



CHIEF EXECUTIVE OFFICE

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ASSISTANT EXECUTIVE OFFICER

Stanislaus County Public Facilities Fees Committee Agenda

Thursday, October 16, 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.

Stanislaus County
Public Facilities Fees Committee
Agenda

Thursday, October 16, 2025
1010 10th Street, Modesto
Covell Conference Room (2005/2nd floor)
2:00-3:30 p.m.

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 **August 21, 2025**
2. Request from General Services Agency to use \$396,900 in PFF funds (fund 2408/6413) for Maintenance Shop.
3. Request from General Services Agency to use \$822,150 in PFF funds (fund 2408/6413) for EV Chargers for Maintenance Shop.
4. S2A Modularity- Discuss the audit results and determine a reimbursement amount, if any.

E. Discussion Item(s):

1. Auditor's Report

F. Next Regular Meeting:

1. Thursday, November 20, 2025 @ 2-3:30 p.m., Room 2005

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

August 21, 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)
- ☒ 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:

- ☒ Andy Johnson (GSA-Capital Facilities)
- ☒ Maryam Yonan Kavalan (Auditor/Controller)

Guests Present:

Brooke Freeman – Sheriff's Office Assistant Director of Finance; Vinal Chand – Parks and Recreation Manager IV; Wendy Rodriguez – Self Help Enterprises

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

B. Public Comment

- None

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

D. Action Items:

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

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

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

2. Consider the request from Self-Help Enterprises (SHE) & Stanislaus Equity Partners (STEP) for a deferral of fees for McClure Meadows. This is the first SHE program in Modesto. This project consists of 39 single family homes for family's earning 80% or less of the Area Median

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Meeting Minutes – August 21, 2025

Income (AMI). Homes purchased through this program must be the buyer's primary residence. Audits will be conducted to ensure that the homes are occupied by the buyers.

A motion was made to approve the request from Self-Help Enterprises & Stanislaus Equity Partners (STEP) for a deferral of fees for McClure Meadows.

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

3. Consider the request from the Health Services Agency (HSA) to use \$7,495,740 from Public Facilities Funds (Fund 6406/2406) for the purchase of North Point Tower and tenant improvements.

Andy Johnson, Director of the General Services Agency, submitted the funding request on behalf of HSA. HSA is currently housed in North Point Tower. With the goal of securing a permanent location for the Community Services Agency (CSA), an opportunity arose to purchase the building.

Supervisors Grewal and Withrow both support the purchase. Chairwoman Doud inquired about the building's zoning, and Director Johnson indicated that the zoning was appropriate to move forward with the project.

A motion was made to approve the request from Health Services Agency to use \$7,495,740 in Public Facilities Funds for North Point Towers Purchase and Tenant Improvements from 6406/2406 fund.

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

4. Consider the request from General Services Agency to use \$107,280 in Public Facilities Funds for Bonita Pool Playground Project (Fund 2413).

Andy Johnson, Director of the General Services Agency shared that this is Phase II of the Bonita Pool Project. This phase includes installation of new playground, adult exercise equipment, picnic area and other park amenities such as benches and walking paths. The playground is envisioned to be available for use in late spring/early summer 2026.

A motion was made to approve request from General Services Agency to use \$107,280 in Public Facilities Funds for Bonita Pool Playground Project (Fund 2413).

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

5. Consider the request from the Sheriff's Office to use \$127,998 in Public Facilities Funds for New Courthouse Furniture (Fund Detention)

Andy Johnson, Director of the General Services Agency submitted the funding request on behalf of the Sheriff's office. The State of California is building Stanislaus Superior Court to modern standards. 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 the County staff areas.

Stanislaus County Public Facilities Fees Committee
Meeting Minutes – August 21, 2025

6. A motion was made to approve the request from the Sheriff's Office to use \$127,998 in Public Facilities Funds for New Courthouse Furniture (Fund Detention)

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

7. Consider the request from Parks & Recreation to use \$570,000 in Public Facilities Funds for Laird Regional Park Parking lot (Fund 2405)

Vinal Chand Manager IV from Parks and Recreation made a presentation that Laird Regional Park consists of 97 acres of land, 30 of which has been developed so far for recreational purposes and are open to the public. This project includes 450 new parking stalls including 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.

A motion was made to approve the request from Parks & Recreation to use \$570,000 in Public Facilities Funds for Laird Regional Park Parking lot (Fund 2405).

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

E. Discussion Items

1. Auditor's Report (see attached report)
Unobligated Cash Balance - \$28,467,835.22

F. Next Regular Meeting:

- Thursday, September 18, 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 2:36 p.m.

Submitted by: Mila Romo, Confidential Assistant IV

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]

PFF Committee Meetings are held the 3rd Thursday of each month. The deadline to submit requests for consideration is the 2nd Monday of each month.

Request for Use of Public Facility Fee Funds

(All categories except for “Roads” and “Other County Facilities”)

Date: October 16, 2025

Requesting Department: General Services Agency

Contact Person/Phone: Alberto Valencia (209) 525-4380

Project Name: General Services Agency-Maintenance Shop

Project Cost	PFF Funds Requested	PFF Category (Source)	Funds Available
\$700,000	\$396,900	2408/6413	\$5,240,000

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

N/A

Project Description:

The General Services Agency (GSA) Facilities Maintenance Shop is located on the Public Safety Center Campus at 250 East Hackett Road in Modesto and has been located here since the Public Safety Center was opened in the 1990's. The facility is home to GSA Maintenance Team and the Lock Shop (28 Employees (27 Full Time, 1 Part-Time)). Since 2020, the team has added two positions; however, has not acquired any new space to support the 2.5 million square feet of County space serviced.

To alleviate space concerns, GSA temporarily located approximately half of this team to County Center II in 2020; however, this property was declared as surplus by the Board of Supervisors and GSA re-consolidated that team back to the Hackett site. The space is considered undersized, having only one non-Americans with Disabilities Act. (ADA) compliant available restroom, one office, and small breakroom. Three small four by four cubicles, recycled from another facility are the only dedicated space available for the County's team of Maintenance Engineers I/II to submit time cards, participate in training, close out work orders, and respond to email communication. If approved, this project will expand the working space into a bay currently utilized for storage of equipment. The plan will create dedicated office space for the Maintenance and Facilities Manager and for two Supervisors. It will also add a second restroom which will comply with ADA regulations in the facility, a small conference room and a new breakroom. The project includes funding for construction and for furnishings and equipment.

PFF Funding Eligibility:

According to the Willdan Financial Services Report from 2019, the GSA Maintenance Shop is eligible for “Other Facilities” Funding, “This chapter addresses the need for other county facilities needed to serve projected

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development including office space, **shop space**, and related equipment. The majority of facilities included in this chapter benefit all of the unincorporated areas of Stanislaus County as well as the incorporated cities, resulting in a countywide service population. Some facilities serve either the unincorporated area almost exclusively (public works facilities) or have some functions that are countywide and others that exclusively serve the unincorporated area (e.g., some County planning functions). The County will use fee revenues to expand other county facilities, including vehicles and equipment, to serve new development.”

As of Fiscal Period July 31, 2025, there was approximately \$5.4 million available in PFF Funds 2408 and 6413. GSA has estimated the project to cost to \$700,000 and is requesting 56.7%, or \$396,900 of the funding come from PFF. The remaining funds will come from GSA Facilities Maintenance Fund Balance.

Year	Population	% of need attributable to growth	Total cost of Project	PFF Eligible
1990	354,000			
2018	554,703	56.70%	700,000	396,900

First issuance of funds - use 6400 series accounts

Year	Population	% of need attributable to growth	Total cost of Project	PFF Eligible
2003	489,094			
2018	554,703	13.41%		0

2003 update forward - use 2400 series accounts

Source: State of California, Department of Finance, E-2. California County Population Estimates and Components of Change — Revised July 1, 2017 and Preliminary July 1, 2018

<http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-2/index.html>

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.

PFF Committee Meetings are held the 3rd Thursday of each month. The deadline to submit requests for consideration is the 2nd Monday of each month.

Request for Use of Public Facility Fee Funds

(All categories except for "Roads" and "Other County Facilities")

Date: October 16, 2025

Requesting Department: General Services Agency

Contact Person/Phone: Alberto Valencia (209) 525-4380

Project Name: General Services Agency-Maintenance Shop

Project Cost	PFF Funds Requested	PFF Category (Source)	Funds Available
\$1,450,000	\$822,150	2408/6413	\$5,240,000

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

N/A

Project Description:

Fleet Maintenance supports an estimated 1,200 County owned vehicles, plus numerous watercraft, trailers, and specialty vehicles. In January of 2024, the State of California's California Air Resources Board (CARB) issued the Advance Clean Fleet regulation, governing public fleet electrification in California. Under this legislation Counties are required to purchase 50% of new vehicles weighing over 8,500 pounds as Zero Emission Vehicles (ZEV-Electric). This will increase to 100 % by January 2027. By 2035 only ZEV may be purchased by public agencies. Penalties for failed compliance are up to \$10,000 per vehicles per day. Both Public Works and GSA are procuring the necessary vehicles to ensure compliance with the law.

In addition, Executive Order N-79-20 was issued by Governor Gavin Newsom in 2020, which set a goal of 100% of new vehicles in the State of California be electric by 2035. To prepare for this change in vehicle type, the County will need to install electric vehicle chargers. Staff have retained an electrical engineer and have prepared plans and specifications for two initial sites. The first project will be to install 350kw chargers at the Fleet Maintenance Shop. A second site is planned for 800 Scenic Avenue, adjacent to the Behavioral Health and Recovery (BHRS) site. 350kw is the highest available charging station at this time and the only size charger that can effectively charge vehicles of this size. Future charges will most likely be necessary as requirements shift from heavy vehicles to smaller passenger cars.

Phase I, Fleet Services is anticipated to begin in early 2026, subject to final approval from the Department of Energy. Phase II is anticipated to begin in Fall 2026 and be completed in early 2027.

PFF Committee Meetings are held the 3rd Thursday of each month. The deadline to submit requests for consideration is the 2nd Monday of each month.

PFF Funding Eligibility:

According to the Willdan Financial Services Report from 2019, this project is eligible for “Other Facilities” Funding, “This chapter addresses the need for other county facilities needed to serve projected development including office space, shop space, and related equipment. The majority of facilities included in this chapter benefit all of the unincorporated areas of Stanislaus County as well as the incorporated cities, resulting in a countywide service population. Some facilities serve either the unincorporated area almost exclusively (public works facilities) or have some functions that are countywide and others that exclusively serve the unincorporated area (e.g., some County planning functions). The County will use fee revenues to expand other county facilities, including vehicles and equipment, to serve new development.”

As of Fiscal Period July 31, 2025, there was approximately \$5.4 million available in PFF Funds 2408 and 6413. GSA has estimated the project to cost to \$1,450,000 and is requesting 56.7%, or \$822,150 of the funding come from PFF. The first project is fully funded if PFF is approved, with a grant from the federal government having been awarded in the amount of \$232,000. Additional funding needed for the BHRS site is anticipated to come from Fleet Maintenance Fund Balance, one-time appropriations, or from other grant sources.

Year	Population	% of need attributable to growth	Total cost of Project	PFF Eligible
1990	354,000			
2018	554,703	56.70%	1,450,000	822,150

First issuance of funds - use 6400 series accounts

Year	Population	% of need attributable to growth	Total cost of Project	PFF Eligible
2003	489,094			
2018	554,703	13.41%		0

2003 update forward - use 2400 series accounts

Source: State of California, Department of Finance, E-2. California County Population Estimates and Components of Change — Revised July 1, 2017 and Preliminary July 1, 2018

<http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-2/index.html>

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.

MEMORANDUM

To: Public Facilities Fee Committee Members

From: Stanislaus County Workforce Development

Date: July 21, 2025

SUBJECT: PUBLIC FACILITIES FEE INCENTIVE AUDIT

The purpose of this report is to provide the Public Facilities Fees (PFF) Large Industrial Incentive Program audit results for S2A Modular 2, LLC (S2A Modular). The audit was conducted to verify the materialization of the assumptions made in the application by S2A Modular that was approved at the Public Facilities Fees Committee meeting on June 15, 2023. This audit, conducted by Stanislaus County Workforce Development, is consistent with the PFF Large Industrial Incentive program guidelines.

PUBLIC FACILITIES FEES LARGE INDUSTRIAL INCENTIVE PROGRAM:

The large Industrial Investment Incentive Program (the "Program") was developed to assist the facilitation of job creation in Stanislaus County in the industrial sector. The incentive applies a discount on the amount of fees paid based on a sliding scale, with the maximum discount reaching 50% in the Manufacturing sector and up to 60% in the Warehouse and Distribution sectors.

PROJECT APPLICANT:

S2A Modular planned a factory to manufacture modular housing with a projected total capital investment of \$30 million, a project size of 100,050 square feet of factory space, and the creation of 25 new jobs at an average hourly wage of \$30.98. S2A Modular completed construction and started production at its manufacturing plant in Patterson, CA on January 1, 2022.

FINDINGS AT YEAR ONE:

S2A Modular provided documentation that showed the total capital investment at the end of year one was \$23,417,541.63. This equates to 78% of the promised \$30 million as stated in the application. S2A Modular reached the \$30 million capital investment by April 2025, however, at the end of year one they fell short of their intended goal.

By the end of year one, S2A Modular created 13 new jobs at the required minimum of 35 hours per week, which is 52% of the 25 jobs promised. A total of 31 jobs were created (29 hourly employees and 2 management positions), but the majority were fewer than the 35 hours. The

newly generated jobs included foreman, general construction, administration, maintenance, electrical, production, quality inspector, and janitor.

The calculated average hourly wage for all 29 on-site employees (including those with fewer than 35 hours per week, but excluding management), was \$26.38, which equates to 85% of the promised \$30.98. During the first year, the hourly wages ranged from \$22 to \$30 per hour with a median wage of \$26 per hour. With only 4 employees earning \$30 per hour, an average hourly wage of \$30.98 was not achievable. California's minimum wage in 2022 was \$15 per hour for employers with 25 or more employees. S2A Modular's \$26.38 average hourly wage was 76% above the State's \$15 minimum wage.*

INDIRECT ECONOMIC BENEFIT:

Economic benefits go beyond the direct initial job generation that occurs with a new business or development. To estimate the impact of the new manufacturing plant we have included the results of an impact scenario model by Lightcast. The estimated economic impact includes initial, direct, indirect, and induced effects. According to Lightcast, the initial effect on earnings by the addition of 13 jobs is \$799,209. The direct effect which is due to inter-industry effects is \$159,870, which represents the first round of impacts by the new industry. The indirect effect, which is \$41,509, reflects the subsequent ripple effect in further supply chains resulting from the direct change. The induced effects reflect the impact of the initial, direct, and indirect changes. Induced effects enter the economy as employees spend their paychecks in the region, businesses invest to grow their operations, and the government spends more to support the changes. The induced effect is estimated by the impact scenario to be \$171,159 in additional earnings above the initial job creation (attachment 1).

For the initial 13 jobs created at S2A Modular, an estimated additional 6 support jobs were added to the local economy. The initial, direct, indirect, and induced jobs equated to a total of 19 jobs for the region. The Lightcast impact scenario estimates the local, State, and Federal taxes generated on production and imports for the added jobs to be \$82,459.

SUMMARY:

S2A Modular's capital investment was less than planned, job creation was half of what was stated in the application, and the average hourly wage fell short of their goal. However, the average hourly wage was substantially higher than the minimum wage at the time, and the factory generated some additional benefits to the community including the Green Factor and perhaps the Community Need bonus factors described in the Program.

S2A Modular stated the Patterson factory was the first and only Net Zero factory in the United States. During our audit visit to the factory, S2A Modular explained that all of their power needs were met by a Tesla Mega Pack and solar panels. In addition, the building has a transparent roof which reduces the need for lighting during daylight hours. By our observation, S2A Modular qualifies for the Green Factor Bonus.

S2A Modular claims to meet the Community Need bonus factor for the Program by building affordable housing. The Patterson factory produces modular units that can be made into a variety of structures including accessory dwelling units (ADUs), single family residences, tiny homes, as well as commercial buildings. While a need for affordable housing exists, we were unable to determine whether S2A Modular fulfilled that need within the first year.

*Percentage change was calculated by subtracting \$15 from \$26.38, then dividing \$11.38 by \$15 and multiplying by 100, which yields 75.8667% change or increase.

Impact Scenario

Manufactured Home (Mobile Home) Manufacturing in Stanislaus County, CA

Lightcast Q2 2025 Data Set

July 2025

Stanislaus County Workforce Development



251 E. Hackett Rd. C-2
Modesto, California 95358
(209) 558-2200

Parameters

Input-Output Year: 2024

Regions:

Code	Description
6099	Stanislaus County, CA

Industry Scenario:

Code	Description	Change Type	Change Value
321991	Manufactured Home (Mobile Home) Manufacturing	Jobs	13

Model Type: Type Lightcast

Changes to Manufactured Home (Mobile Home) Manufacturing using Type Lightcast Model

\$1,171,747 Change in Earnings 1.47 Multiplier	19 Change in Jobs 1.45 Multiplier	\$82,459 Change in Taxes on Production and Imports (TPI)
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Scenario Results - Industry

NAICS	Industry	Change in Jobs
11	Agriculture, Forestry, Fishing and Hunting	0
21	Mining, Quarrying, and Oil and Gas Extraction	0
22	Utilities	0
23	Construction	0
31	Manufacturing	14 
42	Wholesale Trade	0
44	Retail Trade	0
48	Transportation and Warehousing	1 
51	Information	0
52	Finance and Insurance	0
53	Real Estate and Rental and Leasing	0
54	Professional, Scientific, and Technical Services	0
55	Management of Companies and Enterprises	0
56	Administrative and Support and Waste Management and Remediation Services	0
61	Educational Services	0
62	Health Care and Social Assistance	1 
71	Arts, Entertainment, and Recreation	0
72	Accommodation and Food Services	0
81	Other Services (except Public Administration)	0
90	Government	0

Scenario Results - Occupation

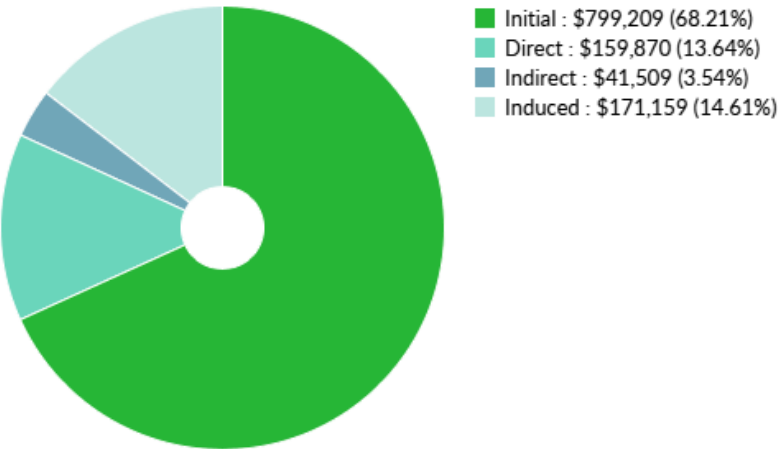
SOC	Occupation	Change in Jobs
45-0000	Farming, Fishing, and Forestry Occupations	0
37-0000	Building and Grounds Cleaning and Maintenance Occupations	0
49-0000	Installation, Maintenance, and Repair Occupations	1
53-0000	Transportation and Material Moving Occupations	3
25-0000	Educational Instruction and Library Occupations	0
27-0000	Arts, Design, Entertainment, Sports, and Media Occupations	0
15-0000	Computer and Mathematical Occupations	0
33-0000	Protective Service Occupations	0
99-0000	Unclassified Occupation	0
31-0000	Healthcare Support Occupations	0
39-0000	Personal Care and Service Occupations	0
55-0000	Military-only occupations	0
19-0000	Life, Physical, and Social Science Occupations	0
23-0000	Legal Occupations	0
17-0000	Architecture and Engineering Occupations	0
43-0000	Office and Administrative Support Occupations	2
51-0000	Production Occupations	7
11-0000	Management Occupations	1
35-0000	Food Preparation and Serving Related Occupations	0
29-0000	Healthcare Practitioners and Technical Occupations	0
13-0000	Business and Financial Operations Occupations	1
47-0000	Construction and Extraction Occupations	2
41-0000	Sales and Related Occupations	1
21-0000	Community and Social Service Occupations	0

Scenario Results - Demographics

Demographics	Change in Jobs
Female 14-18	0
Male 14-18	0
Female 19-21	0
Male 19-21	0
Female 22-24	0
Male 22-24	0
Female 25-34	2 
Male 25-34	2 
Female 35-44	1 
Male 35-44	2 
Female 45-54	1 
Male 45-54	3 
Female 55-64	1 
Male 55-64	3 
Female 65-99	1 
Male 65-99	2 

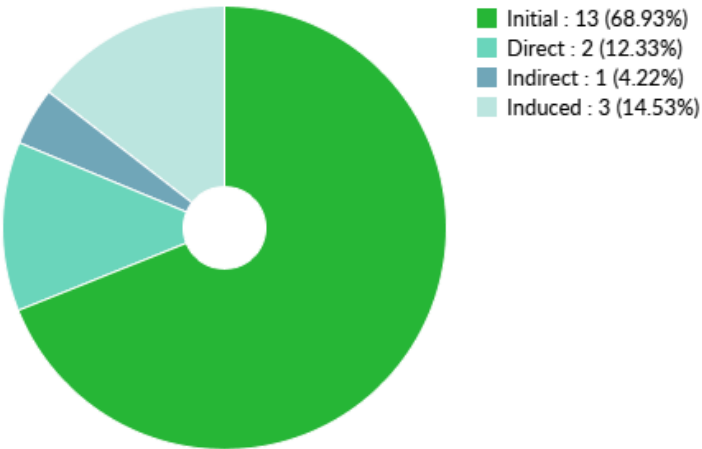
Effect on earnings from adding 13 jobs to Manufactured Home (Mobile Home) Manufacturing

\$799,209 Initial 1.00 Multiplier	\$159,870 Direct 0.20 Multiplier	\$41,509 Indirect 0.05 Multiplier	\$171,159 Induced 0.21 Multiplier
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Effect on jobs from adding 13 jobs to Manufactured Home (Mobile Home) Manufacturing

13 Initial 1.00 Multiplier	2 Direct 0.18 Multiplier	1 Indirect 0.06 Multiplier	3 Induced 0.21 Multiplier
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Effect on taxes on production and imports from adding 13 jobs to Manufactured Home (Mobile Home) Manufacturing

\$34,752 Local	\$30,428 State	\$17,279 Federal
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Appendix A - Data Sources and Calculations

Input-Output Data

The input-output model in this report is Emsi's gravitational flows multi-regional social account matrix model (MR-SAM). It is based on data from the Census Bureau's Current Population Survey and American Community Survey; as well as the Bureau of Economic Analysis' National Income and Product Accounts, Input-Output Make and Use Tables, and Gross State Product data. In addition, several Emsi in-house data sets are used, as well as data from Oak Ridge National Labs on the cost of transportation between counties.

State Data Sources

This report uses state data from the following agencies: California Employment Development Department

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

Fee	Description	Cash Balances As of 09/30/2025	Open Project Balances Not Yet Withdrawn	Unobligated Cash Balances As of 09/30/2025
2400	Regional Transportation Impact Fee	4,717,860.32	(89,650,609.76)	(84,932,749.44)
2401	City/County Roads	890,142.54	-	890,142.54
2402	Detention	4,651,734.67	-	4,651,734.67
2403	Criminal Justice	1,210,295.73	-	1,210,295.73
2404	Library	635,650.58	(3,000,001.01)	(2,364,350.43)
2405	Regional Parks	4,106,003.10	-	4,106,003.10
2406	Health	6,357,196.63	(6,087,049.00)	270,147.63
2407	Behavioral Health	1,102,582.30	-	1,102,582.30
2408	Other Facilities	7,887,707.12	(2,332,226.00)	5,555,481.12
2409	Administrative Fees	213,849.97	(8,640.00)	205,209.97
2410	Sheriff	756,997.81	-	756,997.81
2411	Emergency Services	229,763.14	-	229,763.14
2412	Admin Fees Unincorporated	204,374.06	-	204,374.06
2413	Neighborhood Parks	254,881.42	-	254,881.42
2414	Animal Services	855,601.27	(10,200.00)	845,401.27
2415	Info Technology	265,432.30	-	265,432.30
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		34,340,072.96	(101,088,725.77)	(66,748,652.81)
6400	Regional Transportation Impact Fee	859.54	-	859.54
6401	City/County Roads	44.69	-	44.69
6402	Jails	1.57	-	1.57
6403	Justice	62,939.06	-	62,939.06
6404	Library	-	-	-
6405	Parks	4.26	-	4.26
6406	Public Health	1,417,641.27	(1,408,691.00)	8,950.27
6407	Outpatient	769,485.78	-	769,485.78
6408	Other Facilities	4,805.20	(4,281.00)	524.20
6409	Administrative Fees	8.77	-	8.77
6410	Sheriff Patrol	1,426.37	-	1,426.37
6411	Fire Warden	23,460.99	-	23,460.99
6412	Admin Fees-Unincorporated	6.51	-	6.51
6413	Other Facilities-Unincorporated	16,979.92	(12,679.00)	4,300.92
Subtotal		2,297,663.93	(1,425,651.00)	872,012.93
Grand Total		36,637,736.89	(102,514,376.77)	(65,876,639.88)
Grand Total Excluding RTIF and Library		31,284,225.99	(9,863,766.00)	21,420,459.99

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

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

**Public Facilities Fees
Activity
For the Three Months Ended September 30, 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	\$ 1,293,622.14	\$ 22,770.09	\$ -	\$ -	\$ -	\$ 1,316,392.23
2401 City/County Roads	-	5,619.56	-	-	-	5,619.56
2402 Detention	316,915.97	27,628.69	-	-	-	344,544.66
2403 Criminal Justice	39,105.00	7,426.58	-	-	-	46,531.58
2404 Library	99,733.00	3,466.90	-	-	(200,000.00)	(96,800.10)
2405 Regional Parks	97,907.00	28,983.29	-	-	(570,000.00)	(443,109.71)
2406 Health	102,806.99	39,570.23	-	-	-	142,377.22
2407 Behavioral Health	27,525.00	6,810.69	-	-	-	34,335.69
2408 Other Facilities	330,515.94	48,011.08	-	-	-	378,527.02
2409 Admin Fees	27,176.09	1,208.22	-	-	(1,342.55)	27,041.76
2410 Sheriff	18,985.97	4,700.04	-	-	-	23,686.01
2411 Emergency Services	4,785.00	1,424.39	-	-	-	6,209.39
2412 Unincorp-Admin Fees	3,929.00	1,274.30	-	-	-	5,203.30
2413 Neighborhood Parks	10,651.00	1,568.71	-	-	-	12,219.71
2414 Animal Services	28,881.00	5,232.80	-	-	-	34,113.80
2415 Information Technology	3,223.00	1,658.49	-	-	-	4,881.49
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	\$ 2,405,762.10	\$ 207,354.06	\$ -	\$ -	\$ (771,342.55)	\$ 1,841,773.61

Activity from Original Fee Structure						
Fee	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400 Regional Transportation Impact Fee	\$ -	\$ 5.43	\$ -	\$ -	\$ -	\$ 5.43
6401 City/County Roads	-	0.28	-	-	-	0.28
6402 Jails	-	0.01	-	-	-	0.01
6403 Justice	-	397.34	-	-	-	397.34
6404 Library	-	-	-	-	-	-
6405 Parks	-	0.02	-	-	-	0.02
6406 Public Health	-	8,949.72	-	-	-	8,949.72
6407 Outpatient	-	4,857.85	-	-	-	4,857.85
6408 Other Facilities	-	30.33	-	-	-	30.33
6409 Admin Fees	-	0.06	-	-	-	0.06
6410 Sheriff	-	9.00	-	-	-	9.00
6411 Fire Warden	-	148.11	-	-	-	148.11
6412 Unincorp-Admin Fees	-	0.04	-	-	-	0.04
6413 Unincorp-Other Facility	-	107.20	-	-	-	107.20
Sub-Totals	\$ -	\$ 14,505.39	\$ -	\$ -	\$ -	\$ 14,505.39
TOTAL ALL FEES	\$ 2,405,762.10	\$ 221,859.45	\$ -	\$ -	\$ (771,342.55)	\$ 1,856,279.00
GRAND TOTAL JUL-24 - SEP-24	\$ 1,714,564.80	\$ 432,074.32	\$ -	\$ -	\$ (382,572.00)	\$ 1,764,067.12
CHANGE FROM PRIOR YEAR TO DATE	40%	-49%	0%	0%	102%	5%

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

Project & Fee Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 09/30/2025	Open PFF Project Remaining Amount
Admin Fees	\$ 1,342.55	\$ 1,342.55	\$ -
Administrative Fees - City	1,315.80	1,315.80	-
2409-Admin Fees	1,315.80	1,315.80	-
Administrative Fees - County	26.75	26.75	-
2409-Admin Fees	26.75	26.75	-
Project	149,989,224.87	47,474,848.10	102,514,376.77
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	32,535,206.00	83,711,770.00
2400-Regional Transportation Impact Fee	116,246,976.00	32,535,206.00	83,711,770.00
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	-
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
Health Facility - Northpoint Towers Acquisition and Improvements	7,495,740.00	-	7,495,740.00
2406-Health	6,087,049.00	-	6,087,049.00
6406-Public Health	1,408,691.00	-	1,408,691.00
Inflationary Study Update	12,140.00	3,500.00	8,640.00
2409-Admin Fees	12,140.00	3,500.00	8,640.00
Laird Parking Lot Project	570,000.00	570,000.00	-
2405-Regional Parks	570,000.00	570,000.00	-
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	\$ 149,990,567.42	\$ 47,476,190.65	\$ 102,514,376.77

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

Fee & Project Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 09/30/2025	Open PFF Project Remaining Amount
Admin Fees	\$ 1,342.55	\$ 1,342.55	\$ -
2409-Admin Fees	1,342.55	1,342.55	-
Administrative Fees - City	1,315.80	1,315.80	-
Administrative Fees - County	26.75	26.75	-
Project	149,989,224.87	47,474,848.10	102,514,376.77
2400-Regional Transportation Impact Fee	127,557,486.02	37,906,876.26	89,650,609.76
Claribel Road Extension Project # 200016- NCC PH 1	116,246,976.00	32,535,206.00	83,711,770.00
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	879,885.00	879,885.00	-
Frank Raines Off Highway Vehicle Park	182,296.00	182,296.00	-
Laird Parking Lot Project	570,000.00	570,000.00	-
Modesto Reservoir Dock and Restroom ADA	127,589.00	127,589.00	-
2406-Health	6,087,049.00	-	6,087,049.00
Health Facility - Northpoint Towers Acquisition and Improvements	6,087,049.00	-	6,087,049.00
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	-
6406-Public Health	1,408,691.00	-	1,408,691.00
Health Facility - Northpoint Towers Acquisition and Improvements	1,408,691.00	-	1,408,691.00
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	\$ 149,990,567.42	\$ 47,476,190.65	\$ 102,514,376.77

**Public Facilities Fees
Open Project List
As of September 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 09/30/2025	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	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, 2024-0513, 2024-0627, 2024-0685, 2025-0071, 2025-0103	116,246,976.00	32,535,206.00	83,711,770.00	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	26.75	26.75	-	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
PKS	Laird Parking Lot Project	8/21/2025	2025-0480	570,000.00	570,000.00	-	2405-Regional 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
GSA	Health Facility - Northpoint Towers Acquisition and Improvements	8/21/2025	2025-0497	6,087,049.00	-	6,087,049.00	2406-Health	Project
GSA	Health Facility - Northpoint Towers Acquisition and	8/21/2025	2025-0497	1,408,691.00	-	1,408,691.00	6406-Public Health	Project
Total				149,990,567.42	47,476,190.65	102,514,376.77		

**Public Facilities Fees
Projects Closed
For the Three Months Ended September 30, 2025**

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