



CHIEF EXECUTIVE OFFICE

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Stanislaus County Public Facilities Fees Committee Meeting Minutes

Thursday, March 19, 2026
Covell Conference Room (2005/2nd 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 Kostlivy (Public Works)

☐ Patrick Cavanah (Chief Executive Office)

☒ Angela Freitas (Planning) (Building)

Present Member / Alternate, But Not Voting: None.

Guests: Sheila Raya (County Counsel), Jeffrey Small (Capitol Public Finance Group, LLC), and Christopher Bernardi (Assistant Fire Chief, Burbank Paradise Fire)

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. Note: Member Johnson was not present at Roll Call. Joined meeting at Item D.2.

D. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on February 19, 2026.
Minutes may be voted on by those Members in attendance.

A Motion was made to approve the PFF Committee Meeting Minutes from February 19, 2026.

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

Not Present (1)

2. The Committee received a presentation from Consultant Jeffrey Small and Assistant Fire Chief Bernardi regarding Development Impact Fee Study for the Fire Facilities for the Burbank Paradise Fire Protection District. In 2024, the District attempted to submit the 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. 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 concluded 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 Committee approved the Development Impact Fee Study-Fire Facilities. A public hearing will be scheduled with the Board of Supervisors in May or June of 2026 to ask for their approval of and implementation of the new fees.

Motion: Johnson | Second: Freitas| Unanimous (6 | 0) | Abstain:(0)

3. In December 2024, the committee reviewed a request from Seventh Street Village, L.P. to defer Public Facility Fees totaling \$400,203 for the Seventh Street Village Project located on 7th Street in Modesto. The request included fees for 78 low-income residential units, as well as additional spaces identified as retail and office.

After discussion, the committee approved the deferral for the 78 residential units in the amount of \$376,319. Approval for fees related to Small Retail (\$11,284) and Office (\$12,600) was deferred pending clarification from the developer regarding square footage and intended use of these spaces.

Staff have since then received follow-up confirmation from Valentino Silva, Chief Aide for Visionary Home Builders, on its intended use. According to Mr. Silva, the intended use is for a leasing office, community center, computer lab, and a Head Start Daycare, exclusively for the residents of Seventh Street Village and their children.

The Committee discussed the information provided and requested that we postpone any further action until Visionary Home Builders can provide a letter from the City of Modesto confirming that although the property is zoned for mixed use, the City would only allow the property to be used for its residents and not for any commercial use.

Motion: Doud | Second: Leamon | Unanimous (6 | 0) | Abstain:(0)

E. Discussion Item(s):

1. Auditor's Monthly Report for Period Ending February 28, 2026 (attached)
Unobligated Cash Balance: \$24,568,504.40 excluding RTIF and Library.

F. Next Regular Meeting:

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

Meeting adjourned at 2:49 PM.

Submitted by Erica Inacio, Deputy Executive Officer.