



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

**Thursday, October 19th, 2023
1010 10th Street, Modesto
Covell Conference Room (2005/2nd floor)
2:00-3:30 p.m.**

AGENDAS: Committee Agendas are posted in the posting board on the Tenth Street Plaza 72 hours prior to the meeting.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Committee Secretary at 209-652-1514. Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting.

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

PUBLIC COMMENT PERIOD: Matters under the jurisdiction of the Committee, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matter before the Committee for consideration. However, California law prohibits the Committee from taking action on any matter, which is not on the posted agenda unless it is determined to be an emergency by the Committee. Any member of the public wishing to address the Committee during the Public Comment period will be limited to a maximum of five minutes.

Materials related to an item on this agenda submitted to the Committee after distribution of the agenda packet are available for public inspection in the Stanislaus County Counsel's Office during normal business hours.

If you have questions regarding this meeting, please call Lori Sicard of the Stanislaus County Counsel Office at 222-7158.

Stanislaus County
Public Facilities Fees Committee (PFF)
Agenda

October 19, 2023

A. Call to Order

B. Public Comment Period

C. Roll Call (Verbal)

D. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on **September 21, 2023**
2. Presentation, discussion, and action regarding a PFF fee waiver request from SC Fuels, for a Diesel Exhaust Fluid (DEF) project at 309 S. Tully Road, Turlock

E. Discussion Item(s):

1. PFF Annual Report – Fiscal Year Ending June 30, 2022
2. Auditor's Report

F. Next Regular Meeting:

- Thursday, November 16, 2023 @ 2-3:30 p.m., Room 2005
- Next meeting agenda items

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

September 21, 2023
2:00 p.m.

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

Voting Members Present:

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

Absent:

Dan Wirtz (GSA-Capital Facilities); David Leamon (Public Works); Kristin Doud (**Planning/Building**); Denny Ferreira (Planning/**Building**); Angelina Souther (Auditor/Controller – Alternate)

Also Present:

Will Shirley (Recorder)

Meeting called to order at 2:07 p.m. by Chair, Patrick Cavanah.

Public Comment – No public comments.

Roll call: A quorum of membership was established.

A. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on **June 15, 2023**

*Minutes may be voted on by those Members in attendance at the date of the Meeting. Voting Members Present: Patrick Cavanah (CEO); Chris Barnes (Auditor/Controller); Lori Sicard (County Counsel); Kristin Doud (Building/**Planning**); Andy Johnson (GSA – Capital Facilities); Denny Ferreira (**Building/Planning**)*

A Motion was made to approve the PFF Committee Meeting Minutes of **September 21, 2023**.

Motion: Johnson | Second: Barnes | Unanimous (5 | 0) | Abstain: None

B. Discussion Items

1. Review the Land Value Analysis submitted by Dave Giomi as part of the inflationary update to PFF Fees.

The Public Facilities Fees Committee has reviewed the Land Value Analysis, and having no concerns, have forwarded the Analysis to Willdan Financial to perform the inflationary update to PFF Fees.

2. Auditor's Report

Unobligated Cash Balance - \$24, 708,416.08

Fees, in the amount of approximately \$418,000 have been received so far in FY24.

C. Next Regular Meeting:

- Thursday, October 19, 2023 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 2005 (2nd floor) or TBD.

Meeting adjourned at 2:27 p.m.

Submitted by: Will Shirley, Confidential Assistant IV



A & S Engineering, Inc.

Planning

Engineering

Project Management

28405 Sand Canyon Road, Canyon Country, Ca. 91387 Ph. 661-250-9300 Fax. 661-250-9333

October 12, 2023

To: Stanislaus County Public Facilities Fees Committee

Re: SC fuels project
309 s. Tully Road, Turlock,
Permit no. 23-0048
Installation of DEF product tank and dispenser

Dear Stanislaus County Public Facilities Fees Committee,

On behalf of our client SC fuels, we respectfully request waiver of the impact fee that is being imposed on our project based on section J.5.b listed below for the following reasons:

*b) Gas “pumps” – For fee calculations, the number of “pumps” using this definition will be the maximum number of **passenger cars** which can be served at the fuel-dispensing island on the site at one time.*

1. The above-mentioned section is related to passenger vehicles.
2. Our client’s existing operation is a commercial fuel dispensing location.
3. DEF product that is being sold from the proposed dispenser at this location is not a fuel product.
4. DEF is made up of deionized water and urea. These substances help turn nitrous oxide — a harmful type of emission from **diesel engines** — into water and nitrogen, two everyday substances that make up the air we breathe. Essentially, DEF is a key ingredient in starting the chemical reaction that keeps dangerous gases produced during diesel engine operation out of our environment.
5. DEF fluid is an essential part of ensuring that heavy-duty trucks and machinery operate within federal emissions standards set by the Environmental Protection Agency (EPA). Those requirements mean that DEF is a widespread substance used with nearly every diesel engine out there. DEF is the reducing agent in the chemical reaction that occurs in selective catalytic reduction (SCR) systems.

We appreciate your consideration of our request to waive the impact fee that is being imposed on our proposed DEF tank and pump installation. Looking forward to your positive response.

Sincerely,
Ahmad Ghaderi



STANISLAUS COUNTY

Public Facilities Fees

Annual Report

For the Year Ended June 30, 2023

**Stanislaus County
Public Facilities Fees
Annual Report for Year Ended June 30, 2023**

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**Stanislaus County
Public Facilities Fees
Annual Report for Year Ended June 30, 2023**

**Board of Supervisors
As of June 30, 2023**

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

**Public Facilities Fees Committee
As of June 30, 2023**

Auditor-Controller's Office	Christopher Barnes
Chief Executive Office	Patrick Cavanah (chair)
County Counsel	Lori Sicard
General Services Agency (Capital Facilities)	Dan Wirtz
Planning and Community Development	Kristin Doud
Planning and Community Development (Building Division)	Denny Ferreira
Public Works	David Leamon

**Stanislaus County
Public Facilities Fees
Annual Report for Year Ended June 30, 2023**

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 pays 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, 2023.

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

**Stanislaus County
Public Facilities Fees
Annual Report for Year Ended June 30, 2023**

Fiscal Year 2023 Program Activity

For Fiscal Year 2023 the PFF program received 165 requests for deferral on collection or exemption of fees on construction projects until the time of occupancy of which two have been deferred and one exempted and the remaining 162 under review. These requests total \$2,387,348 in fees of which \$303,507 were deferred and \$2,161 in fees were exempted from collection. Of these requests, 133 were for single family residences, 14 were for multi-family residences, seven were for ADUs, three were for commercial businesses, and the remaining eight were for various additions and changes in use. In addition, the PFF Committee received and approved one request for fee exemption for an affordable rental housing project consisting of 144 housing units and one request for waiver of fees for a metal cover over an existing process/drip pad area of the Thunderbolt Wood Treating, Inc facility.

The County also maintains a Large Industrial Investment Incentive Program (LIIP) to assist large industrial, manufacturing, and logistics business growth. The PFF Committee received one request for a discount of fees under the LIIP from S2A Modular. The request was approved pending the verification of building plans and permit from the City of Patterson. Should the PFF Committee receive the requested verification the fees for the project would be reduced by 50%, a waiver of \$116,548.

The PFF Committee has begun preparing an inflationary update to the PFF which will be brought before the Board of Supervisors.

Fiscal Year 2023 Financial Activity Summary

The PFF program is an important component of funding growth-related capital improvements within Stanislaus County. Fees collected in Fiscal Year 2023 for PFF and Planned Development Areas were \$7 million, a 25% decrease compared with prior fiscal year. Fees are collected based on the schedule in effect at the time the development agreement was drafted.

Fiscal Year 2023 disbursements were \$3.6 million, a 71% decrease compared to prior fiscal year due to large distributions in the prior fiscal year brought on by work proceeding on a number of road projects including phase 1 of the North County Corridor project. Of the \$3.6 million, 85%, or \$3.1 million, was spent on various road and bridge projects. 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%. The administrative fees collected for Fiscal Year 2023 were \$133,973, a 32% decrease compared to prior fiscal year. Funds withdrawn for administering the PFF program during Fiscal Year 2023 were \$90,029, a 10% increase due to a change in accounting in Fiscal Year 2023 that now shows the amount of fees allocated to the cities for collecting and remitting PFF to the County. Cities that collect and remit PFF to the County are allowed to keep 1% of the fees collected for helping to administer the PFF program. Prior to Fiscal Year 2023 the

Stanislaus County
Public Facilities Fees
Annual Report for Year Ended June 30, 2023

fees kept by the cities were not accounted for and only the net fees received by the County were accounted. The administrative fee distributions are displayed in the PFF Distributions Report section.

The accumulated five-year excess amount as of June 30, 2023 is \$17,144,134, an 11% increase compared to June 30, 2022. The accumulated five-year excess is the amount of fees collected as of June 30, 2018, and undistributed as of June 30, 2023. The County uses a first in first out method to calculate the accumulated five-year excess which means that the County assumes that funds that are received first are distributed first. Per Government code section 66001(d) the County is required to identify the purpose to which the accumulated five-year excess amount is to be used. A plan for the use of the accumulated five-year excess 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.

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 a CIP every two years to establish an updated list of the County's long-range capital improvement projects.

The County's most recent CIP can be found on the County's website at <https://www.stancounty.com/capitalprojects/previous-capital-budget.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, 2023**

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, 2023**

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 October 16, 2023

	Fund				Fee	Contact Person(s)	Title	Department
	(1)	(2)	(3)	(4)				
	6400	2400			Regional Transportation Impact Fee (RTIF)	David Leamon Tracie Madison	Director Business Manager	Public Works Public Works
	6401	2401			City/County Roads	David Leamon Tracie Madison	Director Business Manager	Public Works Public Works
	6402	2402			Detention	Jeff Dirkse Brooke Freeman	Sheriff Business Manager	Sheriff Sheriff
	6403	2403			Criminal Justice	Patrice Dietrich Angelica Ramos	Chief Operating Officer Deputy Executive Officer	Chief Executive Office 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	Mary Ann Lily 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	Tony Vartan Kara Anguiano Tina Jamison	Director Assistant Director Fiscal Manager	Behavioral Health & Recovery Services Behavioral Health & Recovery Services Behavioral Health & Recovery Services
	6408	2408			Other Facilities	Patrice Dietrich Angelica Ramos	Chief Operating Officer Deputy Executive Officer	Chief Executive Office Chief Executive Office
	6409	2409			Administration Fees	Kashmir Gill Jian Ou-Yang	Auditor-Controller Assistant Auditor-Controller	Auditor-Controller Auditor-Controller
		2414			Animal Services	Vaughn Maurice	Director	Animal Services
			2415		Information Technology	Eric McLoughlin Kathleen Rinehart	Director Business Accountant	Information Technology Central Information Technology Central
U N I N C O R P O R A T E D	6410	2410			Sheriff	Jeff Dirkse Brooke Freeman	Sheriff Business Manager	Sheriff Sheriff
	6411	2411			Fire Warden / Emergency Services	Jeff Dirkse Richard Murdock Brooke Freeman	Sheriff Fire Warden and Assistant Director of OES Business Manager	Sheriff Sheriff Sheriff
	6412	2412			Unincorporated- Admin Fees	Kashmir Gill Jian Ou-Yang	Auditor-Controller Assistant Auditor-Controller	Auditor-Controller Auditor-Controller
	6413				Unincorporated- Other Facilities	Patrice Dietrich Angelica Ramos	Chief Operating Officer Deputy Executive Officer	Chief Executive Office 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) Funds 6400-6413 refers to PFF Fee Schedule as of January 1990.
(2) Funds 2400-2414 refers to PFF Fee Schedule as of April 2003.
(3) Fund 2415 refers to PFF Fee Schedule as of July 2010.
(4) Funds 2416-2419 refers to PFF Fee Schedule as of October 2020.

STANISLAUS COUNTY
Planned Development Areas Department Contacts
as of October 16, 2023

Fund	Fee	Contact Person(s)	Title	Department
1101 (1)	HWY 120/Dillwood Improvement Pirrone/Sisk TS/Roundabout Atlas Hwy 108/120 Keyes Interchange McHenry/Charity TS Salida Road Improvements	David Leamon Tracie Madison	Director Business Manager	Public Works Public Works
1814 (2)	Developer Fees CSA-10	Tera Chumley Vinal Chand	Director Administrative Manager	Parks & Recreation Parks & Recreation

- (1) Developer agreements for Public Works Fees
- (2) Developer agreements for Parks

**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	Neighborhood Parks¹	Sheriff¹	County-wide IT	Existing RTIF	Admin Charge	Total Fee
<u>Residential (Per Dwelling Unit)</u>															
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
<u>Nonresidential (Per Thousand Square Feet)</u>															
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
<u>Special Cases ³</u>															
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 than 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	Neighborhood Parks¹	Sheriff¹	County-wide IT	Existing RTIF	Admin Charge	Total Fee
<i>Residential (Per Dwelling Unit)</i>															
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
<i>Nonresidential (Per Thousand Square Feet)</i>															
Office	N/A	\$ 26	\$ 37	\$ 304	\$ 6	\$ 98	N/A	\$ 298	N/A	N/A	N/A	\$ 3	\$ 4,237	\$ 100	\$ 5,109
<i>Industrial ²</i>															
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
<i>Commercial</i>															
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
<i>Special Cases ³</i>															
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 than 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	Neighborhood Parks¹	Sheriff¹	County-wide IT	Existing RTIF	Admin Charge	Total Fee
<i>Residential (Per Dwelling Unit)</i>															
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
<i>Nonresidential (Per Thousand Square Feet)</i>															
Office	N/A	\$ 26	\$ 37	\$ 304	\$ 6	\$ 98	N/A	\$ 298	N/A	N/A	N/A	\$ 3	\$ 4,237	\$ 100	\$ 5,109
<i>Industrial ²</i>															
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
<i>Commercial</i>															
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
<i>Special Cases ³</i>															
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 than 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, 2023**

Land Use	Hwy 120/Dillwood - Transportation Improvement Fee	Pirrone, Sisk Turnsignal and Roundabout	Atlas Hwy 108/120 - Transportation Improvement Fee	Keyes Interchange	McHenry/Charity Turnsignal	Salida Road Improvement Fee	Developer Fees CSA-10 - Parks
<i>Per New Dwelling:</i>							
Hillsborough Estates Smith Subdivision	\$ 250		\$ 250				
Salida Planned Community Residential						\$ 512	\$ 512
Salida Planned Medium-High Density Residential						\$ 301	\$ 512
<i>Per Acre:</i>							
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		
<i>Project Cost Fair Share:</i>							
Modesto Christian Mitigation		\$ 79,500					

Stanislaus County
List of Impact Fees and Purpose of Fee
As of June 30, 2023

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.

Stanislaus County
List of Impact Fees and Purpose of Fee
As of June 30, 2023

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, 2023

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.

Stanislaus County
List of Impact Fees and Purpose of Fee
As of June 30, 2023

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.

Pirrone/Sisk Turnsignal/ Roundabout

The purpose of this fee is for improvements needed for traffic control at the intersection of Pirrone Road and Sisk Road.

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, 2023

Activity from Original Fee Structure								
Fund - Fee	Beginning Balance	Fees Collected ¹	Interest Earned	Adjustments	Refunds	Distributions	Net Activity	Ending Balance
6400 RTIF	\$ 297,680	\$ -	\$ 3,683	\$ -	\$ -	\$ -	\$ 3,683	\$ 301,363
6401 City/County Roads	4,560	-	56	-	-	-	56	4,616
6402 Jails	1	-	1	-	-	-	1	2
6403 Justice	58,050	-	716	-	-	-	716	58,766
6404 Library	1	-	-	-	-	(1)	(1)	-
6405 Parks	267	-	4	-	-	-	4	271
6406 Public Health	1,307,513	-	16,136	-	-	-	16,136	1,323,649
6407 Outpatient	709,709	-	8,758	-	-	-	8,758	718,467
6408 Other Facilities	8,662	-	107	-	-	(4,282)	(4,175)	4,487
6409 Admin Fees	8	-	-	-	-	-	-	8
6410 Sheriff	1,316	-	16	-	-	-	16	1,332
6411 Fire Warden	21,638	-	267	-	-	-	267	21,905
6412 Unincorp-Admin Fees	6	-	-	-	-	-	-	6
6413 Unincorp-Other Faciliti	28,186	-	348	-	-	(12,680)	(12,332)	15,854
Sub-Totals	\$ 2,437,597	\$ -	\$ 30,092	\$ -	\$ -	\$ (16,963)	\$ 13,129	\$ 2,450,726

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, 2023

Activity from New Fee Structure Effective 5/12/03								
Fund - Fee	Beginning Balance	Fees Collected ¹	Interest Earned	Adjustments	Refunds	Distributions	Net Activity	Ending Balance
2400 RTIF	\$ 9,183,338	\$ 4,746,247	\$ 135,921	\$ -	\$ -	\$ (3,073,974)	\$ 1,808,194	\$ 10,991,532
2401 City/County Roads	820,998	-	10,132	-	-	-	10,132	831,130
2402 Detention	7,721,466	742,869	101,265	-	-	-	844,134	8,565,600
2403 Criminal Justice	780,528	91,794	10,369	-	-	-	102,163	882,691
2404 Library	562,314	209,996	6,158	-	-	(199,999)	16,155	578,469
2405 Regional Parks	3,825,692	205,709	48,868	-	-	-	254,577	4,080,269
2406 Health	4,990,872	241,279	63,529	-	-	-	304,808	5,295,680
2407 Behavioral Health	772,280	65,371	10,052	-	-	-	75,423	847,703
2408 Other Facilities	4,386,309	814,363	60,613	-	-	(32,244)	842,732	5,229,041
2409 Admin Fees	210,282	114,559	2,920	-	-	(90,029)	27,450	237,732
2410 Sheriff	663,654	82,546	8,824	-	-	-	91,370	755,024
2411 Emergency Services	165,941	11,735	2,142	-	-	-	13,877	179,818
2412 Unincorp-Admin Fees	128,439	19,414	1,726	-	-	-	21,140	149,579
2413 Neighborhood Parks	780,804	33,998	9,610	-	-	(219,691)	(176,083)	604,721
2414 Animal Services	596,869	47,487	7,766	-	-	-	55,253	652,122
2415 Information Technology	206,776	7,707	2,611	-	-	-	10,318	217,094
2416 CLIBP - Traffic	-	-	-	-	-	-	-	-
2417 CLIBP - Water	-	-	-	-	-	-	-	-
2418 CLIBP - Wastewater	-	-	-	-	-	-	-	-
2419 CLIBP - Storm Drain	-	-	-	-	-	-	-	-
Sub-Totals	35,796,562	7,435,074	482,506	-	-	(3,615,937)	4,301,643	40,098,205
Total from original fee structure	2,437,597	-	30,092	-	-	(16,963)	13,129	2,450,726
TOTAL ALL FUNDS	\$ 38,234,159	\$ 7,435,074	\$ 512,598	\$ -	\$ -	\$ (3,632,900)	\$ 4,314,772	\$ 42,548,931

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, 2023

Planned Development Areas									
Fund - Fee	Beginning Balance	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity	Ending Balance	
1101 055007 Atlas/108/120	\$ 19,250	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ 19,500	
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 055005 Pirrone/Sisk TS Roundabout	287,909	-	-	-	-	-	-	287,909	
1101 055028 Salida Roads	194,769	-	-	-	-	-	-	194,769	
Sub-Totals	791,939	250	-	-	-	-	250	792,189	
TOTAL ALL PFF FUNDS	38,234,159	7,435,074	512,598	-	-	(3,632,900)	4,314,772	42,548,931	
TOTAL ALL FEES	\$ 39,026,098	\$ 7,435,324	\$ 512,598	\$ -	\$ -	\$ (3,632,900)	\$ 4,315,022	\$ 43,341,120	

**STANISLAUS COUNTY
PUBLIC FACILITIES FEES CASH BALANCES AND ACTIVITIES REPORT
FOR THE YEAR ENDED JUNE 30, 2023**

Administrative Fees Collected	
Fund	Fees Collected
6409 Admin Fees	\$ -
6412 Unincorp-Admin Fees	-
2409 Admin Fees	114,559
2412 Unincorporated-Administrative Fees	19,414
Total Administrative Fees Collected	\$ 133,973

² 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, 2023**

Fee Name	PFF Amount	Board Resolution Number	Project Total	% paid from PFF	Description
Administrative Fees	\$ 58,966			NP	Planning Admin Fees
	22,841			NP	City Administrative Fees
	3,500			NP	Inflationary Study Update
	2,815			NP	Auditor Controller Admin Fees
	1,902			NP	County Council Admin Fees
	5			NP	General Services Agency Admin Fees
Administrative Fees Total	90,029				
Regional Transportation Impact Fee (RTIF)	2,823,104	2019-0708	15,458,286	18.26%	Claribel Road Extension Project - North County Corridor Phase 1
	125,839	2018-0193	5,900,000	2%	SR 132 West Extension: Dakota to Gates
	121,469	Budget, 2019-0513, 2019-0512, 2019-0553, 2019-0587, 2019- 0588, 2019-0589	17,113,720	1%	McHenry Widening Project
	2,017	2020-0438	872,291	0.23%	McHenry Avenue and Stanislaus Bridge Replacement Project
	1,545	Budget, 2019-0230	5,578,000	0%	Faith Home Road/Garner Road Bridge over Tuolumne River
Regional Transportation Impact Fee Subtotal	3,073,974				
Library	200,000	2019-0700	4,000,000	5.00%	Tobacco Endowment Debt Payment - Turlock Library
Other Facilities	49,206	2021-0220	196,822	25.00%	Nearmap Aerial Photography/Geographical Information System
Parks/Regional Parks	138,785	2022-0343, 2023-0160	1,144,000	12.13%	Burbank-Paradise Park Project
	80,906	2022-0343, 2023-0160	2,059,807	3.93%	Oregon Park Project
Parks/Regional Parks Subtotal	219,691				
Total Project Distributions	3,542,871				
Grand Total	\$ 3,632,900	TOTAL DISTRIBUTIONS FOR THE YEAR ENDED JUNE 30, 2023			
NP = Not a project					

**STANISLAUS COUNTY
PUBLIC FACILITIES FEES PLAN FOR ACCUMULATED FUNDS
AS OF JUNE 30, 2023**

Fund	Fund Name	Accumulated 5-year excess Funds	Total Estimated Project Cost	Project to be used on	Beginning Year of Project	Year Funding Expected to be Transferred
6400	Regional Transportation Impact Fee	\$ 240,285	\$ 170,000,000	North County Corridor Project	2022	2024
2401	City/County Roads	667,575	600,000	Highway 99 and Keyes Ramp Improvements	2024	2025
2402	Detention	4,131,996	50,000,000	Sheriff Range Project	2022	2024
	Total Detention	4,131,996	51,300,000	Future PSC/Hackett Campus Improvements	2023	2024
2403	Criminal Justice	345,961	10,000,000	Inmate Program Space expansion/Medical Unit expansion and Civil Division Expansion.	2024	2024
6403	Justice	48,716				
	Total Criminal Justice	394,677	10,000,000			
2405	Regional Parks	2,721,156	900,000	Modesto Reservoir: West side group campsite development including CEQA, non-motorized walking/hiking trail system, camera system expansion, play structure, and entrance station expansion.	2024	2025
			400,000	Frank Raines Regional Park: Expand potable water system and add new Restroom at day use area.	2025	2026
			530,000	La Grange Regional Park: Add play structure and 3 new Vaulted Restrooms to include ADA parking and lighting.	2024	2025
			455,000	Laird Regional Park: Walking trail (non-motorized) with outlooks along river, parking expansion, additional lighting and cameras, additional shade structure, landscape and irrigation.	2025	2026
			1,200,000	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.	2026	2027
	Total Regional Parks	2,721,156	3,485,000			
2413	Neighborhood Parks	384,801	400,000	Bonita Pool: Playground with surfacing, ADA amenities, picnic areas, restroom and concession expansion.	2024	2025
2406	Health	3,684,799	35,000,000	New Health Services Agency Admin & Public Health Building/Facility Planning	2022	2024
6406	Public Health	1,215,527				
6407	Outpatient	659,992				
	Total Health	5,560,318	35,000,000			
2407	Behavioral Health	431,271	1,000,000	Purchase, construction, or expansion of a treatment center.	2024	2024
2410	Sheriff	324,359	450,000	Additional Mobile Command Centers and Tactical Vehicles	2024	2024
2411	Emergency Services	105,395	300,000	Technology and AV upgrade/expansion for Emergency Operations Center	2023	2024
6411	Fire Warden	15,713	1,000,000	Diablo Grande Radio Tower Project	2024	2024
	Total Emergency Services	445,467	1,750,000			
2414	Animal Services	366,609	1,200,000	Expand the clinic to build a new functional space for high volume high quality spay/neuter public clinic.	2024	2024
2415	Information Technology	145,747	200,000	GIS aerial map contract with CDW-G & Nearmap	2025	2025
2408	Other Facilities	850,299	2,300,000	Harvest Hall Modernization Project	2023	2024
6413	Unincorp-Other Facilities	11,994				
	Total Other Facilities	862,293	2,300,000			

**STANISLAUS COUNTY
PUBLIC FACILITIES FEES PLAN FOR ACCUMULATED FUNDS
AS OF JUNE 30, 2023**

Fund	Fund Name	Accumulated 5-year excess Funds	Total Estimated Project Cost	Project to be used on	Beginning Year of Project	Year Funding Expected to be Transferred
1101	Atlas Hwy 108/120	19,250	20,000	Improvements have been completed on 108. With North County Corridor beginning, the County will look at the general area to improve traffic flow.	2025	2025
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	2025	2025
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	2025
1101	Keyes Interchange	68,406	65,000	Staff is working on a 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	2025
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 upgrade	2025	2025
1101	Pirrone/Sisk TS/Roundabout	287,909	1,036,000	Staff is currently looking at beginning construction this fiscal year on the Pirrone/Sisk Traffic Signal. This will project is expected be complete Fiscal Year 2024	2022	2024
1101	Salida Road Improvements	194,769	1,036,000	Staff is currently looking at beginning construction this fiscal year on the Pirrone/Sisk Traffic Signal. This will project is expected be complete Fiscal Year 2024	2022	2024
Total		\$ 17,144,134	\$ 279,743,000			
PFF policy provides for all plans to be presented to the Board of Supervisors individually for approval prior to incurring expenditures.						

**Stanislaus County PFF Funds
Unobligated Cash Balances
As of September 30, 2023**

Fee	Description	Cash Balances As of 9/30/2023	Open Project Balances Not Yet Withdrawn	Unobligated Cash Balances As of 9/30/2023
2400	Regional Transportation Impact Fee	12,029,930.59	(25,223,374.13)	(13,193,443.54)
2401	City/County Roads	835,400.46	-	835,400.46
2402	Detention	8,766,918.03	-	8,766,918.03
2403	Criminal Justice	907,176.93	-	907,176.93
2404	Library	433,213.71	(3,200,001.01)	(2,766,787.30)
2405	Regional Parks	4,153,306.91	-	4,153,306.91
2406	Health	5,372,208.81	(3,720,656.56)	1,651,552.25
2407	Behavioral Health	865,806.74	-	865,806.74
2408	Other Facilities	5,459,195.16	(2,332,226.00)	3,126,969.16
2409	Administrative Fees	241,384.08	11,453.54	252,837.62
2410	Sheriff	815,596.63	-	815,596.63
2411	Emergency Services	185,876.85	-	185,876.85
2412	Admin Fees Unincorporated	160,785.66	-	160,785.66
2413	Neighborhood Parks	647,127.09	(2,384.60)	644,742.49
2414	Animal Services	705,001.47	(10,200.00)	694,801.47
2415	Info Technology	224,734.02	-	224,734.02
2416	Crows Landing IBP Traffic Facilities	-	-	-
2417	Crows Landing IBP Water Facilities	-	-	-
2418	Crows Landing IBP Wastewater Facilitie	-	-	-
2419	Crows Landing IBP Storm Drain Facilitie	-	-	-
	Subtotal	41,803,663.14	(34,477,388.76)	7,326,274.38
6400	Regional Transportation Impact Fee	302,912.02	-	302,912.02
6401	City/County Roads	4,639.73	-	4,639.73
6402	Jails	1.54	-	1.54
6403	Justice	59,068.05	-	59,068.05
6404	Library	-	-	-
6405	Parks	272.13	-	272.13
6406	Public Health	1,330,450.43	(1,262,207.40)	68,243.03
6407	Outpatient	722,159.19	(685,136.04)	37,023.15
6408	Other Facilities	4,509.64	(4,281.00)	228.64
6409	Administrative Fees	8.24	-	8.24
6410	Sheriff Patrol	1,338.67	-	1,338.67
6411	Fire Warden	22,018.05	-	22,018.05
6412	Admin Fees-Unincorporated	6.11	-	6.11
6413	Other Facilities-Unincorporated	15,935.57	(12,679.00)	3,256.57
	Subtotal	2,463,319.37	(1,964,303.44)	499,015.93
	Grand Total	44,266,982.51	(36,441,692.20)	7,825,290.31

Note: The Unobligated Cash Balances column is the total cash balance available for future department PFF requests. All open PFF project balances have been deducted from this column.

Note: The Open Project Balances Not Yet Withdrawn include amounts approved by the Board of Supervisors and amounts approved by the PFF Committee. Amounts approved by the PFF Committee may have not yet been approved by the Board of Supervisors.

**Public Facilities Fees
Activity
For the Three Months Ended September 30, 2023**

Activity from New Fee Structure Effective 5/12/03						
Fee	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
2400 Regional Transportation Impact Fee	\$ 980,708.79	\$ 57,689.31	\$ -	\$ -	\$ -	\$ 1,038,398.10
2401 City/County Roads	-	4,270.75	-	-	-	4,270.75
2402 Detention	157,204.14	44,113.51	-	-	-	201,317.65
2403 Criminal Justice	19,937.73	4,548.09	-	-	-	24,485.82
2404 Library	52,773.05	1,973.63	-	-	(199,999.99)	(145,253.31)
2405 Regional Parks	52,044.60	20,993.67	-	-	-	73,038.27
2406 Health	49,283.95	27,244.48	-	-	-	76,528.43
2407 Behavioral Health	13,737.66	4,366.36	-	-	-	18,104.02
2408 Other Facilities	203,128.42	27,025.73	-	-	-	230,154.15
2409 Admin Fees	22,514.35	1,231.10	-	-	(20,093.54)	3,651.91
2410 Sheriff	56,637.40	3,934.76	-	-	-	60,572.16
2411 Emergency Services	5,132.67	925.77	-	-	-	6,058.44
2412 Unincorp-Admin Fees	10,410.00	797.08	-	-	-	11,207.08
2413 Neighborhood Parks	39,277.25	3,128.80	-	-	-	42,406.05
2414 Animal Services	49,519.75	3,359.89	-	-	-	52,879.64
2415 Information Technology	6,522.64	1,117.00	-	-	-	7,639.64
2416 Crows Landing IBP Traffic Facilities	-	-	-	-	-	-
2417 Crows Landing IBP Water Facilities	-	-	-	-	-	-
2418 Crows Landing IBP Wastewater Facilities	-	-	-	-	-	-
2419 Crows Landing IBP Storm Drain Facilities	-	-	-	-	-	-
Sub-Totals	\$ 1,718,832.40	\$ 206,719.93	\$ -	\$ -	\$ (220,093.53)	\$ 1,705,458.80

Activity from Original Fee Structure						
Fee	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400 Regional Transportation Impact Fee	\$ -	\$ 1,548.55	\$ -	\$ -	\$ -	\$ 1,548.55
6401 City/County Roads	-	23.72	-	-	-	23.72
6402 Jails	-	-	-	-	-	-
6403 Justice	-	301.97	-	-	-	301.97
6404 Library	-	-	-	-	(0.01)	(0.01)
6405 Parks	-	1.39	-	-	-	1.39
6406 Public Health	-	6,801.55	-	-	-	6,801.55
6407 Outpatient	-	3,691.83	-	-	-	3,691.83
6408 Other Facilities	-	23.06	-	-	-	23.06
6409 Admin Fees	-	0.04	-	-	-	0.04
6410 Sheriff	-	6.84	-	-	-	6.84
6411 Fire Warden	-	112.56	-	-	-	112.56
6412 Unincorp-Admin Fees	-	0.03	-	-	-	0.03
6413 Unincorp-Other Facility	-	81.47	-	-	-	81.47
Sub-Totals	\$ -	\$ 12,593.01	\$ -	\$ -	\$ (0.01)	\$ 12,593.00
TOTAL ALL FEES	\$ 1,718,832.40	\$ 219,312.94	\$ -	\$ -	\$ (220,093.54)	\$ 1,718,051.80
GRAND TOTAL JUL-22 - SEP-22	\$ 1,767,589.25	\$ -	\$ -	\$ -	\$ (200,047.26)	\$ 1,567,541.99
CHANGE FROM PRIOR YEAR TO DATE	-3%	0%	0%	0%	10%	-10%

Public Facilities Fees
Open Projects Summary By Use
As of September 30, 2023

Project & Fee Description	Sum of Approved Open PFF Project Amounts	Sum of Open PFF Project Withdrawals as of 9/30/2023	Sum of Open PFF Project Balances Available for Withdrawal
Admin Fees	\$ -	\$ 20,093.54	\$ (20,093.54)
Administrative Fees - County	-	14,574.43	(14,574.43)
2409-Admin Fees	-	14,574.43	(14,574.43)
Administrative Fees - City	-	5,519.11	(5,519.11)
2409-Admin Fees	-	5,519.11	(5,519.11)
Project	67,733,140.44	31,271,354.70	36,461,785.74
RTIF McHenry Widening Project #9616	4,638,098.16	3,988,098.16	650,000.00
2400-Regional Transportation Impact Fee	4,638,098.16	3,988,098.16	650,000.00
SR 132 West Extension: 99 to Dakota	5,000,000.00	4,622,137.75	377,862.25
2400-Regional Transportation Impact Fee	5,000,000.00	4,622,137.75	377,862.25
Tobacco Endowment Debt Payment - Turlock Library	4,000,001.01	800,000.00	3,200,001.01
2404 - Library	3,996,782.33	796,781.32	3,200,001.01
6404 - Library	3,218.68	3,218.68	-
HSA Administration and Public Health Facility	5,668,000.00	-	5,668,000.00
2406-Health	3,720,656.56	-	3,720,656.56
6406-Public Health	1,262,207.40	-	1,262,207.40
6407-Outpatient	685,136.04	-	685,136.04
Harvest Hall Modernization Project -Design	2,299,982.00	-	2,299,982.00
2408-Other Facilities	2,299,982.00	-	2,299,982.00
SR 132 West Extension: Dakota to Gates Proj# 9642	9,158,677.78	4,168,189.92	4,990,487.86
2400-Regional Transportation Impact Fee	9,158,677.78	4,168,189.92	4,990,487.86
Claribel Road Extension Project # 200016- NCC PH 1	33,756,853.00	15,213,780.88	18,543,072.12
2400-Regional Transportation Impact Fee	33,756,853.00	15,213,780.88	18,543,072.12
McHenry Ave and Stanislaus Bridge Replacement Proj 9593	614,816.03	516,833.13	97,982.90
2400-Regional Transportation Impact Fee	614,816.03	516,833.13	97,982.90
Nearmap Aerial Photography/GIS	196,822.00	147,618.00	49,204.00
2408-Other Facilities	128,976.00	96,732.00	32,244.00
6408-Other Facilities	17,127.00	12,846.00	4,281.00
6413-Unicorp-Other Facility	50,719.00	38,040.00	12,679.00
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	1,672,411.86	1,672,411.86	-
2400-Regional Transportation Impact Fee	1,672,411.86	1,672,411.86	-
Burbank-Paradise Park Project	141,169.60	138,785.00	2,384.60
2413-Neighborhood Parks	141,169.60	138,785.00	2,384.60
Two Hybrid Vehicles	10,200.00	-	10,200.00
2414 - Animal Services	10,200.00	-	10,200.00
Inflationary Study Update	12,140.00	3,500.00	8,640.00
2409-Admin Fees	12,140.00	3,500.00	8,640.00
North County Corridor Phase II	563,969.00	-	563,969.00
2400-Regional Transportation Impact Fee	563,969.00	-	563,969.00
Grand Total	\$ 67,733,140.44	\$ 31,291,448.24	\$ 36,441,692.20

Public Facilities Fees
Open Projects Summary By Fee
As of September 30, 2023

Fee & Project Description	Sum of Approved Open PFF Project Amounts	Sum of Open PFF Project Withdrawals as of 9/30/2023	Sum of Open PFF Project Balances Available for Withdrawal
Admin Fees	\$ -	\$ 20,093.54	\$ (20,093.54)
2409-Admin Fees	-	20,093.54	(20,093.54)
Administrative Fees - City	-	5,519.11	(5,519.11)
Administrative Fees - County	-	14,574.43	(14,574.43)
Project	67,733,140.44	31,271,354.70	36,461,785.74
2400-Regional Transportation Impact Fee	55,404,825.83	30,181,451.70	25,223,374.13
Claribel Road Extension Project # 200016- NCC PH 1	33,756,853.00	15,213,780.88	18,543,072.12
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	1,672,411.86	1,672,411.86	-
McHenry Ave and Stanislaus Bridge Replacement Proj 9593	614,816.03	516,833.13	97,982.90
North County Corridor Phase II	563,969.00	-	563,969.00
RTIF McHenry Widening Project #9616	4,638,098.16	3,988,098.16	650,000.00
SR 132 West Extension: 99 to Dakota	5,000,000.00	4,622,137.75	377,862.25
SR 132 West Extension: Dakota to Gates Proj# 9642	9,158,677.78	4,168,189.92	4,990,487.86
2404 - Library	3,996,782.33	796,781.32	3,200,001.01
Tobacco Endowment Debt Payment - Turlock Library	3,996,782.33	796,781.32	3,200,001.01
2406-Health	3,720,656.56	-	3,720,656.56
HSA Administration and Public Health Facility	3,720,656.56	-	3,720,656.56
2408-Other Facilities	2,428,958.00	96,732.00	2,332,226.00
Harvest Hall Modernization Project -Design	2,299,982.00	-	2,299,982.00
Nearmap Aerial Photography/GIS	128,976.00	96,732.00	32,244.00
2409-Admin Fees	12,140.00	3,500.00	8,640.00
Inflationary Study Update	12,140.00	3,500.00	8,640.00
2413-Neighborhood Parks	141,169.60	138,785.00	2,384.60
Burbank-Paradise Park Project	141,169.60	138,785.00	2,384.60
2414 - Animal Services	10,200.00	-	10,200.00
Two Hybrid Vehicles	10,200.00	-	10,200.00
6404 - Library	3,218.68	3,218.68	-
Tobacco Endowment Debt Payment - Turlock Library	3,218.68	3,218.68	-
6406-Public Health	1,262,207.40	-	1,262,207.40
HSA Administration and Public Health Facility	1,262,207.40	-	1,262,207.40
6407-Outpatient	685,136.04	-	685,136.04
HSA Administration and Public Health Facility	685,136.04	-	685,136.04
6408-Other Facilities	17,127.00	12,846.00	4,281.00
Nearmap Aerial Photography/GIS	17,127.00	12,846.00	4,281.00
6413-Unicorp-Other Facility	50,719.00	38,040.00	12,679.00
Nearmap Aerial Photography/GIS	50,719.00	38,040.00	12,679.00
Grand Total	\$ 67,733,140.44	\$ 31,291,448.24	\$ 36,441,692.20

**Public Facilities Fees
Open Project List
As of September 30, 2023**

Dept	Project Description	Date of PFF Committee Request	Board Action Item No. (i.e. "2015-123")	Approved Open PFF Project Amounts	Open PFF Project Withdrawals as of 9/30/2023	Open PFF Project Balances Available for Withdrawal	PFF Oracle Fee # (for Transfer Out)	Project Type
PW	RTIF McHenry Widening Project #9616	Budget	Budget, 2019-0513, 2019-0512, 2019-0553, 2019-0587, 2019-0588, 2019-0589	4,638,098.16	3,988,098.16	650,000.00	2400-Regional Transportation Impact Fee	Project
PW	SR 132 West Extension: Dakota to Gates Proj# 9642	None	2018-0193, 2023-0164	9,158,677.78	4,168,189.92	4,990,487.86	2400-Regional Transportation Impact Fee	Project
PW	SR 132 West Extension: 99 to Dakota	None	2018-0247	5,000,000.00	4,622,137.75	377,862.25	2400-Regional Transportation Impact Fee	Project
PW	Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	None	Budget, 2019-230	1,672,411.86	1,672,411.86	-	2400-Regional Transportation Impact Fee	Project
PW	Claribel Road Extension Project # 200016- NCC PH 1	None	2019-0708	33,756,853.00	15,213,780.88	18,543,072.12	2400-Regional Transportation Impact Fee	Project
PW	McHenry Ave and Stanislaus Bridge Replacement Proj 9593	None	2020-0438	614,816.03	516,833.13	97,982.90	2400-Regional Transportation Impact Fee	Project
PW	North County Corridor Phase II	None	2023-0165	563,969.00	-	563,969.00	2400-Regional Transportation Impact Fee	Project
CEO	Tobacco Endowment Debt Payment - Turlock Library	10/18/2018	2019-0700	3,996,782.33	796,781.32	3,200,001.01	2404 - Library	Project
PKS	Burbank-Paradise Park Project	3/16/2023	0	141,169.60	138,785.00	2,384.60	2413-Neighborhood Parks	Project
AS	Two Hybrid Vehicles	2/16/2023		10,200.00	-	10,200.00	2414 - Animal Services	Project
CEO	Tobacco Endowment Debt Payment - Turlock Library	10/18/2018	2019-0700	3,218.68	3,218.68	-	6404 - Library	Project
CEO	HSA Administration and Public Health Facility	10/18/2018	2020-0121	3,720,656.56	-	3,720,656.56	2406-Health	Project
CEO	HSA Administration and Public Health Facility	10/18/2018	2020-0121	1,262,207.40	-	1,262,207.40	6406-Public Health	Project
CEO	HSA Administration and Public Health Facility	10/18/2018	2020-0121	685,136.04	-	685,136.04	6407-Outpatient	Project
CEO	Harvest Hall Modernization Project -Design	None	2020-0122	2,299,982.00	-	2,299,982.00	2408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	128,976.00	96,732.00	32,244.00	2408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	17,127.00	12,846.00	4,281.00	6408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	50,719.00	38,040.00	12,679.00	6413-Unicorp-Other Facility	Project
PW	Inflationary Study Update	10/20/2022	2022-0635	12,140.00	3,500.00	8,640.00	2409-Admin Fees	Project
CEO,PL, AC,CC,P W,AC,G SA	Administrative Fees - County	N/A	N/A	-	14,574.43	(14,574.43)	2409-Admin Fees	Admin Fees
Cities	Administrative Fees - City	N/A	N/A	-	5,519.11	(5,519.11)	2409-Admin Fees	Admin Fees
Total				67,733,140.44	31,291,448.24	36,441,692.20		

