



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

Thursday, August 21, 2025

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 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 **July 17, 2024.**
2. Consider request for “Deferral/Waiver” for Affordable Housing from Self-Help Enterprises (SHE), for McClure Meadows Development located at 3401 McClure Road, Modesto, CA 95357.
3. Request from Health Services Agency to use \$7,495,740 in PFF funds for North Point Towers Purchase and Tenant Improvements. (6406/2406 fund).
4. Request from General Services Agency to use \$107,280 in PFF funds for Bonita Pool and Playground Project (2413)
5. Request from Sheriff’s Office to use \$127,998 in PFF funds for New Courthouse Furniture. (Detention)
6. Request from Parks & Recreation to use \$570,000 in PFF funds for Laird Regional Park Parking Lot (2405)

E. Discussion Item(s):

1. Auditor’s Report

F. Next Regular Meeting:

1. Thursday, September 18, 2025 @ 2-3:30 p.m., Room 2005

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

July 17, 2025
1010 10th Street, Room 2005 (2nd 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)
- ☐ 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:

Mandip Dhillon – Auditor Controller

A. Meeting called to order at 2:03 p.m. by Member Angela Frietas

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 May 15, 2025
Minutes may be voted on by those Members in attendance.

A Motion was made to approve the PFF Committee Meeting Minutes from May 15, 2025

Motion: Inacio | Second: Leamon | Unanimous (4 | 0) | Abstain: (0)

2. Request from Pacific West Communities – Brad Dickason for a Deferral/Waiver of PFF fees.

Member Inacio clarified that such deferral requests fall under the purview of the Planning Department and do not require consideration by the PFF Committee. As a result, the item was subsequently removed.

Discussion Items

3. Auditor's Report – Report is included in the agenda packet and discussed.

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

Unobligated Cash Balance - \$28,193,257.04.

4. Connect Web Page:

A handout was distributed outlining steps to access the updated PFF Connect page, the internal inter-departmental website. The updated site provides departments with access to the following key resources: Document Library (2024 to present), PFF Administrative Guidelines, Program Summary, Tracking Log. During the Department Head meeting, a suggestion was made to include the Auditor's Report in the Quick Links section for quick reference. PFF support staff will update the page and add the link.

5. PFF Program Summary:

A handout summarizing the Public Facilities Fee (PFF) Program for developers was distributed. This summary is intended to be posted on the public website to provide accessible information about the PFF program, including its purpose and how it operates. Member Freitas noted that the Planning Department also maintains a PFF-related webpage. She suggested that the certain aspects be linked or coordinated to ensure consistent and inter-shared information, rather than maintaining separate, potentially redundant sources.

6. Deferral Agreement Retention:

Member Inacio raised the question of where the recorded deferral agreements are currently stored and how the public and developers can best access these documents. In response, Member Freitas clarified that all documents approved by the PFF Committee since 2023 have been maintained by the CEO's Office.

Deputy County Counsel Bhatti will research the appropriate retention period for these documents to ensure compliance with legal and administrative standards. The group also addressed the need for improved tracking processes. It was acknowledged that existing systems require cleanup and updating regarding deferral agreements and related records.

E. Next Regular Meeting:

- Thursday, August 21, 2025 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 2005 (2nd floor) or TBD.

Meeting adjourned at 2:33 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>

If you are requesting the deferral of non-affordably restricted residential units until occupancy, please contact the Stanislaus County Planning and Community Development Department, Building Division at 1010 10th Street, Suite 3400 Modesto, CA 95354 or at planning@stancounty.com or call (209)525-6330.

Form Instructions:

- Complete all sections that apply to your project.
- Attach all supporting documents as required.
- Submit the completed form to inacioe@stancounty.com

1. Project Information

- a) Contact Information (*individual completing/submitting form*):
Self-Help Enterprises
- b) Project Name: McClure Meadows
- c) Project Location: 3401 McClure Rd. Modesto CA 95357
- d) Property Owner Name: Self-Help Enterprises & Stanislaus Equity Partners (STEP)
- e) Developer Name: Self-Help Enterprises
- f) Number of Units: 39 Single-Family Homes
- g) PFF Estimate: Pending Dept. response
(Obtain estimate from Planning & Community Development Department by emailing: building@stancounty.com)
- h) Number of Units by Income Level: 39 Single-Family Homes

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 and 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.).

3. Supporting Documentation

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

- ☐ Documentation that confirms occupancy
- ☒ Site Plans or Drawings with square footage by use type
- ☒ PFF Estimate Spreadsheet
(Obtain estimate from Planning & Community Development Department by emailing: building@stancounty.com)

4. Additional Project Details

- Project Description/Scope:

The Modesto Homeownership Initiative is an infill development project led by



- Estimated Completion Date:

November 2026

- Total Project Cost:

\$22,306,989

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: Betsy McGovern-Garcia
- Title/Position: Vice President & Program Director Real Estate Development

Signature:

DocuSigned by:
Betsy McGovern-Garcia
031EC27C09B014AF...

Date:

8/14/2025

For Department Use Only:

Date Received: _____

Date Reviewed by PFF Committee: _____

☐ Approved (Date)

☐ Denied (Date)

Chair Signature: _____

Print Name: _____

Table E.1: Stanislaus County Public Facilities Fee Summary - Unincorporated

Land Use	Animal Services	Behavioral Health	Criminal Justice	Detention	Emergency Services	Health	Library	Other County Facilities	Regional Parks	Neighborhood Parks ¹	Sheriff ¹	County-wide IT	Recommended 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>

Table E.2: Stanislaus County Public Facilities Fee Summary - Cities of Ceres, Hughson, Modesto, Patterson and Waterford

Land Use	Animal Services	Behavioral Health	Criminal Justice	Detention	Emergency Services	Health	Library	Other County Facilities	Regional Parks	Neighborhood Parks ¹	Sheriff ¹	County-wide IT	Recommended RTIF	Admin Charge	Total Fee
Residential (Per Dwelling Unit)															
Single Family / Duplex	\$ 118	\$ 92	\$ 134	\$ 1,091	\$ 16	\$ 353	\$ 350	\$ 1,065	\$ 346	N/A	N/A	\$ 10	\$ 3,592	\$ 143	\$ 7,310
Multifamily / Mobile Home Park	77	60	87	710	10	230	228	693	225	N/A	N/A	6	2,404	95	4,825
Accessory Dwelling Unit ⁴	37	29	42	343	5	111	110	335	109	N/A	N/A	3	995	42	2,161
Nonresidential (Per Thousand Square Feet)															
Office	N/A	\$ 26	\$ 37	\$ 304	\$ 6	\$ 98	N/A	\$ 298	N/A	N/A	N/A	\$ 3	\$ 4,237	\$ 100	\$ 5,109
Industrial ²															
Industrial (Small)	N/A	\$ 6	\$ 8	\$ 68	\$ 1	\$ 22	N/A	\$ 67	N/A	N/A	N/A	\$ 1	\$ 1,932	\$ 42	\$ 2,147
Industrial (Large)															
Manufacturing	N/A	8	12	98	2	31	N/A	96	N/A	N/A	N/A	1	2,034	46	2,328
Distribution	N/A	3	5	39	1	13	N/A	38	N/A	N/A	N/A	-	1,326	29	1,454
Warehouse	N/A	2	2	19	0.40	6	N/A	19	N/A	N/A	N/A	-	774	16	838
Commercial															
Small Retail	N/A	\$ 22	\$ 31	\$ 255	\$ 5	\$ 82	N/A	\$ 251	N/A	N/A	N/A	\$ 2	\$ 2,407	\$ 61	\$ 3,116
Medium Retail	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	3,594	85	4,327
Shopping Center	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	3,323	79	4,050
Shopping Mall	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	2,034	54	2,736
Church	N/A	\$ 22	\$ 31	\$ 255	\$ 5	\$ 82	N/A	\$ 251	N/A	N/A	N/A	\$ 2	\$ 780	\$ 29	\$ 1,457
Hospital	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	1,390	41	2,079
Nursing Home	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	509	23	1,180
Special Cases³															
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>

Table E.3: Stanislaus County Public Facilities Fee Summary - Cities of Turlock, Oakdale, Newman and Riverbank

Land Use	Animal Services	Behavioral Health	Criminal Justice	Detention	Emergency Services	Health	Library	Other County Facilities	Regional Parks	Neighborhood Parks ¹	Sheriff ¹	County-wide IT	Recommended 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 Park	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
Industrial ²															
Industrial (Small)	N/A	\$ 6	\$ 8	\$ 68	\$ 1	\$ 22	N/A	\$ 67	N/A	N/A	N/A	\$ 1	\$ 1,932	\$ 42	\$ 2,147
Industrial (Large)															
Manufacturing	N/A	8	12	98	2	31	N/A	96	N/A	N/A	N/A	1	2,034	46	2,328
Distribution	N/A	3	5	39	1	13	N/A	38	N/A	N/A	N/A	-	1,326	29	1,454
Warehouse	N/A	2	2	19	0.40	6	N/A	19	N/A	N/A	N/A	-	774	16	838
Commercial	N/A	\$ 22	\$ 31	\$ 255	\$ 5	\$ 82	N/A	\$ 251	N/A	N/A	N/A	\$ 2	\$ -	\$ -	
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

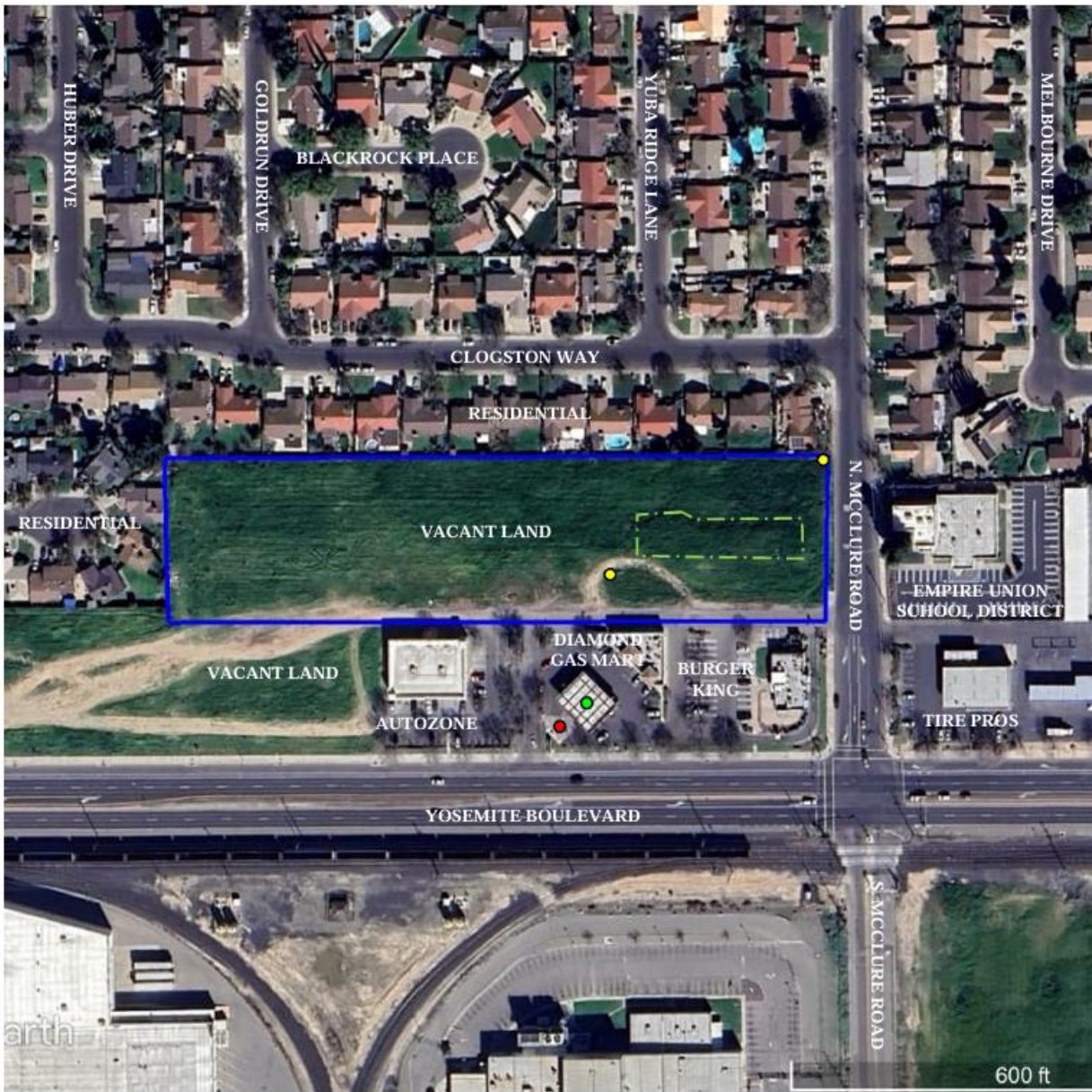
¹ Charged only in unincorporated areas.

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SITE MAP



— SUBJECT SITE BOUNDARY (APPROXIMATE)



ORDER NO. : 1117029782

EXHIBIT A

The land referred to is situated in the County of Stanislaus, City of Modesto, State of California, and is described as follows:

PARCEL ONE

All of Parcel A, as shown on that Parcel Map filed for record in Book 52 of Parcel Maps, Page 70 (52 PM 70), and all of Parcel 3 as shown on that Parcel Map filed for record in Book 55 of Parcel Maps, Page 83, (55 PM 83), and a portion of Resultant Parcel 2 of Lot Line Adjustment Certificate of Approval Number LLA2024-0139 as described in Document Number 2024-0060865, all of Official Records of Stanislaus County (ORSC), located in the City of Modesto, County of Stanislaus, State of California, and is more particularly described as follows:

Beginning at the most Northwesterly corner of said resultant Parcel 2, also being the Northwest corner of Parcel 2 of said (55 PM 83), being common with the Southwest corner of Lot 2 in Block 2815 of Subdivision Maps "Dry Creek Woods filed for Record in Book 32 of Maps, Page 13 (32 M 13) (ORSC), thence, Easterly along the North line of Parcel 2 and Parcel 3 of said (55 PM 83), being common with the South line of said (32 M 13), North 89° 51' 56" East, a distance of 658.66 feet, to the Northeast corner of said Parcel 3 (55 PM 13), also being the North Northwest corner of said Parcel A (52 PM 70)

Thence, continuing Easterly along the North line of said Parcel A (52 PM 70), being common with the South line of (32 M 13), North 89° 51' 56" East, a distance of 195.13 feet, also being the Southeast corner of Lot 15 in Block 2815 of said (32 M 13), being on the Westerly right of way of North McClure Road. Thence, along the East line of said Parcel A (52 PM 70) and said Westerly right of way of McClure Road, the next two courses,

- 1) South 00° 17' 24" East, a distance of 150.00 feet,
- 2) South 02° 04' 23" West, a distance of 61.53 feet, to the Southeast corner of said Parcel A (52 PM 70) being common with the Northeast Corner of Parcel 1, as shown on that Parcel Maps filed for Record in Book 47 of Parcel Maps, Page 97 (47 PM 97) (ORSC),

Thence, along the South line of said Parcel A (52 PM 70), being common with the North line of said Parcel 1 (47 PM 97). South 89° 42' 31" West, a distance of 192.57 feet, to the Southwest corner of said Parcel A (52 PM 70), being the Southeast corner of said Parcel 3 (55 PM 83), being the Northwest corner of said Parcel 1 (47 PM 97), and the Northeast corner of Parcel B of said (52 PM 70),

Thence along the South line of said Parcel 3 (55 PM 83), and the North line of said Parcel B and a portion of Parcel C of said (52 PM 70), South 89° 52' 25" West, a distance of 329.83 feet to the Southwest corner of said Parcel 3 (55 PM 83), being the Southeast corner of said Parcel 2 (55 PM 83), being the Easterly corner of said resultant Parcel 2, Thence along the South line of said resultant Parcel 2 and said Parcel 2 (55 PM 83), common with the North line of said Parcel C (52 PM 70), South 89° 52' 25" West, a distance of 50.68

feet, to the Northwest corner of said Parcel C (52 PM 70), common with the corner of said resultant Parcel 2, being the Northeast corner of Parcel 1 of said (55 PM 83),
Thence Westerly along the South line of said Parcel 2 (55 PM 83), being common with the North line of said Parcel 1 (55 PM 83), South 89° 52' 25" West, a distance of 278.64 feet, to the Northwest corner of said Parcel 1 (55 PM 83), thence, North 00° 17' 43" West, a distance of 20.82 feet, to the Southeast corner of Subdivision "Mariposa Square Unit No. 1", filed for Record in 33 of Maps, Page 77 (33 M 77) (ORSC), being common with the corner of said resultant Parcel 2,
Thence, Northwesterly along the West line of said resultant Parcel 2, and West line of said Parcel 2 of said (55 PM 83), being common with the East line of said (33 M 77) North 00° 17' 43" West, a distance of 191.10 feet, to the point of beginning.

The above Parcel was created in Certificate of Approval of Lot Line Adjustment recorded on March 12, 2025 as Instrument No. 2025-0012132, Stanislaus County Official Records, as Resultant Parcel 1.

PARCEL TWO:

A non-exclusive right of way as an appurtenance to the remaining lands of the grantor for roadway purposes, for mutual, reciprocal ingress and egress by vehicular and pedestrian traffic of all owners, lessees, licensee, customers, agents, tenants, employees and suppliers more particularly described in the Reciprocal Access Agreement recorded February 24, 2004, Series No. 2004-25495, Official Records, over Parcels 2 and 3 of the Parcel Map filed May 16, 2008, Book 55 of Parcel Maps, Page 83, Stanislaus County Records.

APN's: 033-089-030-000; 033-089-035-000; 033-089-036-000 (old APN numbers)
New APN: 033-089-041-000 (not yet being assessed)

Stanislaus County Public Facilities Fee Calculator - 2020 Fee Schedule

Location: **City of Modesto**
 Fee Schedule: **2**

Total Fee: \$ 285,103

3401 MC CLURE RD.
SELF HELP / 39 SINGLE FAMILY DWELLINGS
 Land Use Type:
 Percent Charged:
 Building Quantity (Units or Square Feet):
 Miscellaneous Units (Lane, Pump, Room, Acre):

Use 1:	Use 2:	Use 3:	Use 4:	Use 5:	Use 6:
Single Family / Duplex	-	-	-	-	-
100%	100%	100%	100%	100%	100%
39			1		
					-

Total

Impact Fee Categories:	<input checked="" type="checkbox"/> CREDIT <input checked="" type="checkbox"/> CREDIT <input checked="" type="checkbox"/> CREDIT						NET
	Use 1:	Use 2:	Use 3:	Use 4:	Use 5:	Use 6:	
Animal Services	\$ 4,602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,602
Behavioral Health	\$ 3,588	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,588
Criminal Justice	\$ 5,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,226
Detention	\$ 42,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,549
Emergency Services	\$ 624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 624
Health	\$ 13,767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,767
Library	\$ 13,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,650
Other County Facilities	\$ 41,535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,535
Regional Parks	\$ 13,494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,494
Neighborhood Parks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sheriff	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County-wide IT	\$ 390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 390
RTIF	\$ 140,088	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,088
Administrative Charge	\$ 5,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,590
Total	\$ 285,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285,103

	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Land Use	Single F	Multifam/ Mob	Office	Small Industrial	Large Industrial	Large Industrial	Small Retail	Medium Retail	Shoppng Ctr	Shoppng Mall	Church	Hospital	Nursing Home	School	Drive Thru	h. Car Wash (or 1	Gas Station (or Motel/Hotel (or room)	God Course (or acre)			
Animal Services	118	77	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Behavioral Health	92	60	20	6	8	3	2	22	22	22	22	22	22	22	22	22	-	-	-	-	
Criminal Justice	134	87	37	8	12	5	2	31	31	31	31	31	31	31	31	31	-	-	-	-	
Detention	1,081	710	304	68	98	39	19	255	255	255	255	255	255	255	255	255	-	-	-	-	
Emergency Services	16	10	6	1	2	1	0	5	5	5	5	5	5	5	5	5	-	-	-	-	
Health	353	230	98	22	31	13	6	82	82	82	82	82	82	82	82	82	-	-	-	-	
Library	350	228	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other County Facilities	2,121	1,381	594	132	190	77	37	499	499	499	499	499	499	499	499	499	-	-	-	-	
Regional Parks	346	225	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Neighborhood Parks	671	437	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sheriff	1,078	702	301	67	97	39	19	253	253	253	253	253	253	253	253	253	-	-	-	-	
Countywide IT	10	6	3	1	1	-	-	2	2	2	2	2	2	2	2	2	-	-	-	-	
2020 RTIF	3,992	2,404	4,237	1,932	2,034	1,326	774	2,407	3,594	3,323	2,034	780	1,390	509	-	8,538	14,561	8,238	847	635	
Subtotal	7,554	4,937	4,500	1,915	2,134	2,105	1,120	3,155	4,144	3,918	2,644	1,759	2,307	1,073	1,149	17,600	14,561	6,865	706	848	
Admin Charge	157	99	88	36	43	23	63	83	78	37	36	46	31	23	352	291	137	14	17	1	
Total Fee	7,993	5,032	4,589	1,953	2,178	2,153	1,183	3,238	4,222	3,963	2,901	1,835	2,353	1,094	1,172	17,952	14,852	7,002	720	865	
Animal Services	118	77	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Behavioral Health	92	60	20	6	8	3	2	22	22	22	22	22	22	22	22	22	-	-	-	-	
Criminal Justice	134	87	37	8	12	5	2	31	31	31	31	31	31	31	31	31	-	-	-	-	
Detention	1,081	710	304	68	98	39	19	255	255	255	255	255	255	255	255	255	-	-	-	-	
Emergency Services	16	10	6	1	2	1	0	5	5	5	5	5	5	5	5	5	-	-	-	-	
Health	353	230	98	22	31	13	6	82	82	82	82	82	82	82	82	82	-	-	-	-	
Library	350	228	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other County Facilities	1,065	693	298	67	96	38	19	251	251	251	251	251	251	251	251	251	-	-	-	-	
Regional Parks	346	225	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Neighborhood Parks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sheriff	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Countywide IT	10	6	3	1	1	-	-	2	2	2	2	2	2	2	2	2	-	-	-	-	
2020 RTIF	3,992	2,404	4,237	1,932	2,034	1,326	774	2,407	3,594	3,323	2,034	780	1,390	509	-	8,538	14,561	8,238	847	635	
Subtotal	7,554	4,937	4,500	1,915	2,134	2,105	1,120	3,155	4,144	3,918	2,644	1,759	2,307	1,073	1,149	17,600	14,561	6,865	706	848	
Admin Charge	157	99	88	36	43	23	63	83	78	37	36	46	31	23	352	291	137	14	17	1	
Total Fee	7,993	5,032	4,589	1,953	2,178	2,153	1,183	3,238	4,222	3,963	2,901	1,835	2,353	1,094	1,172	17,952	14,852	7,002	720	865	

27,335.00

Location	Fee Schedule
Unincorporated	1
Ceres Sphere	1
Hughson Sphere	1
Modesto Sphere	1
Newman Sphere	1
Oakdale Sphere	1
Patterson Sphere	1
Riverbank Sphere	1
Salida Planned Development	1
Turlock Sphere	1
Waterford Sphere	1
City of Ceres	2
City of Hughson	2
City of Modesto	2
City of Newman	3
City of Oakdale	3
City of Patterson	2
City of Riverbank	3
City of Turlock	3
City of Waterford	2

Land Use	Column
-	24
Single Family / Duplex	3
Multifamily / Mobile Home	4
Office	5
Small Industrial	6
Large Industrial - Manufacturing	7
Large Industrial - Distribution	8
Large Industrial - Warehouse	9
Small Retail	10
Medium Retail	11
Shopping Center	12
Shopping Mall	13
Church	14
Hospital	15
Nursing Home	16
School	17
Drive Through (per lane)	18
Gas Station (per pump)	20
Motel/Hotel (per room)	21
Golf Course (per acre)	22

Request for Use of Public Facility Fee Funds
(All categories except for “Roads” and “Other County Facilities”)

Date: August 21, 2025

Requesting Department: Health Services Agency

Contact Person/Phone: Heather Duvall

Andrew Johnson (209) 525-4380

Project Name: North Point Towers Purchase and Tenant Improvements

Project Cost	PFF Funds Requested	PFF Category (Source)	Funds Available
\$13,220,000	\$7,495,740	Fund 6406/2406	\$7.6 million

Fund use approved to date (show future debt service payments separately):

N/A

Project Description:

The Health Services Agency historically was located on Scenic Drive at County Center II in Modesto. The buildings previously occupied date back to the 1930's when the County operated its hospital. The hospital officially closed in 1997 and the County's role in providing health services has greatly changed. During this time HSA occupied formal hospital buildings and utilized lease space to provide health prevention services, clinic spaces, public health, women and infant children and its administrative services. A series of major water leaks occurred beginning in 2016, forcing the department to lease space and occupy temporary space at County Center III. This space included 10,000 square feet within the Learning Institute that was previously used as a print shop for the Stanislaus County Office of Education. Three used prefabricated modular buildings for HSA Administration were placed in the parking lot as well.

Since 2016, the Health Services Agency has been working on acquiring a new facility to meet the needs of Stanislaus County Citizens. The Board of Supervisors and the Public Facilities Fees Committee (PFF) previously approved \$5 million in funding for construction of a new facility, which represented the funding available in 2020. The Board approved two previous projects, one at County Center II and one at County Center III. The Board did not support proceeding with the projects due to the construction cost of the facility being nearly \$50 million.

In January 2025, the Board of Supervisors approved a series of leases for HSA, including 20,000 square feet at 5330 Pirrone Avenue in Salida. The lease includes the option to purchase the building. GSA and HSA staff have entered into discussions with the Board of Supervisors and the building owner and have chosen to proceed with negotiations. The building is ideal for HSA's needs as it 45,000 square feet, the exact square footage identified in the previous construction project. The cost of the purchase price is under negotiation. The Property Owner has an asking price of \$9.5 million. In addition, an initial \$4.3 million is needed for tenant improvements and furnishings. This purchase of this building represents a tremendous opportunity for HSA to finally have a permanent home that was designed to meet the public's needs and support their important services to the community.

FISCAL IMPACT:

Staff are estimating the total purchase and price of the tower, furnishings, and tenant improvements to be \$13,220,000, as reflected in the chart below. Staff have also created possible funding strategy based on the use of PFF, Department fund balance, and an owner contribution to the project.

Category	Funding Amount
Building Purchase	\$9,000,000
Tenant Improvements	\$4,220,000
Total	\$13,220,000
Funding Source	
Health PFF	\$7,271,000
Owner Contribution	\$200,000
HSA Project Funds	\$1,300,000
Additional Fund Balance	\$4,449,000
Total	\$13,220,000

As of Fiscal Period June 2025, there is a total of \$7,596,000 available in Public Facilities Fees

HSA and GSA Staff are requesting a PFF allocation of \$7,495,740 to purchase the new facility. This is equivalent to the allowable 56.7% of the project's anticipated cost.

PFF Funding Eligibility:

Funding requested will be used for property acquisition, building and land, as well as for needed furnishings for this space. HSA has not received PFF funding prior, nor has it had a permanent home in modern facilities. HSA was approved for a previous construction project, which did not proceed. Its previous home, dates back to the 1930's, with ties to the property that date back further than this.

Request for Use of Public Facility Fee Funds
(All categories except for “Roads” and “Other County Facilities”)

Date: August 21, 2025

Requesting Department: General Services Agency

Contact Person/Phone: Andrew Johnson (209) 525-4380

Project Name: Bonita Pool and Playground Project

Project Cost	PFF Funds Requested	PFF Category (Source)	Funds Available
\$800,000	\$107,280	Fund 2413	\$241,800

Fund use approved to date (show future debt service payments separately):

N/A

Project Description:

In 2020, the General Services Agency (GSA), and the Parks and Recreation Department brought forth a project to create a new park and pool renovation at Bonita Park in Crows Landing. The project was cancelled in 2021 due to construction costs; however, a grant from the State of California for \$3 million allowed the pool portion of the project to proceed.

The Bonita Pool Renovation Project commenced in February 2025. Construction of the new pool, restrooms, support buildings, and site work is progressing on schedule with completion expected early September 2025.

The Parks and Recreation Department is adding Phase II to the project including, installation of a new playground, adult exercise equipment, picnic area, and other park amenities such as benches and walking paths. This request dates to the original concept for this project which included modernization of the pool and installation of a playground and park equipment. Phase II is funded by Proposition 68 Per-Capita Grant in the amount of \$650,000. The total estimated project budget for the park is \$800,000.

The project team is requesting to supplement this grant with Public Facilities Fees (PFF) and Americans with Disabilities Act (ADA) Funding. The team is requesting \$107,280 in PFF funding.

The playground is envisioned to be available for use in late spring/early summer 2026.

FISCAL IMPACT:

Staff are estimating the total cost of the project to be \$800,000. If approved, \$107,280, or 13.41% of the cost will be from PFF-Neighborhood Parks, \$650,000 from Proposition 68 Grant Funds, and \$42,720 will come from GSA ADA funding

The estimated project cost is reflected in the chart below:

Category	Amount
Project Administration	\$40,000
Professional Services	\$75,000
Furnishings/Equipment	\$135,000
Construction	\$500,000
Construction Contingency	\$50,000
Total	\$800,000

PFF Funding Eligibility:

This project meets PFF funding eligibility as it creates a new playground at the neighborhood park, new adult exercise equipment, picnic area, walking path, and park amenities.

Request for Use of Public Facility Fee Funds
(All categories except for "Roads" and "Other County Facilities")

Date: 8/4/2025

Requesting Department: Sheriff

Contact Person/Phone: Brooke Freeman (209) 525-7009

Project Name: New Courthouse Furniture

Project Cost	PFF Funds Requested	PFF Category (Source)	Funds Available as of 01/31/25
\$232,723	\$127,998	Detention	\$3,984,207.99

Fund use approved to date (show future debt service payments separately):

Non/Applicable

Project Description:

The State of California is nearing competing on a new state of the art courthouse in Modesto. Since 1990, the population in Stanislaus County has increased 55% alone. The new courthouse will be eight stories tool and consolidate all court functions in one building. The State of California is building the court to modern standards. The project will meet today's needs by improving security, providing enhanced entrance screening, separate hallways for the public, staff, and in-custody defendants, and properly sized holding areas for in-custody defendants.

The County is required to provide deputy services at this Courthouse and is responsible to procure its own furnishings, including new modern radio equipment (not included in this request) as well as furnishings for County staff areas. The cost of these furnishings is \$232,723 and the Sheriff's Office is requesting \$127,998 in Public Facilities Fees funding. The County has requested the State fund an additional 30 positions to meet the Courts' needs and as of the date of this request have not received a response.

In the Courthouse the Sheriff's Office is responsible for:

1. Entrance screening stations
2. Security control room for inmate movement and escort
3. Security control room for redundancy/public monitoring
4. Four additional criminal courtrooms
5. Two additional backup/inmate holding areas
6. Five additional levels with public accessibility
7. Large capacity inmate holding area

Needs for Sheriff's Office staff include:

1. Lockers for Sheriff's Office staff assigned for use in locker rooms and for weapon storing Total estimated cost \$163,963.

2. Furniture for Briefing Room, Sergeant and Lieutenant Offices for staff assigned to Court Services. Total estimated costs \$68,760

PFF Funding Eligibility:

Furnishings are regularly included in County Capital Project budgets. The County will retain ownership of these furnishings after installation. Staff are requesting \$127,998 to fund this effort, which equates to 55% of the cost, consistent with previous approved projects by the PFF Committee.

Request for Use of Public Facility Fee Funds
(All categories except for “Roads” and “Other County Facilities”)

Date: August 21, 2025

Requesting Department: Parks and Recreation

Contact Person/Phone: Vinal Chand (209) 202-9156

Project Name: Laird Regional Park Parking Lot

Project Cost	PFF Funds Requested	PFF Category (Source)	Funds Available
\$1,000,000	570,000	Fund 2405	4,532,667

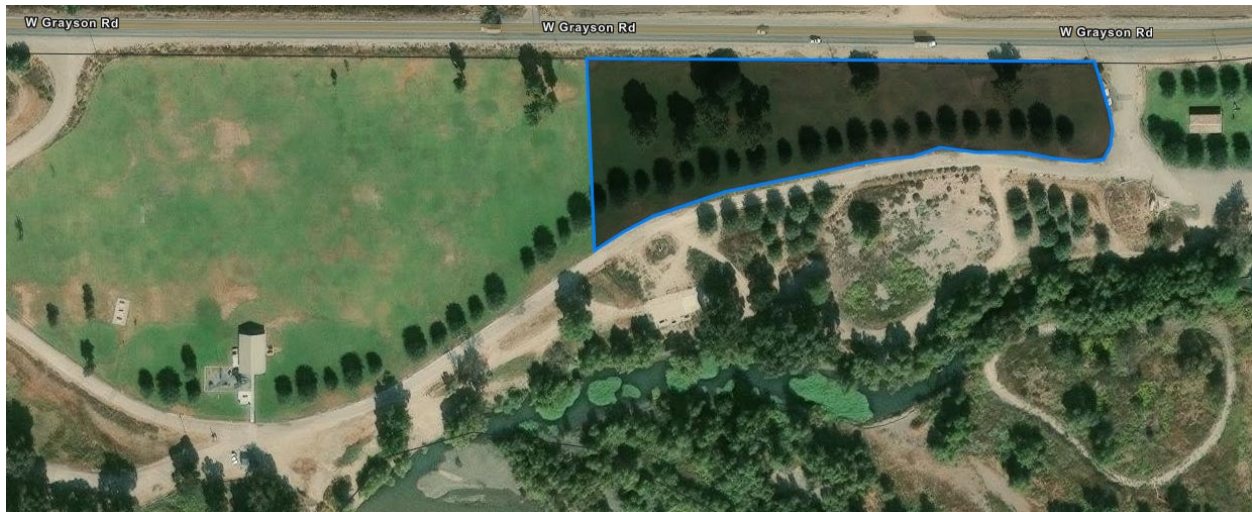
Fund use approved to date (show future debt service payments separately):

The Parks Department has no committed project funds currently, and \$4,532,667 in the 2405 Regional Parks Fund is available per the PFF June 30, 2025, report.

Project Description:

Laird Regional Park (Laird) is located at 8250 W Grayson Rd, just west of Shiloh Road. Laird consists of 97 acres of land, 30 of which has been developed so far for recreational purposes and are open to the public. Laird offers a reservable event picnic shelter, as well as picnic areas, BBQ pits, a playground, informal play areas, vaulted restrooms, horseshoe pits, a baseball field, a soccer field, and fishing access.

The scope for this project includes adding up to 450 new parking stalls (location shown below), including American with Disabilities Act (ADA) stalls, drainage swales, fencing modifications, landscape irrigation modifications, prep work for solar lighting, electronic pay stations, and security camera system, and a paved rehabilitation for park access road. The parking lot will support special events, various regional park activities and allow for continued future growth of park features.



PFF Funding Eligibility:

Stanislaus County Parks and Recreation manages Laird Regional Park, a scenic and expansive recreational area located along the San Joaquin River. The park is a valuable community asset, offering a wide range of amenities, including a large event shelter that can be reserved for private functions such as weddings, family reunions, and community gatherings. Despite its amenities and natural beauty, the park lacks designated parking facilities. There is currently no on-site parking or marked parking lot, which significantly limits accessibility and makes it challenging for the public to fully utilize and enjoy the park’s offerings.

To address this issue, the Department is proposing a pavement project to construct approximately 450 new parking stalls. This improvement is considered a new capital addition and is aimed at enhancing access, increasing usage, and better serving the community. The total estimated cost for the parking project is \$1,000,000. Of this amount, approximately 57%—or \$570,000—will be funded by Fund 2405, as detailed in the table below.

If the entire project is attributable to growth, the entire cost may be included in the request for use of PFF funds. If only a portion of the project is attributable to growth, please complete the highlighted cells in the chart below to determine the PFF request amount. (Double click within the spreadsheet [excel must be open] to access spreadsheet.)

Year	Population	% of need attributable to growth	Total cost of Project	PFF Eligible
1990	354,000			
2025	555,765	57.00%	1,000,000	570,000

First issuance of funds - use 6400 series accounts

Year	Population	% of need attributable to growth	Total cost of Project	PFF Eligible
2003	489,094			
2025	555,765	13.63%		0

2003 update forward - use 2400 series accounts

Source: E-1: Population Estimates for Cities, Counties, and the State January 1, 2023 and 2024 – State/County Population Estimates with Annual Percent Change – January 1, 2023 and 2024 City/County (last updated June 1, 2025)
[Estimates-E1 | Department of Finance](#)

Note: Some categories include funds for the purchase of vehicles, library collections, technology, etc, in addition to facilities. In those instances, please refer to the PFF study to determine the percentage of collections available for non-facility items. Members of the PFF Committee may also be contacted for guidance.

Stanislaus County PFF Funds
Unobligated Cash Balances
As of July 31, 2025

Fee	Description	Cash Balances As of 07/31/2025	Open Project Balances Not Yet Withdrawn	Unobligated Cash Balances As of 07/31/2025
2400	Regional Transportation Impact Fee	3,612,985.09	(91,312,911.18)	(87,699,926.09)
2401	City/County Roads	884,522.98	-	884,522.98
2402	Detention	4,365,145.01	-	4,365,145.01
2403	Criminal Justice	1,170,943.15	-	1,170,943.15
2404	Library	550,996.68	(3,000,001.01)	(2,449,004.33)
2405	Regional Parks	4,567,318.81	-	4,567,318.81
2406	Health	6,233,648.41	-	6,233,648.41
2407	Behavioral Health	1,073,293.61	-	1,073,293.61
2408	Other Facilities	7,571,695.10	(2,332,226.00)	5,239,469.10
2409	Administrative Fees	190,715.31	(8,640.00)	182,075.31
2410	Sheriff	738,783.80	-	738,783.80
2411	Emergency Services	224,427.75	-	224,427.75
2412	Admin Fees Unincorporated	200,395.76	-	200,395.76
2413	Neighborhood Parks	246,110.71	-	246,110.71
2414	Animal Services	824,537.47	(10,200.00)	814,337.47
2415	Info Technology	261,164.81	-	261,164.81
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	-	-	-
Subtotal		32,716,684.45	(96,663,978.19)	(63,947,293.74)
6400	Regional Transportation Impact Fee	854.11	-	854.11
6401	City/County Roads	44.41	-	44.41
6402	Jails	1.56	-	1.56
6403	Justice	62,541.72	-	62,541.72
6404	Library	-	-	-
6405	Parks	4.24	-	4.24
6406	Public Health	1,408,691.55	-	1,408,691.55
6407	Outpatient	764,627.93	-	764,627.93
6408	Other Facilities	4,774.87	(4,281.00)	493.87
6409	Administrative Fees	8.71	-	8.71
6410	Sheriff Patrol	1,417.37	-	1,417.37
6411	Fire Warden	23,312.88	-	23,312.88
6412	Admin Fees-Unincorporated	6.47	-	6.47
6413	Other Facilities-Unincorporated	16,872.72	(12,679.00)	4,193.72
Subtotal		2,283,158.54	(16,960.00)	2,266,198.54
Grand Total		34,999,842.99	(96,680,938.19)	(61,681,095.20)
Grand Total Excluding RTIF and Library		30,835,861.22	(2,368,026.00)	28,467,835.22

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 One Month Ended July 31, 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	\$ 211,517.00	\$ -	\$ -	\$ -	\$ -	\$ 211,517.00
2401 City/County Roads	-	-	-	-	-	-
2402 Detention	57,955.00	-	-	-	-	57,955.00
2403 Criminal Justice	7,179.00	-	-	-	-	7,179.00
2404 Library	18,546.00	-	-	-	(200,000.00)	(181,454.00)
2405 Regional Parks	18,206.00	-	-	-	-	18,206.00
2406 Health	18,829.00	-	-	-	-	18,829.00
2407 Behavioral Health	5,047.00	-	-	-	-	5,047.00
2408 Other Facilities	62,515.00	-	-	-	-	62,515.00
2409 Admin Fees	5,222.90	-	-	-	(1,315.80)	3,907.10
2410 Sheriff	5,472.00	-	-	-	-	5,472.00
2411 Emergency Services	874.00	-	-	-	-	874.00
2412 Unincorp-Admin Fees	1,225.00	-	-	-	-	1,225.00
2413 Neighborhood Parks	3,449.00	-	-	-	-	3,449.00
2414 Animal Services	3,050.00	-	-	-	-	3,050.00
2415 Information Technology	614.00	-	-	-	-	614.00
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	\$ 419,700.90	\$ -	\$ -	\$ -	\$ (201,315.80)	\$ 218,385.10

Activity from Original Fee Structure						
Fee	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400 Regional Transportation Impact Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6401 City/County Roads	-	-	-	-	-	-
6402 Jails	-	-	-	-	-	-
6403 Justice	-	-	-	-	-	-
6404 Library	-	-	-	-	-	-
6405 Parks	-	-	-	-	-	-
6406 Public Health	-	-	-	-	-	-
6407 Outpatient	-	-	-	-	-	-
6408 Other Facilities	-	-	-	-	-	-
6409 Admin Fees	-	-	-	-	-	-
6410 Sheriff	-	-	-	-	-	-
6411 Fire Warden	-	-	-	-	-	-
6412 Unincorp-Admin Fees	-	-	-	-	-	-
6413 Unincorp-Other Facility	-	-	-	-	-	-
Sub-Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ALL FEES	\$ 419,700.90	\$ -	\$ -	\$ -	\$ (201,315.80)	\$ 218,385.10
GRAND TOTAL JUL-24 - JUL-24	\$ 465,864.00	\$ -	\$ -	\$ -	\$ (200,000.00)	\$ 265,864.00
CHANGE FROM PRIOR YEAR TO DATE	-10%	0%	0%	0%	1%	18%

Public Facilities Fees
Open Projects Summary By Use
As of July 31, 2025

Project & Fee Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 07/31/2025	Open PFF Project Remaining Amount
Admin Fees	\$ 1,315.80	\$ 1,315.80	\$ -
Administrative Fees - City	1,315.80	1,315.80	-
2409-Admin Fees	1,315.80	1,315.80	-
Administrative Fees - County	-	-	-
2409-Admin Fees	-	-	-
Project	141,923,484.87	45,242,546.68	96,680,938.19
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
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
Grand Total	\$ 141,924,800.67	\$ 45,243,862.48	\$ 96,680,938.19

Public Facilities Fees
Open Projects Summary By Fee
As of July 31, 2025

Fee & Project Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 07/31/2025	Open PFF Project Remaining Amount
Admin Fees	\$ 1,315.80	\$ 1,315.80	\$ -
2409-Admin Fees	1,315.80	1,315.80	-
Administrative Fees - City	1,315.80	1,315.80	-
Administrative Fees - County	-	-	-
Project	141,923,484.87	45,242,546.68	96,680,938.19
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
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	12,140.00	3,500.00	8,640.00
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
Grand Total	\$ 141,924,800.67	\$ 45,243,862.48	\$ 96,680,938.19

**Public Facilities Fees
Open Project List
As of July 31, 2025**

Dept	Project Description	Date of PFF Committee Request	Board Action Item No. (i.e. "2015-123")	Approved Open PFF Project Amounts	Withdrawals through 07/31/2025	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	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	-	-	-	2409-Admin Fees	Admin Fees
Cities	Administrative Fees - City	N/A	N/A	1,315.80	1,315.80	-	2409-Admin Fees	Admin Fees
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
Total				141,924,800.67	45,243,862.48	96,680,938.19		

**Public Facilities Fees
Projects Closed
For the Month Ended July 31, 2025**

[illegible]