THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
BOARD ACTION SUMMARY

DEPT: Auditor-Controller

BOARD AGENDA: 5.B.1
AGENDA DATE: February 3, 2026

SUBJECT:
Acceptance of the Stanislaus County Public Facilities Fees Annual Financial Report for Fiscal Year Ended June 30, 2025

BOARD ACTION AS FOLLOWS: **RESOLUTION NO. 2026-0048**

On motion of Supervisor B. Condit **Seconded by Supervisor** Withrow
and approved by the following vote,
Ayes: Supervisors: B. Condit, Withrow, Grewal, C. Condit, and Chairman Chiesa
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Abstaining: Supervisor: None

1) X **Approved as recommended**
2) _____ **Denied**
3) _____ **Approved as amended**
4) _____ **Other:**

MOTION:

ATTEST: MARY E. HARTSFIELD, Clerk of the Board of Supervisors

File No. M-64-N-12

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM

DEPT: Auditor-Controller

BOARD AGENDA:5.B.1
AGENDA DATE: February 3, 2026

CONSENT: ☑

CEO CONCURRENCE: YES

4/5 Vote Required: No

SUBJECT:

Acceptance of the Stanislaus County Public Facilities Fees Annual Financial Report for Fiscal Year Ended June 30, 2025

STAFF RECOMMENDATION:

1. Accept the Stanislaus County Public Facilities Fees Annual Financial Report for Fiscal Year Ended June 30, 2025.

DISCUSSION:

On December 19, 1989, the Board adopted Resolution No. 89-1724, which established a public facilities fees program for development in Stanislaus County. Public Facilities Fees (PFF) are collected on building permits for new developments in the County and are expended only for purposes specifically identified in the County's PFF program. The Board authorizes the use of collected PFF prior to distribution.

In addition to the PFF program, the County will charge a fee to developments in a planned development area in order to provide County improvements for a growing population in the specified area. These fees in planned developments are also required to be reported under Government Code Section 66006 and are included in the report.

The PFF Program is administered by a PFF Committee composed of department heads or their designees from the following Stanislaus County departments: the Chief Executive Office; Auditor-Controller; Public Works; Planning and Community Development (Building and Planning Divisions); and the Capital Projects Division of the General Services Agency. The PFF Committee meets monthly and reviews policy matters related to the PFF program, appeals regarding fees, and other issues that may arise related to the PFF program.

Below is a chart detailing the changes to the PFF program since the program was adopted by the Board.

Update	**Board Approval Date**	**Effective Date**
PFF Program Established	December 19, 1989	February 17, 1990
Inflationary Update	July 20, 1993	July 20, 1993
Program Update	February 4, 2003	April 5, 2003
Inflationary Update	December 14, 2004	February 14, 2005

Program Update (Excluding Regional Transportation Impact Fee (RTIF))	March 30, 2010	May 31, 2010
RTIF Update	July 20, 2010	September 30, 2010
Inflationary Update	August 19, 2014	October 18, 2014
Comprehensive Update	May 1, 2018	June 30, 2018
Accessory Dwelling Unit (ADU) Update	April 2, 2019	June 1, 2019
RTIF Update and Fees for Crows Landing Industrial Business Park	August 11, 2020	October 10, 2020
ADU Update	May 11, 2021	July 10, 2021

Per Government Code Section 66001(d), funds which have accumulated for a period of five years or longer must be identified for a specific purpose. A description of accumulated funds as of June 30, 2025, including how and when the funds are expected to be spent is included on page 25 of the Stanislaus County Public Facilities Fees Annual Report, provided as Attachment 1.

The Fiscal Year 2025 Public Facilities Fees Annual Report was presented and approved for submission to the Board of Supervisors by the PFF Committee on November 20, 2025.

Below is a brief explanation of the components of the report:

- Annual Report for Year Ended June 30, 2025 – A report on program history, activity, and a summary of the financial activity.
- PFF Reporting Requirements – The required reporting requirements of impact fees as prescribed by Government Code Section 66006 and 66001.
- PFF Department Contacts – The department contact person assigned to each PFF fund and planned development fee as of September 30, 2025, the date the report was completed.
- Summary of Impact Fees – Fee schedules showing the amount of fees for each building permit type as of May 11, 2021, the most recent schedule in effect for the reporting period, and for planned development fees.
- List of Impact Fees and Purpose of Fee – Schedule listing the impact fees included in the report and the purpose of each fee.
- PFF Cash Balances and Activities Report – Annual financial activity including revenue, refunds, distributions, and the beginning and ending cash balance of each fee.
- PFF Distributions Report – A list of the purpose and amount of distributions for the fiscal year.
- PFF Plan for Accumulated Funds – The purpose for which accumulated savings are expected to be distributed and the estimated start date of the associated project.

POLICY ISSUE:

An Annual Report of Impact Fees is required by Government Code Section 66006 and an Accumulated Funds Report is required by Government Code Section 66001 (d).

FISCAL IMPACT:

There is no fiscal impact associated with the acceptance of this report. The PFF program is an essential component of funding growth-related capital improvements within Stanislaus County, and the following fiscal information is presented to give an overview of this important funding source.

For Fiscal Year 2025, the PFF program received and approved requests for deferral on collection on 705 housing units and 25 commercial projects and received and approved requests for exemption of fees on 55 housing units and 25 commercial projects. These requests total $5,106,088. In addition, the PFF Committee received and approved four requests for deferral of fees amounting to $1,308,490 for affordable housing projects consisting of a total of 179 housing units. The affordable housing projects were approved to support low-income housing. The PFF Committee also received one request for a waiver of fees in the amount of $124,000 for the relocation of fuel dispensers on the Joe M. Gomes & Sons facility. The request was approved as PFF had already been paid on the original construction and installation of the fuel dispensers.

Fees collected in Fiscal Year 2025 were $7 million, a 27% decrease compared with prior fiscal year. The decline can be attributed to an increase in fee deferrals, particularly in the City of Modesto, and an unusually high level of fee collections in Fiscal Year 2024, particularly in the City of Riverbank. Fees are collected based on the schedule in effect at the time the development agreement was drafted.

Fiscal Year 2025 disbursements were $20.2 million; a 219% increase compared to prior fiscal year due to increased disbursements for the North County Corridor Phase 1 Project and several improvements to the Public Safety Center and Sheriff's training spaces. Of the $20.2 million, 61%, or $12.3 million, was spent on the North County Corridor Phase 1 Project. Detail of the disbursements including the various projects and amounts funded by PFF is outlined in the PFF Distributions Report section.

An administrative charge is calculated as part of the fee and is available to offset the costs of administering the program. The administrative charge has been set at 2% since June 30, 2018. The administrative fees collected for Fiscal Year 2025 were $117,161, a 13% decrease compared to prior fiscal year. Funds withdrawn for administering the PFF program during Fiscal Year 2025 were $196,311, a 140% increase due to the purchase of updated permitting software. The administrative fee distributions are displayed in the PFF Distributions Report section.

The accumulated cash balance amount as of June 30, 2025, is $35.1 million, a 26% decrease compared to June 30, 2024, due to the increased use of PFF in Fiscal Year 2025 compared to the amount of fees and interest collected.

BOARD OF SUPERVISORS' PRIORITY:

The recommended action is consistent with the Board's priority of *Delivering Efficient Public Services* by providing annual information about the PFF program to the Board and the public.

STAFFING IMPACT:

There are no staffing impacts associated with this action. Existing Auditor-Controller staff prepare the annual report.

CONTACT PERSON:

Mandip Dhillon, Auditor-Controller Telephone: 525-6398

Christopher Barnes, Assistant Auditor-Controller Telephone: 525-5787

ATTACHMENT(S):

1. PFF Annual Report FY 2025

STANISLAUS COUNTY

Public Facilities Fees

Annual Report

For the Year Ended June 30, 2025

Stanislaus County
Public Facilities Fees
Annual Report for Year Ended June 30, 2025

Table of Contents

Board of Supervisors and Public Facilities Fees Committee 2

Annual Report for Year Ended June 30, 2025 3
- Program History 3
- Fiscal Year 2025 Financial Activity Summary 4
- Fiscal Year 2025 Program Activity 5
- Additional Notes and References 5

Public Facilities Fees Reporting Requirements 7
- Government Code Section 66006(b) 7
- Government Code Section 66001(d) 8

Department Contacts 9
- Public Facilities Fees Department Contacts as of September 30, 2025 9
- Planned Development Areas Department Contacts as of September 30, 2025 10

Summary of Impact Fees 11
- Development Impact Fee Summary – Unincorporated 11
- Development Impact Fee Summary – Cities participating in County-Wide Animal Services 12
- Development Impact Fee Summary – Cities not participating in County-Wide Animal Services 13
- Development Impact Fee Summary – Crows Landing Industrial Business Park 14
- Development Impact Fee Summary – Planned Development Areas 15

List of Impact Fees and Purpose of Fee 16

Public Facilities Fees Cash Balances and Activities Report 20
- Activity from Original Fee Structure 20
- Activity from New Fee Structure Effective 5/12/03 21
- Planned Development Fees 22
- Administrative Fees Collected 23

Public Facilities Fees Distributions Report 24

Public Facilities Fees Plan for Accumulated Funds 25

Board of Supervisors
As of June 30, 2025

District 1	Buck Condit
District 2	Vito Chiesa
District 3	Terry Withrow
District 4	Mani Grewal
District 5	Channce Condit

Public Facilities Fees Committee
As of June 30, 2025

Auditor-Controller's Office	Christopher Barnes
Chief Executive Office	Erica Inacio
General Services Agency (Capital Facilities)	Andy Johnson
Planning and Community Development	Kristin Doud (Chair)
Planning and Community Development (Building Division)	Denny Ferreira
Public Works	David Leamon

In 1987 California adopted the Mitigation Fee Act which allowed local governments to collect impact fees related to construction and provided the requirements for establishing, collecting, and reporting of impact fees. The Mitigation Fee Act is part of the California Government Code Sections 66000 through 66008.

On December 19, 1989, the Board of Supervisors adopted Resolution No. 89-1724, which established a public facilities fee program for development in Stanislaus County. Public Facilities Fees (PFF) are collected on building permits for new developments in the County and are expended only for purposes specifically identified in the County's PFF program and are authorized by the Board of Supervisors prior to distribution. PFF are collected to ensure that new development supports the capital costs associated with growth. Government Code Section 66006 requires an annual report of the PFF funds.

Per Government Code Section 66001(d), funds which have accumulated for a period of five years or longer must be identified for a specific purpose.

Program History

Below is a chart detailing the changes to the PFF program since the program was adopted by the Board. There were no changes made to the PFF program in the Fiscal Year Ended June 30, 2025.

Update	Board Approval Date	Effective Date
PFF Program Established	December 19, 1989	February 17, 1990
Inflationary Update	July 20, 1993	July 20, 1993
Program Update	February 4, 2003	April 5, 2003
Inflationary Update	December 14, 2004	February 14, 2005
Program Update (Excluding Regional Transportation Impact Fee (RTIF))	March 30, 2010	May 31, 2010
RTIF Update	July 20, 2010	September 20, 2010
Inflationary Update	August 19, 2014	October 18, 2014
Comprehensive Update	May 1, 2018	June 30, 2018
Accessory Dwelling Unit (ADU) Update	April 2, 2019	June 1, 2019
RTIF Update and Fees for Crows Landing Industrial Business Park	August 11, 2020	October 10, 2020
ADU Update	May 11, 2021	July 10, 2021

Fiscal Year 2025 Financial Activity Summary

The PFF program is an important component of funding growth-related capital improvements within Stanislaus County. Fees collected in Fiscal Year 2025 for PFF and Planned Development Areas were $7 million, a 27% decrease compared with the prior fiscal year. The decline in PFF fees can be attributed to an increase in fee deferrals, particularly in the City of Modesto, in Fiscal Year 2025 and an unusually high level of fee collections in Fiscal Year 2024 in the City of Riverbank, which has since normalized in Fiscal Year 2025. Fees are collected based on the schedule in effect at the time the development agreement was drafted or when the building permit is issued if no development agreement exists.

Fiscal Year 2025 disbursements from the PFF program were $20.2 million, a 219% increase compared to prior fiscal year. This increase is due to large distributions brought on by work proceeding on the North County Corridor Phase 1 Project and several improvements to the Public Safety Center and Sheriff's training spaces. Of the $20.2 million, 61%, or $12.3 million, was spent on the North County Corridor Phase 1 Project. Detail of the disbursements, including the various projects and amounts funded by PFF, is outlined in the PFF Distributions Report section.

An administrative charge is calculated as part of the fee and is available to offset the costs of administering the program. Prior to 2010, the administrative charge was 2.5% of PFF collected. From 2010 through June 30, 2018 the administrative charge was set at 1%. Effective June 30, 2018, the administrative charge is set at 2% of the total PFF charged. Administrative Fees retained by the cities for Fiscal Year 2025 totaled $20,984. Cities that collect and remit PFF to the County are allowed to keep 1% of the total PFF collected for helping to administer the PFF program. The administrative fees collected for Fiscal Year 2025 were $117,161, a 13% decrease compared to prior fiscal year comparable with the overall fee revenue decrease. Funds withdrawn for administering the PFF program during Fiscal Year 2025 were $196,311, a 140% increase due to the purchase of updated permitting software. The administrative fee distributions are displayed in the PFF Distributions Report section.

The accumulated cash balance of all PFF excluding the balance of administrative fees is $34.4 and Planned Development Fees is $345,000 as of June 30, 2025 for a combined total of $34.7 million. Per Government code section 66001(d) the County is required to identify the purpose to which the accumulated cash balance is to be used. A plan for the use of the accumulated cash balance, as well as total estimated project costs and estimated project start dates, can be found on the Public Facilities Fees Plan for Accumulated Funds section of this report.

Fiscal Year 2025 Program Activity

For Fiscal Year 2025 the PFF program received and approved requests for deferral on collection on 705 housing units and 25 commercial projects and received and approved requests for exemption of fees on 55 housing units and 25 commercial projects. Deferrals and exemptions were approved under the administrative authority of the Planning and Community Development Department. Deferred fees for Fiscal Year 2025 amounted to $5,106,088. Additionally, the PFF Committee received and approved a request from Stanislaus Regional Housing Authority to waive PFF in the amount of $241,230 for 33 single family homes; a request from Self Help Enterprises to waive PFF in the amount of $577,490 for 79 single family homes; a request from UP Modesto Homekey to waive PFF in the amount of $394,740 for the Jenny's place project, which includes 54 low-income housing units; and a request from Modesto Gospel Mission to waive PFF in the amount of $95,030 for 13 prefabricated sleeping units to reduce homelessness. These requests, totaling $1,308,490, were approved by the PFF Committee under the PFF Committee's authority to waive PFF for low-income housing.

Additionally, the PFF Committee received and approved a request from Joe M. Gomes & Sons, Inc to waive PFF in the amount of $124,000 for the relocation of fuel dispensers on their facility. PFF was applied because the relocation of the fuel dispensers would move the fuel dispensers onto a different parcel which would cause tracking challenges for the County. Since PFF had previously been paid on the fuel dispenser upon the original construction and installation, the PFF Committee approved the request to waive PFF on the fuel dispensers contingent upon the merging of the two properties that the facility sits on in order to facilitate the County's ability to track PFF payments on development.

Additional Notes and References

Planned Development Fees are collected as part of planned development agreements in specified areas within the County. While Planned Development Fees are not part of the County's PFF program, Planned Development Fees are still subject to reporting under the Mitigation Fee act and are included in the PFF annual report to consolidate reporting requirements.

California Government Code Section 66002 states that local agencies that have developed a fee program may adopt a Capital Improvement Plan (CIP) indicating the approximate location, size, and timing of projects, plus an estimate for the cost of all facilities or improvements to be financed by fees. The County produces an annual rolling five-year CIP, which is evaluated and scored based each project's critical need, strategic priority, master planning efforts, funding opportunities, impact to the budget, and customer experience.

The County's most recent CIP can be found on the County's website at **https://www.stancounty.com/capitalprojects/capital-improvement-plans.shtm.**

Additional information regarding the County's Public Facilities Fees program can be found at the County's Building Permits Division website at **www.stancounty.com/planning/bp/pff.shtm**.

For specific information about fee calculations and additional information on the fee purposes, the Stanislaus County Comprehensive Public Facilities Impact Fee Update Study Revised July 30, 2020 for RTIF and Crows Landing Industrial Business Park fees can be found on the County Board of Supervisors agendas at **www.stancounty.com/bos/agenda/2020/20200811/PH02.pdf**.

Prior Annual Public Facilities Fees Financial Reports can be found on the Auditor-Controller's Financial Reports website at **www.stancounty.com/auditor/financial-reports.shtm**.

Stanislaus County
Public Facilities Fees Reporting Requirements
Annual Report for Year Ended June 30, 2025

GOVERNMENT CODE SECTION 66006(b)

A. Brief description of the type of fee in the account or fund.

See Summary of Impact Fees and List of Impact Fees and Purpose of Fee sections.

B. The amount of the fee.

See Summary of Impact Fees.

C. The beginning and ending balance of the account or fund.

See Public Facilities Fees Cash Balances and Activities Report section.

D. The amount of fees collected and the interest earned.

See Public Facilities Fees Cash Balances and Activities Report section.

E. An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

See Public Facilities Fees Distributions Report section.

F. 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, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

See Public Facilities Fees Plan for Accumulated Funds.

G. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.

No loans have been issued using Public Facilities Fees funds.

H. The amount of refunds made pursuant to the subdivision (e) of Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

See Public Facilities Fees Cash Balances and Activities Report section.

Stanislaus County
Public Facilities Fees Reporting Requirements
Annual Report for Year Ended June 30, 2025

GOVERNMENT CODE SECTION 66001(d)

A. Identify the purpose the fee is to be put.

   See Public Facilities Fees Plan for Accumulated Funds, List of Impact Fees and Purpose of Fee, and the Comprehensive Public Facilities Fee Update Study Revised July 30, 2020.

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

   See Summary of Impact Fees and the Comprehensive Public Facilities Fee Update Study Revised July 30, 2020.

C. Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements in paragraph (2) of subdivision (a).

   See Public Facilities Fees Plan for Accumulated Funds.

D. Designate the approximate dates on which the funding referred to in subparagraph (C) is expected to be deposited into the appropriate account or fund.

   See Public Facilities Fees Plan for Accumulated Funds.

STANISLAUS COUNTY
Public Facilities Fees Department Contacts
as of September 30, 2025

	Fee Code (1)	(2)	(3)	(4)	Fee	Contact Person(s)	Title	Department
	6400	2400			Regional Transportation Impact Fee (RTIF)	David Leamon Janelle Kostlivy	Director Business Manager	Public Works Public Works
	6401	2401			City/County Roads	David Leamon Janelle Kostlivy	Director Business Manager	Public Works Public Works
	6402	2402			Detention	Jeff Dirkse Brooke Freeman	Sheriff Assistant Director	Sheriff Sheriff
	6403	2403			Criminal Justice	Patrice Dietrich Andrew Johnson Angelica Ramos	Chief Operating Officer Director Deputy Executive Officer	Chief Executive Office General Services Agency Chief Executive Office
	6404	2404			Library	Sarah Dentan Curtis Lee	County Librarian Business Manager	Library Library
	6405	2405			Regional Parks	Tera Chumley Vinal Chand	Director Administrative Manager	Parks & Recreation Parks & Recreation
	6406	2406			Health	Heather Duvall Vijay Chand Brandon Silva	Managing Director Chief Financial Officer Controller	Health Services Agency Health Services Agency Health Services Agency
	6407				Outpatient	Mary Ann Lily Vijay Chand Brandon Silva	Managing Director Chief Financial Officer Controller	Health Services Agency Health Services Agency Health Services Agency
		2407			Behavioral Health	Ruben Imperial Samuel Groves Vanessa Portillo	Director Assistant Director Fiscal Manager	Behavioral Health & Recovery Services Behavioral Health & Recovery Services Behavioral Health & Recovery Services
	6408	2408			Other Facilities	Patrice Dietrich Andrew Johnson Angelica Ramos	Chief Operating Officer Director Deputy Executive Officer	Chief Executive Office General Services Agency Chief Executive Office
	6409	2409			Administration Fees	Mandip Dhillon Christopher Barnes	Auditor-Controller Assistant Auditor-Controller	Auditor-Controller Auditor-Controller
		2414			Animal Services	Lily Yap Stephanie Loomis	Director Business Manager	Stanislaus Animal Services Agency Stanislaus Animal Services Agency
			2415		Information Technology	Eric McLoughlin Kathleen Rinehart	Director Business Accountant	Information Technology Central Information Technology Central
UNINCORPORATED	6410	2410			Sheriff	Jeff Dirkse Brooke Freeman	Sheriff Assistant Director	Sheriff Sheriff
	6411	2411			Fire Warden / Emergency Services	Erik Klevmyr Christian Avila	Fire Warden/Director of OES Business Manager	Office of Emergency Services Office of Emergency Services
	6412	2412			Unincorporated- Admin Fees	Mandip Dhillon Christopher Barnes	Auditor-Controller Assistant Auditor-Controller	Auditor-Controller Auditor-Controller
	6413				Unincorporated- Other Facilities	Patrice Dietrich Andrew Johnson Angelica Ramos	Chief Operating Officer Director Deputy Executive Officer	Chief Executive Office General Services Agency Chief Executive Office
		2413			Neighborhood Parks	Tera Chumley Vinal Chand	Director Administrative Manager	Parks & Recreation Parks & Recreation
				2416	Crows Landing IBP Traffic Facilities	Tina Rocha Patrick Cavanah	Assistant Executive Officer Senior Management Consultant	Chief Executive Office Chief Executive Office
				2417	Crows Landing IBP Water Facilities	Tina Rocha Patrick Cavanah	Assistant Executive Officer Senior Management Consultant	Chief Executive Office Chief Executive Office
				2418	Crows Landing IBP Wastewater Facilities	Tina Rocha Patrick Cavanah	Assistant Executive Officer Senior Management Consultant	Chief Executive Office Chief Executive Office
				2419	Crows Landing IBP Storm Drain Facilities	Tina Rocha Patrick Cavanah	Assistant Executive Officer Senior Management Consultant	Chief Executive Office Chief Executive Office

(1) Fee Codes 6400-6413 refers to PFF Fee Schedule as of January 1990.
(2) Fee Codes 2400-2414 refers to PFF Fee Schedule as of April 2003.
(3) Fee Code 2415 refers to PFF Fee Schedule as of July 2010.
(4) Fee Codes 2416-2419 refers to PFF Fee Schedule as of October 2020.

STANISLAUS COUNTY
Planned Development Areas Department Contacts
as of September 30, 2025

Fund	Fee	Contact Person(s)	Title	Department
1101	HWY 120/Dillwood Improvement Pirrone/Sisk TS/Roundabout Atlas Hwy 108/120 Keyes Interchange McHenry/Charity TS Salida Road Improvements	David Leamon Janelle Kostlivy	Director Business Manager	Public Works Public Works
1814	Developer Fees CSA-10	Tera Chumley Vinal Chand	Director Administrative Manager	Parks & Recreation Parks & Recreation

Stanislaus County
Summary of Impact Fees
Development Impact Fee Summary - Unincorporated
Effective May 11, 2021

Land Use	Animal Services	Behavioral Health	Criminal Justice	Detention	Emergency Services	Health	Library	Other County Facilities	Regional Parks	Neighbor-hood Parks [1]	Sheriff [1]	County-wide IT	Existing RTIF	Admin Charge	Total Fee
Residential (Per Dwelling Unit)															
Single Family / Duplex	$ 118	$ 92	$ 134	$ 1,091	$ 16	$ 353	$ 350	$ 2,121	$ 346	$ 671	$ 1,078	$ 10	$ 3,592	$ 199	$ 10,171
Multifamily / Mobile Home Park	77	60	87	710	10	230	228	1,381	225	437	702	6	2,404	131	6,688
Accessory Dwelling Unit [4]	37	29	42	343	5	111	110	667	109	211	339	3	995	60	3,061
Nonresidential (Per Thousand Square Feet)															
Office	N/A	$ 26	$ 37	$ 304	$ 6	$ 98	N/A	$ 594	N/A	N/A	$ 301	$ 3	$ 4,237	$ 112	$ 5,718
Industrial [2]															
Industrial (Small)	N/A	$ 6	$ 8	$ 68	$ 1	$ 22	N/A	$ 132	N/A	N/A	$ 67	$ 1	$ 1,932	$ 45	$ 2,282
Industrial (Large)															
Manufacturing	N/A	8	12	98	2	31	N/A	190	N/A	N/A	97	1	2,034	49	2,522
Distribution	N/A	3	5	39	1	13	N/A	77	N/A	N/A	39	-	1,326	30	1,533
Warehouse	N/A	2	2	19	0.40	6	N/A	37	N/A	N/A	19	-	774	17	876
Commercial															
Small Retail	N/A	$ 22	$ 31	$ 255	$ 5	$ 82	N/A	$ 499	N/A	N/A	$ 253	$ 2	$ 2,407	$ 71	$ 3,627
Medium Retail	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	3,594	95	4,838
Shopping Center	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	3,323	89	4,561
Shopping Mall	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	2,034	64	3,247
Church	N/A	$ 22	$ 31	$ 255	$ 5	$ 82	N/A	$ 499	N/A	N/A	$ 253	$ 2	$ 780	$ 39	$ 1,968
Hospital	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	1,390	51	2,590
Nursing Home	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	509	33	1,691
Special Cases [3]															
Drive Through (per lane)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$ 8,538	$ 171	$ 8,709
Gas Station (per pump)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8,238	165	8,403
Motel/Hotel (per room)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	847	17	864
Golf Course (per acre)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	635	13	648

[1] Charged only in unincorporated areas.

[2] Commercial dairies charged under small industrial if less that 20,000 square feet, or under the large industrial manufacturing land use if greater than 20,000 square feet.

[3] Charged as noted (per lane, per pump, per room or per acre), in addition to commercial fees (excluding RTIF).

[4] ADUs up to 750 square feet are exempt from impact fees. Impact fees for an ADU of 750 square feet or larger are charged fees proportional to the size of the ADU and to the size of the primary dwelling unit. Proportional ADU fees cannot exceed the flat rate listed above. For more information about ADU proportional fees see: http//www.stancounty.com/bos/agenda/2021/20210511/PH04.pdf

Stanislaus County
Summary of Impact Fees
Development Impact Fee Summary - Cities participating in County-Wide Animal Services
Cities of Ceres, Hughson, Modesto, Patterson and Waterford
Effective May 11, 2021

Land Use	Animal Services	Behavioral Health	Criminal Justice	Detention	Emergency Services	Health	Library	Other County Facilities	Regional Parks	Neighbor-hood Parks [1]	Sheriff [1]	County-wide IT	Existing RTIF	Admin Charge	Total Fee
Residential (Per Dwelling Unit)															
Single Family / Duplex	$ 118	$ 92	$ 134	$ 1,091	$ 16	$ 353	$ 350	$ 1,065	$ 346	N/A	N/A	$ 10	$ 3,592	$ 143	$ 7,310
Multifamily / Mobile Home Park	77	60	87	710	10	230	228	693	225	N/A	N/A	6	2,404	95	4,825
Accessory Dwelling Unit [4]	37	29	42	343	5	111	110	335	109	N/A	N/A	3	995	42	2,161
Nonresidential (Per Thousand Square Feet)															
Office	N/A	$ 26	$ 37	$ 304	$ 6	$ 98	N/A	$ 298	N/A	N/A	N/A	$ 3	$ 4,237	$ 100	$ 5,109
Industrial [2]															
Industrial (Small)	N/A	$ 6	$ 8	$ 68	$ 1	$ 22	N/A	$ 67	N/A	N/A	N/A	$ 1	$ 1,932	$ 42	$ 2,147
Industrial (Large)															
Manufacturing	N/A	8	12	98	2	31	N/A	96	N/A	N/A	N/A	1	2,034	46	2,328
Distribution	N/A	3	5	39	1	13	N/A	38	N/A	N/A	N/A	-	1,326	29	1,454
Warehouse	N/A	2	2	19	0.40	6	N/A	19	N/A	N/A	N/A	-	774	16	838
Commercial															
Small Retail	N/A	$ 22	$ 31	$ 255	$ 5	$ 82	N/A	$ 251	N/A	N/A	N/A	$ 2	$ 2,407	$ 61	$ 3,116
Medium Retail	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	3,594	85	4,327
Shopping Center	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	3,323	79	4,050
Shopping Mall	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	2,034	54	2,736
Church	N/A	$ 22	$ 31	$ 255	$ 5	$ 82	N/A	$ 251	N/A	N/A	N/A	$ 2	$ 780	$ 29	$ 1,457
Hospital	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	1,390	41	2,079
Nursing Home	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	509	23	1,180
Special Cases [3]															
Drive Through (per lane)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$ 8,538	$ 171	$ 8,709
Gas Station (per pump)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8,238	165	8,403
Motel/Hotel (per room)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	847	17	864
Golf Course (per acre)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	635	13	648

[1] Charged only in unincorporated areas.

[2] Commercial dairies charged under small industrial if less that 20,000 square feet, or under the large industrial manufacturing land use if greater than 20,000 square feet.

[3] Charged as noted (per lane, per pump, per room or per acre), in addition to commercial fees (excluding RTIF).

[4] ADUs up to 750 square feet are exempt from impact fees. Impact fees for an ADU of 750 square feet or larger are charged fees proportional to the size of the ADU and to the size of the primary dwelling unit. Proportional ADU fees cannot exceed the flat rate listed above. For more information about ADU proportional fees see:

Stanislaus County
Summary of Impact Fees
Development Impact Fee Summary - Cities not participating in County-Wide Animal Services
Cities of Turlock, Oakdale, Newman and Riverbank
Effective May 11, 2021

Land Use	Animal Services	Behavioral Health	Criminal Justice	Detention	Emergency Services	Health	Library	Other County Facilities	Regional Parks Neighbor-hood Parks [1]	Sheriff [1]	County-wide IT	Existing RTIF	Admin Charge	Total Fee
Residential (Per Dwelling Unit)														
Single Family / Duplex	N/A	$ 92	$ 134	$ 1,091	$ 16	$ 353	$ 350	$ 1,065	$ 346	N/A	N/A	$ 10	$ 3,592	$ 141	$ 7,190
Multifamily / Mobile Home	N/A	60	87	710	10	230	228	693	225	N/A	N/A	6	2,404	93	4,746
Accessory Dwelling Unit [4]	N/A	29	42	343	5	111	110	335	109	N/A	N/A	3	995	42	2,124
Nonresidential (Per Thousand Square Feet)														
Office	N/A	$ 26	$ 37	$ 304	$ 6	$ 98	N/A	$ 298	N/A	N/A	N/A	$ 3	$ 4,237	$ 100	$ 5,109
Industrial [2]														
Industrial (Small)	N/A	$ 6	$ 8	$ 68	$ 1	$ 22	N/A	$ 67	N/A	N/A	N/A	$ 1	$ 1,932	$ 42	$ 2,147
Industrial (Large)														
Manufacturing	N/A	8	12	98	2	31	N/A	96	N/A	N/A	N/A	1	2,034	46	2,328
Distribution	N/A	3	5	39	1	13	N/A	38	N/A	N/A	N/A	-	1,326	29	1,454
Warehouse	N/A	2	2	19	0.40	6	N/A	19	N/A	N/A	N/A	-	774	16	838
Commercial														
Small Retail	N/A	$ 22	$ 31	$ 255	$ 5	$ 82	N/A	$ 251	N/A	N/A	N/A	$ 2	$ 2,407	$ 61	$ 3,116
Medium Retail	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	3,594	85	4,327
Shopping Center	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	3,323	79	4,050
Shopping Mall	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	2,034	54	2,736
Church	N/A	$ 22	$ 31	$ 255	$ 5	$ 82	N/A	$ 251	N/A	N/A	N/A	$ 2	$ 780	$ 29	$ 1,457
Hospital	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	1,390	41	2,079
Nursing Home	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	509	23	1,180
Special Cases [3]														
Drive Through (per lane)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$ 8,538	$ 171	$ 8,709
Gas Station (per pump)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8,238	165	8,403
Motel/Hotel (per room)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	847	17	864
Golf Course (per acre)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	635	13	648

[1] Charged only in unincorporated areas.

[2] Commercial dairies charged under small industrial if less that 20,000 square feet, or under the large industrial manufacturing land use if greater than 20,000 square feet.

[3] Charged as noted (per lane, per pump, per room or per acre), in addition to commercial fees (excluding RTIF).

[4] ADUs up to 750 square feet are exempt from impact fees. Impact fees for an ADU of 750 square feet or larger are charged fees proportional to the size of the ADU and to the size of the primary dwelling unit. Proportional ADU fees cannot exceed the flat rate listed above. For more information about ADU proportional fees see:

Stanislaus County
Summary of Impact Fees
Development Impact Fee Summary - Crows Landing Industrial Business Park - Maximum Justified Impact Fee Schedule
As of May 11, 2021

Land Use	Traffic Facilities	Water Facilities	Wastewater Facilities	Storm Drain Facilities	Total Fees per 1,000 Sq. Ft. [1]	Fee Per Sq. Ft. [1]
Logistics/Distribution	$ 756	$ 3,638	$ 4,240	$ 708	$ 9,342	$ 9.34
Light Industrial	3,920	3,543	4,129	690	12,282	12.28
Business Park	5,951	3,638	4,240	603	14,432	14.43
Airport	2,598	62	182	655	3,497	3.50

[1] Includes 2% administration fee for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Stanislaus County
Summary of Impact Fees
Development Impact Fee Summary - Planned Development Areas
As of June 30, 2025

Land Use	Hwy 120/Dillwood - Transportation Improvement Fee	Atlas Hwy 108/120 - Transportation Improvement Fee	Keyes Interchange	McHenry/Charity Turnsignal	Salida Road Improvement Fee	Developer Fees CSA-10 - Parks
Per New Dwelling:						
Hillsborough Estates	$ 250					
Smith Subdivision		$ 250				
Salida Planned Community Residential					$ 512	$ 512
Salida Planned Medium-High Density Residential					$ 301	$ 512
Per Acre:						
Salida Planned Commercial					$ 9,127	
Salida Planned Highway Commercial					$ 9,127	
Salida Planned Industrial					$ 4,263	
Keyes Community Plan			$ 763			
McHenry and Charity Way				$ 2,218		

Stanislaus County
List of Impact Fees and Purpose of Fee
As of June 30, 2025

Administrative Fees / Unincorporated Admin Fees

The administrative charge funds costs that include: (1) a standard overhead charge applied to all County programs for legal, accounting, and other departmental and County wide administrative support, (2) capital planning and programming associated with the share of projects funded by the impact fee, and (3) impact fee program administrative costs including revenue collection, revenue and cost accounting mandated public reporting, and fee justification analyses. The administrative charge can be used for costs related to the preparation and management of capital improvement project documents whose tasks clearly tie to facilities required to accommodate growth, including master facility planning documents.

Animal Services

The purpose of this fee is to ensure that new development funds its fair share of animal control facilities. The fee is charged County wide, except in the cities of Turlock, Oakdale, Newman, and Riverbank which maintain municipal animal control facilities. The County will use fee revenues to fund the animal services shelter expansion project and any related vehicles and equipment.

Atlas Highway 108/120

The purpose of this fee is for improvements at the Atlas Rd and Highway 108/120 intersection for deceleration, acceleration, and turning lanes.

Behavioral Health

The purpose of this fee is to ensure that new development funds its fair share of behavioral health facilities. The fee will be charged County wide to both residential and nonresidential development. The County will use fee revenues to expand behavioral health facilities, including vehicles and equipment, to serve new development.

City/County Roads

The purpose of this fee is to ensure new growth funds its fair share of County roads and traffic improvements outside city boundaries that have not been accounted for as major inter-city routes or as urban sphere road improvements financed through a city's traffic fee program. This fee was discontinued in the 2010 RTIF update.

Criminal Justice / Justice

The purpose of this fee is to ensure that new development funds its fair share of criminal justice facilities. The fee will be charged County wide to both residential and nonresidential development. The County will use fee revenues to expand criminal justice facilities, including vehicles and equipment, to serve new development.

Crows Landing Industrial Business Park (CLIBP) Traffic Facilities

The purpose of this fee is to fund the improvements related to the impact of nonresidential development of the CLIBP.

CLIBP Water Facilities
The purpose of this fee is to fund the improvements related to the need for backbone water infrastructure to accommodate growth within the CLIBP. The need for water facilities improvements is based on the water demand placed on the system by development.

CLIBP Wastewater Facilities
The purpose of this fee is to fund the improvements related to the need for backbone wastewater infrastructure to accommodate growth within the CLIBP.

CLIBP Storm Drain Facilities
The purpose of this fee is to fund growth related to storm drain facilities within the CLIBP.

Detention
The purpose of the fee is to ensure that new development funds its fair share of planned County wide detention facilities. County wide detention refers to the adult and youth incarceration facilities and services provided by the County, in both incorporated and unincorporated areas. The fee will be charged County wide to both residential and nonresidential development. The County will use fee revenues to expand detention facilities, including vehicles and equipment, to serve new development. This fee replaced the Jails fee in the 2003 Public Facilities Fees Program update.

Developer Fees CSA-10
The purpose of this fee is to fund development and capital improvement of the park sites in the Salida Planned Community.

Emergency Services
The purpose of this fee is to ensure that new development funds its fair share of emergency service facilities. The fee is charged County wide to both residential and nonresidential development. The County will use fee revenues to expand emergency services facilities, including vehicles and equipment, to serve new development. This fee replaced the Fire Warden fee in the 2003 Public Facilities Fees Program update.

Fire Warden
The purpose of this fee is to support future growth in the County in relation to fire prevention, suppression, training, investigation, and administrative assistance services. This fee was discontinued in the 2003 Public Facilities Fees Program update and replaced by the Emergency Services fee.

Stanislaus County
List of Impact Fees and Purpose of Fee
As of June 30, 2025

Health / Public Health

The purpose of this fee is to ensure that new development funds its fair share of health facilities. The fee will be charged County wide to both residential and nonresidential development. The County will use fee revenues to expand health facilities, including vehicles and equipment, to serve new development.

Highway 120/Dillwood

This developer fee is part of the Hillsborough Estates Development Project to fund improvements at the Dillwood Rd and Highway 108/120 intersection for deceleration, acceleration, and turning lanes.

Information Technology

The purpose of this fee is to ensure that new development funds its fair share of information technology needs and is charged County wide. Information technology to be funded by this fee includes major software licenses and related items. The County would use fee revenues to expand information technology equipment to serve new development.

Jails

The purpose of this fee is to provide expansion County wide for the Sheriff's coroner, public administrator, civil division, bailiff, and jails divisions. This fee was discontinued in the 2003 Public Facilities Fees Program update and replaced by the Detention fee.

Keyes Interchange

The purpose of this fee is for ramp improvements at the SR99 and Keyes Road Interchange.

Library

The purpose of this fee is to ensure that new development funds its fair share of library facilities. The fee will be charged County wide to all new residential development. The County will use fee revenues to expand library facilities, including collections and equipment, to serve new development.

McHenry/Charity Turnsignal

The purpose of this fee is to pay for the fair share of traffic improvements for the intersection of McHenry Ave and Charity Way.

Neighborhood Parks

The purpose of the neighborhood park facilities fee is to ensure that new development funds its fair share of local parks in the unincorporated communities. New development in the unincorporated area of the County will pay the "Neighborhood Parks" component of the fee. The County will use fee revenues to expand park facilities, including vehicles and equipment, to serve new development.

Outpatient
The purpose of this fee is to fund future expansion of out-patient care for new residents and new workers throughout the County. This fee was discontinued in the 2003 Public Facilities Fees Program update.

Other Facilities / Unincorporated- Other Facilities
This fee addresses the need for other County facilities needed to serve projected development including office space, shop space, and related equipment. The fee is charged County wide. Some facilities serve either the unincorporated area almost exclusively (public works facilities) or have some functions that are County wide and others that exclusively serve the unincorporated area (e.g., some County planning functions). The County will use fee revenues to expand other County facilities, including vehicles and equipment, to serve new development.

Regional Parks / Parks
The purpose of the park facilities fee is to ensure that new development funds its fair share of parks and open space facilities and is charged County wide. The County will use fee revenues to expand park facilities, including vehicles and equipment, to serve new development.

Regional Transportation Impact Fee (RTIF)
The RTIF program collects impact fees from new development County wide, both in cities and the unincorporated area, to fund the regional transportation facilities required to accommodate growth. The RTIF is charged to new development at the same rate County wide including in incorporated cities.

Salida Roads
The purpose of this fee is to collect for improvement of Roads in the Salida Planned Community.

Sheriff
This addresses the funding need for proposed sheriff patrol and investigation facilities in the unincorporated areas of Stanislaus County. The sheriff patrol and investigation facilities fee is only charged in the unincorporated areas of the County. Fee revenue will be spent on expanding facilities, including vehicles and equipment, to serve new development.

STANISLAUS COUNTY
PUBLIC FACILITIES FEES CASH BALANCES AND ACTIVITIES REPORT
FOR THE YEAR ENDED JUNE 30, 2025

Activity from Original Fee Structure							
Fee	Beginning Balance	Fees Collected[1]	Interest Earned	Refunds	Distributions	Net Activity	Ending Balance
6400 RTIF	$ 853	$ -	$ 1	$ -		$ 1	$ 854
6401 City/County Roads	13	-	31	-		31	44
6402 Jails	2	-	-	-	-	-	2
6403 Justice	60,347	-	2,195	-	-	2,195	62,542
6404 Library	-	-	-	-	-	-	-
6405 Parks	278	-	2	-	(276)	(274)	4
6406 Public Health	1,359,253	-	49,439	-	-	49,439	1,408,692
6407 Outpatient	737,793	-	26,835	-	-	26,835	764,628
6408 Other Facilities	4,608	-	167	-	-	167	4,775
6409 Admin Fees	8	-	1	-	-	1	9
6410 Sheriff	1,368	-	49	-	-	49	1,417
6411 Fire Warden	22,494	-	819	-	-	819	23,313
6412 Unincorp-Admin Fees	6	-	-	-	-	-	6
6413 Unincorp-Other Faciliti	16,280	-	593	-	-	593	16,873
Sub-Totals	$ 2,203,303	$ -	$ 80,132	$ -	$ (276)	$ 79,856	$ 2,283,159

1 Fees can be collected under prior fee schedules if a written development agreement is entered into and signed by the developer(s) and County or a city within the County at the time of the prior fee schedule.

STANISLAUS COUNTY
PUBLIC FACILITIES FEES CASH BALANCES AND ACTIVITIES REPORT
FOR THE YEAR ENDED JUNE 30, 2025

Activity from New Fee Structure Effective 5/12/03							
Fee	Beginning Balance	Fees Collected[1]	Interest Earned	Refunds	Distributions	Net Activity	Ending Balance
2400 RTIF	$ 11,549,165	$ 3,792,398	$ 364,578	$ (41,544)	$ (12,278,932)	$ (8,163,500)	$ 3,385,665
2401 City/County Roads	853,486	-	31,037	-	-	31,037	884,523
2402 Detention	9,732,304	789,922	231,704	(1,020)	(6,445,720)	(5,425,114)	4,307,190
2403 Criminal Justice	1,027,022	97,723	39,126	(107)	-	136,742	1,163,764
2404 Library	675,828	234,916	21,707	-	(200,000)	56,623	732,451
2405 Regional Parks	4,463,216	234,836	160,946	-	(309,885)	85,897	4,549,113
2406 Health	5,745,460	256,058	213,623	(322)	-	469,359	6,214,819
2407 Behavioral Health	963,298	68,770	36,286	(107)	-	104,949	1,068,247
2408 Other Facilities	6,397,849	865,247	248,070	(1,986)	-	1,111,331	7,509,180
2409 Admin Fees	277,168	98,516	8,357	(922)	(196,311)	(90,360)	186,808
2410 Sheriff	879,501	92,472	27,589	(1,020)	(265,230)	(146,189)	733,312
2411 Emergency Services	203,813	12,131	7,631	(21)	-	19,741	223,554
2412 Unincorp-Admin Fees	173,919	18,645	6,607	-	-	25,252	199,171
2413 Neighborhood Parks	688,383	48,021	18,658	-	(512,400)	(445,721)	242,662
2414 Animal Services	752,697	40,591	28,199	-	-	68,790	821,487
2415 Information Technology	243,158	8,399	8,994	-	-	17,393	260,551
2416 CLIBP - Traffic	-	-	-	-	-	-	-
2417 CLIBP - Water	-	-	-	-	-	-	-
2418 CLIBP - Wastewater	-	-	-	-	-	-	-
2419 CLIBP - Storm Drain	-	-	-	-	-	-	-
Sub-Totals	44,626,267	6,658,645	1,453,112	(47,049)	(20,208,478)	(12,143,770)	32,482,497
Total from original fee structure	2,203,303	-	80,132	-	(276)	79,856	2,283,159
TOTAL ALL FUNDS	$ 46,829,570	$ 6,658,645	$ 1,533,244	$ (47,049)	$ (20,208,754)	$ (12,063,914)	$ 34,765,656

1 Fees can be collected under prior fee schedules if a written development agreement is entered into and signed by the developer(s) and County or a city within the County at the time of the prior fee schedule.

STANISLAUS COUNTY
PUBLIC FACILITIES FEES CASH BALANCES AND ACTIVITIES REPORT
FOR THE YEAR ENDED JUNE 30, 2025

Planned Development Fees									
Fund - Fee			Beginning Balance	Fees Collected	Interest Earned	Refunds	Distributions	Net Activity	Ending Balance
1101	055007	Atlas/108/120	$ 20,250	$ -	$ -	$ -	$ -	$ -	$ 20,250
1814	800002	Developer Fees CSA-10	77,950	-	-	-	-	-	77,950
1101	055000	Hwy 120/Dillwood Improvement	232	-	-	-	-	-	232
1101	055009	Keyes Interchange	68,406	-	-	-	-	-	68,406
1101	055011	McHenry/Charity TS	143,423	-	-	-	-	-	143,423
1101	055028	Salida Roads	34,911	-	-	-	-	-	34,911
		Sub-Totals	345,172	-	-	-	-	-	345,172
		TOTAL ALL PFF FUNDS	46,829,570	6,658,645	1,533,244	(47,049)	(20,208,754)	(12,063,914)	34,765,656
		TOTAL ALL FEES	$ 47,174,742	$ 6,658,645	$ 1,533,244	$ (47,049)	$ (20,208,754)	$ (12,063,914)	$ 35,110,828

STANISLAUS COUNTY
PUBLIC FACILITIES FEES CASH BALANCES AND ACTIVITIES REPORT
FOR THE YEAR ENDED JUNE 30, 2025

Administrative Fees Collected		
Fee		Fees Collected
2409	Admin Fees	$ 98,516
2412	Unincorporated-Administrative Fees	18,645
	Total Administrative Fees Collected	$ 117,161

Fees can be collected under prior fee schedules if a written development agreement is entered into and signed by the developer(s) and County or a city within the County at the time of the prior fee schedule. As a result, admin fees collected will not be a single rate of total funds, but can be collected at different rates.

STANISLAUS COUNTY
PUBLIC FACILITIES FEE DISTRIBUTIONS REPORT
FOR THE YEAR ENDED JUNE 30, 2025

Fee Name	PFF Amount	Board Resolution Number	Project Total	% paid from PFF	Description
Administrative Fees	$ 87,600	2024-0359	2302545	3.80%	Accela, Inc. Cloud Permitting Software
	86,529			NP	Planning Admin Fees
	20,984			NP	City Administrative Fees
	392			NP	Auditor Controller Admin Fees
	806			NP	County Council Admin Fees
Administrative Fees Total	**196,311**				
Regional Transportation Impact Fee (RTIF)	12,266,680	2019-0708, 2023-0465, 2023-0466, 2023-0165, 2024-0230, 2024-0513, 2024-0627, 2024-0685, 2025-0071, 2025-0103	34,820,822	35.23%	Claribel Road Extension Project - North County Corridor Phase 1
	12,252	Budget, 2019-0513, 2019-0512, 2019-0553, 2019-0587, 2019-0588, 2019-0589	17,113,720	0%	McHenry Widening Project
Regional Transportation Impact Fee Subtotal	**12,278,932**				
Jails and Detention	3,960,720	2024-0661	7,200,000	55.01%	Sheriff's Recreation Yards Project
	1,485,000	2024-0618	2,700,000	55.00%	MHU Medical and Administration Space Project
	1,000,000	2024-0618	2,300,000	43.48%	Ray Simon Training Center Classroom Project
Jails and Detention Subtotal	**6,445,720**				
Library	200,000	2019-0700	4,000,000	5.00%	Tobacco Endowment Debt Payment - Turlock Library
Parks/Regional Parks	512,400	2025-0059	4,172,400	12.28%	Bonita Pool Project
	182,572	2024-0412	331,889	55.01%	John Deere 655K Crawler - Frank Raines Off Highway Vehicle Park
	127,589	2025-0250	1,366,839	9.33%	Modesto Reservoir Dock and Restroom ADA Project
Parks/Regional Parks Subtotal	**822,561**				
Sheriff	265,230	2024-0618	2,300,000	11.53%	Ray Simon Training Center Classroom Project
Total Project Distributions	**20,012,443**				
Grand Total	**$ 20,208,754**	**TOTAL PFF DISTRIBUTIONS FOR THE YEAR ENDED JUNE 30, 2025**			

NP = Not a project

STANISLAUS COUNTY
PUBLIC FACILITIES FEES PLAN FOR ACCUMULATED FUNDS
AS OF JUNE 30, 2025

Fee Code	Fee Name	Cash Balance at June 30, 2025	Total Estimated Project Cost	Project to be used on	Beginning Year of Project	First Year Funding Expected to be
2400	Regional Transportation Impact Fee	$ 3,385,665	$ 185,000,000	North County Corridor - Phase 1	2025	2026
6400	Regional Transportation Impact Fee	854	5,000,000	SR 132 West Extension - Phase 3		
			950,000	McHenry Widening Project		
	Total RTIF	3,386,519	190,950,000			
2401	City/County Roads	884,523	671,000	Keyes Rd Signalization	2025	2026
6401	City/County Roads	44				
	Total City/County Roads	884,567	671,000			
2402	Detention	4,307,190	6,000,000	Sheriff's K9 Training Facility	2026	2026
6402	Jails	2				
	Total Detention and Jails	4,307,192	6,000,000			
2403	Criminal Justice	1,163,764	3,000,000	Salida Substation	2026	2027
6403	Justice	62,542				
	Total Criminal Justice	1,226,306	3,000,000			
2404	Library	732,451	4,000,000	Tobacco Endowment Debt Payment - Turlock Library Expansion	2018	2018
	Total Library	732,451	4,000,000			
2405	Regional Parks	4,549,113	1,500,000	Woodward Reservoir: Day use expansion, add restrooms and additional amenities, additional designated camping areas, improvements such as walking/bike paths, irrigation, camera system expansion, and entrance station expansion.	2027	2028
6405	Parks	4	1,000,000	Laird Regional Park - Parking Lot	2025	2025
			1,000,000	Security Camera System across all parks. Regional Parks will utilize PFF funds where applicable.	2025	2026
			800,000	Shade Structures all parks. Regional Parks will utilize PFF funds for new shade structures.	2026	2026
			250,000	Frank Raines Regional Park electrical upgrades	2026	2026
			250,000	La Grange Regional Park electrical upgrades	2026	2026
	Total Regional Parks	4,549,117	4,800,000			
2406	Health	6,214,819	13,220,000	North Tower Building Purchase @ 5330 Pirrone Ave, Salida, CA & Other HSA Facility Upgrades	2025	2025
6406	Public Health	1,408,692				
6407	Outpatient	764,628				
	Total Health	8,388,139	13,220,000			
2407	Behavioral Health	1,068,247	2,493,000	One Stop Shop for Supportive Services	2026	2026
	Total Behavioral Health	1,068,247	2,493,000			
2408	Other Facilities	7,509,180	5,200,000	Harvest Hall Modernization Project		2027
6408	Other Facilities	4,775	200,000	Nearmap Aerial Photography - GIS Update	2021	2022
6413	Unincorp-Other Facilities	16,873	1,450,000	EV Chargers-Various Locations	2026	2027
			800,000	Facilities Maintenance Shop Improvement Project	2026	2027
	Total Other Facilities	7,530,828	6,850,000			

STANISLAUS COUNTY
PUBLIC FACILITIES FEES PLAN FOR ACCUMULATED FUNDS
AS OF JUNE 30, 2025

Fee Code	Fee Name	Cash Balance at June 30, 2025	Total Estimated Project Cost	Project to be used on	Beginning Year of Project	First Year Funding Expected to be
2410	Sheriff	733,312	1,450,000	Sheriff's Threat Assessment Center (STAC) Expansion	2027	2027
6410	Sheriff	1,417				
	Total Sheriff-Patrol	734,729	1,450,000			
2411	Emergency Services	223,554	300,000	Techonology and AV upgrade/expansion for emergency Operations	2026	2026
6411	Fire Warden	23,313	1,000,000	Diablo Grande Radio Tower Project	2026	2026
	Total Emergency Services	246,867	1,300,000			
2413	Neighborhood Parks	242,662	800,000	Bonita Park Playground Project	2025	2026
			150,000	Fox Grove Park: Install security gate, security cameras, amenities upgrades.	2026	2026
	Total Neighborhood Parks	242,662	950,000			
2414	Animal Services	821,487	85,000	Hybrid Vehicle Purchases	2023	2026
			200,000	Facility expansion for community programming and additonal meeting space.	2025	2026
	Total Animal Services	821,487	285,000			
2415	Information Technology	260,551	212,000	Furnishings and vehicle for South county desktop support location.	2027	2027
1101	Atlas Hwy 108/120	20,250	25,000	Improvements have been completed on 108. With North County Corridor beginning, the County will look at the general area to improve traffic flow.	2025	2027
1814	Developer Fees CSA-10	77,950	200,000	Countrystone, Wincanton, John Murphy, and Segesta Parks: Addition of walking paths and various park amenities such as benches, trees, outdoor fitness stations, and concrete monument	2026	2027
1101	HWY 120/Dillwood Improvement	232	1,000	Improvements have been completed on 108. With North County Corridor beginning, the County will look at the general area to improve traffic flow.	2025	2027
1101	Keyes Interchange	68,406	75,000	Staff is working on an update to the Keyes traffic plan. This will give the County an overall general improvements needed. This will allow the County to define a project in near future.	2025	2027
1101	McHenry/Charity TS	143,423	150,000	Staff is working to assess if fees are eligible to use in existing projects or identify eligible projects for fee usage. Fees are collected to such time cumulative development impact necessitates system	2025	2027
1101	Salida Road Improvements	34,911	1,036,000	Improvement of roads in the Salida Planned Community	2025	2027
	Total	**$ 34,724,834**	**$ 238,468,000**			

PFF policy provides for all plans to be presented to the Board of Supervisors individually for approval prior to incurring expenditures.