



## CHIEF EXECUTIVE OFFICE

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# Stanislaus County Public Facilities Fees Committee Agenda

Thursday, December 18, 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, December 18, 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 **November 20, 2025**
2. Discuss and consider approval of a Public Facility Fees Deferral Request in the amount of up to \$400,203 from Seventh Street Village, L.P. for the Seventh Street Village Project on 7<sup>th</sup> Street, Modesto.
3. Request from the Parks and Recreation Department for \$251,575 in PFF funds (from Fund 2405) for a project at Frank Raines Campground to install new conduit, wiring, electrical panels, transformers, and other electrical components that will feed each existing RV pedestals in the campground. The work will also require new pull boxes, equipment pads, fencing, and bollards around the electrical equipment, as well as trenching and backfilling.

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

1. Auditor's Monthly Report

**F. Next Regular Meeting:**

1. Thursday, January 15, 2026 @ 2-3:30 p.m., Room 2005

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

November 20, 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:** Teresa Vander Veen, Al Valencia and Andy Johnson (via phone); Jennifer Torres-Aguilar.

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

**B. Public Comment** – None.

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

**D. Action Items:**

1. Approval of Minutes from the PFF Committee Meeting from October 16, 2025.  
*Minutes may be voted on by those Members in attendance.*

A Motion was made to approve the PFF Committee Meeting Minutes from October 16, 2025.  
Motion: Kostlivy | Second: Doud | Unanimous (4 | 0) | Abstain:(0)

2. The committee reviewed a funding request from the Sheriff's Office, presented by Teresa Vander Veen, Al Valencia, and Andy Johnson from the General Services Agency. In August 2024, the PFF Committee approved the original request to use PFF funds for construction of 24 new recreation yard spaces within the detention facility, in response to recent updates to Title 15 – Minimum Standards for Local Detention Facilities. At that time, the project was approved for \$3,960,720 in PFF funding, with a total estimated cost of \$7,200,000.

However, recent bids have increased the total project estimate to \$9,990,000. As a result, the department is now requesting an additional \$1,534,779 in PFF funds from Fund 2402.

The committee determined that the request is an appropriate use of funds and approved the additional allocation of \$1,534,779 from Fund 2402.

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

A motion was made to approve the request, and it was unanimously approved.

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

3. The committee reviewed the results of an audit conducted by Stanislaus Workforce Development on S2A Modulares, a business that had requested reduced development fees under the Public Facilities Fees (PFF) Large Industrial Incentive Program.

Based on the audit findings, S2A Modulares did not meet all of the originally established performance goals. Using the original criteria document, the committee reassessed the amount the business could potentially qualify for in reduced fees. Under the incentive program, eligible businesses may receive up to a 50% reduction in development fees. In this case, the original fee amount was \$232,916, which could have been reduced to \$116,465. This amount excludes a non-refundable administrative fee of \$4,660.

However, due to the audit's findings that certain goals were not met, the fee reduction was recalculated. The revised discounted fee is \$144,408. Since S2A Modulares had already paid the full \$232,916, they are eligible for a reimbursement of \$88,508.

A motion was made to approve the reimbursement of \$88,508 based on the audit results provided by Workforce Development, and the motion was unanimously approved.

Motion: Doud | Second: Kostlivy | Unanimous (4 | 0) | Abstain:(0)

4. Chris Barnes presented the Auditor's Public Facilities Fees Annual Report for FY 2025. This report is to be presented on an annual basis and to confirm that per Government Code Section 66001(d), funds which have been accumulated for a period of five years or longer have been identified for a specific purpose.

Some of the highlights of the report:

- Fees collected in Fiscal Year 2025 for PFF and Planned Development Areas were \$7 million, a 27% decrease compared with the prior fiscal year.
- Fiscal Year 2025 disbursements from the PFF program were \$20.2 million, a 219% increase compared to prior fiscal year.
- Of the \$20.2 million, 61%, or \$12.3 million, was spent on the North County Corridor Phase 1 Project.

This report will be presented to the Board of Supervisors for their approval in January.

Prior annual reports can be found on the Auditor's Controller's Financial Reports website at: [www.stancounty.com/auditor/financialreports.shtml](http://www.stancounty.com/auditor/financialreports.shtml).

A motion was made to approve the Auditor's Public Facilities Fees Annual Report for FY 2025.

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

## E. Discussion Items

1. Auditor's Report (see attached report)  
Unobligated Cash Balance - \$21,812,876.99 excluding RTIF and Library.

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

2. The Committee confirmed that they will continue to meet on a monthly basis, on the third Thursday of the month.
3. The Committee was reminded that the 2026 Chair would be Public Works based on the rotation schedule agreed upon at the December 19, 2019 meeting and based on the January 18, 2024 meeting where the Committee confirmed the rotation.

**F. Next Regular Meeting:**

- Thursday, December 18, 2025 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 2005 (2nd floor) or TBD.

Meeting adjourned at 2:34 p.m.

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

**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,PW,AC,GS	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 Deferral and Waiver Criteria Form

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

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

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

### Form Instructions:

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

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### 1. Project Information

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

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### 2. Deferral and Waiver Criteria

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

- b) Housing developed for occupancy by very low-income households shall be afforded the opportunity to waive the entire fee. Very low income is defined as less than 50 percent of the area median income.

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

Qualified projects must meet the following standards:

- a) Project is of commercial, retail and/or industrial nature. Residential developments are NOT eligible for this fee deferment program.
- b) Facilitates job retention and/or creation within the first 12 months of project completion:
- c) The application provides satisfactory evidence that the project has one or more of the following characteristics:
1. Provides for “living wage” jobs at least 1½ times the minimum wage;
  2. Supports a community need;
  3. Will likely attract other businesses;
  4. Will make a significant effort to reduce greenhouse gases; or
  5. Sited in a location that meets strategic objectives of the County (transit-oriented development, diverted trips through use of rail, infill, anchor to new business park, etc.).

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### 3. Supporting Documentation

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

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

#### 4. Additional Project Details

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

#### 5. Certification

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

- Authorized Representative Name:
- Title/Position:

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

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

---

#### For Department Use Only:

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

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

☐ Approved (Date)

☐ Denied (Date)

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

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

#### 4. Additional Project Details

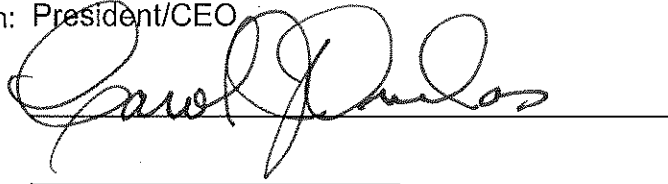
- Project Description/Scope:  
79 Unit, Urban design Affordable Housing with Resident Community Center,  
Head Start Day care in Downtown Modesto
- Estimated Completion Date:  
December 17, 2027
- Total Project Cost:  
\$68,754,636

#### 5. Certification

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

- Authorized Representative Name: Carol J. Ornelas
- Title/Position: President/CEO

Signature:



Date: 11/13/20

#### For Department Use Only:

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

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

☐ Approved (Date)

☐ Denied (Date)

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

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

Seventh Street Village is a deeply meaningful and thoughtfully planned affordable housing community, brought to life by Visionary Home Builders of California (VHB). This transformative development is designed to support low-income families and individuals earning between 30% and 80% of the Area Median Income (AMI), offering them a safe, stable, and nurturing place to call home.

Nestled in the heart of downtown Modesto, just steps away from the local transit station, Seventh Street Village will provide 79 beautifully designed homes. More than just a place to live, this community will be a foundation for new beginnings—where families can grow, connect, and thrive.

With secured funding from the Affordable Housing and Sustainable Communities (AHSC) program, the project will bring much-needed infrastructure improvements to the area. Enhancements include expanded bike lanes, five new bus shelters, pedestrian-friendly walkways, and bulb-outs to create safer, greener, and more walkable streets. Residents will also benefit from dedicated bike storage and free monthly bus passes to encourage the use of sustainable transportation options.

VHB, in collaboration with the San Joaquin Regional Rail Commission (SJRRRC), will contribute \$6 million from its AHSC grant toward SJRRRC's Capital Program. This investment will help convert a retired locomotive into a zero-emission engine for the Altamont Corridor Express (ACE) commuter rail service—an impactful step toward reducing greenhouse gas emissions and expanding clean public transit options.

The vision behind Seventh Street Village is to build more than just housing—it's about creating a vibrant, healthy community. The development will span four parcels totaling 0.88 acres and will feature a modern 5-story podium-style building, with elevator access to every floor. Homes will range from one to three bedrooms, thoughtfully designed to meet the needs of both individuals and growing families. Two units will be reserved for on-site staff to ensure support is always within reach.

The ground floor will be a hub of resources and connection, featuring a rental office, business center, Head Start daycare, and a welcoming community center. These spaces are intended to enrich the lives of residents, offering early childhood education, supportive services, and a sense of belonging.

Each unit will be equipped with broadband internet access (100 Mbps download / 20 Mbps upload), and the community center will include a computer lab with free internet access. For many low-income households, access to technology is a barrier—one that this development aims to eliminate through digital literacy training and on-site tech support.

Sustainability is at the core of the design. Outdoor areas will be enhanced with drought-tolerant landscaping and stormwater planters, creating green, welcoming communal spaces. Stanislaus County Office of Education – Head Start will provide high-quality daycare and early learning programs for young children, while a dedicated service coordinator will work with families to assess their needs and connect them with available resources.

VHB, a HUD-certified housing counseling agency, will also offer financial literacy and homeownership education, helping residents build a brighter, more secure future.

The design of the building will not only elevate the neighborhood's visual appeal, but also its spirit. With vibrant colors, modern aesthetics, and family-friendly layouts—including full kitchens, interior laundry rooms



with washers and dryers, dining areas, family rooms, and Juliet-style balconies—every home is crafted with care and comfort in mind.

The unit mix includes:

- **12 one-bedroom units** (700 sq ft)
- **35 two-bedroom units** (896 sq ft)
- **32 three-bedroom units** (1,260 sq ft)
- **2 staff units** (one 2-bedroom and one 3-bedroom)

Seventh Street Village is ideally located within walking distance of schools, parks, medical facilities, grocery stores, libraries, and public transportation—making life easier for families by placing essential services right at their doorstep.

Once completed, the property will be managed by Visionary Property Management Group (VPMG), a division of VHB. Since 2015, VPMG has managed a diverse portfolio of 27 communities across the region. Their hands-on, mission-driven approach ensures that each property remains compliant, vibrant, and community-centered.

Construction is scheduled to begin on **December 16, 2025**, with anticipated completion by **December 17, 2027**. When finished, Seventh Street Village will stand as a symbol of hope, progress, and the power of community.

## Stanislaus County Public Facilities Fee Calculator - 2020 Fee Schedule

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

Total Fee: \$ **400,203**

PFF2025-0124

930 7th ST.

Land Use Type:

Percent Charged:

Building Quantity (Units or Square Feet):

Miscellaneous Units (Lane, Pump, Room, Acre):

Use 1:	Use 2:	Use 3:	Use 4:	Use 5:	Use 6:	Total
Multifamily / Mobile Home	Small Retail	Office	-	-	-	
100%	100%	100%	100%	100%	100%	
78	3,621	2,466				
					-	

☒ CREDIT

☒ CREDIT

☒ CREDIT

Impact Fee Categories:	GROSS						NET
	Use 1:	Use 2:	Use 3:	Use 4:	Use 5:	Use 6:	
Animal Services	\$ 6,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,006
Behavioral Health	\$ 4,680	\$ 80	\$ 64	\$ -	\$ -	\$ -	\$ 4,824
Criminal Justice	\$ 6,786	\$ 112	\$ 91	\$ -	\$ -	\$ -	\$ 6,989
Detention	\$ 55,380	\$ 923	\$ 750	\$ -	\$ -	\$ -	\$ 57,053
Emergency Services	\$ 780	\$ 18	\$ 15	\$ -	\$ -	\$ -	\$ 813
Health	\$ 17,940	\$ 297	\$ 242	\$ -	\$ -	\$ -	\$ 18,479
Library	\$ 17,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,784
Other County Facilities	\$ 54,054	\$ 909	\$ 735	\$ -	\$ -	\$ -	\$ 55,698
Regional Parks	\$ 17,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,550
Neighborhood Parks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sheriff	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County-wide IT	\$ 468	\$ 7	\$ 7	\$ -	\$ -	\$ -	\$ 483
RTIF	\$ 187,512	\$ 8,716	\$ 10,449	\$ -	\$ -	\$ -	\$ 206,677
Administrative Charge	\$ 7,379	\$ 221	\$ 247			\$ -	\$ 7,847
Total	\$ 376,319	\$ 11,284	\$ 12,600	\$ -	\$ -	\$ -	\$ 400,203

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:** 11/26/25

**Requesting Department:** Parks and Recreation

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

**Project Name:** Frank Raines Campground Electrical Phase II

Project Cost	PFF Funds Requested	PFF Category (Source)	Funds Available
\$965,223	\$251,575	Fund 2405	\$3,997,319

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

The Parks Department has committed \$570,000 to Laird Park improvements, as approved at the August 21, 2025 PFF Committee meeting. As of July 31, 2025, the unobligated cash balance in the 2405 Regional Parks Fund is \$4,567,319. Taking the Laird Park project commitment into consideration, the updated available balance is \$3,997,319.

### Project Description:

Frank Raines OHV Regional Park (La Grange) is located at 17802 Del Puerto Canyon Rd, Patterson, CA 95363. It offers the rugged slopes of California's Coast Range and is functionally divided into three units, separated by several miles of road. The Minniear Area encompasses over 1,000 acres of undeveloped land designed for non-motorized recreation use. For campers and OHV enthusiasts, the Frank Raines Off-Highway Vehicle Park is located across from the Day Use Area. The Frank Raines Day Use Area provides picnic tables, barbecues, a themed playground, and a campground support OHV enthusiast.

The scope of this project includes installing new conduit, wiring, electrical panels, transformers, and other electrical components that will feed each existing RV pedestals in the campground. The work will also require new pull boxes, equipment pads, fencing, and bollards around the electrical equipment, as well as trenching and backfilling. The professionally estimated cost for this project is \$965,223.

### PFF Funding Eligibility:

There is approximately 750 acres in the lower OHV Park that encompasses the park entrance station, 34 full hook-up campground sites, recreation hall, restrooms/showers, and a group picnic shelter. The Parks and Recreation Department (Parks) applied for and was awarded a State OHV Developmental grant. With the grant, Parks will add new electrical wiring to provide 50 amp service to each campsite. The awarded grant is for \$713,648 with a minimum 26% county match, resulting in a grand total of \$965,223.

The Department is requesting **PFF funds to use as the 26% match**. The new electrical components and upgrades are new improvements and are intended to enhance access, increase usage, and better serve the community. The total estimated cost for this project is \$965,223. Of

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.

this amount, approximately 57%, or \$550,177, is eligible to be funded by Fund 2405, as detailed in the table below. However, due to the availability of grant funds, only \$251,575 (approximately 26% of the eligible amount) is being requested.

Year	Population	% of need attributable to growth	Total cost of Project	PFF Eligible
1990	354,000			
2025	555,765	57.00%	965,223	550,177

First issuance of funds - use 6400 series accounts

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

2003 update forward - use 2400 series accounts

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

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

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

Fee	Description	Cash Balances As of 11/30/2025	Open Project Balances Not Yet Withdrawn	Unobligated Cash Balances As of 11/30/2025
2400	Regional Transportation Impact Fee	6,174,843.40	(88,711,770.00)	(82,536,926.60)
2401	City/County Roads	895,276.76	-	895,276.76
2402	Detention	5,039,767.17	-	5,039,767.17
2403	Criminal Justice	1,262,719.38	-	1,262,719.38
2404	Library	745,985.58	(3,000,001.01)	(2,254,015.43)
2405	Regional Parks	4,236,031.39	-	4,236,031.39
2406	Health	412,065.96	-	412,065.96
2407	Behavioral Health	1,139,882.72	-	1,139,882.72
2408	Other Facilities	8,307,222.96	(2,332,226.00)	5,974,996.96
2409	Administrative Fees	221,223.44	(8,640.00)	212,583.44
2410	Sheriff	782,463.53	-	782,463.53
2411	Emergency Services	236,903.55	-	236,903.55
2412	Admin Fees Unincorporated	208,083.51	-	208,083.51
2413	Neighborhood Parks	158,724.47	-	158,724.47
2414	Animal Services	892,937.85	(10,200.00)	882,737.85
2415	Info Technology	270,319.36	-	270,319.36
<b>Subtotal</b>		<b>30,984,451.03</b>	<b>(94,062,837.01)</b>	<b>(63,078,385.98)</b>
6400	Regional Transportation Impact Fee	864.50	-	864.50
6401	City/County Roads	44.94	-	44.94
6402	Jails	1.58	-	1.58
6403	Justice	63,302.08	-	63,302.08
6405	Parks	4.28	-	4.28
6406	Public Health	14,414.66	-	14,414.66
6407	Outpatient	773,924.08	-	773,924.08
6408	Other Facilities	4,832.92	(4,281.00)	551.92
6409	Administrative Fees	8.82	-	8.82
6410	Sheriff Patrol	1,434.60	-	1,434.60
6411	Fire Warden	23,596.31	-	23,596.31
6412	Admin Fees-Unincorporated	6.54	-	6.54
6413	Other Facilities-Unincorporated	17,077.86	(12,679.00)	4,398.86
<b>Subtotal</b>		<b>899,513.17</b>	<b>(16,960.00)</b>	<b>882,553.17</b>
<b>Grand Total</b>		<b>31,883,964.20</b>	<b>(94,079,797.01)</b>	<b>(62,195,832.81)</b>
<b>Grand Total Excluding RTIF and Library</b>		<b>24,963,135.22</b>	<b>(2,368,026.00)</b>	<b>22,595,109.22</b>

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

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

**Public Facilities Fees**  
**Open Projects Summary By Fee**  
**As of November 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	\$ 1,020,589.25	\$ 50,039.72	\$ -	\$ -	\$ -	\$ 1,070,628.97
2401 City/County Roads	-	10,753.78	-	-	-	10,753.78
2402 Detention	182,123.67	54,499.24	-	-	-	236,622.91
2403 Criminal Justice	23,639.39	14,414.13	-	-	-	38,053.52
2404 Library	48,115.00	7,141.90	-	-	(200,000.00)	(144,743.10)
2405 Regional Parks	46,787.00	53,664.58	-	-	(570,000.00)	(469,548.42)
2406 Health	58,964.39	64,530.28	-	-	(6,087,049.00)	(5,963,554.33)
2407 Behavioral Health	16,626.19	13,173.86	-	-	-	29,800.05
2408 Other Facilities	219,307.88	93,543.76	-	-	-	312,851.64
2409 Admin Fees	59,416.41	2,433.74	-	-	(59,982.41)	1,867.74
2410 Sheriff	40,085.97	9,065.76	-	-	-	49,151.73
2411 Emergency Services	3,317.55	2,750.89	-	-	-	6,068.44
2412 Unincorp-Admin Fees	6,462.00	2,450.75	-	-	-	8,912.75
2413 Neighborhood Parks	20,383.00	2,959.76	-	-	(107,280.00)	(83,937.24)
2414 Animal Services	10,393.00	10,172.38	-	-	-	20,565.38
2415 Information Technology	2,030.39	3,189.65	-	-	-	5,220.04
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>Sub-Totals</b>	<b>\$ 1,758,241.09</b>	<b>\$ 394,784.18</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (7,024,311.41)</b>	<b>\$ (4,871,286.14)</b>

Activity from Original Fee Structure						
Fee	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400 Regional Transportation Impact Fee	\$ -	\$ 10.39	\$ -	\$ -	\$ -	\$ 10.39
6401 City/County Roads	-	0.53	-	-	-	0.53
6402 Jails	-	0.02	-	-	-	0.02
6403 Justice	-	760.36	-	-	-	760.36
6405 Parks	-	0.04	-	-	-	0.04
6406 Public Health	-	14,414.11	-	-	(1,408,691.00)	(1,394,276.89)
6407 Outpatient	-	9,296.15	-	-	-	9,296.15
6408 Other Facilities	-	58.05	-	-	-	58.05
6409 Admin Fees	-	0.11	-	-	-	0.11
6410 Sheriff	-	17.23	-	-	-	17.23
6411 Fire Warden	-	283.43	-	-	-	283.43
6412 Unincorp-Admin Fees	-	0.07	-	-	-	0.07
6413 Unincorp-Other Facility	-	205.14	-	-	-	205.14
<b>Sub-Totals</b>	<b>\$ -</b>	<b>\$ 25,045.63</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,408,691.00)</b>	<b>\$ (1,383,645.37)</b>
<b>TOTAL ALL FEES</b>	<b>\$ 1,758,241.09</b>	<b>\$ 419,829.81</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (8,433,002.41)</b>	<b>\$ (6,254,931.51)</b>
<b>GRAND TOTAL JUL-24 - NOV-24</b>	<b>\$ 3,077,203.80</b>	<b>\$ 675,664.44</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (223,392.86)</b>	<b>\$ 3,529,475.38</b>
<b>CHANGE FROM PRIOR YEAR TO DATE</b>	<b>-43%</b>	<b>-38%</b>	<b>0%</b>	<b>0%</b>	<b>3675%</b>	<b>-277%</b>

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

Project & Fee Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 11/30/2025	Open PFF Project Remaining Amount
Admin Fees	\$ 59,982.41	\$ 59,982.41	\$ -
Administrative Fees - City	37,018.38	37,018.38	-
2409-Admin Fees	37,018.38	37,018.38	-
Administrative Fees - County	22,964.03	22,964.03	-
2409-Admin Fees	22,964.03	22,964.03	-
Project	145,145,063.87	51,065,266.86	94,079,797.01
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>\$ 145,205,046.28</b>	<b>\$ 51,125,249.27</b>	<b>\$ 94,079,797.01</b>

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

	(1)	(2)	(3)
Fee & Project Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 11/30/2025	Open PFF Project Remaining Amount
Admin Fees	\$ 59,982.41	\$ 59,982.41	\$ -
2409-Admin Fees	59,982.41	59,982.41	-
Administrative Fees - City	37,018.38	37,018.38	-
Administrative Fees - County	22,964.03	22,964.03	-
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>\$ 145,205,046.28</b>	<b>\$ 51,125,249.27</b>	<b>\$ 94,079,797.01</b>



**Public Facilities Fees**  
**Open Projects Summary By Fee**  
**As of November 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 11/30/2025	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	22,964.03	22,964.03	-	2409-Admin Fees	Admin Fees
Cities	Administrative Fees - City	N/A	N/A	37,018.38	37,018.38	-	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>145,205,046.28</b>	<b>51,125,249.27</b>	<b>94,079,797.01</b>		

**Public Facilities Fees  
Projects Closed  
For the Five Months Ended November 30, 2025**

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