



# AB1600 Annual Report for Development Impact Fees City of Turlock



*For the Fiscal Year Ending June 30, 2023*

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## Executive Summary

Development Impact Fees (DIFs) are fees imposed by a local government on new or proposed development projects to ensure public services and infrastructure will be sufficient to serve those new development projects. California state law requires local agencies, on an annual basis, to prepare a report on the status of their DIF program in accordance with California Assembly Bill 1600 (AB1600). This report will serve as the City of Turlock's AB1600 report for the Fiscal Year (FY) starting July 1, 2022, and ending June 30, 2023 (FY 22-23).

The City of Turlock (City) has five (5) fee programs that are for specific or master plan areas: The Westside Industrial Specific Plan (WISP) Fee Program, Northwest Turlock Specific Plan (NWTSP) Fee Program, Northeast Turlock Master Plan (NETMP) Fee Program, North Turlock Master Plan (NTMP) Fee Program, and East Tuolumne Master Plan (ETMP) Fee Program. The Master Storm (Storm) Fee Program, Sewer Trunk Capacity (Sewer) Fee Program, and Capital Facilities Fee (CFF) Program are citywide fee programs. The fees are escalated quarterly using the Engineering News Record (ENR) 20-Cities Construction Cost Index (CCI).

Each fee program was established or updated through a Development Impact Fee Nexus Study. The most recent Nexus Studies for each of the fee programs are described below:

- Westside Industrial Specific Plan (WISP) Area DIF Nexus Study – 2013
- Northwest Turlock Specific Plan (NWTSP) Fee Program DIF Nexus Study - 2013
- Northeast Turlock Master Plan (NETMP) Fee Program - 2004
- North Turlock Master Plan (NTMP) Fee Program - 2001
- East Tuolumne Master Plan (ETMP) Fee Program - 2019
- The Master Storm (Storm) Fee Program - 2015
- Sewer Trunk Capacity (Sewer) Fee Program - 2015
- Capital Facilities Fee (CFF) Program - 2013

The City currently collects the DIFs in the individual fee programs listed in the table below. Individual fee funds are described in further detail in Section 2 of this report. Fees are charged according to the structure of the individual fee program. Fees for residential land uses are generally collected on a per Dwelling Unit (DU) basis, and fees collected on all non-residential land uses are collected on a per Building Square Foot (SF) or per Gross Developable Acre (AC) basis.



| Fee Name  | Fund Number |
|---|-------------|
| <b>Westside Industrial Specific Plan (WISP) Fee Program</b> |             |
| Sanitary Sewer Fee  | 308-456     |
| Water Fee   | 308-458     |
| Administration Fee  | 308-460     |
| <b>Northwest Turlock Specific Plan (NWTSP) Fee Program</b>  |             |
| Sanitary Sewer Fee  | 230-456     |
| Water Fee   | 230-458     |
| Administration Fee  | 230-460     |
| <b>Northeast Turlock Master Plan (NETMP) Fee Program</b>    |             |
| Sanitary Sewer Fee  | 307-456     |
| Storm Drain Fee   | 307-457     |
| Transportation Fee  | 307-455     |
| Water Fee   | 307-458     |
| Administration Fee  | 307-460     |
| <b>North Turlock Master Plan (NTMP) Fee Program</b>         |             |
| Sanitary Sewer Fee  | 306-456     |
| Storm Drain Fee   | 306-457     |
| Transportation Fee  | 306-455     |
| Administration Fee  | 306-460     |
| <b>East Tuolumne Master Plan (ETMP) Fee Program</b>         |             |
| Transportation Fee  | 309-455     |
| Sanitary Sewer Fee  | 309-456     |
| Water Fee   | 309-458     |
| Administration Fee  | 309-460     |
| <b>Master Storm (Storm) Fee Program</b>                     | 411-536     |
| <b>Sewer Trunk Capacity (Sewer) Fee Program</b>             | 414-536     |
| <b>Capital Facilities Fee (CFF) Program</b>                 |             |
| Roadways Fee  | 305-440     |
| Police Fee  | 305-441     |
| General Government Fee                                      | 305-442     |
| Fire Fee  | 305-443     |
| Administration Fee  | 305-460     |



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## Section 1 – Requirements of the Mitigation Fee Act (AB1600)

Assembly Bill 1600 (AB1600), commonly known as the Mitigation Fee Act, was enacted by the State of California in 1987 and created Section 66000 et. seq. of the Government Code. AB1600 requires the City to report fee information annually and every fifth year. Within 180 days after the last day of each fiscal year, the City must make available the following information from the prior fiscal year:

1. Brief description of the type of fee in the account or fund
2. Amount of the fee
3. Beginning and ending balance in the account or fund
4. Amount of fees collected and the interest earned during the previous year
5. Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees
6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete
7. Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each loan will be repaid and the rate of interest the account will receive on the loan
8. Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects

On October 11, 2023, California Governor Gavin Newsom signed into law AB 516 which amended certain portions of the Mitigation Fee Act related to the annual and five-year reporting requirements. Under AB516, Requirements 6 and 8 have been expanded to include:

- 6a. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted
- 6b. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable
- 8a. For any refunds made, the number of persons or entities identified to receive those refunds

The City must make this information available for public review and must present it at the next regularly scheduled public meeting no less than 15 days after this information is made available to the public. This report is intended to satisfy the annual reporting requirements for FY 22-23.



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## Section 2 – Annual Report

The following section provides information necessary to meet the legal requirements for each impact fee fund. This includes a brief description of the fee, the amount of the fee, the beginning and ending balances, fee revenues collected, interest earned, and the expenditures on each project including the percentage that was funded with fees. It also includes a table summary of whether sufficient funds have been identified to complete future projects and the approximate date by which the construction of the public improvement will commence if sufficient funds have been identified. Any transfers or loans are also identified as well as any refunds from the account. Project budgets for the projects described in this report have been escalated to 2023 dollars using the ENR CCI.

### Westside Industrial Specific Plan (WISP)

The WISP Area contains land that is currently zoned for commercial, office, and industrial uses. The program was established to collect DIFs to fund new development and projects for infrastructure needed to serve the WISP Area. The originally adopted WISP fees included components for storm drainage, water, sanitary sewer, recycled water, and transportation. In 2013 a Westside Industrial Specific Plan Nexus Study Update was conducted; the transportation and storm drainage components were removed, and the recycled water component was combined with the water component. The projects and existing funds for these components were moved to the matching Citywide fee programs.

The WISP Fee Program includes the following components:

- **Sanitary Sewer**
- **Water**
- **Administration**

The following sections will include the information necessary to meet the legal requirements for each individual impact fee fund included in the WISP fee program.



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## Fund 308-456: Sanitary Sewer Fee

**Requirement 1.** Brief description of the type of fee in the account or fund.

The Sanitary Sewer fee is collected to fund sewer system infrastructure including sewer lines, pump stations, and sewer lift stations in the WISP program area.



**Requirement 2.** Amount of the fee.

The WISP Sanitary Sewer Fee for FY 22-23 is summarized in **Table 1** below. The WISP Sanitary Sewer Fee is not charged on residential land uses.

**Table 1: WISP Sanitary Sewer Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | n/a                               |
| Medium Density Residential ( <i>per DU</i> ) | n/a                               |
| High Density Residential ( <i>per DU</i> )   | n/a                               |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Developable Acre</i> )   | \$2,910.26                        |
| Office ( <i>per Developable Acre</i> )       | \$2,910.26                        |
| Industrial ( <i>per Developable Acre</i> )   | \$8,203.13                        |





**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 2** summarizes the beginning and ending fund balances for the WISP Sanitary Sewer Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 2** summarizes the fees collected and the interest earned for the WISP Sanitary Sewer Fee during FY 22-23.

**Table 2: WISP Sanitary Sewer Fee Fund Summary**

| <b>Fund 308-456</b>                              |                     |
|--|---------------------|
| <b>Sanitary Sewer Fee</b>                        |                     |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$443,466.09</b> |
| <i>Revenues</i>                                  |                     |
| Fees Collected                                   | \$20,126.76         |
| Interest Earned                                  | \$10,944.95         |
| <b>Total Revenues</b>                            | <b>\$31,071.71</b>  |
| <i>Expenses</i>                                  |                     |
| Project Expenses                                 | \$0.00              |
| <i>Other Expenditures</i>                        |                     |
| City Engineering Services                        | \$0.00              |
| Admin - Fee Reporting                            | \$0.00              |
| <b>Total Expenses</b>                            | <b>\$0.00</b>       |
| <b>Transfers In</b>                              | <b>\$0.00</b>       |
| <b>Transfers Out</b>                             | <b>\$0.00</b>       |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$474,537.80</b> |

*Source: City of Turlock Financial Documents*



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

**Table 3** summarizes the expenditures this past year on WISP Sanitary Sewer projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

**Table 3** summarizes the planned future expenditures for the WISP Sanitary Sewer Fee and the anticipated construction start date for each project.



**Table 3: WISP Sanitary Sewer Fee Projects**

| Project No.                   | Project Name   | Project Budget         | Fund Budget            | FY22-23              |                     |                        | % Funded by Fee | Approx. Construction Start Date <sup>1</sup> | Approx. Construction Start Date (Revised for FY22-23) <sup>1</sup> | Reason for Revised Start Date (if applicable) <sup>1</sup> |
|-------------------------------|--|------------------------|------------------------|----------------------|---------------------|------------------------|-----------------|--|--|--|
|                               |  |                        |                        | Expenditures to Date | Actual Expenditures | Future Expenditures    |                 |  |  |  |
| 5                             | 15" Gravity in Clinton from W. Main 2100' to North     | \$ 498,994.70          | \$ 498,994.70          | \$ -                 | \$ -                | \$ 498,994.70          | 100.0%          | n/a  | n/a  |  |
| 13                            | 10" Gravity in Washington from W. Main 1400' to South  | \$ 255,896.25          | \$ 255,896.25          | \$ -                 | \$ -                | \$ 255,896.25          | 100.0%          | n/a  | n/a  |  |
| 19                            | 12" Gravity in Washington from Linwood 2800' to North  | \$ 562,969.28          | \$ 562,969.28          | \$ -                 | \$ -                | \$ 562,969.28          | 100.0%          | n/a  | n/a  |  |
| 20                            | 12" Force Main in Washington from Linwood to W. Main   | \$ 987,023.69          | \$ 987,023.69          | \$ -                 | \$ -                | \$ 987,023.69          | 100.0%          | n/a  | n/a  |  |
| 21                            | 12" Gravity in Future Road from Linwood 2800' to North | \$ 562,969.28          | \$ 562,969.28          | \$ -                 | \$ -                | \$ 562,969.28          | 100.0%          | n/a  | n/a  |  |
| 22                            | 10" Gravity in Tegner from Linwood 732' to North       | \$ 182,781.86          | \$ 182,781.86          | \$ -                 | \$ -                | \$ 182,781.86          | 100.0%          | n/a  | n/a  |  |
| 23                            | 10" Gravity in Kilroy from Linwood 1700' to North      | \$ 310,727.93          | \$ 310,727.93          | \$ -                 | \$ -                | \$ 310,727.93          | 100.0%          | n/a  | n/a  |  |
| 24                            | 15" Gravity in Linwood from Washington 2600' East      | \$ 617,803.02          | \$ 617,803.02          | \$ -                 | \$ -                | \$ 617,803.02          | 100.0%          | n/a  | n/a  |  |
| P5                            | Proposed Pump Station at Washington and Linwood        | \$ 531,499.57          | \$ 531,499.57          | \$ -                 | \$ -                | \$ 531,499.57          | 100.0%          | n/a  | n/a  |  |
| <b>TOTAL PROJECT EXPENSES</b> |  | \$ 4,510,665.57        | \$ 4,510,665.57        | \$ -                 | \$ -                | \$ 4,510,665.57        |                 |  |  |  |
| <b>GRAND TOTAL</b>            |  | <b>\$ 4,510,665.57</b> | <b>\$ 4,510,665.57</b> | <b>\$ -</b>          | <b>\$ -</b>         | <b>\$ 4,510,665.57</b> |                 |  |  |  |

<sup>1</sup>The City may condition developers to construct these improvements as part of development projects.



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**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.



## Fund 308-458: Water Fee

**Requirement 1.** Brief description of the type of fee in the account or fund.

The WISP Water fee is collected to fund water system infrastructure, which may include water lines and water wells in the WISP program area.



**Requirement 2.** Amount of the fee.

The WISP Water Fee for FY 22-23 is summarized in **Table 4** below. The WISP Water Fee is not charged on residential land uses.

**Table 4: WISP Water Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | n/a                               |
| Medium Density Residential ( <i>per DU</i> ) | n/a                               |
| High Density Residential ( <i>per DU</i> )   | n/a                               |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Developable Acre</i> )   | \$1,161.74                        |
| Office ( <i>per Developable Acre</i> )       | \$1,161.74                        |
| Industrial ( <i>per Developable Acre</i> )   | \$5,109.59                        |



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 5** summarizes the beginning and ending fund balances for the WISP Water Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 5** summarizes the fees collected and the interest earned for the WISP Water Fee during FY 22-23.

**Table 5: WISP Water Fee Fund Summary**

| <b>Fund 308-458</b>                              |                     |
|--|---------------------|
| <b>Water Fee</b>                                 |                     |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$600,548.06</b> |
| <i>Revenues</i>                                  |                     |
| Fees Collected                                   | \$32,312.28         |
| Interest Earned                                  | \$14,846.94         |
| <b>Total Revenues</b>                            | <b>\$47,159.22</b>  |
| <i>Expenses</i>                                  |                     |
| Project Expenses                                 | \$0.00              |
| <i>Other Expenditures</i>                        |                     |
| City Engineering Services                        | \$0.00              |
| Admin - Fee Reporting                            | \$0.00              |
| <b>Total Expenses</b>                            | <b>\$0.00</b>       |
| <b>Transfers In</b>                              | <b>\$0.00</b>       |
| <b>Transfers Out</b>                             | <b>\$0.00</b>       |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$647,707.28</b> |

Source: City of Turlock Financial Documents



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

**Table 6** summarizes the expenditures this past year on WISP Water projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

**Table 6** summarizes the planned future expenditures for the WISP Water Fee and the anticipated construction start date for each project.



**Table 6: WISP Water Fee Projects**

| Project No.                   | Project Name  | Project Budget         | Fund Budget            | Expenditures to Date | FY22-23             |                        | % Funded by Fee | Approx. Construction Start Date <sup>1</sup> | Approx. Construction Start Date (Revised for FY22-23) <sup>1</sup> | Reason for Revised Start Date (if applicable) <sup>1</sup> |
|-------------------------------|---|------------------------|------------------------|----------------------|---------------------|------------------------|-----------------|--|--|--|
|                               |   |                        |                        |                      | Actual Expenditures | Future Expenditures    |                 |  |  |  |
| 8                             | 12" Water Line in Canal from Washington 2600' East  | \$ 318,750.00          | \$ 318,750.00          | \$ -                 | \$ -                | \$ 318,750.00          | 100.0%          | Complete                                     | n/a  | n/a  |
| 9                             | 12" Water Line in Canal from Fransil to Diane       | \$ 475,233.25          | \$ 475,233.25          | \$ -                 | \$ -                | \$ 475,233.25          | 100.0%          | n/a  | n/a  | n/a  |
| 10                            | 12" Water Line in Canal from Diane to Walnut        | \$ 237,616.62          | \$ 237,616.62          | \$ -                 | \$ -                | \$ 237,616.62          | 100.0%          | n/a  | n/a  | n/a  |
| 15                            | 12" Water Line in Washington from W. Main to Ruble  | \$ 493,512.87          | \$ 493,512.87          | \$ -                 | \$ -                | \$ 493,512.87          | 100.0%          | n/a  | n/a  | n/a  |
| 17                            | 12" Water Line in Ruble from Washington to Tegner   | \$ 415,067.61          | \$ 415,067.61          | \$ -                 | \$ -                | \$ 415,067.61          | 100.0%          | n/a  | n/a  | n/a  |
| 19                            | 12" Water Line in Washington from Ruble to Linwood  | \$ 493,512.87          | \$ 493,512.87          | \$ -                 | \$ -                | \$ 493,512.87          | 100.0%          | n/a  | n/a  | n/a  |
| 21                            | 12" Water Line in Tegner from Linwood 1300' North   | \$ 493,512.87          | \$ 493,512.87          | \$ -                 | \$ -                | \$ 493,512.87          | 100.0%          | n/a  | n/a  | n/a  |
| 22                            | 12" Water Line in Kilroy from Linwood 1732' North   | \$ 316,578.44          | \$ 316,578.44          | \$ -                 | \$ -                | \$ 316,578.44          | 100.0%          | n/a  | n/a  | n/a  |
| 23                            | 12" Water Line in Linwood from Washington to Tegner | \$ 987,023.69          | \$ 987,023.69          | \$ -                 | \$ -                | \$ 987,023.69          | 100.0%          | n/a  | n/a  | n/a  |
| 25                            | 12" Water Line in Linwood from Tegner to Kilroy     | \$ 493,512.87          | \$ 493,512.87          | \$ -                 | \$ -                | \$ 493,512.87          | 100.0%          | n/a  | n/a  | n/a  |
| 26                            | 12" Water Line in Linwood from Kilroy to Walnut     | \$ 493,512.87          | \$ 493,512.87          | \$ -                 | \$ -                | \$ 493,512.87          | 100.0%          | n/a  | n/a  | n/a  |
| W5                            | New Potable Well near Linwood and Washington        | \$ 1,669,040.56        | \$ 1,669,040.56        | \$ -                 | \$ -                | \$ 1,669,040.56        | 100.0%          | n/a  | n/a  | n/a  |
| <b>TOTAL PROJECT EXPENSES</b> |   | \$ 6,886,874.51        | \$ 6,886,874.51        | \$ -                 | \$ -                | \$ 6,886,874.51        |                 |  |  |  |
| <b>GRAND TOTAL</b>            |   | <b>\$ 6,886,874.51</b> | <b>\$ 6,886,874.51</b> | <b>\$ -</b>          | <b>\$ -</b>         | <b>\$ 6,886,874.51</b> |                 |  |  |  |

<sup>1</sup>The City may condition developers to construct these improvements as part of development projects.





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**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.




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## Fund 308-460: Administration Fee

**Requirement 1.** Brief description of the type of fee in the account or fund.

The WISP Administration Fee is used to cover the cost of City Staff time and effort for administration of the Development Impact Fee programs. The WISP Administration Fee amounts to three percent (3%) of each WISP fee and covers legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis costs.

**Requirement 2.** Amount of the fee.

The WISP Administration Fee for FY 22-23 is summarized in **Table 7** below.

**Table 7: WISP Administration Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | n/a                               |
| Medium Density Residential ( <i>per DU</i> ) | n/a                               |
| High Density Residential ( <i>per DU</i> )   | n/a                               |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Developable Acre</i> )   | \$122.68                          |
| Office ( <i>per Developable Acre</i> )       | \$122.68                          |
| Industrial ( <i>per Developable Acre</i> )   | \$399.07                          |



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 8** summarizes the beginning and ending fund balances for the WISP Administration Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 8** summarizes the fees collected and the interest earned for the WISP Administration Fee during FY 22-23.

**Table 8: WISP Administration Fee Fund Summary**

| <b>Fund 308-460</b>                              |                       |
|--|-----------------------|
| <b>Administration Fee</b>                        |                       |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>(\$229,079.01)</b> |
| <i>Revenues</i>                                  |                       |
| Fees Collected                                   | \$0.00                |
| Interest Earned                                  | \$1,573.17            |
| <b>Total Revenues</b>                            | <b>\$1,573.17</b>     |
| <i>Expenses</i>                                  |                       |
| Project Expenses                                 | \$0.00                |
| <i>Other Expenditures</i>                        |                       |
| City Engineering Services                        | (\$3,173.08)          |
| Admin - Fee Reporting                            | (\$1,628.49)          |
| <b>Total Expenses</b>                            | <b>(\$4,801.57)</b>   |
| <b>Transfers In</b>                              | <b>\$0.00</b>         |
| <b>Transfers Out</b>                             | <b>\$0.00</b>         |
| <b>Ending Balance as of June 30, 2023</b>        | <b>(\$232,307.41)</b> |

*Source: City of Turlock Financial Documents*



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

Administration fees cover the cost of legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis for the WISP fee program and are not tied to specific projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

Administration fees cover the cost of legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis for the WISP fee program and are not tied to specific projects.

**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.



## WISP Fee Program Fund Summary

| Description               | Sanitary<br>Sewer   | Water               | Administration        | In-Lieu<br>Agreements <sup>1</sup> | Total                 |
|---------------------------|---------------------|---------------------|-----------------------|------------------------------------|-----------------------|
| Fund No.                  | 308-456             | 308-458             | 308-460               | 308-465                            |                       |
| <b>Starting Balance</b>   |                     |                     |                       |                                    |                       |
| As of July 1, 2022        | \$443,466.09        | \$600,548.06        | (\$229,079.01)        | \$1,309,074.56                     | \$2,124,009.70        |
| <b>REVENUES</b>           |                     |                     |                       |                                    |                       |
| Fees Collected            | \$20,126.76         | \$32,312.28         | \$0.00                | \$0.00                             | \$52,439.04           |
| Interest Earned           | \$10,944.95         | \$14,846.94         | \$1,573.17            | \$0.00                             | \$27,365.06           |
| <b>Total Revenues</b>     | <b>\$31,071.71</b>  | <b>\$47,159.22</b>  | <b>\$1,573.17</b>     | <b>\$0.00</b>                      | <b>\$79,804.10</b>    |
| <b>EXPENSES</b>           |                     |                     |                       |                                    |                       |
| Project Expenditures      | \$0.00              | \$0.00              | \$0.00                | \$0.00                             | \$0.00                |
| <b>Other Expenditures</b> |                     |                     |                       |                                    |                       |
| City Engineering Services | \$0.00              | \$0.00              | (\$3,173.08)          | \$0.00                             | (\$3,173.08)          |
| Admin - Fee Reporting     | \$0.00              | \$0.00              | (\$1,628.49)          | \$0.00                             | (\$1,628.49)          |
| <b>Total Expenditures</b> | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>(\$4,801.57)</b>   | <b>\$0.00</b>                      | <b>(\$4,801.57)</b>   |
| <b>Transfers In</b>       | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>\$0.00</b>         | <b>\$0.00</b>                      | <b>\$0.00</b>         |
| <b>Transfers Out</b>      | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>\$0.00</b>         | <b>\$0.00</b>                      | <b>\$0.00</b>         |
| <b>Net Transfers</b>      | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>\$0.00</b>         | <b>\$0.00</b>                      | <b>\$0.00</b>         |
| <b>Ending Balance</b>     |                     |                     |                       |                                    |                       |
| As of June 30, 2023       | <b>\$474,537.80</b> | <b>\$647,707.28</b> | <b>(\$232,307.41)</b> | <b>\$1,309,074.56</b>              | <b>\$2,199,012.23</b> |

Source: City of Turlock Financial Documents

<sup>1</sup> The WISP Fee Program previously collected revenue from an In-Lieu Agreement for improvements at Tegner Road.

<sup>2</sup> Administration Costs include City Engineering Services and Reporting.



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## **Northwest Turlock Specific Plan (NWTSP)**

NWTSP Area contains land that is currently zoned for residential and commercial uses. The program was established to collect DIFs to fund new development and projects for infrastructure needed to serve the NWTSP Area. The originally adopted NWTSP fees included components for storm drainage, sanitary sewer, and transportation. In 2013 a Northwest Triangle Specific Plan Nexus Study Update was conducted; the transportation and storm drainage components were removed, and the water component of the fee was added. The projects and existing funds for the removed components were moved to the matching Citywide fee programs.

The NWTSP Fee Program includes the following components:

- **Sanitary Sewer**
- **Water**
- **Administration**

The following sections will include the information necessary to meet the legal requirements for each individual impact fee fund included in the NWTSP fee program.




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## Fund 230-456: Sanitary Sewer Fee

**Requirement 1.** Brief description of the type of fee in the account or fund.

The NWTSP Sanitary Sewer Fee is collected to fund sewer system infrastructure including sewer lines, pump stations, and sewer lift stations in the NWTSP program area.



**Requirement 2.** Amount of the fee.

The NWTSP Sanitary Sewer Fee for FY 22-23 is summarized in **Table 9** below. The NWTSP Sanitary Sewer Fee is not charged on office or industrial land uses.

**Table 9: NWTSP Sanitary Sewer Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | \$33.99                           |
| Medium Density Residential ( <i>per DU</i> ) | \$23.65                           |
| High Density Residential ( <i>per DU</i> )   | \$23.65                           |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Developable Acre</i> )   | \$109.38                          |
| Office ( <i>per Developable Acre</i> )       | n/a                               |
| Industrial ( <i>per Developable Acre</i> )   | n/a                               |



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 10** summarizes the beginning and ending fund balances for the NWTSP Sanitary Sewer Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 10** summarizes the fees collected and the interest earned for the NWTSP Sanitary Sewer Fee during FY 22-23.

**Table 10: NWTSP Sanitary Sewer Fee Fund Summary**

**Fund 230-456**

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**Sanitary Sewer Fee**

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|  |                        |
|--|------------------------|
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$224,038.64</b>    |
| <br><i>Revenues</i>                              |                        |
| Fees Collected                                   | \$615.35               |
| Interest Earned                                  | \$1,405.48             |
| <b>Total Revenues</b>                            | <b>\$2,020.83</b>      |
| <br><i>Expenses</i>                              |                        |
| Project Expenses                                 | \$0.00                 |
| <i>Other Expenditures</i>                        |                        |
| Bank Charges                                     | (\$38.69)              |
| Admin - Fee Reporting                            | \$0.00                 |
| <b>Total Expenses</b>                            | <b>(\$38.69)</b>       |
| <br><b>Transfers In</b>                          | <br><b>\$0.00</b>      |
| <b>Transfers Out</b>                             | <b>(\$202,290.00)</b>  |
| <br><b>Ending Balance as of June 30, 2023</b>    | <br><b>\$23,730.78</b> |

*Source: City of Turlock Financial Documents*





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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

**Table 11** summarizes the expenditures this past year on NWTSP Sanitary Sewer projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

**Table 11** summarizes the planned future expenditures for the NWTSP Sanitary Sewer Fee and the anticipated construction start date for each project.



**Table 11: NWTSP Sanitary Sewer Fee Projects**

| Project No.                   | Project Name  | Project Budget       | Fund Budget          | Expenditures to Date | FY22-23              |                      | % Funded by Fee | Approx. Construction Start Date <sup>1</sup> | Approx. Construction Start Date (Revised for FY22-23) <sup>1</sup> | Reason for Revised Start Date (if applicable) <sup>1</sup> |
|-------------------------------|---|----------------------|----------------------|----------------------|----------------------|----------------------|-----------------|--|--|--|
|                               |   |                      |                      |                      | Actual Expenditures  | Future Expenditures  |                 |  |  |  |
| 1                             | 10" Sewer Line in Golden State Blvd from Tuolumne 1800' North | \$ 329,007.55        | \$ 329,007.55        | \$ -                 | \$ -                 | \$ 329,007.55        | 100.0%          | n/a  | n/a  | n/a  |
| 2                             | 12" Sewer Line in Golden State Blvd from Tuolumne 1800' South | \$ 301,590.17        | \$ 301,590.17        | \$ -                 | \$ -                 | \$ 301,590.17        | 100.0%          | n/a  | n/a  | n/a  |
| <b>TOTAL PROJECT EXPENSES</b> |   | <b>\$ 630,597.73</b> | <b>\$ 630,597.73</b> | <b>\$ -</b>          | <b>\$ -</b>          | <b>\$ 630,597.73</b> |                 |  |  |  |
|                               | Bank Charges  |                      |                      |                      | \$ 38.69             |                      |                 |  |  |  |
| CP 20-013                     | Transfer Out - to Fund 412 & Fund 421                         |                      |                      |                      | \$ 202,290.00        |                      |                 |  |  |  |
| <b>GRAND TOTAL</b>            |   | <b>\$ 630,597.73</b> | <b>\$ 630,597.73</b> | <b>\$ -</b>          | <b>\$ 202,328.69</b> | <b>\$ 630,597.73</b> |                 |  |  |  |

<sup>1</sup>The City may condition developers to construct these improvements as part of development projects.



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**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

\$202,290.00 was transferred to Fund #412 (Sewer Construction) for Project #20-013, Water & Sewer Main Extension at GSB in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.



## Fund 230-458: Water Fee

**Requirement 1.** Brief description of the type of fee in the account or fund.

The NWTSP Water Fee is collected to fund water system infrastructure, which may include water lines and water wells in the NWTSP program area.



**Requirement 2.** Amount of the fee.

The NWTSP Water Fee for FY 22-23 is summarized in **Table 12** below. The NWTSP Water Fee is not charged on office or industrial land uses.

**Table 12: NWTSP Water Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | \$1,510.37                        |
| Medium Density Residential ( <i>per DU</i> ) | \$685.81                          |
| High Density Residential ( <i>per DU</i> )   | \$991.77                          |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Developable Acre</i> )   | \$3,610.85                        |
| Office ( <i>per Developable Acre</i> )       | n/a                               |
| Industrial ( <i>per Developable Acre</i> )   | n/a                               |



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 13** summarizes the beginning and ending fund balances for the NWTSP Water Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 13** summarizes the fees collected and the interest earned for the NWTSP Water Fee during FY 22-23.

**Table 13: NWTSP Water Fee Fund Summary**

| <b>Fund 230-458</b>                              |                      |
|--|----------------------|
| <b>Water Fee</b>                                 |                      |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$323,051.36</b>  |
| <i>Revenues</i>                                  |                      |
| Fees Collected                                   | \$20,200.42          |
| Interest Earned                                  | \$2,073.26           |
| <b>Total Revenues</b>                            | <b>\$22,273.68</b>   |
| <i>Expenses</i>                                  |                      |
| Project Expenses                                 | \$0.00               |
| <i>Other Expenditures</i>                        |                      |
| Bank Charges                                     | \$0.00               |
| Admin - Fee Reporting                            | \$0.00               |
| <b>Total Expenses</b>                            | <b>\$0.00</b>        |
| <b>Transfers In</b>                              | <b>\$0.00</b>        |
| <b>Transfers Out</b>                             | <b>(\$49,040.00)</b> |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$296,285.04</b>  |

Source: City of Turlock Financial Documents



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

**Table 14** summarizes the expenditures this past year on NWTSP Water projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

**Table 14** summarizes the planned future expenditures for the NWTSP Water Fee and the anticipated construction start date for each project.



**Table 14: NWTSP Water Fee Projects**

| Project No.                   | Project Name  | Project Budget | Fund Budget   | Expenditures to Date | FY22-23             |                     | % Funded by Fee | Approx. Construction Start Date <sup>1</sup> | Approx. Construction Start Date (Revised for FY22-23) <sup>1</sup> | Reason for Revised Start Date (if applicable) <sup>1</sup> |
|-------------------------------|---|----------------|---------------|----------------------|---------------------|---------------------|-----------------|--|--|--|
|                               |   |                |               |                      | Actual Expenditures | Future Expenditures |                 |  |  |  |
| 2                             | 12" Water Line in Taylor Rd from Golden State to Tegner   | \$ 255,895.22  | \$ 255,895.22 | \$ -                 | \$ -                | \$ 255,895.22       | 100.0%          | n/a  | n/a  | n/a  |
| 3                             | Bore 24" Casing under TID at Tegner                       | \$ 54,834.76   | \$ 54,834.76  | \$ -                 | \$ -                | \$ 54,834.76        | 100.0%          | n/a  | n/a  | n/a  |
| 5                             | Bore 24" Casing / Install 12" Line under SR99 at Tuolumne | \$ 434,658.64  | \$ 434,658.64 | \$ -                 | \$ -                | \$ 434,658.64       | 100.0%          | n/a  | n/a  | n/a  |
| <b>TOTAL PROJECT EXPENSES</b> |   | \$ 745,388.63  | \$ 745,388.63 | \$ -                 | \$ -                | \$ 745,388.63       |                 |  |  |  |
| CP 20-013                     | Transfer Out - to Fund 412 & Fund 421                     |                |               |                      |                     | \$ 49,040.00        |                 |  |  |  |
| <b>GRAND TOTAL</b>            |   | \$ 745,388.63  | \$ 745,388.63 | \$ -                 | \$ 49,040.00        | \$ 745,388.63       |                 |  |  |  |

<sup>1</sup> The City may condition developers to construct these improvements as part of development projects.



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**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

\$49,040.00 was transferred to Fund #421 (Waterline Construction) for Project #20-013, Water & Sewer Main Extension at GSB in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.






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## Fund 230-460: Administration Fee

**Requirement 1.** Brief description of the type of fee in the account or fund.

The NWTSP Administration Fee is used to cover the cost of City Staff time and effort for administration of the Development Impact Fee programs. The NWTSP Administration Fee amounts to three percent (3%) of each NWTSP fee and covers legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis costs.

**Requirement 2.** Amount of the fee.

The NWTSP Administration Fee for FY 22-23 is summarized in **Table 15**.

**Table 15: NWTSP Administration Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | \$45.82                           |
| Medium Density Residential ( <i>per DU</i> ) | \$20.69                           |
| High Density Residential ( <i>per DU</i> )   | \$31.03                           |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Developable Acre</i> )   | \$112.33                          |
| Office ( <i>per Developable Acre</i> )       | n/a                               |
| Industrial ( <i>per Developable Acre</i> )   | n/a                               |



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 16** summarizes the beginning and ending fund balances for the NWTSP Administration Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 16** summarizes the fees collected and the interest earned for the NWTSP Administration Fee during FY 22-23.

| <b>Table 16: NWTSP Administration Fee Fund Summary</b> |                     |
|--|---------------------|
| <b>Fund 230-460</b>                                    |                     |
| <b>Administration Fee</b>                              |                     |
| <b>Beginning Fund Balance as of July 1, 2022</b>       | <b>\$6,723.99</b>   |
| <i>Revenues</i>  |                     |
| Fees Collected   | \$624.47            |
| Interest Earned  | \$0.00              |
| <b>Total Revenues</b>                                  | <b>\$624.47</b>     |
| <i>Expenses</i>  |                     |
| Project Expenses                                       | \$0.00              |
| <i>Other Expenditures</i>                              |                     |
| City Engineering Services                              | \$0.00              |
| Admin - Fee Reporting                                  | (\$1,628.28)        |
| <b>Total Expenses</b>                                  | <b>(\$1,628.28)</b> |
| <b>Transfers In</b>                                    | <b>\$0.00</b>       |
| <b>Transfers Out</b>                                   | <b>\$0.00</b>       |
| <b>Ending Balance as of June 30, 2023</b>              | <b>\$5,720.18</b>   |

*Source: City of Turlock Financial Documents*



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

Administration fees cover the cost of legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis for the NWTSP fee program and are not tied to specific projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

Administration fees cover the cost of legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis for the NWTSP fee program and are not tied to specific projects.

**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects.

There were no refunds made from this fund in FY 22-23.



## NWTSP Fee Program Fund Summary

| Description                        | Sanitary<br>Sewer     | Water                | Administration      | Total                 |
|------------------------------------|-----------------------|----------------------|---------------------|-----------------------|
| Fund No.                           | 230-456               | 230-458              | 230-460             |                       |
| <b>Starting Balance</b>            |                       |                      |                     |                       |
| As of July 1, 2022                 | \$224,038.64          | \$323,051.36         | \$6,723.99          | \$553,813.99          |
| <b>REVENUES</b>                    |                       |                      |                     |                       |
| Fees Collected                     | \$615.35              | \$20,200.42          | \$624.47            | \$21,440.24           |
| Interest Earned                    | \$1,405.48            | \$2,073.26           | \$0.00              | \$3,478.74            |
| <b>Total Revenues</b>              | <b>\$2,020.83</b>     | <b>\$22,273.68</b>   | <b>\$624.47</b>     | <b>\$24,918.98</b>    |
| <b>EXPENSES</b>                    |                       |                      |                     |                       |
| Project Expenditures               | \$0.00                | \$0.00               | \$0.00              | \$0.00                |
| <b>Other Expenditures</b>          |                       |                      |                     |                       |
| Bank Charges                       | (\$38.69)             | \$0.00               | \$0.00              | (\$38.69)             |
| Admin - Fee Reporting <sup>1</sup> | \$0.00                | \$0.00               | (\$1,628.28)        | (\$1,628.28)          |
| <b>Total Expenditures</b>          | <b>(\$38.69)</b>      | <b>\$0.00</b>        | <b>(\$1,628.28)</b> | <b>(\$1,666.97)</b>   |
| <b>Transfers In</b>                | \$0.00                | \$0.00               | \$0.00              | \$0.00                |
| <b>Transfers Out<sup>2</sup></b>   | (\$202,290.00)        | (\$49,040.00)        | \$0.00              | (\$251,330.00)        |
| <b>Net Transfers</b>               | <b>(\$202,290.00)</b> | <b>(\$49,040.00)</b> | <b>\$0.00</b>       | <b>(\$251,330.00)</b> |
| <b>Ending Balance</b>              |                       |                      |                     |                       |
| As of June 30, 2023                | <b>\$23,730.78</b>    | <b>\$296,285.04</b>  | <b>\$5,720.18</b>   | <b>\$325,736.00</b>   |

Source: City of Turlock Financial Documents

<sup>1</sup> Administration Costs include Fee Reporting.

<sup>2</sup> Funds were transferred to Funds #412 (Sewer Construction) and #421 (Waterline Construction) for Project #20-013, Water & Sewer Main Extension at GSB.



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## Northeast Turlock Master Plan (NETMP)

The (NETMP) Area contains currently zoned for residential uses. The program was established to collect DIFs to fund new development and projects for infrastructure needed to serve the NETMP Area. The NETMP fees were originally adopted in 2004, and the majority of the programmed projects and improvements have since been completed. The City updated the list of remaining improvements in 2018 and escalated the remaining costs to 2022 dollars using the ENR CCI index. A single fee is charged for this fee area that covers the components of the program fees; this fee has not been escalated since 2020.

The NETMP Fee Program includes the following components:

- **Sanitary Sewer**
- **Storm Drainage**
- **Transportation**
- **Water**
- **Administration**

The following sections will include the information necessary to meet the legal requirements for each individual impact fee fund included in the NETMP fee program.



## Fund 307-456: Sanitary Sewer Fee

**Requirement 1.** Brief description of the type of fee in the account or fund.

The NETMP Sanitary Sewer Fee is collected to fund sewer system infrastructure including sewer lines, pump stations, and sewer lift stations in the NETMP program area. All sewer facilities planned for the NETMP area have been completed.



**Requirement 2.** Amount of the fee.

The NETMP Sanitary Sewer Fee for FY 22-23 is summarized in **Table 17** below. The fee shown below is the total NETMP fee, which is not broken out by component. A single fee is charged for this fee area that covers the components of the program fees; this fee has not been escalated since 2020. The NETMP fee is not charged on non-residential land uses.

**Table 17: NETMP Sanitary Sewer Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | \$3,000.00                        |
| Medium Density Residential ( <i>per DU</i> ) | \$3,000.00                        |
| High Density Residential ( <i>per DU</i> )   | \$3,000.00                        |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Developable Acre</i> )   | n/a                               |
| Office ( <i>per Developable Acre</i> )       | n/a                               |
| Industrial ( <i>per Developable Acre</i> )   | n/a                               |



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 18** summarizes the beginning and ending fund balances for the NETMP Sanitary Sewer Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 18** summarizes the fees collected and the interest earned for the NETMP Sanitary Sewer Fee during FY 22-23.

**Table 18: NETMP Sanitary Sewer Fee Fund Summary**

| <b>Fund 307-456</b>                              |                     |
|--|---------------------|
| <b>Sanitary Sewer Fee</b>                        |                     |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$190,114.74</b> |
| <b>Revenues</b>                                  |                     |
| Fees Collected                                   | \$0.00              |
| Interest Earned                                  | \$2,362.93          |
| Market Value Adjustment                          | (\$673.00)          |
| <b>Total Revenues</b>                            | <b>\$1,689.93</b>   |
| <b>Expenses</b>                                  |                     |
| Project Expenses                                 | \$0.00              |
| <b>Other Expenditures</b>                        |                     |
| Bank Charges                                     | \$0.00              |
| City Engineering Services                        | \$0.00              |
| Admin - Fee Reporting                            | \$0.00              |
| <b>Total Expenses</b>                            | <b>\$0.00</b>       |
| <b>Transfers In</b>                              | <b>\$0.00</b>       |
| <b>Transfers Out</b>                             | <b>\$0.00</b>       |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$191,804.67</b> |

Source: City of Turlock Financial Documents



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

There were no expenditures on NETMP Sanitary Sewer projects for FY 22-23.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

The City does not currently have any planned NETMP Sanitary Sewer projects. The City is not currently collecting the NETMP Sanitary Sewer fee as these improvements have been completed. Any remaining funds in this account will be transferred to other project funds in the future.

**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.





## Fund 307-457: Storm Drain Fee

**Requirement 1.** Brief description of the type of fee in the account or fund.

The NETMP Storm Drain Fee is collected to fund new construction of storm drain lines to serve the NETMP program area.



**Requirement 2.** Amount of the fee.

The NETMP Storm Drain Fee for FY 22-23 is summarized in **Table 19** below. The fee shown below is the total NETMP fee, which is not broken out by component. A single fee is charged for this fee area that covers the components of the program fees; this fee has not been escalated since 2020. The NETMP fee is not charged on non-residential land uses.

**Table 19: NETMP Storm Drain Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | \$3,000.00                        |
| Medium Density Residential ( <i>per DU</i> ) | \$3,000.00                        |
| High Density Residential ( <i>per DU</i> )   | \$3,000.00                        |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Developable Acre</i> )   | n/a                               |
| Office ( <i>per Developable Acre</i> )       | n/a                               |
| Industrial ( <i>per Developable Acre</i> )   | n/a                               |



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 20** summarizes the beginning and ending fund balances for the NETMP Storm Drain Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 20** summarizes the fees collected and the interest earned for the NETMP Storm Drain Fee during FY 22-23.

**Table 20: NETMP Storm Drain Fee Fund Summary**

| <b>Fund 307-457</b>                              |                       |
|--|-----------------------|
| <b>Storm Drainage Fee</b>                        |                       |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$1,281,098.15</b> |
| <b>Revenues</b>                                  |                       |
| Fees Collected                                   | \$0.00                |
| Interest Earned                                  | \$15,922.71           |
| Market Value Adjustment                          | (\$4,538.00)          |
| <b>Total Revenues</b>                            | <b>\$11,384.71</b>    |
| <b>Expenses</b>                                  |                       |
| Project Expenses                                 | \$0.00                |
| <b>Other Expenditures</b>                        |                       |
| Bank Charges                                     | \$0.00                |
| City Engineering Services                        | \$0.00                |
| Admin - Fee Reporting                            | \$0.00                |
| <b>Total Expenses</b>                            | <b>\$0.00</b>         |
| <b>Transfers In</b>                              | <b>\$0.00</b>         |
| <b>Transfers Out</b>                             | <b>\$0.00</b>         |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$1,292,482.86</b> |

*Source: City of Turlock Financial Documents*



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

**Table 21** summarizes the expenditures this past year on NETMP Storm Drain projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

**Table 21** summarizes the planned future expenditures for the NETMP Storm Drain Fee and the anticipated construction start date for each project.



**Table 21: NETMP Storm Drain Fee Projects**

| Project No.                   | Project Name   | Project Budget | Fund Budget  | Expenditures to Date | FY22-23             |                     | % Funded by Fee | Approx. Construction Start Date <sup>1</sup> | Approx. Construction Start Date (Revised for FY22-23) <sup>1</sup> | Reason for Revised Start Date (if applicable) <sup>1</sup> |
|-------------------------------|--|----------------|--------------|----------------------|---------------------|---------------------|-----------------|--|--|--|
|                               |  |                |              |                      | Actual Expenditures | Future Expenditures |                 |  |  |  |
| 4                             | Line in 1st Road South of Christoffersen off Berkeley Road | \$ 47,476.00   | \$ 47,476.00 | \$ -                 | \$ -                | \$ 47,476.00        | 100.0%          | Complete                                     | n/a  | n/a  |
| <b>TOTAL PROJECT EXPENSES</b> |  | \$ 47,476.00   | \$ 47,476.00 | \$ -                 | \$ -                | \$ 47,476.00        |                 |  |  |  |
| <b>GRAND TOTAL</b>            |  | \$ 47,476.00   | \$ 47,476.00 | \$ -                 | \$ -                | \$ 47,476.00        |                 |  |  |  |

<sup>1</sup> This project was included on the Legends North 3 Subdivision Improvement Agreement. The City shall make quarterly reimbursement payments as fees are paid in the Northeast Master Plan fee program.



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**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.



## Fund 307-455: Transportation Fee

### Requirement 1. Brief description of the type of fee in the account or fund.

The NETMP Transportation Fee is collected to fund new construction and improvements of existing street improvements, traffic signals, bikeways, and pedestrian paths in the NETMP program area.



### Requirement 2. Amount of the fee.

The NETMP Transportation Fee for FY 22-23 is summarized in **Table 22** below. The fee shown below is the total NETMP fee, which is not broken out by component. A single fee is charged for this fee area that covers the components of the program fees; this fee has not been escalated since 2020. The NETMP fee is not charged on non-residential land uses.

**Table 22: NETMP Transportation Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | \$3,000.00                        |
| Medium Density Residential ( <i>per DU</i> ) | \$3,000.00                        |
| High Density Residential ( <i>per DU</i> )   | \$3,000.00                        |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Developable Acre</i> )   | n/a                               |
| Office ( <i>per Developable Acre</i> )       | n/a                               |
| Industrial ( <i>per Developable Acre</i> )   | n/a                               |



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 23** summarizes the beginning and ending fund balances for the NETMP Transportation Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 23** summarizes the fees collected and the interest earned for the NETMP Transportation Fee during FY 22-23.

**Table 23: NETMP Transportation Fee Fund Summary**

**Fund 307-455**

**Transportation Fee**

**Beginning Fund Balance as of July 1, 2022** **\$1,495,157.11**

**Revenues**

Fees Collected \$52,234.65

Interest Earned \$18,604.86

Market Value Adjustment (\$5,296.00)

**Total Revenues** **\$65,543.51**

**Expenses**

Project Expenses \$0.00

**Other Expenditures**

Bank Charges (\$469.38)

City Engineering Services \$0.00

Admin - Fee Reporting \$0.00

**Total Expenses** **(\$469.38)**

**Transfers In** **\$0.00**

**Transfers Out** **\$0.00**

**Ending Balance as of June 30, 2023** **\$1,560,231.24**

*Source: City of Turlock Financial Documents*



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

**Table 24** summarizes the expenditures this past year on NETMP Transportation projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

**Table 24** summarizes the planned future expenditures for the NETMP Transportation Fee and the anticipated construction start date for each project.





**Table 24: NETMP Transportation Fee Projects**

| Project No.                   | Project Name   | Project Budget         | Fund Budget            | Expenditures to Date | FY22-23             |                        | % Funded by Fee | Approx. Construction Start Date <sup>1</sup> | Approx. Construction Start Date (Revised for FY22-23) <sup>1</sup> | Reason for Revised Start Date (if applicable) <sup>1</sup> |
|-------------------------------|--|------------------------|------------------------|----------------------|---------------------|------------------------|-----------------|--|--|--|
|                               |  |                        |                        |                      | Actual Expenditures | Future Expenditures    |                 |  |  |  |
| 1                             | Signal at Taylor Road/Berkeley Avenue  | \$ 863,003.63          | \$ 863,003.63          | \$ -                 | \$ -                | \$ 863,003.63          | 100.0%          | n/a  | n/a  | n/a  |
| 7                             | Christoffersen Parkway - North Olive Ave to Berkeley Ave                         | \$ 58,975.41           | \$ 58,975.41           | \$ -                 | \$ -                | \$ 58,975.41           | 100.0%          | Complete                                     | n/a  | n/a  |
| 7A                            | Christoffersen Parkway - North Olive Ave to Berkeley Ave Sound Wall <sup>2</sup> | \$ 119,625.00          | \$ 119,625.00          | \$ 119,625.00        | \$ -                | \$ -                   | 100.0%          | Complete                                     | n/a  | n/a  |
| 14                            | Colorado Ave - North of Monte Vista Ave to Project Line                          | \$ 92,164.22           | \$ 92,164.22           | \$ -                 | \$ -                | \$ 92,164.22           | 100.0%          | n/a  | n/a  | n/a  |
| 15                            | Berkeley Ave Landscape Setback Area  | \$ 29,937.51           | \$ 29,937.51           | \$ -                 | \$ -                | \$ 29,937.51           | 100.0%          | n/a  | n/a  | n/a  |
| 18                            | Interior Pedestrian Connection Paths   | \$ 22,308.33           | \$ 22,308.33           | \$ -                 | \$ -                | \$ 22,308.33           | 100.0%          | n/a  | n/a  | n/a  |
| <b>TOTAL PROJECT EXPENSES</b> |  | <b>\$ 1,186,014.09</b> | <b>\$ 1,186,014.09</b> | <b>\$ 119,625.00</b> | <b>\$ -</b>         | <b>\$ 1,066,389.09</b> |                 |  |  |  |
| Bank Charges                  |  |                        |                        |                      | \$ 469.38           |                        |                 |  |  |  |
| <b>GRAND TOTAL</b>            |  | <b>\$ 1,186,014.09</b> | <b>\$ 1,186,014.09</b> | <b>\$ 119,625.00</b> | <b>\$ 469.38</b>    | <b>\$ 1,066,389.09</b> |                 |  |  |  |

<sup>1</sup> The City may condition developers to construct these improvements as part of development projects.

<sup>2</sup> This project was completed by Modesto Roselle LLC as part of the McCoon Subdivision improvements. Credits for this project were given to Modesto Roselle under the McCoon Subdivision Improvement Agreement.



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**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.



## Fund 307-458: Water Fee

### Requirement 1. Brief description of the type of fee in the account or fund.

The NETMP Water Fee is collected to fund water system infrastructure, which may include water lines and water wells in the NETMP program area.



### Requirement 2. Amount of the fee.

The NETMP Water Fee for FY 22-23 is summarized in **Table 25** below. The fee shown below is the total NETMP fee, which is not broken out by component. A single fee is charged for this fee area that covers the components of the program fees; this fee has not been escalated since 2020. The NETMP fee is not charged on non-residential land uses.

**Table 25: NETMP Water Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | \$3,000.00                        |
| Medium Density Residential ( <i>per DU</i> ) | \$3,000.00                        |
| High Density Residential ( <i>per DU</i> )   | \$3,000.00                        |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Developable Acre</i> )   | n/a                               |
| Office ( <i>per Developable Acre</i> )       | n/a                               |
| Industrial ( <i>per Developable Acre</i> )   | n/a                               |



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 26** summarizes the beginning and ending fund balances for the NETMP Water Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 26** summarizes the fees collected and the interest earned for the NETMP Water Fee during FY 22-23.

**Table 26: NETMP Water Fee Fund Summary**

| <b>Fund 307-458</b>                              |                     |
|--|---------------------|
| <b>Water Fee</b>                                 |                     |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$541,667.45</b> |
| <b>Revenues</b>                                  |                     |
| Fees Collected                                   | \$0.00              |
| Interest Earned                                  | \$6,732.36          |
| Market Value Adjustment                          | (\$1,919.00)        |
| <b>Total Revenues</b>                            | <b>\$4,813.36</b>   |
| <b>Expenses</b>                                  |                     |
| Project Expenses                                 | \$0.00              |
| <b>Other Expenditures</b>                        |                     |
| Bank Charges                                     | \$0.00              |
| City Engineering Services                        | \$0.00              |
| Admin - Fee Reporting                            | \$0.00              |
| <b>Total Expenses</b>                            | <b>\$0.00</b>       |
| <b>Transfers In</b>                              | <b>\$0.00</b>       |
| <b>Transfers Out</b>                             | <b>\$0.00</b>       |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$546,480.81</b> |

*Source: City of Turlock Financial Documents*



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

**Table 27** summarizes the expenditures this past year on NETMP Water projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

**Table 27** summarizes the planned future expenditures for the NETMP Water Fee and the anticipated construction start date for each project.



**Table 27: NETMP Water Fee Projects**

| Project No.                   | Project Name  | Project Budget | Fund Budget   | Expenditures to Date | FY22-23             |                     | % Funded by Fee | Approx. Construction Start Date <sup>1</sup> | Approx. Construction Start Date (Revised for FY22-23) <sup>1</sup> | Reason for Revised Start Date (if applicable) <sup>1</sup> |
|-------------------------------|---|----------------|---------------|----------------------|---------------------|---------------------|-----------------|--|--|--|
|                               |   |                |               |                      | Actual Expenditures | Future Expenditures |                 |  |  |  |
| 5                             | East/West Line in 2nd Road South of Christoffersen Parkway, Colorado to Greenbelt Purple Pipe | \$ 59,466.00   | \$ 59,466.00  | \$ -                 | \$ -                | \$ 59,466.00        | 100.0%          | Complete                                     | n/a  | n/a  |
| 10                            | Purple Pipe   | \$ 99,048.40   | \$ 99,048.40  | \$ -                 | \$ -                | \$ 99,048.40        | 100.0%          | Complete                                     | n/a  | n/a  |
| <b>TOTAL PROJECT EXPENSES</b> |   | \$ 158,514.40  | \$ 158,514.40 | \$ -                 | \$ -                | \$ 158,514.40       |                 |  |  |  |
| <b>GRAND TOTAL</b>            |   | \$ 158,514.40  | \$ 158,514.40 | \$ -                 | \$ -                | \$ 158,514.40       |                 |  |  |  |

*1) These projects were included on the Legends North 3 Subdivision Improvement Agreement. The City shall make quarterly reimbursement payments as fees are paid in the Northeast Master Plan fee program.*



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**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.




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## Fund 307-460: Administration Fee

### Requirement 1. Brief description of the type of fee in the account or fund.

The NETMP Administration Fee is used to cover the cost of City Staff time and effort for administration of the Development Impact Fee programs. The NETMP Administration Fee amounts to three percent (3%) of each NETMP fee and covers legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis costs.

### Requirement 2. Amount of the fee.

The NETMP Administration Fee for FY 22-23 is summarized in **Table 28** below. The fee shown below is the total NETMP fee, which is not broken out by component. A single fee is charged for this fee area that covers the components of the program fees; this fee has not been escalated since 2020. The NETMP fee is not charged on non-residential land uses.

**Table 28: NETMP Administration Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | \$3,000.00                        |
| Medium Density Residential ( <i>per DU</i> ) | \$3,000.00                        |
| High Density Residential ( <i>per DU</i> )   | \$3,000.00                        |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Developable Acre</i> )   | n/a                               |
| Office ( <i>per Developable Acre</i> )       | n/a                               |
| Industrial ( <i>per Developable Acre</i> )   | n/a                               |





**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 29** summarizes the beginning and ending fund balances for the NETMP Administration Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 29** summarizes the fees collected and the interest earned for the NETMP Administration Fee during FY 22-23.

**Table 29: Administration Fee Fund Summary**

| <b>Fund 307-460</b>                              |                     |
|--|---------------------|
| <b>Administration Fee</b>                        |                     |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$59,631.22</b>  |
| <b>Revenues</b>                                  |                     |
| Fees Collected                                   | \$0.00              |
| Interest Earned                                  | \$0.00              |
| Market Value Adjustment                          | \$0.00              |
| <b>Total Revenues</b>                            | <b>\$0.00</b>       |
| <b>Expenses</b>                                  |                     |
| Project Expenses                                 | \$0.00              |
| <b>Other Expenditures</b>                        |                     |
| Bank Charges                                     | \$0.00              |
| City Engineering Services                        | (\$3,808.22)        |
| Admin - Fee Reporting                            | (\$1,628.28)        |
| <b>Total Expenses</b>                            | <b>(\$5,436.50)</b> |
| <b>Transfers In</b>                              | <b>\$0.00</b>       |
| <b>Transfers Out</b>                             | <b>\$0.00</b>       |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$54,194.72</b>  |

*Source: City of Turlock Financial Documents*



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

Administration fees cover the cost of legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis for the NETMP fee program and are not tied to specific projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

Administration fees cover the cost of legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis for the NETMP fee program and are not tied to specific projects.

**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects.

There were no refunds made from this fund in FY 22-23.



## NETMP Fee Program Fund Summary

| Description                            | Sanitary<br>Sewer | Storm<br>Drainage  | Transportation     | Water             | Administration      | Total               |
|--|-------------------|--------------------|--------------------|-------------------|---------------------|---------------------|
| Fund No.                               | 307-456           | 307-457            | 307-455            | 307-458           | 307-460             |                     |
| <b>Starting Balance</b>                |                   |                    |                    |                   |                     |                     |
| As of July 1, 2022                     | \$190,114.74      | \$1,281,098.15     | \$1,495,157.11     | \$541,667.45      | \$59,631.22         | \$3,567,668.67      |
| <b>REVENUES</b>                        |                   |                    |                    |                   |                     |                     |
| Fees Collected                         | \$0.00            | \$0.00             | \$52,234.65        | \$0.00            | \$0.00              | \$52,234.65         |
| Interest Earned                        | \$2,362.93        | \$15,922.71        | \$18,604.86        | \$6,732.36        | \$0.00              | \$43,622.86         |
| Market Value Adjustment                | (\$673.00)        | (\$4,538.00)       | (\$5,296.00)       | (\$1,919.00)      | \$0.00              | (\$12,426.00)       |
| <b>Total Revenues</b>                  | <b>\$1,689.93</b> | <b>\$11,384.71</b> | <b>\$65,543.51</b> | <b>\$4,813.36</b> | <b>\$0.00</b>       | <b>\$83,431.51</b>  |
| <b>EXPENSES</b>                        |                   |                    |                    |                   |                     |                     |
| Project Expenditures                   | \$0.00            | \$0.00             | \$0.00             | \$0.00            | \$0.00              | \$0.00              |
| <b>Other Expenditures</b>              |                   |                    |                    |                   |                     |                     |
| Bank Charges                           | \$0.00            | \$0.00             | (\$469.38)         | \$0.00            | \$0.00              | (\$469.38)          |
| City Engineering Services <sup>1</sup> | \$0.00            | \$0.00             | \$0.00             | \$0.00            | (\$3,808.22)        | (\$3,808.22)        |
| Admin - Fee Reporting <sup>1</sup>     | \$0.00            | \$0.00             | \$0.00             | \$0.00            | (\$1,628.28)        | (\$1,628.28)        |
| <b>Total Expenditures</b>              | <b>\$0.00</b>     | <b>\$0.00</b>      | <b>(\$469.38)</b>  | <b>\$0.00</b>     | <b>(\$5,436.50)</b> | <b>(\$5,905.88)</b> |
| <b>Transfers In</b>                    | \$0.00            | \$0.00             | \$0.00             | \$0.00            | \$0.00              | \$0.00              |
| <b>Transfers Out</b>                   | \$0.00            | \$0.00             | \$0.00             | \$0.00            | \$0.00              | \$0.00              |
| <b>Net Transfers</b>                   | <b>\$0.00</b>     | <b>\$0.00</b>      | <b>\$0.00</b>      | <b>\$0.00</b>     | <b>\$0.00</b>       | <b>\$0.00</b>       |
| <b>Ending Balance</b>                  |                   |                    |                    |                   |                     |                     |
| As of June 30, 2023                    | \$191,804.67      | \$1,292,482.86     | \$1,560,231.24     | \$546,480.81      | \$54,194.72         | \$3,645,194.30      |

Source: City of Turlock Financial Documents

<sup>1</sup> Administration Costs include City Engineering Services and Reporting.



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## North Turlock Master Plan (NTMP)

The NTMP Area contains land that is currently zoned for residential, office, and school uses. The program was established to collect DIFs to fund new development and projects for infrastructure needed to serve the NTMP Area. The NTMP fees were originally adopted in 2001, and the majority of the programmed projects and improvements have since been completed. The City updated the list of remaining improvements in 2018 and escalated the remaining costs to 2022 dollars using the ENR CCI index.

The NTMP Fee Program includes the following components:

- **Sanitary Sewer**
- **Water**
- **Administration**

The following sections will include the information necessary to meet the legal requirements for each individual impact fee fund included in the NTMP fee program.



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## Fund 306-456: Sanitary Sewer Fee

### Requirement 1. Brief description of the type of fee in the account or fund.

The NTMP Sanitary Sewer Fee is collected to fund sewer system infrastructure including sewer lines, pump stations, and sewer lift stations in the NTMP program area.

### Requirement 2. Amount of the fee.

The NTMP Sanitary Sewer Fee for FY 22-23 is summarized in **Table 30** below. The NTMP Sanitary Sewer Fee is not charged on commercial or industrial land uses.

**Table 30: NTMP Sanitary Sewer Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | \$2,960.43                        |
| Medium Density Residential ( <i>per DU</i> ) | \$2,960.43                        |
| High Density Residential ( <i>per DU</i> )   | \$2,960.43                        |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Developable Acre</i> )   | n/a                               |
| Office ( <i>per Developable Acre</i> )       | \$16,875.14                       |
| Industrial ( <i>per Developable Acre</i> )   | n/a                               |



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 31** summarizes the beginning and ending fund balances for the NTMP Sanitary Sewer Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 31** summarizes the fees collected and the interest earned for the NTMP Sanitary Sewer Fee during FY 22-23.

**Table 31: NTMP Sanitary Sewer Fee Fund Summary**

| <b>Fund 306-456</b>                              |                     |
|--|---------------------|
| <b>Sanitary Sewer Fee</b>                        |                     |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$860,165.59</b> |
| <i>Revenues</i>                                  |                     |
| Fees Collected                                   | \$0.00              |
| Interest Earned                                  | \$10,267.88         |
| <b>Total Revenues</b>                            | <b>\$10,267.88</b>  |
| <i>Expenses</i>                                  |                     |
| Project Expenses                                 | \$0.00              |
| <i>Other Expenditures</i>                        |                     |
| Bank Charges                                     | \$0.00              |
| <b>Total Expenses</b>                            | <b>\$0.00</b>       |
| <b>Transfers In</b>                              | <b>\$0.00</b>       |
| <b>Transfers Out</b>                             | <b>\$0.00</b>       |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$870,433.47</b> |

*Source: City of Turlock Financial Documents*



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

**Table 32** summarizes the expenditures this past year on NTMP Sanitary Sewer projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

**Table 32** summarizes the planned future expenditures for the NTMP Sanitary Sewer Fee and the anticipated construction start date for each project.



**Table 32: NTMP Sanitary Sewer Fee Projects**

| Project No.                   | Project Name   | Project Budget | Fund Budget   | FY22-23              |                     | % Funded by Fee | Approx. Construction Start Date <sup>1</sup> | Approx. Construction Start Date (Revised for FY22-23) <sup>1</sup> | Reason for Revised Start Date (if applicable) <sup>1</sup> |                     |
|-------------------------------|--|----------------|---------------|----------------------|---------------------|-----------------|--|--|--|---------------------|
|                               |  |                |               | Expenditures to Date | Actual Expenditures |                 |  |  |  | Future Expenditures |
| 4                             | Mt. View Systems - Payback for Pitman HS Pump Station      | \$ 122,419.05  | \$ 122,419.05 | \$ -                 | \$ -                | \$ 122,419.05   | 100.0%                                       | Complete   | n/a  | n/a                 |
| 6                             | Kilroy/Walnut Systems - Payback for Pitman HS Pump Station | \$ 130,580.18  | \$ 130,580.18 | \$ -                 | \$ -                | \$ 130,580.18   | 100.0%                                       | Complete   | n/a  | n/a                 |
| <b>TOTAL PROJECT EXPENSES</b> |  | \$ 252,999.23  | \$ 252,999.23 | \$ -                 | \$ -                | \$ 252,999.23   |  |  |  |                     |
| <b>GRAND TOTAL</b>            |  | \$ 252,999.23  | \$ 252,999.23 | \$ -                 | \$ -                | \$ 252,999.23   |  |  |  |                     |

1) These projects are complete. The NTMP area is mostly developed, so the City has no additional planned projects at this time.





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**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.



## Fund 306-457: Storm Drain Fee

**Requirement 1.** Brief description of the type of fee in the account or fund.

The NTMP Storm Drain Fee collected to fund new construction of storm drain lines to serve the NTMP program area.



**Requirement 2.** Amount of the fee.

The NTMP Storm Drain Fee for FY 22-23 is summarized in **Table 33** below. The NTMP Storm Drain Fee is not charged on commercial or industrial land uses.

**Table 33: NTMP Storm Drain Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | \$3,819.32                        |
| Medium Density Residential ( <i>per DU</i> ) | \$2,405.37                        |
| High Density Residential ( <i>per DU</i> )   | \$1,795.07                        |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Developable Acre</i> )   | n/a                               |
| Office ( <i>per Developable Acre</i> )       | \$39,405.36                       |
| Industrial ( <i>per Developable Acre</i> )   | n/a                               |



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 34** summarizes the beginning and ending fund balances for the NTMP Storm Drain Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 34** summarizes the fees collected and the interest earned for the NTMP Storm Drain Fee during FY 22-23.

**Table 34: NTMP Storm Drain Fee Fund Summary**

| <b>Fund 306-457</b>                              |                     |
|--|---------------------|
| <b>Storm Drainage Fee</b>                        |                     |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$461,178.55</b> |
| <b>Revenues</b>                                  |                     |
| Fees Collected                                   | \$0.00              |
| Interest Earned                                  | \$5,497.79          |
| <b>Total Revenues</b>                            | <b>\$5,497.79</b>   |
| <b>Expenses</b>                                  |                     |
| Project Expenses                                 | \$0.00              |
| <b>Other Expenditures</b>                        |                     |
| Bank Charges                                     | \$0.00              |
| <b>Total Expenses</b>                            | <b>\$0.00</b>       |
| <b>Transfers In</b>                              | <b>\$0.00</b>       |
| <b>Transfers Out</b>                             | <b>\$0.00</b>       |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$466,676.34</b> |

*Source: City of Turlock Financial Documents*



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

**Table 35** summarizes the expenditures this past year on NTMP Storm Drain projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

**Table 35** summarizes the planned future expenditures for the NTMP Storm Drain Fee and the anticipated construction start date for each project.



**Table 35: NTMP Storm Drain Fee Projects**

| Project No.                   | Project Name  | Project Budget      | Fund Budget         | Expenditures to Date | FY22-23             |                     | % Funded by Fee | Approx. Construction Start Date <sup>1</sup> | Approx. Construction Start Date (Revised for FY22-23) <sup>1</sup> | Reason for Revised Start Date (if applicable) <sup>1</sup> |
|-------------------------------|---|---------------------|---------------------|----------------------|---------------------|---------------------|-----------------|--|--|--|
|                               |   |                     |                     |                      | Actual Expenditures | Future Expenditures |                 |  |  |  |
| 10                            | 2nd Street N/O Christoffersen Off Mid Storm Line <sup>2</sup> | \$ 94,167.79        | \$ 94,167.79        | \$ 46,548.20         | \$ -                | \$ 47,619.59        | 100.0%          | Complete                                     | n/a  | n/a  |
| <b>TOTAL PROJECT EXPENSES</b> |   | \$ 94,167.79        | \$ 94,167.79        | \$ 46,548.20         | \$ -                | \$ 47,619.59        |                 |  |  |  |
| <b>GRAND TOTAL</b>            |   | <b>\$ 94,167.79</b> | <b>\$ 94,167.79</b> | <b>\$ 46,548.20</b>  | <b>\$ -</b>         | <b>\$ 47,619.59</b> |                 |  |  |  |

<sup>1</sup> These projects are complete. The NTMP area is mostly developed, so the City has no additional planned projects at this time.

<sup>2</sup> Credits for this project were given to Florshiem under the Rose Walk 1 Subdivision Improvement Agreement.



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**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.



## Fund 306-455: Transportation Fee

**Requirement 1.** Brief description of the type of fee in the account or fund.

The NTMP Transportation Fee is collected to fund new construction and improvements of existing street improvements, traffic signals, bikeways, and pedestrian paths in the NTMP program area.



**Requirement 2.** Amount of the fee.

The NTMP Transportation Fee for FY 22-23 is summarized in **Table 36** below. The NTMP Transportation Fee is not charged on commercial or industrial land uses.

**Table 36: NTMP Transportation Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | \$9,474.69                        |
| Medium Density Residential ( <i>per DU</i> ) | \$9,474.69                        |
| High Density Residential ( <i>per DU</i> )   | \$9,474.69                        |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Developable Acre</i> )   | n/a                               |
| Office ( <i>per Developable Acre</i> )       | \$199,903.05                      |
| Industrial ( <i>per Developable Acre</i> )   | n/a                               |



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 37** summarizes the beginning and ending fund balances for the NTMP Transportation Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 37** summarizes the fees collected and the interest earned for the NTMP Transportation Fee during FY 22-23.

**Table 37: NTMP Transportation Fee Fund Summary**

**Fund 306-455**

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**Transportation Fee**

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|  |                     |
|--|---------------------|
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$909,367.64</b> |
| <i>Revenues</i>                                  |                     |
| Fees Collected                                   | \$0.00              |
| Interest Earned                                  | \$10,854.98         |
| <b>Total Revenues</b>                            | <b>\$10,854.98</b>  |
| <i>Expenses</i>                                  |                     |
| Project Expenses                                 | \$0.00              |
| <i>Other Expenditures</i>                        |                     |
| Bank Charges                                     | (\$286.27)          |
| <b>Total Expenses</b>                            | <b>(\$286.27)</b>   |
| <b>Transfers In</b>                              | <b>\$0.00</b>       |
| <b>Transfers Out</b>                             | <b>\$0.00</b>       |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$919,936.35</b> |

*Source: City of Turlock Financial Documents*





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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

There were no expenditures on NTMP Transportation projects for FY 22-23.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

The City does not currently have any planned NTMP Transportation projects. The City is working on an updated CIP that will include additional planned projects for each DIF that is collected.

**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.



## Fund 306-460: Administration Fee

**Requirement 1.** Brief description of the type of fee in the account or fund.

The NTMP Administration Fee is used to cover the cost of City Staff time and effort for administration of the Development Impact Fee programs. The NTMP Administration Fee amounts to three percent (3%) of each NTMP fee and covers legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis costs.

**Requirement 2.** Amount of the fee.

The NTMP Administration Fee for FY 22-23 is summarized in **Table 38** below.

**Table 38: NTMP Administration Fee**

| Land Use                                     | Fee as of<br>July 1, 2022 |
|--|---------------------------|
| <b>Residential</b>                           |                           |
| Low Density Residential ( <i>per DU</i> )    | \$487.63                  |
| Medium Density Residential ( <i>per DU</i> ) | \$445.20                  |
| High Density Residential ( <i>per DU</i> )   | \$426.90                  |
| <b>Non-Residential</b>                       |                           |
| Commercial ( <i>per Developable Acre</i> )   | n/a                       |
| Office ( <i>per Developable Acre</i> )       | \$7,685.51                |
| Industrial ( <i>per Developable Acre</i> )   | n/a                       |



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 39** summarizes the beginning and ending fund balances for the NTMP Administration Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 39** summarizes the fees collected and the interest earned for the NTMP Administration Fee during FY 22-23.

**Table 39: Administration Fee Fund Summary**

| <b>Fund 307-460</b>                              |                     |
|--|---------------------|
| <b>Administration Fee</b>                        |                     |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>(\$5,046.98)</b> |
| <i>Revenues</i>                                  |                     |
| Fees Collected                                   | \$0.00              |
| Interest Earned                                  | \$0.00              |
| <b>Total Revenues</b>                            | <b>\$0.00</b>       |
| <i>Expenses</i>                                  |                     |
| Project Expenses                                 | \$0.00              |
| <i>Other Expenditures</i>                        |                     |
| Bank Charges                                     | \$0.00              |
| <b>Total Expenses</b>                            | <b>\$0.00</b>       |
| <b>Transfers In</b>                              | <b>\$0.00</b>       |
| <b>Transfers Out</b>                             | <b>\$0.00</b>       |
| <b>Ending Balance as of June 30, 2023</b>        | <b>(\$5,046.98)</b> |

*Source: City of Turlock Financial Documents*



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

Administration fees cover the cost of legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis for the NTMP fee program and are not tied to specific projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

Administration fees cover the cost of legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis for the NTMP fee program and are not tied to specific projects.

**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects.

There were no refunds made from this fund in FY 22-23.



## NTMP Fee Program Fund Summary

| Description               | Sanitary<br>Sewer   | Storm<br>Drainage   | Transportation      | Administration      | Total                 |
|---------------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| Fund No.                  | 306-456             | 306-457             | 306-455             | 306-460             |                       |
| <b>Starting Balance</b>   |                     |                     |                     |                     |                       |
| As of July 1, 2022        | \$860,165.59        | \$461,178.55        | \$909,367.64        | (\$5,046.98)        | \$2,225,664.80        |
| <b>REVENUES</b>           |                     |                     |                     |                     |                       |
| Fees Collected            | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00                |
| Interest Earned           | \$10,267.88         | \$5,497.79          | \$10,854.98         | \$0.00              | \$26,620.65           |
| <b>Total Revenues</b>     | <b>\$10,267.88</b>  | <b>\$5,497.79</b>   | <b>\$10,854.98</b>  | <b>\$0.00</b>       | <b>\$26,620.65</b>    |
| <b>EXPENSES</b>           |                     |                     |                     |                     |                       |
| Project Expenditures      | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00                |
| <b>Other Expenditures</b> |                     |                     |                     |                     |                       |
| Bank Charges              | \$0.00              | \$0.00              | (\$286.27)          | \$0.00              | (\$286.27)            |
| <b>Total Expenditures</b> | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>(\$286.27)</b>   | <b>\$0.00</b>       | <b>(\$286.27)</b>     |
| <b>Transfers In</b>       | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00                |
| <b>Transfers Out</b>      | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00                |
| <b>Net Transfers</b>      | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>\$0.00</b>         |
| <b>Ending Balance</b>     |                     |                     |                     |                     |                       |
| As of June 30, 2023       | <b>\$870,433.47</b> | <b>\$466,676.34</b> | <b>\$919,936.35</b> | <b>(\$5,046.98)</b> | <b>\$2,251,999.18</b> |

*Source: City of Turlock Financial Documents*



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## East Tuolumne Master Plan (ETMP)

The ETMP Area contains land that is currently zoned for residential uses. The program was established in 2006 with the ETMP Development Fee Nexus Study prepared by Economic & Planning Systems, Inc. (EPS) and originally included components for transportation, sanitary sewer, storm drainage, and water. The study has been updated twice: in 2015 and again in 2019. Between the 2015 and 2019 updates, the storm drainage component of the program was removed as the City and developers decided that the storm drainage facilities will be funded on a project-specific basis instead of with DIFs collected through the ETMP program.

The City has entered into two Subdivision Improvement Agreements (SIA) with Fairbanks Ranch 1, LLC in December 2019 and KB Home North Bay, LLC in February 2021. Both developers agreed to build capital improvements in the ETMP program area. Fairbanks Ranch 1, LLC is building capital improvements for the Fairbanks Ranch Subdivision, and KB Home North Bay, LLC is building improvements for the Les Chateaux Subdivision. Costs shown in the following sections related to the respective SIA have been escalated or held constant in accordance with the terms of the individual SIA.

The ETMP Fee Program includes the following components:

- **Transportation**
- **Sanitary Sewer**
- **Water**
- **Administration**

The following sections will include the information necessary to meet the legal requirements for each individual impact fee fund included in the ETMP fee program.



## Fund 309-455: Transportation Fee

### Requirement 1. Brief description of the type of fee in the account or fund.

The ETMP Transportation Fee is collected to fund new construction and improvements of existing street improvements, traffic signals, bikeways, and pedestrian paths in the ETMP program area.



### Requirement 2. Amount of the fee.

The ETMP Transportation Fee for FY 22-23 is summarized in **Table 40** below. The ETMP Transportation Fee is not charged on non-residential land uses.

**Table 40: ETMP Transportation Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | \$13,787.02                       |
| Medium Density Residential ( <i>per DU</i> ) | \$13,787.02                       |
| High Density Residential ( <i>per DU</i> )   | \$9,630.55                        |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Developable Acre</i> )   | n/a                               |
| Office ( <i>per Developable Acre</i> )       | n/a                               |
| Industrial ( <i>per Developable Acre</i> )   | n/a                               |



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 41** summarizes the beginning and ending fund balances for the ETMP Transportation Fee for FY 22-23. The City does not currently collect this fee yet and therefore no funds have been deposited in this account.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 41** summarizes the fees collected and the interest earned for the ETMP Transportation Fee during FY 22-23.

**Table 41: ETMP Transportation Fee Fund Summary**

**Fund 309-455**

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**Transportation Fee**

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|  |               |
|--|---------------|
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$0.00</b> |
| <i>Revenues</i>                                  |               |
| Fees Collected                                   | \$0.00        |
| Interest Earned                                  | \$0.00        |
| <b>Total Revenues</b>                            | <b>\$0.00</b> |
| <i>Expenses</i>                                  |               |
| Project Expenses                                 | \$0.00        |
| <i>Other Expenditures</i>                        |               |
| City Engineering Services                        | \$0.00        |
| Admin - Fee Reporting                            | \$0.00        |
| <b>Total Expenses</b>                            | <b>\$0.00</b> |
| <b>Transfers In</b>                              | <b>\$0.00</b> |
| <b>Transfers Out</b>                             | <b>\$0.00</b> |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$0.00</b> |

*Source: City of Turlock Financial Documents*





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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

**Table 42** summarizes the expenditures this past year on ETMP Transportation projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

**Table 42** summarizes the planned future expenditures for the ETMP Transportation Fee and the anticipated construction start date for each project.



**Table 42: ETMP Transportation Fee Projects**

| Project No.                    | Project Name   | Project Budget         | Fund Budget            | Expenditures to Date | FY22-23             |                        | % Funded by Fee | Approx. Construction Start Date <sup>1</sup> | Approx. Construction Start Date (Revised for FY22-23) <sup>1</sup> | Reason for Revised Start Date (if applicable) <sup>1</sup> |
|--------------------------------|--|------------------------|------------------------|----------------------|---------------------|------------------------|-----------------|--|--|--|
|                                |  |                        |                        |                      | Actual Expenditures | Future Expenditures    |                 |  |  |  |
| 2                              | Tuolumne Road Improvements from West Master Plan Line to Waring <sup>2</sup> | \$ 693,556.18          | \$ 693,556.18          | \$ -                 | \$ -                | \$ 693,556.18          | 100.0%          | Complete                                     | n/a  | n/a  |
| 3                              | Waring Road Improvements from Tuolumne Rd to Monte Vista <sup>2,3</sup>      | \$ 731,476.06          | \$ 731,476.06          | \$ -                 | \$ -                | \$ 731,476.06          | 100.0%          | Complete                                     | n/a  | n/a  |
| 5                              | TID Irrigation Improvements on Tuolumne from WMP Line to Waring <sup>3</sup> | \$ 443,040.00          | \$ 443,040.00          | \$ -                 | \$ -                | \$ 443,040.00          | 100.0%          | Complete                                     | n/a  | n/a  |
| 6                              | TID Irrigation Improvements on Waring North of Tuolumne <sup>3</sup>         | \$ 317,844.00          | \$ 317,844.00          | \$ -                 | \$ -                | \$ 317,844.00          | 100.0%          | Complete                                     | n/a  | n/a  |
| 1                              | Quincy Road Improvements from Tuolumne to Monte Vista                        | \$ 304,526.21          | \$ 304,526.21          | \$ -                 | \$ -                | \$ 304,526.21          | 100.0%          | n/a  | n/a  | n/a  |
| 4                              | Waring Road Improvements from Tuolumne Rd to Wyndfair #3                     | \$ 331,684.83          | \$ 331,684.83          | \$ -                 | \$ -                | \$ 331,684.83          | 100.0%          | n/a  | n/a  | n/a  |
| 7                              | TID Electrical Undergrounding on Tuolumne Rd from WMP Line to Waring         | \$ 227,627.53          | \$ 227,627.53          | \$ -                 | \$ -                | \$ 227,627.53          | 100.0%          | n/a  | n/a  | n/a  |
| 8                              | TID Electrical Undergrounding on Waring North of Tuolumne                    | \$ 166,492.46          | \$ 166,492.46          | \$ -                 | \$ -                | \$ 166,492.46          | 100.0%          | n/a  | n/a  | n/a  |
| 9                              | TID Electrical Undergrounding on Waring South of Tuolumne                    | \$ 172,996.10          | \$ 172,996.10          | \$ -                 | \$ -                | \$ 172,996.10          | 100.0%          | n/a  | n/a  | n/a  |
| <b>TO TAL PROJECT EXPENSES</b> |  | <b>\$ 3,389,243.36</b> | <b>\$ 3,389,243.36</b> | <b>\$ -</b>          | <b>\$ -</b>         | <b>\$ 3,389,243.36</b> |                 |  |  |  |
| <b>GRAND TOTAL</b>             |  | <b>\$ 3,389,243.36</b> | <b>\$ 3,389,243.36</b> | <b>\$ -</b>          | <b>\$ -</b>         | <b>\$ 3,389,243.36</b> |                 |  |  |  |

<sup>1</sup>The City may condition developers to construct these improvements as part of development projects.

<sup>2</sup>The City provided credits to KB Homes, LLC for inclusion of this improvement in the Les Chateaux Subdivision Improvement Agreement. The City will reimburse the developer for the construction of this improvement.

<sup>3</sup>The City provided credits to Fairbanks Ranch, LLC for inclusion of this improvement in the Fairbanks Ranch Subdivision Improvement Agreement. The City will reimburse the developer for the construction of this improvement.



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**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.



## Fund 309-456: Sanitary Sewer Fee

**Requirement 1.** Brief description of the type of fee in the account or fund.

The ETMP Sanitary Sewer Fee is collected to fund sewer system infrastructure including sewer lines, pump stations, and sewer lift stations in the ETMP program area.



**Requirement 2.** Amount of the fee.

The ETMP Sanitary Sewer Fee for FY 22-23 is summarized in **Table 43** below. The ETMP Sanitary Sewer Fee is not charged on non-residential land uses.

**Table 43: ETMP Sanitary Sewer Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | \$4,218.56                        |
| Medium Density Residential ( <i>per DU</i> ) | \$3,356.72                        |
| High Density Residential ( <i>per DU</i> )   | \$2,799.13                        |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Developable Acre</i> )   | n/a                               |
| Office ( <i>per Developable Acre</i> )       | n/a                               |
| Industrial ( <i>per Developable Acre</i> )   | n/a                               |



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 44** summarizes the beginning and ending fund balances for the ETMP Sanitary Sewer Fee for FY 22-23. The City does not currently collect this fee yet and therefore no funds have been deposited in this account.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 44** summarizes the fees collected and the interest earned for the ETMP Sanitary Sewer Fee during FY 22-23.

**Table 44: ETMP Sanitary Sewer Fee Fund Summary**

| <b>Fund 309-456</b>                              |               |
|--|---------------|
| <b>Sanitary Sewer Fee</b>                        |               |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$0.00</b> |
| <i>Revenues</i>                                  |               |
| Fees Collected                                   | \$0.00        |
| Interest Earned                                  | \$0.00        |
| <b>Total Revenues</b>                            | <b>\$0.00</b> |
| <i>Expenses</i>                                  |               |
| Project Expenses                                 | \$0.00        |
| <i>Other Expenditures</i>                        |               |
| City Engineering Services                        | \$0.00        |
| Admin - Fee Reporting                            | \$0.00        |
| <b>Total Expenses</b>                            | <b>\$0.00</b> |
| <b>Transfers In</b>                              | <b>\$0.00</b> |
| <b>Transfers Out</b>                             | <b>\$0.00</b> |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$0.00</b> |

*Source: City of Turlock Financial Documents*



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

**Table 45** summarizes the expenditures this past year on ETMP Sanitary Sewer projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

**Table 45** summarizes the planned future expenditures for the ETMP Sanitary Sewer Fee and the anticipated construction start date for each project.



**Table 45: ETMP Sanitary Sewer Fee Projects**

| Project No.                   | Project Name <sup>1</sup>  | Project Budget | Fund Budget   | Expenditures to Date | FY22-23             |                     | % Funded by Fee | Approx. Construction Start Date <sup>1</sup> | Approx. Construction Start Date (Revised for FY22-23) <sup>1</sup> | Reason for Revised Start Date (if applicable) <sup>1</sup> |
|-------------------------------|--|----------------|---------------|----------------------|---------------------|---------------------|-----------------|--|--|--|
|                               |  |                |               |                      | Actual Expenditures | Future Expenditures |                 |  |  |  |
| 1                             | Pump Station at Storm Basin #1   | \$ 293,125.00  | \$ 293,125.00 | \$ -                 | \$ -                | \$ 293,125.00       | 100.0%          | Complete                                     | n/a  | n/a  |
| 2                             | Sewer Force Main in Lafitte Rothchild Dr. (6")                           | \$ 7,574.00    | \$ 7,574.00   | \$ -                 | \$ -                | \$ 7,574.00         | 100.0%          | Complete                                     | n/a  | n/a  |
| 3                             | Sewer Force Main in Tuolumne Rd. (6")                                    | \$ 57,861.00   | \$ 57,861.00  | \$ -                 | \$ -                | \$ 57,861.00        | 100.0%          | Complete                                     | n/a  | n/a  |
| 4                             | Sewer Force Main in Waring South (6")                                    | \$ 290,975.00  | \$ 290,975.00 | \$ -                 | \$ -                | \$ 290,975.00       | 100.0%          | Complete                                     | n/a  | n/a  |
| 5                             | Sewer Force Main in Hawkeye (6")   | \$ 148,709.00  | \$ 148,709.00 | \$ -                 | \$ -                | \$ 148,709.00       | 100.0%          | Complete                                     | n/a  | n/a  |
| 7                             | Sewer Main in Tuolumne Rd. (8")  | \$ 138,141.00  | \$ 138,141.00 | \$ -                 | \$ -                | \$ 138,141.00       | 100.0%          | Complete                                     | n/a  | n/a  |
| 6                             | Sewer Main in Lafitte Rothchild from Tuolumne to Pump Station (8" & 10") | \$ 18,292.28   | \$ 18,292.28  | \$ -                 | \$ -                | \$ 18,292.28        | 100.0%          | Complete                                     | n/a  | n/a  |
| <b>TOTAL PROJECT EXPENSES</b> |  | \$ 954,677.28  | \$ 954,677.28 | \$ -                 | \$ -                | \$ 954,677.28       |                 |  |  |  |
| <b>GRAND TOTAL</b>            |  | \$ 954,677.28  | \$ 954,677.28 | \$ -                 | \$ -                | \$ 954,677.28       |                 |  |  |  |

<sup>1</sup>The City provided credits to Fairbanks Ranch, LLC for inclusion of these improvements in the Fairbanks Ranch Subdivision Improvement Agreement. The City will reimburse the developer for the construction of this improvement.



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**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.





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## Fund 309-458: Water Fee

### Requirement 1. Brief description of the type of fee in the account or fund.

The ETMP Water Fee is collected to fund water system infrastructure, which may include water lines and water wells in the ETMP program area.

### Requirement 2. Amount of the fee.

The ETMP Water Fee for FY 22-23 is summarized in **Table 46** below. The ETMP Water Fee is not charged on non-residential land uses.

**Table 46: ETMP Water Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | \$2,986.65                        |
| Medium Density Residential ( <i>per DU</i> ) | \$869.29                          |
| High Density Residential ( <i>per DU</i> )   | \$1,046.88                        |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Developable Acre</i> )   | n/a                               |
| Office ( <i>per Developable Acre</i> )       | n/a                               |
| Industrial ( <i>per Developable Acre</i> )   | n/a                               |




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**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 47** summarizes the beginning and ending fund balances for the ETMP Water Fee for FY 22-23. The City does not currently collect this fee yet and therefore no funds have been deposited in this account.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 47** summarizes the fees collected and the interest earned for the ETMP Water Fee during FY 22-23.

**Table 47: ETMP Water Fee Fund Summary**

| <b>Fund 309-458</b>                              |               |
|--|---------------|
| <b>Water Fee</b>                                 |               |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$0.00</b> |
| <i>Revenues</i>                                  |               |
| Fees Collected                                   | \$0.00        |
| Interest Earned                                  | \$0.00        |
| <b>Total Revenues</b>                            | <b>\$0.00</b> |
| <i>Expenses</i>                                  |               |
| Project Expenses                                 | \$0.00        |
| <i>Other Expenditures</i>                        |               |
| City Engineering Services                        | \$0.00        |
| Admin - Fee Reporting                            | \$0.00        |
| <b>Total Expenses</b>                            | <b>\$0.00</b> |
| <b>Transfers In</b>                              | <b>\$0.00</b> |
| <b>Transfers Out</b>                             | <b>\$0.00</b> |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$0.00</b> |

*Source: City of Turlock Financial Documents*



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

**Table 48** summarizes the expenditures this past year on ETMP Water projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

**Table 48** summarizes the planned future expenditures for the ETMP Water Fee and the anticipated construction start date for each project.



**Table 48: ETMP Water Fee Projects**

| Project No.                   | Project Name  | Project Budget       | Fund Budget          | Expenditures to Date | FY22-23             |                      | % Funded by Fee | Approx. Construction Start Date <sup>1</sup> | Approx. Construction Start Date (Revised for FY22-23) <sup>1</sup> | Reason for Revised Start Date (if applicable) <sup>1</sup> |
|-------------------------------|---|----------------------|----------------------|----------------------|---------------------|----------------------|-----------------|--|--|--|
|                               |   |                      |                      |                      | Actual Expenditures | Future Expenditures  |                 |  |  |  |
| 3                             | Water Line in Tuolumne (10") <sup>2,3</sup>                     | \$ 83,704.64         | \$ 83,704.64         | \$ -                 | \$ -                | \$ 83,704.64         | 100.0%          | Complete                                     | n/a  | n/a  |
| 4                             | Water Line in Waring Rd North of Tuolumne Rd (12") <sup>2</sup> | \$ 179,922.58        | \$ 179,922.58        | \$ -                 | \$ -                | \$ 179,922.58        | 100.0%          | Complete                                     | n/a  | n/a  |
| 5                             | Water Line in Waring Rd South of Tuolumne Rd (12") <sup>2</sup> | \$ 179,922.58        | \$ 179,922.58        | \$ -                 | \$ -                | \$ 179,922.58        | 100.0%          | Complete                                     | n/a  | n/a  |
| 1                             | Water Line in Monte Vista Ave (24")                             | \$ 129,666.20        | \$ 129,666.20        | \$ -                 | \$ -                | \$ 129,666.20        | 100.0%          | n/a  | n/a  | n/a  |
| 2                             | Water Line in Quincy Rd (16")                                   | \$ 395,095.58        | \$ 395,095.58        | \$ -                 | \$ -                | \$ 395,095.58        | 100.0%          | n/a  | n/a  | n/a  |
| <b>TOTAL PROJECT EXPENSES</b> |   | \$ 968,311.58        | \$ 968,311.58        | \$ -                 | \$ -                | \$ 968,311.58        |                 |  |  |  |
| <b>GRAND TOTAL</b>            |   | <b>\$ 968,311.58</b> | <b>\$ 968,311.58</b> | <b>\$ -</b>          | <b>\$ -</b>         | <b>\$ 968,311.58</b> |                 |  |  |  |

<sup>1</sup>The City will condition developers to construct these improvements as part of development projects.

<sup>2</sup>The City provided credits to KB Homes, LLC for inclusion of this improvement in the Les Chateaux Subdivision Improvement Agreement. The City will reimburse the developer for the construction of this improvement.

<sup>3</sup>The City provided credits to Fairbanks Ranch, LLC for inclusion of this improvement in the Fairbanks Ranch Subdivision Improvement Agreement. The City will reimburse the developer for the construction of this improvement.



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**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.




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## Fund 309-460: Administration Fee

**Requirement 1.** Brief description of the type of fee in the account or fund.

The ETMP Administration Fee is used to cover the cost of City Staff time and effort for administration of the Development Impact Fee programs. The ETMP Administration Fee amounts to five percent (5%) of each ETMP fee and covers legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis costs.

**Requirement 2.** Amount of the fee.

The ETMP Administration Fee for FY 22-23 is summarized in **Table 49** below.

**Table 49: ETMP Administration Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | \$1,091.61                        |
| Medium Density Residential ( <i>per DU</i> ) | \$900.65                          |
| High Density Residential ( <i>per DU</i> )   | \$673.83                          |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Developable Acre</i> )   | n/a                               |
| Office ( <i>per Developable Acre</i> )       | n/a                               |
| Industrial ( <i>per Developable Acre</i> )   | n/a                               |



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 50** summarizes the beginning and ending fund balances for the ETMP Administration Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 50** summarizes the fees collected and the interest earned for the ETMP Administration Fee during FY 22-23.

**Table 50: Administration Fee Fund Summary**

| <b>Fund 309-460</b>                              |                      |
|--|----------------------|
| <b>Administration Fee</b>                        |                      |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>(\$26,674.42)</b> |
| <b>Revenues</b>                                  |                      |
| Fees Collected                                   | \$38,756.92          |
| Interest Earned                                  | \$0.00               |
| <b>Total Revenues</b>                            | <b>\$38,756.92</b>   |
| <b>Expenses</b>                                  |                      |
| Project Expenses                                 | \$0.00               |
| <b>Other Expenditures</b>                        |                      |
| City Engineering Services                        | (\$4,190.29)         |
| Admin - Fee Reporting                            | (\$1,392.11)         |
| <b>Total Expenses</b>                            | <b>(\$5,582.40)</b>  |
| <b>Transfers In</b>                              | <b>\$0.00</b>        |
| <b>Transfers Out</b>                             | <b>\$0.00</b>        |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$6,500.10</b>    |

Source: City of Turlock Financial Documents



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

Administration fees cover the cost of legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis for the ETMP fee program and are not tied to specific projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

Administration fees cover the cost of legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis for the ETMP fee program and are not tied to specific projects.

**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects.

There were no refunds made from this fund in FY 22-23.





## ETMP Fee Program Fund Summary

| Description                            | Transportation | Sanitary Sewer | Water         | Administration      | Total               |
|--|----------------|----------------|---------------|---------------------|---------------------|
| Fund No.                               | 309-455        | 309-456        | 309-458       | 309-460             |                     |
| <b>Starting Balance</b>                |                |                |               |                     |                     |
| As of July 1, 2022                     | \$0.00         | \$0.00         | \$0.00        | (\$26,674.42)       | (\$26,674.42)       |
| <b>REVENUES</b>                        |                |                |               |                     |                     |
| Fees Collected                         | \$0.00         | \$0.00         | \$0.00        | \$38,756.92         | \$38,756.92         |
| Interest Earned                        | \$0.00         | \$0.00         | \$0.00        | \$0.00              | \$0.00              |
| <b>Total Revenues</b>                  | <b>\$0.00</b>  | <b>\$0.00</b>  | <b>\$0.00</b> | <b>\$38,756.92</b>  | <b>\$38,756.92</b>  |
| <b>EXPENSES</b>                        |                |                |               |                     |                     |
| Project Expenditures                   | \$0.00         | \$0.00         | \$0.00        | \$0.00              | \$0.00              |
| <b>Other Expenditures</b>              |                |                |               |                     |                     |
| City Engineering Services <sup>1</sup> | \$0.00         | \$0.00         | \$0.00        | (\$4,190.29)        | (\$4,190.29)        |
| Admin - Fee Reporting <sup>1</sup>     | \$0.00         | \$0.00         | \$0.00        | (\$1,392.11)        | (\$1,392.11)        |
| <b>Total Expenditures</b>              | <b>\$0.00</b>  | <b>\$0.00</b>  | <b>\$0.00</b> | <b>(\$5,582.40)</b> | <b>(\$5,582.40)</b> |
| <b>Transfers In</b>                    | \$0.00         | \$0.00         | \$0.00        | \$0.00              | \$0.00              |
| <b>Transfers Out</b>                   | \$0.00         | \$0.00         | \$0.00        | \$0.00              | \$0.00              |
| <b>Net Transfers</b>                   | <b>\$0.00</b>  | <b>\$0.00</b>  | <b>\$0.00</b> | <b>\$0.00</b>       | <b>\$0.00</b>       |
| <b>Ending Balance</b>                  |                |                |               |                     |                     |
| As of June 30, 2023                    | <b>\$0.00</b>  | <b>\$0.00</b>  | <b>\$0.00</b> | <b>\$6,500.10</b>   | <b>\$6,500.10</b>   |

*Source: City of Turlock Financial Documents*

<sup>1</sup> *Administration Costs include Fee Reporting.*



## Master Storm Fee (Storm)

The Master Storm Fee Program is a citywide fee program that is collected to fund storm drainage facilities that serve new development in all areas of the City. As the City continues to grow and new development occurs, there will be an increased need for storm drainage facilities. The Master Storm Fee was most recently updated in 2015 in the Master Storm Drainage Development Impact Fee Nexus Study prepared by EPS.

The following sections will include the information necessary to meet the legal requirements for the Master Storm fee.

### Fund 411-536: Master Storm Fee

**Requirement 1.** Brief description of the type of fee in the account or fund.

The Master Storm Fee is collected to fund the construction of new storm drainage facilities and upgrades to existing facilities to correct future deficiencies. Storm drainage facilities may include master storm drains and master detention basins in all areas of the City.



**Requirement 2.** Amount of the fee.

The Master Storm Fee for FY 22-23 is summarized in **Table 51** below.

**Table 51: Master Storm Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | \$7,731.78                        |
| Medium Density Residential ( <i>per DU</i> ) | \$13,071.57                       |
| High Density Residential ( <i>per DU</i> )   | \$15,686.17                       |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per Gross Acre</i> )         | \$20,915.37                       |
| Office ( <i>per Gross Acre</i> )             | \$18,300.77                       |
| Industrial ( <i>per Gross Acre</i> )         | \$18,300.77                       |



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 52** summarizes the beginning and ending fund balances for the Master Storm Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 52** summarizes the fees collected and the interest earned for the Master Storm Fee during FY 22-23.

**Table 52: Master Storm Fee Fund Summary**

| <b>Fund 411-536</b>                              |                       |
|--|-----------------------|
| <b>Master Storm Drain Fee</b>                    |                       |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$4,878,572.27</b> |
| <i>Revenues</i>                                  |                       |
| Fees Collected                                   | \$252,358.02          |
| Interest Earned                                  | \$59,878.34           |
| Market Value Adjustment                          | (\$20,154.00)         |
| <b>Total Revenues</b>                            | <b>\$292,082.36</b>   |
| <i>Expenses</i>                                  |                       |
| Project Expenses                                 | \$0.00                |
| <i>Other Expenditures</i>                        |                       |
| Depreciation Expense                             | (\$103,902.63)        |
| Bank Charges                                     | (\$639.59)            |
| Admin - Fee Reporting                            | (\$1,628.50)          |
| <b>Total Expenses</b>                            | <b>(\$106,170.72)</b> |
| <b>Transfers In</b>                              | <b>\$0.00</b>         |
| <b>Transfers Out</b>                             | <b>\$0.00</b>         |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$5,064,483.91</b> |

*Source: City of Turlock Financial Documents*



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

**Table 53** summarizes the expenditures this past year on Master Storm projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

**Table 53** summarizes the planned future expenditures for the Master Storm Fee and the anticipated construction start date for each project.



**Table 53: Master Storm Fee Projects**

| Project No.                   | Project Name <sup>1</sup>                  | Project Budget          | Fund Budget             | Expenditures to Date | FY22-23             |                         | % Funded by Fee | Approx. Construction Start Date | Approx. Construction Start Date (Revised for FY22-23) | Reason for Revised Start Date (if applicable) |
|-------------------------------|--|-------------------------|-------------------------|----------------------|---------------------|-------------------------|-----------------|---------------------------------|---|---|
|                               |  |                         |                         |                      | Actual Expenditures | Future Expenditures     |                 |                                 |   |   |
| CP 24-024                     | Johnson Road Storm Drain Line Upsize       | \$ 820,000.00           | \$ 820,000.00           | \$ -                 | \$ -                | \$ 820,000.00           | 100.0%          | FY 25-26                        | n/a   | n/a   |
| n/a                           | Existing Pipeline Improvements             | \$ 1,447,463.79         | \$ 1,447,463.79         | \$ -                 | \$ -                | \$ 1,447,463.79         | 100.0%          | n/a                             | n/a   | n/a   |
| n/a                           | Existing Pump Stations/Basins Improvements | \$ 3,324,834.55         | \$ 3,324,834.55         | \$ -                 | \$ -                | \$ 3,324,834.55         | 100.0%          | n/a                             | n/a   | n/a   |
| n/a                           | Buildout Pipeline System Improvements      | \$ 35,572,977.54        | \$ 35,572,977.54        | \$ -                 | \$ -                | \$ 35,572,977.54        | 100.0%          | n/a                             | n/a   | n/a   |
| n/a                           | Buildout Pump Stations/Basins Improvements | \$ 19,288,314.93        | \$ 19,288,314.93        | \$ -                 | \$ -                | \$ 19,288,314.93        | 100.0%          | n/a                             | n/a   | n/a   |
| <b>TOTAL PROJECT EXPENSES</b> |  | \$ 60,453,590.80        | \$ 60,453,590.80        | \$ -                 | \$ -                | \$ 60,453,590.80        |                 |                                 |   |   |
| <b>GRAND TOTAL</b>            |  | <b>\$ 60,453,590.80</b> | <b>\$ 60,453,590.80</b> | <b>\$ -</b>          | <b>\$ -</b>         | <b>\$ 60,453,590.80</b> |                 |                                 |   |   |

<sup>1</sup>A complete list of Existing and Buildout projects in these categories is included in Appendix A.



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**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.



## Sewer Trunk Capacity Fee (Sewer)

The Sewer Trunk Capacity Fee Program is a citywide fee program that is collected to fund sanitary sewer facilities that serve new development in all areas of the City. As the City continues to grow and new development occurs, there will be an increased need for sanitary sewer facilities. The Sewer Trunk Capacity Fee was most recently updated in 2015 in the Sewer Trunk Capacity Development Impact Fee Nexus Study prepared by EPS.

The following sections will include the information necessary to meet the legal requirements for the Sewer Trunk Capacity fee.

### Fund 414-536: Sewer Trunk Capacity Fee

**Requirement 1.** Brief description of the type of fee in the account or fund.

The Sewer Trunk Capacity Fee is collected to fund the construction of new citywide sanitary sewer trunk lines or the oversizing of existing regular sewer lines to be used as sewer trunk lines.



**Requirement 2.** Amount of the fee.

The Sewer Trunk Capacity Fee for FY 22-23 is summarized in **Table 54** below.

**Table 54: Sewer Trunk Capacity Fee**

| <b>Land Use</b>                              | <b>Fee as of<br/>July 1, 2022</b> |
|--|-----------------------------------|
| <b>Residential</b>                           |                                   |
| Low Density Residential ( <i>per DU</i> )    | \$3,108.03                        |
| Medium Density Residential ( <i>per DU</i> ) | \$2,460.05                        |
| High Density Residential ( <i>per DU</i> )   | \$2,071.54                        |
| <b>Non-Residential</b>                       |                                   |
| Commercial ( <i>per 1,000 building SF</i> )  | \$259.47                          |
| Office ( <i>per 1,000 building SF</i> )      | \$647.98                          |
| Industrial ( <i>per 1,000 building SF</i> )  | \$1,683.04                        |



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 55** summarizes the beginning and ending fund balances for the Sewer Trunk Capacity Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 55** summarizes the fees collected and the interest earned for the Sewer Trunk Capacity Fee during FY 22-23.

**Table 55: Sewer Trunk Capacity Fee Fund Summary**

| <b>Fund 414-536</b>                              |                       |
|--|-----------------------|
| <b>Sewer Trunk Capacity Fee</b>                  |                       |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$2,391,559.06</b> |
| <i>Revenues</i>                                  |                       |
| Fees Collected                                   | \$343,493.44          |
| Interest Earned                                  | \$31,006.56           |
| Other Revenues                                   | (\$51,295.00)         |
| <b>Total Revenues</b>                            | <b>\$323,205.00</b>   |
| <i>Expenses</i>                                  |                       |
| Project Expenses                                 | \$0.00                |
| <i>Other Expenditures</i>                        |                       |
| Depreciation Expense                             | (\$209.07)            |
| Bank Charges                                     | (\$332.69)            |
| Admin - Fee Reporting                            | (\$1,628.34)          |
| <b>Total Expenses</b>                            | <b>(\$2,170.10)</b>   |
| <b>Transfers In</b>                              | <b>\$0.00</b>         |
| <b>Transfers Out</b>                             | <b>\$0.00</b>         |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$2,712,593.96</b> |

*Source: City of Turlock Financial Documents*





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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

**Table 56** summarizes the expenditures this past year on Sewer Trunk Capacity projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

**Table 56** summarizes the planned future expenditures for the Sewer Trunk Capacity Fee and the anticipated construction start date for each project.



**Table 56: Sewer Trunk Capacity Fee Projects**

| Project No.                   | Project Name <sup>1</sup>                                      | Project Budget          | Fund Budget             | Expenditures to Date | FY22-23             |                         | % Funded by Fee | Approx. Construction Start Date | Approx. Construction Start Date (Revised for FY22-23) | Reason for Revised Start Date (if applicable) |
|-------------------------------|--|-------------------------|-------------------------|----------------------|---------------------|-------------------------|-----------------|---------------------------------|---|---|
|                               |  |                         |                         |                      | Actual Expenditures | Future Expenditures     |                 |                                 |   |   |
| CP 24-025                     | Morgan Ranch Sewer Lift Station                                | \$ 1,500,000.00         | \$ 1,500,000.00         | \$ -                 | \$ -                | \$ 1,500,000.00         | 100.0%          | FY 25-26                        | n/a   | n/a   |
| CP 23-040                     | Water Line Replacement for 2024 Roads Program Construction     | \$ 3,318,416.00         | \$ 313,207.00           | \$ -                 | \$ -                | \$ 313,207.00           | 9.4%            | FY 24-25                        | n/a   | n/a   |
| n/a                           | Existing Sewer System Improvements                             | \$ 55,433.47            | \$ 55,433.47            | \$ -                 | \$ -                | \$ 55,433.47            | 100.0%          | n/a                             | n/a   | n/a   |
| n/a                           | Existing Projects to Remove Direct Connections to Sewer System | \$10,639,776.17         | \$ 10,639,776.17        | \$ -                 | \$ -                | \$10,639,776.17         | 100.0%          | n/a                             | n/a   | n/a   |
| n/a                           | Buildout Sewer Pipeline System Improvements                    | \$ 8,541,925.42         | \$ 8,541,925.42         | \$ -                 | \$ -                | \$ 8,541,925.42         | 100.0%          | n/a                             | n/a   | n/a   |
| n/a                           | Buildout Sewer Lift Stations                                   | \$30,562,813.03         | \$ 30,562,813.03        | \$ -                 | \$ -                | \$30,562,813.03         | 100.0%          | n/a                             | n/a   | n/a   |
| <b>TOTAL PROJECT EXPENSES</b> |  | \$54,618,364.09         | \$ 51,613,155.09        | \$ -                 | \$ -                | \$51,613,155.09         |                 |                                 |   |   |
| <b>GRAND TOTAL</b>            |  | <b>\$ 54,618,364.09</b> | <b>\$ 51,613,155.09</b> | <b>\$ -</b>          | <b>\$ -</b>         | <b>\$ 51,613,155.09</b> |                 |                                 |   |   |

<sup>1</sup>A complete list of Existing and Buildout projects in these categories is included in Appendix A.



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**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.



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## Capital Facilities Fees (CFF)

The Capital Facilities Fee (CFF) Program is a citywide fee program used to fund new and upgraded facilities and infrastructure that is needed to serve new development in all areas of the City. The fees were most recently updated in the 2013 Capital Facilities Fee Nexus Study prepared by EPS.

A single fee is charged for this fee area that covers the components of the program fees. The CFF is charged according to the specific area of the City where each individual development project is located. The three area categories are Downtown/Pedestrian Priority Area, Master Plan Areas, and City Infill.

The CFF Fee Program includes the following components:

- **Roadways**
- **Police**
- **General Government**
- **Fire**
- **Administration**

The following sections will include the information necessary to meet the legal requirements for each individual impact fee fund included in the CFF fee program.



## Fund 305-440: Roadways Fee

**Requirement 1.** Brief description of the type of fee in the account or fund.

The CFF Roadways Fee is collected to fund new construction and expansion of existing roadways, freeway and railroad overcrossing, and interchanges. Other projects funded with this fee may include traffic intersection signalizations, studies, and multimodal facilities.



**Requirement 2.** Amount of the fee.

The CFF Roadways Fee for FY 22-23 is summarized in **Table 57** below. The CFF is charged according to the specific area of the City where each individual development project is located. The three area categories are Downtown/Pedestrian Priority Area, Master Plan Areas, and City Infill.

**Table 57: CFF Roadways Fee**

| Land Use                                    | Fee as of<br>July 1, 2022 |                   |              |
|---|---------------------------|-------------------|--------------|
|   | Downtown/PPA              | Master Plan Areas | City Infill  |
| <b>Residential</b>                          |                           |                   |              |
| Single Family ( <i>per DU</i> )             | \$ 15,222.30              | \$ 18,574.59      | \$ 16,603.10 |
| Multi Family ( <i>per DU</i> )              | \$ 10,953.54              | \$ 13,393.92      | \$ 11,917.21 |
| <b>Non-Residential</b>                      |                           |                   |              |
| Commercial ( <i>per 1,000 building SF</i> ) | \$ 16,324.51              | \$ 19,664.61      | \$ 18,066.11 |
| Office ( <i>per 1,000 building SF</i> )     | \$ 8,589.28               | \$ 10,438.98      | \$ 9,423.55  |
| Industrial ( <i>per 1,000 building SF</i> ) | \$ 2,134.38               | \$ 2,601.75       | \$ 2,336.86  |

1) The Capital Facilities Fee includes Roadway, Police, General Government, and Fire components that are collected in one fee.



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 58** summarizes the beginning and ending fund balances for the CFF Roadways Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 58** summarizes the fees collected and the interest earned for the CFF Roadways Fee during FY 22-23.

**Table 58: CFF Roadways Fee Fund Summary**

| <b>Fund 305-440</b>                              |                         |
|--|-------------------------|
| <b>Roadways Fee</b>                              |                         |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$7,568,490.56</b>   |
| <b>Revenues</b>                                  |                         |
| Fees Collected                                   | \$1,625,019.27          |
| Interest Earned                                  | \$107,715.89            |
| Other Revenues                                   | (\$74,799.00)           |
| <b>Total Revenues</b>                            | <b>\$1,657,936.16</b>   |
| <b>Expenses</b>                                  |                         |
| Project Expenses                                 | (\$142,545.99)          |
| <b>Other Expenditures</b>                        |                         |
| Bank Charges                                     | (\$1,005.81)            |
| City Engineering Services                        | \$0.00                  |
| Admin - Fee Reporting                            | \$0.00                  |
| <b>Total Expenses</b>                            | <b>(\$143,551.80)</b>   |
| <b>Transfers In</b>                              | <b>\$0.00</b>           |
| <b>Transfers Out</b>                             | <b>(\$2,913,788.00)</b> |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$6,169,086.92</b>   |

Source: City of Turlock Financial Documents



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

**Table 59** summarizes the expenditures this past year on CFF Roadways projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

**Table 59** summarizes the planned future expenditures for the CFF Roadways Fee and the anticipated construction start date for each project.



**Table 59: CFF Roadways Fee Projects**

| Project No.                   | Project Name <sup>1</sup>                                    | Project Budget          | Fund Budget             | Expenditures to Date    | FY22-23                |                        | % Funded by Fee | Approx. Construction Start Date | Approx. Construction Start Date (Revised for FY22-23) | Reason for Revised Start Date (if applicable) |
|-------------------------------|--|-------------------------|-------------------------|-------------------------|------------------------|------------------------|-----------------|---------------------------------|---|---|
|                               |  |                         |                         |                         | Actual Expenditures    | Future Expenditures    |                 |                                 |   |   |
| CP 0828                       | Fulkerth / SR99 Interchange                                  | \$17,957,247.94         | \$ 12,606,071.19        | \$12,448,117.51         | \$ 110,043.30          | \$ 47,910.38           | 70.2%           | FY 18-19                        | Complete  | Construction Completed as of FY 20/21         |
| CP 21-003                     | Fulkerth and Tegner Widening                                 | \$ 1,350,000.00         | \$ 1,350,000.00         | \$ 77,059.42            | \$ 26,760.65           | \$ 1,246,179.93        | 100.0%          | FY 24-25                        | n/a   | n/a   |
| CP 14-79                      | Intersection Improvements at GSB / Golf / Berkeley           | \$ 2,031,123.00         | \$ 2,031,123.00         | \$ 20,050.62            | \$ 5,742.04            | \$ 2,005,330.34        | 100.0%          | FY 24-25                        | n/a   | n/a   |
| CP 14-44                      | Intersection Improvements at Main & Tegner                   | \$ 2,800,000.00         | \$ 523,000.00           | \$ 355,938.45           | \$ -                   | \$ 167,061.55          | 18.7%           | FY 24-25                        | n/a   | n/a   |
| 1                             | 440' of 1840 Fulkerth RD Median Landscaping                  | \$ 340,870.65           | \$ 340,870.65           | \$ 100,000.00           | \$ -                   | \$ 240,870.65          | 100.0%          | n/a                             | n/a   | n/a   |
| 30                            | Washington / W Main Intersection                             | \$ 7,608,652.12         | \$ 1,676,171.13         | \$ 44,693.43            | \$ -                   | \$ 1,631,477.70        | 22.0%           | n/a                             | n/a   | n/a   |
| 4                             | Golden State Blvd / Hawkeye Ave. Traffic Signal & Turn Lanes | \$ 3,241,398.00         | \$ 507,900.00           | \$ 507,900.00           | \$ -                   | \$ -                   | 15.7%           | Complete                        | n/a   | n/a   |
| <b>TOTAL PROJECT EXPENSES</b> |  | <b>\$35,329,291.71</b>  | <b>\$ 19,035,135.97</b> | <b>\$13,553,759.43</b>  | <b>\$ 142,545.99</b>   | <b>\$ 5,338,830.55</b> |                 |                                 |   |   |
|                               | Transfer Out to Fund 350-442 : Fulkerth/SR99                 | n/a                     | n/a                     | n/a                     | \$ 2,913,788.00        | n/a                    | n/a             | n/a                             | n/a   | n/a   |
|                               | Bank Charges   | n/a                     | n/a                     | n/a                     | \$1,005.81             | n/a                    | n/a             | n/a                             | n/a   | n/a   |
| <b>GRAND TOTAL</b>            |  | <b>\$ 35,329,291.71</b> | <b>\$ 19,035,135.97</b> | <b>\$ 13,553,759.43</b> | <b>\$ 3,057,339.80</b> | <b>\$ 5,338,830.55</b> |                 |                                 |   |   |

<sup>1</sup> A complete list of roadway projects the City plans to fund with the CFF is included in Appendix B.





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**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

\$2,913,788.00 was transferred to Fund #350-442 for the Fulkerth/SR99 Interchange project in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.



## Fund 305-441: Police Fee

### Requirement 1. Brief description of the type of fee in the account or fund.

The CFF Police Fee is collected to fund new and expanded public safety facilities such as police headquarters, animal services facilities, and police training spaces. The fee can also be used to fund police vehicles and equipment.



### Requirement 2. Amount of the fee.

The CFF Police Fee for FY 22-23 is summarized in **Table 60** below. The CFF is charged according to the specific area of the City where each individual development project is located. The three area categories are Downtown/Pedestrian Priority Area, Master Plan Areas, and City Infill.

**Table 60: CFF Police Fee**

| Land Use                                    | Fee as of<br>July 1, 2022 |                   |              |
|---|---------------------------|-------------------|--------------|
|   | Downtown/PPA              | Master Plan Areas | City Infill  |
| <b>Residential</b>                          |                           |                   |              |
| Single Family ( <i>per DU</i> )             | \$ 15,222.30              | \$ 18,574.59      | \$ 16,603.10 |
| Multi Family ( <i>per DU</i> )              | \$ 10,953.54              | \$ 13,393.92      | \$ 11,917.21 |
| <b>Non-Residential</b>                      |                           |                   |              |
| Commercial ( <i>per 1,000 building SF</i> ) | \$ 16,324.51              | \$ 19,664.61      | \$ 18,066.11 |
| Office ( <i>per 1,000 building SF</i> )     | \$ 8,589.28               | \$ 10,438.98      | \$ 9,423.55  |
| Industrial ( <i>per 1,000 building SF</i> ) | \$ 2,134.38               | \$ 2,601.75       | \$ 2,336.86  |

1) The Capital Facilities Fee includes Roadway, Police, General Government, and Fire components that are collected in one fee.



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 61** summarizes the beginning and ending fund balances for the CFF Police Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 61** summarizes the fees collected and the interest earned for the CFF Police Fee during FY 22-23.

**Table 61: CFF Police Fee Fund Summary**

| <b>Fund 305-441</b>                              |                       |
|--|-----------------------|
| <b>Police Facilities Fee</b>                     |                       |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>(\$328,370.40)</b> |
| <b>Revenues</b>                                  |                       |
| Fees Collected                                   | \$74,202.62           |
| Interest Earned                                  | \$0.00                |
| Other Revenues                                   | \$0.00                |
| <b>Total Revenues</b>                            | <b>\$74,202.62</b>    |
| <b>Expenses</b>                                  |                       |
| Project Expenses                                 | \$0.00                |
| <b>Other Expenditures</b>                        |                       |
| Bank Charges                                     | \$0.00                |
| City Engineering Services                        | \$0.00                |
| Admin - Fee Reporting                            | \$0.00                |
| <b>Total Expenses</b>                            | <b>\$0.00</b>         |
| <b>Transfers In</b>                              | <b>\$0.00</b>         |
| <b>Transfers Out</b>                             | <b>\$0.00</b>         |
| <b>Ending Balance as of June 30, 2023</b>        | <b>(\$254,167.78)</b> |

Source: City of Turlock Financial Documents



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

There were no expenditures on CFF Police projects for FY 22-23.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

The City does not currently have any planned CFF Police projects. The City is working on an updated CIP that will include additional planned projects for each DIF that is collected.

**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.



## Fund 305-442: General Government Fee

### Requirement 1. Brief description of the type of fee in the account or fund.

The CFF General Government Fee is collected to fund the new construction new and expansion of existing City buildings, downtown parking facilities, and land acquisition for corporation yard expansions. The fee can also be used to fund the administration of General Plan updates.



### Requirement 2. Amount of the fee.

The CFF General Government Fee for FY 22-23 is summarized in **Table 62** below. The CFF General Government Fee is not charged on non-residential land uses. The CFF is charged according to the specific area of the City where each individual development project is located. The three area categories are Downtown/Pedestrian Priority Area, Master Plan Areas, and City Infill.

**Table 62: CFF General Government Fee**

| Land Use                                    | Fee as of<br>July 1, 2022 |                   |              |
|---|---------------------------|-------------------|--------------|
|   | Downtown/PPA              | Master Plan Areas | City Infill  |
| <b>Residential</b>                          |                           |                   |              |
| Single Family ( <i>per DU</i> )             | \$ 15,222.30              | \$ 18,574.59      | \$ 16,603.10 |
| Multi Family ( <i>per DU</i> )              | \$ 10,953.54              | \$ 13,393.92      | \$ 11,917.21 |
| <b>Non-Residential</b>                      |                           |                   |              |
| Commercial ( <i>per 1,000 building SF</i> ) | \$ 16,324.51              | \$ 19,664.61      | \$ 18,066.11 |
| Office ( <i>per 1,000 building SF</i> )     | \$ 8,589.28               | \$ 10,438.98      | \$ 9,423.55  |
| Industrial ( <i>per 1,000 building SF</i> ) | \$ 2,134.38               | \$ 2,601.75       | \$ 2,336.86  |

1) The Capital Facilities Fee includes Roadway, Police, General Government, and Fire components that are collected in one fee.



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 63** summarizes the beginning and ending fund balances for the CFF General Government Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 63** summarizes the fees collected and the interest earned for the CFF General Government Fee during FY 22-23.

**Table 63: CFF General Government Fee Fund Summary**

**Fund 305-442**

**General Government Facilities Fee**

**Beginning Fund Balance as of July 1, 2022** **\$1,926,618.14**

*Revenues*

|                 |              |
|-----------------|--------------|
| Fees Collected  | \$100,927.01 |
| Interest Earned | \$0.00       |
| Other Revenues  | \$0.00       |

**Total Revenues** **\$100,927.01**

*Expenses*

|                  |        |
|------------------|--------|
| Project Expenses | \$0.00 |
|------------------|--------|

*Other Expenditures*

|                           |            |
|---------------------------|------------|
| Bank Charges              | (\$255.32) |
| City Engineering Services | \$0.00     |
| Admin - Fee Reporting     | \$0.00     |

**Total Expenses** **(\$255.32)**

**Transfers In** **\$2,929,588.00**

**Transfers Out** **\$0.00**

**Ending Balance as of June 30, 2023** **\$4,956,877.83**

*Source: City of Turlock Financial Documents*



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

**Table 64** summarizes the expenditures this past year on CFF General Government projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

**Table 64** summarizes the planned future expenditures for the CFF General Government Fee and the anticipated construction start date for each project.



**Table 64: CFF General Government Fee Projects**

| Project No.                   | Project Name   | Project Budget | Fund Budget   | Expenditures to Date | FY22-23             |                     | % Funded by Fee | Approx. Construction Start Date | Approx. Construction Start Date (Revised for FY22-23) | Reason for Revised Start Date (if applicable) |
|-------------------------------|--|----------------|---------------|----------------------|---------------------|---------------------|-----------------|---------------------------------|---|---|
|                               |  |                |               |                      | Actual Expenditures | Future Expenditures |                 |                                 |   |   |
| TBD                           | Recreation Facilities Prioritization & Feasibility Study | \$ 80,550.00   | \$ 80,550.00  | \$ 80,547.89         | \$ -                | \$ 2.11             | 100.0%          | Complete                        | n/a   | n/a   |
| 16-73                         | City Hall Renovation                                     | \$ 18,922.00   | \$ 18,922.00  | \$ 18,922.00         | \$ -                | \$ -                | 100.0%          | Complete                        | n/a   | n/a   |
| 16-27                         | Downtown Parking Study                                   | \$ 76,351.00   | \$ 76,351.00  | \$ 69,808.00         | \$ -                | \$ 6,543.00         | 100.0%          | Complete                        | n/a   | n/a   |
| 15-57                         | Downton Parking - 129 S. Broadway                        | \$ 455,564.00  | \$ 455,564.00 | \$ 455,564.00        | \$ -                | \$ -                | 100.0%          | Complete                        | n/a   | n/a   |
| <b>TOTAL PROJECT EXPENSES</b> |  | \$ 631,387.00  | \$ 631,387.00 | \$ 1,295,760.89      | \$ -                | \$ 6,545.11         |                 |                                 |   |   |
|                               | Transfer In from Fund 350-440 : Fulkerth/SR99            | n/a            | n/a           | n/a                  | \$ 2,929,588.00     | n/a                 | n/a             | n/a                             | n/a   | n/a   |
| <b>GRAND TOTAL</b>            |  | \$ 631,387.00  | \$ 631,387.00 | \$ 1,295,760.89      | \$ 2,929,588.00     | \$ 6,545.11         |                 |                                 |   |   |





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**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

\$2,929,588.00 was transferred in from Fund #350-440 for the Fulkerth/SR99 Interchange project in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.



## Fund 305-443: Fire Fee

### Requirement 1. Brief description of the type of fee in the account or fund.

The CFF Fire Fee is collected to fund the construction of new and expansion of existing fire facilities including a new fire training facility, fire stations, and fire training tower. The fee can also be used to fund acquisition of fire vehicles and equipment.



### Requirement 2. Amount of the fee.

The CFF Fire Fee for FY 22-23 is summarized in **Table 65** below. The CFF is charged according to the specific area of the City where each individual development project is located. The three area categories are Downtown/Pedestrian Priority Area, Master Plan Areas, and City Infill.

**Table 65: CFF Fire Fee**

| Land Use                                    | Fee as of<br>July 1, 2022 |                   |              |
|---|---------------------------|-------------------|--------------|
|   | Downtown/PPA              | Master Plan Areas | City Infill  |
| <b>Residential</b>                          |                           |                   |              |
| Single Family ( <i>per DU</i> )             | \$ 15,222.30              | \$ 18,574.59      | \$ 16,603.10 |
| Multi Family ( <i>per DU</i> )              | \$ 10,953.54              | \$ 13,393.92      | \$ 11,917.21 |
| <b>Non-Residential</b>                      |                           |                   |              |
| Commercial ( <i>per 1,000 building SF</i> ) | \$ 16,324.51              | \$ 19,664.61      | \$ 18,066.11 |
| Office ( <i>per 1,000 building SF</i> )     | \$ 8,589.28               | \$ 10,438.98      | \$ 9,423.55  |
| Industrial ( <i>per 1,000 building SF</i> ) | \$ 2,134.38               | \$ 2,601.75       | \$ 2,336.86  |

1) The Capital Facilities Fee includes Roadway, Police, General Government, and Fire components that are collected in one fee.



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 66** summarizes the beginning and ending fund balances for the CFF Fire Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 66** summarizes the fees collected and the interest earned for the CFF Fire Fee during FY 22-23.

**Table 66: CFF Fire Fee Fund Summary**

| <b>Fund 305-443</b>                              |                       |
|--|-----------------------|
| <b>Fire Facilities Fee</b>                       |                       |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$1,741,845.49</b> |
| <i>Revenues</i>                                  |                       |
| Fees Collected                                   | \$43,461.58           |
| Interest Earned                                  | \$24,471.59           |
| Market Valuation                                 | \$0.00                |
| <b>Total Revenues</b>                            | <b>\$67,933.17</b>    |
| <i>Expenses</i>                                  |                       |
| Project Expenses                                 | \$0.00                |
| <i>Other Expenditures</i>                        |                       |
| Bank Charges                                     | (\$232.11)            |
| City Engineering Services                        | \$0.00                |
| Admin - Fee Reporting                            | \$0.00                |
| <b>Total Expenses</b>                            | <b>(\$232.11)</b>     |
| <b>Transfers In</b>                              | <b>\$0.00</b>         |
| <b>Transfers Out</b>                             | <b>\$0.00</b>         |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$1,809,546.55</b> |

*Source: City of Turlock Financial Documents*



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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

**Table 67** summarizes the expenditures this past year on CFF Fire projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

**Table 67** summarizes the planned future expenditures for the CFF Fire Fee and the anticipated construction start date for each project.



**Table 67: CFF Fire Fee Projects**

| Project No.                   | Project Name           | Project Budget       | Fund Budget          | FY22-23              |                     | % Funded by Fee | Approx. Construction Start Date | Approx. Construction Start Date (Revised for FY22-23) | Reason for Revised Start Date (if applicable) |                     |
|-------------------------------|------------------------|----------------------|----------------------|----------------------|---------------------|-----------------|---------------------------------|---|---|---------------------|
|                               |                        |                      |                      | Expenditures to Date | Actual Expenditures |                 |                                 |   |   | Future Expenditures |
| 16-37 & 17-55                 | Fire Training Facility | \$ 314,770.00        | \$ 305,270.00        | \$305,261.20         | \$ -                | \$ 8.80         | 97.0%                           | Complete  | n/a   | n/a                 |
| <b>TOTAL PROJECT EXPENSES</b> |                        | \$ 314,770.00        | \$ 305,270.00        | \$305,261.20         | \$ -                | \$ 8.80         |                                 |   |   |                     |
| <b>GRAND TOTAL</b>            |                        | <b>\$ 314,770.00</b> | <b>\$ 305,270.00</b> | <b>\$305,261.20</b>  | <b>\$ -</b>         | <b>\$ 8.80</b>  |                                 |   |   |                     |



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**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects. For any refunds made, the number of persons or entities identified to receive those refunds.

There were no refunds made from this fund in FY 22-23.



## Fund 305-460: Administration Fee

### Requirement 1. Brief description of the type of fee in the account or fund.

The Administration Fee is used to cover the cost of City Staff time and effort for administration of the Development Impact Fee programs. The CFF Administration Fee amounts to three percent (3%) of each CFF fee and covers legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis costs.

### Requirement 2. Amount of the fee.

The CFF Administration Fee for FY 22-23 is summarized in **Table 68** below. The CFF is charged according to the specific area of the City where each individual development project is located. The three area categories are Downtown/Pedestrian Priority Area, Master Plan Areas, and City Infill. The 3% CFF Administration Fee is included in the single CFF charged.

**Table 68: Administration Fee**

| Land Use                                    | Fee as of<br>July 1, 2022 |                   |              |
|---|---------------------------|-------------------|--------------|
|   | Downtown/PPA              | Master Plan Areas | City Infill  |
| <b>Residential</b>                          |                           |                   |              |
| Single Family ( <i>per DU</i> )             | \$ 15,222.30              | \$ 18,574.59      | \$ 16,603.10 |
| Multi Family ( <i>per DU</i> )              | \$ 10,953.54              | \$ 13,393.92      | \$ 11,917.21 |
| <b>Non-Residential</b>                      |                           |                   |              |
| Commercial ( <i>per 1,000 building SF</i> ) | \$ 16,324.51              | \$ 19,664.61      | \$ 18,066.11 |
| Office ( <i>per 1,000 building SF</i> )     | \$ 8,589.28               | \$ 10,438.98      | \$ 9,423.55  |
| Industrial ( <i>per 1,000 building SF</i> ) | \$ 2,134.38               | \$ 2,601.75       | \$ 2,336.86  |

1) The Capital Facilities Fee includes Roadway, Police, General Government, and Fire components that are collected in one fee.



**Requirement 3.** Beginning and ending balance in the account or fund.

**Table 69** summarizes the beginning and ending fund balances for the CFF Administration Fee for FY 22-23.

**Requirement 4.** Amount of fees collected and the interest earned during the previous year.

**Table 69** summarizes the fees collected and the interest earned for the CFF Administration Fee during FY 22-23.

**Table 69: Administration Fee Fund Summary**

| <b>Fund 305-460</b>                              |                       |
|--|-----------------------|
| <b>Administration Fee</b>                        |                       |
| <b>Beginning Fund Balance as of July 1, 2022</b> | <b>\$1,547,639.53</b> |
| <i>Revenues</i>                                  |                       |
| Fees Collected                                   | \$129,980.73          |
| Interest Earned                                  | \$0.00                |
|  | \$0.00                |
| <b>Total Revenues</b>                            | <b>\$129,980.73</b>   |
| <i>Expenses</i>                                  |                       |
| Project Expenses                                 | \$0.00                |
| <i>Other Expenditures</i>                        |                       |
| Bank Charges                                     | (\$206.32)            |
| City Engineering Services                        | (\$2,854.45)          |
| Admin - Fee Reporting                            | (\$26,829.73)         |
| <b>Total Expenses</b>                            | <b>(\$29,890.50)</b>  |
| <b>Transfers In</b>                              | <b>\$0.00</b>         |
| <b>Transfers Out</b>                             | <b>\$0.00</b>         |
| <b>Ending Balance as of June 30, 2023</b>        | <b>\$1,647,729.76</b> |

*Source: City of Turlock Financial Documents*





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**Requirement 5.** Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees.

CFF Administration fees cover the cost of legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis for the CFF fee program and are not tied to specific projects.

**Requirement 6.** An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.

CFF Administration fees cover the cost of legal, accounting, administration support, revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analysis for the CFF fee program and are not tied to specific projects.

**Requirement 7.** Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each will be repaid and the rate of interest the account will receive on the loan.

There were no transfers or loans from this fund in FY 22-23.

**Requirement 8.** Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects.

There were no refunds made from this fund in FY 22-23.



## CFF Fee Program Fund Summary

| Description                            | Roadways                | Police                | General Government    | Fire                  | Contingency <sup>1</sup> | Administration        | Total                   |
|--|-------------------------|-----------------------|-----------------------|-----------------------|--------------------------|-----------------------|-------------------------|
| Fund No.                               | 305-440                 | 305-441               | 305-442               | 305-443               | 305-444                  | 305-460               |                         |
| <b>Starting Balance</b>                |                         |                       |                       |                       |                          |                       |                         |
| As of July 1, 2022                     | \$7,568,490.56          | (\$328,370.40)        | \$1,926,618.14        | \$1,741,845.49        | \$215,851.99             | \$1,547,639.53        | \$12,672,075.31         |
| <b>REVENUES</b>                        |                         |                       |                       |                       |                          |                       |                         |
| Fees Collected                         | \$1,625,019.27          | \$74,202.62           | \$100,927.01          | \$43,461.58           | \$0.00                   | \$129,980.73          | \$2,047,793.83          |
| Interest Earned                        | \$107,715.89            | \$0.00                | \$27,569.87           | \$24,471.59           | \$3,023.72               | \$0.00                | \$236,983.69            |
| Market Valuation                       | (\$74,799.00)           | \$0.00                | \$0.00                | \$0.00                | \$0.00                   | \$0.00                | (\$596.38)              |
| <b>Total Revenues</b>                  | <b>\$1,657,936.16</b>   | <b>\$74,202.62</b>    | <b>\$128,496.88</b>   | <b>\$67,933.17</b>    | <b>\$3,023.72</b>        | <b>\$129,980.73</b>   | <b>\$2,061,573.28</b>   |
| <b>EXPENSES</b>                        |                         |                       |                       |                       |                          |                       |                         |
| Project Expenditures                   | (\$142,545.99)          | \$0.00                | \$0.00                | \$0.00                | \$0.00                   | \$0.00                | (\$142,545.99)          |
| <b>Other Expenditures</b>              |                         |                       |                       |                       |                          |                       |                         |
| Bank Charges                           | (\$1,005.81)            | \$0.00                | (\$255.32)            | (\$232.11)            | (\$28.37)                | (\$206.32)            | (\$1,727.93)            |
| City Engineering Services <sup>2</sup> | \$0.00                  | \$0.00                | \$0.00                | \$0.00                | \$0.00                   | (\$2,854.45)          | (\$2,854.45)            |
| Admin - Fee Reporting <sup>2</sup>     | \$0.00                  | \$0.00                | \$0.00                | \$0.00                | \$0.00                   | (\$26,829.73)         | (\$26,829.73)           |
| <b>Total Expenditures</b>              | <b>(\$143,551.80)</b>   | <b>\$0.00</b>         | <b>(\$255.32)</b>     | <b>(\$232.11)</b>     | <b>(\$28.37)</b>         | <b>(\$29,890.50)</b>  | <b>(\$173,958.10)</b>   |
| <b>Transfers In<sup>3</sup></b>        | <b>\$0.00</b>           | <b>\$0.00</b>         | <b>\$2,929,588.00</b> | <b>\$0.00</b>         | <b>\$0.00</b>            | <b>\$0.00</b>         | <b>\$2,929,588.00</b>   |
| <b>Transfers Out<sup>3</sup></b>       | <b>(\$2,913,788.00)</b> | <b>\$0.00</b>         | <b>\$0.00</b>         | <b>\$0.00</b>         | <b>\$0.00</b>            | <b>\$0.00</b>         | <b>(\$2,913,788.00)</b> |
| <b>Net Transfers</b>                   | <b>(\$2,913,788.00)</b> | <b>\$0.00</b>         | <b>\$2,929,588.00</b> | <b>\$0.00</b>         | <b>\$0.00</b>            | <b>\$0.00</b>         | <b>\$15,800.00</b>      |
| <b>Ending Balance</b>                  |                         |                       |                       |                       |                          |                       |                         |
| As of June 30, 2023                    | <b>\$6,169,086.92</b>   | <b>(\$254,167.78)</b> | <b>\$4,984,447.70</b> | <b>\$1,809,546.55</b> | <b>\$218,847.34</b>      | <b>\$1,647,729.76</b> | <b>\$14,575,490.49</b>  |

Source: City of Turlock Financial Documents

<sup>1</sup> This component, previously named the Surcharge component, was collected from 1987 to 1991 to ensure a positive cash flow in the CFF Fund. This charge is no longer collected, but remaining surcharge funds could be used to provide funding for future CFF Program facilities as needed.

<sup>2</sup> Administration Costs include City Engineering Services and Reporting.

<sup>3</sup> Transfer from Roadways to General Government for repayment for the Fulkerth/SR 99 Interchange project.



## Appendix A: Master Storm and Sewer Trunk Capacity Projects

### Master Storm Projects

| Name                                | Type             | Description/Street         | Description/Limits  | Remaining Costs  |           | Less           |                 | ENR Escalation: 2.695% |  |
|-------------------------------------|------------------|----------------------------|---|------------------|-----------|----------------|-----------------|------------------------|--|
|                                     |                  |                            |   | as of FY 2021-22 | Completed | Remaining Cost | Cost (2022\$)   | Cost (2023\$)          |  |
| <b>Existing System Improvements</b> |                  |                            |   |                  |           |                |                 |                        |  |
| <b>Pipelines</b>                    |                  |                            |   |                  |           |                |                 |                        |  |
| ESD-2                               | Pipe             | Christoffersen Pkwy        | Pump Station No. 31 Wet Well to Walnut Rd (Walnut Pump Station #1 Wet Well) | \$ 409,646.00    | \$ -      | \$ 409,646.00  | \$ 454,864.00   | \$ 467,120.38          |  |
| ESD-3                               | Pipe             | Monte Vista Dr             | Four Seasons Dr to Walnut Rd  | \$ 115,685.00    | \$ -      | \$ 115,685.00  | \$ 128,455.00   | \$ 131,916.24          |  |
| ESD-4                               | Pipe             | Countryside Dr             | West side of Staples/Walmart Shopping Center, parallel to Countryside Dr    | \$ 12,908.00     | \$ -      | \$ 12,908.00   | \$ 14,333.00    | \$ 14,719.20           |  |
| ESD-6                               | Pipe             | Colorado Ave               | Waldorf Dr to Tuolumne Rd   | \$ 9,864.00      | \$ -      | \$ 9,864.00    | \$ 10,952.00    | \$ 11,247.10           |  |
| ESD-8                               | Pipe             | Castleview Dr              | Quincy Rd to west of Palace Ct  | \$ 76,291.00     | \$ -      | \$ 76,291.00   | \$ 84,712.00    | \$ 86,994.58           |  |
| ESD-9                               | Pipe             | Johnson Rd                 | Tuolumne Rd to north of Castleview Dr                                       | \$ 16,987.00     | \$ -      | \$ 16,987.00   | \$ 18,863.00    | \$ 19,371.27           |  |
| ESD-14                              | Pipe             | Almond Ave                 | Almond Ave and Golden State Blvd  | \$ 28,495.00     | \$ -      | \$ 28,495.00   | \$ 31,640.00    | \$ 32,492.54           |  |
| ESD-23                              | Pipe             | Montana Ave                | East of Hwy 99 to West Ave South  | \$ 37,628.00     | \$ -      | \$ 37,628.00   | \$ 41,782.00    | \$ 42,907.82           |  |
| ESD-29                              | Pipe             | Kilroy Rd                  | Parallel Pipe from Industrial Rowe to Spengler Way                          | \$ 30,322.00     | \$ -      | \$ 30,322.00   | \$ 33,669.00    | \$ 34,576.22           |  |
| ESD-45                              | Pipe             | Quincy Rd                  | Canal Dr to East Ave  | \$ 312,897.00    | \$ -      | \$ 312,897.00  | \$ 347,436.00   | \$ 356,797.72          |  |
| ESD-46                              | Pipe             | East Ave                   | Quincy Rd to Southeast 2 Area Pump Station (ESD-PS-6)                       | \$ 218,644.00    | \$ -      | \$ 218,644.00  | \$ 242,779.00   | \$ 249,320.72          |  |
| <b>Pump Stations/Basins</b>         |                  |                            |   |                  |           |                |                 |                        |  |
| ESD-PS-6                            | Pump Station     | East Ave                   | East of Daubenberger Rd   | \$ 901,123.00    | \$ -      | \$ 901,123.00  | \$ 1,000,594.00 | \$ 1,027,555.16        |  |
| ESD-FM-1                            | Force Main       | East Ave                   | Dual Force Mains to Northern East Linear Basin                              | \$ 772,043.00    | \$ -      | \$ 772,043.00  | \$ 857,265.00   | \$ 880,364.14          |  |
| ESD-BN-1                            | Basin            | Northern East Linear Basin | Northern East Linear Basin  | \$ 560,645.00    | \$ -      | \$ 560,645.00  | \$ 622,532.00   | \$ 639,306.22          |  |
|                                     | Land Acquisition | Northern East Linear Basin | Northern East Linear Basin  | \$ 681,931.00    | \$ -      | \$ 681,931.00  | \$ 757,206.00   | \$ 777,609.03          |  |
| <b>Buildout System Improvements</b> |                  |                            |   |                  |           |                |                 |                        |  |
| <b>Pipelines</b>                    |                  |                            |   |                  |           |                |                 |                        |  |
| FSD-1                               | Pipe             | Monte Vista Dr             | Summer Creek Dr to Four Seasons Dr  | \$ 94,496.00     | \$ -      | \$ 94,496.00   | \$ 104,927.00   | \$ 107,754.27          |  |
| FSD-3                               | Pipe             | Tully Rd                   | Branding Iron Dr to Fulkerth Rd   | \$ 22,285.00     | \$ -      | \$ 22,285.00   | \$ 24,744.00    | \$ 25,410.73           |  |
| FSD-4                               | Pipe             | Oxford Ave, Pedras Rd      | Jacquelinelee Dr to Northeast of Divanian Dr                                | \$ 138,822.00    | \$ -      | \$ 138,822.00  | \$ 154,146.00   | \$ 158,299.49          |  |
| FSD-5                               | Pipe             | Kilroy Rd                  | Parallel Pipe from Castor St to Industrial Rowe                             | \$ 28,556.00     | \$ -      | \$ 28,556.00   | \$ 31,708.00    | \$ 32,562.38           |  |
| FSD-6                               | Pipe             | Syracuse Ave               | Palm St to Geer Rd  | \$ 97,358.00     | \$ -      | \$ 97,358.00   | \$ 108,105.00   | \$ 111,017.91          |  |
| FSD-7                               | Pipe             | Golden State Blvd          | Monroe Ave to Geer Rd   | \$ 22,833.00     | \$ -      | \$ 22,833.00   | \$ 25,353.00    | \$ 26,036.14           |  |
| FSD-8                               | Pipe             | Washington Rd, Canal Dr    | Fulkerth Rd to Fransil Ln   | \$ 303,216.00    | \$ -      | \$ 303,216.00  | \$ 336,686.00   | \$ 345,758.06          |  |
| FSD-9                               | Pipe             | Unnamed Rd                 | Fulkerth Rd to Canal Dr   | \$ 540,674.00    | \$ -      | \$ 540,674.00  | \$ 600,356.00   | \$ 616,532.68          |  |
| FSD-10                              | Pipe             | Canal Dr                   | Dianne Dr to Fransil Ln   | \$ 80,979.00     | \$ -      | \$ 80,979.00   | \$ 89,918.00    | \$ 92,340.85           |  |
| FSD-11                              | Pipe             | Tegner Rd                  | South of Fulkerth Rd to Canal Dr  | \$ 328,788.00    | \$ -      | \$ 328,788.00  | \$ 365,081.00   | \$ 374,918.16          |  |
| FSD-12                              | Pipe             | Tegner Rd                  | North of West Main St to Canal Dr   | \$ 376,280.00    | \$ -      | \$ 376,280.00  | \$ 417,815.00   | \$ 429,073.09          |  |



|         |                |                                      |   |                 |      |                 |                 |                 |
|---------|----------------|--------------------------------------|---|-----------------|------|-----------------|-----------------|-----------------|
| FSD-13  | Pipe           | Fransil Ln                           | Fulkerth Rd to Canal Dr   | \$ 93,278.00    | \$ - | \$ 93,278.00    | \$ 103,575.00   | \$ 106,365.84   |
| FSD-14  | Pipe           | Fransil Ln                           | Canal Dr to West Main St, to FSD-PS-2 Wet Well                            | \$ 117,755.00   | \$ - | \$ 117,755.00   | \$ 130,753.00   | \$ 134,276.16   |
| FSD-18  | Pipe           | West Main St, Clinton Rd, Fransil Ln | Near intersection of West Main St and Clinton Rd, and along Fransil Ln    | \$ 635,657.00   | \$ - | \$ 635,657.00   | \$ 705,824.00   | \$ 724,842.54   |
| FSD-19  | Pipe           | West Main St                         | Clinton Rd to Fransil Ln  | \$ 418,900.00   | \$ - | \$ 418,900.00   | \$ 465,141.00   | \$ 477,674.30   |
| FSD-20  | Pipe           | West Main St                         | Dianne Dr to Kilroy Rd  | \$ 270,337.00   | \$ - | \$ 270,337.00   | \$ 300,178.00   | \$ 308,266.34   |
| FSD-21  | Pipe           | Tegner Rd                            | West Main St to Liberty Square Pkwy                                       | \$ 653,923.00   | \$ - | \$ 653,923.00   | \$ 726,107.00   | \$ 745,672.06   |
| FSD-22  | Pipe           | Tegner Rd                            | Linwood Ave to south of Humphrey Ct                                       | \$ 349,490.00   | \$ - | \$ 349,490.00   | \$ 388,068.00   | \$ 398,524.55   |
| FSD-23  | Pipe           | Washington Rd, Ruble Rd              | Clayton Rd to FSD-PS-2 Wet Well   | \$ 836,583.00   | \$ - | \$ 836,583.00   | \$ 928,930.00   | \$ 953,960.16   |
| FSD-24  | Pipe           | Linwood Ave, Unnamed Rd              | Linwood Ave and along Unnamed Rd, to FSD-PS-2 Wet Well                    | \$ 1,128,839.00 | \$ - | \$ 1,128,839.00 | \$ 1,253,446.00 | \$ 1,287,220.29 |
| FSD-25  | Pipe           | Ruble Rd                             | Tegner Rd to Unnamed Rd   | \$ 84,389.00    | \$ - | \$ 84,389.00    | \$ 93,704.00    | \$ 96,228.87    |
| FSD-26  | Pipe           | Linwood Ave                          | Glenwood Ave to Kilroy Rd   | \$ 1,513,643.00 | \$ - | \$ 1,513,643.00 | \$ 1,680,727.00 | \$ 1,726,014.45 |
| FSD-27  | Pipe           | Kilroy Rd                            | Linwood Ave to Spengler Way   | \$ 764,737.00   | \$ - | \$ 764,737.00   | \$ 849,152.00   | \$ 872,032.53   |
| FSD-28  | Pipe           | Soderquist Rd                        | South Ave to Jordan Ave   | \$ 473,699.00   | \$ - | \$ 473,699.00   | \$ 525,988.00   | \$ 540,160.83   |
| FSD-29  | Pipe/Casing(1) | Highway 99                           | West of Soderquist Rd to the east side of Highway 99, north of Venture Ln | \$ 398,199.00   | \$ - | \$ 398,199.00   | \$ 442,154.00   | \$ 454,067.91   |
| FSD-30  | Pipe           | North of Venture Ln, Walnut Rd       | Soderquist Rd to Walnut Rd, Linwood Ave to Venture Ln                     | \$ 854,849.00   | \$ - | \$ 854,849.00   | \$ 949,212.00   | \$ 974,788.66   |
| FSD-31  | Pipe           | Unnamed Dr                           | South of Hawkeye Ave to north of Canal Dr                                 | \$ 735,511.00   | \$ - | \$ 735,511.00   | \$ 816,701.00   | \$ 838,707.13   |
| FSD-32  | Pipe           | Unnamed Dr                           | South of Canal Dr to East Ave   | \$ 773,261.00   | \$ - | \$ 773,261.00   | \$ 858,618.00   | \$ 881,753.59   |
| FSD-33  | Pipe           | West of Verduga Rd                   | Connection pipeline from Northern to Southern East Linear Basin           | \$ 89,625.00    | \$ - | \$ 89,625.00    | \$ 99,519.00    | \$ 102,200.55   |
| FSD-34  | Pipe           | Johnson Rd                           | South of East Ave to Unnamed Rd   | \$ 231,369.00   | \$ - | \$ 231,369.00   | \$ 256,909.00   | \$ 263,831.45   |
| FSD-35  | Pipe           | Johnson Rd                           | Unnamed Rd to Brier Rd  | \$ 720,899.00   | \$ - | \$ 720,899.00   | \$ 800,475.00   | \$ 822,043.92   |
| FSD-36  | Pipe           | Johnson Rd                           | Brier Rd to Linwood Ave   | \$ 1,408,918.00 | \$ - | \$ 1,408,918.00 | \$ 1,564,442.00 | \$ 1,606,596.13 |
| FSD-37  | Pipe           | Unnamed Rd, Brier Rd                 | Daubenberger Rd to Johnson Rd   | \$ 1,709,699.00 | \$ - | \$ 1,709,699.00 | \$ 1,898,424.00 | \$ 1,949,577.33 |
| FSD-38  | Pipe           | South of Brier Rd                    | FSD-BN-5 (Future Basin) to Johnson Rd                                     | \$ 1,131,275.00 | \$ - | \$ 1,131,275.00 | \$ 1,256,151.00 | \$ 1,289,998.18 |
| FSD-39  | Pipe           | Linwood Ave                          | West of Verduga Rd to Johnson Rd  | \$ 1,082,566.00 | \$ - | \$ 1,082,566.00 | \$ 1,202,065.00 | \$ 1,234,454.83 |
| FSD-40  | Pipe           | Paulson Rd                           | Center St to Linwood Ave at Future Pump Station (FSD-PS-3) Wet Well       | \$ 1,505,119.00 | \$ - | \$ 1,505,119.00 | \$ 1,671,262.00 | \$ 1,716,294.41 |
| FSD-41  | Pipe           | Linwood Ave                          | Johnson Rd to 5th St  | \$ 1,050,904.00 | \$ - | \$ 1,050,904.00 | \$ 1,166,909.00 | \$ 1,198,351.54 |
| FSD-42A | Pipe           | Unnamed Rd, parallel to Hwy 99       | Morgan Ranch  | \$ 118,120.00   | \$ - | \$ 118,120.00   | \$ 131,159.00   | \$ 134,693.10   |
| FSD-42B | Pipe           | Unnamed Rd, parallel to Hwy 99       | Morgan Ranch  | \$ 705,068.00   | \$ - | \$ 705,068.00   | \$ 782,897.00   | \$ 803,992.28   |
| FSD-42C | Pipe           | Unnamed Rd, parallel to Hwy 99       | Morgan Ranch  | \$ 180,225.00   | \$ - | \$ 180,225.00   | \$ 200,119.00   | \$ 205,511.24   |
| FSD-42D | Pipe           | Unnamed Rd, parallel to Hwy 99       | Morgan Ranch  | \$ 93,766.00    | \$ - | \$ 93,766.00    | \$ 104,116.00   | \$ 106,921.42   |
| FSD-42E | Pipe           | Unnamed Rd, parallel to Hwy 99       | Morgan Ranch  | \$ 306,869.00   | \$ - | \$ 306,869.00   | \$ 340,743.00   | \$ 349,924.37   |
| FSD-42F | Pipe           | Unnamed Rd, parallel to Hwy 99       | Morgan Ranch  | \$ 730,640.00   | \$ - | \$ 730,640.00   | \$ 811,292.00   | \$ 833,152.39   |
| FSD-42G | Pipe           | Unnamed Rd, parallel to Hwy 99       | Morgan Ranch  | \$ 64,540.00    | \$ - | \$ 64,540.00    | \$ 71,664.00    | \$ 73,595.00    |
| FSD-42H | Pipe           | Unnamed Rd, parallel to Hwy 99       | Morgan Ranch  | \$ 387,239.00   | \$ - | \$ 387,239.00   | \$ 429,985.00   | \$ 441,571.01   |
| FSD-42I | Pipe           | Unnamed Rd, parallel to Hwy 99       | Morgan Ranch  | \$ 120,556.00   | \$ - | \$ 120,556.00   | \$ 133,863.00   | \$ 137,469.96   |



|   |                  |                                |  |                          |             |                          |                          |                          |
|---|------------------|--------------------------------|--|--------------------------|-------------|--------------------------|--------------------------|--------------------------|
| FSD-42J                                   | Pipe             | Unnamed Rd, parallel to Hwy 99 | Morgan Ranch   | \$ 163,176.00            | \$ -        | \$ 163,176.00            | \$ 181,189.00            | \$ 186,071.17            |
| FSD-42K                                   | Pipe             | Unnamed Rd, parallel to Hwy 99 | Morgan Ranch   | \$ 154,652.00            | \$ -        | \$ 154,652.00            | \$ 171,724.00            | \$ 176,351.13            |
| FSD-42L                                   | Pipe             | Unnamed Rd, parallel to Hwy 99 | Morgan Ranch   | \$ 180,225.00            | \$ -        | \$ 180,225.00            | \$ 200,119.00            | \$ 205,511.24            |
| FSD-42M                                   | Pipe             | Unnamed Rd, parallel to Hwy 99 | Morgan Ranch   | \$ 164,394.00            | \$ -        | \$ 164,394.00            | \$ 182,541.00            | \$ 187,459.60            |
| FSD-42N                                   | Pipe             | Unnamed Rd, parallel to Hwy 99 | Morgan Ranch   | \$ 137,604.00            | \$ -        | \$ 137,604.00            | \$ 152,793.00            | \$ 156,910.03            |
| FSD-42O                                   | Pipe             | Unnamed Rd, parallel to Hwy 99 | Morgan Ranch   | \$ 59,669.00             | \$ -        | \$ 59,669.00             | \$ 66,256.00             | \$ 68,041.28             |
| FSD-42P                                   | Pipe             | Unnamed Rd, parallel to Hwy 99 | Morgan Ranch   | \$ 170,483.00            | \$ -        | \$ 170,483.00            | \$ 189,302.00            | \$ 194,402.77            |
| FSD-42Q                                   | Pipe             | Unnamed Rd, parallel to Hwy 99 | Morgan Ranch   | \$ 81,588.00             | \$ -        | \$ 81,588.00             | \$ 90,594.00             | \$ 93,035.07             |
| FSD-43                                    | Pipe             | Lander Ave                     | Southeast 1 Area (FSD-PS-4) to Lander Ave              | \$ 1,147,105.00          | \$ -        | \$ 1,147,105.00          | \$ 1,273,729.00          | \$ 1,308,049.82          |
| FSD-44                                    | Pipe             | Linwood Ave                    | 5th St to Lander Ave                                   | \$ 2,289,340.00          | \$ -        | \$ 2,289,340.00          | \$ 2,542,049.00          | \$ 2,610,544.90          |
| FSD-45                                    | Pipe             | Linwood Ave                    | West Linwood Ave Basin to Harding Drain Outfall        | \$ 2,873,061.00          | \$ -        | \$ 2,873,061.00          | \$ 3,190,204.00          | \$ 3,276,164.54          |
| <b>Pump Stations/Basins</b>               |                  |                                |  |                          |             |                          |                          |                          |
| FSD-PS-1                                  | Pump Station     | Fransil Ln & West Main St      | At Fransil Ln and West Main St, Future Pump Station    | \$ 90,843.00             | \$ -        | \$ 90,843.00             | \$ 100,871.00            | \$ 103,588.98            |
| FSD-PS-2                                  | Pump Station     | Ruble Rd                       | At Ruble Rd and Unnamed Rd, Future Pump Station        | \$ 301,998.00            | \$ -        | \$ 301,998.00            | \$ 335,334.00            | \$ 344,369.63            |
| FSD-PS-3                                  | Pump Station     | Linwood Ave                    | At Johnson Rd  | \$ 1,930,108.00          | \$ -        | \$ 1,930,108.00          | \$ 2,143,164.00          | \$ 2,200,911.88          |
| FSD-FM-1                                  | Force Main       | Linwood Ave                    | Johnson Rd to Verduga Rd (Dual Force Mains)            | \$ 4,565,285.00          | \$ -        | \$ 4,565,285.00          | \$ 5,069,224.00          | \$ 5,205,815.02          |
| FSD-PS-4                                  | Pump Station     | Unnamed Rd                     | Southeast 1 Area Future Pump station                   | \$ 735,511.00            | \$ -        | \$ 735,511.00            | \$ 816,701.00            | \$ 838,707.13            |
| FSD-BN-1                                  | Basin            | Fransil Ln & West Main St      | At Fransil Ln and West Main St, Future Retention Basin | \$ 108,622.00            | \$ -        | \$ 108,622.00            | \$ 120,612.00            | \$ 123,861.91            |
|   | Land Acquisition | Fransil Ln & West Main St      | At Fransil Ln and West Main St, Future Retention Basin | \$ 121,773.00            | \$ -        | \$ 121,773.00            | \$ 135,215.00            | \$ 138,858.39            |
| FSD-BN-2                                  | Basin            | Ruble Rd                       | At Ruble Rd and Unnamed Rd, Future Detention Basin     | \$ 434,487.00            | \$ -        | \$ 434,487.00            | \$ 482,448.00            | \$ 495,447.64            |
|   | Land Acquisition | Ruble Rd                       | At Ruble Rd and Unnamed Rd, Future Detention Basin     | \$ 487,094.00            | \$ -        | \$ 487,094.00            | \$ 540,861.00            | \$ 555,434.58            |
| FSD-BN-3                                  | Basin            | Southern East Linear Basin     | Southern East Linear Basin                             | \$ 1,855,827.00          | \$ -        | \$ 1,855,827.00          | \$ 2,060,682.00          | \$ 2,116,207.39          |
|   | Land Acquisition | Southern East Linear Basin     | Southern East Linear Basin                             | \$ 2,465,911.00          | \$ -        | \$ 2,465,911.00          | \$ 2,738,111.00          | \$ 2,811,889.82          |
| FSD-BN-4                                  | Basin            | Highway 99 Basin               | Southeast 1 Area, Highway 99 new basin                 | \$ 758,648.00            | \$ -        | \$ 758,648.00            | \$ 842,392.00            | \$ 865,090.38            |
|   | Land Acquisition | Highway 99 Basin               | Southeast 1 Area, Highway 99 new basin                 | \$ 754,995.00            | \$ -        | \$ 754,995.00            | \$ 838,335.00            | \$ 860,924.06            |
| FSD-BN-5                                  | Basin            | Unnamed Rd                     | Southeast of Daubenberger Rd and Brier Rd              | \$ 1,086,219.00          | \$ -        | \$ 1,086,219.00          | \$ 1,206,121.00          | \$ 1,238,620.11          |
|   | Land Acquisition | Unnamed Rd                     | Southeast of Daubenberger Rd and Brier Rd              | \$ 1,217,734.00          | \$ -        | \$ 1,217,734.00          | \$ 1,352,154.00          | \$ 1,388,588.00          |
| <b>Total Remaining Improvement Costs:</b> |                  |                                |  | <b>\$ 52,296,195.000</b> | <b>\$ -</b> | <b>\$ 52,296,195.000</b> | <b>\$ 58,068,918.000</b> | <b>\$ 59,633,593.884</b> |



## Sewer Trunk Capacity Projects

|  |             |                               |  |                                     | ENR Escalation:   |                 | 2.695%          |                 |
|--|-------------|-------------------------------|--|-------------------------------------|-------------------|-----------------|-----------------|-----------------|
| Name   | Type        | Description/Street            | Description/Limits   | Remaining Costs<br>as of FY 2021-22 | Less<br>Completed | Remaining Cost  | Cost (2022\$)   | Cost (2023\$)   |
| <b>Existing System Improvements</b>                          |             |                               |  |                                     |                   |                 |                 |                 |
| <b>Pipelines</b>   |             |                               |  |                                     |                   |                 |                 |                 |
| ESS-1  | Pipe        | W.Main St./N. Soderquist Rd.  | Julian St. to S. Tully Rd.                                 | \$ 40,927.00                        | \$ -              | \$ 40,927.00    | \$ 45,445.00    | \$ 46,669.52    |
| ESS-2  | Pipe        | Wayside Dr.                   | N.Denair Ave, to Geer Rd.                                  | \$ 7,685.00                         | \$ -              | \$ 7,685.00     | \$ 8,534.00     | \$ 8,763.95     |
| ESS-3  | Pipe        | Colorado Ave.                 | North of Escondido Ave. to south of Escondido Ave.         | \$ -                                | \$ -              | \$ -            | \$ -            | \$ -            |
| <b>Projects to Remove Direct Connections to Sewer System</b> |             |                               |  |                                     |                   |                 |                 |                 |
| ESD-11   | Pipe        | Johnson Rd                    | Marshall St to Canal Dr                                    | \$ 127,497.00                       | \$ -              | \$ 127,497.00   | \$ 141,570.00   | \$ 145,384.63   |
| ESD-17   | Pipe        | D St                          | 6th to Lander Ave  | \$ 213,164.00                       | \$ -              | \$ 213,164.00   | \$ 236,694.00   | \$ 243,071.76   |
| ESD-19   | Pipe        | West South Ave                | Columbia St to High St                                     | \$ 44,569.00                        | \$ -              | \$ 44,569.00    | \$ 49,489.00    | \$ 50,822.49    |
| ESD-20   | Pipe        | West South Ave                | High St to Vermont Ave                                     | \$ 81,832.00                        | \$ -              | \$ 81,832.00    | \$ 90,865.00    | \$ 93,313.37    |
| ESD-21   | Pipe        | West South Ave                | Vermont Ave to South Ave                                   | \$ 110,327.00                       | \$ -              | \$ 110,327.00   | \$ 122,505.00   | \$ 125,805.92   |
| ESD-22   | Pipe        | West Ave South                | South Ave to Linwood Ave                                   | \$ 428,033.00                       | \$ -              | \$ 428,033.00   | \$ 475,282.00   | \$ 488,088.55   |
| ESD-25   | Pipe        | Montana Ave                   | Gabriel St to West Ave South                               | \$ 114,528.00                       | \$ -              | \$ 114,528.00   | \$ 127,170.00   | \$ 130,596.62   |
| ESD-26   | Pipe        | Lander Ave                    | E St to Linwood Ave, Adjust inverts to match proposed Lin  | \$ 359,475.00                       | \$ -              | \$ 359,475.00   | \$ 399,156.00   | \$ 409,911.32   |
| ESD-43   | Pipe        | Canal Drive                   | Johnson Rd and Canal Dr, provides connection to canal trun | \$ 3,897.00                         | \$ -              | \$ 3,897.00     | \$ 4,327.00     | \$ 4,443.59     |
| ESD-47   | Pipe        | Marshall St                   | Berkeley Ave to Johnson Rd                                 | \$ 326,353.00                       | \$ -              | \$ 326,353.00   | \$ 362,377.00   | \$ 372,141.30   |
| ESD-48   | Pipe        | Rose St                       | Merritt St to Canal Dr                                     | \$ 285,559.00                       | \$ -              | \$ 285,559.00   | \$ 317,080.00   | \$ 325,623.77   |
| ESD-50   | Pipe        | Olive Ave, Golden State Blvd  | Thor St to southeast of Minerva St                         | \$ 793,963.00                       | \$ -              | \$ 793,963.00   | \$ 881,604.00   | \$ 905,358.95   |
| ESD-51   | Pipe/Casing | Golden State Blvd, 1st Street | Pipe & Casing under Train Tracks, east of Golden State Blv | \$ 185,096.00                       | \$ -              | \$ 185,096.00   | \$ 205,527.00   | \$ 211,064.96   |
| ESD-52   | Pipe        | D St                          | 1st St to 6th St   | \$ 625,306.00                       | \$ -              | \$ 625,306.00   | \$ 694,331.00   | \$ 713,039.86   |
| ESD-53   | Pipe        | F St                          | 8th St to Lander Ave                                       | \$ 154,652.00                       | \$ -              | \$ 154,652.00   | \$ 171,724.00   | \$ 176,351.13   |
| ESD-55   | Pipe        | Lander Ave                    | D St to E St   | \$ 216,270.00                       | \$ -              | \$ 216,270.00   | \$ 240,142.00   | \$ 246,612.66   |
| ESD-57   | Pipe        | Linwood Ave                   | Lander Ave to West Linwood Ave Basin                       | \$ 1,826,966.00                     | \$ -              | \$ 1,826,966.00 | \$ 2,028,636.00 | \$ 2,083,297.91 |
| ESD-58   | Pipe        | Columbia St                   | Locust St to West Ave South                                | \$ 259,377.00                       | \$ -              | \$ 259,377.00   | \$ 288,009.00   | \$ 295,769.45   |
| ESD-59   | Pipe        | Castor St, Laurel St          | Locust St to High St                                       | \$ 79,153.00                        | \$ -              | \$ 79,153.00    | \$ 87,890.00    | \$ 90,258.21    |
| ESD-60   | Pipe        | High St                       | Laurel St to West Ave South                                | \$ 289,821.00                       | \$ -              | \$ 289,821.00   | \$ 321,813.00   | \$ 330,484.30   |
| ESD-61   | Pipe        | Vermont Ave                   | Orange St to West Ave South                                | \$ 233,805.00                       | \$ -              | \$ 233,805.00   | \$ 259,614.00   | \$ 266,609.34   |
| ESD-62   | Pipe        | Martinez St, Williams Ave     | Parnell Ave to West Ave South                              | \$ 101,072.00                       | \$ -              | \$ 101,072.00   | \$ 112,229.00   | \$ 115,253.03   |
| ESD-63   | Pipe        | Orange St                     | South Ave to Montana Ave                                   | \$ 300,171.00                       | \$ -              | \$ 300,171.00   | \$ 333,306.00   | \$ 342,286.98   |
| ESD-64   | Pipe        | Lewis St                      | Maple St to Orange St                                      | \$ 56,625.00                        | \$ -              | \$ 56,625.00    | \$ 62,875.00    | \$ 64,569.18    |
| ESD-65   | Pipe        | Montana Ave                   | Orange St to west of Gabriel St                            | \$ 170,483.00                       | \$ -              | \$ 170,483.00   | \$ 189,302.00   | \$ 194,402.77   |
| ESD-66   | Pipe/Casing | Linwood Ave, under Highway 99 | Boring under Highway 99, under Linwood Ave                 | \$ 286,776.00                       | \$ -              | \$ 286,776.00   | \$ 318,432.00   | \$ 327,012.20   |



|   |                   |  |  |                          |             |                          |                          |                          |  |
|---|-------------------|--|--|--------------------------|-------------|--------------------------|--------------------------|--------------------------|--|
| ESD-BN-2                                  | Basin             | Linwood Ave  | West Linwood Ave Basin                                   | \$ 1,655,875.00          | \$ -        | \$ 1,655,875.00          | \$ 1,838,659.00          | \$ 1,888,201.95          |  |
| FSS-1A                                    | Pipe              | E. Linwood Ave.  | Golf Rd. to east of 5th St.                              | \$ 181,442.00            | \$ -        | \$ 181,442.00            | \$ 201,471.00            | \$ 206,899.67            |  |
| FSS-1B                                    | Pipe              | E. Linwood Ave.  | S. Johnson Rd. to Golf Rd.                               | \$ 316,611.00            | \$ -        | \$ 316,611.00            | \$ 351,560.00            | \$ 361,032.84            |  |
| FSS-2                                     | Pipe              | S. Johnson Rd.   | Briar Rd. to E. Linwood Ave.                             | \$ 566,246.00            | \$ -        | \$ 566,246.00            | \$ 628,751.00            | \$ 645,692.79            |  |
| FSS-3                                     | Pipe              | S. Johnson Rd.   | South of East Ave. to Briar Rd.                          | \$ 187,531.00            | \$ -        | \$ 187,531.00            | \$ 208,232.00            | \$ 213,842.84            |  |
| FSS-4                                     | Pipe              | E. Linwood Ave.  | S. Quincy Rd. to S. Johnson Rd.                          | \$ 231,369.00            | \$ -        | \$ 231,369.00            | \$ 256,909.00            | \$ 263,831.45            |  |
| FSS-5                                     | Pipe              | E. Linwood Ave.  | East of S. Quincy Rd. to S. Quincy Rd.                   | \$ 185,096.00            | \$ -        | \$ 185,096.00            | \$ 205,527.00            | \$ 211,064.96            |  |
| FSS-6                                     | Pipe              | Brier Rd.  | S. Quincy Rd. to S. Johnson Rd.                          | \$ 228,934.00            | \$ -        | \$ 228,934.00            | \$ 254,205.00            | \$ 261,054.59            |  |
| FSS-7                                     | Pipe              | Brier Rd.  | S. Daubenger Rd. to S. Quincy Rd.                        | \$ 189,967.00            | \$ -        | \$ 189,967.00            | \$ 210,936.00            | \$ 216,619.70            |  |
| FSS-8                                     | Pipe              | Alley north of East Ave.                               | N. Berkeley Avenue to Bell St.                           | \$ 398,199.00            | \$ -        | \$ 398,199.00            | \$ 442,154.00            | \$ 454,067.91            |  |
| FSS-9                                     | Pipe              | East Ave.  | N. Quincy Rd. to N. Berkeley Ave.                        | \$ 651,488.00            | \$ -        | \$ 651,488.00            | \$ 723,402.00            | \$ 742,894.18            |  |
| FSS-10                                    | Pipe              | East Ave.  | West of N. Verduga Rd. to N. Quincy Rd.                  | \$ 572,335.00            | \$ -        | \$ 572,335.00            | \$ 635,512.00            | \$ 652,635.97            |  |
| FSS-11                                    | Pipe              | West of N. Verduga Rd.                                 | Canal Dr. to East Ave.                                   | \$ 472,481.00            | \$ -        | \$ 472,481.00            | \$ 524,636.00            | \$ 538,772.40            |  |
| FSS-12                                    | Pipe              | West of N. Verduga Rd.                                 | South of Hawkeye to Canal Dr.                            | \$ 180,225.00            | \$ -        | \$ 180,225.00            | \$ 200,119.00            | \$ 205,511.24            |  |
| FSS-13                                    | Pipe              | E. Glenwood Ave.                                       | 5th St. to Golf Rd.                                      | \$ 207,015.00            | \$ -        | \$ 207,015.00            | \$ 229,866.00            | \$ 236,059.77            |  |
| FSS-14                                    | Pipe              | Golf Rd.   | South of E. Glenwood Ave to E. Glenwood Ave.             | \$ 191,184.00            | \$ -        | \$ 191,184.00            | \$ 212,288.00            | \$ 218,008.13            |  |
| FSS-15                                    | Pipe              | W. Glenwood Ave.                                       | West of Lander Avenue to east of S. Walnut Rd.           | \$ 414,030.00            | \$ -        | \$ 414,030.00            | \$ 459,732.00            | \$ 472,119.55            |  |
| FSS-16                                    | Pipe              | W. Glenwood Ave.                                       | West of Lander Avenue to south of Linwood Ave.           | \$ 281,297.00            | \$ -        | \$ 281,297.00            | \$ 312,347.00            | \$ 320,763.24            |  |
| FSS-24                                    | Pipe              | East of S. Washington Rd.                              | South of West Main St. to West Main St.                  | \$ 192,402.00            | \$ -        | \$ 192,402.00            | \$ 213,640.00            | \$ 219,396.56            |  |
| FSS-28                                    | Pipe              | Christoffersen Pkwy./N. Waring Rd.                     | Redirect Denair flows to 24-inch sewer on Christoffersen | \$ 1,860,698.00          | \$ -        | \$ 1,860,698.00          | \$ 2,066,091.00          | \$ 2,121,762.14          |  |
| FSS-29                                    | Pipe              | Golf Road  | Glenwood Ave. to E. Linwood Ave.                         | \$ 306,869.00            | \$ -        | \$ 306,869.00            | \$ 340,743.00            | \$ 349,924.37            |  |
| <b>Pipe Lift Stations</b>                 |                   |  |  |                          |             |                          |                          |                          |  |
| LS-MR                                     | Lift Station      | Morgan Ranch   | Assumed 2 pumps  | \$ 990,018.00            | \$ -        | \$ 990,018.00            | \$ 1,099,301.00          | \$ 1,128,921.83          |  |
| LS-4                                      | Lift Station      | Kilroy Road  | Assumed 3 pumps  | \$ 2,141,994.00          | \$ -        | \$ 2,141,994.00          | \$ 2,378,438.00          | \$ 2,442,525.38          |  |
| LS-50                                     | Lift Station      | Tegner Road  | Assumed 3 pumps  | \$ 8,122,286.00          | \$ -        | \$ 8,122,286.00          | \$ 9,018,865.00          | \$ 9,261,879.70          |  |
|   | Force Main        | N. Walnut Rd.  | Extend existing 18-inch force main                       | \$ 603,996.00            | \$ -        | \$ 603,996.00            | \$ 670,668.00            | \$ 688,739.25            |  |
| LS-57                                     | Lift Station      | Piccadilly Lane  | Assumed 2 pumps  | \$ 3,462,018.00          | \$ -        | \$ 3,462,018.00          | \$ 3,844,173.00          | \$ 3,947,754.83          |  |
| LS-63                                     | Lift Station      | Fulkerth/Tegner  | Assumed 2 pumps  | \$ 2,945,699.00          | \$ -        | \$ 2,945,699.00          | \$ 3,270,860.00          | \$ 3,358,993.82          |  |
| LS-67                                     | Lift Station      | Humphrey Ct.   | Assumed 2 pumps  | \$ 1,072,824.00          | \$ -        | \$ 1,072,824.00          | \$ 1,191,247.00          | \$ 1,223,345.33          |  |
| LS-GS                                     | Lift Station      | Golden State Blvd.                                     | Assumed 3 pumps (current capacity unknown)               | \$ 1,818,077.00          | \$ -        | \$ 1,818,077.00          | \$ 2,018,765.00          | \$ 2,073,160.93          |  |
| LS-Main                                   | Lift Station      | Main St. Near Clinton Rd.                              | Assumed 3 pumps (current capacity unknown)               | \$ 2,725,289.00          | \$ -        | \$ 2,725,289.00          | \$ 3,026,120.00          | \$ 3,107,659.27          |  |
| LS-Ind                                    | Lift Station      | New Industrial Lift Station                            | Assumed 2 pumps  | \$ 1,738,924.00          | \$ -        | \$ 1,738,924.00          | \$ 1,930,875.00          | \$ 1,982,902.72          |  |
|   | Force Main        | S. Washington Rd.                                      | W. Linwood Ave. to W. Main St.                           | \$ 1,158,065.00          | \$ -        | \$ 1,158,065.00          | \$ 1,285,898.00          | \$ 1,320,546.72          |  |
|   | Land Acquisition  | Corner of S. Washington Rd. and W. Linwood Ave.in WISP | Land Acquisition assumed 0.25 acres                      | \$ 23,137.00             | \$ -        | \$ 23,137.00             | \$ 25,691.00             | \$ 26,383.25             |  |
|   | Less Lift Station |  |  | \$ (324,500.00)          | \$ -        | \$ (324,500.00)          | \$ (360,320.00)          | \$ (370,028.88)          |  |
| <b>Total Remaining Improvement Costs:</b> |                   |  |  | <b>\$ 43,672,503.000</b> | <b>\$ -</b> | <b>\$ 43,672,503.000</b> | <b>\$ 48,493,289.000</b> | <b>\$ 49,799,948.095</b> |  |



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## **Appendix B: CFF Roadways Projects**





## City of Turlock Capital Facility Fees Update



### Street Improvement Projects Summary

| No.                                      | PROJECT CATEGORY   | TOTAL COST            | CFF COST              | CITY INFILL COST      | PPA COST             | MPA COST             |
|--|--|-----------------------|-----------------------|-----------------------|----------------------|----------------------|
| 1  | Subtotal Roadway Projects                                    | \$ 203,970,000        | \$ 60,451,240         | \$ 33,555,409         | \$ 3,814,669         | \$ 23,081,161        |
| 2  | Subtotal Intersection Projects                               | \$ 109,166,753        | \$ 25,202,084         | \$ 15,124,873         | \$ 1,719,436         | \$ 8,357,775         |
| 3  | Subtotal Traffic Signal Projects                             | \$ 10,280,000         | \$ 10,280,000         | \$ 6,169,478          | \$ 701,363           | \$ 3,409,159         |
| 4  | Subtotal Overcrossing Projects                               | \$ 29,200,649         | \$ 29,200,649         | \$ 17,524,587         | \$ 1,992,242         | \$ 9,683,820         |
| 5  | Subtotal Interchange Projects                                | \$ 59,239,596         | \$ 43,489,596         | \$ 26,100,009         | \$ 2,967,119         | \$ 14,422,467        |
| 6  | Subtotal Miscellaneous Costs (Technical Studies, PSRs, PS&E) | \$ 2,000,000          | \$ 2,000,000          | \$ 1,200,287          | \$ 136,452           | \$ 663,261           |
| 7  | Subtotal Bike Projects                                       | \$ 1,987,189          | \$ 728,553            | \$ 437,237            | \$ 49,706            | \$ 241,610           |
| 8  | Subtotal Median Projects Costs                               | \$ 3,230,741          | \$ 3,230,741          | \$ 1,938,909          | \$ 220,420           | \$ 1,071,412         |
| 9  | Subtotal Program Reimbursements                              | \$ 1,580,942          | \$ 1,580,942          | \$ 948,792            | \$ 107,861           | \$ 524,288           |
| <b>Total Street Improvement Projects</b> |  | <b>\$ 420,655,870</b> | <b>\$ 176,163,804</b> | <b>\$ 102,999,581</b> | <b>\$ 11,709,270</b> | <b>\$ 61,454,953</b> |



## City of Turlock Capital Facility Fees Update



### Roadway Improvement Projects

| No.                           | FILE NAME    | ROADWAY                     | FROM                                     | TO                            | FUTURE CLASSIFICATION | ULTIMATE | ULTIMATE Cost         | CFF SHARE            |
|-------------------------------|--------------|-----------------------------|--|-------------------------------|-----------------------|----------|-----------------------|----------------------|
| 1                             | C001         | Berkeley Avenue             | Golden State Boulevard                   | East Avenue                   | Arterial*             | 2 Lanes  | \$ 6,262,114          | \$ 4,131,990         |
| 3                             | C004         | Canal Drive Extension       | Daubenberger Road                        | Verduga Road                  | Arterial              | 2 Lanes  | \$ 3,824,076          | \$ 408,877           |
| 2                             | C005         | Canal Drive                 | Tully Road                               | Soderquist Road               | Arterial              | 2 Lanes  | \$ 4,041,613          | \$ 2,036,285         |
| 3                             | C008         | Washington Road             | Fulkerth Road                            | Main Street                   | Expressway            | 4 Lanes  | \$ 10,183,523         | \$ 2,122,324         |
| 4                             | C009         | Daubenberger Road Extension | Brier Road                               | Linwood Avenue                | Collector             | 2 Lanes  | \$ 3,447,403          | \$ -                 |
| 5                             | C010         | Washington Road             | Main Street                              | Linwood Avenue                | Expressway            | 4 Lanes  | \$ 10,708,273         | \$ 2,290,494         |
| 6                             | C011         | Tegner Road                 | Tuolumne Road                            | Ball Fields                   | Arterial              | 4 Lanes  | \$ 1,196,280          | \$ 789,476           |
| 7                             | C012         | East Avenue                 | Johnson Road                             | Daubenberger Road             | Arterial              | 4 Lanes  | \$ 4,418,448          | \$ 1,168,462         |
| 8                             | C013         | East Avenue                 | Daubenberger Road                        | Verduga Road                  | Arterial              | 4 Lanes  | \$ 2,332,004          | \$ 248,731           |
| 9                             | C015         | Fulkerth Road               | Tegner Road                              | Dianne Drive                  | Arterial              | 4 Lanes  | \$ 1,509,453          | \$ 357,473           |
| 10                            | C016         | Golden State Boulevard      | Taylor Road                              | Christofferson Parkway        | Expressway            | 6 Lanes  | \$ 2,840,413          | \$ 1,164,931         |
| 11                            | C017         | Golf Road                   | SR 99 Overcrossing                       | Glenwood Avenue               | Arterial              | 2 Lanes  | \$ 2,878,566          | \$ 465,152           |
| 12                            | C020         | Golf Road                   | Glenwood Avenue                          | Linwood Avenue                | Arterial              | 4 Lanes  | \$ 2,254,627          | \$ 489,558           |
| 13                            | C021         | Lander Avenue               | Harding Avenue                           | West Glenwood Avenue          | Arterial              | 4 Lanes  | \$ 5,809,050          | \$ 1,381,171         |
| 14                            | C022         | Linwood Avenue              | Washington Road                          | Tegner Road                   | Arterial              | 4 Lanes  | \$ 8,659,890          | \$ 1,779,477         |
| 15                            | C023         | Linwood Avenue              | Tegner Road                              | Walnut Road                   | Arterial              | 4 Lanes  | \$ 8,673,381          | \$ 1,842,238         |
| 16                            | C024         | Linwood Avenue              | Walnut Road                              | W Glenwood Avenue             | Arterial              | 4 Lanes  | \$ 1,821,592          | \$ 1,821,592         |
| 17                            | C025         | Linwood Avenue              | Daubenberger Road Extension              | Verduga Road                  | Arterial              | 4 Lanes  | \$ 3,340,077          | \$ 820,863           |
| 18                            | C026         | Main Street                 | Washington Road                          | Tegner Road                   | Arterial              | 4 Lanes  | \$ 8,222,976          | \$ 2,692,005         |
| 19                            | C027         | Linwood Avenue              | West Avenue                              | Lander Avenue                 | Arterial              | 4 Lanes  | \$ 2,393,837          | \$ 1,737,233         |
| 20                            | C028         | Linwood Avenue              | 5th Street                               | Golf Road                     | Arterial*             | 4 Lanes  | \$ 880,531            | \$ 880,531           |
| 21                            | C029         | Linwood Avenue              | Johnson Road                             | Daubenberger Road Extension   | Arterial              | 4 Lanes  | \$ 4,451,047          | \$ 3,579,787         |
| 22                            | C030         | Main Street                 | Tegner Road                              | Walnut Road                   | Arterial              | 4 Lanes  | \$ 5,421,096          | \$ 3,220,632         |
| 23                            | C032         | Olive Avenue                | Canal Drive                              | Hawkeye Avenue                | Arterial*             | 4 Lanes  | \$ 4,336,670          | \$ 4,336,670         |
| 24                            | C034         | Olive Avenue                | Hawkeye Avenue                           | North Avenue                  | Arterial*             | 4 Lanes  | \$ 824,038            | \$ 824,038           |
| 25                            | C035         | Tegner Road Extension       | Main Street                              | Fulkerth Road                 | Arterial              | 2 Lanes  | \$ 5,082,801          | \$ -                 |
| 26                            | C037         | Tegner Road                 | Fulkerth Road                            | Tuolumne Road                 | Arterial              | 4 Lanes  | \$ 3,481,602          | \$ 843,278           |
| 27                            | C039         | Verduga Road                | Hawkeye Avenue                           | East Avenue                   | Expressway            | 4 Lanes  | \$ 8,746,151          | \$ 1,586,880         |
| 28                            | C040         | Verduga Road                | East Avenue                              | Linwood Avenue                | Expressway            | 4 Lanes  | \$ 10,375,025         | \$ 2,815,024         |
| 29                            | C041         | Waring Road Extension       | East Avenue                              | Linwood Avenue                | Collector             | 2 Lanes  | \$ 6,807,108          | \$ -                 |
| 30                            | C050         | East Avenue                 | Golden State Boulevard                   | Berkeley Avenue               | Arterial*             | 4 Lanes  | \$ 2,705,462          | \$ 2,705,462         |
| 31                            | C051         | East Avenue                 | Berkeley Avenue                          | Johnson Road                  | Arterial*             | 4 Lanes  | \$ 256,811            | \$ 256,811           |
| 32                            | C052         | Fulkerth Road               | Washington Road                          | Tegner Road                   | Arterial              | 4 Lanes  | \$ 9,646,947          | \$ 1,928,162         |
| 33                            | C053         | Olive Avenue                | Tuolumne Road                            | Tornell Avenue                | Arterial*             | 4 Lanes  | \$ 1,308,395          | \$ 1,308,395         |
| 34                            | C057         | Morgan Ranch Arterial       | Glenwood Avenue                          | Golf Road                     | Arterial              | 2 Lanes  | \$ 8,959,241          | \$ 1,473,601         |
| 35                            | C058         | Northeast Expressway        | Christofferson Parkway @ Berkeley Avenue | Hawkeye Avenue @ Verduga Road | Expressway            | 4 Lanes  | \$ 29,862,617         | \$ 6,221,105         |
| 36                            | C059         | Morgan Ranch Arterial       | Lander Avenue                            | Glenwood Avenue               | Arterial              | 4 Lanes  | \$ 3,404,630          | \$ 722,531           |
| 37                            | CITY COST/FT | Canal Drive Extension       | Washington Road                          | Walnut Avenue                 | Collector             | 2 Lanes  | \$ 2,592,699          | \$ -                 |
| <b>Total Roadway Projects</b> |              |                             |  |                               |                       |          | <b>\$ 203,960,464</b> | <b>\$ 60,451,240</b> |



## City of Turlock Capital Facility Fees Update



### Median Landscaping Projects

| No. | FILE NAME | ROADWAY                | FROM                   | TO                     | LENGTH | ASSUMED MEDIAN LENGTH      | CFF COST            |
|-----|-----------|------------------------|------------------------|------------------------|--------|----------------------------|---------------------|
| 1   |           | Fulkerth Road          | Tully Road             | Golden State Boulevard | 2300   | 1840                       | \$ 228,637          |
| 3   |           | Golden State Boulevard | Tuolumne Road          | Fulkerth Road          | 3500   | 2800                       | \$ 347,926          |
| 2   |           | Golden State Boulevard | 20th Century Boulevard | Canal Drive            | 2700   | 2160                       | \$ 268,400          |
| 3   |           | Golden State Boulevard | Geer Road              | F Street               | 4600   | 3680                       | \$ 457,274          |
| 4   |           | Hawkeye Avenue         | Dels Lane              | Colorado Avenue        | 6600   | 5280                       | \$ 656,089          |
| 5   |           | Lander Avenue          | Castor Street          | Linwood Avenue         | 4000   | 3200                       | \$ 397,630          |
| 6   |           | Monte Vista Avenue     | Four Seasons Drive     | Crowell Road           | 2400   | 1920                       | \$ 238,578          |
| 7   |           | Monte Vista Avenue     | Geer Road              | Olive Avenue           | 2600   | 2080                       | \$ 258,459          |
| 8   |           | Monte Vista Avenue     | Olive Avenue           | Amethyst Way           | 3800   | 3040                       | \$ 377,748          |
|     |           |                        |                        |                        |        | <b>Total Roadway Proje</b> | <b>\$ 3,230,741</b> |



## City of Turlock Capital Facility Fees Update



### Intersection Improvement Projects

| No.                                | FILE NAME | NORTH / SOUTH STREET        | EAST / WEST STREET    | PROPOSED IMPROVEMENTS                                     | TOTAL COST            | CFF Share            |
|------------------------------------|-----------|-----------------------------|-----------------------|---|-----------------------|----------------------|
| 1                                  |           | Berkeley Avenue             | East Avenue           | 2-Lane Arterial at 4-Lane Arterial/Expressway (Detail 13) | \$ 3,756,802          | \$ 857,267           |
| 2                                  |           | Countryside Boulevard       | Monte Vista Avenue    | Additional Left Turn Storage                              | \$ 147,461            | \$ 134,915           |
| 3                                  |           | Daubenberger Road           | Canal Drive           | Collector at 4-Lane Arterial (Detail 9)                   | \$ 3,119,677          | \$ 608,933           |
| 4                                  |           | Daubenberger Road           | East Avenue           | Collector at 4-Lane Arterial (Detail 9)                   | \$ 3,119,677          | \$ 608,933           |
| 5                                  |           | Daubenberger Road Extension | Linwood Avenue        | Collector at 4-Lane Arterial (Detail 9)                   | \$ 3,119,677          | \$ 608,933           |
| 6                                  |           | Golden State Boulevard      | East Avenue           | 4-Lane Arterial at 4-Lane Arterial/Expressway (Detail 15) | \$ 3,827,595          | \$ 843,212           |
| 7                                  |           | Golden State Boulevard      | Berkeley Avenue       | CITY-PROVIDED COST  | \$ 1,460,000          | \$ 1,460,000         |
| 8                                  |           | Golf Road                   | Linwood Avenue        | 2-Lane Arterial at 4-Lane Arterial/Expressway (Detail 13) | \$ 3,756,802          | \$ 857,267           |
| 9                                  |           | Golf Road                   | Morgan Ranch Arterial | 2-Lane Arterial at 2-Lane Arterial (Detail 12)            | \$ 2,547,342          | \$ 380,248           |
| 10                                 |           | Johnson Road                | East Avenue           | Collector at 4-Lane Arterial (Detail 9)                   | \$ 3,119,677          | \$ 608,933           |
| 11                                 |           | Lander Avenue               | Linwood Avenue        | 4-Lane Arterial at 4-Lane Arterial/Expressway (Detail 15) | \$ 5,103,459          | \$ 1,124,282         |
| 12                                 |           | Lander Avenue               | East Glenwood Avenue  | 4-Lane Arterial at 4-Lane Arterial/Expressway (Detail 15) | \$ 5,103,459          | \$ 1,124,282         |
| 13                                 |           | Morgan Ranch Arterial       | East Glenwood Avenue  | Roundabout  | \$ 2,200,000          | \$ 1,012,000         |
| 14                                 |           | Northeast Expressway        | Hawkeye Avenue        | Collector at 4-Lane Expressway (Detail 10)                | \$ 2,717,888          | \$ 492,321           |
| 15                                 |           | Olive Avenue                | Hawkeye Avenue        | 4-Lane Arterial at 4-Lane Arterial/Expressway (Detail 15) | \$ 5,103,459          | \$ 1,124,282         |
| 16                                 |           | Quincy Road                 | Monte Vista Avenue    | Add left turn pockets and signalize                       | \$ 543,968            | \$ 543,968           |
| 17                                 |           | Tegner Road                 | Tuolumne Overcrossing | 4-Lane Arterial at 4-Lane Arterial/Expressway (Detail 15) | \$ 5,103,459          | \$ 1,124,282         |
| 18                                 |           | Tegner Road                 | Fulkerth Road         | 4-Lane Arterial at 4-Lane Arterial/Expressway (Detail 15) | \$ 5,103,459          | \$ 1,124,282         |
| 19                                 |           | Tegner Road                 | Main Street           | 4-Lane Arterial at 4-Lane Arterial/Expressway (Detail 15) | \$ 5,103,459          | \$ 1,124,282         |
| 20                                 |           | Tegner Road                 | Linwood Avenue        | Collector at 4-Lane Arterial (Detail 9)                   | \$ 3,119,677          | \$ 608,933           |
| 21                                 |           | Tegner Road Extension       | Canal Drive Extension | Collector at 4-Lane Arterial (Detail 9)                   | \$ 3,119,677          | \$ 608,933           |
| 22                                 |           | Verduga Road                | Canal Drive           | 4-Lane Arterial at 4-Lane Arterial/Expressway (Detail 15) | \$ 5,103,459          | \$ 1,124,282         |
| 23                                 |           | Verduga Road                | East Avenue           | 4-Lane Arterial at 4-Lane Arterial/Expressway (Detail 15) | \$ 5,103,459          | \$ 1,124,282         |
| 24                                 |           | Verduga Road                | Linwood Avenue        | 4-Lane Arterial at 4-Lane Arterial/Expressway (Detail 15) | \$ 3,827,595          | \$ 843,212           |
| 25                                 |           | Walnut Avenue               | Linwood Avenue        | Collector at 4-Lane Arterial (Detail 9)                   | \$ 3,119,677          | \$ 608,933           |
| 26                                 |           | Waring Road Extension       | East Avenue           | Collector at 4-Lane Arterial (Detail 9)                   | \$ 3,119,677          | \$ 608,933           |
| 27                                 |           | Waring Road Extension       | Linwood Avenue        | Collector at 4-Lane Arterial (Detail 9)                   | \$ 3,119,677          | \$ 608,933           |
| 28                                 |           | Washington Road             | Fulkerth Road         | 4-Lane Arterial at 4-Lane Arterial/Expressway (Detail 15) | \$ 3,827,595          | \$ 843,212           |
| 29                                 |           | Washington Road             | Canal Drive Extension | Collector at 4-Lane Expressway (Detail 10)                | \$ 2,717,888          | \$ 492,321           |
| 30                                 |           | Washington Road             | Main Street           | 4-Lane Arterial at 4-Lane Arterial/Expressway (Detail 15) | \$ 5,103,459          | \$ 1,124,282         |
| 31                                 |           | Washington Road             | Linwood Avenue        | 4-Lane Arterial at 4-Lane Arterial/Expressway (Detail 15) | \$ 3,827,595          | \$ 843,212           |
| <b>Total Intersection Projects</b> |           |                             |                       |   | <b>\$ 109,166,753</b> | <b>\$ 25,202,084</b> |



## City of Turlock Capital Facility Fees Update



### Intersection Signalization & Other Projects

*(note: Some intersection improvement projects also include signalization; this section covers intersections where signalization only is proposed)*

| No.                                | INTERSECTION                                  | PROPOSED IMPROVEMENTS                                | TOTAL COST           | CFF COST             |
|------------------------------------|---|--|----------------------|----------------------|
| 1                                  | Monte Vista Avenue / Fosberg Road             | Install Traffic Signal                               | \$ 250,000           | \$ 250,000           |
| 2                                  | Monte Vista Avenue / Geer Road                | Install Traffic Signal & Turn Lanes                  | \$ 500,000           | \$ 500,000           |
| 3                                  | Lander Avenue / F Street                      | Install Traffic Signal                               | \$ 250,000           | \$ 250,000           |
| 4                                  | Golden State Boulevard / Hawkeye Avenue       | Install Traffic Signal & Turn Lanes                  | \$ 500,000           | \$ 500,000           |
| 5                                  | Geer Road / Calaveras Way                     | Install Traffic Signal                               | \$ 250,000           | \$ 250,000           |
| 6                                  | Geer Road / Taylor Road                       | Install Traffic Signal & Turn Lanes, Replace Culvert | \$ 750,000           | \$ 750,000           |
| 7                                  | Fulkerth Road / Diane Drive                   | Install Traffic Signal & Realign Intersection        | \$ 1,400,000         | \$ 1,400,000         |
| 8                                  | Berkeley Avenue / East Avenue                 | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 9                                  | Daubenberger Road / Canal Drive               | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 10                                 | Daubenberger Road / East Avenue               | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 11                                 | Daubenberger Road Extension / Linwood Avenue  | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 12                                 | Golden State Boulevard / East Avenue          | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 13                                 | Golden State Boulevard / Berkeley Avenue      | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 14                                 | Golf Road / Linwood Avenue                    | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 15                                 | Golf Road / Morgan Ranch Arterial             | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 16                                 | Johnson Road / East Avenue                    | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 17                                 | Lander Avenue / Linwood Avenue                | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 18                                 | Lander Avenue / East Glenwood Avenue          | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 19                                 | Morgan Ranch Arterial / East Glenwood Avenue  | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 20                                 | Northeast Expressway / Hawkeye Avenue         | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 21                                 | Quincy Road / Monte Vista Avenue              | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 22                                 | Tegner Road / Tuolumne Overcrossing           | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 23                                 | Tegner Road / Fulkerth Road                   | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 24                                 | Tegner Road / Main Street                     | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 25                                 | Tegner Road / Linwood Avenue                  | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 26                                 | Tegner Road Extension / Canal Drive Extension | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 27                                 | Verduga Road / Canal Drive                    | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 28                                 | Verduga Road / East Avenue                    | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 29                                 | Verduga Road / Linwood Avenue                 | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 30                                 | Walnut Avenue / Linwood Avenue                | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 31                                 | Waring Road Extension / East Avenue           | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 32                                 | Waring Road Extension / Linwood Avenue        | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 33                                 | Washington Road / Fulkerth Road               | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 34                                 | Washington Road / Canal Drive Extension       | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 35                                 | Washington Road / Main Street                 | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| 36                                 | Washington Road / Linwood Avenue              | Install New or Replace Existing Traffic Signal       | \$ 220,000           | \$ 220,000           |
| <b>Total Intersection Projects</b> |   |  | <b>\$ 10,280,000</b> | <b>\$ 10,280,000</b> |



**City of Turlock  
Capital Facility Fees Update**



**Overcrossing Improvement Projects**

| No.                                | PROJECT ID     | HIGHWAY           | EXISTING CONDITIONS | PROPOSED IMPROVEMENTS                   | TOTAL COST           | CFF COST             |
|------------------------------------|----------------|-------------------|---------------------|---|----------------------|----------------------|
| 1                                  | Linwood Avenue | SR 99             |                     | 4-Lane Arterial                         | \$ 11,584,252        | \$ 11,584,252        |
| 2                                  | Linwood Avenue | Golden State Blvd |                     | 4-Lane Arterial                         | \$ 12,092,615        | \$ 12,092,615        |
| 3                                  | Tuolumne Road  | SR 99             |                     | Project 683 - 4-Lane Collector/Arterial | \$ 5,523,782         | \$ -                 |
| <b>Total Overcrossing Projects</b> |                |                   |                     |   | <b>\$ 29,200,649</b> | <b>\$ 23,676,867</b> |



City of Turlock  
Capital Facility Fees Update



Interchange Improvement Projects

| No.                        | PROJECT ID                | HIGHWAY | EXISTING CONDITIONS | PROPOSED IMPROVEMENTS | TOTAL COST    | CFF COST      |
|----------------------------|---------------------------|---------|---------------------|-----------------------|---------------|---------------|
| 1                          | Fulkerth Road Interchange | 99      |                     |                       | \$ 9,250,000  | \$ 9,250,000  |
| 2                          | Lander Avenue Interchange | 99      |                     |                       | \$ 2,000,000  | \$ 2,000,000  |
| 3                          | Main Street Interchange   | 99      |                     |                       | \$ 16,625,893 | \$ 16,625,893 |
| 4                          | Taylor Road Interchange   | 99      |                     |                       | \$ 10,363,703 | \$ 10,363,703 |
| 5                          | SR 165 Interchange        | 99      |                     |                       | \$ 21,000,000 | \$ 5,250,000  |
| Total Interchange Projects |                           |         |                     |                       | \$ 59,239,596 | \$ 43,489,596 |

**Bike Facility Cost Worksheet**

Length of Road

**Bike Lane Class II Cost**

|                        | qty      | unit | unit cost | total     |
|------------------------|----------|------|-----------|-----------|
| Thermoplastic Striping | 1118700  | LF   | \$0.50    | \$559,350 |
| Pavement Markings      | 9788.625 | SF   | \$3.00    | \$29,366  |
| Signs                  | 699      | EA   | \$200.00  | \$139,838 |

TOTAL

Length of Road  Width of Bike Path  feet

**Bike Lane Class I cost**

|                         | qty     | unit | unit cost | total       |
|-------------------------|---------|------|-----------|-------------|
| Type A Asphalt Concr    | 8,275   | Ton  | \$90.00   | \$744,731   |
| Class 2 Aggregate Bas   | 5,636   | CY   | \$45.00   | \$253,633   |
| Thermoplastic Striping  | 136962  | LF   | \$0.50    | \$68,481    |
| Pavement Markings       | 1597.89 | SF   | \$3.00    | \$4,794     |
| Signs                   | 114     | EA   | \$200.00  | \$22,827    |
|                         |         |      | subtotal  | \$1,094,466 |
| Contingency for Grading |         |      | 15.00%    | \$164,170   |

TOTAL