



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

**Thursday, July 17, 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 **May 15, 2024**
2. Request from Pacific West Communities – Brad Dickason for a Deferral/Waiver of PFF fees. (Appearing via Zoom)

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

1. Auditor's Report
2. Connect web page
3. PFF Program Summary
4. Deferral Agreement Retention

**F. Next Regular Meeting:**

1. Thursday, August 21, 2025 @ 2-3:30 p.m., Room 2005

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

May 15, 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)
- ☒ Kristy Doud (Planning)
- ☐

**Alternate Member**

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

**Present Member / Alternate, But Not Voting:**

- ☒ Maryam Yonan Kavalan

**Guests Present:**

Edgar Garcia – City of Modesto; Heather Jones – City of Modesto; Steve Madison – Stanislaus County Affordable Housing Corporation.

**A. Meeting called to order** at 2:00 p.m. by Chair Kristy Doud

**B. Public Comment**

- None

**C. Roll call:** A quorum of membership was established.  
(Noted that Member Ferreira was present at 2:01 p.m.)

**D. Action Items:**

1. Approval of Minutes from the PFF Committee Meeting from April 17, 2025  
*Minutes may be voted on by those Members in attendance.*

A Motion was made to approve the PFF Committee Meeting Minutes from April 17, 2025

Motion: Johnson | Second: Doud | Unanimous (6 | 0 ) | Abstain: (0 )

2. Request from UP Modesto Homekey, in partnership with City of Modesto to waive PFF fees for Jenny's place project, 710 N. 9<sup>th</sup> Street, Modesto, CA (APN-115-002-004-0000)

Stanislaus County Public Facilities Fees Committee  
Meeting Minutes – May 15, 2025

Heather Jones from the City of Modesto delivered a PowerPoint presentation on the Jenny's Place project, a permanent supportive housing initiative located at 710 N. 9th Street, Modesto, CA, formerly known as the Traveler's Motel. The project will provide 100% affordable housing units targeting individuals at or below 30% of the Area Median Income (AMI). The development will include 54 total units. 37 Youth units, 16 traditional units and 1 manager unit. The project is supported by enforceable funding commitments ensuring 55 years of operational support, with resources coming from the City of Modesto, HOME and HOME-ARP funds, and California State's Homekey Program. The existing structure of the building will remain unchanged. An on-site office will be included, and while there is a restaurant space on the premises, it will remain vacant and unused. During the discussion, it was clarified that the Manager's Unit and Office should be excluded from the waiver/deferral request.

Motion by Chairwoman Doud to approve the waiver/deferral for the low-income units, with the stipulation that a recalculation be provided to exclude the Manager's Unit and Office from the request.

Motion: Doud | Second: Inacio | Unanimous ( 6 | 0 ) | Abstain: ( 0 )

3. Request from Modesto Gospel Mission and City of Modesto to waive PFF Funds for project on 1530 Owens Drive, Modesto, CA

Steven Madison from StanCO presented a collaborative project between the City of Modesto and Modesto Gospel Mission, to address homelessness through the installation of prefabricated sleeping cabins at 1530 Owens Drive, Modesto, CA. The project consists of 12 prefabricated sleeping units and 1 ADA accessible unit. Each unit will be 70 square feet, equipped with climate control, a charging station, one bed and a nightstand, offering basic shelter for unhoused individuals.

These units are intended to serve individuals at 0% of the Area Median Income (AMI), providing 100% affordable supportive housing. The Modesto Gospel Mission's main facility will serve as a central hub, offering wraparound support services as needed.

While the Modesto Gospel Mission has historically been self-funded, this project will utilize Encampment Resolution Funding (ERF), which is secured for a three-year period only.

Motion was made by Committee Member Ferreira to approve the waiver/deferral for 17 units of permanent supportive housing at Modesto Gospel Mission, 1530 Owens Drive, Modesto, CA.

Motion: Ferreira | Second: Johnson | Unanimous ( 6 | 0 ) | Abstain: ( 0 )

4. Approve the Waiver/Deferral and Exemption forms for use

Last month's meeting, Committee Member Inacio introduced a newly developed Waiver/Deferral and Exemption forms designed for outside agencies seeking to request a Waiver, Deferral, or Exemption of Public Facilities Fees (PFF funds). Following the initial presentation, updates and revisions were made based on committee feedback. At this meeting, Inacio requested formal approval of the updated forms for use.

A motion was made by Chairwoman Doud to approve the forms, with the stipulation that additional edits be incorporated before final implementation.

Motion: Doud | Second: Johnson | Unanimous ( 6 | 0 ) | Abstain: ( 0 )

Stanislaus County Public Facilities Fees Committee  
Meeting Minutes – May 15, 2025

**E. Discussion Items**

1. PFF Tracking Log:

The PFF (Public Facilities Fees) Tracking Log was presented to the committee as a tool for monitoring all projects that have been submitted, approved, or denied in relation to Waiver/Deferral or Exemption requests.

The April Tracking Log was reviewed during the meeting, providing committee members with an up-to-date snapshot of project statuses and decisions.

No formal action was noted; the log was presented for review and informational purposes.

2. PFF Flyer:

A PFF flyer was created by the CEO office as a simple information guideline to describe what the PFF Committee does. The flyer will be made accessible on the County's Connect page once the page is re-launched.

3. Auditor's Report (see attached report)  
Unobligated Cash Balance - \$27,777,923.92

**F. Next Regular Meeting:**

- Thursday June 26, 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 2:59 p.m.

*Submitted by: Mila Romo, Confidential Assistant IV*

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

<b>Fee</b>	<b>Description</b>	<b>Cash Balances As of 06/30/2025</b>	<b>Open Project Balances Not Yet Withdrawn</b>	<b>Unobligated Cash Balances As of 06/30/2025</b>
2400	Regional Transportation Impact Fee	5,030,944.49	(91,312,911.18)	(86,281,966.69)
2401	City/County Roads	878,964.96	2,354.07	881,319.03
2402	Detention	4,291,789.79	-	4,291,789.79
2403	Criminal Justice	1,159,569.46	-	1,159,569.46
2404	Library	729,856.36	(3,000,001.01)	(2,270,144.65)
2405	Regional Parks	4,532,666.84	-	4,532,666.84
2406	Health	6,192,341.22	-	6,192,341.22
2407	Behavioral Health	1,064,389.89	-	1,064,389.89
2408	Other Facilities	7,482,176.31	(2,332,226.00)	5,149,950.31
2409	Administrative Fees	210,360.39	(8,640.00)	201,720.39
2410	Sheriff	730,674.19	-	730,674.19
2411	Emergency Services	222,746.03	-	222,746.03
2412	Admin Fees Unincorporated	198,452.37	-	198,452.37
2413	Neighborhood Parks	241,796.28	-	241,796.28
2414	Animal Services	818,519.79	(10,200.00)	808,319.79
2415	Info Technology	259,607.74	-	259,607.74
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>34,044,856.11</b>	<b>(96,661,624.12)</b>	<b>(62,616,768.01)</b>
6400	Regional Transportation Impact Fee	851.01	-	851.01
6401	City/County Roads	44.25	-	44.25
6402	Jails	1.55	-	1.55
6403	Justice	62,314.78	-	62,314.78
6404	Library	-	-	-
6405	Parks	4.22	-	4.22
6406	Public Health	1,403,579.87	-	1,403,579.87
6407	Outpatient	761,853.35	-	761,853.35
6408	Other Facilities	4,757.54	(4,281.00)	476.54
6409	Administrative Fees	8.68	-	8.68
6410	Sheriff Patrol	1,412.23	-	1,412.23
6411	Fire Warden	23,228.29	-	23,228.29
6412	Admin Fees-Unincorporated	6.45	-	6.45
6413	Other Facilities-Unincorporated	16,811.49	(12,679.00)	4,132.49
<b>Subtotal</b>		<b>2,274,873.71</b>	<b>(16,960.00)</b>	<b>2,257,913.71</b>
<b>Grand Total</b>		<b>36,319,729.82</b>	<b>(96,678,584.12)</b>	<b>(60,358,854.30)</b>
<b>Grand Total Excluding RTIF and Library</b>		<b>30,558,928.97</b>	<b>(2,365,671.93)</b>	<b>28,193,257.04</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.

Note: report run prior to June 2025 close. Report is as of 7/11/25.

**Public Facilities Fees  
Activity  
For the Year Ended June 30, 2025**

Activity from New Fee Structure Effective 5/12/03						
Fee	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
2400 Regional Transportation Impact Fee	\$ 3,604,316.43	\$ 347,555.14	\$ -	\$ (41,543.86)	\$ (10,616,630.42)	\$ (6,706,302.71)
2401 City/County Roads	-	27,833.39	-	-	(2,354.07)	25,479.32
2402 Detention	742,273.55	216,303.56	-	(1,019.81)	(6,445,720.00)	(5,488,162.70)
2403 Criminal Justice	91,872.27	34,931.78	-	(107.35)	-	126,696.70
2404 Library	219,866.00	19,112.77	-	-	(200,000.00)	38,978.77
2405 Regional Parks	219,959.00	144,500.13	-	-	(309,885.00)	54,574.13
2406 Health	240,643.06	191,145.05	-	(322.05)	-	431,466.06
2407 Behavioral Health	64,750.24	32,429.75	-	(107.35)	-	97,072.64
2408 Other Facilities	818,729.23	221,066.45	-	(1,985.95)	-	1,037,809.73
2409 Admin Fees	95,027.66	7,615.28	-	(922.35)	(172,017.15)	(70,296.56)
2410 Sheriff	92,471.00	24,951.42	-	(1,019.81)	(265,230.00)	(148,827.39)
2411 Emergency Services	11,428.22	6,823.64	-	(21.47)	-	18,230.39
2412 Unincorp-Admin Fees	18,645.00	5,888.86	-	-	-	24,533.86
2413 Neighborhood Parks	48,020.00	17,792.52	-	-	(512,400.00)	(446,587.48)
2414 Animal Services	38,468.00	25,231.18	-	-	-	63,699.18
2415 Information Technology	7,962.30	8,050.95	-	-	-	16,013.25
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	\$ 6,314,431.96	\$ 1,331,231.87	\$ -	\$ (47,050.00)	\$ (18,524,236.64)	\$ (10,925,622.81)

Activity from Original Fee Structure						
Fee	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400 Regional Transportation Impact Fee	\$ -	\$ (2.88)	\$ -	\$ -	\$ -	\$ (2.88)
6401 City/County Roads	-	31.17	-	-	-	31.17
6402 Jails	-	0.01	-	-	-	0.01
6403 Justice	-	1,967.98	-	-	-	1,967.98
6404 Library	-	-	-	-	-	-
6405 Parks	-	2.19	-	-	(276.00)	(273.81)
6406 Public Health	-	44,327.17	-	-	-	44,327.17
6407 Outpatient	-	24,060.49	-	-	-	24,060.49
6408 Other Facilities	-	150.25	-	-	-	150.25
6409 Admin Fees	-	0.27	-	-	-	0.27
6410 Sheriff	-	44.60	-	-	-	44.60
6411 Fire Warden	-	733.59	-	-	-	733.59
6412 Unincorp-Admin Fees	-	0.21	-	-	-	0.21
6413 Unincorp-Other Facility	-	530.94	-	-	-	530.94
Sub-Totals	\$ -	\$ 71,845.99	\$ -	\$ -	\$ (276.00)	\$ 71,569.99
TOTAL ALL FEES	\$ 6,314,431.96	\$ 1,403,077.86	\$ -	\$ (47,050.00)	\$ (18,524,512.64)	\$ (10,854,052.82)
GRAND TOTAL JUL-23 - JUN-24	\$ 8,935,386.68	\$ 986,782.68	\$ -	\$ -	\$ (4,928,474.74)	\$ 4,993,694.62
CHANGE FROM PRIOR YEAR TO DATE	-29%	42%	0%	0%	276%	317%

**Public Facilities Fees**  
**Open Projects Summary By Use**  
**As of June 30, 2025**

Project & Fee Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 6/30/2025	Open PFF Project Remaining Amount
Admin Fees	\$ 84,417.15	\$ 84,417.15	\$ -
Administrative Fees - City	20,983.93	20,983.93	-
2409-Admin Fees	20,983.93	20,983.93	-
Administrative Fees - County	63,433.22	63,433.22	-
2409-Admin Fees	63,433.22	63,433.22	-
Project	142,011,084.87	45,332,500.75	96,678,584.12
Accela, Inc. Cloud Permitting Software	87,600.00	87,600.00	-
2409-Admin Fees	87,600.00	87,600.00	-
Bonita Pool Project	512,400.00	512,400.00	-
2413-Neighborhood Parks	512,400.00	512,400.00	-
Claribel Road Extension Project # 200016- NCC PH 1	116,246,976.00	30,872,904.58	85,374,071.42
2400-Regional Transportation Impact Fee	116,246,976.00	30,872,904.58	85,374,071.42
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	-
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	-
Harvest Hall Modernization Project -Design	2,299,982.00	-	2,299,982.00
2408-Other Facilities	2,299,982.00	-	2,299,982.00
Inflationary Study Update	12,140.00	3,500.00	8,640.00
2409-Admin Fees	12,140.00	3,500.00	8,640.00
Keyes Rd Ramp Signalization	-	2,354.07	(2,354.07)
2401-City/County Roads	-	2,354.07	(2,354.07)
MHU Medical and Administration Space Project	1,485,000.00	1,485,000.00	-
2402-Detention	1,485,000.00	1,485,000.00	-
Modesto Reservoir Dock and Restroom ADA	127,589.00	127,589.00	-
2405-Regional Parks	127,589.00	127,589.00	-
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
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	-
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	-
Sheriff's Recreation Yards Project	3,960,720.00	3,960,720.00	-
2402-Detention	3,960,720.00	3,960,720.00	-
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
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	-
Two Hybrid Vehicles	10,200.00	-	10,200.00
2414 - Animal Services	10,200.00	-	10,200.00
<b>Grand Total</b>	<b>\$ 142,095,502.02</b>	<b>\$ 45,416,917.90</b>	<b>\$ 96,678,584.12</b>



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

Fee & Project Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 6/30/2025	Open PFF Project Remaining Amount
Admin Fees	\$ 84,417.15	\$ 84,417.15	\$ -
2409-Admin Fees	84,417.15	84,417.15	-
Administrative Fees - City	20,983.93	20,983.93	-
Administrative Fees - County	63,433.22	63,433.22	-
Project	142,011,084.87	45,332,500.75	96,678,584.12
2400-Regional Transportation Impact Fee	127,557,486.02	36,244,574.84	91,312,911.18
Claribel Road Extension Project # 200016- NCC PH 1	116,246,976.00	30,872,904.58	85,374,071.42
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
2401-City/County Roads	-	2,354.07	(2,354.07)
Keyes Rd Ramp Signalization	-	2,354.07	(2,354.07)
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	309,885.00	309,885.00	-
Frank Raines Off Highway Vehicle Park	182,296.00	182,296.00	-
Modesto Reservoir Dock and Restroom ADA	127,589.00	127,589.00	-
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>\$ 142,095,502.02</b>	<b>\$ 45,416,917.90</b>	<b>\$ 96,678,584.12</b>

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

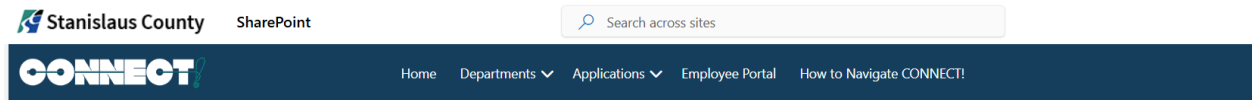
Dept	Project Description	Date of PFF Committee Request	Board Action Item No. (i.e. "2015-123")	Approved Open PFF Project Amounts	Withdrawals through 6/30/2025	Open PFF Project Remaining Amount	PFF Oracle Fee # (for Transfer Out)	Project Type
PW	RTIF McHenry Widening Project #9616	None	Budget, 2019-0513, 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	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	Keyes Rd Ramp Signalization	None	0	-	2,354.07	(2,354.07)	2401-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	30,872,904.58	85,374,071.42	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	63,433.22	63,433.22	-	2409-Admin Fees	Admin Fees
Cities	Administrative Fees - City	N/A	N/A	20,983.93	20,983.93	-	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
GSA	Modesto Reservoir Dock and Restroom ADA	5/7/2025	2025-0250	127,589.00	127,589.00	-	2405-Regional Parks	Project
<b>Total</b>				142,095,502.02	45,416,917.90	96,678,584.12		

**Public Facilities Fees  
Projects Closed  
For the Year Ended June 30, 2025**

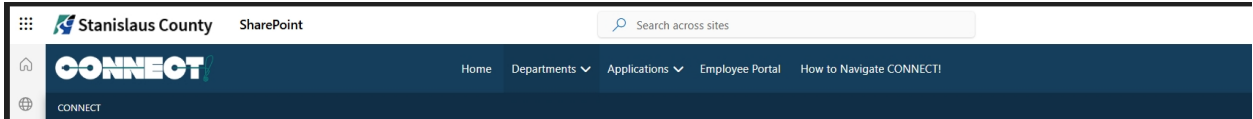
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# PUBLIC FACILITIES FEES ON CONNECT

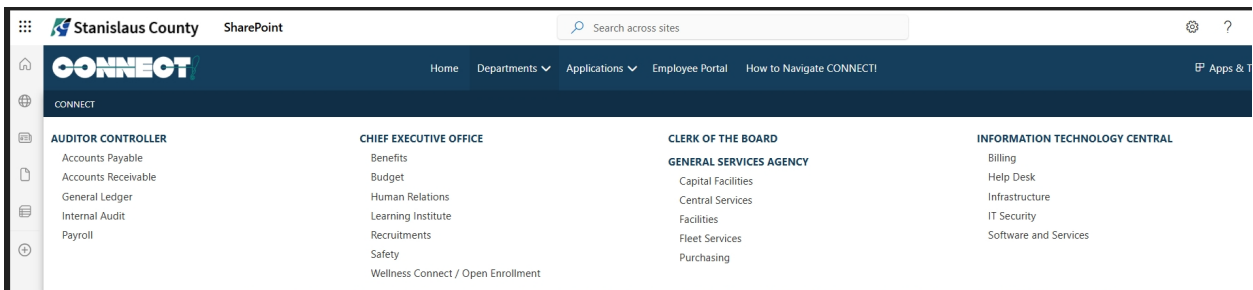
Go to - [Connect - Home](#)



Select – Departments

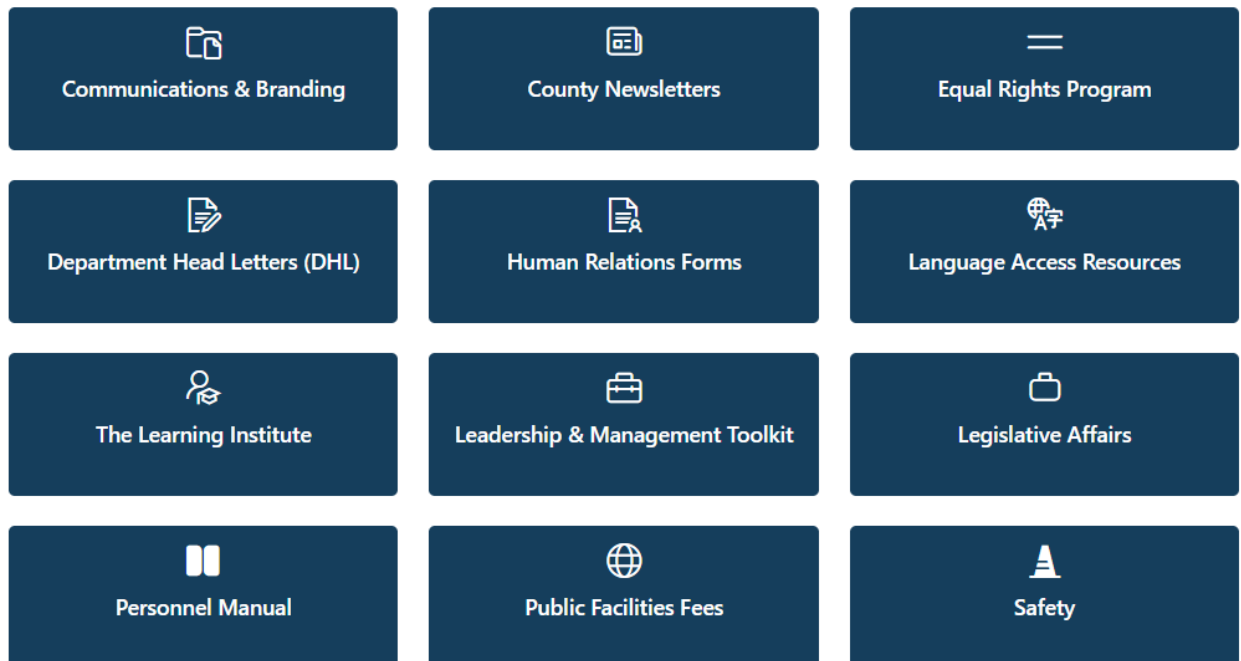


Select Chief Executive Office



Scroll down to Featured CEO Resources and select Public Facilities Fees

## Featured CEO Resources



# PUBLIC FACILITIES FEES ON CONNECT

## Welcome to the Public Facilities Fees Page

 Stanislaus County

SharePoint

Search across sites

**CONNECT**

Home Departments ▾ Applications ▾ Employee Portal How to Navigate CONNECT!



### PUBLIC FACILITIES FEES MANAGEMENT

The County Public Facilities Fees (PFF) were first approved in late 1989, becoming operative in March 1990. During that time, agreements were reached with all nine incorporated Cities for the collection of the County Public Facilities Fees within their jurisdictions as well as in the unincorporated portion of the County. This program was designed to ensure that the need for expanded County facilities directly attributable to increased population be paid for by those creating the need.

Quick Links

 DOCUMENT LIBRARIES

 PFF ADMINISTRATIVE GUIDELINES

 PFF PROGRAM SUMMARY

 REQUEST FOR PFF FUNDS

## Features

- **Document Libraries** – Includes Agendas, Minutes, Auditor’s Reports, and Requests and Approvals from 2024 to present.
- **PFF Administrative Guidelines** – Guidelines outlining administrative procedures.
- **PFF Program Summary** – Overview of the PFF Committee and its purpose.
- **Request for PFF Funds** – Request forms available for Stanislaus County Departments.
- **Tracking Log** – Tracks requests, approvals, approved amounts, and funding sources. Includes links to related documentation for each request and approval.

Public Website - <https://www.stancounty.com/ceo/econ-dev/pffp.shtm>

## Features

- **Past CEDS Report**
- **Request for Exemption of PFF Fees forms** – Request form available for public use.
- **Request for Deferral Waiver of PFF forms** - Request form available for public use.
- **Yearly Agenda’s and Minutes** – Agenda’s & Minutes from 2022 to present
- **Meeting Calendar, Administrative Guidelines, Resolution and Bylaws**



# STANISLAUS COUNTY PUBLIC FACILITIES FEES (PFF) PROGRAM

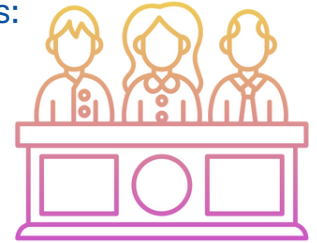
UPDATED JULY 2025

## WHAT IS THE PFF PROGRAM

The Public Facilities Fees (PFF) Program ensures that new development pays its fair share of the capital improvements needed to serve population growth across Stanislaus County, including incorporated cities and unincorporated areas.

Established in 1989 under California Assembly Bill 1600, the PFF requires a nexus between development and infrastructure. Collected fees support projects such as:

- Roads and traffic improvements
- Public safety and law enforcement facilities
- Libraries and parks
- Government facilities
- Animal Services, Transit, and Jail expansion



Overall administration and oversight of the PFF Program reside with the Public Facilities Fees Committee. The Committee is comprised of department heads and/or staff. The PFF Committee meets monthly and is responsible for ensuring that all issues related to the PFF Program are managed in accordance with applicable rules and regulations.



## LAND USE CATEGORIES FOR FEE ASSESSMENT

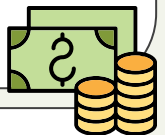
### ➤ ADMINISTRATIVE GUIDELINES

Fees are calculated based on how the land is developed. Use categories include:

- Commercial/Retail – e.g., retail, banks, gas stations, restaurants
- Industrial – e.g., warehousing, distribution, manufacturing
- Office – e.g., business parks, corporate HQ
- Residential – Single-family, multi-family, condos, mobile home parks
- Other – e.g., churches, hospitals, car washes, hotels
- Mixed-use projects must separate uses for accurate calculation.

## WHEN & HOW ARE PFFs COLLECTED?

- Timing: Fees are due at the time of building permit issuance.
- Rate Basis: Uses current schedule as of map or permit application date.
- Unlisted Uses: Rates determined by Chief Building Official and Public Works Director.
- Refunds: Available (minus admin fee) if the project is abandoned post-permit.



## INCENTIVES & PAYMENT FLEXIBILITY

- Affordable Housing Projects: May qualify for fee waivers or deferrals
- Non-residential Projects: May be eligible for installment payment programs

➤ See page 9 of the [Guidelines](#)





# STANISLAUS COUNTY PUBLIC FACILITIES FEES (PFF) PROGRAM

UPDATED JULY 2025

## WAIVER, DEFERRAL, & EXEMPTION REQUESTS

Developers may request a waiver, deferral, or exemption from Public Facilities Fees under certain qualifying conditions.

### Steps to Request a Waiver or Deferral:

1. Submit a written request outlining the justification
2. Complete the Deferral/Waiver Criteria Form
3. County staff will review and determine eligibility
4. If required, the request will be presented to the Board of Supervisors



### To Request an Exemption:

1. Complete the Exemption Criteria Form
2. Submit with supporting documentation to County staff for review

### Access the forms online:

- [DEFERRAL/WAIVER FORM](#) ➤
- [EXEMPTION FORM](#) ➤



Changes in project use invalidate any previously approved waiver or reduction.



## CONTACT

**ERICA INACIO**

Deputy Executive Officer



InacioE@stancounty.com



209-480-2074

For complete guidelines, forms, and fee schedules, visit:



[www.stancounty.com/ceo/econ-dev/pffp.shtm](http://www.stancounty.com/ceo/econ-dev/pffp.shtm)

