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ASSISTANT EXECUTIVE OFFICER

## Stanislaus County Public Facilities Fees Committee Agenda

Thursday, November 20, 2025  
1010 10<sup>th</sup> Street, Modesto  
Covell Conference Room (2005/2<sup>nd</sup> floor)  
2:00-3:30 p.m.

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

**REASONABLE ACCOMMODATIONS:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Committee Secretary at (209) 480.2074. 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) 480.2074.

**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, November 20, 2025  
1010 10<sup>th</sup> Street, Modesto  
Covell Conference Room (2005/2<sup>nd</sup> 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 **October 16, 2025**
2. Review, discuss, and consider a reimbursement for S2A Modular based on the audit results.
3. Request from the Sheriff's Office and the General Services Agency for an additional \$1,534,779 in PFF funds (from Fund 2402 Detention) to construct 24 new recreation yard spaces within the interior of the detention space per recent changes to Title 15 – Minimum Standard for local Detention Facilities. *The Committee had previously approved \$3,960,720 for this project - the total request amounts to \$5,495,499 and it's based on the allowable amount considering the new project estimate.*
4. Approval of the Auditor's Public Facilities Fees Annual Report for FY 2025.

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

1. Auditor's Monthly Report
2. 2026 Meeting Calendar – 3<sup>rd</sup> Thursday of the month
3. 2026 Chair – Public Works

**F. Next Regular Meeting:**

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

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

October 16, 2025  
1010 10<sup>th</sup> Street, Room 2005 (2<sup>nd</sup> floor conference room)

☒ County Counsel Advisor: Mobin Bhatti

**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:** None.

**Guests Present:** None.

**A. Meeting called to order** at 2:02 p.m. by meeting Chair Freitas. It should be noted that Chair Doud was not present and Member Freitas served as Chair for the meeting.

**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 August 21, 2025.  
*Minutes may be voted on by those Members in attendance.*

A Motion was made to approve the PFF Committee Meeting Minutes from August 21, 2025.  
Motion: Valencia | Second: Barnes | Unanimous (5 | 0) | Abstain:(0)

2. The committee discussed a request from the General Services Agency (GSA) to expand the Facilities Maintenance Shop located at 250 East Hackett Road in Modesto. The existing facility, built in the 1990s, houses 28 employees and serves over 2.5 million square feet of County space. Due to limited workspace, insufficient office and breakroom areas, and only one non-ADA-compliant restroom, GSA proposes to convert an existing storage bay into additional office and support areas. The project includes creating offices for the Maintenance and Facilities Manager and Supervisors, a conference room, an ADA-compliant restroom, and a new breakroom.

The total project cost is estimated at \$700,000. GSA is requesting \$396,900 (56.7%) in Public Facilities Fees (PFF) funding, with the difference funded by GSA's Facilities Maintenance

Stanislaus County Public Facilities Fees Committee  
Meeting Minutes – October 16, 2025

Fund. The project qualifies for PFF “Other Facilities” funding as outlined in the 2019 Willdan Financial Services Report.

The Committee confirmed that since the shop was built in the 1990s, the request would qualify at the higher percent of need attributable to growth, which is 56.7%. The Committee requested that the funds in 6408 be exhausted, with the remaining balance coming from 2408.

A motion was made to approve the request from the General Services Agency for the Maintenance Shop improvements with the notation as to why the project qualified at the higher attributable growth percentage.

Motion: Inacio | Second: Barnes | Unanimous (4 | 0) | Abstain:(1)

Valencia abstained as he presented the item.

Inacio declared that her brother works out of the GSA Maintenance Shop and Counsel confirmed there was no conflict but asked to note the disclosure.

3. The committee heard a presentation from the General Services Agency (GSA) which provided an update on compliance with the California Air Resources Board (CARB) Advance Clean Fleet regulation, which requires public agencies to transition to Zero Emission Vehicles (ZEV). Beginning in 2024, 50% of new vehicles weighing over 8,500 pounds must be ZEVs, increasing to 100% by 2027, with full electrification by 2035. Noncompliance may result in penalties of up to \$10,000 per vehicle per day. To prepare for this mandate, GSA and Public Works are procuring compliant vehicles and planning for charging infrastructure to support fleet conversion.

GSA's proposed project includes installing 350kw high-capacity electric vehicle chargers, the the highest available, to serve heavy-duty County vehicles. Two initial sites are planned: the Fleet Maintenance Shop (located on Hackett) and a second location at 800 Scenic Avenue near Behavioral Health and Recovery Services (BHRS). The project is estimated to cost \$1,450,000, with \$822,150 (56.7%) requested from Public Facilities Fees (PFF).

A \$232,000 federal grant has been secured to help fund the first site, with the balance to be covered by Fleet Maintenance Fund Balance or other grant sources. Phase I is expected to begin in early 2026, followed by Phase II in late 2026 through early 2027.

The Committee confirmed that since the shop was built in the 1990s, the request would qualify at the higher percent of need attributable to growth, which is 56.7%. The sites where the chargers will be installed were all built in the 1990s, if not, earlier.

A motion was made to approve the request from GSA Agency to use \$\$822,150 for the EV chargers from the “Other Facilities” fund, 2408.

Motion: Kostlivy | Second: Barnes | Unanimous (4 | 0) | Abstain:(1)

Valencia abstained as he presented the item.

4. The committee discussed the results of an audit completed by Stanislaus Workforce Development on S2A Modulars – a business that requested reduced development fees under the Public Facilities Fees Large Industrial Incentive Program.

Stanislaus County Public Facilities Fees Committee  
Meeting Minutes – October 16, 2025

Based on the audit results, the business did not meet all the goals set but the Committee needed more information to determine the amount to be reimbursed to the business on fees it already has paid. Staff will follow up with Workforce Development and input the updated figures into the original spreadsheet to obtain an updated figure.

The committee tabled this item for the next meeting.

**E. Discussion Items**

1. Auditor's Report (see attached report)  
Unobligated Cash Balance - \$21,420,459.99

**F. Next Regular Meeting:**

- Thursday, November 20, 2025 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 2005 (2<sup>nd</sup> floor) or TBD.

Meeting adjourned at 2:57 p.m.

*Submitted by: Erica Inacio, Deputy Executive Officer.*

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

<b>Fee</b>	<b>Description</b>	<b>Cash Balances As of 09/30/2025</b>	<b>Open Project Balances Not Yet Withdrawn</b>	<b>Unobligated Cash Balances As of 09/30/2025</b>
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	-	-	-
<b>Subtotal</b>		<b>34,340,072.96</b>	<b>(101,088,725.77)</b>	<b>(66,748,652.81)</b>
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
<b>Subtotal</b>		<b>2,297,663.93</b>	<b>(1,425,651.00)</b>	<b>872,012.93</b>
<b>Grand Total</b>		<b>36,637,736.89</b>	<b>(102,514,376.77)</b>	<b>(65,876,639.88)</b>
<b>Grand Total Excluding RTIF and Library</b>		<b>31,284,225.99</b>	<b>(9,863,766.00)</b>	<b>21,420,459.99</b>

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

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

**Public Facilities Fees  
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	-
<b>Project</b>	<b>149,989,224.87</b>	<b>47,474,848.10</b>	<b>102,514,376.77</b>
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
<b>Grand Total</b>	<b>\$ 149,990,567.42</b>	<b>\$ 47,476,190.65</b>	<b>\$ 102,514,376.77</b>



**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
<b>Grand Total</b>	<b>\$ 149,990,567.42</b>	<b>\$ 47,476,190.65</b>	<b>\$ 102,514,376.77</b>

**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
<b>Total</b>				<b>149,990,567.42</b>	<b>47,476,190.65</b>	<b>102,514,376.77</b>		

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

[illegible]

## 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

<div>\$1,171,747</div> <div>Change in Earnings</div> <div>1.47 Multiplier</div>	<div>19</div> <div>Change in Jobs</div> <div>1.45 Multiplier</div>	<div>\$82,459</div> <div>Change in Taxes on Production and Imports (TPI)</div>
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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

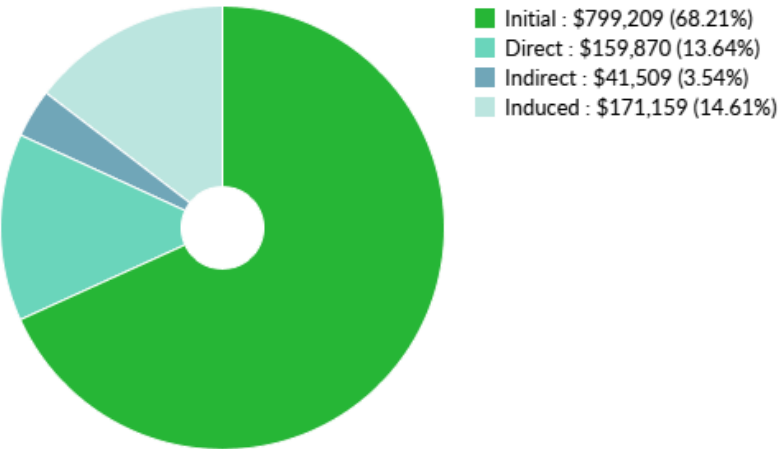
SOC	Occupation	Change in Jobs
45-0000	Farming, Fishing, and Forestry Occupations	0
37-0000	Building and Grounds Cleaning and Maintenance Occupations	0
49-0000	Installation, Maintenance, and Repair Occupations	1
53-0000	Transportation and Material Moving Occupations	3
25-0000	Educational Instruction and 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   

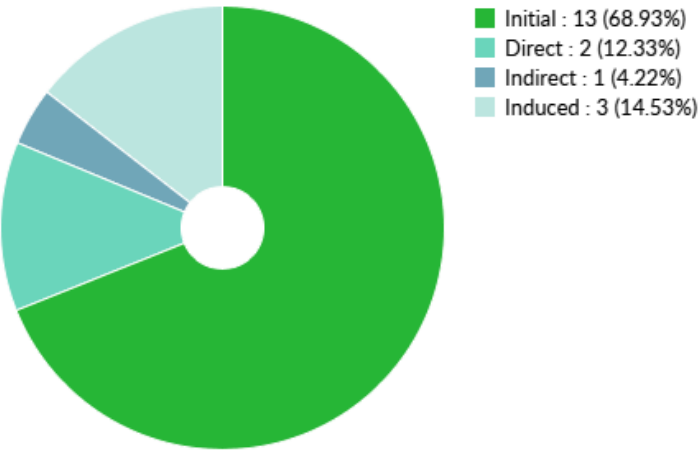
# Effect on earnings from adding 13 jobs to Manufactured Home (Mobile Home) Manufacturing

<div>\$799,209</div> <div>Initial</div> <div>1.00 Multiplier</div>	<div>\$159,870</div> <div>Direct</div> <div>0.20 Multiplier</div>	<div>\$41,509</div> <div>Indirect</div> <div>0.05 Multiplier</div>	<div>\$171,159</div> <div>Induced</div> <div>0.21 Multiplier</div>
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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

PFF Committee Meetings are held the 3<sup>rd</sup> Thursday of each month. The deadline to submit requests for consideration is ten (10) days prior to the scheduled meeting date.

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

**Date: October 27, 2025**

**Requesting Department: Sheriff's Office**

**Contact Person/Phone: Lt. Ryan Maxwell**

**Project Name: Sheriff Recreation Yard Project**

Project Cost	PFF Funds Requested	PFF Category (Source)	Funds Available
\$9,990,000	<b>\$1,534,779</b>	Fund 2402	\$9.5 Million

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

N/A

**Project Description:**

In 1988, Stanislaus County purchased property off of Crows Landing Road in Modesto to construct a new Public Safety Center. Between 1992 and 1994 the County opened a 486-bed facility (Units A-G and Unit1). Between the Downtown Men's Jail (396 Beds) and the Public Safety Center, the County could accommodate a maximum of 882 incarcerated persons.

In 2007, units were retrofitted to double bunk cells in Pods D-I to accommodate the needed jail, Unit 2 was later added to add 192 beds to the facility Between 2017 and 2019 the completed a series of major jail expansion projects PSC East (552 beds) and the Re-Entry and Enhanced Alternatives to Custody Center (288 Beds). Today the Public Safety Center can accommodate 1,758 beds, an increase of 1,272 beds, nearly double the space from the 1990's.

The Board of State and Community Corrections has recently made changes to Title 15 Minimum Standards for Local Detention Facilities, Article 6. Programs and Services / §1065 Exercise and Out of Cell Time. The requirement reads as follows:

“(a) The facility administrator of a Type II or III facility shall develop written policies and procedures for a minimum of 10 hours of out of cell time distributed over a period of seven days to include:

- (1) an opportunity for three hours of exercise and
- (2) an opportunity for seven hours of recreation.”

The current physical facility and incarcerated population are not logistically laid out to accommodate this change due to the significant increase in population. The construction of numerous individual outdoor recreation spaces meeting the requirements of Title 24 and the proposed changes to Title 15 out of cell requirements will allow the Department to provide the required space to meet mandated time and mitigate liability.

Incarcerated persons housed in administrative separation are confined to their cell twenty-two and a half hours every other day and twenty-four hours on the opposite days of recreation. Being



PFF Committee Meetings are held the 3<sup>rd</sup> Thursday of each month. The deadline to submit requests for consideration is ten (10) days prior to the scheduled meeting date.

confined in their cell for those long periods can be detrimental to their mental health and physical wellbeing. Many of these incarcerated persons are facing life sentences due to their charges and criminal history. Granting them access to the recreation yard to either communicate with family, exercise, or simply just get fresh air is providing an outlet to assist them with stress and other emotional imbalances.

Stanislaus County is amongst the first counties attempting to create the necessary space to accommodate the Title 15 mandates. Given the classification of incarcerated persons the proposed design has been determined by the Sheriff's Office to be the safest option for individuals in custody and for correctional officers. Similar systems are found in State Prisons, such as Corcoran State Prison.

Title 15 specifically states that free access to potable water and toilets must be provided during recreation periods. The current recreation areas have independent sinks and toilets. If the design were to be modified to exclude individual toilets and sinks in the recreation yards, an incarcerated individual would need to be placed into restraints and transported to the restroom or drinking fountain. This requires two officers and may extend the required recreation time.

If approved by the Board of Supervisors, the County will construct 24 new recreation yard spaces within the interior of detention space. These new yards will have individual toilets and water fountains, and access to fresh air and natural light. The recreational spaces will be utilized seven days per week and the majority of the day to meet the mandate.

#### Updated PFF Funding Request:

Following the receipt of project bids, the total estimated cost of the project is now **\$9,990,000**. This increase is most likely due to **material cost escalation**, which has impacted construction projects across the region.

Based on the eligible funding percentage of **55.01%**, the total allowable PFF contribution is **\$5,495,499**. Stanislaus County has already received and rolled forward **\$3,960,720** in previously approved PFF funds for this project. Therefore, the County is now requesting an **additional allocation of \$1,534,779** from Fund 2402 to fully fund the PFF-eligible portion of the project.

This project remains critical to ensuring compliance with state regulations, supporting the health and safety of incarcerated individuals, and maintaining the operational integrity of the County's detention facilities.

#### PFF Funding Eligibility:

The growth of the County population has unfortunately increased the need for detention spaces. There has been nearly an increase in 50% bed space since the 1990's. Combined with the need to add new programming, the Sheriff's Office is requesting a \$5,495,499 allocation from Fund 2402 to construct new recreation yard space at the Public Safety Center.

Year	Population	% of need attributable to growth	Total cost of Project	PFF Eligible
1990	354,000			
2024	548,744	55.01%	9,990,000	5,495,499

First issuance of funds - use 6400 series accounts

PFF Committee Meetings are held the 3<sup>rd</sup> Thursday of each month. The deadline to submit requests for consideration is ten (10) days prior to the scheduled meeting date.

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 May 1, 2024)  
<http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-1/>

**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.

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## **Request for Use of Public Facility Fee Funds**

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

**Date: August 2, 2024**

**Requesting Department: Sheriff's Office**

**Contact Person/Phone: Lt. Ryan Maxwell**

**Project Name: Sheriff Recreation Yard Project**

<b>Project Cost</b>	<b>PFF Funds Requested</b>	<b>PFF Category (Source)</b>	<b>Funds Available</b>
\$7,200,000	<b>\$3,960,720</b>	Fund 2402	\$9.5 Million

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

N/A

### **Project Description:**

In 1988, Stanislaus County purchased property off of Crows Landing Road in Modesto to construct a new Public Safety Center. Between 1992 and 1994 the County opened a 486-bed facility (Units A-G and Unit1). Between the Downtown Men's Jail (396 Beds) and the Public Safety Center, the County could accommodate a maximum of 882 incarcerated persons.

In 2007, units were retrofitted to double bunk cells in Pods D-I to accommodate the needed jail, Unit 2 was later added to add 192 beds to the facility Between 2017 and 2019 the completed a series of major jail expansion projects PSC East (552 beds) and the Re-Entry and Enhanced Alternatives to Custody Center (288 Beds). Today the Public Safety Center can accommodate 1,758 beds, an increase of 1,272 beds, nearly double the space from the 1990's.

The Board of State and Community Corrections has recently made changes to Title 15 Minimum Standards for Local Detention Facilities, Article 6. Programs and Services / §1065 Exercise and Out of Cell Time. The requirement reads as follows:

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The current physical facility and incarcerated population are not logistically laid out to accommodate this change due to the significant increase in population. The construction of numerous individual outdoor recreation spaces meeting the requirements of Title 24 and the proposed changes to Title 15 out of cell requirements will allow the Department to provide the required space to meet mandated time and mitigate liability.

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Title 15 specifically states that free access to potable water and toilets must be provided during recreation periods. The current recreation areas have independent sinks and toilets. If the design were to be modified to exclude individual toilets and sinks in the recreation yards, an incarcerated individual would need to be placed into restraints and transported to the restroom or drinking fountain. This requires two officers and may extend the required recreation time.

If approved by the Board of Supervisors, the County will construct 24 new recreation yard spaces within the interior of detention space. These new yards will have individual toilets and water fountains, and access to fresh air and natural light. The recreational spaces will be utilized seven days per week and the majority of the day to meet the mandate.

#### **PFF Funding Eligibility:**

The growth of the County population has unfortunately increased the need for detention spaces. There has been nearly an increase in 50% bed space since the 1990's. Combined with the need to add new programming, the Sheriff's Office is requesting a \$4,082,400 allocation from Fund 2402 to construct new recreation yard space at the Public Safety Center.

Year	Population	% of need attributable to growth	Total cost of Project	PFF Eligible
1990	354,000			
2024	548,744	55.01%	7,200,000	3,960,720

First issuance of funds - use 6400 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 May 1, 2024) <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-1/>

**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.



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# STANISLAUS COUNTY

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**Public Facilities Fees**

**Annual Report**

**For the Year Ended June 30, 2025**

**Stanislaus County  
Public Facilities Fees  
Annual Report for Year Ended June 30, 2025**

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**Stanislaus County  
Public Facilities Fees  
Annual Report for Year Ended June 30, 2025**

**Board of Supervisors  
As of June 30, 2025**

District 1	Buck Condit
District 2	Vito Chiesa
District 3	Terry Withrow
District 4	Mani Grewal
District 5	Channcce Condit

**Public Facilities Fees Committee  
As of June 30, 2025**

Auditor-Controller's Office	Christopher Barnes
Chief Executive Office	Erica Inacio
General Services Agency (Capital Facilities)	Andy Johnson
Planning and Community Development	Kristin Doud (Chair)
Planning and Community Development (Building Division)	Denny Ferreira
Public Works	David Leamon

**Stanislaus County**  
**Public Facilities Fees**  
**Annual Report for Year Ended June 30, 2025**

In 1987 California adopted the Mitigation Fee Act which allowed local governments to collect impact fees related to construction and provided the requirements for establishing, collecting, and reporting of impact fees. The Mitigation Fee Act is part of the California Government Code Sections 66000 through 66008.

On December 19, 1989, the Board of Supervisors adopted Resolution No. 89-1724, which established a public facilities fee program for development in Stanislaus County. Public Facilities Fees (PFF) are collected on building permits for new developments in the County and are expended only for purposes specifically identified in the County's PFF program and are authorized by the Board of Supervisors prior to distribution. PFF are collected to ensure that new development supports the capital costs associated with growth. Government Code Section 66006 requires an annual report of the PFF funds.

Per Government Code Section 66001(d), funds which have accumulated for a period of five years or longer must be identified for a specific purpose.

**Program History**

Below is a chart detailing the changes to the PFF program since the program was adopted by the Board. There were no changes made to the PFF program in the Fiscal Year Ended June 30, 2025.

<b>Update</b>	<b>Board Approval Date</b>	<b>Effective Date</b>
PFF Program Established	December 19, 1989	February 17, 1990
Inflationary Update	July 20, 1993	July 20, 1993
Program Update	February 4, 2003	April 5, 2003
Inflationary Update	December 14, 2004	February 14, 2005
Program Update (Excluding Regional Transportation Impact Fee (RTIF))	March 30, 2010	May 31, 2010
RTIF Update	July 20, 2010	September 20, 2010
Inflationary Update	August 19, 2014	October 18, 2014
Comprehensive Update	May 1, 2018	June 30, 2018
Accessory Dwelling Unit (ADU) Update	April 2, 2019	June 1, 2019
RTIF Update and Fees for Crows Landing Industrial Business Park	August 11, 2020	October 10, 2020
ADU Update	May 11, 2021	July 10, 2021



**Stanislaus County**  
**Public Facilities Fees**  
**Annual Report for Year Ended June 30, 2025**

**Fiscal Year 2025 Financial Activity Summary**

The PFF program is an important component of funding growth-related capital improvements within Stanislaus County. Fees collected in Fiscal Year 2025 for PFF and Planned Development Areas were \$7 million, a 27% decrease compared with the prior fiscal year. The decline in PFF fees can be attributed to an increase in fee deferrals, particularly in the City of Modesto, in Fiscal Year 2025 and an unusually high level of fee collections in Fiscal Year 2024 in the City of Riverbank, which has since normalized in Fiscal Year 2025. Fees are collected based on the schedule in effect at the time the development agreement was drafted or when the building permit is issued if no development agreement exists.

Fiscal Year 2025 disbursements from the PFF program were \$20.2 million, a 219% increase compared to prior fiscal year. This increase is due to large distributions brought on by work proceeding on the North County Corridor Phase 1 Project and several improvements to the Public Safety Center and Sheriff's training spaces. Of the \$20.2 million, 61%, or \$12.3 million, was spent on the North County Corridor Phase 1 Project. Detail of the disbursements, including the various projects and amounts funded by PFF, is outlined in the PFF Distributions Report section.

An administrative charge is calculated as part of the fee and is available to offset the costs of administering the program. Prior to 2010, the administrative charge was 2.5% of PFF collected. From 2010 through June 30, 2018 the administrative charge was set at 1%. Effective June 30, 2018, the administrative charge is set at 2% of the total PFF charged. Administrative Fees retained by the cities for Fiscal Year 2025 totaled \$20,984. Cities that collect and remit PFF to the County are allowed to keep 1% of the total PFF collected for helping to administer the PFF program. The administrative fees collected for Fiscal Year 2025 were \$117,161, a 13% decrease compared to prior fiscal year comparable with the overall fee revenue decrease. Funds withdrawn for administering the PFF program during Fiscal Year 2025 were \$196,311, a 140% increase due to the purchase of updated permitting software. The administrative fee distributions are displayed in the PFF Distributions Report section.

The accumulated cash balance of all PFF excluding the balance of administrative fees is \$34.4 and Planned Development Fees is \$345,000 as of June 30, 2025 for a combined total of \$34.7 million. Per Government code section 66001(d) the County is required to identify the purpose to which the accumulated cash balance is to be used. A plan for the use of the accumulated cash balance, as well as total estimated project costs and estimated project start dates, can be found on the Public Facilities Fees Plan for Accumulated Funds section of this report.

**Stanislaus County**  
**Public Facilities Fees**  
**Annual Report for Year Ended June 30, 2025**

**Fiscal Year 2025 Program Activity**

For Fiscal Year 2025 the PFF program received and approved requests for deferral on collection on 705 housing units and 25 commercial projects and received and approved requests for exemption of fees on 55 housing units and 25 commercial projects. Deferrals and exemptions were approved under the administrative authority of the Planning and Community Development Department. Deferred fees for Fiscal Year 2025 amounted to \$5,106,088. Additionally, the PFF Committee received and approved a request from Stanislaus Regional Housing Authority to waive PFF in the amount of \$241,230 for 33 single family homes; a request from Self Help Enterprises to waive PFF in the amount of \$577,490 for 79 single family homes; a request from UP Modesto Homekey to waive PFF in the amount of \$394,740 for the Jenny's place project, which includes 54 low-income housing units; and a request from Modesto Gospel Mission to waive PFF in the amount of \$95,030 for 13 prefabricated sleeping units to reduce homelessness. These requests, totaling \$1,308,490, were approved by the PFF Committee under the PFF Committee's authority to waive PFF for low-income housing.

Additionally, the PFF Committee received and approved a request from Joe M. Gomes & Sons, Inc to waive PFF in the amount of \$124,000 for the relocation of fuel dispensers on their facility. PFF was applied because the relocation of the fuel dispensers would move the fuel dispensers onto a different parcel which would cause tracking challenges for the County. Since PFF had previously been paid on the fuel dispenser upon the original construction and installation, the PFF Committee approved the request to waive PFF on the fuel dispensers contingent upon the merging of the two properties that the facility sits on in order to facilitate the County's ability to track PFF payments on development.

**Additional Notes and References**

Planned Development Fees are collected as part of planned development agreements in specified areas within the County. While Planned Development Fees are not part of the County's PFF program, Planned Development Fees are still subject to reporting under the Mitigation Fee act and are included in the PFF annual report to consolidate reporting requirements.

California Government Code Section 66002 states that local agencies that have developed a fee program may adopt a Capital Improvement Plan (CIP) indicating the approximate location, size, and timing of projects, plus an estimate for the cost of all facilities or improvements to be financed by fees. The County produces an annual rolling five-year CIP, which is evaluated and scored based each project's critical need, strategic priority, master planning efforts, funding opportunities, impact to the budget, and customer experience.

The County's most recent CIP can be found on the County's website at <https://www.stancounty.com/capitalprojects/capital-improvement-plans.shtm>.

Additional information regarding the County's Public Facilities Fees program can be found at the County's Building Permits Division website at [www.stancounty.com/planning/bp/pff.shtm](http://www.stancounty.com/planning/bp/pff.shtm).

**Stanislaus County  
Public Facilities Fees  
Annual Report for Year Ended June 30, 2025**

For specific information about fee calculations and additional information on the fee purposes, the Stanislaus County Comprehensive Public Facilities Impact Fee Update Study Revised July 30, 2020 for RTIF and Crows Landing Industrial Business Park fees can be found on the County Board of Supervisors agendas at [www.stancounty.com/bos/agenda/2020/20200811/PH02.pdf](http://www.stancounty.com/bos/agenda/2020/20200811/PH02.pdf).

Prior Annual Public Facilities Fees Financial Reports can be found on the Auditor-Controller's Financial Reports website at [www.stancounty.com/auditor/financial-reports.shtml](http://www.stancounty.com/auditor/financial-reports.shtml).

**Stanislaus County**  
**Public Facilities Fees Reporting Requirements**  
**Annual Report for Year Ended June 30, 2025**

**GOVERNMENT CODE SECTION 66006(b)**

- A. Brief description of the type of fee in the account or fund.

See Summary of Impact Fees and List of Impact Fees and Purpose of Fee sections.

- B. The amount of the fee.

See Summary of Impact Fees.

- C. The beginning and ending balance of the account or fund.

See Public Facilities Fees Cash Balances and Activities Report section.

- D. The amount of fees collected and the interest earned.

See Public Facilities Fees Cash Balances and Activities Report section.

- E. An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

See Public Facilities Fees Distributions Report section.

- F. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

See Public Facilities Fees Plan for Accumulated Funds.

- G. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.

No loans have been issued using Public Facilities Fees funds.

- H. The amount of refunds made pursuant to the subdivision (e) of Section 66001 and any allocations pursuant to subdivision (f) of Section 66001.

See Public Facilities Fees Cash Balances and Activities Report section.

**Stanislaus County**  
**Public Facilities Fees Reporting Requirements**  
**Annual Report for Year Ended June 30, 2025**

**GOVERNMENT CODE SECTION 66001(d)**

- A. Identify the purpose the fee is to be put.

See Public Facilities Fees Plan for Accumulated Funds, List of Impact Fees and Purpose of Fee, and the Comprehensive Public Facilities Fee Update Study Revised July 30, 2020.

- B. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

See Summary of Impact Fees and the Comprehensive Public Facilities Fee Update Study Revised July 30, 2020.

- C. Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements in paragraph (2) of subdivision (a).

See Public Facilities Fees Plan for Accumulated Funds.

- D. Designate the approximate dates on which the funding referred to in subparagraph (C) is expected to be deposited into the appropriate account or fund.

See Public Facilities Fees Plan for Accumulated Funds.

**STANISLAUS COUNTY**  
**Public Facilities Fees Department Contacts**  
**as of September 30, 2025**

Fee Code				Fee	Contact Person(s)	Title	Department
(1)	(2)	(3)	(4)				
6400	2400			Regional Transportation Impact Fee (RTIF)	David Leamon Janelle Kostlivy	Director Business Manager	Public Works Public Works
6401	2401			City/County Roads	David Leamon Janelle Kostlivy	Director Business Manager	Public Works Public Works
6402	2402			Detention	Jeff Dirkse Brooke Freeman	Sheriff Assistant Director	Sheriff Sheriff
6403	2403			Criminal Justice	Patrice Dietrich Andrew Johnson Angelica Ramos	Chief Operating Officer Director Deputy Executive Officer	Chief Executive Office General Services Agency Chief Executive Office
6404	2404			Library	Sarah Dentan Curtis Lee	County Librarian Business Manager	Library Library
6405	2405			Regional Parks	Tera Chumley Vinal Chand	Director Administrative Manager	Parks & Recreation Parks & Recreation
6406	2406			Health	Heather Duvall Vijay Chand Brandon Silva	Managing Director Chief Financial Officer Controller	Health Services Agency Health Services Agency Health Services Agency
6407				Outpatient	Mary Ann Lily Vijay Chand Brandon Silva	Managing Director Chief Financial Officer Controller	Health Services Agency Health Services Agency Health Services Agency
	2407			Behavioral Health	Ruben Imperial Samuel Groves Vanessa Portillo	Director Assistant Director Fiscal Manager	Behavioral Health & Recovery Services Behavioral Health & Recovery Services Behavioral Health & Recovery Services
6408	2408			Other Facilities	Patrice Dietrich Andrew Johnson Angelica Ramos	Chief Operating Officer Director Deputy Executive Officer	Chief Executive Office General Services Agency Chief Executive Office
6409	2409			Administration Fees	Mandip Dhillon Christopher Barnes	Auditor-Controller Assistant Auditor-Controller	Auditor-Controller Auditor-Controller
	2414			Animal Services	Lily Yap Stephanie Loomis	Director Business Manager	Stanislaus Animal Services Agency Stanislaus Animal Services Agency
		2415		Information Technology	Eric McLoughlin Kathleen Rinehart	Director Business Accountant	Information Technology Central Information Technology Central
6410	2410			Sheriff	Jeff Dirkse Brooke Freeman	Sheriff Assistant Director	Sheriff Sheriff
6411	2411			Fire Warden / Emergency Services	Erik Klevmyr Christian Avila	Fire Warden/Director of OES Business Manager	Office of Emergency Services Office of Emergency Services
6412	2412			Unincorporated- Admin Fees	Mandip Dhillon Christopher Barnes	Auditor-Controller Assistant Auditor-Controller	Auditor-Controller Auditor-Controller
6413				Unincorporated- Other Facilities	Patrice Dietrich Andrew Johnson Angelica Ramos	Chief Operating Officer Director Deputy Executive Officer	Chief Executive Office General Services Agency Chief Executive Office
	2413			Neighborhood Parks	Tera Chumley Vinal Chand	Director Administrative Manager	Parks & Recreation Parks & Recreation
			2416	Crows Landing IBP Traffic Facilities	Tina Rocha Patrick Cavanah	Assistant Executive Officer Senior Management Consultant	Chief Executive Office Chief Executive Office
			2417	Crows Landing IBP Water Facilities	Tina Rocha Patrick Cavanah	Assistant Executive Officer Senior Management Consultant	Chief Executive Office Chief Executive Office
			2418	Crows Landing IBP Wastewater Facilities	Tina Rocha Patrick Cavanah	Assistant Executive Officer Senior Management Consultant	Chief Executive Office Chief Executive Office
			2419	Crows Landing IBP Storm Drain Facilities	Tina Rocha Patrick Cavanah	Assistant Executive Officer Senior Management Consultant	Chief Executive Office Chief Executive Office

- (1) Fee Codes 6400-6413 refers to PFF Fee Schedule as of January 1990.  
(2) Fee Codes 2400-2414 refers to PFF Fee Schedule as of April 2003.  
(3) Fee Code 2415 refers to PFF Fee Schedule as of July 2010.  
(4) Fee Codes 2416-2419 refers to PFF Fee Schedule as of October 2020.

**STANISLAUS COUNTY**  
**Planned Development Areas Department Contacts**  
**as of September 30, 2025**

<b>Fund</b>	<b>Fee</b>	<b>Contact Person(s)</b>	<b>Title</b>	<b>Department</b>
1101	HWY 120/Dillwood Improvement Pirrone/Sisk TS/Roundabout Atlas Hwy 108/120 Keyes Interchange McHenry/Charity TS Salida Road Improvements	David Leamon Janelle Kostlivy	Director Business Manager	Public Works Public Works
1814	Developer Fees CSA-10	Tera Chumley Vinal Chand	Director Administrative Manager	Parks & Recreation Parks & Recreation

**Stanislaus County**  
**Summary of Impact Fees**  
**Development Impact Fee Summary - Unincorporated**  
**Effective May 11, 2021**

Land Use	Animal Services	Behavioral Health	Criminal Justice	Detention	Emergency Services	Health	Library	Other County Facilities	Regional Parks	Neighborhood Parks <sup>1</sup>	Sheriff <sup>1</sup>	County-wide IT	Existing RTIF	Admin Charge	Total Fee
<u>Residential (Per Dwelling Unit)</u>															
Single Family / Duplex	\$ 118	\$ 92	\$ 134	\$ 1,091	\$ 16	\$ 353	\$ 350	\$ 2,121	\$ 346	\$ 671	\$ 1,078	\$ 10	\$ 3,592	\$ 199	\$ 10,171
Multifamily / Mobile Home Park	77	60	87	710	10	230	228	1,381	225	437	702	6	2,404	131	6,688
Accessory Dwelling Unit <sup>4</sup>	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 <sup>2</sup>															
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 Cases</u> <sup>3</sup>															
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

<sup>1</sup> Charged only in unincorporated areas.

<sup>2</sup> 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.

<sup>3</sup> Charged as noted (per lane, per pump, per room or per acre), in addition to commercial fees (excluding RTIF).

<sup>4</sup> ADUs up to 750 square feet are exempt from impact fees. Impact fees for an ADU of 750 square feet or larger are charged fees proportional to the size of the ADU and to the size of the primary dwelling unit. Proportional ADU fees cannot exceed the flat rate listed above. For more information about ADU proportional fees see: <http://www.stancounty.com/bos/agenda/2021/20210511/PH04.pdf>



**Stanislaus County**  
**Summary of Impact Fees**  
**Development Impact Fee Summary - Cities participating in County-Wide Animal Services**  
**Cities of Ceres, Hughson, Modesto, Patterson and Waterford**  
**Effective May 11, 2021**

Land Use	Animal Services	Behavioral Health	Criminal Justice	Detention	Emergency Services	Health	Library	Other County Facilities	Regional Parks	Neighborhood Parks <sup>1</sup>	Sheriff <sup>1</sup>	County-wide IT	Existing RTIF	Admin Charge	Total Fee
<u><b>Residential (Per Dwelling Unit)</b></u>															
Single Family / Duplex	\$ 118	\$ 92	\$ 134	\$ 1,091	\$ 16	\$ 353	\$ 350	\$ 1,065	\$ 346	N/A	N/A	\$ 10	\$ 3,592	\$ 143	\$ 7,310
Multifamily / Mobile Home Park	77	60	87	710	10	230	228	693	225	N/A	N/A	6	2,404	95	4,825
Accessory Dwelling Unit <sup>4</sup>	37	29	42	343	5	111	110	335	109	N/A	N/A	3	995	42	2,161
<u><b>Nonresidential (Per Thousand Square Feet)</b></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 <sup>2</sup>															
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
<u><b>Special Cases <sup>3</sup></b></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

<sup>1</sup> Charged only in unincorporated areas.

<sup>2</sup> 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.

<sup>3</sup> Charged as noted (per lane, per pump, per room or per acre), in addition to commercial fees (excluding RTIF).

<sup>4</sup> ADUs up to 750 square feet are exempt from impact fees. Impact fees for an ADU of 750 square feet or larger are charged fees proportional to the size of the ADU and to the size of the primary dwelling unit. Proportional ADU fees cannot exceed the flat rate listed above. For more information about ADU proportional fees see:

**Stanislaus County**  
**Summary of Impact Fees**  
**Development Impact Fee Summary - Cities not participating in County-Wide Animal Services**  
**Cities of Turlock, Oakdale, Newman and Riverbank**  
**Effective May 11, 2021**

Land Use	Animal Services	Behavioral Health	Criminal Justice	Detention	Emergency Services	Health	Library	Other County Facilities	Regional Parks	Neighborhood Parks <sup>1</sup>	Sheriff <sup>1</sup>	County-wide IT	Existing RTIF	Admin Charge	Total Fee
<u>Residential (Per Dwelling Unit)</u>															
Single Family / Duplex	N/A	\$ 92	\$ 134	\$ 1,091	\$ 16	\$ 353	\$ 350	\$ 1,065	\$ 346	N/A	N/A	\$ 10	\$ 3,592	\$ 141	\$ 7,190
Multifamily / Mobile Home	N/A	60	87	710	10	230	228	693	225	N/A	N/A	6	2,404	93	4,746
Accessory Dwelling Unit <sup>4</sup>	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 <sup>2</sup>															
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
<u>Special Cases</u> <sup>3</sup>															
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

<sup>1</sup> Charged only in unincorporated areas.

<sup>2</sup> 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.

<sup>3</sup> Charged as noted (per lane, per pump, per room or per acre), in addition to commercial fees (excluding RTIF).

<sup>4</sup> ADUs up to 750 square feet are exempt from impact fees. Impact fees for an ADU of 750 square feet or larger are charged fees proportional to the size of the ADU and to the size of the primary dwelling unit. Proportional ADU fees cannot exceed the flat rate listed above. For more information about ADU proportional fees see:

**Stanislaus County**  
**Summary of Impact Fees**  
**Development Impact Fee Summary - Crows Landing Industrial Business Park - Maximum Justified Impact Fee Schedule**  
**As of May 11, 2021**

<b>Land Use</b>	<b>Traffic Facilities</b>	<b>Water Facilities</b>	<b>Wastewater Facilities</b>	<b>Storm Drain Facilities</b>	<b>Total Fees per 1,000 Sq. Ft. <sup>1</sup></b>	<b>Fee Per Sq. Ft. <sup>1</sup></b>
Logistics/Distribution	\$ 756	\$ 3,638	\$ 4,240	\$ 708	\$ 9,342	\$ 9.34
Light Industrial	3,920	3,543	4,129	690	12,282	12.28
Business Park	5,951	3,638	4,240	603	14,432	14.43
Airport	2,598	62	182	655	3,497	3.50

<sup>1</sup> Includes 2% administration fee for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

**Stanislaus County  
Summary of Impact Fees  
Development Impact Fee Summary - Planned Development Areas  
As of June 30, 2025**

<b>Land Use</b>	<b>Hwy 120/Dillwood - Transportation Improvement Fee</b>	<b>Atlas Hwy 108/120 - Transportation Improvement Fee</b>	<b>Keyes Interchange</b>	<b>McHenry/Charity Turnsignal</b>	<b>Salida Road Improvement Fee</b>	<b>Developer Fees CSA-10 - Parks</b>
<b><i>Per New Dwelling:</i></b>						
Hillsborough Estates	\$ 250					
Smith Subdivision		\$ 250				
Salida Planned Community Residential					\$ 512	\$ 512
Salida Planned Medium-High Density Residential					\$ 301	\$ 512
<b><i>Per Acre:</i></b>						
Salida Planned Commercial					\$ 9,127	
Salida Planned Highway Commercial					\$ 9,127	
Salida Planned Industrial					\$ 4,263	
Keyes Community Plan			\$ 763			
McHenry and Charity Way				\$ 2,218		

**Stanislaus County**  
**List of Impact Fees and Purpose of Fee**  
**As of June 30, 2025**

**Administrative Fees / Unincorporated Admin Fees**

The administrative charge funds costs that include: (1) a standard overhead charge applied to all County programs for legal, accounting, and other departmental and County wide administrative support, (2) capital planning and programming associated with the share of projects funded by the impact fee, and (3) impact fee program administrative costs including revenue collection, revenue and cost accounting mandated public reporting, and fee justification analyses. The administrative charge can be used for costs related to the preparation and management of capital improvement project documents whose tasks clearly tie to facilities required to accommodate growth, including master facility planning documents.

**Animal Services**

The purpose of this fee is to ensure that new development funds its fair share of animal control facilities. The fee is charged County wide, except in the cities of Turlock, Oakdale, Newman, and Riverbank which maintain municipal animal control facilities. The County will use fee revenues to fund the animal services shelter expansion project and any related vehicles and equipment.

**Atlas Highway 108/120**

The purpose of this fee is for improvements at the Atlas Rd and Highway 108/120 intersection for deceleration, acceleration, and turning lanes.

**Behavioral Health**

The purpose of this fee is to ensure that new development funds its fair share of behavioral health facilities. The fee will be charged County wide to both residential and nonresidential development. The County will use fee revenues to expand behavioral health facilities, including vehicles and equipment, to serve new development.

**City/County Roads**

The purpose of this fee is to ensure new growth funds its fair share of County roads and traffic improvements outside city boundaries that have not been accounted for as major inter-city routes or as urban sphere road improvements financed through a city's traffic fee program. This fee was discontinued in the 2010 RTIF update.

**Criminal Justice / Justice**

The purpose of this fee is to ensure that new development funds its fair share of criminal justice facilities. The fee will be charged County wide to both residential and nonresidential development. The County will use fee revenues to expand criminal justice facilities, including vehicles and equipment, to serve new development.

**Crows Landing Industrial Business Park (CLIBP) Traffic Facilities**

The purpose of this fee is to fund the improvements related to the impact of nonresidential development of the CLIBP.

**Stanislaus County**  
**List of Impact Fees and Purpose of Fee**  
**As of June 30, 2025**

**CLIBP Water Facilities**

The purpose of this fee is to fund the improvements related to the need for backbone water infrastructure to accommodate growth within the CLIBP. The need for water facilities improvements is based on the water demand placed on the system by development.

**CLIBP Wastewater Facilities**

The purpose of this fee is to fund the improvements related to the need for backbone wastewater infrastructure to accommodate growth within the CLIBP.

**CLIBP Storm Drain Facilities**

The purpose of this fee is to fund growth related to storm drain facilities within the CLIBP.

**Detention**

The purpose of the fee is to ensure that new development funds its fair share of planned County wide detention facilities. County wide detention refers to the adult and youth incarceration facilities and services provided by the County, in both incorporated and unincorporated areas. The fee will be charged County wide to both residential and nonresidential development. The County will use fee revenues to expand detention facilities, including vehicles and equipment, to serve new development. This fee replaced the Jails fee in the 2003 Public Facilities Fees Program update.

**Developer Fees CSA-10**

The purpose of this fee is to fund development and capital improvement of the park sites in the Salida Planned Community.

**Emergency Services**

The purpose of this fee is to ensure that new development funds its fair share of emergency service facilities. The fee is charged County wide to both residential and nonresidential development. The County will use fee revenues to expand emergency services facilities, including vehicles and equipment, to serve new development. This fee replaced the Fire Warden fee in the 2003 Public Facilities Fees Program update.

**Fire Warden**

The purpose of this fee is to support future growth in the County in relation to fire prevention, suppression, training, investigation, and administrative assistance services. This fee was discontinued in the 2003 Public Facilities Fees Program update and replaced by the Emergency Services fee.

**Stanislaus County**  
**List of Impact Fees and Purpose of Fee**  
**As of June 30, 2025**

**Health / Public Health**

The purpose of this fee is to ensure that new development funds its fair share of health facilities. The fee will be charged County wide to both residential and nonresidential development. The County will use fee revenues to expand health facilities, including vehicles and equipment, to serve new development.

**Highway 120/Dillwood**

This developer fee is part of the Hillsborough Estates Development Project to fund improvements at the Dillwood Rd and Highway 108/120 intersection for deceleration, acceleration, and turning lanes.

**Information Technology**

The purpose of this fee is to ensure that new development funds its fair share of information technology needs and is charged County wide. Information technology to be funded by this fee includes major software licenses and related items. The County would use fee revenues to expand information technology equipment to serve new development.

**Jails**

The purpose of this fee is to provide expansion County wide for the Sheriff's coroner, public administrator, civil division, bailiff, and jails divisions. This fee was discontinued in the 2003 Public Facilities Fees Program update and replaced by the Detention fee.

**Keyes Interchange**

The purpose of this fee is for ramp improvements at the SR99 and Keyes Road Interchange.

**Library**

The purpose of this fee is to ensure that new development funds its fair share of library facilities. The fee will be charged County wide to all new residential development. The County will use fee revenues to expand library facilities, including collections and equipment, to serve new development.

**McHenry/Charity Turnsignal**

The purpose of this fee is to pay for the fair share of traffic improvements for the intersection of McHenry Ave and Charity Way.

**Neighborhood Parks**

The purpose of the neighborhood park facilities fee is to ensure that new development funds its fair share of local parks in the unincorporated communities. New development in the unincorporated area of the County will pay the "Neighborhood Parks" component of the fee. The County will use fee revenues to expand park facilities, including vehicles and equipment, to serve new development.

**Stanislaus County**  
**List of Impact Fees and Purpose of Fee**  
**As of June 30, 2025**

**Outpatient**

The purpose of this fee is to fund future expansion of out-patient care for new residents and new workers throughout the County. This fee was discontinued in the 2003 Public Facilities Fees Program update.

**Other Facilities / Unincorporated- Other Facilities**

This fee addresses the need for other County facilities needed to serve projected development including office space, shop space, and related equipment. The fee is charged County wide. Some facilities serve either the unincorporated area almost exclusively (public works facilities) or have some functions that are County wide and others that exclusively serve the unincorporated area (e.g., some County planning functions). The County will use fee revenues to expand other County facilities, including vehicles and equipment, to serve new development.

**Regional Parks / Parks**

The purpose of the park facilities fee is to ensure that new development funds its fair share of parks and open space facilities and is charged County wide. The County will use fee revenues to expand park facilities, including vehicles and equipment, to serve new development.

**Regional Transportation Impact Fee (RTIF)**

The RTIF program collects impact fees from new development County wide, both in cities and the unincorporated area, to fund the regional transportation facilities required to accommodate growth. The RTIF is charged to new development at the same rate County wide including in incorporated cities.

**Salida Roads**

The purpose of this fee is to collect for improvement of Roads in the Salida Planned Community.

**Sheriff**

This addresses the funding need for proposed sheriff patrol and investigation facilities in the unincorporated areas of Stanislaus County. The sheriff patrol and investigation facilities fee is only charged in the unincorporated areas of the County. Fee revenue will be spent on expanding facilities, including vehicles and equipment, to serve new development.



**STANISLAUS COUNTY**  
**PUBLIC FACILITIES FEES CASH BALANCES AND ACTIVITIES REPORT**  
**FOR THE YEAR ENDED JUNE 30, 2025**

Activity from Original Fee Structure							
Fee	Beginning Balance	Fees Collected <sup>1</sup>	Interest Earned	Refunds	Distributions	Net Activity	Ending Balance
6400 RTIF	\$ 853	\$ -	\$ 1	\$ -		\$ 1	\$ 854
6401 City/County Roads	13	-	31	-		31	44
6402 Jails	2	-	-	-	-	-	2
6403 Justice	60,347	-	2,195	-	-	2,195	62,542
6404 Library	-	-	-	-	-	-	-
6405 Parks	278	-	2	-	(276)	(274)	4
6406 Public Health	1,359,253	-	49,439	-	-	49,439	1,408,692
6407 Outpatient	737,793	-	26,835	-	-	26,835	764,628
6408 Other Facilities	4,608	-	167	-	-	167	4,775
6409 Admin Fees	8	-	1	-	-	1	9
6410 Sheriff	1,368	-	49	-	-	49	1,417
6411 Fire Warden	22,494	-	819	-	-	819	23,313
6412 Unincorp-Admin Fees	6	-	-	-	-	-	6
6413 Unincorp-Other Faciliti	16,280	-	593	-	-	593	16,873
Sub-Totals	\$ 2,203,303	\$ -	\$ 80,132	\$ -	\$ (276)	\$ 79,856	\$ 2,283,159

1 Fees can be collected under prior fee schedules if a written development agreement is entered into and signed by the developer(s) and County or a city within the County at the time of the prior fee schedule.

**STANISLAUS COUNTY**  
**PUBLIC FACILITIES FEES CASH BALANCES AND ACTIVITIES REPORT**  
**FOR THE YEAR ENDED JUNE 30, 2025**

Activity from New Fee Structure Effective 5/12/03							
Fee	Beginning Balance	Fees Collected <sup>1</sup>	Interest Earned	Refunds	Distributions	Net Activity	Ending Balance
2400 RTIF	\$ 11,549,165	\$ 3,792,398	\$ 364,578	\$ (41,544)	\$ (12,278,932)	\$ (8,163,500)	\$ 3,385,665
2401 City/County Roads	853,486	-	31,037	-	-	31,037	884,523
2402 Detention	9,732,304	789,922	231,704	(1,020)	(6,445,720)	(5,425,114)	4,307,190
2403 Criminal Justice	1,027,022	97,723	39,126	(107)	-	136,742	1,163,764
2404 Library	675,828	234,916	21,707	-	(200,000)	56,623	732,451
2405 Regional Parks	4,463,216	234,836	160,946	-	(309,885)	85,897	4,549,113
2406 Health	5,745,460	256,058	213,623	(322)	-	469,359	6,214,819
2407 Behavioral Health	963,298	68,770	36,286	(107)	-	104,949	1,068,247
2408 Other Facilities	6,397,849	865,247	248,070	(1,986)	-	1,111,331	7,509,180
2409 Admin Fees	277,168	98,516	8,357	(922)	(196,311)	(90,360)	186,808
2410 Sheriff	879,501	92,472	27,589	(1,020)	(265,230)	(146,189)	733,312
2411 Emergency Services	203,813	12,131	7,631	(21)	-	19,741	223,554
2412 Unincorp-Admin Fees	173,919	18,645	6,607	-	-	25,252	199,171
2413 Neighborhood Parks	688,383	48,021	18,658	-	(512,400)	(445,721)	242,662
2414 Animal Services	752,697	40,591	28,199	-	-	68,790	821,487
2415 Information Technology	243,158	8,399	8,994	-	-	17,393	260,551
2416 CLIBP - Traffic	-	-	-	-	-	-	-
2417 CLIBP - Water	-	-	-	-	-	-	-
2418 CLIBP - Wastewater	-	-	-	-	-	-	-
2419 CLIBP - Storm Drain	-	-	-	-	-	-	-
Sub-Totals	44,626,267	6,658,645	1,453,112	(47,049)	(20,208,478)	(12,143,770)	32,482,497
Total from original fee structure	2,203,303	-	80,132	-	(276)	79,856	2,283,159
TOTAL ALL FUNDS	\$ 46,829,570	\$ 6,658,645	\$ 1,533,244	\$ (47,049)	\$ (20,208,754)	\$ (12,063,914)	\$ 34,765,656

1 Fees can be collected under prior fee schedules if a written development agreement is entered into and signed by the developer(s) and County or a city within the County at the time of the prior fee schedule.

**STANISLAUS COUNTY**  
**PUBLIC FACILITIES FEES CASH BALANCES AND ACTIVITIES REPORT**  
**FOR THE YEAR ENDED JUNE 30, 2025**

Planned Development Fees							
Fund - Fee	Beginning Balance	Fees Collected	Interest Earned	Refunds	Distributions	Net Activity	Ending Balance
1101 055007 Atlas/108/120	\$ 20,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,250
1814 800002 Developer Fees CSA-10	77,950	-	-	-	-	-	77,950
1101 055000 Hwy 120/Dillwood Improvement	232	-	-	-	-	-	232
1101 055009 Keyes Interchange	68,406	-	-	-	-	-	68,406
1101 055011 McHenry/Charity TS	143,423	-	-	-	-	-	143,423
1101 055028 Salida Roads	34,911	-	-	-	-	-	34,911
Sub-Totals	345,172	-	-	-	-	-	345,172
TOTAL ALL PFF FUNDS	46,829,570	6,658,645	1,533,244	(47,049)	(20,208,754)	(12,063,914)	34,765,656
TOTAL ALL FEES	\$ 47,174,742	\$ 6,658,645	\$ 1,533,244	\$ (47,049)	\$ (20,208,754)	\$ (12,063,914)	\$ 35,110,828

**STANISLAUS COUNTY  
PUBLIC FACILITIES FEES CASH BALANCES AND ACTIVITIES REPORT  
FOR THE YEAR ENDED JUNE 30, 2025**

Administrative Fees Collected	
Fee	Fees Collected
2409 Admin Fees	\$ 98,516
2412 Unincorporated-Administrative Fees	18,645
Total Administrative Fees Collected	\$ 117,161

Fees can be collected under prior fee schedules if a written development agreement is entered into and signed by the developer(s) and County or a city within the County at the time of the prior fee schedule. As a result, admin fees collected will not be a single rate of total funds, but can be collected at different rates.

**STANISLAUS COUNTY  
PUBLIC FACILITIES FEE DISTRIBUTIONS REPORT  
FOR THE YEAR ENDED JUNE 30, 2025**

Fee Name	PFF Amount	Board Resolution Number	Project Total	% paid from PFF	Description
Administrative Fees	\$ 87,600	2024-0359	2302545	3.80%	Accela, Inc. Cloud Permitting Software
	86,529			NP	Planning Admin Fees
	20,984			NP	City Administrative Fees
	392			NP	Auditor Controller Admin Fees
	806			NP	County Council Admin Fees
Administrative Fees Total	196,311				
Regional Transportation Impact Fee (RTIF)	12,266,680	2019-0708, 2023-0465, 2023-0466, 2023-0165, 2024-0230, 2024-0513, 2024-0627, 2024-0685, 2025-0071, 2025-0103	34,820,822	35.23%	Claribel Road Extension Project - North County Corridor Phase 1
	12,252	Budget, 2019-0513, 2019-0512, 2019-0553, 2019-0587, 2019-0588, 2019-0589	17,113,720	0%	McHenry Widening Project
Regional Transportation Impact Fee Subtotal	12,278,932				
Jails and Detention	3,960,720	2024-0661	7,200,000	55.01%	Sheriff's Recreation Yards Project
	1,485,000	2024-0618	2,700,000	55.00%	MHU Medical and Administration Space Project
	1,000,000	2024-0618	2,300,000	43.48%	Ray Simon Training Center Classroom Project
Jails and Detention Subtotal	6,445,720				
Library	200,000	2019-0700	4,000,000	5.00%	Tobacco Endowment Debt Payment - Turlock Library
Parks/Regional Parks	512,400	2025-0059	4,172,400	12.28%	Bonita Pool Project
	182,572	2024-0412	331,889	55.01%	John Deere 655K Crawler - Frank Raines Off Highway Vehicle Park
	127,589	2025-0250	1,366,839	9.33%	Modesto Reservoir Dock and Restroom ADA Project
Parks/Regional Parks Subtotal	822,561				
Sheriff	265,230	2024-0618	2,300,000	11.53%	Ray Simon Training Center Classroom Project
Total Project Distributions	20,012,443				
Grand Total	\$ 20,208,754	TOTAL PFF DISTRIBUTIONS FOR THE YEAR ENDED JUNE 30, 2025			
NP = Not a project					

**STANISLAUS COUNTY**  
**PUBLIC FACILITIES FEES PLAN FOR ACCUMULATED FUNDS**  
**AS OF JUNE 30, 2025**

Fee Code	Fee Name	Cash Balance at June 30, 2025	Total Estimated Project Cost	Project to be used on	Beginning Year of Project	First Year Funding Expected to be
2400	Regional Transportation Impact Fee	\$ 3,385,665	\$ 185,000,000	North County Corridor - Phase 1	2025	2026
6400	Regional Transportation Impact Fee	854	5,000,000	SR 132 West Extension - Phase 3		
			950,000	McHenry Widening Project		
	<b>Total RTIF</b>	<u>3,386,519</u>	<u>190,950,000</u>			
2401	City/County Roads	884,523	671,000	Keyes Rd Signalization	2025	2026
6401	City/County Roads	44				
	<b>Total City/County Roads</b>	<u>884,567</u>	<u>671,000</u>			
2402	Detention	4,307,190	6,000,000	Sheriff's K9 Training Facility	2026	2026
6402	Jails	2				
	<b>Total Detention and Jails</b>	<u>4,307,192</u>	<u>6,000,000</u>			
2403	Criminal Justice	1,163,764	3,000,000	Salida Substation	2026	2027
6403	Justice	62,542				
	<b>Total Criminal Justice</b>	<u>1,226,306</u>	<u>3,000,000</u>			
2404	Library	732,451	4,000,000	Tobacco Endowment Debt Payment - Turlock Library Expansion	2018	2018
	<b>Total Library</b>	<u>732,451</u>	<u>4,000,000</u>			
2405	Regional Parks	4,549,113	1,500,000	Woodward Reservoir: Day use expansion, add restrooms and additional amenities, additional designated camping areas, improvements such as walking/bike paths, irrigation, camera system expansion, and entrance station expansion.	2027	2028
6405	Parks	4	1,000,000	Laird Regional Park - Parking Lot	2025	2025
			1,000,000	Security Camera System across all parks. Regional Parks will utilize PFF funds where applicable.	2025	2026
			800,000	Shade Structures all parks. Regional Parks will utilize PFF funds for new shade structures.	2026	2026
			250,000	Frank Raines Regional Park electrical upgrades	2026	2026
			250,000	La Grange Regional Park electrical upgrades	2026	2026
	<b>Total Regional Parks</b>	<u>4,549,117</u>	<u>4,800,000</u>			
2406	Health	6,214,819	13,220,000	North Tower Building Purchase @ 5330 Pirrone Ave, Salida, CA & Other HSA Facility Upgrades	2025	2025
6406	Public Health	1,408,692				
6407	Outpatient	764,628				
	<b>Total Health</b>	<u>8,388,139</u>	<u>13,220,000</u>			
2407	Behavioral Health	1,068,247	2,493,000	One Stop Shop for Supportive Services	2026	2026
	<b>Total Behavioral Health</b>	<u>1,068,247</u>	<u>2,493,000</u>			
2408	Other Facilities	7,509,180	5,200,000	Harvest Hall Modernization Project		2027
6408	Other Facilities	4,775	200,000	Nearmap Aerial Photography - GIS Update	2021	2022
6413	Unincorp-Other Facilities	16,873	1,450,000	EV Chargers-Various Locations	2026	2027
			800,000	Facilities Maintenance Shop Improvement Project	2026	2027
	<b>Total Other Facilities</b>	<u>7,530,828</u>	<u>6,850,000</u>			

**STANISLAUS COUNTY  
PUBLIC FACILITIES FEES PLAN FOR ACCUMULATED FUNDS  
AS OF JUNE 30, 2025**

Fee Code	Fee Name	Cash Balance at June 30, 2025	Total Estimated Project Cost	Project to be used on	Beginning Year of Project	First Year Funding Expected to be
2410	Sheriff	733,312	1,450,000	Sheriff's Threat Assessment Center (STAC) Expansion	2027	2027
6410	Sheriff	1,417				
	<b>Total Sheriff-Patrol</b>	<u>734,729</u>	<u>1,450,000</u>			
2411	Emergency Services	223,554	300,000	Techonology and AV upgrade/expansion for emergency Operations	2026	2026
6411	Fire Warden	23,313	1,000,000	Diablo Grande Radio Tower Project	2026	2026
	<b>Total Emergency Services</b>	<u>246,867</u>	<u>1,300,000</u>			
2413	Neighborhood Parks	242,662	800,000	Bonita Park Playground Project	2025	2026
			150,000	Fox Grove Park: Install security gate, security cameras, amenities upgrades.	2026	2026
	<b>Total Neighborhood Parks</b>	<u>242,662</u>	<u>950,000</u>			
2414	Animal Services	821,487	85,000	Hybrid Vehicle Purchases	2023	2026
			200,000	Facility expansion for community programming and additonal meeting space.	2025	2026
	<b>Total Animal Services</b>	<u>821,487</u>	<u>285,000</u>			
2415	Information Technology	260,551	212,000	Furnishings and vehicle for South county desktop support location.	2027	2027
1101	Atlas Hwy 108/120	20,250	25,000	Improvements have been completed on 108. With North County Corridor beginning, the County will look at the general area to improve traffic flow.	2025	2027
1814	Developer Fees CSA-10	77,950	200,000	Countrystone, Wincanton, John Murphy, and Segesta Parks: Addition of walking paths and various park amenities such as benches, trees, outdoor fitness stations, and concrete monument	2026	2027
1101	HWY 120/Dillwood Improvement	232	1,000	Improvements have been completed on 108. With North County Corridor beginning, the County will look at the general area to improve traffic flow.	2025	2027
1101	Keyes Interchange	68,406	75,000	Staff is working on an update to the Keyes traffic plan. This will give the County an overall general improvements needed. This will allow the County to define a project in near future.	2025	2027
1101	McHenry/Charity TS	143,423	150,000	Staff is working to assess if fees are eligible to use in existing projects or identify eligible projects for fee usage. Fees are collected to such time cumulative development impact necessitates system	2025	2027
1101	Salida Road Improvements	34,911	1,036,000	Improvement of roads in the Salida Planned Community	2025	2027
	<b>Total</b>	<u><b>\$ 34,724,834</b></u>	<u><b>\$ 238,468,000</b></u>			
<b>PFF policy provides for all plans to be presented to the Board of Supervisors individually for approval prior to incurring expenditures.</b>						

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

Fee	Description	Cash Balances	Open Project Balances Not Yet	Unobligated Cash Balances
		As of 10/31/2025	Withdrawn	As of 10/31/2025
2400	Regional Transportation Impact Fee	5,250,513.88	(88,711,770.00)	(83,461,256.12)
2401	City/County Roads	893,226.15	-	893,226.15
2402	Detention	4,792,694.64	-	4,792,694.64
2403	Criminal Justice	1,230,839.03	-	1,230,839.03
2404	Library	670,346.25	(3,000,001.01)	(2,329,654.76)
2405	Regional Parks	4,153,371.42	-	4,153,371.42
2406	Health	332,615.13	-	332,615.13
2407	Behavioral Health	1,117,261.83	-	1,117,261.83
2408	Other Facilities	8,053,011.61	(2,332,226.00)	5,720,785.61
2409	Administrative Fees	204,982.08	(8,640.00)	196,342.08
2410	Sheriff	775,908.88	-	775,908.88
2411	Emergency Services	232,856.00	-	232,856.00
2412	Admin Fees Unincorporated	207,030.77	-	207,030.77
2413	Neighborhood Parks	155,010.31	-	155,010.31
2414	Animal Services	867,701.66	(10,200.00)	857,501.66
2415	Info Technology	267,461.04	-	267,461.04
	<b>Subtotal</b>	<b>29,204,830.68</b>	<b>(94,062,837.01)</b>	<b>(64,858,006.33)</b>
6400	Regional Transportation Impact Fee	862.52	-	862.52
6401	City/County Roads	44.84	-	44.84
6402	Jails	1.58	-	1.58
6403	Justice	63,157.09	-	63,157.09
6405	Parks	4.27	-	4.27
6406	Public Health	13,861.23	-	13,861.23
6407	Outpatient	772,151.42	-	772,151.42
6408	Other Facilities	4,821.85	(4,281.00)	540.85
6409	Administrative Fees	8.80	-	8.80
6410	Sheriff Patrol	1,431.31	-	1,431.31
6411	Fire Warden	23,542.26	-	23,542.26
6412	Admin Fees-Unincorporated	6.53	-	6.53
6413	Other Facilities-Unincorporated	17,038.74	(12,679.00)	4,359.74
	<b>Subtotal</b>	<b>896,932.44</b>	<b>(16,960.00)</b>	<b>879,972.44</b>
	<b>Grand Total</b>	<b>30,101,763.12</b>	<b>(94,079,797.01)</b>	<b>(63,978,033.89)</b>
	<b>Grand Total Excluding RTIF and Library</b>	<b>24,180,902.99</b>	<b>(2,368,026.00)</b>	<b>21,812,876.99</b>

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

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



**Public Facilities Fees**  
**Activity**  
**For the Four Months Ended October 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	\$ 1,810,308.14	\$ 38,737.65	\$ -	\$ -	\$ -	\$ 1,849,045.79
2401 City/County Roads	-	8,703.17	-	-	-	8,703.17
2402 Detention	441,828.97	43,675.66	-	-	-	485,504.63
2403 Criminal Justice	55,464.00	11,610.88	-	-	-	67,074.88
2404 Library	132,245.00	5,650.57	-	-	(200,000.00)	(62,104.43)
2405 Regional Parks	130,082.00	44,176.61	-	-	(570,000.00)	(395,741.39)
2406 Health	143,273.99	61,570.73	-	-	(6,087,049.00)	(5,882,204.28)
2407 Behavioral Health	38,391.00	10,624.22	-	-	-	49,015.22
2408 Other Facilities	468,581.94	75,249.57	-	-	-	543,831.51
2409 Admin Fees	44,171.09	1,940.87	-	-	(27,938.09)	18,173.87
2410 Sheriff	35,293.97	7,303.11	-	-	-	42,597.08
2411 Emergency Services	7,083.00	2,219.25	-	-	-	9,302.25
2412 Unincorp-Admin Fees	5,882.00	1,978.01	-	-	-	7,860.01
2413 Neighborhood Parks	17,183.00	2,445.60	-	-	(107,280.00)	(87,651.40)
2414 Animal Services	38,021.00	8,193.19	-	-	-	46,214.19
2415 Information Technology	4,333.00	2,577.23	-	-	-	6,910.23
2416 Crows Landing IBP Traffic Facilities	-	-	-	-	-	-
2417 Crows Landing IBP Water Facilities	-	-	-	-	-	-
2418 Crows Landing IBP Wastewater Facilities	-	-	-	-	-	-
2419 Crows Landing IBP Storm Drain Facilities	-	-	-	-	-	-
Sub-Totals	\$ 3,372,142.10	\$ 326,656.32	\$ -	\$ -	\$ (6,992,267.09)	\$ (3,293,468.67)

Activity from Original Fee Structure						
Fee	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400 Regional Transportation Impact Fee	\$ -	\$ 8.41	\$ -	\$ -	\$ -	\$ 8.41
6401 City/County Roads	-	0.43	-	-	-	0.43
6402 Jails	-	0.02	-	-	-	0.02
6403 Justice	-	615.37	-	-	-	615.37
6405 Parks	-	0.03	-	-	-	0.03
6406 Public Health	-	13,860.68	-	-	(1,408,691.00)	(1,394,830.32)
6407 Outpatient	-	7,523.49	-	-	-	7,523.49
6408 Other Facilities	-	46.98	-	-	-	46.98
6409 Admin Fees	-	0.09	-	-	-	0.09
6410 Sheriff	-	13.94	-	-	-	13.94
6411 Fire Warden	-	229.38	-	-	-	229.38
6412 Unincorp-Admin Fees	-	0.06	-	-	-	0.06
6413 Unincorp-Other Facility	-	166.02	-	-	-	166.02
Sub-Totals	\$ -	\$ 22,464.90	\$ -	\$ -	\$ (1,408,691.00)	\$ (1,386,226.10)
TOTAL ALL FEES	\$ 3,372,142.10	\$ 349,121.22	\$ -	\$ -	\$ (8,400,958.09)	\$ (4,679,694.77)
GRAND TOTAL JUL-24 - OCT-24	\$ 2,323,964.80	\$ 567,056.44	\$ -	\$ -	\$ (504,886.41)	\$ 2,386,134.83
CHANGE FROM PRIOR YEAR TO DATE	45%	-38%	0%	0%	1564%	-296%

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

Project & Fee Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 10/31/2025	Open PFF Project Remaining Amount
Admin Fees	\$ 27,938.09	\$ 27,938.09	\$ -
Administrative Fees - City	7,000.06	7,000.06	-
2409-Admin Fees	7,000.06	7,000.06	-
Administrative Fees - County	20,938.03	20,938.03	-
2409-Admin Fees	20,938.03	20,938.03	-
<b>Project</b>	<b>145,145,063.87</b>	<b>51,065,266.86</b>	<b>94,079,797.01</b>
Bonita Pool Project	619,680.00	619,680.00	-
2413-Neighborhood Parks	619,680.00	619,680.00	-
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	-
Sheriff's Recreation Yards Project	3,960,720.00	3,960,720.00	-
2402-Detention	3,960,720.00	3,960,720.00	-
SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	5,000,000.00	-	5,000,000.00
2400-Regional Transportation Impact Fee	5,000,000.00	-	5,000,000.00
Tobacco Endowment Debt Payment - Turlock Library	4,000,001.01	1,000,000.00	3,000,001.01
2404 - Library	3,996,782.33	996,781.32	3,000,001.01
6404 - Library	3,218.68	3,218.68	-
Two Hybrid Vehicles	10,200.00	-	10,200.00
2414 - Animal Services	10,200.00	-	10,200.00
<b>Grand Total</b>	<b>\$ 145,173,001.96</b>	<b>\$ 51,093,204.95</b>	<b>\$ 94,079,797.01</b>

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

Fee & Project Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 10/31/2025	Open PFF Project Remaining Amount
Admin Fees	\$ 27,938.09	\$ 27,938.09	\$ -
2409-Admin Fees	27,938.09	27,938.09	-
Administrative Fees - City	7,000.06	7,000.06	-
Administrative Fees - County	20,938.03	20,938.03	-
Project	145,145,063.87	51,065,266.86	94,079,797.01
2400-Regional Transportation Impact Fee	122,919,387.86	34,207,617.86	88,711,770.00
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	-
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	619,680.00	619,680.00	-
Bonita Pool Project	619,680.00	619,680.00	-
2414 - Animal Services	10,200.00	-	10,200.00
Two Hybrid Vehicles	10,200.00	-	10,200.00
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
<b>Grand Total</b>	<b>\$ 145,173,001.96</b>	<b>\$ 51,093,204.95</b>	<b>\$ 94,079,797.01</b>

**Public Facilities Fees  
Open Project List  
As of October 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 10/31/2025	Open PFF Project Remaining Amount	PFF Oracle Fee # (for Transfer Out)	Project Type
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	20,938.03	20,938.03	-	2409-Admin Fees	Admin Fees
Cities	Administrative Fees - City	N/A	N/A	7,000.06	7,000.06	-	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, 8/26/25	2025-0059, 2025-056	619,680.00	619,680.00	-	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 Improvements	8/21/2025	2025-0497	1,408,691.00	1,408,691.00	-	6406-Public Health	Project
<b>Total</b>				<b>145,173,001.96</b>	<b>51,093,204.95</b>	<b>94,079,797.01</b>		

## For the Four Months Ended October 31, 2025

[illegible]

## Public Facility Fee's Tracking Log

Meeting Date	Department	Projects	Amount	Approved/ Denied	Award Letter	Fund	BOS Approval
03.18.2021	ITC	Nearmap Aerial Photography	\$196,821.24	Approved	<a href="#">Department Response Letter - ITC - Aerial Photography</a>	2408 & 6408	
06.17.2021	Parks/Rec & GSA	Bonita Park Pool Project	\$502,816	Approved	<a href="#">Department Response Letter - Parks - Bonita Park Pool</a>	2413 - \$502,551.97 6405 - \$264.03	
		<b>SUBTOTAL:</b>	<b>\$699,637</b>				
10.20.2022	CEO	Inflationary Update Study	\$8,640	Approved		2409 - Administrative Fees	
11.17.2022	CEO	PFF Inflationary Update Study	\$3,500	Approved		2409 - Administrative Fees	
		<b>SUBTOTAL:</b>	<b>\$12,140</b>				
02.16.2023	SASA	2 - Hybrid Vehicles	\$30,600	Approved	<a href="#">Department Response Letter - SASA - Hybrid vehicles</a>		
03.16.2023	Parks/Rec	Burbank - Paradise Park	\$631,717	Approved	<a href="#">Department Response Letter - Parks - Burbank-Paradise</a>	2413 - Neighborhood Parks	
03.16.2023	Parks/Rec	Oregon Park	\$362,046	Approved	<a href="#">Department Response Letter - Parks - Oregon Park</a>	2414 - \$361,778 6405 - \$268	
		<b>SUBTOTAL:</b>	<b>\$1,024,363</b>				
03.21.2024	Planning	Accella Cloud	\$92,374.50	Approved	<a href="#">Department Response Letter - Planning - Accella Cloud</a>	2409 - Administrative Fees	
06.20.2024	Parks & Rec	Purchase John Deere 655K Crawler Loader	\$182,572	Approved	<a href="#">Department Response Letter - Parks - Crawler loader</a>	2405 - \$182,296 6405 - \$276	
08.15.2024	Sheriff	24 New Recreation Yard Spaces	\$3,960,720	Approved	<a href="#">Department Response Letter - Sheriff - Recreation Yard Spaces</a>	2402 - Detention	
09.19.2024	Sheriff	Sheriff Office Training Center Classroom Replacement - Ray Simon Project	\$1,265,230	Approved	<a href="#">Department Response Letter - Sheriff - Ray Simon Training Class</a>	2402 - \$1,000,230 2410 - \$265,000	
09.19.2024	Sheriff	Sheriff's Office Minimum Housing Unit - Medical & Administration Project	\$1,485,000	Approved		2402 - Detention	

11.21.2024	Parks & Rec	Bonita Pool Project	\$470,920	Approved	<a href="#">Department Response Letter - Parks - Bonita Pool</a>	2413 - Neighborhood Parks	
		<b>SUBTOTAL:</b>	<b>\$7,456,817</b>				
01.16.2025	GSA	Bonita Pool	\$41,480	Approved	<a href="#">Department Response Letter - GSA - Bonita Pool</a>	2413 - Neighborhood Parks	
03.20.2025	ITC	Aerial Photography	\$0.00	Denied: \$209,955.20			The requestor was asked to check with their GIS Committee
04.17.2025	GSA/Parks	Modesto Reservoir ADA Project	\$ 127,589.00	Approved	<a href="#">Department Response Letter - Parks - Modesto Reservoir</a>	2405 - Regional Parks	
04.17.2025	GSA	Harvest Hall Modernization	\$ 2,380,333.00	Approved	<a href="#">Department Response Letter - GSA - Harvest Hall</a>	6408 - Other Facilities 2408 - Other Facilities	
08.21.2025	GSA	Bonita Park - Phase II	\$ 107,280.00	Approved	<a href="#">Department Response Letter - GSA - Bonita Pool and Playground Project (Phase II).pdf</a>	2413 - Neighborhood Parks	
08.21.2025	Sheriff	New Courthouse Furniture	\$ 127,998.00	Approved	<a href="#">Department Response Letter - Sheriff - New Courthouse Furniture.pdf</a>	2402 - Detention	
08.21.2025	GSA/Parks	Laird Regional Park	\$ 570,000.00	Approved	<a href="#">Department Response Letter - Parks - Laird Park.pdf</a>	2405 - Regional Parks	
08.21.2025	GSA/HSA	North Point Tower	\$ 7,495,740.00	Approved	<a href="#">Department Response Letter - HSA - North Point Tower.pdf</a>	6406-Public Health   2406 - Health	
10.16.2025	GSA	Maintenance Shop	\$ 396,900.00	Approved	<a href="#">Department Response Letter - GSA - Maintenance Shop.pdf</a>	2408 - Other Facilities 6413 - Other Facilities	
10.16.2025	GSA	EV Charger	\$ 822,150.00	Approved	<a href="#">Department Response Letter - GSA - EV Chargers.pdf</a>	2408 - Other Facilities 6413 - Other Facilities	
		<b>SUBTOTAL:</b>	<b>\$12,069,470</b>				
		<b>TOTAL:</b>	<b>\$21,262,427</b>				

## Public Facility Fee's Tracking Log WAIVER/DEFERRAL/EXEMPTION

Meeting Date	Department	Project	Amount	Approved/ Denied	Deferral (Waiver)/ Exemption	Fees Awarded	Comments
12.16.2021	Housing Authority	Fee Waiver for Affordable Housing - Vine Street Development (416 Vine St. Modesto)		Approved	Waived		
02.17.2022	Self Help Enterprises	Deferral or Fee Waiver for Montan Estates, Turlock, CA		Approved	Waived/Deferred	<a href="#">Approval of Deferral Waiver - Signed</a>	
06.16.2022	Stan. County Affordable Housing	Deferral or Fee Waiver for 835 California Ave Project, Modesto		Approved	Waived	<a href="#">Approval of Waiver - Signed</a>	
05.18.2023	Housing Authority	Exemption - Clarion Hotel Project		Approved	Exempt	<a href="#">Fee Exemption - Signed</a>	
10.19.2023	SC Fuels	Fee Waiver Request for a Diesel Exhaust Fluid (DEF) Project	\$ 5,041.60	Approved	Reduction of Fees	<a href="#">Fee Reduction Letter - Signed</a>	
01.18.2024	Montara Deveopment, LLC & Milestone Housing Group, LLC	Fee Waiver/Deferral Geer Family Apartments (4131 Geer Road, Turlock)		Approved	Waived/Deferred	<a href="#">Approval of Deferral Waiver - Signed</a>	
03.21.2024	Valley Milk, LLC	PFF Appeal	\$ 21,471.00	Approved	Exempt	<a href="#">Exemption Letter - Signed</a>	
05.16.2024	Modesto Fee Will Baptist Church	Fee Waiver - Affordable Housing Project (225 E. Orangeburg, Modesto)	\$ 43,421.00	Approved	Deferral	<a href="#">Approval of Waiver - Signed</a>	
10.17.2024	Housing Authority	Fee Waiver for Edwards Estates Phase Development		Approved	Fee Waiver	<a href="#">Approval of Waiver - Signed</a>	
12.19.2024	Self Help Enterprises	Fee Waiver/Deferral for Villages of Patterson "Stonegate Shire" Phase III	\$ 577,517.00	Approved	Fee Waiver/Deferral	<a href="#">2024 - Deferral Approval Letter - Stonegate Shire Phase 3.pdf</a>	



04.21.2025	Joe M. Gomes & Son	Waiver of Fees	\$ 124,000.00	Approved	Waiver	<a href="#">Deferral Committee Approval - Joe Gomes and Sons - 04.21.2025.pdf</a>	
05.15.2025	Jenny's Place	Waiver/Deferral of Fees	\$ 199,595.00	Approved	Waiver/Deferral	<a href="#">Deferral Committee Approval - Jenny's Place</a>	
05.15.2025	Modesto Gospel Mission	Waiver/Deferral of Fees	\$ 10,369.00	Approved	Waiver/Deferral	<a href="#">Deferral Committee Approval - MGM 05.15.2025.pdf</a>	
08.21.2025	Self Help Enterprises	Waiver/Deferral of Fees for McClure Meadows	\$ 285,103.00	Approved	Waiver/Deferral	<a href="#">Deferral Committee Approval- McClure Meadows 08.21.2025.pdf</a>	