



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

Thursday, December 19, 2024

1010 10th Street, Modesto

Covell Conference Room (2005/2nd floor)

2:00-3:30 p.m.

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

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Committee Secretary at (209) 573-0905. 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) 573-0905.

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 (209) 222-7158.

A. Call to Order

B. Public Comment Period

C. Roll Call (Verbal)

D. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on **November 21, 2024**
2. Request from Self Help Enterprises for Fee Deferral/Waiver for Villages of Patterson known as "Stonegate Shire" phase III.
3. Approval of Annual Auditor's Report FY 2024.

E. Discussion Item(s):

1. Auditor's Report.

F. Next Regular Meeting:

1. Thursday, January 16, 2025 @ 2-3:30 p.m., Room 2005

Stanislaus County Public Facilities Fees Committee Meeting Minutes

November 21, 2024
1010 10th Street, Room 2005 (2nd floor conference room)

- ☒ County Counsel Advisor: Lori Sicard
- ☒ Executive Assistant (Recorder): Mila Romo

Voting Members or Alternate Present Marked with an X:

Voting Member

- ☐ Andy Johnson (GSA-Capital Facilities)
- ☒ Chris Barnes (Auditor/Controller)
- ☐ David Leamon (Public Works)
- ☐ Denny Ferreira (Building)
- ☒ Erica Inacio (Chief Executive Office)
- ☐ Kristi Doud (Planning)

Alternate Member

- ☒ Al Valencia (GSA-Capital Facilities)
- ☐ Kamryn Bylsma (Auditor/Controller)
- ☒ Janelle Kostlivy (Public Works)
- ☐ Patrick Cavanah (Chief Executive Office)
- ☒ Angela Freitas (Planning)

Present Member / Alternate, But Not Voting:

- ☒ Andy Johnson (GSA-Capital Facilities)
- ☒ Kamryn Bylsma (Auditor/Controller)

Guests Present:

Tera Chumley, Director of Parks & Recreation; Vinal Chand, Manager IV – Parks & Recreation

A. Meeting called to order at 2:02 p.m. by Chair Chris Barnes

B. Public Comment

- None

C. Roll call: A quorum of membership was established.

D. Action Items:

1. Approval of Minutes from the PFF Committee Meeting from October 17, 2024

Minutes may be voted on by those Members in attendance.

A Motion was made to approve the PFF Committee Meeting Minutes from October 17, 2024
Motion: Valencia | Second: Inacio | Unanimous (5 | 0) | Abstain: :(0)

2. Consider the request from Parks & Recreation office for the use \$470,920 of PFF Funds for the Bonita Pool Project:

Bonita Pool is in the Community of Crows Landing. Pool was built in the 1960's and Renovated in 2000. It was closed in 2010 for failure to meet the Virginia Graeme Baker Act's requirement, Parks and Recreation with the assistance of the General Services Agency are collaborating to replace and expand the existing pool and surrounding amenities.

Stanislaus County Public Facilities Fees Committee
Meeting Minutes – November 21, 2024

Motion: Kostlivy | Second: Valencia | Unanimous (5 | 0) | Abstain:(0)

3. Approval of the PFF Board 2025 Meeting Calendar

2025 PFF Meeting Calendar presented by Mila Romo. Due to the holiday, the meeting for June was pushed to the 4th Thursday of that month.

Motion: Inacio | Second: Kostlivy | Unanimous (5 | 0) | Abstain: :(0)

E. Discussion Items

1. Update on BHRS PFF Waiver request for Dignity Village

Erica Inacio shared information on the request from Behavioral Health & Recovery Services to waive the PFF fees on the Dignity Village Project:

In the PFF Guidelines, there is an exemption section that states, "Public facilities, i.e. state agencies, utilities, fire districts, public schools, public housing agencies, community services district, etc." This exemption would be applied to the request from BHRS to waive the fees as they are a Government/County/Public agency.

2. Update on Ceres Grub Hub Fee Methodology for future reference.

Erica Inacio discussed that the use category of a Grub Hub is not specified on the PFF schedule. A fee methodology that has been created by Public Works is reasonable for the use for a grub hub. It was agreed that this methodology should be documented for future requests.

Using my alternative methodology, I normalized the trip demand by calculating an equivalent "drive-through" from the proposed parking stalls, and the 44 parking stalls were an equivalent of a drive-through with 2 lanes, so that fee would be whatever the calculator does on the PFF calculator, my calculation is \$17,705.34 for the RTIF based on the table 13.7 in the fee docs for Drive-through with 2 lanes.

In terms of the actual issue in RTIF, (not this project) I believe there may be an error causing the drive throughs Trip Demand Factor to be artificially low. I'll need to go back and look at the update documents from 2020. The actual Trip Demand factor for the Drive Through should be actually about 60.15, no 3.09, so it's off by a factor of 20. I'm not sure why this is, but there may be an explanation (capping of the fee growth from previous?)

See comparison calculation.

Table 13.1: Trip Demand Factors

	Primary Trips	Diverted Trips	Total Excluding Pass-by	Average Trip Length	Adjustment factor	PM Peak Hour Trips	Trip Demand Factor
	A	B	C=A+B	D	E=C x D / 6.8	F	G=E x F
<i>Special Cases</i>							
Drive Through (per lane)	52%	37%	89%	4.5	0.58	5.32	3.09 Adopted
Drive Through (per lane)	52%	37%	89%	4.5	0.58	103.71	60.15 What it should be...

3. Discuss updates needed to Administrative Guidelines for ADU State Law Changes

Deputy County Counsel Lori Sicard wanted to make everyone aware that there are 20 to 40 Bills passed yearly about ADU State Law changes. It was confirmed and acknowledged that the Board Agenda Item in May of 2021 addressed the recent changes. (Attached)

4. Update needed on audit for Modular Business in Patterson.

Stanislaus County Public Facilities Fees Committee
Meeting Minutes – November 21, 2024

Erica Inacio shared that a request was submitted to Work Force Development to perform an audit, we are awaiting an answer on the cost and who will be responsible for payment for the audit.

5. Auditor's Report
Unobligated Cash Balance - \$11,794,253.15

F. Next Regular Meeting:

- Thursday, December 19, 2024 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 2005 (2nd floor) or TBD.

Meeting adjourned at 2:42 p.m.

Submitted by: Mila Romo, Confidential Assistant IV

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

DEPT: Chief Executive Office

BOARD AGENDA: 7.4
AGENDA DATE: May 11, 2021

SUBJECT:

Public Hearing to Consider the Adoption of the Updated County Public Facilities Fees (PFF) Program to Amend the Accessory Dwelling Unit Fee Category and Amended PFF Administrative Guidelines

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2021-0195

On motion of Supervisor Grewal Seconded by Supervisor C. Condit

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: 
ELIZABETH A. KING, Clerk of the Board of Supervisors

File No. M-64-N-2

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Chief Executive Office

BOARD AGENDA:7.4
AGENDA DATE: May 11, 2021

CONSENT ☐

CEO CONCURRENCE: YES

4/5 Vote Required: No

SUBJECT:

Public Hearing to Consider the Adoption of the Updated County Public Facilities Fees (PFF) Program to Amend the Accessory Dwelling Unit Fee Category and Amended PFF Administrative Guidelines

STAFF RECOMMENDATION:

1. Conduct a Public Hearing to consider the adoption of the updated County Public Facilities Fees pursuant to Title 23 of the Stanislaus County Ordinance Code.

DISCUSSION:

The Stanislaus County's Public Facilities Fee (PFF) program was developed in 1989. The primary objective of the PFF program is to ensure that new development pays the capital costs associated with growth. Program updates since inception were completed in 1992, 2003, 2005, 2010, 2018 and 2020. The PFF program collects impact fees from new development throughout the County, both in the cities and the unincorporated area, to fund the public facilities required to accommodate growth.

On April 2, 2019, the Board of Supervisors approved a new Accessory Dwelling Unit (ADU) fee category be added to the PFF program. An ADU is described as a second attached or detached unit to existing single family residences. ADUs offer a variety of benefits to communities:

- Increase housing supply.
- Affordable housing options for many low- and moderate-income residents including elderly and/or disabled persons who may want to live close to family members or caregivers, empty nesters, and young adults just entering the workforce.
- Providing homeowners extra income that can assist in mitigating the increased cost of living.

The Board had approved that the units can be a maximum of 1,200 square feet in size. No more than one accessory dwelling unit is allowed per single family lot and the property owner must occupy the primary single-family residence or accessory dwelling unit. Additionally, the design must be architecturally consistent with the main residence.

The current flat rate fee structure for ADUs using a one-person occupancy is as follows:

Fee Category	ADU Fee
Unincorporated Area only	\$3,285
Ceres, Hughson, Modesto, Patterson & Waterford	\$2,490
Turlock, Oakdale, Newman & Riverbank (no Animal Services)	\$2,452

Last year, the State Department of Housing and Community Development updated regulations to eliminate the owner-occupancy requirements until January 1, 2025, prohibited a local agency from establishing a maximum size of an ADU of less than 850 square feet, or 1,000 square feet if the ADU contains more than one bedroom, and established impact fee exemptions or limitations based on the size of the ADU. ADUs up to 750 square feet are exempt from impact fees and impact fees for an ADU of 750 square feet or larger shall be proportional to the relationship of the ADU to the primary dwelling unit.

ADUs greater than 750 square feet, impact fees can be charged as a percentage of the single-family fee. The formula is:

$$\frac{\text{ADU Square Feet}}{\text{Primary Residence Square Feet}} \times \text{Single Family Impact Fee} = \text{ADU Impact Fee}$$

For example, a 1,200 square foot ADU and a 1,600 square foot primary residence, the fees would be 75 percent (1,200 square feet / 1,600 square feet = 75%) of the single-family dwelling unit fee. The chart below shows the fee comparisons using a 1,200 square foot ADU with varying primary residence square foot sizes.

Primary Residence	ADU	ADU Factor	ADU Impact Fee	Current ADU Flat Fee
1,600 SF	1,200 SF	75%	\$ 7,629	\$3,285
2,600 SF	1,200 SF	46%	4,695	3,285
3,600 SF	1,200 SF	33%	3,390	3,285
4,600 SF	1,200 SF	26%	2,653	3,285

As shown on the chart above using the same square foot sized ADU, as the primary residence increases in square footage the ADU factor decreases. This conflicts with the benefits that ADUs offer to communities for low- and moderate-income residents. The current ADU flat fee in most cases is less than the proportional calculation.

It is recommended that the ADU impact fee calculation be amended to align with State regulations using the proportional calculation methodology reflected above. However,

when the proportional calculated fee is higher than the current ADU flat rate, the lesser fee will be charged.

Administrative Guidelines

The PFF Committee is responsible for the administration and oversight of the PFF program. The committee is comprised of the following or their designees: Chief Executive Officer, Chief Building Official, Auditor-Controller, Public Works Director, Planning Director, County Counsel, and Capital Projects. The PFF Committee has the responsibility of ensuring that all issues related to the PFF program are managed in accordance with applicable rules and regulations. The PFF administrative guidelines are used by the County and city partners to implement the program and were first adopted in 1990.

The guidelines were updated in 2019 to align with the addition of the ADU fee category in the comprehensive report. An Accessory Dwelling Unit Ordinance was adopted by the Board of Supervisors on January 26, 2021. The Guidelines will be updated to reference the requirements included in the adopted ADU Ordinance (Chapter 21.74 of the Stanislaus County Code).

POLICY ISSUE:

Board of Supervisors' approval is required to adopt public facilities fees pursuant to Title 23 of Stanislaus County Code.

FISCAL IMPACT:

Since adoption of the program in March 1990, Stanislaus County has collected \$219 million in Public Facilities Fees and \$36 million in interest. Approximately \$212 million has been distributed to fund needed capital improvements including transportation infrastructure, jail and facilities expansions, and park improvements.

BOARD OF SUPERVISORS' PRIORITY:

The recommended action is consistent with the Boards' priority of *Delivering Efficient Public Services and Community Infrastructure* by administering an impact fee program to ensure that new development pays the capital costs associated with their impacts from growth.

STAFFING IMPACT:

The overall administration and oversight of the PFF program resides with the PFF Committee comprised of the representatives of the County Departments previously noted.

CONTACT PERSON:

Tera Chumley, Senior Management Consultant

(209) 573-1398

PUBLIC FACILITIES FEES ACCESSORY DWELLING UNIT (ADU) FEE UPD

**TERA CHUMLEY, CHIEF EXECUTIVE OFFICE
KRISTIN DOUD, PLANNING & COMMUNITY DEVELOPMENT**

ACCESSORY DWELLING UNIT FEE

Fee Coverage	Multi-Family Rate	Current ADU Fee
Unincorporated Area only	\$ 6,974	\$ 3,285
Ceres, Hughson, Modesto, Patterson & Waterford	5,110	2,490
Turlock, Oakdale, Newman & Riverbank (no Animal Services)	5,032	2,452

- ADU Benefits to Community
 - Increase housing supply;
 - Affordable housing options for moderate-income residents;
 - Providing homeowners with options that can assist in mitigating increased cost of living.

ACCESSORY DWELLING UNIT FEE

- April 2, 2019, New ADU Fee Category added to the PFF Prog
- Maximum of 1,200 sq. ft. in size
- No more than one ADU per single family lot
- Property owner must occupy primary single-family residence
- Design must be architecturally consistent with main residence

ACCESSORY DWELLING UNIT FEE

- State Department of Housing & Community Development AB
- Eliminated owner occupancy requirements until Jan. 1, 2025
- Eliminated ability to apply architectural requirements unless objective standards
- ADUs up to 750 sq. ft. are exempt from impact fees
- Fees for the ADU of 750 sq. ft. or larger are proportional to relationship of the ADU to the primary dwelling unit

ACCESSORY DWELLING UNIT FEE

ADU Square Feet

× Single Family Impact Fee = ADU Impact Fee

Primary Residence Square Feet

Primary Residence	ADU	ADU Factor	ADU Impact Fee	Current ADU Impact Fee
1,600 SF	1,200 SF	75%	\$ 7,629	\$ 7,629
2,600 SF	1,200 SF	46%	4,695	4,695
3,600 SF	1,200 SF	33%	3,390	3,390
4,600 SF	1,200 SF	26%	2,653	2,653

Hold Public Hearing to Consider the Adoption of the Up County Public Facilities Fees (PFF) Program to Amend the Accessory Dwelling Unit Fee Category and Amended Administrative Guidelines

QUESTIONS

TERA CHUMLEY, CHIEF ENGINEER

KRISTIN DOUD, PLANNING & COMMUNITY DEVELOPMENT

December 12, 2024

Erica Inacio
Stanislaus County Building Department
1010 10th Street, Suite 3400
Modesto, CA 95354

RE: Public Facility Fee Deferral/Waiver Request

Dear Erica Inacio,

Self-Help Enterprises (SHE) is in the process of developing the affordable component of the Villages of Patterson known as “Stonegate Shire”. The third phase of the Stonegate Shire project consists of 79 single-family homeownership units (see attached Final Map). SHE is an active USDA Rural Development 523 grantee that manages a mutual self-help housing program throughout the San Joaquin Valley, including Stanislaus County. SHE will develop the homes in phases of 10-12 houses at a time and families will contribute 40 hours per week to help construct their home. The project is being developed with assistance from a public agency—each of the buyers will obtain primary mortgage financing through the USDA Rural Development 502 direct loan program. SHE will also coordinate secondary financing from sources such as the City of Patterson, HOME, CalHOME and/or CDBG.

All 79 units will be developed for occupancy by low-income households (80% Area Median Income (AMI) or below) and 40% of those units will be for occupancy by very low-income households (50% AMI or below). Thus, Self-Help Enterprises requests approval from the Public Facilities Fee Committee for the public facility fees for these lots to be deferred or waived based on the affordable housing provision of Stanislaus County’s Public Facilities Fees Administrative Guidelines. As we qualify each income-eligible buyer for a home, Self-Help Enterprises will submit each application for either a deferral or waiver based on the buyer’s income level. SHE is requesting the general approval for the subdivision to proceed with either the deferral or waiver based on income, as this fee impacts the overall project cost and the underwriting of loans for the low and very low-income buyers.

Please feel free to contact me at (559) 802-1653 or betsyg@selfhelpenterprises.org if you would like to discuss this further. Thank you in advance for your assistance.

Sincerely,

Betsy McGovern- Garcia
Betsy McGovern- Garcia
Vice President and Program Director –Real Estate Development



STANISLAUS COUNTY

Public Facilities Fees

Annual Report

For the Year Ended June 30, 2024

**Stanislaus County
Public Facilities Fees
Annual Report for Year Ended June 30, 2024**

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**Stanislaus County
Public Facilities Fees
Annual Report for Year Ended June 30, 2024**

**Board of Supervisors
As of June 30, 2024**

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, 2024**

Auditor-Controller's Office	Christopher Barnes (Chair)
Chief Executive Office	Patrick Cavanah
County Counsel	Lori Sicard
General Services Agency (Capital Facilities)	Andy Johnson
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, 2024

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, 2024.

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, 2024

Fiscal Year 2024 Program Activity

For Fiscal Year 2024 the PFF program received 126 requests for deferral on collection or exemption of fees on construction projects until the time of occupancy of which 53 have been exempted and the remaining 73 under review. These requests total \$974,360 in fees of which \$41,082 were exempted from collection. Of those requests, 39 were for single family residences, four were for multi-family residences, one was for senior residences, 54 were for ADUs, 21 were for commercial businesses, and the remaining seven were for various additions and changes in use. Additionally, the PFF Committee received and approved two requests from Montara Development LLC for deferral on collection of fees totaling \$1,086,848 for 229 very low to low-income housing units and one request for a fee waiver totaling \$142,382 on 30 extremely low-income housing units.

In addition, the PFF Committee received and approved a fee reduction request of \$20,166.40 for A&S Engineering, Inc. in support of the installation of Diesel exhaust fluid (DEF) product tanks and dispensers designed to mitigate harmful types of emissions.

Fiscal Year 2024 Financial Activity Summary

The PFF program is an important component of funding growth-related capital improvements within Stanislaus County. Fees collected in Fiscal Year 2024 for PFF and Planned Development Areas were \$9 million, a 21% increase compared with the prior fiscal year. Fees are collected based on the schedule in effect at the time the development agreement was drafted.

Fiscal Year 2024 disbursements from the PFF program were \$5.8 million, a 61% increase compared to prior fiscal year. This increase is due to large distributions brought on by work proceeding on a number of road projects including the North County Corridor Phase 1 Project. Of the \$5.8 million, 95%, or \$5.5 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%. Fees collected by the cities for Fiscal Year 2024 totaled \$8,560. 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. The administrative fees collected for Fiscal Year 2024 were \$134,041, a .05% increase compared to prior fiscal year. Funds withdrawn for administering the PFF program during Fiscal Year 2024 were \$81,646, a 9% decrease due to a reduction in administrative fees retained by the cities. The administrative fee distributions are displayed in the PFF Distributions Report section.

The accumulated five-year excess amount as of June 30, 2024, is \$18,721,167, a 9% increase compared to June 30, 2023. The accumulated five-year excess is the amount of fees collected as of June 30, 2019, and undistributed as of June 30, 2024. 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

Stanislaus County
Public Facilities Fees
Annual Report for Year Ended June 30, 2024

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/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, 2024**

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, 2024

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 November 13, 2024

Fund		Fee	Contact Person(s)	Title	Department
(1)	(2)				
6400	2400	Regional Transportation Impact Fee (RTIF)	David Leamon	Director	Public Works
6401	2401	City/County Roads	Janelle Kostivy	Business Manager	Public Works
6402	2402	Detention	Jeff Dirkse	Business Manager	Public Works
6403	2403	Criminal Justice	Brooke Freeman	Sheriff	Sheriff
6404	2404	Library	Patrice Dietrich	Assistant Director	Chief Executive Office
6405	2405	Regional Parks	Angelica Ramos	Deputy Executive Officer	Chief Executive Office
6406	2406	Health	Sarah Dentan	County Librarian	Library
6407		Outpatient	Curtis Lee	Business Manager	Library
2407		Behavioral Health	Tera Chumley	Director	Parks & Recreation
6408	2408	Other Facilities	Vinal Chand	Administrative Manager	Parks & Recreation
6409	2409	Administration Fees	Mary Ann Lily	Managing Director	Health Services Agency
2414		Animal Services	Vijay Chand	Chief Financial Officer	Health Services Agency
2415		Information Technology	Brandon Silva	Controller	Health Services Agency
6410	2410	Sheriff	Mary Ann Lily	Managing Director	Behavioral Health & Recovery Services
6411	2411	Fire Warden / Emergency Services	Vijay Chand	Chief Financial Officer	Behavioral Health & Recovery Services
6412	2412	Unincorporated- Admin Fees	Tony Vartan	Director	Behavioral Health & Recovery Services
6413		Unincorporated- Other Facilities	Samuel Groves	Assistant Director	Chief Executive Office
2413		Neighborhood Parks	Yeng Lysaythong	Fiscal Manager	Chief Executive Office
2416		Crows Landing IBP Traffic Facilities	Patrice Dietrich	Deputy Executive Officer	Auditor-Controller
2417		Crows Landing IBP Water Facilities	Angelica Ramos	Auditor-Controller	Auditor-Controller
2418		Crows Landing IBP Wastewater Facilities	Mandip Dhillon	Chief Operating Officer	Chief Executive Office
2419		Crows Landing IBP Storm Drain Facilities	Patrice Dietrich	Deputy Executive Officer	Chief Executive Office
			Angelica Ramos	Director	Parks & Recreation
			Tera Chumley	Administrative Manager	Parks & Recreation
			Vinal Chand	Assistant Executive Officer	Chief Executive Office
			Tina Rocha	Senior Management Consultant	Chief Executive Office
			Patrick Cavanah	Assistant Executive Officer	Chief Executive Office
			Tina Rocha	Senior Management Consultant	Chief Executive Office
			Patrick Cavanah	Assistant Executive Officer	Chief Executive Office
			Tina Rocha	Senior Management Consultant	Chief Executive Office
			Patrick Cavanah	Assistant Executive Officer	Chief Executive Office
			Tina Rocha	Senior Management Consultant	Chief Executive Office
			Patrick Cavanah	Assistant Executive Officer	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 November 13, 2024

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 Janelle Kostlivi	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 Parks	Sheriff	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 Cases³</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 Parks	Sheriff's	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	\$ 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
<u>Nonresidential (Per Thousand Square Feet)</u>															
Office	N/A	\$ 26	\$ 37	\$ 304	\$ 6	\$ 98	N/A	\$ 298	N/A	N/A	N/A	\$ 3	\$ 4,237	\$ 100	\$ 5,109
<u>Industrial²</u>															
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)	N/A	8	12	98	2	31	N/A	96	N/A	N/A	N/A	1	2,034	46	2,328
Manufacturing	N/A	3	5	39	1	13	N/A	38	N/A	N/A	N/A	-	1,326	29	1,454
Distribution	N/A	2	2	19	0.40	6	N/A	19	N/A	N/A	N/A	-	774	16	838
Warehouse	N/A														
<u>Commercial</u>															
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
<u>Special Cases³</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:

**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 Parks	Sheriff's	County-Wide IT	Existing RTIF	Admin Charge	Total Fee
<u>Residential (Per Dwelling Unit)</u>															
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
<u>Nonresidential (Per Thousand Square Feet)</u>															
Office	N/A	\$ 26	\$ 37	\$ 304	\$ 6	\$ 98	N/A	\$ 298	N/A	N/A	N/A	\$ 3	\$ 4,237	\$ 100	\$ 5,109
<u>Industrial ²</u>															
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)	N/A	8	12	98	2	31	N/A	96	N/A	N/A	N/A	1	2,034	46	2,328
Manufacturing	N/A	3	5	39	1	13	N/A	38	N/A	N/A	N/A	-	1,326	29	1,454
Distribution	N/A	2	2	19	0.40	6	N/A	19	N/A	N/A	N/A	-	774	16	838
Warehouse	N/A														
<u>Commercial</u>															
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
<u>Church</u>															
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
<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:

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, 2024

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
Per New Dwelling:							
Hillsborough Estates	\$ 250		\$ 250				
Smith Subdivision						\$ 512	\$ 512
Salida Planned Community Residential							
Salida Planned Medium-High Density Residential						\$ 301	\$ 512
Per Acre:							
Salida Planned Commercial						\$ 9,127	
Salida Planned Highway Commercial						\$ 9,127	
Salida Planned Industrial				\$ 763	\$ 2,218	\$ 4,263	
Keyes Community Plan							
McHenry and Charity Way							
Project Cost Fair Share:							
Modesto Christian Mitigation		\$ 79,500					

Stanislaus County
List of Impact Fees and Purpose of Fee
As of June 30, 2024

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, 2024

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, 2024

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, 2024

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, 2024

Fund - Fee	Activity from Original Fee Structure							
	Beginning Balance	Fees Collected ¹	Interest Earned	Adjustments	Refunds	Distributions	Net Activity	Ending Balance
6400 RTIF	\$ 301,363	\$ -	\$ 8,106	\$ -	\$ -	\$ (308,616)	\$ (300,510)	\$ 853
6401 City/County Roads	\$ 4,616	\$ -	\$ 124	\$ -	\$ -	\$ (4,727)	\$ (4,603)	\$ 13
6402 Jails	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
6403 Justice	\$ 58,766	\$ -	\$ 1,581	\$ -	\$ -	\$ -	\$ 1,581	\$ 60,347
6404 Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6405 Parks	\$ 271	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ 7	\$ 278
6406 Public Health	\$ 1,323,649	\$ -	\$ 35,604	\$ -	\$ -	\$ -	\$ 35,604	\$ 1,359,253
6407 Outpatient	\$ 718,467	\$ -	\$ 19,326	\$ -	\$ -	\$ -	\$ 19,326	\$ 737,793
6408 Other Facilities	\$ 4,487	\$ -	\$ 121	\$ -	\$ -	\$ -	\$ 121	\$ 4,608
6409 Admin Fees	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
6410 Sheriff	\$ 1,332	\$ -	\$ 36	\$ -	\$ -	\$ -	\$ 36	\$ 1,368
6411 Fire Warden	\$ 21,905	\$ -	\$ 589	\$ -	\$ -	\$ -	\$ 589	\$ 22,494
6412 Unincorp-Admin Fees	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
6413 Unincorp-Other Faciliti	\$ 15,854	\$ -	\$ 426	\$ -	\$ -	\$ -	\$ 426	\$ 16,280
Sub-Totals	\$ 2,450,726	\$ -	\$ 65,920	\$ -	\$ -	\$ (313,343)	\$ (247,423)	\$ 2,203,303

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, 2024

Fund - Fee	Activity from New Fee Structure Effective 5/12/03							
	Beginning Balance	Fees Collected ¹	Interest Earned	Adjustments	Refunds	Distributions	Net Activity	Ending Balance
2400 RTIF	\$ 10,991,532	\$ 5,584,408	\$ 206,791	\$ -	\$ -	\$ (5,233,566)	\$ 557,633	\$ 11,549,165
2401 City/County Roads	831,130	-	22,356	-	-	-	22,356	853,486
2402 Detention	8,565,600	924,958	241,746	-	-	-	1,166,704	9,732,304
2403 Criminal Justice	882,691	119,106	25,225	-	-	-	144,331	1,027,022
2404 Library	578,467	283,501	13,860	-	-	(200,000)	97,361	675,828
2405 Regional Parks	4,080,269	269,724	113,223	-	-	-	382,947	4,463,216
2406 Health	5,295,680	303,603	146,177	-	-	-	449,780	5,745,460
2407 Behavioral Health	847,703	91,624	23,971	-	-	-	115,595	963,298
2408 Other Facilities	5,229,041	1,015,219	153,589	-	-	-	1,168,808	6,397,849
2409 Admin Fees	237,732	114,061	7,021	-	-	(81,646)	39,436	277,168
2410 Sheriff	755,024	102,426	22,051	-	-	-	124,477	879,501
2411 Emergency Services	179,818	18,905	5,090	-	-	-	23,995	203,813
2412 Unincorp-Admin Fees	149,579	19,980	4,360	-	-	-	24,340	173,919
2413 Neighborhood Parks	604,721	66,252	17,410	-	-	-	83,662	688,383
2414 Animal Services	652,122	81,666	18,909	-	-	-	100,575	752,697
2415 Information Technology	217,094	19,920	6,144	-	-	-	26,064	243,158
2416 CLIBP - Traffic	-	-	-	-	-	-	-	-
2417 CLIBP - Water	-	-	-	-	-	-	-	-
2418 CLIBP - Wastewater	-	-	-	-	-	-	-	-
2419 CLIBP - Storm Drain	-	-	-	-	-	-	-	-
Sub-Totals	40,098,203	9,015,353	1,027,923	-	-	(5,515,212)	4,528,064	44,626,267
Total from original fee structure	2,450,726	-	65,920	-	-	(313,343)	(247,423)	2,203,303
TOTAL ALL FUNDS	\$ 42,548,929	\$ 9,015,353	\$ 1,093,843	\$ -	\$ -	\$ (5,828,555)	\$ 4,280,641	\$ 46,829,570

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, 2024

		Planned Development Areas							
	Fund - Fee	Beginning Balance	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity	Ending Balance
1101 055007	Atlas/108/120	\$ 19,500	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ 750	\$ 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 055005	Pirrone/Sisk TS Roundabout	287,909	53,454	-	-	-	(341,363)	(287,909)	-
1101 055028	Salida Roads	194,769	-	-	-	-	(159,858)	(159,858)	34,911
	Sub-Totals	792,189	54,204	-	-	-	(501,221)	(447,017)	345,172
	TOTAL ALL PFF FUNDS	42,548,929	9,015,353	1,093,843	-	-	(5,828,555)	4,280,641	46,829,570
	TOTAL ALL FEES	\$ 43,341,118	\$ 9,069,557	\$ 1,093,843	\$ -	\$ -	\$ (6,329,776)	\$ 3,833,624	\$ 47,174,742

STANISLAUS COUNTY
PUBLIC FACILITIES FEES CASH BALANCES AND ACTIVITIES REPORT
FOR THE YEAR ENDED JUNE 30, 2024

Administrative Fees Collected	
Fund	Fees Collected
6409 Admin Fees	\$ -
6412 Unincorp-Admin Fees	-
2409 Admin Fees	114,061
2412 Unincorporated-Administrative Fees	19,980
Total Administrative Fees Collected	\$ 134,041

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, 2024

Fee Name	PFF Amount	Board Resolution Number	Project Total	% paid from PFF	Description
Administrative Fees	\$ 71,777				
	8,560			NP	Planning Admin Fees
	1,309			NP	City Administrative Fees
				NP	Auditor Controller Admin Fees
Administrative Fees Total	81,646				
Regional Transportation Impact Fee (RTIF)	5,054,745	2019-0708, 2023-0465, 2023-0466, 2023-0165, 2024-0230	34,820,822	14.52%	Claribel Road Extension Project - North County Corridor Phase 1
	362,231	2018-0193, 2023-0164	10,900,000	3%	SR 132 West Extension: Dakota to Gates
	114,512	2018-0247	5,000,000	2%	SR 132 West Extension: 99 to Dakota
		Budget, 2019-0513, 2019-0512, 2019-0553, 2019-0587, 2019-0588, 2019-0589	17,113,720	0%	McHenry Widening Project
	12,252				
	3,169	2020-0438	872,291	0.36%	McHenry Avenue and Stanislaus Bridge Replacement Project
Regional Transportation Impact Fee Subtotal	5,546,909				
Library	200,000	2019-0700	4,000,000	5.00%	Tobacco Endowment Debt Payment - Turlock Library
Parks/Regional Parks Subtotal	200,000				
Total Project Distributions	5,828,555				
Grand Total	\$ 5,828,555				
NP = Not a project					
TOTAL PFF DISTRIBUTIONS FOR THE YEAR ENDED JUNE 30, 2024					

**STANISLAUS COUNTY
PUBLIC FACILITIES FEES PLAN FOR ACCUMULATED FUNDS
AS OF JUNE 30, 2024**

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
2401	City/County Roads	757,710	1,342,000	Highway 99 and Keyes Ramp Improvements	2024	2027
	Total City/County Roads	757,710	1,342,000			
2402	Detention	4,821,891	8,000,000	Sheriff Recreation Yard Project	2024	2026
			2,400,000	Ray Simon Training Classroom	2024	2025
	Total Detention	4,821,891	10,400,000			
2403	Criminal Justice	433,086	500,000	Sheriff Vehicles	2025	2026
6403	Justice	53,720				
	Total Criminal Justice	486,806	500,000			
2405	Regional Parks	2,942,169	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
			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.	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
			400,000	Frank Raines Regional Park: Expand potable water system and add new Restroom at day use area	2026	2026
	Total Regional Parks	2,942,169	3,485,000			
2413	Neighborhood Parks	422,810	200,000	Fox Grove Park: Install security gate, license plate reader, and security cameras. To accommodate the growing usage of the park, add additional picnic tables, BBQs, trash cans, etc.	2025	2025
			3,800,000	Bonita Pool: Expansion of park restrooms, concession building, along with staff areas; add pool equipment building, add ADA improvements, and park amenities such as picnic tables, BBQs, trash cans, etc.	2024	2025
	Total Neighborhood Parks	422,810	4,000,000			
2406	Health	3,942,731	35,000,000	Health Services Agency Admin & Public Health Building/Facility Planning	2022	2026
6406	Public Health	1,244,479				
6407	Outpatient	675,554				
	Total Health	5,862,764	35,000,000			
2407	Behavioral Health	515,662	1,000,000	Expansion of Children's System of Care Services	2025	2025
	Total Behavioral Health	515,662	1,000,000			

**STANISLAUS COUNTY
PUBLIC FACILITIES FEES PLAN FOR ACCUMULATED FUNDS
AS OF JUNE 30, 2024**

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
2410	Sheriff	388,570	2,400,000	Ray Simon Training Center Classroom Project	2024	2025
	Total Sheriff-Patrol	<u>388,570</u>	<u>2,400,000</u>			
2411	Emergency Services	118,573	300,000	Technology and AV upgrade/expansion for Emergency Operations	2025	2025
6411	Fire Warden	19,017	1,000,000	Diablo Grande Radio Tower Project	2025	2025
	Total Emergency Services	<u>137,590</u>	<u>1,300,000</u>			
2414	Animal Services	401,695	401,695	Staff is working to assess if fees are eligible to use in existing projects or identify eligible projects for fee usage.	2025	2025
	Total Animal Services	<u>401,695</u>	<u>401,695</u>			
2415	Information Technology	168,135	240,000	GIS aerial map contract with CDW-G & Nearmap	2025	2025
	Total Information Technology	<u>168,135</u>	<u>240,000</u>			
2408	Other Facilities	1,455,886	4,000,000	Harvest Hall Modernization Project	2025	2026
6408	Other Facilities	1,303				
6413	Unincorp-Other Facilities	13,004				
	Total Other Facilities	<u>1,470,193</u>	<u>4,000,000</u>			
1101	Atlas Hwy 108/120	20,250	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	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 signs.	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	2027
1101	Keyes Interchange	68,406	75,000	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	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 upgrade	2025	2027
1101	Salida Road Improvements	34,911	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	2026
	Total	<u>\$ 18,721,167</u>	<u>\$ 65,550,695</u>			
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 November 30, 2024

Fee	Description	Cash Balances As of 11/30/2024	Open Project Balances Not Yet Withdrawn	Unobligated Cash Balances As of 11/30/2024
2400	Regional Transportation Impact Fee	13,588,197.73	(24,561,672.75)	(10,973,475.02)
2401	City/County Roads	865,639.99	-	865,639.99
2402	Detention	3,868,583.82	-	3,868,583.82
2403	Criminal Justice	1,096,460.70	-	1,096,460.70
2404	Library	620,684.48	(3,000,001.01)	(2,379,316.53)
2405	Regional Parks	4,478,790.30	-	4,478,790.30
2406	Health	5,971,277.32	(3,720,656.56)	2,250,620.76
2407	Behavioral Health	1,015,745.12	-	1,015,745.12
2408	Other Facilities	6,958,067.10	(2,332,226.00)	4,625,841.10
2409	Administrative Fees	211,640.13	(8,640.00)	203,000.13
2410	Sheriff	659,161.78	-	659,161.78
2411	Emergency Services	213,460.67	-	213,460.67
2412	Admin Fees Unincorporated	183,770.88	-	183,770.88
2413	Neighborhood Parks	714,922.26	-	714,922.26
2414	Animal Services	788,976.55	(10,200.00)	778,776.55
2415	Info Technology	251,208.09	-	251,208.09
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	41,486,586.92	(33,633,396.32)	7,853,190.60
6400	Regional Transportation Impact Fee	835.87	-	835.87
6401	City/County Roads	43.45	-	43.45
6402	Jails	1.55	-	1.55
6403	Justice	61,206.18	-	61,206.18
6404	Library	-	-	-
6405	Parks	4.15	-	4.15
6406	Public Health	1,378,609.59	(1,262,207.40)	116,402.19
6407	Outpatient	748,299.65	(685,136.04)	63,163.61
6408	Other Facilities	4,672.90	(4,281.00)	391.90
6409	Administrative Fees	8.52	-	8.52
6410	Sheriff Patrol	1,387.11	-	1,387.11
6411	Fire Warden	22,815.05	-	22,815.05
6412	Admin Fees-Unincorporated	6.33	-	6.33
6413	Other Facilities-Unincorporated	16,512.40	(12,679.00)	3,833.40
	Subtotal	2,234,402.75	(1,964,303.44)	270,099.31
	Grand Total	43,720,989.67	(35,597,699.76)	8,123,289.91

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 Five Months Ended November 30, 2024**

Activity from New Fee Structure Effective 5/12/03						
Fee	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
2400 Regional Transportation Impact Fee	\$ 1,675,943.32	\$ 171,456.18	\$ -	\$ -	\$ (12,251.57)	\$ 1,835,147.93
2401 City/County Roads	-	12,154.35	-	-	-	12,154.35
2402 Detention	394,019.00	140,332.33	-	-	(6,445,720.00)	(5,911,368.67)
2403 Criminal Justice	48,748.31	14,839.63	-	-	-	63,587.94
2404 Library	122,487.00	7,319.89	-	-	(200,000.00)	(70,193.11)
2405 Regional Parks	120,114.00	62,879.59	-	-	(182,296.00)	697.59
2406 Health	128,019.04	82,383.12	-	-	-	210,402.16
2407 Behavioral Health	34,560.20	13,867.67	-	-	-	48,427.87
2408 Other Facilities	420,782.45	92,918.07	-	-	-	513,700.52
2409 Admin Fees	42,784.15	3,889.27	-	-	(115,690.24)	(69,016.82)
2410 Sheriff	32,261.00	12,629.20	-	-	(265,230.00)	(220,339.80)
2411 Emergency Services	6,016.55	2,928.48	-	-	-	8,945.03
2412 Unincorp-Admin Fees	7,349.00	2,503.37	-	-	-	9,852.37
2413 Neighborhood Parks	16,685.00	9,853.50	-	-	-	26,538.50
2414 Animal Services	23,301.00	10,854.94	-	-	-	34,155.94
2415 Information Technology	4,133.78	3,479.82	-	-	-	7,613.60
2416 Crows Landing IBP Traffic Facilities	-	-	-	-	-	-
2417 Crows Landing IBP Water Facilities	-	-	-	-	-	-
2418 Crows Landing IBP Wastewater Facilities	-	-	-	-	-	-
2419 Crows Landing IBP Storm Drain Facilities	-	-	-	-	-	-
Sub-Totals	\$ 3,077,203.80	\$ 644,289.41	\$ -	\$ -	\$ (7,221,187.81)	\$ (3,499,694.60)

Activity from Original Fee Structure						
Fee	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400 Regional Transportation Impact Fee	\$ -	\$ (18.02)	\$ -	\$ -	\$ -	\$ (18.02)
6401 City/County Roads	-	30.37	-	-	-	30.37
6402 Jails	-	0.01	-	-	-	0.01
6403 Justice	-	859.38	-	-	-	859.38
6404 Library	-	-	-	-	-	-
6405 Parks	-	2.12	-	-	(276.00)	(273.88)
6406 Public Health	-	19,356.89	-	-	-	19,356.89
6407 Outpatient	-	10,506.79	-	-	-	10,506.79
6408 Other Facilities	-	65.61	-	-	-	65.61
6409 Admin Fees	-	0.11	-	-	-	0.11
6410 Sheriff	-	19.48	-	-	-	19.48
6411 Fire Warden	-	320.35	-	-	-	320.35
6412 Unincorp-Admin Fees	-	0.09	-	-	-	0.09
6413 Unincorp-Other Facility	-	231.85	-	-	-	231.85
Sub-Totals	\$ -	\$ 31,375.03	\$ -	\$ -	\$ (276.00)	\$ 31,099.03
TOTAL ALL FEES	\$ 3,077,203.80	\$ 675,664.44	\$ -	\$ -	\$ (7,221,463.81)	\$ (3,468,595.57)
GRAND TOTAL JUL-23 - NOV-23	\$ 2,686,742.40	\$ 388,977.00	\$ -	\$ -	\$ (223,392.86)	\$ 2,852,326.54
CHANGE FROM PRIOR YEAR TO DATE	15%	74%	0%	0%	3133%	-222%

Public Facilities Fees
Open Projects Summary By Use
As of November 30, 2024

Project & Fee Description	Sum of Approved Open PFF Project Amounts	Sum of Open PFF Project Withdrawals as of 11/30/2024	Sum of Open PFF Project Balances Available for Withdrawal
Admin Fees	\$ 109,735.81	\$ 109,735.81	\$ -
Administrative Fees - County	93,165.91	93,165.91	-
2409-Admin Fees	93,165.91	93,165.91	-
Administrative Fees - City	16,569.90	16,569.90	-
2409-Admin Fees	16,569.90	16,569.90	-
Project	79,470,551.80	43,872,852.14	35,597,699.76
RTIF McHenry Widening Project #9616	4,951,441.00	4,012,601.24	938,839.76
2400-Regional Transportation Impact Fee	4,638,098.16	3,699,258.40	938,839.76
6400-Regional Transportation Impact Fee	308,615.74	308,615.74	-
6401-City/County Roads	4,727.10	4,727.10	-
SR 132 West Extension: 99 to Dakota	5,000,000.00	4,736,649.89	263,350.11
2400-Regional Transportation Impact Fee	5,000,000.00	4,736,649.89	263,350.11
Tobacco Endowment Debt Payment - Turlock Library	4,000,001.01	1,000,000.00	3,000,001.01
2404 - Library	3,996,782.33	996,781.32	3,000,001.01
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	5,900,000.00	4,530,421.05	1,369,578.95
2400-Regional Transportation Impact Fee	5,900,000.00	4,530,421.05	1,369,578.95
Claribel Road Extension Project # 200016- NCC PH 1	37,163,616.00	20,268,525.73	16,895,090.27
2400-Regional Transportation Impact Fee	37,163,616.00	20,268,525.73	16,895,090.27
McHenry Ave and Stanislaus Bridge Replacement Proj 9593	614,816.03	520,002.37	94,813.66
2400-Regional Transportation Impact Fee	614,816.03	520,002.37	94,813.66
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	-
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
Accela, Inc. Cloud Permitting Software	87,600.00	87,600.00	-
2409-Admin Fees	87,600.00	87,600.00	-
Frank Raines Off Highway Vehicle Park	182,572.00	182,572.00	-
2405-Regional Parks	182,296.00	182,296.00	-
6405-Parks	276.00	276.00	-
SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	5,000,000.00	-	5,000,000.00
2400-Regional Transportation Impact Fee	5,000,000.00	-	5,000,000.00
Ray Simon Training Center Classroom Project	1,265,230.00	1,265,230.00	-
2402-Detention	1,000,000.00	1,000,000.00	-
2410-Sheriff	265,230.00	265,230.00	-
MHU Medical and Administration Space Project	1,485,000.00	1,485,000.00	-
2402-Detention	1,485,000.00	1,485,000.00	-
Sheriff's Recreation Yards Project	3,960,720.00	3,960,720.00	-
2402-Detention	3,960,720.00	3,960,720.00	-
Grand Total	\$ 79,580,287.71	\$ 43,982,587.95	\$ 35,597,699.76

**Public Facilities Fees
Open Projects Summary By Fee
As of November 30, 2024**

Fee & Project Description	Sum of Approved Open PFF Project Amounts	Sum of Open PFF Project Withdrawals as of 11/30/2024	Sum of Open PFF Project Balances Available for Withdrawal
Admin Fees	\$ 109,735.81	\$ 109,735.81	\$ -
2409-Admin Fees	109,735.81	109,735.81	-
Administrative Fees - City	16,569.90	16,569.90	-
Administrative Fees - County	93,165.91	93,165.91	-
Projects	70,470,651.00	42,872,352.74	35,597,698.26
2400-Regional Transportation Impact Fee	59,988,942.05	35,427,269.30	24,561,672.75
Claribel Road Extension Project # 200016- NCC PH 1	37,163,616.00	20,268,525.73	16,895,090.27
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	520,002.37	94,813.66
RTIF McHenry Widening Project #9616	4,638,098.16	3,699,258.40	938,839.76
SR 132 West Extension: 99 to Dakota	5,000,000.00	4,736,649.89	263,350.11
SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	5,000,000.00	-	5,000,000.00
SR 132 West Extension: Dakota to Gates Proj# 9642	5,900,000.00	4,530,421.05	1,369,578.95
2402-Detention	6,445,720.00	6,445,720.00	-
MHU Medical and Administration Space Project	1,485,000.00	1,485,000.00	-
Ray Simon Training Center Classroom Project	1,000,000.00	1,000,000.00	-
Sheriff's Recreation Yards Project	3,960,720.00	3,960,720.00	-
2404 - Library	3,996,782.33	996,781.32	3,000,001.01
Tobacco Endowment Debt Payment - Turlock Library	3,996,782.33	996,781.32	3,000,001.01
2405-Regional Parks	182,296.00	182,296.00	-
Frank Raines Off Highway Vehicle Park	182,296.00	182,296.00	-
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	99,740.00	91,100.00	8,640.00
Accela, Inc. Cloud Permitting Software	87,600.00	87,600.00	-
Inflationary Study Update	12,140.00	3,500.00	8,640.00
2410-Sheriff	265,230.00	265,230.00	-
Ray Simon Training Center Classroom Project	265,230.00	265,230.00	-
2414 - Animal Services	10,200.00	-	10,200.00
Two Hybrid Vehicles	10,200.00	-	10,200.00
6400-Regional Transportation Impact Fee	308,615.74	308,615.74	-
RTIF McHenry Widening Project #9616	308,615.74	308,615.74	-
6401-City/County Roads	4,727.10	4,727.10	-
RTIF McHenry Widening Project #9616	4,727.10	4,727.10	-
6404 - Library	3,218.68	3,218.68	-
Tobacco Endowment Debt Payment - Turlock Library	3,218.68	3,218.68	-
6405-Parks	276.00	276.00	-
Frank Raines Off Highway Vehicle Park	276.00	276.00	-
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	\$ 79,580,287.71	\$ 43,982,587.95	\$ 35,597,699.76

Public Facilities Fees
Open Project List
As of November 30, 2024

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 11/30/2024	Open PFF Project Balances Available for Withdrawal	PFF Oracle Fee # (for Transfer Out)	Project Type
PW	RTIF McHenry Widening Project #9616	None	Budget 2019-0513, 2019-0512, 2019-0553, 2019-0587, 2019-0588, 2019-0589	4,638,098.16	3,699,258.40	938,839.76	2400-Regional Transportation Impact Fee	Project
PW	RTIF McHenry Widening Project #9616	None	Budget 2019-0513, 2019-0512, 2019-0553, 2019-0587, 2019-0588, 2019-0589	308,615.74	308,615.74	-	6400-Regional Transportation Impact Fee	Project
PW	RTIF McHenry Widening Project #9616	None	Budget 2019-0513, 2019-0512, 2019-0553, 2019-0587, 2019-0588, 2019-0589	4,727.10	4,727.10	-	6401-City/County Roads	Project
PW	SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	None	Budget 2019-0513, 2019-0512, 2019-0553, 2019-0587, 2019-0588, 2019-0589	5,000,000.00	-	5,000,000.00	2400-Regional Transportation Impact Fee	Project
PW	SR 132 West Extension: Dakota to Gates Proj# 9642	None	2023-0164	5,900,000.00	4,530,421.05	1,369,578.95	2400-Regional Transportation Impact Fee	Project
PW	SR 132 West Extension: 99 to Dakota	None	2018-0193	5,000,000.00	4,736,649.89	263,350.11	2400-Regional Transportation Impact Fee	Project
PW	Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	None	2018-0247	1,672,411.86	1,672,411.86	-	2400-Regional Transportation Impact Fee	Project
PW	Claribel Road Extension Project # 200016- NCC PH 1, McHenry Ave and Stanislaus Bridge Replacement Proj 9593	None	Budget 2019-230-2019-0708, 2023-0165, 2023-0465, 2023-0466, 2024-0230	37,163,616.00	20,268,525.73	16,895,090.27	2400-Regional Transportation Impact Fee	Project
PW	Tobacco Endowment Debt Payment - Turlock Library	None	2020-0438	614,816.03	520,002.37	94,813.66	2400-Regional Transportation Impact Fee	Project
CEO	Tobacco Endowment Debt Payment - Turlock Library	10/18/2018	2019-0700	3,996,783.33	996,783.32	3,000,001.01	2404 - Library	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	Administrative Fees - County	N/A	N/A	93,165.91	93,165.91	-	2409-Admin Fees	Admin Fees
SA	Administrative Fees - City	N/A	N/A	15,569.90	15,569.90	-	2409-Admin Fees	Admin Fees
Cities	Accela, Inc. Cloud Permitting Software	N/A	2024-0359	87,600.00	87,600.00	-	2409-Admin Fees	Project
PL	Frank Raines Off Highway Vehicle Park	N/A	2024-0412	182,296.00	182,296.00	-	2405-Regional Parks	Project
PKS	Frank Raines Off Highway Vehicle Park	N/A	2024-0412	276.00	276.00	-	6405-Parks	Project
GSA	Ray Simon Training Center Classroom Project	9/19/2024	2024-0618	1,000,000.00	1,000,000.00	-	2402-Detention	Project
GSA	Ray Simon Training Center Classroom Project	9/19/2024	2024-0618	265,230.00	265,230.00	-	2410-Sheriff	Project
GSA	MHU Medical and Administration Space Project	9/19/2024	2024-0618	1,485,000.00	1,485,000.00	-	2402-Detention	Project
GSA	Sheriff's Recreation Yards Project	8/15/2024	2024-0661	3,960,720.00	3,960,720.00	-	2402-Detention	Project
Total				79,560,287.71	43,982,587.95	35,597,699.76		

