THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
BOARD ACTION SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA: 4.B.8
AGENDA DATE: April 28, 2026

SUBJECT:
Approval to Set a Public Hearing on June 2, 2026, at the 9:00 A.M. Meeting to Consider the Adoption of Fire Protection Development Fees for the Burbank Paradise Fire Protection District Pursuant to Title 24 of the Stanislaus County Code

BOARD ACTION AS FOLLOWS: **RESOLUTION NO. 2026-0195**

On motion of Supervisor Grewal **Seconded by Supervisor** C. Condit
and approved by the following vote,
Ayes: Supervisors: B. Condit, Withrow, Grewal, C. Condit, and Chairman Chiesa
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Abstaining: Supervisor: None

1) X **Approved as recommended**
2) _____ **Denied**
3) _____ **Approved as amended**
4) _____ **Other:**

MOTION:

ATTEST: MARY E. HARTSFIELD, Clerk of the Board of Supervisors

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM

DEPT: Chief Executive Office

BOARD AGENDA:4.B.8
AGENDA DATE: April 28, 2026

CONSENT: ☑

CEO CONCURRENCE: YES

4/5 Vote Required: NO

SUBJECT:

Approval to Set a Public Hearing on June 2, 2026, at the 9:00 A.M. Meeting to Consider the Adoption of Fire Protection Development Fees for the Burbank Paradise Fire Protection District Pursuant to Title 24 of the Stanislaus County Code

STAFF RECOMMENDATION:

1. Set a public hearing on June 2, 2026, at the 9:00 A.M. meeting, to consider the adoption of Fire Protection Development Fees for the Burbank Paradise Fire Protection District Pursuant to Title 24 of the Stanislaus County Code.
2. Authorize the Clerk of the Board to publish the notice as required by law.

DISCUSSION:

The Burbank Paradise Fire Protection District (District) provides fire protection, fire prevention, and emergency medical services to a portion of Stanislaus County southwest of the City of Modesto. The District protects a population of approximately 15,600, serves four square miles, and employs 36 personnel.

The District faces the ongoing challenge of providing adequate fire facilities and services to new development within its boundaries. The impact fees collected from new construction serve as a funding source for the building new fire facilities and purchasing the vehicles and equipment necessary to maintain service levels.

In 2024, the District submitted a fee study to the Board of Supervisors; however, the Building Industry Association of the Greater Valley (BIA) requested a postponement to allow time for review. The District subsequently conducted a new study and on November 18, 2025, the District's Board of Directors adopted an updated impact fee study pursuant to Government Code Section 66001 (Attachment 1). This study calculates the development impact fee based on the current values of all fire equipment and facilities necessary to protect current residents at current service levels. This fee is translated into a per square foot cost that is imposed on any new construction which may occur. Impact fee revenues will enable the district to provide the necessary facilities, vehicles, and equipment needed to maintain current service levels.

While the completed study supports the implementation of a development fee of up to $2.30 per square foot plus administrative fees, the District Board determined that a lower fee would sufficiently achieve current objectives while reducing the impact on new development. Accordingly, the District has approved an adjusted fee of $0.81 per square foot, subject to annual inflationary adjustment. The District acknowledged that

any future increase to the enacted fee would require a new public hearing and an updated Nexus Study. The impact fee study, prepared for the District by Capitol PFG, was shared with the Building Industry Association and the completed study, along with the recommended adjusted fees, has their support.

The impact fee apportions costs between the existing population and new development in a manner proportional to their contribution of the need for that asset. Further, impact fees are imposed on building size as measured by habitable and enclosed square feet of each building. Thus, larger buildings that have a greater demand for fire service and related capital facilities and equipment pay a proportionately higher fee than smaller buildings.

This fee schedule consideration is consistent with the established procedural history and Title 24 of the Stanislaus County Code. Consistent with past practice, the study was presented to the Stanislaus County Public Facilities Fees Committee (PFF Committee) at its March 19, 2026 meeting for review to ensure it meets the baseline standards of the law. At that meeting, the PFF Committee accepted the impact fee study as presented.

POLICY ISSUE:

Pursuant to Government Code and Title 24 of the Stanislaus County Code, fire impact fees require approval from the Board of Supervisors. Stanislaus County Code 24.050.010 provides that the establishment of a fire protection facility fee schedule for a fire protection district is a legislative act which shall be enacted by resolution by the Board of Supervisors after a noticed public hearing.

FISCAL IMPACT:

There is no fiscal impact to the County. The District will administer the program consistent with the provisions contained in Title 24 of the Stanislaus County Code.

BOARD OF SUPERVISORS' PRIORITY:

The recommended action is consistent with the Board's priorities of *Supporting a Strong and Safe Community, Delivering Efficient Public Services*, and *Enhancing Community Infrastructure* by adopting a fire protection facilities fees program for the district to aid in mitigating the impacts of new development.

STAFFING IMPACT:

Staff from the Chief Executive Office oversee the Public Facilities Fees program for Stanislaus County.

CONTACT PERSON:

Erica Inacio, Deputy Executive Officer Telephone: (209) 525-6333

ATTACHMENT(S):

1. Impact Fee Report 2026
2. Resolution
3. Notice of Public Hearing



DEVELOPMENT IMPACT FEE STUDY
FIRE FACILITIES

MARCH 2026

Capitol Public Finance Group, LLC
2436 Professional Drive, Suite 400
Roseville, CA 95661
T (916) 641 2734
www.capitolpfg.com

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SECTION 1: EXECUTIVE SUMMARY

The Burbank Paradise Fire Protection District ("District") provides fire protection, fire prevention, emergency medical to a portion of Stanislaus County southwest of the City of Modesto.

This Development Impact Fee Study ("Study") is intended to update the development impact fee imposed by the District. This report summarizes an analysis of the need for fire facilities and equipment to accommodate new development within the District's boundaries and documents a reasonable relationship between new development, the fee, and the facilities and capital equipment to be funded.

Stanislaus County has and will continue to experience growth. As a consequence, local public works are faced with the challenge of providing service to an expanding customer base with limited resources for improving the infrastructure necessary to accommodate such expansion. The District also faces the challenge of providing fire facilities and services to new development within its boundaries. The impact fees collected as a result of new construction provides a funding source for the construction of fire facilities and purchase of vehicles and equipment necessary for this purpose.

This Study calculates the development impact fee based on the current values of all fire equipment and facilities necessary to protect current residents at current service levels. This fee is translated into a per square foot cost that is imposed on any new construction which may occur. Impact fees paid will allow for the District to provide the necessary facilities, vehicles, and equipment necessary to maintain current service levels.

This report supports the adoption of a development impact fee for fire facilities of **$0.81** per square foot of new construction. The methods used to calculate impact fees in this report are intended to satisfy all legal requirements governing such fees, including provisions of the California Constitution and the Mitigation Fee Act (California Government Code Section 66000 et. seq.).

Upon the submittal of this Study to the District, the Board of Directors of the District ("Board"), along with District Staff will review and evaluate the report for accuracy. The Board of Directors will also evaluate the recommended actions and provide policy direction. Once the Board is satisfied that the legislative requirements of Government Code section 66000 et. seq. have been met and the fee recommendations are valid, the Board shall submit a recommendation regarding the fee adjustments to the Stanislaus County Board of Supervisors for enactment.

After accepting and considering public input, the County Board of Supervisors shall vote to approve the findings and a resolution to set the appropriate fees. If accepted, the fees would be imposed pursuant to the County's development "police powers" under Article XI, section 7, of the California Constitution.

SECTION 2: THE MITIGATION FEE ACT

This brief summary of the legal framework for development fees is intended as a general overview. It was not prepared by an attorney and should not be treated as legal advice.

In 1987, the California Legislature adopted Assembly Bill 1600 which established a uniform process for formulating, adopting, imposing, collecting, accounting for, and protesting impact fees. In order to impose an impact fee, a local agency must go through a process to establish a reasonable relationship between a development project and the public improvement for which the development fee is charged.

The most important part of AB 1600 is the requirement for findings that connect any impact stemming from a development project to the type and amount of the fee imposed or what is commonly referred to as the "Nexus" requirement. Government Code Section 66001 states that after January 1, 1989, in any action "establishing, increasing, or imposing a fee as a condition of approval of a development project," the local agency shall do all of the following:

1) Identify the purpose of the fee.

2) Identify how the fee is to be used. If the use is for financing public facilities, the facilities shall be identified.

3) Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.

4) Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.

5) Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

Purpose of the Fee

The purpose of this development impact fee is to ensure that new development within the District pays its proportionate share of the capital investments to be made by the District along with its share of future capital costs, which are necessary to provide fire protection, fire suppression and other fire safety services adequate to accommodate a growing service population. The District is prudent in requiring that new development not burden existing property owners with the cost of public facilities required to accommodate growth. The District can further this objective through the imposition of development impact fees. The purpose of the development impact fee is to implement this policy by providing a funding source from new development for capital improvements to serve that development. The fee helps to ensure that the level of service is maintained as new development offsets the increased costs of providing service as growth occurs.

Use of the Fee

The Fee will be used to fund expansion, refurbishment and/or addition of Fire Facilities (land, buildings, other structures, apparatus and vehicles, equipment and related financing costs) to mitigate the impact of new development on the need for such facilities within the District, as well as to fund the administration of the Fee Program (Fee collection, accounting, reporting, nexus studies, and other expenses related to compliance with the Act requirements). The Fee revenue will not be used to fund operations, maintenance, or existing facility deficiencies that do not expand the District's system capacity.

Benefit Relationship

The District will restrict fee revenues as described above under Use of the Fee. Fire Facilities funded by the fee will further the existing District-wide network of services accessible to the additional residences and businesses associated with new development. Thus, there is a reasonable relationship between the use of fee revenues and the residential and non-residential types of new development that will pay the fee.

Burden Relationship

The purpose of assessing an impact fee is to provide the capital resources necessary to maintain the existing level of service for fire protection, emergency medical response, rescue and extrication, containment and mitigation of hazardous materials exposure, and other life safety services that is required of a growing service population. Based on the District's historical experience in responding to calls for service among the varying types of development in its boundaries, it is appropriate to assess the on fee on a uniform basis in order to share the costs on a pro rata basis among existing and new development. Thus, there is a reasonable relationship between the use of the fee and the type of development served by the capital assets funded by the fee.

Proportionality

The reasonable proportionality relationship can be established by identifying the facility costs attributable to future development, then establishing fee rates that allocate those costs in proportion to the demands created by each type of development project. The fee apportions costs between the existing population and new development in a manner proportional to their contribution of the need for that asset. Further, fees are imposed based on building size as measured by habitable and enclosed square feet of each building. Thus, larger buildings that have a greater demand for fire service and related capital facilities and equipment pay a proportionately higher fee than smaller buildings.

Accounting, Reporting and Other Requirements of AB 1600

In addition to the Nexus requirements, AB 1600 also outlines the accounting for future revenue received through imposition of impact fees on new construction projects. AB 1600 requires that upon receipt of a fee, the local agency deposit the fee into a separate capital facilities account or fund, in a manner to avoid any commingling of the fees with other revenues and funds of the agency and expend the fees solely for the purpose for which the fee was collected. Interest gained on the capital facilities accounts or funds shall be separated, accounted for, and expended in the same manner.

The agency shall make findings once each fiscal year with respect to any portion of the fee remaining unexpended or uncommitted in its account five or more years after the deposit of the fee. The finding shall identify the purpose to which the fee is to be put and to demonstrate a reasonable relationship between the fee and the purpose for which it was charged.

The agency shall refund to the current record owner(s) of the project, on a prorated basis, the unexpended or uncommitted portion of the fee, with interest, for which the required findings cannot be made. Upon certain circumstances, with appropriately noticed hearings, the legislation allows alternative actions.

The agency shall annually adopt and update, by resolution at a publicly noticed hearing, any capital improvement plan defined in this legislation.

SECTION 3: METHODOLOGY FOR IMPACT FEE STUDY

Development impact fees are calculated to fund additional Fire Facilities that are a direct result of growth due to new development. In order to fund Fire Facilities needed due to growth occurring within the District, it is necessary to determine what the appropriate fee should be. There are four basic steps followed in the calculation of any development impact fee, these include:

1. Prepare growth projections;

2. Identify facility standards;

3. Determine the amount and cost of facilities required to accommodate new development based on facility standards and growth projections;

4. Calculate the public facilities fee by allocating the total cost of facilities per unit of development (on a square foot basis).

Facility Standards Methodology

One important issue in development impact fee studies is the identification of facility standards. Facility standards determine new development's total need for new facilities and each development unit's fair share of those needs. Standards also ensure that new development does not fund deficiencies associated with existing development.

The District will determine the size and location of Fire Facilities necessary to ensure they will be sufficient to accommodate the personnel needed to serve the amount of new development anticipated. This study uses the District's existing inventory of Fire Facilities combined with planned Fire Facilities needed to accommodate future development as the District's facilities standard. The District's existing inventory of Fire Facilities serve the entire District and will serve future development. Further, additional Fire Facilities will be needed to serve the anticipated future service population because of new development.

The District currently provides fire and emergency response services to a large response area. Given the District's size and protection facilities, vehicles, and equipment available at any one time, it is understandable that new construction will only exacerbate the protection challenges of the District. Given such facts, the District has determined that current service levels will be used as a benchmark and that new construction will not adversely affect these service levels.

To mitigate new construction's impact on the District's service capabilities, new development must be required to pay development impact fees. Assuming that the current levels of service being provided to the District's residents are to be considered the standard, any additional construction within the District's boundaries which requires fire or emergency response services, will pay an impact fee that is proportionate to such service. Given the existing demands placed on the District, existing Fire Facilities should not be utilized to accommodate new construction at the expense of existing service levels. To offset the impact of new

development, the development impact fees will be used in accordance with the Use of the Fee as described above.

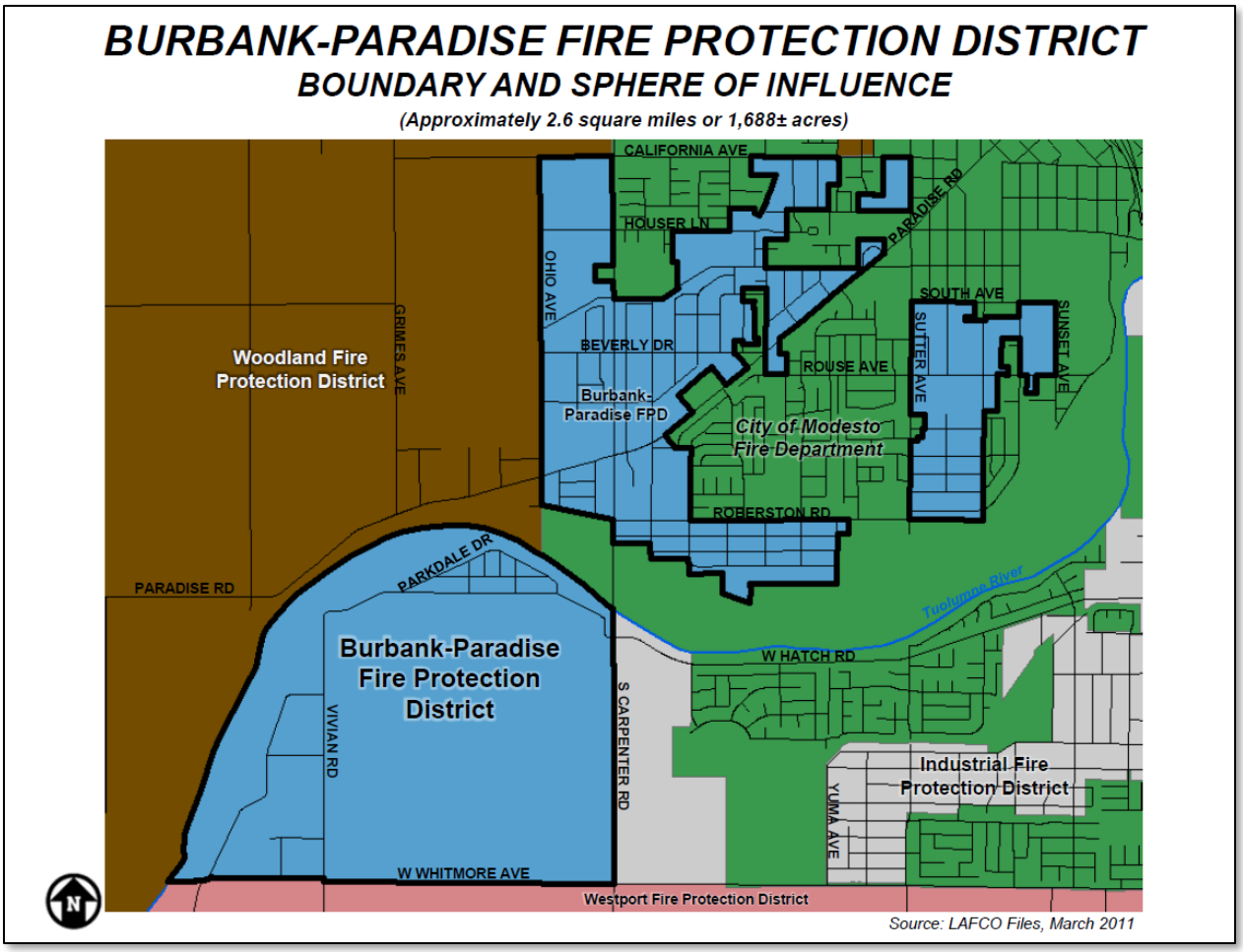
The District's inventory of existing and planned Fire Facilities is used as part of the basis for calculating the District's facility standard. This standard is used to determine new development's fair share obligation for expanded Fire Facilities as growth occurs. The District's existing Fire Facilities described in this Report currently serve the entire District. The facility standard utilized in the Study will specifically benefit any new development that will occur within the District as it will fund the expansion of Fire Facilities at the same standard currently serving existing development.

The District has the flexibility to alter the list of necessary Fire Facilities shown in this report as conditions change. If the overall cost of facilities necessary to mitigate the anticipated residential and non-residential growth is altered significantly then the District should update this fee program to incorporate those changes.

SECTION 4: DISTRICT DEMOGRAPHIC DATA

The District serves an unincorporated portion of the County of Stanislaus, southwest of the City of Modesto. As shown in ***Figure 1***, the District boundaries are not contiguous and is comprised of four separate areas.

FIGURE 1



The District was established in 1942 and is responsible for the protection of a variety of geographical areas, ranging from residential neighborhoods, commercial and industrial buildings, as well as rural areas. The District covers 4.16 square miles and serves a population of approximately 15,600 people residing in almost 2,400 housing units.

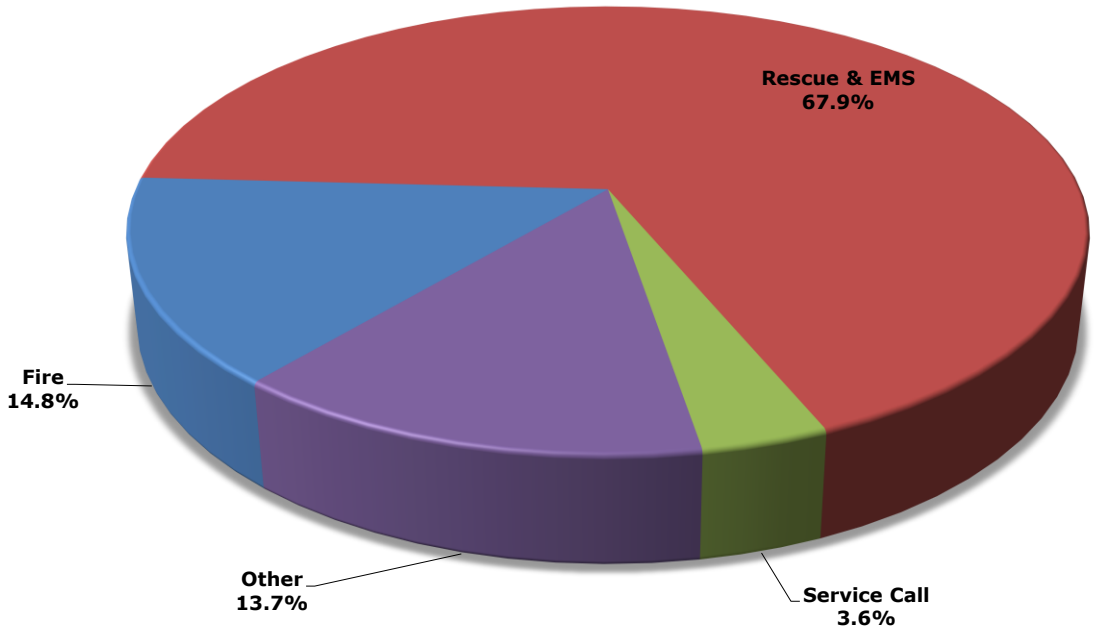
Other District Information

The District provides a full range of services, including fire prevention, fire suppression, and emergency medical response in addition to a variety of other miscellaneous requests. The District is a Special District, a self-governed agency led by a five-member Board of Directors, and is composed of 3 full-time employees and 25 part time employees.

The District responded to 3,233 service calls from 2022 through 2023. Rescue and EMS calls amounted to 67.9% of the service calls, as shown in Chart ***1***. On average the District had approximately 1,617 service calls per year over the past two years.

CHART 1

Over the Past 2 Years the District Received 3,233 Service Calls



Source: Burbank Paradise Fire Protection District

SECTION 5: EXISTING ASSETS

Facilities

The District currently operates out of one fire station that was built in 1948 and is located at 1313 Beverly Drive, Modesto CA. According to the District, the insured value of the fire station is $2,147,102.

Vehicles and Capital Equipment

The District's apparatus, vehicle and equipment inventory is shown below in ***Table 1***.

Table 1

Burbank-Paradise Fire Potection District Apparatus, Vehicle and Equipment Inventory		
Type	**Year**	**Estimated Cost Basis(1)**
Apparatus/Vehicle		
GMC Antique Fire Truck	1948	$10,000
Seagrave Pumper	2004	$300,000
Ford F550 First Responder	2013	$175,000
Ford F350 First Responder	2017	$33,000
International Brush	2019	$350,000
Seagrave Pumper	2023	$832,328
Equipment		
Station Equipment	-	$779,592
Apparatus/Vehicle Equipment	-	$40,000
Total		**$2,519,920**

(1) Based on insured value.
Source: Burbank Paradise Fire Protection District

SECTION 6: ANTICIPATED GROWTH

Residential Development

Using ParcelQuest it was determined that over the last 8 years, the District has seen the addition of 1 residential unit per year, as shown in ***Table 2*** below. It is expected that this rate of growth will continue over the next eight years for a total of approximately 8 new residential units.

TABLE 2

8 Year Historical Residential Development	
Year	**# of Residential Units**
2017	1
2018	3
2019	1
2020	1
2021	2
2022	1
2023	1
2024	0
Average	**1**

Source: ParcelQuest

To estimate the square footage of new residential development, the average square footage of residential units built within the District over the last 8 years was determined using ParcelQuest and then applied to the estimated number of units expected to be built over the next 8 years.

TABLE 3

Estimated Residential Development Square Footage		
Total Estimated # of Units	**Average Current Residential Square Footage**	**Estimated Square Footage**
8	1,399	11,192

As the demand for fire suppression and emergency response increases due to new construction, the capabilities and overall quality of protection services and personnel provided degrades proportionally. The only plausible mitigation from the District's perspective is the addition and refurbishment of facilities, equipment, and apparatus to provide existing service levels to any new construction which may occur. This is accomplished through the

modernization and upgrade of existing facilities, or the construction of entirely new facilities. This will serve to support timely response and maintain adequate supplies of apparatus and equipment so that the District may maintain its current service levels while accommodating any new growth.

As residential construction continues, an inherent demand for commercial facilities may also be created. As these developments may significantly affect the District's service requirements, the District must consider these properties when planning and assessing its ability to maintain current levels of service to existing residents and as well these new properties that will be added to its service population.

SECTION 7: NECESSARY FACILITIES

Existing Capital Resources

As previously detailed in Section 5 and summarized in ***Table 4*** below, the District has invested approximately $4.2 million into its capital assets.

TABLE 4

Capital Asset Summary	
Type of Asset	**Estimated Cost Basis(1)**
Facilities	$2,147,102
Apparatus and Vehicles	$1,700,328
Equipment	$819,592
Total	**$4,667,022**

(1) Based on insured value.

Capital Improvement Plan

Table 7 below shows the District's Capital Improvement Plan for the next 20 years, including the type of need, the year needed and estimated cost.

TABLE 1

Capital Improvement Plan		
Need	**Estimated Costs (2025 $)**	**Estimated Timing**
Fire Station	$12,000,000	Unknown
Ladder Truck	$2,100,000	Unknown
Grass Unit	$200,000	2030
Brush	$600,000	2031
Pumper	$1,600,000	2035
Total Needed	**$16,500,000**	

Source: Burbank Paradise Fire Protection District

Future Apparatus, Vehicle & Capital Equipment Costs

The District has a policy that new development will not adversely impact the existing service levels and subsequently response capabilities. As the District's existing fleet ages, apparatus and equipment will need to be purchased or refurbished to both meet the demands of the existing service population and offset the increased demand and meet District standards. The District has projected that it will require refurbishment of the apparatus, vehicles, and equipment shown in ***Table 5***.

TABLE 5

Equipment Needs	
Type	**Estimated Cost**
Apparatus and Equipment Refurbishment	$225,000

Source: Burbank Paradise Fire Protection District

Total Estimated Costs

Adding together the current capital assets with the cost of improvements to the existing stations and new apparatus results in the total estimated capital impact from new development in the District, as shown in ***Table 6***.

TABLE 6

Combined Total Capital Assets and Future Costs	
Type of Asset	**Total Estimated Value/Costs**
Current Capital Assets	$4,667,022
Future Improvement Costs	$1,025,000
Total Estimated Capital Impact	**$5,692,022**

Source: Burbank Paradise Fire Protection District

The District is currently utilizing its General Fund revenues to fund existing expenditures and will not have dedicated capital funds to offset the cost of future capital needs.

SECTION 8: DEVELOPMENT IMPACT FEE CALCULATION

To properly express the impact of new construction on the service quality and capabilities of the District, the District's impact fee will be justified by taking the total value of assets of the District and dividing the value across all assessable square footage within the District boundaries. Then, the average size of units within the District will be applied to the per unit value to determine a per square foot value.

Impact Fee Calculation

To calculate the amount of the development impact fee necessary on a per square foot basis, for all properties within the District's boundaries, we will identify the cost to provide facilities and equipment to new construction at existing levels. To accomplish this goal, we must first identify the total square footage of structures within the District. The impact fee calculated will include solely on structures with assessable square footage.

As described in Section 7, the estimated square footage of new construction within the District is 11,192. Using ParcelQuest it was determined that there is currently 2,462,714 total square footage of building space within the District. As shown in ***Table 7***, over the next 8 years the District expects to have approximately 2.5 million square feet of building space within its boundaries.

TABLE 7

Estimated Current and Future Development by Square Footage	
	Square Footage
Current Structures	2,462,714
Anticipated New Construction	11,192
Total Square Footage	**2,473,906**

To calculate the amount of the development impact fee necessary, on a per square foot basis, we first identify the unfunded facilities cost of $5,692,022, as stated in Section 7. We then determine the total square footage of residential, commercial, and industrial construction within the District, which is 2,473,906 square feet. Finally, we divide the total facilities cost ($5,692,022) by the total square footage of building space within the District (2,473,906 square feet).

TABLE 8

Impact Fee Calculation	
Total Estimated Costs	$5,692,022
Future Service Square Footage	2,473,906
Cost per Square Foot	**$2.30**

Therefore, as shown in ***Table 8,*** the District can justify a development impact fee for fire facilities of **$2.30** per square foot of new construction.

While this Study would support the District establishing a development fee up to a maximum rate not exceeding $2.30 per square foot (plus administrative costs) based on the data and assumptions in this Study, the District Board has determined that a lower fee will meet current objectives while minimizing the burden on new development. The District shall adopt a resolution setting the Enacted Fee at **$0.81** per square foot, subject to annual adjustment for inflation as described in Section 10. By adopting this Study and the approving resolution, the District acknowledges that any future increase to the enacted fee that exceeds this $0.81 Enacted Fee shall be subject to a new public hearing and a formal update to this Nexus Study.

Imposing the Fee on Different Property Types

The District serves non-residential parcels with the same capital equipment as residential parcels, based on the relative size of the development, with a more equipment intense response for larger buildings. For all calls that the District responds to, the Type 1 engine is the first to respond, with the exception of wildfire/vegetation calls, when the Type 3 engine is first. The type of property does not impact the apparatus or equipment that is used for response. As such, the same fee is applied to all new construction, regardless of the use of the property. Imposing the impact fee on a per square foot basis provides for proportionate funding based on the size of the building and the resulting fire response.

SECTION 9: ASSESSING THE FEE

The fee is a uniform fee that will be applicable to new construction, including residential, commercial, office, and industrial building space as well as to additions to existing buildings which requires the issuance of a permit or approval from the County of Stanislaus.

Future large or specialized commercial/industrial development may require special considerations and should be judged on a project-by-project basis. Commercial and industrial development should be reevaluated during the routine review of impact fees for fire and hazmat response data to support the different fee structure. An in-lieu mitigation agreement may be needed in order to adequately collect mitigation fees from commercial and/or industrial development with unique considerations.

Residential categories other than single-family dwellings, are differentiated by their size as the fee is assessed on a per square foot basis. These fees are recommended to include the square footage of all classes of covered structures constructed within the District.

SECTION 10: IMPLEMENTATION

If the District Board concurs with and chooses to increase the fee as provided for in this study, the following process should be followed for fee implementation.

Fire District Board Approval

The District Board should adopt a resolution and make a recommendation to the County Board of Supervisors to adopt this fee pursuant to the County's "police powers" under Article XI, section 7 of the California Constitution.

County Board of Supervisors Approval

The County Board of Supervisors should adopt the proposed fee schedule in compliance with California Government Code section 66016 through 66018. The County should:

- 30 days before the County approves the fee, the County must post a notice of public hearing on their website and where notices are physically posted;
- Send a notice of a public hearing at least 14 days prior to the hearing to any party that has submitted a written request for such a notice. Have this report and all supporting documentation available for review by the public at least 10 days prior to the hearing. Publish notice of the public hearing in a newspaper of general circulation at least 10 days prior to the scheduled hearing, with a second notice published at least 5 days after the first hearing notice. The notice should include the time and place of the meeting as well as a general explanation of the matter to be considered;
- Hold the public hearing to consider adoption of the development impact fee;
- Adopt an implementing ordinance to establish the County and Fire District's authority to impose the proposed fee and automatically adjust the fee annually for inflation, and adopt a resolution or ordinance to set the fee;
- Begin collecting the fee no sooner than 60 days following adoption of the ordinance and resolution.

Fee Accounting

The District should deposit all fee revenues into a restricted public facility fee account. Interest earned on fund balances should be credited to the fund.

Use of the Fee

The District should only use fee revenues for capital expenditures that expand the District ability to deliver fire services to accommodate new development. Use of the fee in this manner

documents a reasonable relationship between new development and the use of fee revenue. The Fire District may alter the scope of the capital expenditures or substitute new capital projects as long as the project continues to represent an expansion of the District's capabilities. If the total cost of all capital expenditures varies from the total cost used as a basis for the fee, the District should revise the fee accordingly.

Fee Exemptions

The following development projects are exempted from payment of the fee:

- Structures owned by a governmental agency.
- Structures which are reconstructed, so long as the square footage of the reconstructed structure is no greater than the square footage of prior structure.
- Structures found to have no impact on the District's fire system.
- Accessory dwelling units less than 750 square feet.

Inflation Adjustment

The District should adjust the fee annually for inflation in the cost of the capital expenditures to be funded by the fee. A construction cost index should be based on a reputable and easily identifiable source such as the *Engineering News Record*. Any inflationary adjustment must first be authorized in the enacting resolution or ordinance.

Reporting Requirements

The District should comply with the annual and five-year reporting requirements of Government Code section 66000 et. seq. Annually, the District must identify the fee revenues received and for what purposes they were expended.

RESOLUTION NO. 2025-04

OF THE BOARD OF DIRECTORS OF THE BURBANK PARADISE FIRE PROTECTION DISTRICT RECOMMENDING TO THE STANISLAUS COUNTY BOARD OF SUPERVISORS THE ADOPTION OF THE DEVELOPMENT IMPACT FEE STUDY AND IMPLEMENTING THE DEVELOPMENT IMPACT FEE FOR ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THE BURBANK PARADISE FIRE PROTECTION DISTRICT

WHEREAS, RESOLVED, by the Board of Directors of the Burbank Paradise Fire Protection District (the "District") as follows:

WHEREAS, pursuant to California Government Code Section 66001 the District, through the County of Stanislaus, may levy a fee on all new residential, commercial, and industrial development within the District boundaries, to fund the capital equipment and facilities construction needs of the District;

WHEREAS, the County of Stanislaus holds the police power to enact development impact fees on behalf of the District;

WHEREAS, the District has a plan which states an overall vision for the construction and equipping of stations in order to meet the demands of the citizens within the District;

WHEREAS, the District has performed an updated study to assess the impact on the District's facilities from residential, commercial, and industrial development and established a nexus between such development and the need for funding to construct facilities;

WHEREAS, the impact fees collected shall be used to finance the public facilities described or identified in the Burbank Paradise Fire Protection District Development Impact Fee Study (2025) or other public facility master plans as may from time to time be adopted by the Governing Board of the District;

WHEREAS, after considering the specific project descriptions and cost estimates identified in the updated Development Impact Fee Study, the Governing Board approves such project descriptions and cost estimates and finds them reasonable as the basis for calculating and imposing certain impact fees;

WHEREAS, on November 18, 2025, the Board of Directors approved the updated impact fee study and adopted a revised development impact fee rate of $0.81 per square foot;

NOW, THEREFORE, it is hereby ORDERED and DETERMINED, as follows:

Section 1.

The Burbank Paradise Fire Protection District Development Impact Fee Study (2025) is hereby adopted by the District.

Section 2.

The Board of the District recommends to the Board of Supervisors of the County of Stanislaus the adoption and implementation of the Fire Mitigation Fee on behalf of the District as set forth in the Burbank Paradise Fire Protection District Development Impact Fee Study at a rate of $0.81 per square foot, under the police powers granted to the County in order to support public services.

Section 3.

The fee shall be solely used:

1. **For the purposes described in the Development Impact Fee Study; or**
2. **For reimbursing the District for the development's fair share of capital improvements already constructed by the District.**

Section 4.

Annually, as part of the budget process, the Fire Chief shall review the estimated cost of the described capital improvements, the continued need for those improvements, and the reasonable relationship between such need and the impacts of the various types of development pending or anticipated and for which the fee is charged.

Section 5.

The development impact fees, including any increases for inflation as authorized by the State, shall be collected prior to the issuance of a building permit on each eligible unit, based on the habitable and enclosed square footage of the building.

APPROVED AND ADOPTED on this 18th day of November, 2025.

On motion of Director Rudy Caro,
Seconded by Director Curtis King

And approved by the following vote:

- **Ayes: _4__ Directors**
- **Nays: __0_ Directors**
- **Excused or Absent: __0_ Directors**
- **Abstaining: __0_ Directors**

1st motion Director: Rudy Caro **2nd Motion** Curtis King

Attest : Board President: Curtis King

Board Secretary : Victoria Santillan

STANISLAUS COUNTY
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Tuesday, June 2, 2026, at the hour of 9:00 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th Street, Modesto, CA to consider the adoption of the Fire Facilities Development Impact Fee Study on behalf of the Burbank Paradise Fire Protection District.

ADDITIONAL NOTICE IS GIVEN that the proposed Burbank Paradise Fire Protection District Development Impact Fee Study is available for review in the Clerk of the Board of Supervisors Office, 1010 10th Street, Suite 6700, Modesto, CA.

NOTICE IS FURTHER GIVEN that at the above noticed time and place, interested persons will be given an opportunity to be heard. Material submitted to the Board of Supervisors for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to above proposal is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Stanislaus County Board of Supervisors. For further information, call the Chief Executive Office at (209) 525-6333.

BY ORDER OF THE BOARD OF SUPERVISORS.

DATED: April 28, 2026

ATTEST: Mary E. Hartsfield, Clerk of
the Board of Supervisors
of the County of Stanislaus,
State of California.

BY: Kelly Rodriguez
Kelly Rodriguez, Assistant Clerk

McClatchy

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The Belleville News-Democrat
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ATTENTION: CO STAN BOARD OF SUPERVISORS IP
1010 10TH ST STE 6700
MODESTO, CA 95354
rodrik@stancounty.com

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BY ORDER OF THE BOARD OF SUPERVISORS. April 28, 2026. ATTEST: Mary E. Hartsfield, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Kelly Rodriguez, Assistant Clerk.

IPL0336828
May 22,29 2026

Declaration of Publication
C.C.P. S2015.5
STATE OF CALIFORNIA)
)ss.
County of Stanislaus)
the undersigned,

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Modesto Bee, a newspaper of general circulation, printed and published in the city of Modesto, County of Stanislaus, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Stanislaus, State of California, under the date of February 25, 1951 Action No. 46453 that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

2.0 insertion(s) published on:
05/22/26 Print, 05/29/26 Print

Print Tearsheet Link

Marketplace Link

Julie Ambry

DIGITALLY SIGNED

Julie Ambry

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on May 29, 2026, 11:59 AM EDT

AMANDA RODELA
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135511392
MY COMMISSION EXPIRES 4/15/2029

Online Notary Public. Notarization facilitated by SIGNiX®