



Jody L. Hayes  
CHIEF EXECUTIVE OFFICER

Tina M. Rocha  
ASSISTANT EXECUTIVE OFFICER

Raul L. Mendez  
ASSISTANT EXECUTIVE OFFICER

Jewel A. Warr  
ASSISTANT EXECUTIVE OFFICER

**Stanislaus County  
Public Facilities Fees Committee  
Agenda**

Thursday, March 19, 2026  
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 Erica Inacio, 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 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 acting 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 Chief Executive Office during normal business hours.

If you have questions regarding this meeting, please call Mobin Bhatti, Stanislaus County Counsel Office at (209) 222-7158.

**Stanislaus County  
Public Facilities Fees Committee  
Agenda**

Thursday, March 19, 2026  
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 February 19, 2026.
2. Presentation, discussion, and approval of the Burbank Paradise Fire Protection District Development Impact Fee Study Fire Facilities dated March 2026.
3. Discuss and consider approval to defer fees in the amount of \$11,284 and \$12,600 for Seventh Street Village – Very Low-Income Affordable Housing Development. The fees are associated with space that needed confirmation on its intended use. Information has been received on its intended use as the leasing office, community center, computer lab, and a Head Start Daycare, exclusively for the residents of Seventh Street Village and their children.

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

1. Auditor's Monthly Report for Period Ending February 28, 2026.

**F. Next Regular Meeting:**

1. Thursday, April 16, 2026 @ 2-3:30 p.m., Room 2005



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## Stanislaus County Public Facilities Fees Committee Meeting Minutes

Thursday, February 19, 2026  
Covell Conference Room (2005/2<sup>nd</sup> floor)

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 Kostlivi (Public Works)

Patrick Cavanah (Chief Executive Office)

Angela Freitas (Planning)

**Present Member / Alternate, But Not Voting:** Al Valencia (GSA-Capital Facilities) and Maryam Yonan Kavalan (Auditor/Controller)

**Guests:** Sheila Raya (County Counsel), Vinal Chand (Parks & Recreation), and Tracie Martin (Probation)

A. Meeting called to order at 2:00 PM by Chair Leamon.

B. Public Comment Period – None.

C. Roll Call (Verbal): A membership quorum was established.

D. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on January 15, 2026.  
*Minutes may be voted on by those Members in attendance.*

A Motion was made to approve the PFF Committee Meeting Minutes from January 15, 2026.

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

2. The Committee reviewed a funding request from the Probation Department for \$1,213,210 in Public Facilities Fees (PFF) from Fund 2402 – Detention. The request supports improvements to the Juvenile Justice Courtroom, specifically:

- Expansion of the entry vestibule and lobby for enhanced security

- Installation of a state-of-the-art audio-visual system
- Safer, controlled entry and exit

These upgrades are part of a larger Juvenile Hall Courtroom Remodel & Expansion project designed to modernize the existing courtroom environment and ensure safe, functional juvenile court operations.

Project Scope Highlights:

- Public entry security screening area
- Improved secure circulation and controls
- Advanced courtroom AV and technology systems
- Architectural and MEP upgrades
- ADA-compliant restroom renovations
- Renovated court space for judges and administrative staff
- Updated security electronics and surveillance systems
- Upgraded building finishes

The total project cost is estimated at \$7,442,092. The expanded entry vestibule accounts for 28.6% (\$2,128,438) of this cost. Based on the eligible funding percentage of 57%, the **allowable PFF contribution is \$1,213,210**.

The Committee approved the request.

Motion: Johnson | Second: Leamon | Unanimous (5 | 0) | Abstain:(0)

3. The Committee reviewed a funding request from the Parks and Recreation Department for \$147,365 in PFF funds from Fund 2405 – Regional Parks. The request supports the installation of new electrical connections at fifteen (15) campsites and upgrades to the existing electrical switchboard at La Grange Regional Park Campground.

Project Scope Highlights:

- installing transformers
- subpanels
- concrete pads
- branch conduits and feeders
- electrical components,
- trenching with backfill
- pavement repair to accommodate new electrical conduits and conductors.

The Parks and Recreation Department applied for and was awarded a State OHV Developmental Grant. Through this grant, the department will add new electrical connections to the campsites. The total grant award is \$194,980 and requires a minimum 26% County match of \$50,695, resulting in a net grant funded amount of \$144,285.

The proposed electrical components are new improvements intended to enhance access, increase usage, and better serve the community. The total estimated cost of the project is \$291,650. Of this amount, 57% (\$166,241) is

eligible for funding from Fund 2405; however, the department is requesting only \$147,365, or 51% of the project cost due to the availability of \$144,285 in grant funding.

The Committee approved the request.

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

E. Discussion Item(s):

1. Auditor's Monthly Report for Period Ending January 31, 2026 (attached)  
Unobligated Cash Balance: \$22,065,740.38 excluding RTIF and Library.
2. The Committee discussed the need for a Comprehensive Public Facilities Fees Study and the need to issue an Request for Funding Proposal.

F. Next Regular Meeting:

1. Thursday, March 19, 2026 @ 2-3:30 p.m., Room 2005

Meeting adjourned at 2:32 PM.

Submitted by Erica Inacio, Deputy Executive Officer.

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## Stanislaus County PFF Funds Unobligated Cash Balances As of January 31, 2026

		Cash Balances	Open Project Balances Not Yet	Unobligated Cash Balances
Fee	Description	As of 01/31/2026	Withdrawn	As of 01/31/2026
2400	Regional Transportation Impact Fee	6,646,859.82	(87,601,714.05)	(80,954,854.23)
2401	City/County Roads	899,606.75	0.00	899,606.75
2402	Detention	3,815,787.26	0.00	3,815,787.26
2403	Criminal Justice	1,304,045.51	0.00	1,304,045.51
2404	Library	823,200.29	(3,000,001.01)	(2,176,800.72)
2405	Regional Parks	4,328,932.95	0.00	4,328,932.95
2406	Health	506,872.58	0.00	506,872.58
2407	Behavioral Health	1,170,077.54	0.00	1,170,077.54
2408	Other Facilities	8,643,259.55	(2,332,226.00)	6,311,033.55
2409	Administrative Fees	245,773.85	(8,640.00)	237,133.85
2410	Sheriff	801,010.13	0.00	801,010.13
2411	Emergency Services	242,548.01	0.00	242,548.01
2412	Admin Fees Unincorporated	212,097.17	0.00	212,097.17
2413	Neighborhood Parks	169,125.34	0.00	169,125.34
2414	Animal Services	916,369.09	(10,200.00)	906,169.09
2415	Info Technology	274,412.45	0.00	274,412.45
	<b>Subtotal</b>	<b>30,999,978.29</b>	<b>(92,952,781.06)</b>	<b>(61,952,802.77)</b>
6400	Regional Transportation Impact Fee	868.68	0.00	868.68
6401	City/County Roads	45.16	0.00	45.16
6402	Jails	1.58	0.00	1.58
6403	Justice	63,608.24	0.00	63,608.24
6405	Parks	4.30	0.00	4.30
6406	Public Health	14,484.38	0.00	14,484.38
6407	Outpatient	777,667.15	0.00	777,667.15
6408	Other Facilities	4,856.29	(4,281.00)	575.29
6409	Administrative Fees	0.00	0.00	0.00
6410	Sheriff Patrol	1,441.54	0.00	1,441.54
6411	Fire Warden	23,710.43	0.00	23,710.43
6412	Admin Fees-Unincorporated	0.00	0.00	0.00
6413	Other Facilities-Unincorporated	17,160.45	(12,679.00)	4,481.45
	<b>Subtotal</b>	<b>903,848.20</b>	<b>(16,960.00)</b>	<b>886,888.20</b>
	<b>Grand Total</b>	<b>31,903,826.49</b>	<b>(92,969,741.06)</b>	<b>(61,065,914.57)</b>
	<b>Grand Total Excluding RTIF and Library</b>	<b>24,433,766.38</b>	<b>(2,368,026.00)</b>	<b>22,065,740.38</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

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For the Seven Months Ended January 31, 2026

Activity from New Fee Structure Effective 5/12/03							
Fee	Description	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
2400	Regional Transportation Impact Fee	2,700,570.25	78,009.09	0.00	(78,890.00)	(1,157,043.95)	1,542,645.39
2401	City/County Roads	0.00	15,083.77	0.00	0.00	0.00	15,083.77
2402	Detention	472,161.67	79,061.33	0.00	(3,801.00)	(1,534,779.00)	(987,357.00)
2403	Criminal Justice	59,300.39	20,544.26	0.00	(465.00)	0.00	79,379.65
2404	Library	121,659.00	10,812.61	0.00	0.00	(200,000.00)	(67,528.39)
2405	Regional Parks	119,139.00	74,214.14	0.00	0.00	(570,000.00)	(376,646.86)
2406	Health	152,919.39	66,583.90	0.00	(1,202.00)	(6,087,049.00)	(5,868,747.71)
2407	Behavioral Health	41,602.19	18,702.68	0.00	(310.00)	0.00	59,994.87
2408	Other Facilities	518,699.88	133,911.35	0.00	(3,723.00)	0.00	648,888.23
2409	Admin Fees	113,290.71	3,517.44	0.00	0.00	(90,398.71)	26,409.44
2410	Sheriff	54,840.97	12,857.36	0.00	0.00	0.00	67,698.33
2411	Emergency Services	7,891.55	3,899.35	0.00	(78.00)	0.00	11,712.90
2412	Unincorp-Admin Fees	9,461.00	3,458.94	0.00	0.00	0.00	12,919.94
2413	Neighborhood Parks	30,012.00	3,731.63	0.00	0.00	(107,280.00)	(73,536.37)
2414	Animal Services	29,484.00	14,512.62	0.00	0.00	0.00	43,996.62
2415	Information Technology	4,853.39	4,498.74	0.00	(39.00)	0.00	9,313.13
2416	Crows Landing IBP Traffic Facilities	0.00	0.00	0.00	0.00	0.00	0.00
2417	Crows Landing IBP Water Facilities	0.00	0.00	0.00	0.00	0.00	0.00
2418	Crows Landing IBP Wastewater Facilities	0.00	0.00	0.00	0.00	0.00	0.00
2419	Crows Landing IBP Storm Drain Facilities	0.00	0.00	0.00	0.00	0.00	0.00
	Sub-Totals	4,435,885.39	543,399.21	0.00	(88,508.00)	(9,746,550.66)	(4,855,774.06)
Activity from Original Fee Structure							
Fee	Description	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400	Regional Transportation Impact Fee	0.00	14.57	0.00	0.00	0.00	14.57
6401	City/County Roads	0.00	0.75	0.00	0.00	0.00	0.75
6402	Jails	0.00	0.02	0.00	0.00	0.00	0.02
6403	Justice	0.00	1,066.52	0.00	0.00	0.00	1,066.52
6404	Library	0.00	0.00	0.00	0.00	0.00	0.00
6405	Parks	0.00	0.06	0.00	0.00	0.00	0.06
6406	Public Health	0.00	14,483.83	0.00	0.00	(1,408,691.00)	(1,394,207.17)
6407	Outpatient	0.00	13,039.22	0.00	0.00	0.00	13,039.22
6408	Other Facilities	0.00	81.42	0.00	0.00	0.00	81.42
6409	Admin Fees	0.00	0.00	0.00	0.00	(8.71)	(8.71)
6410	Sheriff	0.00	24.17	0.00	0.00	0.00	24.17
6411	Fire Warden	0.00	397.55	0.00	0.00	0.00	397.55
6412	Unincorp-Admin Fees	0.00	0.00	0.00	0.00	(6.47)	(6.47)
6413	Unincorp-Other Facility	0.00	287.73	0.00	0.00	0.00	287.73
	Sub-Totals	0.00	29,395.84	0.00	0.00	(1,408,706.18)	(1,379,310.34)
	TOTAL ALL FEES	4,435,885.39	572,795.05	0.00	(88,508.00)	(11,155,256.84)	(6,235,084.40)
	GRAND TOTAL JUL-24 - JAN-25	3,888,173.08	870,531.54	0.00	(47,050.00)	(8,606,494.94)	(3,894,840.32)
	CHANGE FROM PRIOR YEAR TO DATE	14%	-34%	0%	88%	30%	60%

Public Facilities Fees  
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 Open Projects Summary By Use  
 As of January 31, 2026

Project & Fee Description	(1) Approved Open PFF Project Amounts	(2) Sum of Withdrawals through 01/31/2026	(1) - (2) Open PFF Project Remaining Amount
Admin Fees	90,398.71	90,398.71	0.00
Administrative Fees - City	46,129.56	46,129.56	0.00
2409-Admin Fees	46,129.56	46,129.56	0.00
Administrative Fees - County	44,269.15	44,269.15	0.00
2409-Admin Fees	44,269.15	44,269.15	0.00
Project	146,726,830.87	53,757,089.81	92,969,741.06
Bonita Pool Project	619,680.00	619,680.00	0.00
2413-Neighborhood Parks	619,680.00	619,680.00	0.00
Claribel Road Extension Project # 200016- NCC PH 1	116,293,964.00	33,692,249.95	82,601,714.05
2400-Regional Transportation Impact Fee	116,293,964.00	33,692,249.95	82,601,714.05
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	1,672,411.86	1,672,411.86	0.00
2400-Regional Transportation Impact Fee	1,672,411.86	1,672,411.86	0.00
Frank Raines Off Highway Vehicle Park	182,572.00	182,572.00	0.00
2405-Regional Parks	182,296.00	182,296.00	0.00
6405-Parks	276.00	276.00	0.00
Harvest Hall Modernization Project -Design	2,299,982.00	0.00	2,299,982.00
2408-Other Facilities	2,299,982.00	0.00	2,299,982.00
Health Facility - Northpoint Towers Acquisition and Improvements	7,495,740.00	7,495,740.00	0.00
2406-Health	6,087,049.00	6,087,049.00	0.00
6406-Public Health	1,408,691.00	1,408,691.00	0.00
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	0.00
2405-Regional Parks	570,000.00	570,000.00	0.00
MHU Medical and Administration Space Project	1,485,000.00	1,485,000.00	0.00
2402-Detention	1,485,000.00	1,485,000.00	0.00
Modesto Reservoir Dock and Restroom ADA	127,589.00	127,589.00	0.00
2405-Regional Parks	127,589.00	127,589.00	0.00
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	0.00
2402-Detention	1,000,000.00	1,000,000.00	0.00
2410-Sheriff	265,230.00	265,230.00	0.00
Sheriff's Recreation Yards Project	5,495,499.00	5,495,499.00	0.00
2402-Detention	5,495,499.00	5,495,499.00	0.00
SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	5,000,000.00	0.00	5,000,000.00
2400-Regional Transportation Impact Fee	5,000,000.00	0.00	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	0.00
Two Hybrid Vehicles	10,200.00	0.00	10,200.00
2414 - Animal Services	10,200.00	0.00	10,200.00
<b>Grand Total</b>	<b>146,817,229.58</b>	<b>53,847,488.52</b>	<b>92,969,741.06</b>

**Public Facilities Fees  
Open Projects Summary By Fee  
As of January 31, 2026**

	(1)	(2)	(1) - (2)
<b>Fee &amp; Project Description</b>	<b>Approved Open PFF Project Amounts</b>	<b>Sum of Withdrawals through 01/31/2026</b>	<b>Open PFF Project Remaining Amount</b>
Admin Fees	90,398.71	90,398.71	0.00
2409-Admin Fees	90,398.71	90,398.71	0.00
Administrative Fees - City	46,129.56	46,129.56	0.00
Administrative Fees - County	44,269.15	44,269.15	0.00
Project	146,726,830.87	53,757,089.81	92,969,741.06
2400-Regional Transportation Impact Fee	122,966,375.86	35,364,661.81	87,601,714.05
Claribel Road Extension Project # 200016- NCC PH 1	116,293,964.00	33,692,249.95	82,601,714.05
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	1,672,411.86	1,672,411.86	0.00
SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	5,000,000.00	0.00	5,000,000.00
2402-Detention	7,980,499.00	7,980,499.00	0.00
MHU Medical and Administration Space Project	1,485,000.00	1,485,000.00	0.00
Ray Simon Training Center Classroom Project	1,000,000.00	1,000,000.00	0.00
Sheriff's Recreation Yards Project	5,495,499.00	5,495,499.00	0.00
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	0.00
Frank Raines Off Highway Vehicle Park	182,296.00	182,296.00	0.00
Laird Parking Lot Project	570,000.00	570,000.00	0.00
Modesto Reservoir Dock and Restroom ADA	127,589.00	127,589.00	0.00
2406-Health	6,087,049.00	6,087,049.00	0.00
Health Facility - Northpoint Towers Acquisition and Improvements	6,087,049.00	6,087,049.00	0.00
2408-Other Facilities	2,428,958.00	96,732.00	2,332,226.00
Harvest Hall Modernization Project -Design	2,299,982.00	0.00	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	0.00
Ray Simon Training Center Classroom Project	265,230.00	265,230.00	0.00
2413-Neighborhood Parks	619,680.00	619,680.00	0.00
Bonita Pool Project	619,680.00	619,680.00	0.00
2414 - Animal Services	10,200.00	0.00	10,200.00
Two Hybrid Vehicles	10,200.00	0.00	10,200.00
6404 - Library	3,218.68	3,218.68	0.00
Tobacco Endowment Debt Payment - Turlock Library	3,218.68	3,218.68	0.00
6405-Parks	276.00	276.00	0.00
Frank Raines Off Highway Vehicle Park	276.00	276.00	0.00
6406-Public Health	1,408,691.00	1,408,691.00	0.00
Health Facility - Northpoint Towers Acquisition and Improvements	1,408,691.00	1,408,691.00	0.00
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>146,817,229.58</b>	<b>53,847,488.52</b>	<b>92,969,741.06</b>

**Public Facilities Fees  
Open Project List  
As of January 31, 2026**

Dept	Project Description	Date of PFF Committee Request	Board Action Item No. (i.e. "2015-123")	Approved Open PFF Project Amounts	Withdrawals through 01/31/2026	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	0.00	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	0.00	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, 2025-0686	116,293,964.00	33,692,249.95	82,601,714.05	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	0.00	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	0.00	6404 - Library	Project
CEO	Harvest Hall Modernization Project -Design	None	2020-0122	2,299,982.00	0.00	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,GSA	Administrative Fees - County	N/A	N/A	44,269.15	44,269.15	0.00	2409-Admin Fees	Admin Fees
Cities	Administrative Fees - City	N/A	N/A	46,129.56	46,129.56	0.00	2409-Admin Fees	Admin Fees
PKS	Frank Raines Off Highway Vehicle Park	6/20/2024	2024-0412	182,296.00	182,296.00	0.00	2405-Regional Parks	Project
PKS	Frank Raines Off Highway Vehicle Park	6/20/2024	2024-0412	276.00	276.00	0.00	6405-Parks	Project
PKS	Laird Parking Lot Project	8/21/2025	2025-0480	570,000.00	570,000.00	0.00	2405-Regional Parks	Project
GSA	Ray Simon Training Center Classroom Project	9/19/2024	2024-0618	1,000,000.00	1,000,000.00	0.00	2402-Detention	Project
GSA	Ray Simon Training Center Classroom Project	9/19/2024	2024-0618	265,230.00	265,230.00	0.00	2410-Sheriff	Project
GSA	MHU Medical and Administration Space Project	9/19/2024	2024-0618	1,485,000.00	1,485,000.00	0.00	2402-Detention	Project
GSA	Sheriff's Recreation Yards Project	8/15/2024	2024-0661	5,495,499.00	5,495,499.00	0.00	2402-Detention	Project
GSA	Bonita Pool Project	11/21/2024, 8/26/2025	2025-0059, 2025-0563	619,680.00	619,680.00	0.00	2413-Neighborhood Parks	Project
GSA	Modesto Reservoir Dock and Restroom ADA	5/7/2025	2025-0250	127,589.00	127,589.00	0.00	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	0.00	2406-Health	Project
GSA	Health Facility - Northpoint Towers Acquisition and Improvements	8/21/2025	2025-0497	1,408,691.00	1,408,691.00	0.00	6406-Public Health	Project
<b>Total</b>				<b>146,817,229.58</b>	<b>53,847,488.52</b>	<b>92,969,741.06</b>		





# **DEVELOPMENT IMPACT FEE STUDY FIRE FACILITIES**

**MARCH 2026**



**Capitol | PFG**

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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.

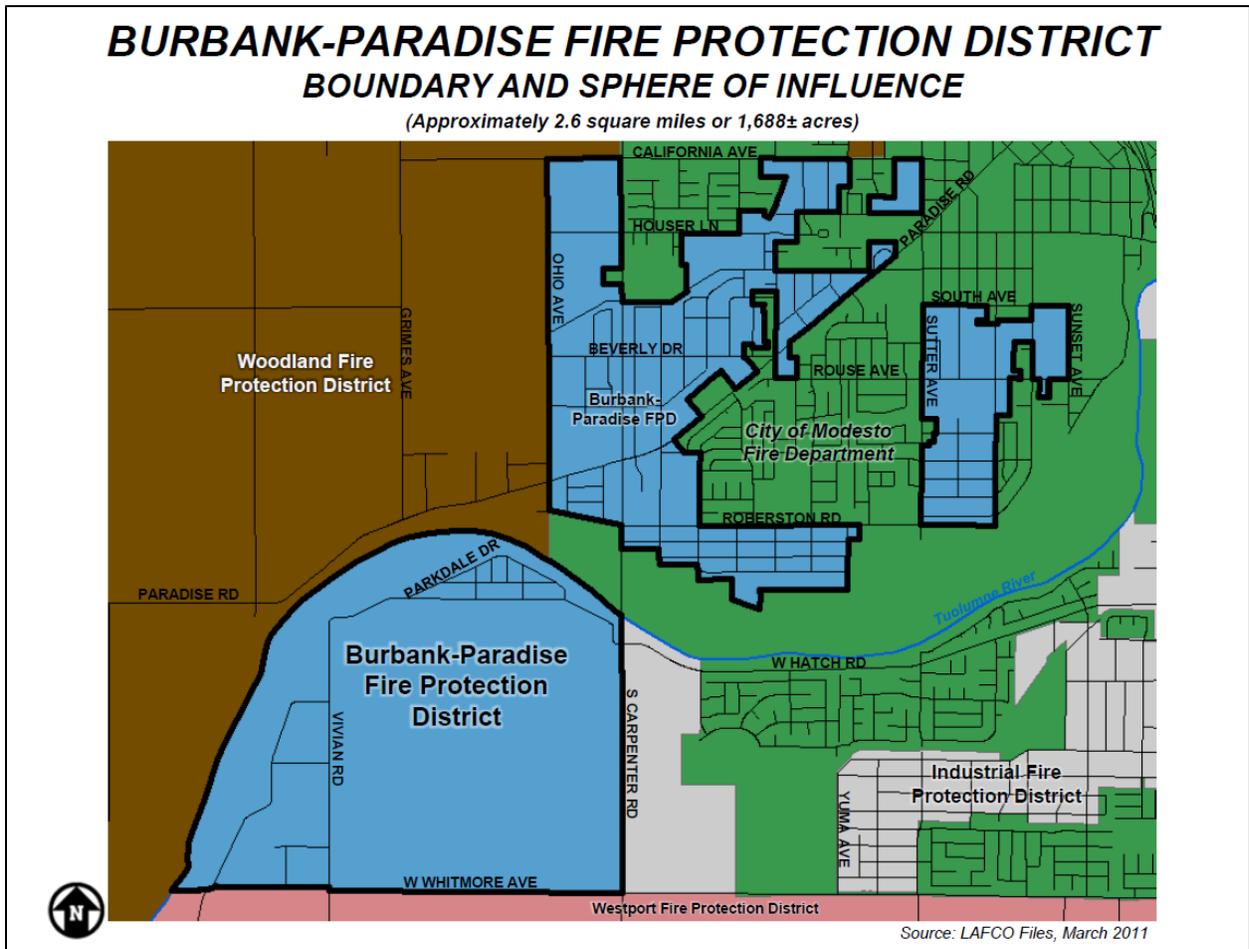
The District's inventory of existing and planned Fire Facilities is used as part of the basis for calculating the District's facility standard. This standard is used to determine new development's fair share obligation for expanded Fire Facilities as growth occurs. The District's existing Fire Facilities 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**



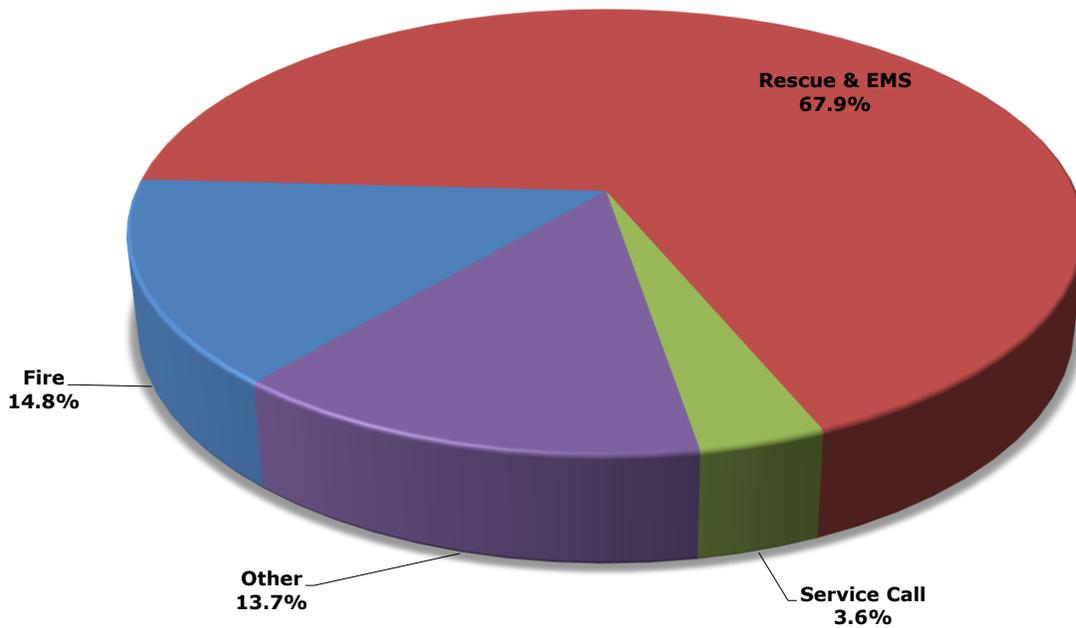
The District was established in 1942 and is responsible for the protection of a variety of geographical areas, ranging from residential neighborhoods, commercial and industrial buildings, as well as rural areas. The District covers 4.16 square miles and serves a population of approximately 15,600 people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

<b>Burbank-Paradise Fire Protection District Apparatus, Vehicle and Equipment Inventory</b>		
<b>Type</b>	<b>Year</b>	<b>Estimated Cost Basis<sup>(1)</sup></b>
<b>Apparatus/Vehicle</b>		
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
<b>Equipment</b>		
Station Equipment	-	\$779,592
Apparatus/Vehicle Equipment	-	\$40,000
<b>Total</b>		<b>\$2,519,920</b>

(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**

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

*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**

<b>Estimated Residential Development Square Footage</b>		
<b>Total Estimated # of Units</b>	<b>Average Current Residential Square Footage</b>	<b>Estimated Square Footage</b>
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 <sup>(1)</sup>
Facilities	\$2,147,102
Apparatus and Vehicles	\$1,700,328
Equipment	\$819,592
<b>Total</b>	<b>\$4,667,022</b>

(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
<b>Total Needed</b>	<b>\$16,500,000</b>	

*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**

<b>Equipment Needs</b>	
<b>Type</b>	<b>Estimated Cost</b>
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**

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

*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**

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

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**

<b>Impact Fee Calculation</b>	
Total Estimated Costs	\$5,692,022
Future Service Square Footage	2,473,906
<b>Cost per Square Foot</b>	<b>\$2.30</b>

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.

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## Stanislaus County PFF Funds Unobligated Cash Balances As of February 28, 2026

Fee	Description	Cash	Open Project	Unobligated
		Balances	Balances Not Yet	Cash Balances
		As of 02/28/2026	Withdrawn	As of 02/28/2026
2400	Regional Transportation Impact Fee	7,008,552.08	(87,601,714.05)	(80,593,161.97)
2401	City/County Roads	902,096.98	0.00	902,096.98
2402	Detention	3,928,087.67	0.00	3,928,087.67
2403	Criminal Justice	1,319,788.65	0.00	1,319,788.65
2404	Library	856,738.03	(3,000,001.01)	(2,143,262.98)
2405	Regional Parks	4,120,118.89	0.00	4,120,118.89
2406	Health	554,684.56	0.00	554,684.56
2407	Behavioral Health	1,181,770.45	0.00	1,181,770.45
2408	Other Facilities	8,769,896.70	(2,299,982.00)	6,469,914.70
2409	Administrative Fees	253,645.38	(8,640.00)	245,005.38
2410	Sheriff	809,505.11	0.00	809,505.11
2411	Emergency Services	244,684.79	0.00	244,684.79
2412	Admin Fees Unincorporated	213,567.41	0.00	213,567.41
2413	Neighborhood Parks	173,843.54	0.00	173,843.54
2414	Animal Services	928,842.51	(10,200.00)	918,642.51
2415	Info Technology	276,151.97	0.00	276,151.97
	<b>Subtotal</b>	<b>31,541,974.72</b>	<b>(92,920,537.06)</b>	<b>(61,378,562.34)</b>
6400	Regional Transportation Impact Fee	871.08	0.00	871.08
6401	City/County Roads	45.29	0.00	45.29
6402	Jails	0.00	0.00	0.00
6403	Justice	63,784.32	0.00	63,784.32
6405	Parks	0.00	0.00	0.00
6406	Public Health	0.00	0.00	0.00
6407	Outpatient	779,819.83	0.00	779,819.83
6408	Other Facilities	4,869.73	0.00	4,869.73
6409	Administrative Fees	0.00	0.00	0.00
6410	Sheriff Patrol	1,445.53	0.00	1,445.53
6411	Fire Warden	23,776.06	0.00	23,776.06
6412	Admin Fees-Unincorporated	0.00	0.00	0.00
6413	Other Facilities-Unincorporated	17,207.95	0.00	17,207.95
	<b>Subtotal</b>	<b>891,819.79</b>	<b>0.00</b>	<b>891,819.79</b>
	<b>Grand Total</b>	<b>32,433,794.51</b>	<b>(92,920,537.06)</b>	<b>(60,486,742.55)</b>
	<b>Grand Total Excluding RTIF and Library</b>	<b>24,568,504.40</b>	<b>(2,318,822.00)</b>	<b>22,249,682.40</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 Eight Months Ended February 28, 2026

Activity from New Fee Structure Effective 5/12/03							
Fee	Description	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
2400	Regional Transportation Impact Fee	3,045,754.25	94,517.35	0.00	(78,890.00)	(1,157,043.95)	1,904,337.65
2401	City/County Roads	0.00	17,574.00	0.00	0.00	0.00	17,574.00
2402	Detention	570,680.67	92,841.16	0.00	(3,801.00)	(1,534,777.42)	(875,056.59)
2403	Criminal Justice	71,459.39	24,128.40	0.00	(465.00)	0.00	95,122.79
2404	Library	152,951.00	13,058.35	0.00	0.00	(200,000.00)	(33,990.65)
2405	Regional Parks	149,945.00	86,164.77	0.00	0.00	(821,570.69)	(585,460.92)
2406	Health	184,871.39	67,919.41	0.00	(1,202.00)	(6,072,524.53)	(5,820,935.73)
2407	Behavioral Health	50,074.19	21,923.59	0.00	(310.00)	0.00	71,687.78
2408	Other Facilities	621,626.88	157,621.50	0.00	(3,723.00)	0.00	775,525.38
2409	Admin Fees	126,065.71	4,188.74	0.00	0.00	(95,973.48)	34,280.97
2410	Sheriff	61,128.97	15,064.34	0.00	0.00	0.00	76,193.31
2411	Emergency Services	9,360.55	4,567.13	0.00	(78.00)	0.00	13,849.68
2412	Unincorp-Admin Fees	10,346.00	4,044.18	0.00	0.00	0.00	14,390.18
2413	Neighborhood Parks	34,269.00	4,192.83	0.00	0.00	(107,280.00)	(68,818.17)
2414	Animal Services	39,427.00	17,043.04	0.00	0.00	0.00	56,470.04
2415	Information Technology	5,835.39	5,256.26	0.00	(39.00)	0.00	11,052.65
2416	Crows Landing IBP Traffic Facilities	0.00	0.00	0.00	0.00	0.00	0.00
2417	Crows Landing IBP Water Facilities	0.00	0.00	0.00	0.00	0.00	0.00
2418	Crows Landing IBP Wastewater Facilities	0.00	0.00	0.00	0.00	0.00	0.00
2419	Crows Landing IBP Storm Drain Facilities	0.00	0.00	0.00	0.00	0.00	0.00
	<b>Sub-Totals</b>	<b>5,133,795.39</b>	<b>630,105.05</b>	<b>0.00</b>	<b>(88,508.00)</b>	<b>(9,989,170.07)</b>	<b>(4,313,777.63)</b>
Activity from Original Fee Structure							
Fee	Description	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400	Regional Transportation Impact Fee	0.00	16.97	0.00	0.00	0.00	16.97
6401	City/County Roads	0.00	0.88	0.00	0.00	0.00	0.88
6402	Jails	0.00	0.02	0.00	0.00	(1.58)	(1.56)
6403	Justice	0.00	1,242.60	0.00	0.00	0.00	1,242.60
6404	Library	0.00	0.00	0.00	0.00	0.00	0.00
6405	Parks	0.00	0.07	0.00	0.00	(4.31)	(4.24)
6406	Public Health	0.00	14,523.92	0.00	0.00	(1,423,215.47)	(1,408,691.55)
6407	Outpatient	0.00	15,191.90	0.00	0.00	0.00	15,191.90
6408	Other Facilities	0.00	94.86	0.00	0.00	0.00	94.86
6409	Admin Fees	0.00	0.00	0.00	0.00	(8.71)	(8.71)
6410	Sheriff	0.00	28.16	0.00	0.00	0.00	28.16
6411	Fire Warden	0.00	463.18	0.00	0.00	0.00	463.18
6412	Unincorp-Admin Fees	0.00	0.00	0.00	0.00	(6.47)	(6.47)
6413	Unincorp-Other Facility	0.00	335.23	0.00	0.00	0.00	335.23
	<b>Sub-Totals</b>	<b>0.00</b>	<b>31,897.79</b>	<b>0.00</b>	<b>0.00</b>	<b>(1,423,236.54)</b>	<b>(1,391,338.75)</b>
	<b>TOTAL ALL FEES</b>	<b>5,133,795.39</b>	<b>662,002.84</b>	<b>0.00</b>	<b>(88,508.00)</b>	<b>(11,412,406.61)</b>	<b>(5,705,116.38)</b>
	<b>GRAND TOTAL JUL-24 - FEB-25</b>	<b>4,046,151.68</b>	<b>997,269.25</b>	<b>0.00</b>	<b>(47,050.00)</b>	<b>(16,307,115.21)</b>	<b>(11,310,744.28)</b>
	<b>CHANGE FROM PRIOR YEAR TO DATE</b>	<b>27%</b>	<b>-34%</b>	<b>0%</b>	<b>88%</b>	<b>-30%</b>	<b>-50%</b>

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**Public Facilities Fees**  
**Open Projects Summary By Use**  
**As of February 28, 2026**

	(1)	(2)	(1) - (2)
Project & Fee Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 02/28/2026	Open PFF Project Remaining Amount
Admin Fees	95,973.48	95,973.48	0.00
Administrative Fees - City	50,623.52	50,623.52	0.00
2409-Admin Fees	50,623.52	50,623.52	0.00
Administrative Fees - County	45,349.96	45,349.96	0.00
2409-Admin Fees	45,349.96	45,349.96	0.00
Project	146,781,583.87	53,861,046.81	92,920,537.06
Bonita Pool Project	619,680.00	619,680.00	0.00
2413-Neighborhood Parks	619,680.00	619,680.00	0.00
Claribel Road Extension Project # 200016- NCC PH 1	116,293,964.00	33,692,249.95	82,601,714.05
2400-Regional Transportation Impact Fee	116,293,964.00	33,692,249.95	82,601,714.05
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	1,672,411.86	1,672,411.86	0.00
2400-Regional Transportation Impact Fee	1,672,411.86	1,672,411.86	0.00
Frank Raines Campground Electrical Project	251,575.00	251,575.00	0.00
2405-Regional Parks	251,575.00	251,575.00	0.00
Frank Raines Off Highway Vehicle Park	182,572.00	182,572.00	0.00
2405-Regional Parks	182,296.00	182,296.00	0.00
6405-Parks	276.00	276.00	0.00
Harvest Hall Modernization Project -Design	2,299,982.00	0.00	2,299,982.00
2408-Other Facilities	2,299,982.00	0.00	2,299,982.00
Health Facility - Northpoint Towers Acquisition and Improvements	7,495,740.00	7,495,740.00	0.00
2406-Health	6,087,049.00	6,087,049.00	0.00
6406-Public Health	1,408,691.00	1,408,691.00	0.00
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	0.00
2405-Regional Parks	570,000.00	570,000.00	0.00
MHU Medical and Administration Space Project	1,485,000.00	1,485,000.00	0.00
2402-Detention	1,485,000.00	1,485,000.00	0.00
Modesto Reservoir Dock and Restroom ADA	127,589.00	127,589.00	0.00
2405-Regional Parks	127,589.00	127,589.00	0.00
Ray Simon Training Center Classroom Project	1,265,230.00	1,265,230.00	0.00
2402-Detention	1,000,000.00	1,000,000.00	0.00
2410-Sheriff	265,230.00	265,230.00	0.00
Sheriff's Recreation Yards Project	5,495,499.00	5,495,499.00	0.00
2402-Detention	5,495,499.00	5,495,499.00	0.00
SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	5,000,000.00	0.00	5,000,000.00
2400-Regional Transportation Impact Fee	5,000,000.00	0.00	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	0.00
Two Hybrid Vehicles	10,200.00	0.00	10,200.00
2414 - Animal Services	10,200.00	0.00	10,200.00
<b>Grand Total</b>	<b>146,877,557.35</b>	<b>53,957,020.29</b>	<b>92,920,537.06</b>

**Public Facilities Fees**  
**Open Projects Summary By Fee**  
**As of February 28, 2026**

	(1)	(2)	(1) - (2)
Fee & Project Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 02/28/2026	Open PFF Project Remaining Amount
Admin Fees	95,973.48	95,973.48	0.00
2409-Admin Fees	95,973.48	95,973.48	0.00
Administrative Fees - City	50,623.52	50,623.52	0.00
Administrative Fees - County	45,349.96	45,349.96	0.00
Project	146,781,583.87	53,861,046.81	92,920,537.06
2400-Regional Transportation Impact Fee	122,966,375.86	35,364,661.81	87,601,714.05
Claribel Road Extension Project # 200016- NCC PH 1	116,293,964.00	33,692,249.95	82,601,714.05
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	1,672,411.86	1,672,411.86	0.00
SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	5,000,000.00	0.00	5,000,000.00
2402-Detention	7,980,499.00	7,980,499.00	0.00
MHU Medical and Administration Space Project	1,485,000.00	1,485,000.00	0.00
Ray Simon Training Center Classroom Project	1,000,000.00	1,000,000.00	0.00
Sheriff's Recreation Yards Project	5,495,499.00	5,495,499.00	0.00
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	1,131,460.00	1,131,460.00	0.00
Frank Raines Campground Electrical Project	251,575.00	251,575.00	0.00
Frank Raines Off Highway Vehicle Park	182,296.00	182,296.00	0.00
Laird Parking Lot Project	570,000.00	570,000.00	0.00
Modesto Reservoir Dock and Restroom ADA	127,589.00	127,589.00	0.00
2406-Health	6,087,049.00	6,087,049.00	0.00
Health Facility - Northpoint Towers Acquisition and Improvements	6,087,049.00	6,087,049.00	0.00
2408-Other Facilities	2,299,982.00	0.00	2,299,982.00
Harvest Hall Modernization Project -Design	2,299,982.00	0.00	2,299,982.00
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	0.00
Ray Simon Training Center Classroom Project	265,230.00	265,230.00	0.00
2413-Neighborhood Parks	619,680.00	619,680.00	0.00
Bonita Pool Project	619,680.00	619,680.00	0.00
2414 - Animal Services	10,200.00	0.00	10,200.00
Two Hybrid Vehicles	10,200.00	0.00	10,200.00
6404 - Library	3,218.68	3,218.68	0.00
Tobacco Endowment Debt Payment - Turlock Library	3,218.68	3,218.68	0.00
6405-Parks	276.00	276.00	0.00
Frank Raines Off Highway Vehicle Park	276.00	276.00	0.00
6406-Public Health	1,408,691.00	1,408,691.00	0.00
Health Facility - Northpoint Towers Acquisition and Improvements	1,408,691.00	1,408,691.00	0.00
<b>Grand Total</b>	<b>146,877,557.35</b>	<b>53,957,020.29</b>	<b>92,920,537.06</b>

**Public Facilities Fees  
Open PFF Project List  
As of February 28, 2026**

Dept	Project Description	Date of PFF Committee Request	Board Action Item No. (i.e. "2015-123")	Approved Open PFF Project Amounts	Withdrawals through 02/28/2026	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	0.00	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	0.00	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, 2025-0686	116,293,964.00	33,692,249.95	82,601,714.05	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	0.00	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	0.00	6404 - Library	Project
CEO	Harvest Hall Modernization Project -Design	None	2020-0122	2,299,982.00	0.00	2,299,982.00	2408-Other Facilities	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,GSA	Administrative Fees - County	N/A	N/A	45,349.96	45,349.96	0.00	2409-Admin Fees	Admin Fees
Cities	Administrative Fees - City	N/A	N/A	50,623.52	50,623.52	0.00	2409-Admin Fees	Admin Fees
PKS	Frank Raines Off Highway Vehicle Park	6/20/2024	2024-0412	182,296.00	182,296.00	0.00	2405-Regional Parks	Project
PKS	Frank Raines Off Highway Vehicle Park	6/20/2024	2024-0412	276.00	276.00	0.00	6405-Parks	Project
PKS	Laird Parking Lot Project	8/21/2025	2025-0480	570,000.00	570,000.00	0.00	2405-Regional Parks	Project
GSA	Ray Simon Training Center Classroom Project	9/19/2024	2024-0618	1,000,000.00	1,000,000.00	0.00	2402-Detention	Project
GSA	Ray Simon Training Center Classroom Project	9/19/2024	2024-0618	265,230.00	265,230.00	0.00	2410-Sheriff	Project
GSA	MHU Medical and Administration Space Project	9/19/2024	2024-0618	1,485,000.00	1,485,000.00	0.00	2402-Detention	Project
GSA	Sheriff's Recreation Yards Project	8/15/2024	2024-0661	5,495,499.00	5,495,499.00	0.00	2402-Detention	Project
GSA	Bonita Pool Project	11/21/2024, 8/26/2025	2025-0059, 2025-0563	619,680.00	619,680.00	0.00	2413-Neighborhood Parks	Project
GSA	Modesto Reservoir Dock and Restroom ADA	5/7/2025	2025-0250	127,589.00	127,589.00	0.00	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	0.00	2406-Health	Project
GSA	Frank Raines Campground Electrical Project	2/3/2026	2026-0049	251,575.00	251,575.00	0.00	2405-Regional Parks	Project
GSA	Health Facility - Northpoint Towers Acquisition and Improvements	8/21/2025	2025-0497	1,408,691.00	1,408,691.00	0.00	6406-Public Health	Project
<b>Total</b>				<b>146,877,557.35</b>	<b>53,957,020.29</b>	<b>92,920,537.06</b>		

