/21/23

**Stanislaus County PFF Funds
Unobligated Cash Balances
As of December 31, 2023**

Fee	Description	Cash Balances As of 12/31/2023	Open Project Balances Not Yet Withdrawn	Unobligated Cash Balances As of 12/31/2023
2400	Regional Transportation Impact Fee	13,395,156.71	(25,223,374.13)	(11,828,217.42)
2401	City/County Roads	840,318.81	-	840,318.81
2402	Detention	9,065,540.66	-	9,065,540.66
2403	Criminal Justice	947,541.99	-	947,541.99
2404	Library	534,627.91	(3,200,001.01)	(2,665,373.10)
2405	Regional Parks	4,265,499.68	-	4,265,499.68
2406	Health	5,489,527.04	(3,720,656.56)	1,768,870.48
2407	Behavioral Health	903,917.44	-	903,917.44
2408	Other Facilities	5,767,957.86	(2,332,226.00)	3,435,731.86
2409	Administrative Fees	251,512.92	(8,640.00)	242,872.92
2410	Sheriff	841,658.32	-	841,658.32
2411	Emergency Services	192,107.60	-	192,107.60
2412	Admin Fees Unincorporated	165,065.85	-	165,065.85
2413	Neighborhood Parks	663,771.77	(2,384.60)	661,387.17
2414	Animal Services	725,311.16	(10,200.00)	715,111.16
2415	Info Technology	234,326.81	-	234,326.81
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	44,283,842.53	(34,497,482.30)	9,786,360.23
6400	Regional Transportation Impact Fee	304,695.40	-	304,695.40
6401	City/County Roads	4,667.04	-	4,667.04
6402	Jails	1.54	-	1.54
6403	Justice	-	-	-
6404	Library	59,415.81	-	59,415.81
6405	Parks	273.73	-	273.73
6406	Public Health	1,338,283.34	(1,262,207.40)	76,075.94
6407	Outpatient	726,410.84	(685,136.04)	41,274.80
6408	Other Facilities	4,536.20	(4,281.00)	255.20
6409	Administrative Fees	8.29	-	8.29
6410	Sheriff Patrol	1,346.54	-	1,346.54
6411	Fire Warden	22,147.68	-	22,147.68
6412	Admin Fees-Unincorporated	6.14	-	6.14
6413	Other Facilities-Unincorporated	16,029.39	(12,679.00)	3,350.39
	Subtotal	2,477,821.94	(1,964,303.44)	513,518.50
	Grand Total	46,761,664.47	(36,461,785.74)	10,299,878.73

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, 2023**

Activity from New Fee Structure Effective 5/12/03						
Fee	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
2400 Regional Transportation Impact Fee	\$ 2,274,825.79	\$ 128,798.43	\$ -	\$ -	\$ -	\$ 2,403,624.22
2401 City/County Roads	-	9,189.10	-	-	-	9,189.10
2402 Detention	404,164.14	95,776.14	-	-	-	499,940.28
2403 Criminal Justice	54,956.73	9,894.15	-	-	-	64,850.88
2404 Library	151,631.05	4,529.83	-	-	(199,999.99)	(43,839.11)
2405 Regional Parks	139,780.60	45,450.44	-	-	-	185,231.04
2406 Health	134,954.95	58,891.71	-	-	-	193,846.66
2407 Behavioral Health	46,745.66	9,469.06	-	-	-	56,214.72
2408 Other Facilities	479,720.42	59,196.43	-	-	-	538,916.85
2409 Admin Fees	52,747.35	2,688.62	-	-	(41,655.22)	13,780.75
2410 Sheriff	77,930.40	8,703.45	-	-	-	86,633.85
2411 Emergency Services	10,272.67	2,016.52	-	-	-	12,289.19
2412 Unincorp-Admin Fees	13,743.00	1,744.27	-	-	-	15,487.27
2413 Neighborhood Parks	52,148.25	6,902.48	-	-	-	59,050.73
2414 Animal Services	65,747.75	7,441.58	-	-	-	73,189.33
2415 Information Technology	14,799.64	2,432.79	-	-	-	17,232.43
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	\$ 3,974,168.40	\$ 453,125.00	\$ -	\$ -	\$ (241,655.21)	\$ 4,185,638.19

Activity from Original Fee Structure						
Fee	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400 Regional Transportation Impact Fee	\$ -	\$ 3,331.93	\$ -	\$ -	\$ -	\$ 3,331.93
6401 City/County Roads	-	51.03	-	-	-	51.03
6402 Jails	-	-	-	-	-	-
6403 Justice	-	-	-	-	(0.01)	(0.01)
6404 Library	-	649.73	-	-	-	649.73
6405 Parks	-	2.99	-	-	-	2.99
6406 Public Health	-	14,634.46	-	-	-	14,634.46
6407 Outpatient	-	7,943.48	-	-	-	7,943.48
6408 Other Facilities	-	49.62	-	-	-	49.62
6409 Admin Fees	-	0.09	-	-	-	0.09
6410 Sheriff	-	14.71	-	-	-	14.71
6411 Fire Warden	-	242.19	-	-	-	242.19
6412 Unincorp-Admin Fees	-	0.06	-	-	-	0.06
6413 Unincorp-Other Facility	-	175.29	-	-	-	175.29
Sub-Totals	\$ -	\$ 27,095.58	\$ -	\$ -	\$ (0.01)	\$ 27,095.57
TOTAL ALL FEES	\$ 3,974,168.40	\$ 480,220.58	\$ -	\$ -	\$ (241,655.22)	\$ 4,212,733.76
GRAND TOTAL JUL-22 - DEC-22	\$ 2,894,045.92	\$ 42,778.11	\$ -	\$ -	\$ (236,221.39)	\$ 2,700,602.64
CHANGE FROM PRIOR YEAR TO DATE	37%	1023%	0%	0%	2%	-56%

Public Facilities Fees
Open Projects Summary By Use
As of December 31, 2023

Project & Fee Description	Sum of Approved Open PFF Project Amounts	Sum of Open PFF Project Withdrawals as of 12/31/2023	Sum of Open PFF Project Balances Available for Withdrawal
Admin Fees	\$ 41,655.22	\$ 41,655.22	\$ -
Administrative Fees - County	33,095.07	33,095.07	-
2409-Admin Fees	33,095.07	33,095.07	-
Administrative Fees - City	8,560.15	8,560.15	-
2409-Admin Fees	8,560.15	8,560.15	-
Project	67,733,140.44	31,271,354.70	36,461,785.74
RTIF McHenry Widening Project #9616	4,638,098.16	3,988,098.16	650,000.00
2400-Regional Transportation Impact Fee	4,638,098.16	3,988,098.16	650,000.00
SR 132 West Extension: 99 to Dakota	5,000,000.00	4,622,137.75	377,862.25
2400-Regional Transportation Impact Fee	5,000,000.00	4,622,137.75	377,862.25
Tobacco Endowment Debt Payment - Turlock Library	4,000,001.01	800,000.00	3,200,001.01
2404 - Library	3,996,782.33	796,781.32	3,200,001.01
6404 - Library	3,218.68	3,218.68	-
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
SR 132 West Extension: Dakota to Gates Proj# 9642	9,158,677.78	4,168,189.92	4,990,487.86
2400-Regional Transportation Impact Fee	9,158,677.78	4,168,189.92	4,990,487.86
Claribel Road Extension Project # 200016- NCC PH 1	33,756,853.00	15,213,780.88	18,543,072.12
2400-Regional Transportation Impact Fee	33,756,853.00	15,213,780.88	18,543,072.12
McHenry Ave and Stanislaus Bridge Replacement Proj 9593	614,816.03	516,833.13	97,982.90
2400-Regional Transportation Impact Fee	614,816.03	516,833.13	97,982.90
Nearmap Aerial Photography/GIS	196,822.00	147,618.00	49,204.00
2408-Other Facilities	128,976.00	96,732.00	32,244.00
6408-Other Facilities	17,127.00	12,846.00	4,281.00
6413-Unicorp-Other Facility	50,719.00	38,040.00	12,679.00
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	1,672,411.86	1,672,411.86	-
2400-Regional Transportation Impact Fee	1,672,411.86	1,672,411.86	-
Burbank-Paradise Park Project	141,169.60	138,785.00	2,384.60
2413-Neighborhood Parks	141,169.60	138,785.00	2,384.60
Two Hybrid Vehicles	10,200.00	-	10,200.00
2414 - Animal Services	10,200.00	-	10,200.00
Inflationary Study Update	12,140.00	3,500.00	8,640.00
2409-Admin Fees	12,140.00	3,500.00	8,640.00
North County Corridor Phase II	563,969.00	-	563,969.00
2400-Regional Transportation Impact Fee	563,969.00	-	563,969.00
Grand Total	\$ 67,774,795.66	\$ 31,313,009.92	\$ 36,461,785.74

**Public Facilities Fees
Open Projects Summary By Fee
As of December 31, 2023**

Fee & Project Description	Sum of Approved Open PFF Project Amounts	Sum of Open PFF Project Withdrawals as of 12/31/2023	Sum of Open PFF Project Balances Available for Withdrawal
Admin Fees	\$ 41,655.22	\$ 41,655.22	\$ -
2409-Admin Fees	41,655.22	41,655.22	-
Administrative Fees - City	8,560.15	8,560.15	-
Administrative Fees - County	33,095.07	33,095.07	-
Project	67,733,140.44	31,271,354.70	36,461,785.74
2400-Regional Transportation Impact Fee	55,404,825.83	30,181,451.70	25,223,374.13
Claribel Road Extension Project # 200016- NCC PH 1	33,756,853.00	15,213,780.88	18,543,072.12
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	1,672,411.86	1,672,411.86	-
McHenry Ave and Stanislaus Bridge Replacement Proj 9593	614,816.03	516,833.13	97,982.90
North County Corridor Phase II	563,969.00	-	563,969.00
RTIF McHenry Widening Project #9616	4,638,098.16	3,988,098.16	650,000.00
SR 132 West Extension: 99 to Dakota	5,000,000.00	4,622,137.75	377,862.25
SR 132 West Extension: Dakota to Gates Proj# 9642	9,158,677.78	4,168,189.92	4,990,487.86
2404 - Library	3,996,782.33	796,781.32	3,200,001.01
Tobacco Endowment Debt Payment - Turlock Library	3,996,782.33	796,781.32	3,200,001.01
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	96,732.00	2,332,226.00
Harvest Hall Modernization Project -Design	2,299,982.00	-	2,299,982.00
Nearmap Aerial Photography/GIS	128,976.00	96,732.00	32,244.00
2409-Admin Fees	12,140.00	3,500.00	8,640.00
Inflationary Study Update	12,140.00	3,500.00	8,640.00
2413-Neighborhood Parks	141,169.60	138,785.00	2,384.60
Burbank-Paradise Park Project	141,169.60	138,785.00	2,384.60
2414 - Animal Services	10,200.00	-	10,200.00
Two Hybrid Vehicles	10,200.00	-	10,200.00
6404 - Library	3,218.68	3,218.68	-
Tobacco Endowment Debt Payment - Turlock Library	3,218.68	3,218.68	-
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	17,127.00	12,846.00	4,281.00
Nearmap Aerial Photography/GIS	17,127.00	12,846.00	4,281.00
6413-Unicorp-Other Facility	50,719.00	38,040.00	12,679.00
Nearmap Aerial Photography/GIS	50,719.00	38,040.00	12,679.00
Grand Total	\$ 67,774,795.66	\$ 31,313,009.92	\$ 36,461,785.74

**Public Facilities Fees
Open Project List
As of December 31, 2023**

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 12/31/2023	Open PFF Project Balances Available for Withdrawal	PFF Oracle Fee # (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	4,638,098.16	3,988,098.16	650,000.00	2400-Regional Transportation Impact Fee	Project
PW	SR 132 West Extension: Dakota to Gates Proj# 9642	None	2018-0193, 2023-0164	9,158,677.78	4,168,189.92	4,990,487.86	2400-Regional Transportation Impact Fee	Project
PW	SR 132 West Extension: 99 to Dakota	None	2018-0247	5,000,000.00	4,622,137.75	377,862.25	2400-Regional Transportation Impact Fee	Project
PW	Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	None	Budget, 2019-230	1,672,411.86	1,672,411.86	-	2400-Regional Transportation Impact Fee	Project
PW	Claribel Road Extension Project # 200016- NCC PH 1	None	2019-0708	33,756,853.00	15,213,780.88	18,543,072.12	2400-Regional Transportation Impact Fee	Project
PW	McHenry Ave and Stanislaus Bridge Replacement Proj 9593	None	2020-0438	614,816.03	516,833.13	97,982.90	2400-Regional Transportation Impact Fee	Project
PW	North County Corridor Phase II	None	2023-0165	563,969.00	-	563,969.00	2400-Regional Transportation Impact Fee	Project
CEO	Tobacco Endowment Debt Payment - Turlock Library	10/18/2018	2019-0700	3,996,782.33	796,781.32	3,200,001.01	2404 - Library	Project
PKS	Burbank-Paradise Park Project	3/16/2023	0	141,169.60	138,785.00	2,384.60	2413-Neighborhood Parks	Project
AS	Two Hybrid Vehicles	2/16/2023		10,200.00	-	10,200.00	2414 - Animal Services	Project
CEO	Tobacco Endowment Debt Payment - Turlock Library	10/18/2018	2019-0700	3,218.68	3,218.68	-	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	96,732.00	32,244.00	2408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	17,127.00	12,846.00	4,281.00	6408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	50,719.00	38,040.00	12,679.00	6413-Unicorp-Other Facility	Project
PW	Inflationary Study Update	10/20/2022	2022-0635	12,140.00	3,500.00	8,640.00	2409-Admin Fees	Project
CEO,PL, AC,CC,P W,AC,G SA	Administrative Fees - County	N/A	N/A	33,095.07	33,095.07	-	2409-Admin Fees	Admin Fees
Cities	Administrative Fees - City	N/A	N/A	8,560.15	8,560.15	-	2409-Admin Fees	Admin Fees
Total				67,774,795.66	31,313,009.92	36,461,785.74		

**Public Facilities Fees
Projects Closed
For the Six Months Ended December 31, 2023**

Dept	Project Description	Date of PFF Committee Request	Board Action Item No. (i.e. "2015-123")	Date of Final Draw	Date Closed	PFF Amount Approved	PFF Amount Withdrawn	Unexpended PFF Balance of Closed Projects	PFF Oracle Fund # (for Transfer Out)	Confirmed by