



AB1600 Annual Report and Five-Year Report for Development Impact Fees City of Turlock



For the Fiscal Year Ending June 30, 2024

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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, 2023, and ending June 30, 2024 (FY 23-24).

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



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 AB 516, 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



For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the City must make the following findings with respect to any remaining funds in the fee account, regardless of whether those funds are committed or uncommitted:

1. Identification of the purpose to which the fees are to be put
2. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged
3. Identification of all sources and amounts of funding anticipated to complete financing for incomplete improvements identified as part of the City's annual report
4. Identification of the approximate dates on which the funding referred to in Requirement 3 is expected to be deposited into the appropriate account or fund

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 23-24 as well as the five-year report for FY 18-19 through FY 23-24.



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 2024 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.



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 23-24 is summarized in **Table 1** below. The WISP Sanitary Sewer Fee is not charged on residential land uses.

Table 1: WISP Sanitary Sewer Fee

Land Use	Fee as of July 1, 2023
Residential	
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
Non-Residential	
Commercial (<i>per Developable Acre</i>)	\$2,912.35
Office (<i>per Developable Acre</i>)	\$2,912.35
Industrial (<i>per Developable Acre</i>)	\$8,209.01



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 23-24.

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 23-24.

Table 2: WISP Sanitary Sewer Fee Fund Summary

Fund 308-456	
Sanitary Sewer Fee	
Beginning Fund Balance as of July 1, 2023	\$474,537.80
<i>Revenues</i>	
Fees Collected	\$103,790.46
Interest Earned ¹	\$4,700.00
Total Revenues	\$108,490.46
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
City Engineering Services	\$0.00
Admin - Fee Reporting	\$0.00
Total Expenses	\$0.00
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$583,028.26

Source: City of Turlock Financial Documents

¹ Year-end interest allocations for Fiscal Year 2023-2024 are not complete as of 11/20/2024. For the purposes of this report, budgeted interest amounts are shown.



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	FY23-24			% Funded by Fee	Approx. Construction Start Date ¹	Approx. Construction Start Date (Revised for FY23-24) ¹	Reason for Revised Start Date (if applicable) ¹
				Expenditures to Date	Actual Expenditures	Future Expenditures				
5	15" Gravity in Clinton from W. Main 2100' to North	\$ 495,308.69	\$ 495,308.69	\$ -	\$ -	\$ 495,308.69	100.0%	n/a	n/a	n/a
13	10" Gravity in Washington from W. Main 1400' to South	\$ 254,005.97	\$ 254,005.97	\$ -	\$ -	\$ 254,005.97	100.0%	n/a	n/a	n/a
19	12" Gravity in Washington from Linwood 2800' to North	\$ 558,810.69	\$ 558,810.69	\$ -	\$ -	\$ 558,810.69	100.0%	n/a	n/a	n/a
20	12" Force Main in Washington from Linwood to W. Main	\$ 979,732.65	\$ 979,732.65	\$ -	\$ -	\$ 979,732.65	100.0%	n/a	n/a	n/a
21	12" Gravity in Future Road from Linwood 2800' to North	\$ 558,810.69	\$ 558,810.69	\$ -	\$ -	\$ 558,810.69	100.0%	n/a	n/a	n/a
22	10" Gravity in Tegner from Linwood 732' to North	\$ 181,431.67	\$ 181,431.67	\$ -	\$ -	\$ 181,431.67	100.0%	n/a	n/a	n/a
23	10" Gravity in Kilroy from Linwood 1700' to North	\$ 308,432.62	\$ 308,432.62	\$ -	\$ -	\$ 308,432.62	100.0%	n/a	n/a	n/a
24	15" Gravity in Linwood from Washington 2600' East	\$ 613,239.37	\$ 613,239.37	\$ -	\$ -	\$ 613,239.37	100.0%	n/a	n/a	n/a
P5	Proposed Pump Station at Washington and Linwood	\$ 527,573.44	\$ 527,573.44	\$ -	\$ -	\$ 527,573.44	100.0%	n/a	n/a	n/a
TOTAL PROJECT EXPENSES		\$ 4,477,345.79	\$ 4,477,345.79	\$ -	\$ -	\$ 4,477,345.79				
GRAND TOTAL		\$ 4,477,345.79	\$ 4,477,345.79	\$ -	\$ -	\$ 4,477,345.79				

¹The City may condition developers to construct these improvements as part of development 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 23-24.

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 23-24.



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 23-24 is summarized in **Table 4** below. The WISP Water Fee is not charged on residential land uses.

Table 4: WISP Water Fee

Land Use	Fee as of July 1, 2023
Residential	
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
Non-Residential	
Commercial (<i>per Developable Acre</i>)	\$1,162.57
Office (<i>per Developable Acre</i>)	\$1,162.57
Industrial (<i>per Developable Acre</i>)	\$5,113.25



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 23-24.

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 23-24.

Table 5: WISP Water Fee Fund Summary

Fund 308-458	
Water Fee	
Beginning Fund Balance as of July 1, 2023	\$647,707.28
<i>Revenues</i>	
Fees Collected	\$167,176.19
Interest Earned ¹	\$6,300.00
Total Revenues	\$173,476.19
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
City Engineering Services	\$0.00
Admin - Fee Reporting	\$0.00
Total Expenses	\$0.00
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$821,183.47

Source: City of Turlock Financial Documents

¹ Year-end interest allocations for Fiscal Year 2023-2024 are not complete as of 11/20/2024. For the purposes of this report, budgeted interest amounts are shown.



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	FY23-24		% Funded by Fee	Approx. Construction Start Date ¹	Approx. Construction Start Date (Revised for FY23-24) ¹	Reason for Revised Start Date (if applicable) ¹
					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
TOTAL PROJECT EXPENSES		\$ 6,886,874.51	\$ 6,886,874.51	\$ -	\$ -	\$ 6,886,874.51				
GRAND TOTAL		\$ 6,886,874.51	\$ 6,886,874.51	\$ -	\$ -	\$ 6,886,874.51				

¹The City will condition developers to construct these improvements as part of development 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 23-24.

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 23-24.



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 23-24 is summarized in **Table 7** below.

Table 7: WISP Administration Fee

Land Use	Fee as of July 1, 2023
Residential	
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
Non-Residential	
Commercial (<i>per Developable Acre</i>)	\$122.77
Office (<i>per Developable Acre</i>)	\$122.77
Industrial (<i>per Developable Acre</i>)	\$399.36



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 23-24.

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 23-24.

Table 8: WISP Administration Fee Fund Summary

Fund 308-460	
Administration Fee	
Beginning Fund Balance as of July 1, 2023	(\$232,307.41)
<i>Revenues</i>	
Fees Collected	\$8,128.98
Interest Earned	\$0.00
Total Revenues	\$8,128.98
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
City Engineering Services	\$0.00
Admin - Fee Reporting	(\$631.52)
Total Expenses	(\$631.52)
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	(\$224,809.95)

Source: City of Turlock Financial Documents



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 23-24.

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 23-24.



WISP Fee Program Fund Summary

Description	Sanitary Sewer	Water	Administration	In-Lieu Agreements ¹	Total
Fund No.	308-456	308-458	308-460	308-465	
Starting Balance					
As of July 1, 2023	\$474,537.80	\$647,707.28	(\$232,307.41)	\$1,309,074.56	\$2,199,012.23
REVENUES					
Fees Collected	\$103,790.46	\$167,176.19	\$8,128.98	\$0.00	\$279,095.63
Interest Earned	\$4,700.00	\$6,300.00	\$0.00	\$0.00	\$11,000.00
Total Revenues	\$108,490.46	\$173,476.19	\$8,128.98	\$0.00	\$290,095.63
EXPENSES					
Project Expenditures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Expenditures					
City Engineering Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Admin - Fee Reporting	\$0.00	\$0.00	(\$631.52)	\$0.00	(\$631.52)
Total Expenditures	\$0.00	\$0.00	(\$631.52)	\$0.00	(\$631.52)
Transfers In	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Transfers Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Transfers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Balance					
As of June 30, 2024	\$583,028.26	\$821,183.47	(\$224,809.95)	\$1,309,074.56	\$2,488,476.34

Source: City of Turlock Financial Documents

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

² Administration Costs include City Engineering Services and Reporting.



Northwest Turlock Specific Plan (NWTSP)

The 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.



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 23-24 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

Land Use	Fee as of July 1, 2023
Residential	
Low Density Residential (<i>per DU</i>)	\$34.02
Medium Density Residential (<i>per DU</i>)	\$23.67
High Density Residential (<i>per DU</i>)	\$23.67
Non-Residential	
Commercial (<i>per Developable Acre</i>)	\$109.45
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 23-24.

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 23-24.

Table 10: NWTSP Sanitary Sewer Fee Fund Summary

Fund 230-456	
Sanitary Sewer Fee	
Beginning Fund Balance as of July 1, 2023	\$23,730.78
<i>Revenues</i>	
Fees Collected	\$162.42
Interest Earned ¹	\$2,400.00
Total Revenues	\$2,562.42
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
Bank Charges	\$0.00
Admin - Fee Reporting	\$0.00
Total Expenses	\$0.00
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$26,293.20

Source: City of Turlock Financial Documents

¹ Year-end interest allocations for Fiscal Year 2023-2024 are not complete as of 11/20/2024. For the purposes of this report, budgeted interest amounts are shown.



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	FY23-24 Actual Expenditures	Future Expenditures	% Funded by Fee	Approx. Construction Start Date ¹	Approx. Construction Start Date (Revised for FY23-24) ¹	Reason for Revised Start Date (if applicable) ¹
1	10" Sewer Line in Golden State Blvd from Tuolumne 1800' North	\$ 326,577.21	\$ 326,577.21	\$ -	\$ -	\$ 326,577.21	100.0%	n/a	n/a	n/a
2	12" Sewer Line in Golden State Blvd from Tuolumne 1800' South	\$ 299,362.36	\$ 299,362.36	\$ -	\$ -	\$ 299,362.36	100.0%	n/a	n/a	n/a
TOTAL PROJECT EXPENSES		\$ 625,939.57	\$ 625,939.57	\$ -	\$ -	\$ 625,939.57				
	Bank Charges				\$ 38.69					
CP 20-013	Transfer Out - to Fund 412 & Fund 421				\$ 202,290.00					
GRAND TOTAL		\$ 625,939.57	\$ 625,939.57	\$ -	\$ 202,328.69	\$ 625,939.57				

¹ The City may condition developers to construct these improvements as part of development 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 23-24.

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 23-24.



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 23-24 is summarized in **Table 12** below. The NWTSP Water Fee is not charged on office or industrial land uses.

Table 12: NWTSP Water Fee

Land Use	Fee as of July 1, 2023
Residential	
Low Density Residential (<i>per DU</i>)	\$1,511.64
Medium Density Residential (<i>per DU</i>)	\$686.30
High Density Residential (<i>per DU</i>)	\$992.48
Non-Residential	
Commercial (<i>per Developable Acre</i>)	\$3,613.44
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 23-24.

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 23-24.

Table 13: NWTSP Water Fee Fund Summary

Fund 230-458	
Water Fee	
Beginning Fund Balance as of July 1, 2023	\$296,285.04
<i>Revenues</i>	
Fees Collected	\$5,361.98
Interest Earned ¹	\$3,500.00
Total Revenues	\$8,861.98
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
Bank Charges	\$0.00
Admin - Fee Reporting	\$0.00
Total Expenses	\$0.00
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$305,147.02

Source: City of Turlock Financial Documents

¹ Year-end interest allocations for Fiscal Year 2023-2024 are not complete as of 11/20/2024. For the purposes of this report, budgeted interest amounts are shown.



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	FY23-24		% Funded by Fee	Approx. Construction Start Date ¹	Approx. Construction Start Date (Revised for FY23-24) ¹	Reason for Revised Start Date (if applicable) ¹
					Actual Expenditures	Future Expenditures				
2	12" Water Line in Taylor Rd from Golden State to Tegner	\$ 255,490.16	\$ 255,490.16	\$ -	\$ -	\$ 255,490.16	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
TOTAL PROJECT EXPENSES		\$ 744,983.57	\$ 744,983.57	\$ -	\$ -	\$ 744,983.57				
CP 20-013	Transfer Out - to Fund 412 & Fund 421					\$ 49,040.00				
GRAND TOTAL		\$ 744,983.57	\$ 744,983.57	\$ -	\$ 49,040.00	\$ 744,983.57				

¹ The City may condition developers to construct these improvements as part of development 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 23-24.

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 23-24.



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 23-24 is summarized in **Table 15** below.

Table 15: NWTSP Administration Fee

Land Use	Fee as of July 1, 2023
Residential	
Low Density Residential (<i>per DU</i>)	\$45.85
Medium Density Residential (<i>per DU</i>)	\$20.71
High Density Residential (<i>per DU</i>)	\$31.05
Non-Residential	
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 23-24.

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 23-24.

Table 16: NWTSP Administration Fee Fund Summary

Fund 230-460	
Administration Fee	
Beginning Fund Balance as of July 1, 2023	\$5,720.18
<i>Revenues</i>	
Fees Collected	\$165.73
Interest Earned	\$0.00
Total Revenues	\$165.73
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
City Engineering Services	\$0.00
Admin - Fee Reporting	(\$630.28)
Total Expenses	(\$630.28)
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$5,255.63

Source: City of Turlock Financial Documents



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 23-24.

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 23-24.



NWTSP Fee Program Fund Summary

Description	Sanitary Sewer	Water	Administration	Total
Fund No.	230-456	230-458	230-460	
Starting Balance				
As of July 1, 2023	\$23,730.78	\$296,285.04	\$5,720.18	\$325,736.00
REVENUES				
Fees Collected	\$162.42	\$5,361.98	\$165.73	\$5,690.13
Interest Earned	\$2,400.00	\$3,500.00	\$0.00	\$5,900.00
Total Revenues	\$2,562.42	\$8,861.98	\$165.73	\$11,590.13
EXPENSES				
Project Expenditures	\$0.00	\$0.00	\$0.00	\$0.00
Other Expenditures				
Bank Charges	\$0.00	\$0.00	\$0.00	\$0.00
Admin - Fee Reporting ¹	\$0.00	\$0.00	(\$630.28)	(\$630.28)
Total Expenditures	\$0.00	\$0.00	(\$630.28)	(\$630.28)
Transfers In	\$0.00	\$0.00	\$0.00	\$0.00
Transfers Out	\$0.00	\$0.00	\$0.00	\$0.00
Net Transfers	\$0.00	\$0.00	\$0.00	\$0.00
Ending Balance				
As of June 30, 2024	\$26,293.20	\$305,147.02	\$5,255.63	\$336,695.85

Source: City of Turlock Financial Documents

¹ *Administration Costs include Fee Reporting.*



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 23-24 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

Land Use	Fee as of July 1, 2023
Residential	
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
Non-Residential	
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 23-24.

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 23-24.

Table 18: NETMP Sanitary Sewer Fee Fund Summary

Fund 307-456

Sanitary Sewer Fee

Beginning Fund Balance as of July 1, 2023 **\$191,804.67**

Revenues

Fees Collected \$0.00

Interest Earned¹ \$2,000.00

Total Revenues **\$2,000.00**

Expenses

Project Expenses \$0.00

Other Expenditures

Bank Charges \$0.00

City Engineering Services \$0.00

Admin - Fee Reporting \$0.00

Total Expenses **\$0.00**

Transfers In **\$0.00**

Transfers Out **\$0.00**

Ending Balance as of June 30, 2024 **\$193,804.67**

Source: City of Turlock Financial Documents

¹ Year-end interest allocations for Fiscal Year 2023-2024 are not complete as of 11/20/2024. For the purposes of this report, budgeted interest amounts are shown.



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 23-24.

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 23-24.

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 23-24.



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 23-24 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

Land Use	Fee as of July 1, 2023
Residential	
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
Non-Residential	
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 23-24.

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 23-24.

Table 20: NETMP Storm Drain Fee Fund Summary

Fund 307-457	
Storm Drainage Fee	
Beginning Fund Balance as of July 1, 2023	\$1,292,482.86
<i>Revenues</i>	
Fees Collected	\$0.00
Interest Earned ¹	\$13,800.00
Market Value Adjustment	\$0.00
Total Revenues	\$13,800.00
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
Bank Charges	\$0.00
City Engineering Services	\$0.00
Admin - Fee Reporting	\$0.00
Total Expenses	\$0.00
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$1,306,282.86

Source: City of Turlock Financial Documents

¹ Year-end interest allocations for Fiscal Year 2023-2024 are not complete as of 11/20/2024. For the purposes of this report, budgeted interest amounts are shown.



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	FY23-24		% Funded by Fee	Approx. Construction Start Date ¹	Approx. Construction Start Date (Revised for FY23-24) ¹	Reason for Revised Start Date (if applicable) ¹
					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
TOTAL PROJECT EXPENSES		\$ 47,476.00	\$ 47,476.00	\$ 47,476.00	\$ -	\$ -				
GRAND TOTAL		\$ 47,476.00	\$ 47,476.00	\$ 47,476.00	\$ -	\$ -				

1) 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



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 23-24.

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 23-24.



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 23-24 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

Land Use	Fee as of July 1, 2023
Residential	
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
Non-Residential	
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 23-24.

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 23-24.

Table 23: NETMP Transportation Fee Fund Summary

Fund 307-455	
Transportation Fee	
Beginning Fund Balance as of July 1, 2023	\$1,560,231.24
<i>Revenues</i>	
Fees Collected	\$107,140.06
Interest Earned ¹	\$16,100.00
Market Value Adjustment	\$0.00
Total Revenues	\$123,240.06
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
Bank Charges	\$0.00
City Engineering Services	\$0.00
Admin - Fee Reporting	\$0.00
Total Expenses	\$0.00
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$1,683,471.30

Source: City of Turlock Financial Documents

¹ Year-end interest allocations for Fiscal Year 2023-2024 are not complete as of 11/20/2024. For the purposes of this report, budgeted interest amounts are shown.



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	FY23-24		% Funded by Fee	Approx. Construction Start Date ¹	Approx. Construction Start Date (Revised for FY23-24) ¹	Reason for Revised Start Date (if applicable) ¹
					Actual Expenditures	Future Expenditures				
1	Signal at Taylor Road/Berkeley Avenue	\$ 856,628.72	\$ 856,628.72	\$ -	\$ -	\$ 856,628.72	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 ²	\$ 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	\$ 91,483.41	\$ 91,483.41	\$ -	\$ -	\$ 91,483.41	100.0%	n/a	n/a	n/a
15	Berkeley Ave Landscape Setback Area	\$ 29,716.36	\$ 29,716.36	\$ -	\$ -	\$ 29,716.36	100.0%	n/a	n/a	n/a
18	Interior Pedestrian Connection Paths	\$ 22,143.54	\$ 22,143.54	\$ -	\$ -	\$ 22,143.54	100.0%	n/a	n/a	n/a
TOTAL PROJECT EXPENSES		\$ 1,178,572.44	\$ 1,178,572.44	\$ 119,625.00	\$ -	\$ 1,058,947.44				
	Bank Charges				\$ 469.38					
GRAND TOTAL		\$ 1,178,572.44	\$ 1,178,572.44	\$ 119,625.00	\$ 469.38	\$ 1,058,947.44				

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

² 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.



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 23-24.

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 23-24.



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 23-24 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

Land Use	Fee as of July 1, 2023
Residential	
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
Non-Residential	
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 23-24.

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 23-24.

Table 26: NETMP Water Fee Fund Summary

Fund 307-458	
Water Fee	
Beginning Fund Balance as of July 1, 2023	\$546,480.81
<i>Revenues</i>	
Fees Collected	\$0.00
Interest Earned ¹	\$5,800.00
Market Value Adjustment	\$0.00
Total Revenues	\$5,800.00
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
Bank Charges	\$0.00
City Engineering Services	\$0.00
Admin - Fee Reporting	\$0.00
Total Expenses	\$0.00
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$552,280.81

Source: City of Turlock Financial Documents

¹ Year-end interest allocations for Fiscal Year 2023-2024 are not complete as of 11/20/2024. For the purposes of this report, budgeted interest amounts are shown.



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	FY23-24		% Funded by Fee	Approx. Construction Start Date ¹	Approx. Construction Start Date (Revised for FY23-24) ¹	Reason for Revised Start Date (if applicable) ¹
					Actual Expenditures	Future Expenditures				
5	East/West Line in 2nd Road South of Christoffersen Parkway, Colorado to Greenbelt Purple Pipe	\$ 59,026.73	\$ 59,026.73	\$ 59,026.73	\$ -	\$ -	100.0%	Complete	n/a	n/a
10	Purple Pipe	\$ 98,316.74	\$ 98,316.74	\$ 98,316.74	\$ -	\$ -	100.0%	Complete	n/a	n/a
TO TAL PROJECT EXPENSES		\$ 157,343.47	\$ 157,343.47	\$ 157,343.47	\$ -	\$ -				
GRAND TO TAL		\$ 157,343.47	\$ 157,343.47	\$ 157,343.47	\$ -	\$ -				

¹These 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.



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 23-24.

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 23-24.



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 23-24 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

Land Use	Fee as of July 1, 2023
Residential	
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
Non-Residential	
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 23-24.

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 23-24.

Table 29: Administration Fee Fund Summary

Fund 307-460	
Administration Fee	
Beginning Fund Balance as of July 1, 2023	\$54,194.72
<i>Revenues</i>	
Fees Collected	\$0.00
Interest Earned	\$0.00
Market Value Adjustment	\$0.00
Total Revenues	\$0.00
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
Bank Charges	\$0.00
City Engineering Services	(\$812.44)
Admin - Fee Reporting	(\$630.28)
Total Expenses	(\$1,442.72)
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$52,752.00

Source: City of Turlock Financial Documents



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 23-24.

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 23-24.



NETMP Fee Program Fund Summary

Description	Sanitary Sewer	Storm Drainage	Transportation	Water	Administration	Total
Fund No.	307-456	307-457	307-455	307-458	307-460	
Starting Balance						
As of July 1, 2023	\$191,804.67	\$1,292,482.86	\$1,560,231.24	\$546,480.81	\$54,194.72	\$3,645,194.30
REVENUES						
Fees Collected	\$0.00	\$0.00	\$107,140.06	\$0.00	\$0.00	\$107,140.06
Interest Earned	\$2,000.00	\$13,800.00	\$16,100.00	\$5,800.00	\$0.00	\$37,700.00
Market Value Adjustment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Revenues	\$2,000.00	\$13,800.00	\$123,240.06	\$5,800.00	\$0.00	\$144,840.06
EXPENSES						
Project Expenditures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Expenditures						
Bank Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
City Engineering Services ¹	\$0.00	\$0.00	\$0.00	\$0.00	(\$812.44)	(\$812.44)
Admin - Fee Reporting ¹	\$0.00	\$0.00	\$0.00	\$0.00	(\$630.28)	(\$630.28)
Total Expenditures	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,442.72)	(\$1,442.72)
Transfers In	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Transfers Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Transfers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Balance						
As of June 30, 2024	\$193,804.67	\$1,306,282.86	\$1,683,471.30	\$552,280.81	\$52,752.00	\$3,788,591.64

Source: City of Turlock Financial Documents

¹ *Administration Costs include City Engineering Services and Reporting.*



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.



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 23-24 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

Land Use	Fee as of July 1, 2023
Residential	
Low Density Residential (<i>per DU</i>)	\$2,962.55
Medium Density Residential (<i>per DU</i>)	\$2,962.55
High Density Residential (<i>per DU</i>)	\$2,962.55
Non-Residential	
Commercial (<i>per Developable Acre</i>)	n/a
Office (<i>per Developable Acre</i>)	\$16,887.24
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 23-24.

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 23-24.

Table 31: NTMP Sanitary Sewer Fee Fund Summary

Fund 306-456	
Sanitary Sewer Fee	
Beginning Fund Balance as of July 1, 2023	\$870,433.47
<i>Revenues</i>	
Fees Collected	\$0.00
Interest Earned ¹	\$9,000.00
Total Revenues	\$9,000.00
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
Bank Charges	\$0.00
Total Expenses	\$0.00
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$879,433.47

Source: City of Turlock Financial Documents

¹ Year-end interest allocations for Fiscal Year 2023-2024 are not complete as of 11/20/2024. For the purposes of this report, budgeted interest amounts are shown.



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	Expenditures to Date	FY23-24		% Funded by Fee	Approx. Construction Start Date ¹	Approx. Construction Start Date (Revised for FY23-24) ¹	Reason for Revised Start Date (if applicable) ¹
					Actual Expenditures	Future Expenditures				
4	Mt. View Systems - Payback for Pitman HS Pump Station	\$ 121,514.76	\$ 121,514.76	\$ -	\$ -	\$ 121,514.76	100.0%	Complete	n/a	n/a
6	Kilroy/Walnut Systems - Payback for Pitman HS Pump Station	\$ 129,615.60	\$ 129,615.60	\$ -	\$ -	\$ 129,615.60	100.0%	Complete	n/a	n/a
TOTAL PROJECT EXPENSES		\$ 251,130.36	\$ 251,130.36	\$ -	\$ -	\$ 251,130.36				
GRAND TOTAL		\$ 251,130.36	\$ 251,130.36	\$ -	\$ -	\$ 251,130.36				

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



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 23-24.

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 23-24.



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 23-24 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

Land Use	Fee as of July 1, 2023
Residential	
Low Density Residential (<i>per DU</i>)	\$3,822.06
Medium Density Residential (<i>per DU</i>)	\$2,407.10
High Density Residential (<i>per DU</i>)	\$1,796.36
Non-Residential	
Commercial (<i>per Developable Acre</i>)	n/a
Office (<i>per Developable Acre</i>)	\$39,433.62
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 23-24.

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 23-24.

Table 34: NTMP Storm Drain Fee Fund Summary

Fund 306-457	
Storm Drainage Fee	
Beginning Fund Balance as of July 1, 2023	\$466,676.34
<i>Revenues</i>	
Fees Collected	\$0.00
Interest Earned ¹	\$4,900.00
Total Revenues	\$4,900.00
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
Bank Charges	\$0.00
Total Expenses	\$0.00
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$471,576.34

Source: City of Turlock Financial Documents

¹ Year-end interest allocations for Fiscal Year 2023-2024 are not complete as of 11/20/2024. For the purposes of this report, budgeted interest amounts are shown.



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	FY23-24 Actual Expenditures	Future Expenditures	% Funded by Fee	Approx. Construction Start Date ¹	Approx. Construction Start Date (Revised for FY23-24) ¹	Reason for Revised Start Date (if applicable) ¹
10	2nd Street N/O Christoffersen Off Mid Storm Line ²	\$ 93,472.18	\$ 93,472.18	\$ 46,548.20	\$ -	\$ 46,923.98	100.0%	Complete	n/a	n/a
TOTAL PROJECT EXPENSES		\$ 93,472.18	\$ 93,472.18	\$ 46,548.20	\$ -	\$ 46,923.98				
GRAND TOTAL		\$ 93,472.18	\$ 93,472.18	\$ 46,548.20	\$ -	\$ 46,923.98				

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

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



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 23-24.

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 23-24.



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 23-24 is summarized in **Table 36** below. The NTMP Transportation Fee is not charged on commercial or industrial land uses.

Table 36: NTMP Transportation Fee

Land Use	Fee as of July 1, 2023
Residential	
Low Density Residential (<i>per DU</i>)	\$9,481.48
Medium Density Residential (<i>per DU</i>)	\$9,481.48
High Density Residential (<i>per DU</i>)	\$9,481.48
Non-Residential	
Commercial (<i>per Developable Acre</i>)	n/a
Office (<i>per Developable Acre</i>)	\$200,046.40
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 23-24.

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 23-24.

Table 37: NTMP Transportation Fee Fund Summary

Fund 306-455

Transportation Fee

Beginning Fund Balance as of July 1, 2023	\$919,936.35
 <i>Revenues</i>	
Fees Collected	\$0.00
Interest Earned ¹	\$9,500.00
Total Revenues	\$9,500.00
 <i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
Bank Charges	\$0.00
Total Expenses	\$0.00
 Transfers In	 \$0.00
Transfers Out	\$0.00
 Ending Balance as of June 30, 2024	 \$929,436.35

Source: City of Turlock Financial Documents

¹ Year-end interest allocations for Fiscal Year 2023-2024 are not complete as of 11/20/2024. For the purposes of this report, budgeted interest amounts are shown.



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 23-24.

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 23-24.

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 23-24.



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 23-24 is summarized in **Table 38** below.

Table 38: NTMP Administration Fee

Land Use	Fee as of July 1, 2023
Residential	
Low Density Residential (<i>per DU</i>)	\$487.98
Medium Density Residential (<i>per DU</i>)	\$445.52
High Density Residential (<i>per DU</i>)	\$427.21
Non-Residential	
Commercial (<i>per Developable Acre</i>)	n/a
Office (<i>per Developable Acre</i>)	\$7,691.02
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 23-24.

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 23-24.

Table 39: Administration Fee Fund Summary

Fund 307-460	
Administration Fee	
Beginning Fund Balance as of July 1, 2023	(\$5,046.98)
<i>Revenues</i>	
Fees Collected	\$0.00
Interest Earned	\$0.00
Total Revenues	\$0.00
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
Bank Charges	\$0.00
Total Expenses	\$0.00
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	(\$5,046.98)

Source: City of Turlock Financial Documents



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 23-24.

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 23-24.



NTMP Fee Program Fund Summary

Description	Sanitary Sewer	Storm Drainage	Transportation	Administration	Total
Fund No.	306-456	306-457	306-455	306-460	
Starting Balance					
As of July 1, 2023	\$870,433.47	\$466,676.34	\$919,936.35	(\$5,046.98)	\$2,251,999.18
REVENUES					
Fees Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest Earned	\$9,000.00	\$4,900.00	\$9,500.00	\$0.00	\$23,400.00
Total Revenues	\$9,000.00	\$4,900.00	\$9,500.00	\$0.00	\$23,400.00
EXPENSES					
Project Expenditures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Expenditures					
Bank Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenditures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Transfers In	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Transfers Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Transfers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Balance					
As of June 30, 2024	\$879,433.47	\$471,576.34	\$929,436.35	(\$5,046.98)	\$2,275,399.18

Source: City of Turlock Financial Documents



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 DIF 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 23-24 is summarized in **Table 40** below. The ETMP Transportation Fee is not charged on non-residential land uses.

Table 40: ETMP Transportation Fee

Land Use	Fee as of July 1, 2023
Residential	
Low Density Residential (<i>per DU</i>)	\$13,796.90
Medium Density Residential (<i>per DU</i>)	\$13,796.90
High Density Residential (<i>per DU</i>)	\$9,637.45
Non-Residential	
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 23-24. 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 23-24.

Table 41: ETMP Transportation Fee Fund Summary

Fund 309-455

Transportation Fee

Beginning Fund Balance as of July 1, 2023	\$0.00
<i>Revenues</i>	
Fees Collected	\$0.00
Interest Earned	\$0.00
Total Revenues	\$0.00
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
City Engineering Services	\$0.00
Admin - Fee Reporting	\$0.00
Total Expenses	\$0.00
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$0.00

Source: City of Turlock Financial Documents



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	FY23-24		% Funded by Fee	Approx. Construction Start Date ¹	Approx. Construction Start Date (Revised for FY23-24) ¹	Reason for Revised Start Date (if applicable) ¹
					Actual Expenditures	Future Expenditures				
2	Tuolumne Road Improvements from West Master Plan Line to Waring ²	\$ 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 ^{2,3}	\$ 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 ³	\$ 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 ³	\$ 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
TO TAL PROJECT EXPENSES		\$ 3,389,243.36	\$ 3,389,243.36	\$ -	\$ -	\$ 3,389,243.36				
GRAND TOTAL		\$ 3,389,243.36	\$ 3,389,243.36	\$ -	\$ -	\$ 3,389,243.36				

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

² 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.

³ 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.

⁴ KB Homes, LLC and Fairbanks Ranch, LLC have already received building permit credits for ETMP Transportation, Water, and Sewer. The developers will be reimbursed an amount that reflects the credits that have already been issued by the City.



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 23-24.

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 23-24.



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 23-24 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

Land Use	Fee as of July 1, 2023
Residential	
Low Density Residential (<i>per DU</i>)	\$4,221.59
Medium Density Residential (<i>per DU</i>)	\$4,221.59
High Density Residential (<i>per DU</i>)	\$2,801.14
Non-Residential	
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 23-24.

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 23-24.

Table 44: ETMP Sanitary Sewer Fee Fund Summary

Fund 309-456	
Sanitary Sewer Fee	
Beginning Fund Balance as of July 1, 2023	\$0.00
<i>Revenues</i>	
Fees Collected	\$0.00
Interest Earned	\$0.00
Total Revenues	\$0.00
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
City Engineering Services	\$0.00
Admin - Fee Reporting	\$0.00
Total Expenses	\$0.00
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$0.00

Source: City of Turlock Financial Documents



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 ¹	Project Budget	Fund Budget	Expenditures to Date	FY23-24		% Funded by Fee	Approx. Construction Start Date ¹	Approx. Construction Start Date (Revised for FY23-24) ¹	Reason for Revised Start Date (if applicable) ¹
					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
TOTAL PROJECT EXPENSES		\$ 954,677.28	\$ 954,677.28	\$ -	\$ -	\$ 954,677.28				
GRAND TOTAL		\$ 954,677.28	\$ 954,677.28	\$ -	\$ -	\$ 954,677.28				

¹ 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.

² Fairbanks Ranch, LLC has already received building permit credits for ETMP Transportation, Water, and Sewer. The developer will be reimbursed an amount that reflects the credits that have already been issued by the City.



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 23-24.

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 23-24.



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 23-24 is summarized in **Table 46** below. The ETMP Water Fee is not charged on non-residential land uses.

Table 46: ETMP Water Fee

Land Use	Fee as of July 1, 2023
Residential	
Low Density Residential (<i>per DU</i>)	\$3,826.40
Medium Density Residential (<i>per DU</i>)	\$2,988.79
High Density Residential (<i>per DU</i>)	\$1,047.63
Non-Residential	
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 47 summarizes the beginning and ending fund balances for the ETMP Water Fee for FY 23-24.

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 23-24.

Table 47: ETMP Water Fee Fund Summary

Fund 309-458	
Water Fee	
Beginning Fund Balance as of July 1, 2023	\$0.00
<i>Revenues</i>	
Fees Collected	\$0.00
Interest Earned	\$0.00
Total Revenues	\$0.00
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
City Engineering Services	\$0.00
Admin - Fee Reporting	\$0.00
Total Expenses	\$0.00
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$0.00

Source: City of Turlock Financial Documents



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	FY23-24		% Funded by Fee	Approx. Construction Start Date ¹	Approx. Construction Start Date (Revised for FY23-24) ¹	Reason for Revised Start Date (if applicable) ¹
					Actual Expenditures	Future Expenditures				
3	Water Line in Tuolumne (10") ^{2,3}	\$ 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") ²	\$ 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") ²	\$ 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
TOTAL PROJECT EXPENSES		\$ 968,311.58	\$ 968,311.58	\$ -	\$ -	\$ 968,311.58				
GRAND TOTAL		\$ 968,311.58	\$ 968,311.58	\$ -	\$ -	\$ 968,311.58				

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

² 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.

³ 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.

⁴ KB Homes, LLC and Fairbanks Ranch, LLC have already received building permit credits for ETMP Transportation, Water, and Sewer. The developers will be reimbursed an amount that reflects the credits that have already been issued by the City.



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 23-24.

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 23-24.



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 23-24 is summarized in **Table 49** below.

Table 49: ETMP Administration Fee

Land Use	Fee as of July 1, 2023
Residential	
Low Density Residential (<i>per DU</i>)	\$1,092.24
Medium Density Residential (<i>per DU</i>)	\$901.30
High Density Residential (<i>per DU</i>)	\$674.31
Non-Residential	
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 23-24.

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 23-24.

Table 50: Administration Fee Fund Summary

Fund 309-460	
Administration Fee	
Beginning Fund Balance as of July 1, 2023	\$6,500.10
<i>Revenues</i>	
Fees Collected	\$3,048.33
Interest Earned	\$0.00
Total Revenues	\$3,048.33
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
City Engineering Services	\$0.00
Admin - Fee Reporting	(\$631.54)
Total Expenses	(\$631.54)
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$8,916.89

Source: City of Turlock Financial Documents



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 23-24.

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 23-24.



ETMP Fee Program Fund Summary

Description	Transportation	Sanitary Sewer	Water	Administration	Total
Fund No.	309-455	309-456	309-458	309-460	
Starting Balance					
As of July 1, 2023	\$0.00	\$0.00	\$0.00	\$6,500.10	\$6,500.10
REVENUES					
Fees Collected	\$0.00	\$0.00	\$0.00	\$3,048.33	\$3,048.33
Interest Earned	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Revenues	\$0.00	\$0.00	\$0.00	\$3,048.33	\$3,048.33
EXPENSES					
Project Expenditures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Expenditures					
City Engineering Services ¹	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Admin - Fee Reporting ¹	\$0.00	\$0.00	\$0.00	(\$631.54)	(\$631.54)
Total Expenditures	\$0.00	\$0.00	\$0.00	(\$631.54)	(\$631.54)
Transfers In	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Transfers Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Transfers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Balance					
As of June 30, 2024	\$0.00	\$0.00	\$0.00	\$8,916.89	\$8,916.89

Source: City of Turlock Financial Documents

¹ *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 23-24 is summarized in **Table 51** below.

Table 51: Master Storm Fee

Land Use	Fee as of July 1, 2023
Residential	
Low Density Residential (<i>per DU</i>)	\$7,737.33
Medium Density Residential (<i>per DU</i>)	\$13,080.95
High Density Residential (<i>per DU</i>)	\$15,697.42
Non-Residential	
Commercial (<i>per Gross Acre</i>)	\$20,930.37
Office (<i>per Gross Acre</i>)	\$18,313.89
Industrial (<i>per Gross Acre</i>)	\$18,313.89



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 23-24.

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 23-24.

Table 52: Master Storm Fee Fund Summary

Fund 411-536	
Master Storm Drain Fee	
Beginning Fund Balance as of July 1, 2023	\$5,064,483.91
<i>Revenues</i>	
Fees Collected	\$609,968.39
Interest Earned ¹	\$52,500.00
Market Value Adjustment	\$0.00
Total Revenues	\$662,468.39
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
Depreciation Expense	\$0.00
Bank Charges	\$0.00
Admin - Fee Reporting	(\$631.54)
Total Expenses	(\$631.54)
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$5,726,320.76

Source: City of Turlock Financial Documents

¹ Year-end interest allocations for Fiscal Year 2023-2024 are not complete as of 11/20/2024. For the purposes of this report, budgeted interest amounts are shown.



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 ¹	Project Budget	Fund Budget	FY23-24			% Funded by Fee	Approx. Construction Start Date ¹	Approx. Construction Start Date (Revised for FY23-24) ¹	Reason for Revised Start Date (if applicable) ¹
				Expenditures to Date	Actual Expenditures	Future Expenditures				
CP 24-024	Johnson Road Storm Drain Line Upsize	\$ 813,942.75	\$ 813,942.75	\$ -	\$ -	\$ 813,942.75	100.0%	FY 25-26	n/a	n/a
n/a	Existing Pipeline Improvements	\$ 1,436,771.54	\$ 1,436,771.54	\$ -	\$ -	\$ 1,436,771.54	100.0%	n/a	n/a	n/a
n/a	Existing Pump Stations/Basins Improvements	\$ 3,300,274.37	\$ 3,300,274.37	\$ -	\$ -	\$ 3,300,274.37	100.0%	n/a	n/a	n/a
n/a	Buildout Pipeline System Improvements	\$ 35,310,206.99	\$ 35,310,206.99	\$ -	\$ -	\$ 35,310,206.99	100.0%	n/a	n/a	n/a
n/a	Buildout Pump Stations/Basins Improvements	\$ 19,145,834.30	\$ 19,145,834.30	\$ -	\$ -	\$ 19,145,834.30	100.0%	n/a	n/a	n/a
TOTAL PROJECT EXPENSES		\$ 60,007,029.94	\$ 60,007,029.94	\$ -	\$ -	\$ 60,007,029.94				
GRAND TOTAL		\$ 60,007,029.94	\$ 60,007,029.94	\$ -	\$ -	\$ 60,007,029.94				

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



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 23-24.

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 23-24.



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 23-24 is summarized in **Table 54** below.

Table 54: Sewer Trunk Capacity Fee

Land Use	Fee as of July 1, 2023
Residential	
Low Density Residential (<i>per DU</i>)	\$3,110.25
Medium Density Residential (<i>per DU</i>)	\$2,461.81
High Density Residential (<i>per DU</i>)	\$2,073.03
Non-Residential	
Commercial (<i>per 1,000 building SF</i>)	\$259.66
Office (<i>per 1,000 building SF</i>)	\$648.44
Industrial (<i>per 1,000 building SF</i>)	\$1,684.25



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 23-24.

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 23-24.

Table 55: Sewer Trunk Capacity Fee Fund Summary	
Fund 414-536	
Sewer Trunk Capacity Fee	
Beginning Fund Balance as of July 1, 2023	\$2,712,803.03
<i>Revenues</i>	
Fees Collected	\$374,917.59
Interest Earned ¹	\$27,300.00
Other Revenues	\$0.00
Total Revenues	\$402,217.59
<i>Expenses</i>	
Project Expenses	\$245.22
<i>Other Expenditures</i>	
Depreciation Expense	\$0.00
Bank Charges	\$0.00
Admin - Fee Reporting	(\$631.54)
Total Expenses	(\$386.32)
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$3,114,634.30

Source: City of Turlock Financial Documents

¹ Year-end interest allocations for Fiscal Year 2023-2024 are not complete as of 11/20/2024. For the purposes of this report, budgeted interest amounts are shown.



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 ¹	Project Budget	Fund Budget	Expenditures to Date	FY23-24		% Funded by Fee	Approx. Construction Start Date ¹	Approx. Construction Start Date (Revised for FY23-24) ¹	Reason for Revised Start Date (if applicable) ¹
					Actual Expenditures	Future Expenditures				
CP 24-025	Morgan Ranch Sewer Lift Station	\$ 1,488,919.67	\$ 1,488,919.67	\$ -	\$ 245.22	\$ 1,488,674.45	100.0%	FY 25-26	n/a	n/a
CP 23-040	Water Line Replacement for 2024 Roads Program Construction	\$ 3,293,903.23	\$ 3,293,903.23	\$ -	\$ -	\$ 3,293,903.23	100.0%	FY 24-25	n/a	n/a
n/a	Existing Sewer System Improvements	\$ 53,580.26	\$ 53,580.26	\$ -	\$ -	\$ 53,580.26	100.0%	n/a	n/a	n/a
n/a	Existing Projects to Remove Direct Connections to Sewer System	\$18,898,092.04	\$ 18,898,092.04	\$ -	\$ -	\$18,898,092.04	100.0%	n/a	n/a	n/a
n/a	Buildout Sewer Pipeline System Improvements	\$ 8,614,016.69	\$ 8,614,016.69	\$ -	\$ -	\$ 8,614,016.69	100.0%	n/a	n/a	n/a
n/a	Buildout Sewer Lift Stations	\$29,183,402.19	\$ 29,183,402.19	\$ -	\$ -	\$29,183,402.19	100.0%	n/a	n/a	n/a
TOTAL PROJECT EXPENSES		\$61,531,914.08	\$ 61,531,914.08	\$ -	\$ 245.22	\$61,531,668.86				
GRAND TOTAL		\$ 61,531,914.08	\$ 61,531,914.08	\$ -	\$ 245.22	\$ 61,531,668.86				

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



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 23-24.

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 23-24.



Capital Facilities Fees (CFF)

The 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 23-24 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 July 1, 2023		
	Downtown/PPA	Master Plan Areas	City Infill
Residential			
Single Family (<i>per DU</i>)	\$ 15,233.22	\$ 18,587.91	\$ 16,615.01
Multi Family (<i>per DU</i>)	\$ 10,961.40	\$ 13,403.52	\$ 11,925.75
Non-Residential			
Commercial (<i>per 1,000 building SF</i>)	\$ 16,336.21	\$ 19,678.71	\$ 18,079.07
Office (<i>per 1,000 building SF</i>)	\$ 8,595.44	\$ 10,446.46	\$ 9,430.30
Industrial (<i>per 1,000 building SF</i>)	\$ 2,135.91	\$ 2,603.62	\$ 2,338.53

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 23-24.

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 23-24.

Table 58: CFF Roadways Fee Fund Summary

Fund 305-440	
Roadways Fee	
Beginning Fund Balance as of July 1, 2023	\$6,169,086.92
<i>Revenues</i>	
Fees Collected	\$1,748,492.11
Interest Earned ¹	\$87,500.00
Other Revenues	\$0.00
Total Revenues	\$1,835,992.11
<i>Expenses</i>	
Project Expenses	(\$55,291.38)
<i>Other Expenditures</i>	
Bank Charges	\$0.00
City Engineering Services	\$0.00
Admin - Fee Reporting	\$0.00
Total Expenses	(\$55,291.38)
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$7,949,787.65

Source: City of Turlock Financial Documents

¹ Year-end interest allocations for Fiscal Year 2023-2024 are not complete as of 11/20/2024. For the purposes of this report, budgeted interest amounts are shown.



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 ¹	Project Budget	Fund Budget	Expenditures to Date	FY23-24 Actual Expenditures	Future Expenditures	% Funded by Fee	Approx. Construction Start Date	Approx. Construction Start Date (Revised for FY23-24)	Reason for Revised Start Date (if applicable)
CP 0828	Fulkerth / SR99 Interchange	\$ 17,957,247.94	\$ 12,606,071.19	\$ 12,496,027.89	\$ 47,910.38	\$ 62,132.92	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	\$ 103,820.07	\$ 1,201.58	\$ 1,244,978.35	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	\$ 26,230.04	\$ 6,179.42	\$ 1,998,713.54	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
TOTAL PROJECT EXPENSES		\$ 35,329,291.71	\$ 19,035,135.97	\$ 13,634,609.88	\$ 55,291.38	\$ 5,345,234.71				
	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
GRAND TOTAL		\$ 35,329,291.71	\$ 19,035,135.97	\$ 13,634,609.88	\$ 2,970,085.19	\$ 5,345,234.71				

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



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 23-24.

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 23-24.



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 23-24 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 July 1, 2023		
	Downtown/PPA	Master Plan Areas	City Infill
Residential			
Single Family (<i>per DU</i>)	\$ 15,233.22	\$ 18,587.91	\$ 16,615.01
Multi Family (<i>per DU</i>)	\$ 10,961.40	\$ 13,403.52	\$ 11,925.75
Non-Residential			
Commercial (<i>per 1,000 building SF</i>)	\$ 16,336.21	\$ 19,678.71	\$ 18,079.07
Office (<i>per 1,000 building SF</i>)	\$ 8,595.44	\$ 10,446.46	\$ 9,430.30
Industrial (<i>per 1,000 building SF</i>)	\$ 2,135.91	\$ 2,603.62	\$ 2,338.53

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 23-24.

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 23-24.

Table 61: CFF Police Fee Fund Summary

Fund 305-441	
Police Facilities Fee	
Beginning Fund Balance as of July 1, 2023	(\$254,167.78)
Revenues	
Fees Collected	\$77,447.67
Interest Earned ¹	\$0.00
Other Revenues	\$0.00
Total Revenues	\$77,447.67
Expenses	
Project Expenses	\$0.00
Other Expenditures	
Bank Charges	\$0.00
City Engineering Services	\$0.00
Admin - Fee Reporting	\$0.00
Total Expenses	\$0.00
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	(\$176,720.11)

Source: City of Turlock Financial Documents

¹ Year-end interest allocations for Fiscal Year 2023-2024 are not complete as of 11/20/2024. For the purposes of this report, budgeted interest amounts are shown.



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 23-24.

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 23-24.

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 23-24.



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 23-24 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 July 1, 2023		
	Downtown/PPA	Master Plan Areas	City Infill
Residential			
Single Family (<i>per DU</i>)	\$ 15,233.22	\$ 18,587.91	\$ 16,615.01
Multi Family (<i>per DU</i>)	\$ 10,961.40	\$ 13,403.52	\$ 11,925.75
Non-Residential			
Commercial (<i>per 1,000 building SF</i>)	\$ 16,336.21	\$ 19,678.71	\$ 18,079.07
Office (<i>per 1,000 building SF</i>)	\$ 8,595.44	\$ 10,446.46	\$ 9,430.30
Industrial (<i>per 1,000 building SF</i>)	\$ 2,135.91	\$ 2,603.62	\$ 2,338.53

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 23-24.

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 23-24.

Table 63: CFF General Government Fee Fund Summary

Fund 305-442

General Government Facilities Fee

Beginning Fund Balance as of July 1, 2023 **\$4,984,447.70**

Revenues

Fees Collected	\$165,674.07
Interest Earned ¹	\$0.00
Other Revenues	\$0.00

Total Revenues **\$165,674.07**

Expenses

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

Other Expenditures

Bank Charges	\$0.00
City Engineering Services	\$0.00
Admin - Fee Reporting	\$0.00

Total Expenses **\$0.00**

Transfers In **\$11,850.00**

Transfers Out **\$0.00**

Ending Balance as of June 30, 2024 **\$5,161,971.77**

Source: City of Turlock Financial Documents

¹ Year-end interest allocations for Fiscal Year 2023-2024 are not complete as of 11/20/2024. For the purposes of this report, budgeted interest amounts are shown.



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	FY23-24		% Funded by Fee	Approx. Construction Start Date	Approx. Construction Start Date (Revised for FY23-24)	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
TOTAL PROJECT EXPENSES		\$ 631,387.00	\$ 631,387.00	\$ 1,295,760.89	\$ -	\$ 6,545.11				
GRAND TOTAL		\$ 631,387.00	\$ 631,387.00	\$ 1,295,760.89	\$ -	\$ 6,545.11				



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 23-24.

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 23-24.



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 23-24 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 July 1, 2023		
	Downtown/PPA	Master Plan Areas	City Infill
Residential			
Single Family (<i>per DU</i>)	\$ 15,233.22	\$ 18,587.91	\$ 16,615.01
Multi Family (<i>per DU</i>)	\$ 10,961.40	\$ 13,403.52	\$ 11,925.75
Non-Residential			
Commercial (<i>per 1,000 building SF</i>)	\$ 16,336.21	\$ 19,678.71	\$ 18,079.07
Office (<i>per 1,000 building SF</i>)	\$ 8,595.44	\$ 10,446.46	\$ 9,430.30
Industrial (<i>per 1,000 building SF</i>)	\$ 2,135.91	\$ 2,603.62	\$ 2,338.53

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 23-24.

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 23-24.

Table 66: CFF Fire Fee Fund Summary

Fund 305-443	
Fire Facilities Fee	
Beginning Fund Balance as of July 1, 2023	\$1,809,546.55
<i>Revenues</i>	
Fees Collected	\$46,442.65
Interest Earned ¹	\$19,500.00
Market Valuation	\$0.00
Total Revenues	\$65,942.65
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
Bank Charges	\$0.00
City Engineering Services	\$0.00
Admin - Fee Reporting	\$0.00
Total Expenses	\$0.00
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$1,875,489.20

Source: City of Turlock Financial Documents

¹ Year-end interest allocations for Fiscal Year 2023-2024 are not complete as of 11/20/2024. For the purposes of this report, budgeted interest amounts are shown.



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	Expenditures to Date	FY23-24		% Funded by Fee	Approx. Construction Start Date	Approx. Construction Start Date (Revised for FY23-24)	Reason for Revised Start Date (if applicable)
					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
TOTAL PROJECT EXPENSES		\$ 314,770.00	\$ 305,270.00	\$305,261.20	\$ -	\$ 8.80				
GRAND TOTAL		\$ 314,770.00	\$ 305,270.00	\$305,261.20	\$ -	\$ 8.80				



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 23-24.

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 23-24.



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 23-24 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 July 1, 2023		
	Downtown/PPA	Master Plan Areas	City Infill
Residential			
Single Family (<i>per DU</i>)	\$ 15,233.22	\$ 18,587.91	\$ 16,615.01
Multi Family (<i>per DU</i>)	\$ 10,961.40	\$ 13,403.52	\$ 11,925.75
Non-Residential			
Commercial (<i>per 1,000 building SF</i>)	\$ 16,336.21	\$ 19,678.71	\$ 18,079.07
Office (<i>per 1,000 building SF</i>)	\$ 8,595.44	\$ 10,446.46	\$ 9,430.30
Industrial (<i>per 1,000 building SF</i>)	\$ 2,135.91	\$ 2,603.62	\$ 2,338.53

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 23-24.

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 23-24.

Table 69: Administration Fee Fund Summary

Fund 305-460	
Administration Fee	
Beginning Fund Balance as of July 1, 2023	\$1,647,729.76
<i>Revenues</i>	
Fees Collected	\$95,831.76
Interest Earned	\$17,400.00
	\$0.00
Total Revenues	\$113,231.76
<i>Expenses</i>	
Project Expenses	\$0.00
<i>Other Expenditures</i>	
Bank Charges	(\$765.00)
City Engineering Services	\$0.00
Admin - Fee Reporting	(\$11,360.51)
Total Expenses	(\$12,125.51)
Transfers In	\$0.00
Transfers Out	\$0.00
Ending Balance as of June 30, 2024	\$1,748,836.01

Source: City of Turlock Financial Documents



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 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.

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 23-24.

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 23-24.



CFF Fee Program Fund Summary

Description	Roadways	Police	General Government	Fire	Contingency ¹	Administration	Total
Fund No.	305-440	305-441	305-442	305-443	305-444	305-460	
Starting Balance							
As of July 1, 2023	\$6,169,086.92	(\$254,167.78)	\$4,984,447.70	\$1,809,546.55	\$218,847.34	\$1,647,729.76	\$14,575,490.49
REVENUES							
Fees Collected	\$1,748,492.11	\$77,447.67	\$165,674.07	\$46,442.65	\$0.00	\$95,831.76	\$2,133,888.26
Interest Earned	\$87,500.00	\$0.00	\$17,900.00	\$19,500.00	\$2,400.00	\$17,400.00	\$222,147.67
Market Valuation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$77,447.67
Total Revenues	\$1,835,992.11	\$77,447.67	\$183,574.07	\$65,942.65	\$2,400.00	\$113,231.76	\$2,278,588.26
EXPENSES							
Project Expenditures	(\$55,291.38)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$55,291.38)
Other Expenditures							
Bank Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$765.00)	(\$765.00)
City Engineering Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Admin - Fee Reporting ²	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$11,360.51)	(\$11,360.51)
Total Expenditures	(\$55,291.38)	\$0.00	\$0.00	\$0.00	\$0.00	(\$12,125.51)	(\$67,416.89)
Transfers In³	\$0.00	\$0.00	\$11,850.00	\$0.00	\$0.00	\$0.00	\$11,850.00
Transfers Out³	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Transfers	\$0.00	\$0.00	\$11,850.00	\$0.00	\$0.00	\$0.00	\$11,850.00
Ending Balance							
As of June 30, 2024	\$7,949,787.65	(\$176,720.11)	\$5,179,871.77	\$1,875,489.20	\$221,247.34	\$1,748,836.01	\$16,798,511.86

Source: City of Turlock Financial Documents

¹ 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.

² Administration Costs include Fee Reporting.

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



Section 3 – Fiscal Years 2018-2019 through 2023-2024 Five Year Report

In accordance with Government Code Section 66001, this section addresses the five-year requirements with respect to any remaining funds in the DIF accounts, regardless of whether those funds are committed or uncommitted for FY 18-19 through FY 23-24. This is the first five-year report prepared for the City. The following section provides information necessary to meet the legal requirement for the Five-Year report for the DIF funds.

Requirement 1. Identification of the purpose to which the fees are to be put.

The purpose of the DIFs imposed and collected on new development within the City during FY 18-19 through FY 23-24 was to fund public facilities that are needed to serve the new development within the City as identified in the City’s adopted Nexus Studies. The purpose of each fee is identified within Section 2 of the Annual AB1600 Report. Future Projects are identified in each of the individual Fund subsections.

Requirement 2. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

There is a proportional relationship between the impact fees charged on new development based upon the need for additional public facilities to serve the additional residents and employees that will be generated by the new development. The City does not have the capacity in its existing public facilities to accommodate these new residents and employees. By charging the fee based on the additional demand created by each land use, the fees directly correlate to the demand created by each new development. All of the City’s DIF have been adopted with a Development Impact Fee Nexus Study. Each fee had to undergo rigorous nexus requirements that: identify the purpose of the fee; identify the use to which the fee is to be put; determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed; determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed; and determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility attributable to the development on which the fee is imposed.

Requirement 3. Identification of all sources and amounts of funding anticipated to complete financing in incomplete improvements identified as part of the City’s annual report.

Table 70 summarizes the fund balance for each fund as of June 30, 2024, the balances that have been held for longer than five years, as well as the costs of the pending facility projects currently identified in the City’s Capital Improvement Plans, Master Plans, and Specific



Plans. Projects that are funded partially with Development Impact Fees will also be funded using grants, the City’s General Fund, and other City funds. Since improvements are triggered based on the timing and location of development, improvements will be programmed as deemed necessary by the City and their CIP prioritization process. All fees satisfy the five-year test and have sufficient planned future improvement projects with costs that exceed funds held for more than five years.

Table 70: DIF Funding Balances and Future Project Costs

Fund No.	Fund Name	Fund Balance (as of 6/30/24)	Five Year Holdings Balance	Future Improvement Project Costs
Westside Industrial Specific Plan (WISP)				
308-456	Sanitary Sewer Fee	\$ 582,396.74	\$ 261,954.84	\$ 4,477,345.79
308-458	Water Fee	\$ 821,183.47	\$ 343,549.06	\$ 6,836,001.94
	TOTAL	\$ 1,403,580.21	\$ 605,503.90	\$ 11,313,347.73
Northwest Triangle Specific Plan (NWTSP)				
230-456	Sanitary Sewer Fee	\$ 26,293.20	\$ 14,455.95	\$ 625,939.57
230-458	Water Fee	\$ 305,147.02	\$ 127,924.36	\$ 744,983.57
	TOTAL	\$ 331,440.22	\$ 142,380.31	\$ 1,370,923.14
Northwest Triangle Specific Plan (NWTSP)				
307-456	Sanitary Sewer Fee	\$ 193,804.67	\$ 186,658.74	\$ -
307-457	Storm Drainage Fee	\$ 1,306,282.86	\$ 1,257,817.15	\$ 47,125.30
307-455	Transportation Fee	\$ 1,683,471.30	\$ 1,391,894.73	\$ 1,058,947.44
307-458	Water Fee	\$ 552,280.81	\$ 531,827.45	\$ -
	TOTAL	\$ 3,735,839.64	\$ 3,368,198.07	\$ 1,106,072.74
North Turlock Master Plan (NTMP)				
306-456	Sanitary Sewer Fee	\$ 879,433.47	\$ 847,671.59	\$ 251,130.36
306-457	Storm Drainage Fee	\$ 471,576.34	\$ 448,417.55	\$ 46,923.98
306-455	Transportation Fee	\$ 929,436.35	\$ 895,944.37	\$ 170,000.00
	TOTAL	\$ 2,280,446.16	\$ 2,192,033.51	\$ 468,054.34
East Tuolumne Master Plan (ETMP)				
309-455	Transportation Fee	\$ -	\$ -	\$ 1,521,171.12
309-456	Sanitary Sewer Fee	\$ -	\$ -	\$ 954,677.28
309-458	Water Fee	\$ -	\$ -	\$ 968,311.58
	TOTAL	\$ -	\$ -	\$ 3,444,159.98
Master Storm Fee				
411-536	Master Storm Drain Fee	\$ 5,726,320.76	\$ 2,446,663.01	\$ 60,007,029.94
	TOTAL	\$ 5,726,320.76	\$ 2,446,663.01	\$ 60,007,029.94
Sewer Trunk Capacity Fee				
414-536	Sewer Trunk Capacity Fee	\$ 3,114,634.30	\$ 730,135.71	\$ 61,531,668.86
	TOTAL	\$ 3,114,634.30	\$ 730,135.71	\$ 61,531,668.86
Capital Facilities Fees (CFF)				
305-440	Roadways Fee	\$ 7,949,787.65	\$ 4,455,859.38	\$ 5,345,234.71
305-441	Police Fee	\$ (176,720.11)	\$ -	\$ -
305-442	General Government Fee	\$ 5,179,871.77	\$ 4,867,800.82	\$ 6,545.11
305-443	Fire Fee	\$ 1,875,489.20	\$ 1,741,613.38	\$ 8.80
	TOTAL	\$ 14,828,428.51	\$ 11,065,273.58	\$ 5,351,788.62



Requirement 4. Identification of the approximate dates on which the funding referred to in Requirement 3 is expected to be deposited into the appropriate account or fund.

The project tables for each Fund within this report list the public improvement projects that are anticipated to be constructed using DIF funds. Anticipated construction start dates are listed based upon when the City anticipates complete funding and staff capacity for the project will be available. Due to CIP priority shifts and the uncertainty of the timing and location of new development, anticipated construction times may vary until sufficient funds have been collected and priorities identified.



Appendix A: Master Storm and Sewer Trunk Project List

Master Storm Drain Projects

Name	Type	Description/Street	Description/Limits	ENR Escalation: -0.739%				
				Remaining Costs as of FY 2021-22	Less Completed	Remaining Cost	Cost (2023\$)	Cost (2024\$)
Existing System Improvements								
Pipelines								
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	\$ 467,120.38	\$ 463,669.81
ESD-3	Pipe	Monte Vista Dr	Four Seasons Dr to Walnut Rd	\$ 115,685.00	\$ -	\$ 115,685.00	\$ 131,916.24	\$ 130,941.79
ESD-4	Pipe	Countryside Dr	West side of Staples/Walmart Shopping Center, parallel to Countryside Dr	\$ 12,908.00	\$ -	\$ 12,908.00	\$ 14,719.20	\$ 14,610.48
ESD-6	Pipe	Colorado Ave	Waldorf Dr to Tuolumne Rd	\$ 9,864.00	\$ -	\$ 9,864.00	\$ 11,247.10	\$ 11,164.02
ESD-8	Pipe	Castleview Dr	Quincy Rd to west of Palace Ct	\$ 76,291.00	\$ -	\$ 76,291.00	\$ 86,994.58	\$ 86,351.96
ESD-9	Pipe	Johnson Rd	Tuolumne Rd to north of Castleview Dr	\$ 16,987.00	\$ -	\$ 16,987.00	\$ 19,371.27	\$ 19,228.17
ESD-14	Pipe	Almond Ave	Almond Ave and Golden State Blvd	\$ 28,495.00	\$ -	\$ 28,495.00	\$ 32,492.54	\$ 32,252.53
ESD-23	Pipe	Montana Ave	East of Hwy 99 to West Ave South	\$ 37,628.00	\$ -	\$ 37,628.00	\$ 42,907.82	\$ 42,590.87
ESD-29	Pipe	Kilroy Rd	Parallel Pipe from Industrial Rowe to Spengler Way	\$ 30,322.00	\$ -	\$ 30,322.00	\$ 34,576.22	\$ 34,320.81
ESD-45	Pipe	Quincy Rd	Canal Dr to East Ave	\$ 312,897.00	\$ -	\$ 312,897.00	\$ 356,797.72	\$ 354,162.09
ESD-46	Pipe	East Ave	Quincy Rd to Southeast 2 Area Pump Station (ESD-PS-6)	\$ 218,644.00	\$ -	\$ 218,644.00	\$ 249,320.72	\$ 247,479.01
Pump Stations/Basins								
ESD-PS-6	Pump Station	East Ave	East of Daubenberger Rd	\$ 901,123.00	\$ -	\$ 901,123.00	\$ 1,027,555.16	\$ 1,019,964.72
ESD-FM-1	Force Main	East Ave	Dual Force Mains to Northern East Linear Basin	\$ 772,043.00	\$ -	\$ 772,043.00	\$ 880,364.14	\$ 873,860.99
ESD-BN-1	Basin	Northern East Linear Basin	Northern East Linear Basin	\$ 560,645.00	\$ -	\$ 560,645.00	\$ 639,306.22	\$ 634,583.74
	Land Acquisition	Northern East Linear Basin	Northern East Linear Basin	\$ 681,931.00	\$ -	\$ 681,931.00	\$ 777,609.03	\$ 771,864.92
Buildout System Improvements								
Pipelines								
FSD-1	Pipe	Monte Vista Dr	Summer Creek Dr to Four Seasons Dr	\$ 94,496.00	\$ -	\$ 94,496.00	\$ 107,754.27	\$ 106,958.31
FSD-3	Pipe	Tully Rd	Branding Iron Dr to Fulkerth Rd	\$ 22,285.00	\$ -	\$ 22,285.00	\$ 25,410.73	\$ 25,223.02
FSD-4	Pipe	Oxford Ave, Pedras Rd	Jacquelinelee Dr to Northeast of Divanian Dr	\$ 138,822.00	\$ -	\$ 138,822.00	\$ 158,299.49	\$ 157,130.15
FSD-5	Pipe	Kilroy Rd	Parallel Pipe from Castor St to Industrial Rowe	\$ 28,556.00	\$ -	\$ 28,556.00	\$ 32,562.38	\$ 32,321.84
FSD-6	Pipe	Syracuse Ave	Palm St to Geer Rd	\$ 97,358.00	\$ -	\$ 97,358.00	\$ 111,017.91	\$ 110,197.83
FSD-7	Pipe	Golden State Blvd	Monroe Ave to Geer Rd	\$ 22,833.00	\$ -	\$ 22,833.00	\$ 26,036.14	\$ 25,843.81
FSD-8	Pipe	Washington Rd, Canal Dr	Fulkerth Rd to Fransil Ln	\$ 303,216.00	\$ -	\$ 303,216.00	\$ 345,758.06	\$ 343,203.98
FSD-9	Pipe	Unnamed Rd	Fulkerth Rd to Canal Dr	\$ 540,674.00	\$ -	\$ 540,674.00	\$ 616,532.68	\$ 611,978.43
FSD-10	Pipe	Canal Dr	Dianne Dr to Fransil Ln	\$ 80,979.00	\$ -	\$ 80,979.00	\$ 92,340.85	\$ 91,658.74
FSD-11	Pipe	Tegner Rd	South of Fulkerth Rd to Canal Dr	\$ 328,788.00	\$ -	\$ 328,788.00	\$ 374,918.16	\$ 372,148.68
FSD-12	Pipe	Tegner Rd	North of West Main St to Canal Dr	\$ 376,280.00	\$ -	\$ 376,280.00	\$ 429,073.09	\$ 425,903.57



FSD-13	Pipe	Fransil Ln	Fulkerth Rd to Canal Dr	\$ 93,278.00	\$ -	\$ 93,278.00	\$ 106,365.84	\$ 105,580.13
FSD-14	Pipe	Fransil Ln	Canal Dr to West Main St, to FSD-PS-2 Wet Well	\$ 117,755.00	\$ -	\$ 117,755.00	\$ 134,276.16	\$ 133,284.28
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	\$ 724,842.54	\$ 719,488.20
FSD-19	Pipe	West Main St	Clinton Rd to Fransil Ln	\$ 418,900.00	\$ -	\$ 418,900.00	\$ 477,674.30	\$ 474,145.77
FSD-20	Pipe	West Main St	Dianne Dr to Kilroy Rd	\$ 270,337.00	\$ -	\$ 270,337.00	\$ 308,266.34	\$ 305,989.21
FSD-21	Pipe	Tegner Rd	West Main St to Liberty Square Pkwy	\$ 653,923.00	\$ -	\$ 653,923.00	\$ 745,672.06	\$ 740,163.87
FSD-22	Pipe	Tegner Rd	Linwood Ave to south of Humphrey Ct	\$ 349,490.00	\$ -	\$ 349,490.00	\$ 398,524.55	\$ 395,580.70
FSD-23	Pipe	Washington Rd, Ruble Rd	Clayton Rd to FSD-PS-2 Wet Well	\$ 836,583.00	\$ -	\$ 836,583.00	\$ 953,960.16	\$ 946,913.36
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	\$ 1,287,220.29	\$ 1,277,711.74
FSD-25	Pipe	Ruble Rd	Tegner Rd to Unnamed Rd	\$ 84,389.00	\$ -	\$ 84,389.00	\$ 96,228.87	\$ 95,518.04
FSD-26	Pipe	Linwood Ave	Glenwood Ave to Kilroy Rd	\$ 1,513,643.00	\$ -	\$ 1,513,643.00	\$ 1,726,014.45	\$ 1,713,264.57
FSD-27	Pipe	Kilroy Rd	Linwood Ave to Spengler Way	\$ 764,737.00	\$ -	\$ 764,737.00	\$ 872,032.53	\$ 865,590.92
FSD-28	Pipe	Soderquist Rd	South Ave to Jordan Ave	\$ 473,699.00	\$ -	\$ 473,699.00	\$ 540,160.83	\$ 536,170.72
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	\$ 454,067.91	\$ 450,713.76
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	\$ 974,788.66	\$ 967,588.01
FSD-31	Pipe	Unnamed Dr	South of Hawkeye Ave to north of Canal Dr	\$ 735,511.00	\$ -	\$ 735,511.00	\$ 838,707.13	\$ 832,511.70
FSD-32	Pipe	Unnamed Dr	South of Canal Dr to East Ave	\$ 773,261.00	\$ -	\$ 773,261.00	\$ 881,753.59	\$ 875,240.18
FSD-33	Pipe	West of Verduga Rd	Connection pipeline from Northern to Southern East Linear Basin	\$ 89,625.00	\$ -	\$ 89,625.00	\$ 102,200.55	\$ 101,445.61
FSD-34	Pipe	Johnson Rd	South of East Ave to Unnamed Rd	\$ 231,369.00	\$ -	\$ 231,369.00	\$ 263,831.45	\$ 261,882.56
FSD-35	Pipe	Johnson Rd	Unnamed Rd to Brier Rd	\$ 720,899.00	\$ -	\$ 720,899.00	\$ 822,043.92	\$ 815,971.57
FSD-36	Pipe	Johnson Rd	Brier Rd to Linwood Ave	\$ 1,408,918.00	\$ -	\$ 1,408,918.00	\$ 1,606,596.13	\$ 1,594,728.38
FSD-37	Pipe	Unnamed Rd, Brier Rd	Daubenberger Rd to Johnson Rd	\$ 1,709,699.00	\$ -	\$ 1,709,699.00	\$ 1,949,577.33	\$ 1,935,176.02
FSD-38	Pipe	South of Brier Rd	FSD-BN-5 (Future Basin) to Johnson Rd	\$ 1,131,275.00	\$ -	\$ 1,131,275.00	\$ 1,289,998.18	\$ 1,280,469.11
FSD-39	Pipe	Linwood Ave	West of Verduga Rd to Johnson Rd	\$ 1,082,566.00	\$ -	\$ 1,082,566.00	\$ 1,234,454.83	\$ 1,225,336.05
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	\$ 1,716,294.41	\$ 1,703,616.34
FSD-41	Pipe	Linwood Ave	Johnson Rd to 5th St	\$ 1,050,904.00	\$ -	\$ 1,050,904.00	\$ 1,198,351.54	\$ 1,189,499.45
FSD-42A	Pipe	Unnamed Rd, parallel to Hwy 99	Morgan Ranch	\$ 118,120.00	\$ -	\$ 118,120.00	\$ 134,693.10	\$ 133,698.14
FSD-42B	Pipe	Unnamed Rd, parallel to Hwy 99	Morgan Ranch	\$ 705,068.00	\$ -	\$ 705,068.00	\$ 803,992.28	\$ 798,053.28
FSD-42C	Pipe	Unnamed Rd, parallel to Hwy 99	Morgan Ranch	\$ 180,225.00	\$ -	\$ 180,225.00	\$ 205,511.24	\$ 203,993.15
FSD-42D	Pipe	Unnamed Rd, parallel to Hwy 99	Morgan Ranch	\$ 93,766.00	\$ -	\$ 93,766.00	\$ 106,921.42	\$ 106,131.60
FSD-42E	Pipe	Unnamed Rd, parallel to Hwy 99	Morgan Ranch	\$ 306,869.00	\$ -	\$ 306,869.00	\$ 349,924.37	\$ 347,339.52
FSD-42F	Pipe	Unnamed Rd, parallel to Hwy 99	Morgan Ranch	\$ 730,640.00	\$ -	\$ 730,640.00	\$ 833,152.39	\$ 826,997.98
FSD-42G	Pipe	Unnamed Rd, parallel to Hwy 99	Morgan Ranch	\$ 64,540.00	\$ -	\$ 64,540.00	\$ 73,595.00	\$ 73,051.36
FSD-42H	Pipe	Unnamed Rd, parallel to Hwy 99	Morgan Ranch	\$ 387,239.00	\$ -	\$ 387,239.00	\$ 441,571.01	\$ 438,309.18
FSD-42I	Pipe	Unnamed Rd, parallel to Hwy 99	Morgan Ranch	\$ 120,556.00	\$ -	\$ 120,556.00	\$ 137,469.96	\$ 136,454.48



FSD-42J	Pipe	Unnamed Rd, parallel to Hwy 99	Morgan Ranch	\$ 163,176.00	\$ -	\$ 163,176.00	\$ 186,071.17	\$ 184,696.68	
FSD-42K	Pipe	Unnamed Rd, parallel to Hwy 99	Morgan Ranch	\$ 154,652.00	\$ -	\$ 154,652.00	\$ 176,351.13	\$ 175,048.44	
FSD-42L	Pipe	Unnamed Rd, parallel to Hwy 99	Morgan Ranch	\$ 180,225.00	\$ -	\$ 180,225.00	\$ 205,511.24	\$ 203,993.15	
FSD-42M	Pipe	Unnamed Rd, parallel to Hwy 99	Morgan Ranch	\$ 164,394.00	\$ -	\$ 164,394.00	\$ 187,459.60	\$ 186,074.85	
FSD-42N	Pipe	Unnamed Rd, parallel to Hwy 99	Morgan Ranch	\$ 137,604.00	\$ -	\$ 137,604.00	\$ 156,910.03	\$ 155,750.95	
FSD-42O	Pipe	Unnamed Rd, parallel to Hwy 99	Morgan Ranch	\$ 59,669.00	\$ -	\$ 59,669.00	\$ 68,041.28	\$ 67,538.66	
FSD-42P	Pipe	Unnamed Rd, parallel to Hwy 99	Morgan Ranch	\$ 170,483.00	\$ -	\$ 170,483.00	\$ 194,402.77	\$ 192,966.74	
FSD-42Q	Pipe	Unnamed Rd, parallel to Hwy 99	Morgan Ranch	\$ 81,588.00	\$ -	\$ 81,588.00	\$ 93,035.07	\$ 92,347.83	
FSD-43	Pipe	Lander Ave	Southeast 1 Area (FSD-PS-4) to Lander Ave	\$ 1,147,105.00	\$ -	\$ 1,147,105.00	\$ 1,308,049.82	\$ 1,298,387.40	
FSD-44	Pipe	Linwood Ave	5th St to Lander Ave	\$ 2,289,340.00	\$ -	\$ 2,289,340.00	\$ 2,610,544.90	\$ 2,591,261.10	
FSD-45	Pipe	Linwood Ave	West Linwood Ave Basin to Harding Drain Outfall	\$ 2,873,061.00	\$ -	\$ 2,873,061.00	\$ 3,276,164.54	\$ 3,251,963.87	
Pump Stations/Basins									
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	\$ 103,588.98	\$ 102,823.78	
FSD-PS-2	Pump Station	Ruble Rd	At Ruble Rd and Unnamed Rd, Future Pump Station	\$ 301,998.00	\$ -	\$ 301,998.00	\$ 344,369.63	\$ 341,825.81	
FSD-PS-3	Pump Station	Linwood Ave	At Johnson Rd	\$ 1,930,108.00	\$ -	\$ 1,930,108.00	\$ 2,200,911.88	\$ 2,184,653.99	
FSD-FM-1	Force Main	Linwood Ave	Johnson Rd to Verduga Rd (Dual Force Mains)	\$ 4,565,285.00	\$ -	\$ 4,565,285.00	\$ 5,205,815.02	\$ 5,167,360.24	
FSD-PS-4	Pump Station	Unnamed Rd	Southeast 1 Area Future Pump station	\$ 735,511.00	\$ -	\$ 735,511.00	\$ 838,707.13	\$ 832,511.70	
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	\$ 123,861.91	\$ 122,946.95	
	Land Acquisition	Fransil Ln & West Main St	At Fransil Ln and West Main St, Future Retention Basin	\$ 121,773.00	\$ -	\$ 121,773.00	\$ 138,858.39	\$ 137,832.66	
FSD-BN-2	Basin	Ruble Rd	At Ruble Rd and Unnamed Rd, Future Detention Basin	\$ 434,487.00	\$ -	\$ 434,487.00	\$ 495,447.64	\$ 491,787.82	
	Land Acquisition	Ruble Rd	At Ruble Rd and Unnamed Rd, Future Detention Basin	\$ 487,094.00	\$ -	\$ 487,094.00	\$ 555,434.58	\$ 551,331.65	
FSD-BN-3	Basin	Southern East Linear Basin	Southern East Linear Basin	\$ 1,855,827.00	\$ -	\$ 1,855,827.00	\$ 2,116,207.39	\$ 2,100,575.20	
	Land Acquisition	Southern East Linear Basin	Southern East Linear Basin	\$ 2,465,911.00	\$ -	\$ 2,465,911.00	\$ 2,811,889.82	\$ 2,791,118.70	
FSD-BN-4	Basin	Highway 99 Basin	Southeast 1 Area, Highway 99 new basin	\$ 758,648.00	\$ -	\$ 758,648.00	\$ 865,090.38	\$ 858,700.06	
	Land Acquisition	Highway 99 Basin	Southeast 1 Area, Highway 99 new basin	\$ 754,995.00	\$ -	\$ 754,995.00	\$ 860,924.06	\$ 854,564.52	
FSD-BN-5	Basin	Unnamed Rd	Southeast of Daubenberger Rd and Brier Rd	\$ 1,086,219.00	\$ -	\$ 1,086,219.00	\$ 1,238,620.11	\$ 1,229,470.57	
	Land Acquisition	Unnamed Rd	Southeast of Daubenberger Rd and Brier Rd	\$ 1,217,734.00	\$ -	\$ 1,217,734.00	\$ 1,388,588.00	\$ 1,378,330.65	
Total Remaining Improvement Costs:				\$ 52,296,195.00	\$ -	\$ 52,296,195.00	\$ 59,633,593.884	\$ 59,193,087.188	



Sewer Trunk Capacity Projects

					ENR Escalation:		-0.739%	
Name	Type	Description/Street	Description/Limits	Remaining Costs as of FY 2021-22	Less Completed	Remaining Cost	Cost (2023\$)	Cost (2024\$)
Existing System Improvements								
Pipelines								
ESS-1	Pipe	W.Main St./N. Soderquist Rd.	Julian St. to S. Tully Rd.	\$ 40,927.00	\$ -	\$ 40,927.00	\$ 45,445.00	\$ 45,109.30
ESS-2	Pipe	Wayside Dr.	N.Denair Ave, to Geer Rd.	\$ 7,685.00	\$ -	\$ 7,685.00	\$ 8,534.00	\$ 8,470.96
ESS-3	Pipe	Colorado Ave.	North of Escondido Ave. to south of Escondido Ave.	\$ -	\$ -	\$ -	\$ -	\$ -
Projects to Remove Direct Connections to Sewer System								
ESD-11	Pipe	Johnson Rd	Marshall St to Canal Dr	\$ 127,497.00	\$ -	\$ 127,497.00	\$ 141,570.00	\$ 140,524.24
ESD-17	Pipe	D St	6th to Lander Ave	\$ 213,164.00	\$ -	\$ 213,164.00	\$ 236,694.00	\$ 234,945.57
ESD-19	Pipe	West South Ave	Columbia St to High St	\$ 44,569.00	\$ -	\$ 44,569.00	\$ 49,489.00	\$ 49,123.43
ESD-20	Pipe	West South Ave	High St to Vermont Ave	\$ 81,832.00	\$ -	\$ 81,832.00	\$ 90,865.00	\$ 90,193.79
ESD-21	Pipe	West South Ave	Vermont Ave to South Ave	\$ 110,327.00	\$ -	\$ 110,327.00	\$ 122,505.00	\$ 121,600.07
ESD-22	Pipe	West Ave South	South Ave to Linwood Ave	\$ 428,033.00	\$ -	\$ 428,033.00	\$ 475,282.00	\$ 471,771.14
ESD-25	Pipe	Montana Ave	Gabriel St to West Ave South	\$ 114,528.00	\$ -	\$ 114,528.00	\$ 127,170.00	\$ 126,230.61
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	\$ 396,207.48
ESD-43	Pipe	Canal Drive	Johnson Rd and Canal Dr, provides connection to canal trun	\$ 3,897.00	\$ -	\$ 3,897.00	\$ 4,327.00	\$ 4,295.04
ESD-47	Pipe	Marshall St	Berkeley Ave to Johnson Rd	\$ 326,353.00	\$ -	\$ 326,353.00	\$ 362,377.00	\$ 359,700.16
ESD-48	Pipe	Rose St	Merritt St to Canal Dr	\$ 285,559.00	\$ -	\$ 285,559.00	\$ 317,080.00	\$ 314,737.77
ESD-50	Pipe	Olive Ave, Golden State Blvd	Thor St to southeast of Minerva St	\$ 793,963.00	\$ -	\$ 793,963.00	\$ 881,604.00	\$ 875,091.69
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	\$ 204,008.80
ESD-52	Pipe	D St	1st St to 6th St	\$ 625,306.00	\$ -	\$ 625,306.00	\$ 694,331.00	\$ 689,202.05
ESD-53	Pipe	F St	8th St to Lander Ave	\$ 154,652.00	\$ -	\$ 154,652.00	\$ 171,724.00	\$ 170,455.49
ESD-55	Pipe	Lander Ave	D St to E St	\$ 216,270.00	\$ -	\$ 216,270.00	\$ 240,142.00	\$ 238,368.10
ESD-57	Pipe	Linwood Ave	Lander Ave to West Linwood Ave Basin	\$ 1,826,966.00	\$ -	\$ 1,826,966.00	\$ 2,028,636.00	\$ 2,013,650.69
ESD-58	Pipe	Columbia St	Locust St to West Ave South	\$ 259,377.00	\$ -	\$ 259,377.00	\$ 288,009.00	\$ 285,881.51
ESD-59	Pipe	Castor St, Laurel St	Locust St to High St	\$ 79,153.00	\$ -	\$ 79,153.00	\$ 87,890.00	\$ 87,240.77
ESD-60	Pipe	High St	Laurel St to West Ave South	\$ 289,821.00	\$ -	\$ 289,821.00	\$ 321,813.00	\$ 319,435.80
ESD-61	Pipe	Vermont Ave	Orange St to West Ave South	\$ 233,805.00	\$ -	\$ 233,805.00	\$ 259,614.00	\$ 257,696.26
ESD-62	Pipe	Martinez St, Williams Ave	Parnell Ave to West Ave South	\$ 101,072.00	\$ -	\$ 101,072.00	\$ 112,229.00	\$ 111,399.98
ESD-63	Pipe	Orange St	South Ave to Montana Ave	\$ 300,171.00	\$ -	\$ 300,171.00	\$ 333,306.00	\$ 330,843.91
ESD-64	Pipe	Lewis St	Maple St to Orange St	\$ 56,625.00	\$ -	\$ 56,625.00	\$ 62,875.00	\$ 62,410.55
ESD-65	Pipe	Montana Ave	Orange St to west of Gabriel St	\$ 170,483.00	\$ -	\$ 170,483.00	\$ 189,302.00	\$ 187,903.65
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	\$ 316,079.78
ESD-BN-2	Basin	Linwood Ave	West Linwood Ave Basin	\$ 1,655,875.00	\$ -	\$ 1,655,875.00	\$ 1,838,659.00	\$ 1,825,077.03



Buildout System Improvements

Pipelines

FSS-1A	Pipe	E. Linwood Ave.	Golf Rd. to east of 5th St.	\$ 181,442.00	\$ -	\$ 181,442.00	\$ 201,471.00	\$ 199,982.76
FSS-1B	Pipe	E. Linwood Ave.	S. Johnson Rd. to Golf Rd.	\$ 316,611.00	\$ -	\$ 316,611.00	\$ 351,560.00	\$ 348,963.07
FSS-2	Pipe	S. Johnson Rd.	Briar Rd. to E. Linwood Ave.	\$ 566,246.00	\$ -	\$ 566,246.00	\$ 628,751.00	\$ 624,106.49
FSS-3	Pipe	S. Johnson Rd.	South of East Ave. to Briar Rd.	\$ 187,531.00	\$ -	\$ 187,531.00	\$ 208,232.00	\$ 206,693.81
FSS-4	Pipe	E. Linwood Ave.	S. Quincy Rd. to S. Johnson Rd.	\$ 231,369.00	\$ -	\$ 231,369.00	\$ 256,909.00	\$ 255,011.24
FSS-5	Pipe	E. Linwood Ave.	East of S. Quincy Rd. to S. Quincy Rd.	\$ 185,096.00	\$ -	\$ 185,096.00	\$ 205,527.00	\$ 204,008.80
FSS-6	Pipe	Briar Rd.	S. Quincy Rd. to S. Johnson Rd.	\$ 228,934.00	\$ -	\$ 228,934.00	\$ 254,205.00	\$ 252,327.22
FSS-7	Pipe	Briar Rd.	S. Daubenberger Rd. to S. Quincy Rd.	\$ 189,967.00	\$ -	\$ 189,967.00	\$ 210,936.00	\$ 209,377.84
FSS-8	Pipe	Alley north of East Ave.	N. Berkeley Avenue to Bell St.	\$ 398,199.00	\$ -	\$ 398,199.00	\$ 442,154.00	\$ 438,887.86
FSS-9	Pipe	East Ave.	N. Quincy Rd. to N. Berkeley Ave.	\$ 651,488.00	\$ -	\$ 651,488.00	\$ 723,402.00	\$ 718,058.31
FSS-10	Pipe	East Ave.	West of N. Verduga Rd. to N. Quincy Rd.	\$ 572,335.00	\$ -	\$ 572,335.00	\$ 635,512.00	\$ 630,817.54
FSS-11	Pipe	West of N. Verduga Rd.	Canal Dr. to East Ave.	\$ 472,481.00	\$ -	\$ 472,481.00	\$ 524,636.00	\$ 520,760.57
FSS-12	Pipe	West of N. Verduga Rd.	South of Hawkeye to Canal Dr.	\$ 180,225.00	\$ -	\$ 180,225.00	\$ 200,119.00	\$ 198,640.74
FSS-13	Pipe	E. Glenwood Ave.	5th St. to Golf Rd.	\$ 207,015.00	\$ -	\$ 207,015.00	\$ 229,866.00	\$ 228,168.01
FSS-14	Pipe	Golf Rd.	South of E. Glenwood Ave to E. Glenwood Ave.	\$ 191,184.00	\$ -	\$ 191,184.00	\$ 212,288.00	\$ 210,719.85
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	\$ 456,336.01
FSS-16	Pipe	W. Glenwood Ave.	West of Lander Avenue to south of Linwood Ave.	\$ 281,297.00	\$ -	\$ 281,297.00	\$ 312,347.00	\$ 310,039.73
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	\$ 212,061.87
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	\$ 2,050,829.02
FSS-29	Pipe	Golf Road	Glenwood Ave. to E. Linwood Ave.	\$ 306,869.00	\$ -	\$ 306,869.00	\$ 340,743.00	\$ 338,225.97

Pipe Lift Stations

LS-MR	Lift Station	Morgan Ranch	Assumed 2 pumps	\$ 990,018.00	\$ -	\$ 990,018.00	\$ 1,099,301.00	\$ 1,091,180.59
LS-4	Lift Station	Kilroy Road	Assumed 3 pumps	\$ 2,141,994.00	\$ -	\$ 2,141,994.00	\$ 2,378,438.00	\$ 2,360,868.74
LS-50	Lift Station	Tegner Road	Assumed 3 pumps	\$ 8,122,286.00	\$ -	\$ 8,122,286.00	\$ 9,018,865.00	\$ 8,952,243.65
	Force Main	N. Walnut Rd.	Extend existing 18-inch force main	\$ 603,996.00	\$ -	\$ 603,996.00	\$ 670,668.00	\$ 665,713.85
LS-57	Lift Station	Piccadilly Lane	Assumed 2 pumps	\$ 3,462,018.00	\$ -	\$ 3,462,018.00	\$ 3,844,173.00	\$ 3,815,776.52
LS-63	Lift Station	Fulkerth/Tegner	Assumed 2 pumps	\$ 2,945,699.00	\$ -	\$ 2,945,699.00	\$ 3,270,860.00	\$ 3,246,698.52
LS-67	Lift Station	Humphrey Ct.	Assumed 2 pumps	\$ 1,072,824.00	\$ -	\$ 1,072,824.00	\$ 1,191,247.00	\$ 1,182,447.39
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	\$ 2,003,852.61
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	\$ 3,003,766.39
LS-Ind	Lift Station	New Industrial Lift Station	Assumed 2 pumps	\$ 1,738,924.00	\$ -	\$ 1,738,924.00	\$ 1,930,875.00	\$ 1,916,611.84
	Force Main	S. Washington Rd.	W. Linwood Ave. to W. Main St.	\$ 1,158,065.00	\$ -	\$ 1,158,065.00	\$ 1,285,898.00	\$ 1,276,399.22
	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	\$ 25,501.22
	Less Lift Station			\$ (324,500.00)	\$ -	\$ (324,500.00)	\$ (360,320.00)	\$ (357,658.36)

Total Remaining Improvement Costs: \$ 43,672,503.00 \$ - \$ 43,672,503.00 \$ 48,493,289.00 \$ 48,135,074.492



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
Total Street Improvement Projects		\$ 420,655,870	\$ 176,163,804	\$ 102,999,581	\$ 11,709,270	\$ 61,454,953



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	\$ -
Total Roadway Projects							\$ 203,960,464	\$ 60,451,240



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
						Total Roadway Proje	\$ 3,230,741



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
Total Intersection Projects					\$ 109,166,753	\$ 25,202,084



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
Total Intersection Projects			\$ 10,280,000	\$ 10,280,000



**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	\$ -
Total Overcrossing Projects					\$ 29,200,649	\$ 23,676,867



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