



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

**Thursday, May 15, 2025**

**1010 10<sup>th</sup> Street, Modesto**

**Covell Conference Room (2005/2<sup>nd</sup> 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 Mobin Bhatti 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 **April 17, 2024**
2. Approval of Waiver/Deferral and Exemption Forms.
3. UP Modesto Homekey, in partnership with City of Modesto request to waive PFF fees for Jenny's Place project, 710 N. 9<sup>th</sup> St., Modesto, CA (APN-115-002-004-0000)
4. Modesto Gospel Mission and City of Modesto request to waive PFF fees for project on Grace Gardens, 1530 Owens Drive, Modesto, CA

**E. Discussion Item(s):**

1. PFF Tracking Log
2. PFF Flyer
3. Auditor's Report

**F. Next Regular Meeting:**

1. Thursday, June 26, 2025 @ 2-3:30 p.m., Room 2005

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

April 17, 2025  
1010 10<sup>th</sup> Street, Room 2005 (2<sup>nd</sup> floor conference room)

- ☒ County Counsel Advisor: Mobin Bhatti
- ☒ 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)
- ☒ Kristin Doud (Planning)

**Alternate Member**

- ☒ Al Valencia (GSA-Capital Facilities)
- ☐ Thalia Valdivia (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)
- ☒ Thalia Valdivia (Auditor-Controller)

**Guests Present:**

Robert Garcia – GSA; Vinal Chand – Parks & Recreation; Joe M. Gomes & Sons Representatives: Greg Matas; J. Scott Dorius, Counsel; Jeff Gomes, Owner; Gallo Glass Representatives: Robert Smith, Sr. Project Manager; Brian Veitch – VVH Consulting Engineers; Michael Hayes – VVH Consulting Engineers

**A. Meeting called to order** at 2:06 p.m. by Chair Kristin Doud

**B. Public Comment**

- None

**C. Roll call:** Verbal - A quorum of membership was established.

**D. Action Items:**

1. Approval of Minutes from the PFF Committee Meeting from March 20, 2025  
*Minutes may be voted on by those Members in attendance.*

A Motion was made to approve the PFF Committee Meeting Minutes from March 20, 2025

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

Stanislaus County Public Facilities Fees Committee  
Meeting Minutes – April 17, 2025

2. Consider the request from General Services Agency to use \$2,380,000 in PFF funds to modernize the Harvest Hall (Other facility fund 6408 & 2408)

Andy Johnson presented on behalf of the General Services Administration (GSA) requesting \$2,380,000 in funding to modernize Harvest Hall. The County has retained Brown, Reynolds Watford Architects (BRW) of San Francisco to oversee the project. The modernization project was initially delayed due to the 2020 Covid-19 Pandemic and the prioritization of other critical projects. Harvest Hall currently accommodates over 75 entities and hosts more than 575 events annually. There is a growing demand for both private/non-profit organization use as well as increased County staff usage. The current facility is struggling to meet these needs.

Current Scope of Work: Replace the 26-year-old HVAC unit. Repair or replace the aging roof. Upgrade lighting to meet current standards. Upgrade exterior doors with enhanced security protection. Expand restrooms to ensure ADA compliance. Modernize the kitchen facilities. Upgrade partitions with movable walls in conference rooms D and E to improve flexibility. Add new technology to enhance meeting capabilities. Update interior walls and provide new, flexible furnishings for various configurations. Repair exterior stucco to improve the building's functionality.

A Motion was made to approve the request from General Services Agency to use \$2,380,000 in PFF funds to modernize the Harvest Hall.

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

3. Consider the request from Regional Parks to use \$127,589 in PFF funds for Modesto Reservoir – ADA compliant fishing Dock. (Regional Park Fund – 2405)

Andy Johnson presented on behalf of Regional Parks requesting \$127,589 in funding to enhance accessibility at Modesto Reservoir. The proposal aims to improve access for persons with disabilities by installing an ADA-compliant fishing dock, pathway, restroom renovations and parking stalls. In 2022, the department received a request from the community to provide an ADA-compliant fishing dock, enabling persons with disabilities to enjoy recreational fishing at the reservoir.

The project seeks to expand access by installing a new dock that meets proper width, slope, and rigidity standards for safe fishing access for individuals with physical disabilities. Current Scope of Work: Install a new fishing dock designed with the correct width, slope, and rigidity to ensure safe and easy access for individuals with physical disabilities. Create a new ADA-compliant pathway of travel leading to the picnic area, enhancing overall accessibility for all visitors. Renovate restrooms in the day-use areas to meet ADA standards. Renovate nearby parking stalls to add ADA-compliant spaces close to the newly renovated restrooms.

A Motion was made to Approve the request from Regional Parks to use \$127,589 in PFF funds enhance the accessibility at Modesto Reservoir.

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

4. Request from Joe M. Gomes & Sons, Inc. to waive PFF fees in the amount of \$124,000 for moving fuel dispensers from one side of the facility to the other.

Stanislaus County Public Facilities Fees Committee  
Meeting Minutes – April 17, 2025

Scott Dorius, Counsel for Joe M. Gomes & Sons, Inc., presented a request to waive Public Facility Fees (PFF) in the amount of \$124,000 for the relocation of fuel dispensers from one side of the facility to another. Joe M. Gomes & Sons, Inc. operates a petroleum distribution business on two parcels of real property owned by the Gomes Family Trust, dated December 22, 1994. A building permit application was submitted to the City of Turlock for the relocation of the fuel dispensers. As part of the application, the City of Turlock waived the city impact fees for the project. However, the County of Stanislaus advised that the fee waiver could not be granted because the facility is located on two separate parcels.

Chairwoman Doud expressed that the building inspector's perspective was to deny the appeal due to the challenge of tracking two separate parcels. Committee member Inacio asked whether merging the two parcels could be an alternative solution. Chairwoman Doud confirmed that merging the parcels is a possibility. The application fee for merging the parcels is \$319, and the signatures would need to be notarized.

Counsel Dorius discussed the matter with the client and agreed that merging the parcels would be the most viable option to proceed with.

A Motion was made to approve the waiver request **contingent** upon the merger of the two parcels.

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

5. Request from Gallo Glass Company and E & J Gallo Winery campus for reduction of PFF fees for development of Warehouse #9 Improvements Project.

Robert Smith, Senior Project Manager presented a request on behalf of Gallo Glass for a reduction of Public Facility Fees (PFF) related to the development of the Warehouse #9 Improvement Project. The project aims to construct a new bulk glass storage facility on the Modesto campus, which will allow for the consolidation of storage and distribution currently handled off-site. Currently, 131,804 pallets of bulk glass are transported annually via 6,590 truck trips to and from the G3 Enterprises facility. The new warehouse will eliminate the need for off-site storage, reducing labor and transportation costs. The project is expected to reduce truck traffic by 3,000–6,000 trips per year. Centralization of operations would enable automation using Automated Guided Vehicles (AGVs) for glass handling.

Chairwoman Doud asked what mechanism is used to determine a potential fee reduction. Deputy County Counsel Bhatti referenced the Administrative Guidelines as the appropriate source for determining eligibility and calculation. Several concerns and suggestions were raised by the committee:

- “What if the warehouse uses changes in the future?”
- “Can an audit process be implemented to ensure continued use as proposed?”
- “Should a deferral be granted and reviewed after 2 years?”

The committee agreed that more time is needed to evaluate the request and potential impacts. The matter will be continued to a future meeting. Gallo was requested to obtain a PFF Calculator Form from the Planning Department and submit it to the committee prior to the next meeting for further consideration.

A Motion was made to continue the consideration of a reduction of PFF fees to next meeting scheduled for May 15<sup>th</sup> at 2:00 p.m.

Stanislaus County Public Facilities Fees Committee  
Meeting Minutes – April 17, 2025

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

**E. Discussion Items**

1. Deferral & Waiver; Exemption Criteria Form

Inacio discussed how at last meeting she talked about the CEO's office having full discretion at approving PFF Exemption and not having a paper trail to track the requests. It was agreed to meet and come up with a mechanism for these requests. Chairwoman Doud, Committee members Inacio, Freitas, Barnes and Kimera Hall - Staff Services Coordinator from Planning & Community Development met to review a form create by Inacio to be used by all to request PFF Exemption, Waiver or Deferral. These forms were presented to the Committee for their review and will place on calendar for a formal motion to approve at the May meeting.

2. Auditor's Report

Unobligated Cash Balance - \$ 27,514,037.38

**F. Next Regular Meeting:**

- Thursday, May 15, 2025 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 2005 (2<sup>nd</sup> floor) or TBD.

Meeting adjourned at 3:09 p.m.

*Submitted by: Mila Romo, Confidential Assistant IV*



## Public Facility Fee's Deferral and Waiver Criteria Form

*This form is to be completed once the Stanislaus County Public Facilities Fees Administrative Guidelines have been reviewed:*

<https://www.stancounty.com/ceo/econ-dev/pdf/adminguidelines.pdf>

### Form Instructions:

- Complete all sections that apply to your project.
- Attach all supporting documents as required.
- Submit the completed form to [inacioe@stancounty.com](mailto:inacioe@stancounty.com)

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### 1. Project Information

- a) Contact Information (*individual completing/submitting form*):
- b) Project Name:
- c) Project Location:
- d) Property Owner Name:
- e) Developer Name:
- f) Number of Units:
- g) PFF Estimate:  
(*Obtain estimate from Planning by emailing: [building@stancounty.com](mailto:building@stancounty.com)*)
- h) Number of Units by Income Level:

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### 2. Deferral and Waiver Criteria

- ☐ **Affordable Housing** – Contingent upon the housing being developed with assistance from a public agency, fees may be deferred the entire time period that the income eligibility, as set by the funding source, is maintained. However, the administrative fee portion shall not be deferred and shall be paid at time of building permit issuance.
  - a) Fees for housing developed for occupancy by moderate and low-income households defined as being 50 to 120 percent of the area median income, shall be afforded the opportunity to defer the fee.
  - b) Housing developed for occupancy by very low-income households shall be afforded the opportunity to waive the entire fee. Very low income is defined as less than 50 percent of the area median income.

- ☐ **PFF Installment Payment Program for Qualifying Non-Residential Projects** – In lieu of paying public facilities fees for a project at the time of obtaining a building permit for a project, a non-residential developer whose successful development activity will facilitate job creation or retention, address an identified community need, provide a “living wage” (defined as at least 1½ the minimum wage), or are located in locations that meet strategic objectives of the County (i.e. transit oriented development, diverted trips through the use of rail, infill, anchor to a new business park, etc.), may make application to the Public Facilities Fees Committee to enter into a Multi-year PFF Payment Agreement with Stanislaus County to pay an initial amount of 20% of the total fee due at building permitting with the balance to be paid in equal annual payments. In no case shall the payment period exceed four years.

Qualified projects must meet the following standards:

- a) Project is of commercial, retail and/or industrial nature. Residential developments are NOT eligible for this fee deferment program.
  - b) Facilitates job retention and/or creation within the first 12 months of project completion:
  - c) The application provides satisfactory evidence that the project has one or more of the following characteristics:
    - 1. Provides for “living wage” jobs at least 1½ times the minimum wage;
    - 2. Supports a community need;
    - 3. Will likely attract other businesses;
    - 4. Will make a significant effort to reduce greenhouse gases; or
    - 5. Sited in a location that meets strategic objectives of the County (transit-oriented development, diverted trips through use of rail, infill, anchor to new business park, etc.).
- ☐ **PFF Deferral Payment Program for Residential Projects** – Payment of fees may be made at the issuance of the residential building permit or may be deferred until the close of escrow on the sale of the residential building for which the building permit was issued. For those deferrals that do not pertain to a sale the fee must be paid prior to Final Inspection or prior to Certificate of Occupancy. Opting to defer payment of the fees requires the execution of a contract which shall be recorded as a lien, thus assuring that the County will receive the fees owed.

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### 3. Supporting Documentation

Please attach any necessary documents to verify the criteria checked above.

- ☐ Documentation that confirms occupancy      ☐ Site Plans or Drawings
- ☐ PFF Estimate Spreadsheet (Obtain from Building Dept. [building@stancounty.com](mailto:building@stancounty.com))



#### 4. Additional Project Details

- Project Description/Scope:
  - Estimated Completion Date:
  - Total Project Cost:
- 

#### 5. Certification

By signing this form, I certify that the information provided is accurate and that the project meets the exemption criteria as checked above. I understand that submitting false information may result in disqualification from the exemption program.

- Authorized Representative Name:
- Title/Position:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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#### For Department Use Only:

Date Received: \_\_\_\_\_

Date Reviewed by PFF Committee: \_\_\_\_\_

☐ Approved (Date)

☐ Denied (Date)

Chair Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_



## Public Facilities Fee Exemption Criteria Form

This form is to be completed once the Stanislaus County Public Facilities Fees Administrative Guidelines have been reviewed:

<https://www.stancounty.com/ceo/econ-dev/pdf/adminguidelines.pdf>

### Form Instructions:

- Complete all sections that apply to your project.
- Attach all supporting documents as required.
- Submit the completed form to [inacioe@stancounty.com](mailto:inacioe@stancounty.com)

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### 1. Project Information

- a) Contact Information (*individual completing/submitting form*):
- b) Project Name:
- c) Project Location:
- d) Property Owner Name:
- e) Developer Name:
- f) Number of Units:
- g) Primary Funding Source(s):
- h) PFF Estimate:  
(*Obtain estimate from Planning by emailing: [building@stancounty.com](mailto:building@stancounty.com)*)
- i) Number of Units by Income Level:

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### 2. Exemption Criteria

- ☐ Public facilities developed by state and local agencies, utilities, fire districts, public schools, housing agencies, or community service districts.
- ☐ Facilities developed on publicly owned properties that will eventually become the property of the public owner (e.g., a privately constructed building on County-owned land that becomes County property after the lease term).

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### 3. Supporting Documentation

Please attach any necessary documents to verify the criteria checked above.

- ☐ Site Plans or Drawings
- ☐ Public Facility Documentation
- ☐ PFF Estimate Spreadsheet (Obtain from Building Dept. [building@stancounty.com](mailto:building@stancounty.com))

#### 4. Additional Project Details

- Project Description/Scope:
  - Estimated Completion Date:
  - Total Project Cost:
- 

#### 5. Certification

By signing this form, I certify that the information provided is accurate and that the project meets the exemption criteria as checked above. I understand that submitting false information may result in disqualification from the exemption program.

- Authorized Representative Name:
- Title/Position:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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#### For Department Use Only:

Date Received: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_

☐ Refer to PFF Committee for more discussion (Referral Date)

☐ Approved (Date)

☐ Denied (Date)

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_



7370 N. Lincoln Avenue, Suite A - Lincolnwood, IL 60712  
(773) 322-1230 - [www.upholdings.net](http://www.upholdings.net)

Stanislaus County Planning & Community Development  
Building Permits Division  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

Re: Public Facility Fee Waiver Request  
Property: Jenny's Place -- 710 N 9th St. Modesto, CA 95350  
APN: 115-002-004-0000

To Whom it May Concern:

UP Modesto Homekey, in partnership with the City of Modesto, has identified the former Travelers Motel as a Homekey Program redevelopment to create permanent supportive housing for individuals experiencing homelessness. The development will fully convert 54 units from hotel occupancy to permanent housing apartments; all units will be made available for residents earning at or below 30% Area Median Income (AMI). The affordability covenant was recorded on the property for 55 years at the time of acquisition in February 2024. The development has been named Jenny's Place.

As defined by the Administrative Guidelines are for the administration of Public Facilities Fees (PFF) established to mitigate the impacts of new development as outlined in Section 66000 of the California Government Code. Section E(1)(b) Deferrals and Waivers: *"Housing developed for occupancy by very low-income households shall be afforded the opportunity to waive the entire fee. Very low income is defined as less than 50 percent of the area median income. Documentation shall be provided that confirms such occupancy. A contract will be executed and recorded that indicates the waiver status along with instructions regarding future payment should the very low-income housing status not be maintained."*

As all units at Jenny's Place will be restricted to 30% AMI levels per the 55-year recorded affordability term and the Homekey Standard Agreement between the City of Modesto, Ownership, and California's Department of Housing and Community Development, we respectfully request a PFF waiver from Stanislaus County Planning & Community Development. This waiver is a critical cost savings and will help the development team leverage committed local and state funds allocated to the redevelopment.

Sincerely,

Ryan Wilson  
Development Manager  
UPholdings





[www.stancoahc.com](http://www.stancoahc.com)

April 23, 2025

**\*\*\*Via Electronic Mail Only\*\*\***

Erica Inacio  
Deputy Executive Officer  
Stanislaus County CEO Office  
1010 10<sup>th</sup> Street Suite 6800  
Modesto, CA 95354

**Re: Public Facility Fee Waiver Request**

Dear Ms. Inacio,

I am writing to you on behalf of the City of Modesto and the Modesto Gospel Mission (MGM). Stanislaus County Affordable Housing Corporation is currently the master developer for a bridge housing project on property owned by the MGM. The project is located at 1530 Owens Drive in Modesto. The proposed site plan is attached in the electronic mail with this correspondence. The site plan includes the APN and site address, building dimensions and unit sizes and other pertinent information for this request.

The project is funded by City of Modesto Measure H Tax dollars. The operational funding for the project is, among other sources, from Encampment Resolution Funding recently awarded to the City of Modesto.

Under Section E-1 of the *Stanislaus County Public Facilities Fees Administrative Guidelines* we are requesting the waiver of fees as this housing will serve unhoused individuals (with no income) in Stanislaus County. By contractual agreement, the units operated by MGM must serve only unhoused individuals for the duration of the funding for the bridge housing. The City of Modesto has already exempted the project from its capital facilities fees.

Thank you for your consideration of this request. Please contact me with any questions.

Sincerely,

Stephen D. Madison  
Executive Director



## Public Facility Fee's Tracking Log

Meeting Date	Department	Projects	Amount	Approved/ Denied	Fees Awarded	Fund	Comments
03.18.2021	ITC	Nearmap Aerial Photography	\$196,821.24	Approved	<a href="#">ITC-GIS - Response Letter - Signed</a>	2408 & 6408	
06.17.2021	Parks/Rec & GSA	Bonita Park Pool Project	\$502,816	Approved	<a href="#">Bonita Park Pool Project - Signed</a>	2413 - \$502,551.97 6405 - \$264.03	
		<b>SUBTOTAL:</b>	<b>\$699,637</b>				
10.20.2022	CEO	Inflationary Update Study	\$8,640	Approved		2409 - Administrative Fees	
11.17.2022	CEO	PFF Inflationary Update Study	\$3,500	Approved		2409 - Administrative Fees	
		<b>SUBTOTAL:</b>	<b>\$12,140</b>				
02.16.2023	SASA	2 - Hybrid Vehicles	\$30,600	Approved	<a href="#">Animal Services - Reponse letter</a>		
03.16.2023	Parks/Rec	Burbank - Paradise Park	\$631,717	Approved	<a href="#">Response Letter - Burbank-Paradise</a>	2413 - Neighborhood Parks	
03.16.2023	Parks/Rec	Oregon Park	\$362,046	Approved	<a href="#">Response Letter - Oregon Park</a>	2414 - \$361,778 6405 - \$268	
		<b>SUBTOTAL:</b>	<b>\$1,024,363</b>				
03.21.2024	Planning	Accella Cloud	\$92,374.50	Approved		2409 - Administrative Fees	
06.20.2024	Parks & Rec	Purchase John Deere 655K Crawler Loader	\$182,572	Approved	<a href="#">Parks Rec - Purchase Crawler Loader</a>	2405 - \$182,296 6405 - \$276	
08.15.2024	Sheriff	24 New Recreation Yard Spaces	\$3,960,720	Approved	<a href="#">Response Letter - Sheriff Recreation Yard Spaces</a>	2402 - Detention	
09.19.2024	Sheriff	Sheriff Office Traning Center Classrooom Replacement - Ray Simon Project	\$1,265,230	Approved	<a href="#">Response Letter - Office Training Room Project</a>	2402 - \$1,000,230 2410 - \$265,000	
09.19.2024	Sheriff	Sheriff's Office Minimum Housing Unit - Medical & Administration Project	\$1,485,000	Approved		2402 - Detention	
11.21.2024	Parks & Rec	Bonita Pool Project	\$470,920	Approved	<a href="#">Response letter - Bonita Pool Project</a>	2413 - Neighborhood Parks	
		<b>SUBTOTAL:</b>	<b>\$7,456,817</b>				
01.16.2025	GSA	Bonita Pool	\$41,480	Approved	<a href="#">GSA (Bonita Pool)</a>	2413 - Neighborhood Parks	
03.20.2025	ITC	Aerial Photography	\$0.00	Denied: \$209,955.20			The requestor was asked to check with their GIS Committee and consider asking Cities and/or departments to pitch in for a program they use.
04.17.2025	GSA/Parks	Modesto Reservoir ADA Project	\$127,589.00	Approved	<a href="#">GSA.Parks )(Modesto Reservoir)</a>	2405 - Regional Parks	
04.17.2025	GSA	Harvest Hall Modernization	\$2,380,333	Approved	<a href="#">GSA (Harvest Hall)</a>	6408 - Other Facilities 2408 - Other Facilities	

[illegible]

## Public Facility Fee's Tracking Log

[illegible]





# PUBLIC FACILITIES FEE

## Stanislaus County Public Facilities Fees (PFF) Program

State Assembly Bill 1600 became effective in January of 1989. This law requires local governments to document the nexus between the number of new developments and the facilities required to serve that development.

The Stanislaus County PFF program was established with all nine incorporated cities and the unincorporated areas. The program's primary goal is to ensure that the expanded County facilities needed due to population growth are funded by those creating the demand for them.

The PFF can be used for the purchase, construction, expansion, or acquisition of public facilities. Importantly, funds from the program can only be applied to improvements that are consistent with the adopted fee schedule, which is periodically updated as needed to reflect changes in construction costs, community needs, and legal requirements.



### Purpose and Use of PFF

The PFF program is designed to offset the impacts of new

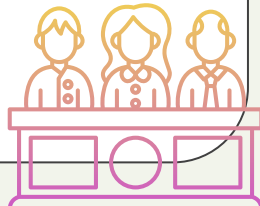
development on public infrastructure by funding facilities across various sectors:

- Roads
- Parks
- Criminal Justice Facilities
- Sheriff Facilities
- Health Facilities
- Animal Services Facilities
- Libraries
- County Buildings, Vehicles, and Equipment

Funds collected through the program are not intended to address existing deficiencies. They are intended to address expansion of facility needs related to the population growth of the County.

PFF monies can fund up to 55% of project costs, depending on the year in which the County began collecting PFF for that purpose.

New development within cities only pays the countywide fees, while development in unincorporated areas is responsible for both countywide and unincorporated-only fees.



### Request Use of PFF Funds

- Submit requests to the Chief Executive Office for review and finalization prior to presenting to the committee.
- The deadline to submit requests for consideration is the 2nd Monday of each month.
- Prior to completing the request, please review your department's PFF section [HERE](#), which will provide a better understanding of eligible expenses.
- Describe the proposed project and location and explain the nexus between the project and the growth impact.
- PFF funds may not be used to replace equipment.
- If the entire project is attributable to growth, the entire cost may be included in the request.
- If only a portion is attributable to growth, you'll use the equation in the request form.
- Some categories include funds for the purchase of vehicles, library collections, technology, etc. [Please refer to the PFF study](#) to determine the percentage of collections available for non-facility items.
- You may contact the Chief Executive Office for guidance.

# PUBLIC FACILITIES FEE

## Public Facilities Fees (PFF) Committee

The PFF Committee is comprised of department heads or their designees from Stanislaus County's Chief Executive Office, Auditor-Controller, Public Works, Planning, Building, County Counsel, and the General Services Agency.

- Erica Inacio- Chief Executive Office
- Kristin Doud- Planning
- Chris Barnes- Auditor Controller
- Denny Ferreira- Building
- Andy Johnson- General Services Agency
- David Leamon- Public Works
- Mobin Bhatti- County Counsel

### PFF Committee Responsibilities

- Identify PFF issues
- Review and recommend establishment of fees
- Recommend or revise administrative guidelines
- Adjust fees where appropriate
- Monitor fees
- Serve as an administrative hearing body for appeals from applicants.



## Fee Categories

- |                     |                                      |                                     |
|---------------------|--------------------------------------|-------------------------------------|
| • Animal Services   | • Libraries                          | • Emergency Services                |
| • Behavioral Health | • Other County Facilities            | • Health                            |
| • Criminal Justice  | • Parks                              | • Countywide Information Technology |
| • Detention         | • Sheriff                            |                                     |
|                     | • Regional Transportation Impact Fee |                                     |

For all categories, except for the Regional Transportation Impact Fee (RTIF), the study uses the existing inventory method to calculate a cost standard that ensures that new development contributes to facilities at the same rate that existing development has contributed to date.

**EXISTING INVENTORY METHOD:** Allocates costs based on the ratio of existing facilities to demand from existing development as follows:

$$\frac{\text{Current Value of Existing Facilities}}{\text{Existing Development Demand}} = \$/\text{unit of demand}$$

**PLANNED FACILITIES METHOD:** Allocates costs based on the ratio of planned facility costs to demand from new development as follows:

$$\frac{\text{Cost of Planned Facilities}}{\text{New Development Demand}} = \$/\text{unit of demand}$$

**SYSTEM PLAN METHOD:** Calculates fees based on the value of existing facilities plus the cost of planned facilities, divided by demand from existing plus new development:

$$\frac{\text{Value of Existing Facilities} + \text{Cost of Planned Facilities}}{\text{Existing} + \text{New Development Demand}} = \$/\text{unit of demand}$$

This method ensures new development does not pay for existing deficiencies.



**Stanislaus County PFF Funds**  
**Unobligated Cash Balances**  
**As of April 30, 2025**

<b>Fee</b>	<b>Description</b>	<b>Cash Balances As of 04/30/2025</b>	<b>Open Project Balances Not Yet Withdrawn</b>	<b>Unobligated Cash Balances As of 04/30/2025</b>
2400	Regional Transportation Impact Fee	6,449,619.95	(93,369,535.97)	(86,919,916.02)
2401	City/County Roads	877,162.77	-	877,162.77
2402	Detention	4,150,227.11	-	4,150,227.11
2403	Criminal Justice	1,139,114.97	-	1,139,114.97
2404	Library	693,320.18	(3,000,001.01)	(2,306,680.83)
2405	Regional Parks	4,606,376.10	-	4,606,376.10
2406	Health	6,124,139.29	-	6,124,139.29
2407	Behavioral Health	1,048,864.12	-	1,048,864.12
2408	Other Facilities	7,305,480.12	(2,332,226.00)	4,973,254.12
2409	Administrative Fees	219,853.92	(8,640.00)	211,213.92
2410	Sheriff	703,551.36	-	703,551.36
2411	Emergency Services	219,811.03	-	219,811.03
2412	Admin Fees Unincorporated	193,757.91	-	193,757.91
2413	Neighborhood Parks	227,733.02	-	227,733.02
2414	Animal Services	808,641.44	(10,200.00)	798,441.44
2415	Info Technology	257,091.26	-	257,091.26
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	-	-	-
<b>Subtotal</b>		<b>35,024,744.55</b>	<b>(98,720,602.98)</b>	<b>(63,695,858.43)</b>
6400	Regional Transportation Impact Fee	847.00	-	847.00
6401	City/County Roads	44.04	-	44.04
6402	Jails	1.55	-	1.55
6403	Justice	62,020.90	-	62,020.90
6404	Library	-	-	-
6405	Parks	4.20	-	4.20
6406	Public Health	1,396,960.65	-	1,396,960.65
6407	Outpatient	758,260.48	-	758,260.48
6408	Other Facilities	4,735.10	(4,281.00)	454.10
6409	Administrative Fees	8.64	-	8.64
6410	Sheriff Patrol	1,405.57	-	1,405.57
6411	Fire Warden	23,118.75	-	23,118.75
6412	Admin Fees-Unincorporated	6.42	-	6.42
6413	Other Facilities-Unincorporated	16,732.20	(12,679.00)	4,053.20
<b>Subtotal</b>		<b>2,264,145.50</b>	<b>(16,960.00)</b>	<b>2,247,185.50</b>
<b>Grand Total</b>		<b>37,288,890.05</b>	<b>(98,737,562.98)</b>	<b>(61,448,672.93)</b>
<b>Grand Total Excluding RTIF and Library</b>		<b>30,145,949.92</b>	<b>(2,368,026.00)</b>	<b>27,777,923.92</b>

**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**  
**Open Projects Summary By Use**  
**As of April 30, 2025**

Project & Fee Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 4/30/2025	Open PFF Project Remaining Amount
Admin Fees	\$ 55,528.88	\$ 55,528.88	\$ -
Administrative Fees - County	40,780.78	40,780.78	-
2409-Admin Fees	40,780.78	40,780.78	-
Administrative Fees - City	14,748.10	14,748.10	-
2409-Admin Fees	14,748.10	14,748.10	-
<b>Project</b>	<b>141,883,495.87</b>	<b>43,145,932.89</b>	<b>98,737,562.98</b>
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	-
Harvest Hall Modernization Project -Design	2,299,982.00	-	2,299,982.00
2408-Other Facilities	2,299,982.00	-	2,299,982.00
Claribel Road Extension Project # 200016- NCC PH 1	116,246,976.00	28,816,279.79	87,430,696.21
2400-Regional Transportation Impact Fee	116,246,976.00	28,816,279.79	87,430,696.21
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	-
Bonita Pool Project	512,400.00	512,400.00	-
2413-Neighborhood Parks	512,400.00	512,400.00	-
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	-
<b>Grand Total</b>	<b>\$ 141,939,024.75</b>	<b>\$ 43,201,461.77</b>	<b>\$ 98,737,562.98</b>

**Public Facilities Fees**  
**Open Projects Summary By Fee**  
**As of April 30, 2025**

Fee & Project Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 4/30/2025	Open PFF Project Remaining Amount
Admin Fees	\$ 55,528.88	\$ 55,528.88	\$ -
2409-Admin Fees	55,528.88	55,528.88	-
Administrative Fees - City	14,748.10	14,748.10	-
Administrative Fees - County	40,780.78	40,780.78	-
Project	141,883,495.87	43,145,932.89	98,737,562.98
2400-Regional Transportation Impact Fee	127,557,486.02	34,187,950.05	93,369,535.97
Claribel Road Extension Project # 200016- NCC PH 1	116,246,976.00	28,816,279.79	87,430,696.21
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	1,672,411.86	1,672,411.86	-
RTIF McHenry Widening Project #9616	4,638,098.16	3,699,258.40	938,839.76
SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	5,000,000.00	-	5,000,000.00
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	-
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	-
2413-Neighborhood Parks	512,400.00	512,400.00	-
Bonita Pool Project	512,400.00	512,400.00	-
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	-
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
<b>Grand Total</b>	<b>\$ 141,939,024.75</b>	<b>\$ 43,201,461.77</b>	<b>\$ 98,737,562.98</b>

**Public Facilities Fees  
Open Project List  
As of April 30, 2025**

Dept	Project Description	Date of PFF Committee Request	Board Action Item No. (i.e. "2015-123")	Approved Open PFF Project Amounts	Withdrawals through 4/30/2025	Open PFF Project Remaining Amount	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	2019-0512, 2019-0553, 2019-0587,	4,727.10	4,727.10	-	6401-City/County Roads	Project
PW	SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	None	2023-0164	5,000,000.00	-	5,000,000.00	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, 2023-0165, 2023-0465, 2023-0466, 2024-0230	116,246,976.00	28,816,279.79	87,430,696.21	2400-Regional Transportation Impact Fee	Project
CEO	Tobacco Endowment Debt Payment - Turlock Library	10/18/2018	2019-0700	3,996,782.33	996,781.32	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	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
CEO	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	40,780.78	40,780.78	-	2409-Admin Fees	Admin Fees
Cities	Administrative Fees - City	N/A	N/A	14,748.10	14,748.10	-	2409-Admin Fees	Admin Fees
PL	Accela, Inc. Cloud Permitting Software	3/21/2024	2024-0359	87,600.00	87,600.00	-	2409-Admin Fees	Project
PKS	Frank Raines Off Highway Vehicle Park	6/20/2024	2024-0412	182,296.00	182,296.00	-	2405-Regional Parks	Project
PKS	Frank Raines Off Highway Vehicle Park	6/20/2024	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
GSA	Bonita Pool Project	11/21/2024	2025-0059	512,400.00	512,400.00	-	2413-Neighborhood Parks	Project
<b>Total</b>				141,939,024.75	43,201,461.77	98,737,562.98		

**Public Facilities Fees  
Projects Closed  
For the Ten Months Ended April 30, 2025**

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