



CHIEF EXECUTIVE OFFICE

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, April 16, 2026
1010 10th Street, Modesto
Covell Conference Room (2005/2nd 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, April 16, 2026
1010 10th Street, Modesto
Covell Conference Room (2005/2nd 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 March 19, 2026.
2. Hear a presentation on the Deferral / Waiver request from El Capitan Homekey LP on the El Capitan Affordable Housing project. The project will renovate motel units into 48 permanent supportive housing studios. The project completion date is May 31, 2027, and the total project cost is estimated at \$19,132,593.

E. Discussion Item(s):

1. Auditor's Monthly Report for Period Ending March 31, 2026.

F. Next Regular Meeting:

1. Thursday, May 21, 2026 @ 2-3:30 p.m., Room 2005



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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.



Public Facility Fee's Deferral and Waiver Criteria Form

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

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

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

Form Instructions:

- Complete all sections that apply to your project.
- Attach all supporting documents as required.
- Submit the completed form to inacioe@stancounty.com

1. Project Information

- a) Contact Information (*individual completing/submitting form*):
James Sommer
- b) Project Name: El Capitan
- c) Project Location: 1121 Needham Street, Modesto, CA
- d) Property Owner Name: El Capitan Homekey LP
- e) Developer Name: UPHoldings
- f) Number of Units: 49
- g) PFF Estimate: \$183,003
(*Obtain estimate from Planning & Community Development Department by emailing: building@stancounty.com*)
- h) Number of Units by Income Level: 48 - 30% AMI restricted units; 1 staff unit

2. Deferral and Waiver Criteria

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

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

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

Qualified projects must meet the following standards:

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

3. Supporting Documentation

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

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

4. Additional Project Details

- Project Description/Scope:
El Capitan will renovate motel units into 48 permanent supportive housing studio
 - Estimated Completion Date:
May 31, 2027
 - Total Project Cost:
\$19,132,593
-

5. Certification

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

- Authorized Representative Name: James Sommer
- Title/Position: Project Manager

Signature: James Sommer

Date: 3/25/26

For Department Use Only:

Date Received: _____

Date Reviewed by PFF Committee: _____

☐ Approved (Date)

☐ Denied (Date)

Chair Signature: _____

Print Name: _____

City of Modesto

Land Use Type:

Percent Charged:

Building Quantity (Units or Square Feet):

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

Use 1:

Motel/Hote Small Retail

1

16732

Use 2:

Use 1

Multifamily / Mobile Home

1

48

<u>Impact Fee Categories:</u>	OLD Use		Total Credit	New Use	Net Fees Owed
	Use 1:	Use 2:			
Animal Services	\$ -	\$ -	\$ -	\$ 3,696	\$ 3,696
Behavioral Health	\$ -	\$ 368	\$ (368)	\$ 2,880	\$ 2,512
Criminal Justice	\$ -	\$ 519	\$ (519)	\$ 4,176	\$ 3,657
Detention	\$ -	\$ 4,267	\$ (4,267)	\$ 34,080	\$ 29,813
Emergency Services	\$ -	\$ 84	\$ (84)	\$ 480	\$ 396
Health	\$ -	\$ 1,372	\$ (1,372)	\$ 11,040	\$ 9,668
Library	\$ -	\$ -	\$ -	\$ 10,944	\$ 10,944
Other County Facilities	\$ -	\$ 4,200	\$ (4,200)	\$ 33,264	\$ 29,064
Regional Parks	\$ -	\$ -	\$ -	\$ 10,800	\$ 10,800
Neighborhood Parks	\$ -	\$ -	\$ -	\$ -	\$ -
Sheriff	\$ -	\$ -	\$ -	\$ -	\$ -
County-wide IT	\$ -	\$ 33	\$ (33)	\$ 288	\$ 255
RTIF	\$ 40,666		\$ (40,666)	\$ 115,392	\$ 74,726
Administrative Charge	\$ 813	\$ 217	\$ (1,030)	\$ 4,541	\$ 3,511
Total	\$ 41,479	\$ 11,059	\$ (52,538)	\$ 231,581	\$ 179,043

EXHIBIT E

PROJECT-SPECIFIC PROVISIONS AND SPECIAL TERMS AND CONDITIONS

1. PROJECT-SPECIFIC PROVISIONS

Project Name: El Capitan

Address: 1121 Needham Street Modesto, CA 95354

Assessor Parcel Numbers (APNs): 109-008-004-000

A. Award, Payee and Eligible Use(s)

The Department issued the Grantee a Homekey+ Program **Conditional Award Letter** dated September 19, 2025. The **Award** is a grant in the amount of \$18,689,375.00. The Payee of these funds is the City of Modesto. Grantee will use the funds to provide Permanent Supportive Housing for the Target Population and subpopulations in the Homekey+ Assisted Units as specified in the unit mix chart included herein. Specifically, the Grantee will apply these funds towards the following eligible use(s):

- 1) Acquisition and rehabilitation of a hotel or motel to provide Permanent Supportive Housing for the Target Population.
- 2) Capitalized operating subsidy for the Homekey+ Assisted Units
- 3) Relocation costs for individuals who are being displaced as a result of the Homekey+ Project. This amount represents one-half of the relocation cost per unit. The Grantee is responsible for paying the balance of any and all relocation costs necessitated by the Project

EXHIBIT E

B. Homekey+ Award.

The Homekey+ Award is comprised of:

Total Award	\$18,689,375.00
Capital Award	\$14,272,159.00
Acquisition	\$3,820,000.00
Rehabilitation & Development	\$10,452,159.00
Master Leasing	\$0.00
New Construction	\$0.00
Affordability Covenants	\$0.00
Relocation Award	\$80,000.00
Operating Award	\$3,617,216.00
Veteran Units Additional Operating Award	\$720,000.00

C. Unit Mix [see next page]

EXHIBIT E

Table 1: Homekey+ Unit Mix.

Number of Bedrooms	Number of Homekey+ Funded Units	AMI% or Manager Unit	Homekey+ Population	Restriction to Subset of Homekey+ Population All foregoing subpopulations must include Behavioral Health Challenge
0 Bedroom/ Studio	12	30%	Homekey + Target Population	People Experiencing Homelessness
0 Bedroom/ Studio	12	30%	Homekey + Target Population	People At-Risk of Homelessness
0 Bedroom/ Studio	12	30%	Veterans with a Behavioral Health Challenge	Veterans Experiencing Homelessness
0 Bedroom/ Studio	12	30%	Veterans with a Behavioral Health Challenge	Veterans At-Risk of Homelessness
0 Bedroom/ Studio	1	Manager Unit	N/A	N/A
Veterans Units Total	24			
Homekey+ General Population Total	24			
Youth Units Total	0			
Manager Units Total	1			
Total Homekey+ Units	49			

EXHIBIT E

Table 2: Non-Homekey+ Unit Mix: Non-Applicable.

Referrals to Homekey+ Assisted Units shall be made through the local Coordinated Entry System (CES), or another comparable prioritization system based on greatest need for housing and services, to determine the most appropriate referral. Grantees must demonstrate efforts to coordinate with their local county behavioral health department, to ensure the referral process to the Homekey+ units is aligned with the requirements of the Homekey+ program.

Homekey+ Assisted Units should be reserved for serving the Target Population where households are more appropriately served by Permanent Supportive Housing, including referrals from persons exiting encampments. Households with lower levels of need may be better served by other housing and less intense service interventions.

2. PROJECT DETAILS

- A. **Project Narrative.** El Capitan is a motel acquisition and rehabilitation project with a total of 49 studio units, including 1 manager units. The Project dedicates 24 Permanent Supportive Housing units to serve individuals experiencing homelessness or at risk of homelessness with a Behavioral Health Challenge and 24 units for veterans experiencing homelessness or at risk of homelessness with a Behavioral Health Challenge.
- B. **Units Serving Veterans.** This Project received funding for 24 Homekey+ Veterans units. Grantee shall abide by all additional representations in the Application that qualified the Grantee for funding for Veterans Assisted Units. Projects with units allocated for Veterans must provide housing for Veteran households that include at least one Veteran experiencing or At Risk of Homelessness with a Behavioral Health Challenge. If units cannot be filled with Veterans at or below 30% AMI, Secondary Tenants can be housed, in accordance with NOFA Section 500. Secondary Tenants are defined as either: 1) Veterans who are At Risk of or Experiencing Homelessness whose incomes are up to 50% AMI and are receiving income as a result of service-connected disability benefits, or 2) Veterans experiencing homelessness with an income of up to 60% AMI. Rents for any redesignated units are determined by income that corresponds to the Secondary Tenant's household income.

This Project received an additional operating award of \$30,000 per unit for 24 units, totaling \$720,000.00. This funding is Awarded for qualifying Operating

EXHIBIT E

Expenses and it must be expended no later than ten (10) years from initial occupancy.

PREPARED FOR:
Corporate Design Group, Inc.
516 Gibson Drive, Suite 270
Roseville, CA 95678
Tel (916) 781-6543

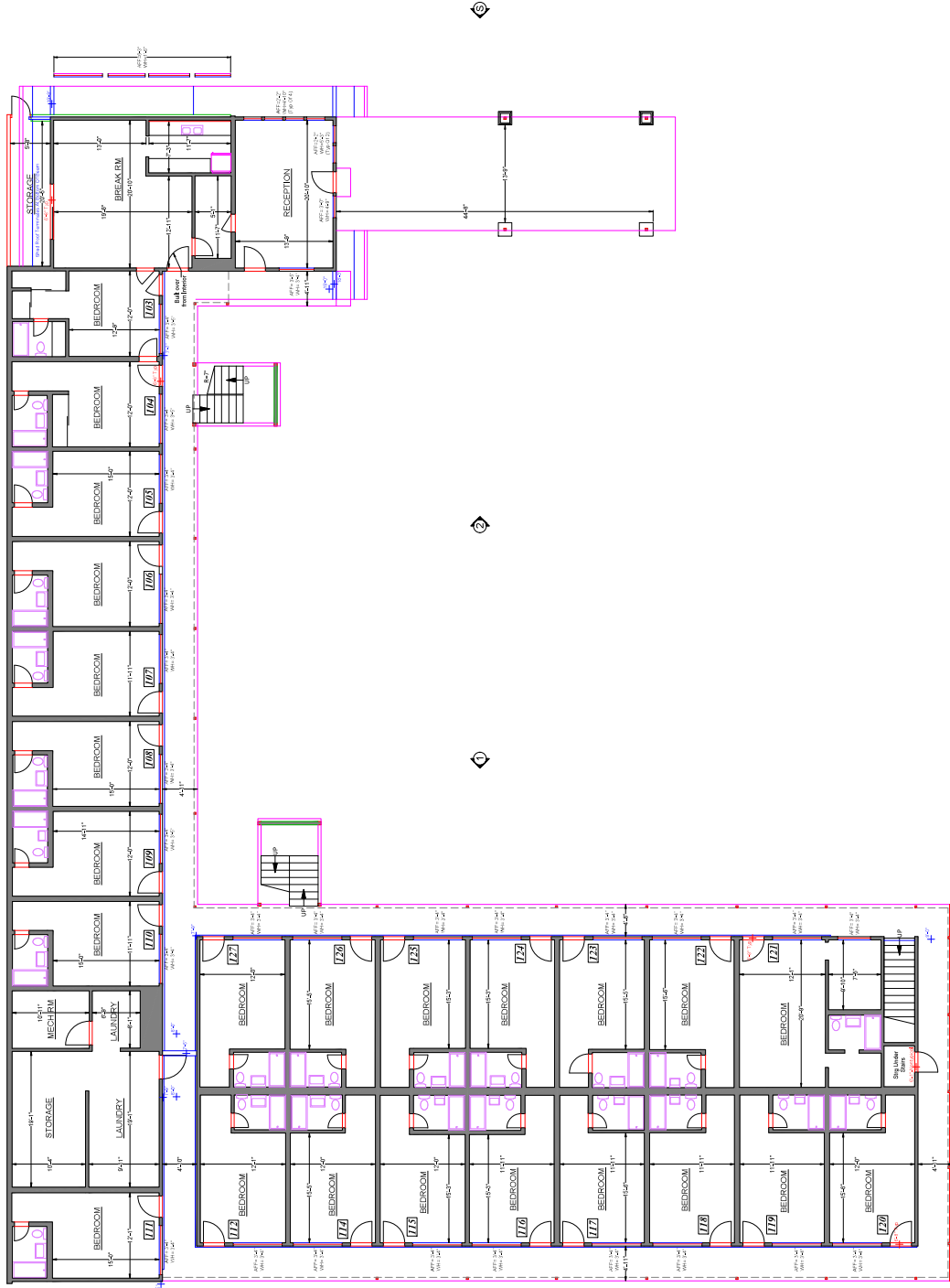
*Measured Area: 8,764 s.f.
Exterior Area: 2,770 s.f.



1121 NEEDHAM STREET
MODESTO, CA
FIRST FLOOR
(As Measured April 2022)



FLOOR PLAN



ELEVATION LEGEND
Elevation Orientation: + X-X'
Sill Height: 4'-0" (Finish Floor) + X-X'
Window Height: 4'-0" (Finish Floor) + X-X'
WH: 3'-0"

Building Billing Summary
Measured Area: 17,402 s.f.
Exterior Area: 4,560 s.f.

Survey Accuracy: ±1.024 %

SCALE: 1/8" = 1' - 0"
9' 4' 0' 8'

LAZERTECH FLOORPLANS
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*Measure Area represents the footprint of the floor, and is used only for billing purposes. It is NOT to be used for leasing purposes.

LAZERTECH FLOORPLANS
https://lzf.com
TEL: (888) 383-6655
FILE: 25-04

PREPARED FOR:
Corporate Design Group, Inc.
516 Gibson Drive, Suite 270
Roseville, CA 95678
Tel (916) 781-6543

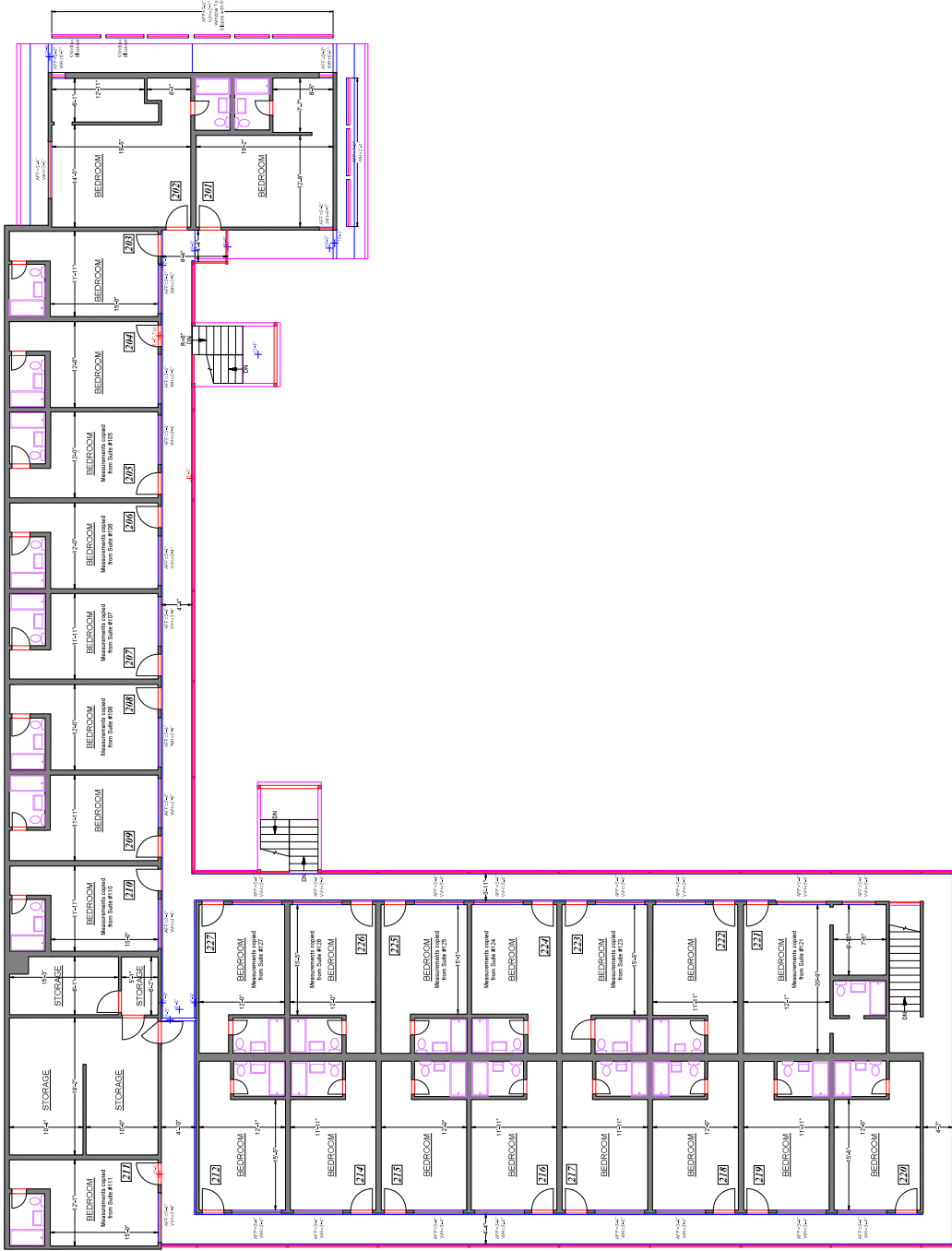
*Measured Area: 8,638 s.f.
Exterior Area: 1,790 s.f.



1121 NEEDHAM STREET
MODESTO, CA
SECOND FLOOR
(Per Measurement April 12, 2023)



FLOOR PLAN



ELEVATION LEGEND
Star Height - Room Height
Shaded Area - Room Height
Window Height - Room Height
Survey Accuracy: ± 0.04 %

Note: All dimensions shown are rounded to the nearest 1/8" or 1/4".
All measurements are recorded for 1/8" accuracy.
All measurements are recorded for 1/8" accuracy.
Copyright 2023 LaserTech FloorPlans Ltd. All Rights Reserved.

Scale: 1/8" = 1' - 0"
Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.

LASERTECH FLOORPLANS
https://ltp.com
TEL: (888) 383-6655
FILE: 25-064

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

		Cash Balances	Open Project Balances Not Yet	Unobligated Cash Balances
Fee	Description	As of 03/31/2026	Withdrawn	As of 03/31/2026
2400	Regional Transportation Impact Fee	7,205,965.29	(87,601,714.05)	(80,395,748.76)
2401	City/County Roads	904,644.25	0.00	904,644.25
2402	Detention	4,004,807.02	0.00	4,004,807.02
2403	Criminal Justice	1,331,660.38	0.00	1,331,660.38
2404	Library	880,720.67	(3,000,001.01)	(2,119,280.34)
2405	Regional Parks	4,152,956.02	0.00	4,152,956.02
2406	Health	577,599.67	0.00	577,599.67
2407	Behavioral Health	1,190,890.39	0.00	1,190,890.39
2408	Other Facilities	8,871,436.88	(2,828,555.00)	6,042,881.88
2409	Administrative Fees	258,929.17	(8,640.00)	250,289.17
2410	Sheriff	823,892.67	0.00	823,892.67
2411	Emergency Services	246,367.49	0.00	246,367.49
2412	Admin Fees Unincorporated	216,662.67	0.00	216,662.67
2413	Neighborhood Parks	182,021.85	0.00	182,021.85
2414	Animal Services	937,943.77	(10,200.00)	927,743.77
2415	Info Technology	277,645.88	0.00	277,645.88
	Subtotal	32,064,144.07	(93,449,110.06)	(61,384,965.99)
6400	Regional Transportation Impact Fee	873.54	0.00	873.54
6401	City/County Roads	45.42	0.00	45.42
6402	Jails	0.00	0.00	0.00
6403	Justice	63,964.43	0.00	63,964.43
6405	Parks	0.00	0.00	0.00
6406	Public Health	0.00	0.00	0.00
6407	Outpatient	782,021.82	0.00	782,021.82
6408	Other Facilities	4,883.48	0.00	4,883.48
6409	Administrative Fees	0.00	0.00	0.00
6410	Sheriff Patrol	1,449.61	0.00	1,449.61
6411	Fire Warden	23,843.20	0.00	23,843.20
6412	Admin Fees-Unincorporated	0.00	0.00	0.00
6413	Other Facilities-Unincorporated	17,256.54	0.00	17,256.54
	Subtotal	894,338.04	0.00	894,338.04
	Grand Total	32,958,482.11	(93,449,110.06)	(60,490,627.95)
	Grand Total Excluding RTIF and Library	24,871,796.15	(2,847,395.00)	22,024,401.15

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 Nine Months Ended March 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	3,282,812.25	114,022.63	0.00	(78,890.00)	(1,216,194.02)	2,101,750.86
2401	City/County Roads	0.00	20,121.27	0.00	0.00	0.00	20,121.27
2402	Detention	636,388.67	103,852.51	0.00	(3,801.00)	(1,534,777.42)	(798,337.24)
2403	Criminal Justice	79,614.39	27,845.13	0.00	(465.00)	0.00	106,994.52
2404	Library	174,540.00	15,451.99	0.00	0.00	(200,000.00)	(10,008.01)
2405	Regional Parks	171,097.00	97,849.90	0.00	0.00	(821,570.69)	(552,623.79)
2406	Health	206,246.39	69,459.52	0.00	(1,202.00)	(6,072,524.53)	(5,798,020.62)
2407	Behavioral Health	55,864.19	25,253.53	0.00	(310.00)	0.00	80,807.72
2408	Other Facilities	698,493.88	182,294.68	0.00	(3,723.00)	0.00	877,065.56
2409	Admin Fees	132,797.71	4,896.76	0.00	0.00	(98,129.71)	39,564.76
2410	Sheriff	73,241.97	17,338.90	0.00	0.00	0.00	90,580.87
2411	Emergency Services	10,353.55	5,256.83	0.00	(78.00)	0.00	15,532.38
2412	Unincorp-Admin Fees	12,840.00	4,645.44	0.00	0.00	0.00	17,485.44
2413	Neighborhood Parks	41,964.00	4,676.14	0.00	0.00	(107,280.00)	(60,639.86)
2414	Animal Services	45,913.00	19,658.30	0.00	0.00	0.00	65,571.30
2415	Information Technology	6,550.39	6,035.17	0.00	(39.00)	0.00	12,546.56
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		5,628,717.39	718,658.70	0.00	(88,508.00)	(10,050,476.37)	(3,791,608.28)
Activity from Original Fee Structure							
Fee	Description	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400	Regional Transportation Impact Fee	0.00	19.43	0.00	0.00	0.00	19.43
6401	City/County Roads	0.00	1.01	0.00	0.00	0.00	1.01
6402	Jails	0.00	0.02	0.00	0.00	(1.58)	(1.56)
6403	Justice	0.00	1,422.71	0.00	0.00	0.00	1,422.71
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	17,393.89	0.00	0.00	0.00	17,393.89
6408	Other Facilities	0.00	108.61	0.00	0.00	0.00	108.61
6409	Admin Fees	0.00	0.00	0.00	0.00	(8.71)	(8.71)
6410	Sheriff	0.00	32.24	0.00	0.00	0.00	32.24
6411	Fire Warden	0.00	530.32	0.00	0.00	0.00	530.32
6412	Unincorp-Admin Fees	0.00	0.00	0.00	0.00	(6.47)	(6.47)
6413	Unincorp-Other Facility	0.00	383.82	0.00	0.00	0.00	383.82
Sub-Totals		0.00	34,416.04	0.00	0.00	(1,423,236.54)	(1,388,820.50)
TOTAL ALL FEES		5,628,717.39	753,074.74	0.00	(88,508.00)	(11,473,712.91)	(5,180,428.78)
GRAND TOTAL JUL-24 - MAR-25		4,761,272.68	1,128,656.52	0.00	(47,050.00)	(16,307,115.21)	(10,464,236.01)
CHANGE FROM PRIOR YEAR TO DATE		18%	-33%	0%	88%	-30%	-50%

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

	(1)	(2)	(1) - (2)
Project & Fee Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 03/31/2026	Open PFF Project Remaining Amount
Admin Fees	98,129.71	98,129.71	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	47,506.19	47,506.19	0.00
2409-Admin Fees	47,506.19	47,506.19	0.00
Project	147,369,306.94	53,920,196.88	93,449,110.06
BEAM EV ARC Solar Chargers	528,573.00	0.00	528,573.00
2408-Other Facilities	528,573.00	0.00	528,573.00
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	116,353,114.07	33,751,400.02	82,601,714.05
2400-Regional Transportation Impact Fee	116,353,114.07	33,751,400.02	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
Grand Total	147,467,436.65	54,018,326.59	93,449,110.06

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

	(1)	(2)	(1) - (2)
Fee & Project Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 03/31/2026	Open PFF Project Remaining Amount
Admin Fees	98,129.71	98,129.71	0.00
2409-Admin Fees	98,129.71	98,129.71	0.00
Administrative Fees - City	50,623.52	50,623.52	0.00
Administrative Fees - County	47,506.19	47,506.19	0.00
Project	147,369,306.94	53,920,196.88	93,449,110.06
2400-Regional Transportation Impact Fee	123,025,525.93	35,423,811.88	87,601,714.05
Claribel Road Extension Project # 200016- NCC PH 1	116,353,114.07	33,751,400.02	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	2,828,555.00	0.00	2,828,555.00
BEAM EV ARC Solar Chargers	528,573.00	0.00	528,573.00
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
Grand Total	147,467,436.65	54,018,326.59	93,449,110.06

Public Facilities Fees
Open Project List
As of March 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 03/31/2026	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, 2023-0486, 2024-0230, 2024-0513, 2024-0627, 2024-0685, 2025-0071, 2025-0103, 2025-0686	116,353,114.07	33,751,400.02	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	47,506.19	47,506.19	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-Deletion	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-Deletion	Project
GSA	Sheriff's Recreation Yards Project	8/15/2024	2024-0661	5,495,499.00	5,495,499.00	0.00	2402-Deletion	Project
GSA	Bonita Pool Project	11/21/2024, 8/26/25	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
PW	BEAM EV ARC Solar Chargers	3/3/2026	2026-0090	528,573.00	0.00	528,573.00	2408-Other Facilities	Project
Total				147,467,436.65	54,018,326.59	93,449,110.06		

Public Facilities Fees

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