



**Stanislaus County  
Public Facilities Fees Committee  
Agenda**

Thursday, August 20, 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, August 20, 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 June 18, 2026 PFF Committee Meeting Minutes.
2. Deferral/Waiver Request from Self Help Enterprises/Stanislaus Equity Partners for a 45-Unit Affordable Housing Development – Morris Village located on E. Morris Avenue, Modesto (APN: 111-005-073). The development consists of two three-story residential buildings containing a total of forty-five (45) affordable housing units and associated residential amenities: 22 units at 30% AMI, 8 units at 50% AMI, 7 Units at 70% AMI, and 7 Units at 80% AMI; 1 Manager Unit.

*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.*

3. Request from Behavioral Health & Recovery Services for \$500,000 in PFF 2407 Funds.

The One Stop Shop for Supportive Services will provide permanent facilities for the Behavioral Health Advocacy Program and Wellness Center through tenant improvements to the Redwoods Campus to include:

- Remodel of existing restrooms to meet Americans with Disabilities Act (ADA) accessibility requirements
- Installation of ADA-compliant showering facilities
- Installation of a commercial kitchen for food preparation
- Installation of laundry space
- Installation of a client reception and interview area
- Other modifications in order to meet licensing requirements

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

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

**F. Next Regular Meeting:**

1. Thursday, September 17, 2026 @ 2-3:30 p.m., Room 2005



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

Thursday, June 18, 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 Davis (Auditor/Controller)
- ☒ Janelle Kostlivy (Public Works)
- ☐ Patrick Cavanah (Chief Executive Office)
- ☒ Angela Freitas (Planning) (Building)

**Present Member / Alternate, But Not Voting:** Al Valencia and Maryam Davis.

**Guests:** Sheila Raya

- A. Meeting called to order at 2:02 PM by Chair Kostlivy
- 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 May 21, 2026.  
A Motion was made to approve the PFF Committee Meeting Minutes from May 21, 2026.  
Motion: Barnes | Second: Ferreira | Unanimous (5 | 0) | Abstain:(0)
  - 2. The Committee approved a request from the Health Services Agency for an additional \$303,079 in PFF 2406 Funds. The PFF Committee had approved \$7,495,740 in August of 2025. Since then, there has been an increase of \$531,718 (@57% = \$303,079) in tenant improvement costs primarily driven by material price escalation, rising labor costs, required code-related modifications, the addition of an exterior emergency stair and exterior door, enhanced signage, as well as the associated code review, design development, and project management necessary to complete these improvements.  
Motion: Ferreira | Second: Inacio | Unanimous (5 | 0) | Abstain:(0)
- E. The Committee Discussion Item(s):
  - 1. Auditor's Monthly Report for Period Ending May 31, 2026 (attached)

Unobligated Cash Balance: \$21,740,397.06 excluding RTIF and Library.

Motion to accept the report.

Motion: Ferreira | Second: Inacio | Unanimous (5 | 0) | Abstain:(0)

F. Next Regular Meeting:

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

Meeting adjourned at 2:27 PM.

Submitted by Erica Inacio, Deputy Executive Officer.

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

|            |                                               | <b>Cash<br/>Balances</b> | <b>Open Project<br/>Balances Not Yet</b> | <b>Unobligated<br/>Cash Balances</b> |
|------------|-----------------------------------------------|--------------------------|------------------------------------------|--------------------------------------|
| <b>Fee</b> | <b>Description</b>                            | <b>As of 05/31/2026</b>  | <b>Withdrawn</b>                         | <b>As of 05/31/2026</b>              |
| 2400       | Regional Transportation Impact Fee            | 7,404,969.86             | (87,601,714.05)                          | (80,196,744.19)                      |
| 2401       | City/County Roads                             | 910,141.36               | 0.00                                     | 910,141.36                           |
| 2402       | Detention                                     | 3,067,214.95             | 0.00                                     | 3,067,214.95                         |
| 2403       | Criminal Justice                              | 1,370,686.27             | 0.00                                     | 1,370,686.27                         |
| 2404       | Library                                       | 953,506.65               | (3,000,001.01)                           | (2,046,494.36)                       |
| 2405       | Regional Parks                                | 4,244,532.83             | 0.00                                     | 4,244,532.83                         |
| 2406       | Health                                        | 662,516.71               | 0.00                                     | 662,516.71                           |
| 2407       | Behavioral Health                             | 1,219,830.97             | 0.00                                     | 1,219,830.97                         |
| 2408       | Other Facilities                              | 9,191,325.43             | (2,828,555.00)                           | 6,362,770.43                         |
| 2409       | Administrative Fees                           | 265,832.55               | (8,640.00)                               | 257,192.55                           |
| 2410       | Sheriff                                       | 848,153.24               | 0.00                                     | 848,153.24                           |
| 2411       | Emergency Services                            | 251,810.56               | 0.00                                     | 251,810.56                           |
| 2412       | Admin Fees Unincorporated                     | 221,513.24               | 0.00                                     | 221,513.24                           |
| 2413       | Neighborhood Parks                            | 195,898.22               | 0.00                                     | 195,898.22                           |
| 2414       | Animal Services                               | 956,795.91               | (10,200.00)                              | 946,595.91                           |
| 2415       | Info Technology                               | 281,767.29               | 0.00                                     | 281,767.29                           |
|            | <b>Subtotal</b>                               | <b>32,046,496.04</b>     | <b>(93,449,110.06)</b>                   | <b>(61,402,614.02)</b>               |
| 6400       | Regional Transportation Impact Fee            | 878.85                   | 0.00                                     | 878.85                               |
| 6401       | City/County Roads                             | 45.70                    | 0.00                                     | 45.70                                |
| 6402       | Jails                                         | 0.00                     | 0.00                                     | 0.00                                 |
| 6403       | Justice                                       | 64,353.11                | 0.00                                     | 64,353.11                            |
| 6405       | Parks                                         | 0.00                     | 0.00                                     | 0.00                                 |
| 6406       | Public Health                                 | 0.00                     | 0.00                                     | 0.00                                 |
| 6407       | Outpatient                                    | 786,773.80               | 0.00                                     | 786,773.80                           |
| 6408       | Other Facilities                              | 4,913.16                 | 0.00                                     | 4,913.16                             |
| 6409       | Administrative Fees                           | 0.00                     | 0.00                                     | 0.00                                 |
| 6410       | Sheriff Patrol                                | 1,458.42                 | 0.00                                     | 1,458.42                             |
| 6411       | Fire Warden                                   | 23,988.09                | 0.00                                     | 23,988.09                            |
| 6412       | Admin Fees-Unincorporated                     | 0.00                     | 0.00                                     | 0.00                                 |
| 6413       | Other Facilities-Unincorporated               | 17,361.40                | 0.00                                     | 17,361.40                            |
|            | <b>Subtotal</b>                               | <b>899,772.53</b>        | <b>0.00</b>                              | <b>899,772.53</b>                    |
|            | <b>Grand Total</b>                            | <b>32,946,268.57</b>     | <b>(93,449,110.06)</b>                   | <b>(60,502,841.49)</b>               |
|            | <b>Grand Total Excluding RTIF and Library</b> | <b>24,587,792.06</b>     | <b>(2,847,395.00)</b>                    | <b>21,740,397.06</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 Eleven Months Ended May 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       | 4,398,587.05   | 158,295.48      | 0.00        | (78,890.00) | (2,177,237.10)  | 2,300,755.43    |
| 2401                                              | City/County Roads                        | 0.00           | 25,618.38       | 0.00        | 0.00        | 0.00            | 25,618.38       |
| 2402                                              | Detention                                | 887,608.85     | 128,250.26      | 0.00        | (3,801.00)  | (2,747,987.42)  | (1,735,929.31)  |
| 2403                                              | Criminal Justice                         | 110,540.77     | 35,944.64       | 0.00        | (465.00)    | 0.00            | 146,020.41      |
| 2404                                              | Library                                  | 241,971.00     | 20,806.97       | 0.00        | 0.00        | (200,000.00)    | 62,777.97       |
| 2405                                              | Regional Parks                           | 237,435.00     | 123,088.71      | 0.00        | 0.00        | (821,570.69)    | (461,046.98)    |
| 2406                                              | Health                                   | 287,633.52     | 72,989.43       | 0.00        | (1,202.00)  | (6,072,524.53)  | (5,713,103.58)  |
| 2407                                              | Behavioral Health                        | 77,562.90      | 32,495.40       | 0.00        | (310.00)    | 0.00            | 109,748.30      |
| 2408                                              | Other Facilities                         | 964,419.08     | 236,258.03      | 0.00        | (3,723.00)  | 0.00            | 1,196,954.11    |
| 2409                                              | Admin Fees                               | 169,961.42     | 6,456.46        | 0.00        | 0.00        | (129,949.74)    | 46,468.14       |
| 2410                                              | Sheriff                                  | 92,501.97      | 22,339.47       | 0.00        | 0.00        | 0.00            | 114,841.44      |
| 2411                                              | Emergency Services                       | 14,298.39      | 6,755.06        | 0.00        | (78.00)     | 0.00            | 20,975.45       |
| 2412                                              | Unincorp-Admin Fees                      | 16,376.00      | 5,960.01        | 0.00        | 0.00        | 0.00            | 22,336.01       |
| 2413                                              | Neighborhood Parks                       | 54,737.00      | 5,779.51        | 0.00        | 0.00        | (107,280.00)    | (46,763.49)     |
| 2414                                              | Animal Services                          | 59,070.00      | 25,353.44       | 0.00        | 0.00        | 0.00            | 84,423.44       |
| 2415                                              | Information Technology                   | 8,984.14       | 7,722.83        | 0.00        | (39.00)     | 0.00            | 16,667.97       |
| 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                                        |                                          | 7,621,687.09   | 914,114.08      | 0.00        | (88,508.00) | (12,256,549.48) | (3,809,256.31)  |
| Activity from Original Fee Structure              |                                          |                |                 |             |             |                 |                 |
| Fee                                               | Description                              | Fees Collected | Interest Earned | Adjustments | Refunds     | Distributions   | Net Activity    |
| 6400                                              | Regional Transportation Impact Fee       | 0.00           | 24.74           | 0.00        | 0.00        | 0.00            | 24.74           |
| 6401                                              | City/County Roads                        | 0.00           | 1.29            | 0.00        | 0.00        | 0.00            | 1.29            |
| 6402                                              | Jails                                    | 0.00           | 0.02            | 0.00        | 0.00        | (1.58)          | (1.56)          |
| 6403                                              | Justice                                  | 0.00           | 1,811.39        | 0.00        | 0.00        | 0.00            | 1,811.39        |
| 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           | 22,145.87       | 0.00        | 0.00        | 0.00            | 22,145.87       |
| 6408                                              | Other Facilities                         | 0.00           | 138.29          | 0.00        | 0.00        | 0.00            | 138.29          |
| 6409                                              | Admin Fees                               | 0.00           | 0.00            | 0.00        | 0.00        | (8.71)          | (8.71)          |
| 6410                                              | Sheriff                                  | 0.00           | 41.05           | 0.00        | 0.00        | 0.00            | 41.05           |
| 6411                                              | Fire Warden                              | 0.00           | 675.21          | 0.00        | 0.00        | 0.00            | 675.21          |
| 6412                                              | Unincorp-Admin Fees                      | 0.00           | 0.00            | 0.00        | 0.00        | (6.47)          | (6.47)          |
| 6413                                              | Unincorp-Other Facility                  | 0.00           | 488.68          | 0.00        | 0.00        | 0.00            | 488.68          |
| Sub-Totals                                        |                                          | 0.00           | 39,850.53       | 0.00        | 0.00        | (1,423,236.54)  | (1,383,386.01)  |
| TOTAL ALL FEES                                    |                                          | 7,621,687.09   | 953,964.61      | 0.00        | (88,508.00) | (13,679,786.02) | (5,192,642.32)  |
| GRAND TOTAL JUL-24 - MAY-25                       |                                          | 5,469,617.68   | 1,299,445.43    | 0.00        | (47,050.00) | (18,518,909.59) | (11,796,896.48) |
| CHANGE FROM PRIOR YEAR TO DATE                    |                                          | 39%            | -27%            | 0%          | 88%         | -26%            | -56%            |

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

|                                                                     | (1)                                  | (2)                                   | (1) - (2)                            |
|---------------------------------------------------------------------|--------------------------------------|---------------------------------------|--------------------------------------|
| Project & Fee Description                                           | Approved Open PFF<br>Project Amounts | Sum of Withdrawals through 05/31/2026 | Open PFF Project Remaining<br>Amount |
| Admin Fees                                                          | 129,949.74                           | 129,949.74                            | 0.00                                 |
| Administrative Fees - City                                          | 61,833.50                            | 61,833.50                             | 0.00                                 |
| 2409-Admin Fees                                                     | 61,833.50                            | 61,833.50                             | 0.00                                 |
| Administrative Fees - County                                        | 68,116.24                            | 68,116.24                             | 0.00                                 |
| 2409-Admin Fees                                                     | 68,116.24                            | 68,116.24                             | 0.00                                 |
| Project                                                             | 149,543,560.02                       | 56,094,449.96                         | 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                  | 117,314,157.15                       | 34,712,443.10                         | 82,601,714.05                        |
| 2400-Regional Transportation Impact Fee                             | 117,314,157.15                       | 34,712,443.10                         | 82,601,714.05                        |
| Faith Home Rd/Garner Rd Bridge over Tuolumne River<br>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<br>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                             |
| Juvenile Justice Courtroom Improvement Project                      | 1,213,210.00                         | 1,213,210.00                          | 0.00                                 |
| 2402-Detention                                                      | 1,213,210.00                         | 1,213,210.00                          | 0.00                                 |
| 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>149,673,509.76</b>                | <b>56,224,399.70</b>                  | <b>93,449,110.06</b>                 |

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

| Fee & Project Description                                        | (1)                                  | (2)                                   | (1) - (2)                            |
|------------------------------------------------------------------|--------------------------------------|---------------------------------------|--------------------------------------|
|                                                                  | Approved Open PFF<br>Project Amounts | Sum of Withdrawals through 05/31/2026 | Open PFF Project Remaining<br>Amount |
| Admin Fees                                                       | 129,949.74                           | 129,949.74                            | 0.00                                 |
| 2409-Admin Fees                                                  | 129,949.74                           | 129,949.74                            | 0.00                                 |
| Administrative Fees - City                                       | 61,833.50                            | 61,833.50                             | 0.00                                 |
| Administrative Fees - County                                     | 68,116.24                            | 68,116.24                             | 0.00                                 |
| Project                                                          | 149,543,560.02                       | 56,094,449.96                         | 93,449,110.06                        |
| 2400-Regional Transportation Impact Fee                          | 123,986,569.01                       | 36,384,854.96                         | 87,601,714.05                        |
| Claribel Road Extension Project # 200016- NCC PH 1               | 117,314,157.15                       | 34,712,443.10                         | 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                                                   | 9,193,709.00                         | 9,193,709.00                          | 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                                 |
| Juvenile Justice Courtroom Improvement Project                   | 1,213,210.00                         | 1,213,210.00                          | 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                                 |
| <b>Grand Total</b>                                               | <b>149,673,509.76</b>                | <b>56,224,399.70</b>                  | <b>93,449,110.06</b>                 |

**Public Facilities Fees  
Open Project List  
As of May 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 05/31/2026 | 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 | 117,314,157.15                    | 34,712,443.10                  | 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                                                                                                                     | 68,116.24                         | 68,116.24                      | 0.00                              | 2409-Admin Fees                         | Admin Fees   |
| Cities                  | Administrative Fees - City                                       | N/A                           | N/A                                                                                                                     | 61,833.50                         | 61,833.50                      | 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, 8/26/2            | 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      |
| GSA                     | Juvenile Justice Courtroom Improvement Project                   | 5/19/2026                     | 2026-0252                                                                                                               | 1,213,210.00                      | 1,213,210.00                   | 0.00                              | 2402-Detention                          | Project      |
| <b>Total</b>            |                                                                  |                               |                                                                                                                         | <b>149,673,509.76</b>             | <b>56,224,399.70</b>           | <b>93,449,110.06</b>              |                                         |              |

[illegible]



## Public Facility Fee's Deferral and Waiver Criteria Form

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

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

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

### Form Instructions:

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

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### 1. Project Information

- a) Contact Information (*individual completing/submitting form*):  
Sheila Scheitrum
- b) Project Name: Morris Village
- c) Project Location: 124-132 E.Morris Ave, Modesto, CA 95354 (APN: 111-005-073)
- d) Property Owner Name: Stanislaus Equity Partners
- e) Developer Name: Self-Help Enterprises
- f) Number of Units: 45
- g) PFF Estimate: \$217,107  
(Obtain estimate from Planning & Community Development Department by emailing: [building@stancounty.com](mailto:building@stancounty.com))
- h) Number of Units by Income Level: 22 units at 30% AMI

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### 2. Deferral and Waiver Criteria

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

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

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

Qualified projects must meet the following standards:

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

---

### 3. Supporting Documentation

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

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

#### 4. Additional Project Details

- Project Description/Scope:  
Morris Village is a new construction affordable housing development located on East Morris Avenue east of McHenry Avenue in Modesto, California Stanislaus
  - Estimated Completion Date:  
05/01/2028
  - Total Project Cost:  
25,128,395
- 

#### 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: Thomas J. Collishaw
- Title/Position: President/CEO

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

DocuSigned by:  
  
35086C5CB890436...

Date: 8/11/26 \_\_\_\_\_

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#### For Department Use Only:

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

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

☐ Approved (Date)

☐ Denied (Date)

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

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

1h:

22 units at 30% AMI

8 units at 50% AMI

7 Units at 70% AMI

7 Units at 80% AMI

#### 4 – Project Description and Scope:

Morris Village is a new construction affordable housing development located on East Morris Avenue, east of McHenry Avenue, in Modesto, California, Stanislaus County. The development consists of two three-story residential buildings containing a total of forty-five (45) affordable housing units and associated residential amenities.

The project is designed to complement the surrounding neighborhood through Craftsman-inspired architecture while providing a safe, attractive, and sustainable residential community. Site improvements include landscaped open spaces, a central courtyard, pedestrian pathways, family gathering areas, benches, and community-serving facilities.

# Stanislaus County Public Facilities Fee Calculator - 2020 Fee Schedule

Location: City of Modesto

Fee Schedule: 2

Total Fee: \$ 106,141

## ESTIMATE

MORRIS VILLAGE / APN: 111-005-073

Land Use Type:

Percent Charged:

Building Quantity (Units or Square Feet):

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

| Use 1:                    | Use 2: | Use 3: | Use 4: | Use 5: | Use 6: |
|---------------------------|--------|--------|--------|--------|--------|
| Multifamily / Mobile Home | -      | -      | -      | -      | -      |
| 100%                      | 100%   | 100%   | 100%   | 100%   | 100%   |
| 22                        |        |        |        |        |        |
|                           |        |        |        |        | -      |

Total

| Impact Fee Categories:  | GROSS      |        |        |        |        |        | NET        |
|-------------------------|------------|--------|--------|--------|--------|--------|------------|
|                         | Use 1:     | Use 2: | Use 3: | Use 4: | Use 5: | Use 6: |            |
| Animal Services         | \$ 1,694   | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ 1,694   |
| Behavioral Health       | \$ 1,320   | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ 1,320   |
| Criminal Justice        | \$ 1,914   | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ 1,914   |
| Detention               | \$ 15,620  | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ 15,620  |
| Emergency Services      | \$ 220     | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ 220     |
| Health                  | \$ 5,060   | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ 5,060   |
| Library                 | \$ 5,016   | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ 5,016   |
| Other County Facilities | \$ 15,246  | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ 15,246  |
| Regional Parks          | \$ 4,950   | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ 4,950   |
| Neighborhood Parks      | \$ -       | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ -       |
| Sheriff                 | \$ -       | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ -       |
| County-wide IT          | \$ 132     | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ 132     |
| RTIF                    | \$ 52,888  | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ 52,888  |
| Administrative Charge   | \$ 2,081   | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ 2,081   |
| Total                   | \$ 106,141 | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ 106,141 |

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

Location: **City of Modesto**

Fee Schedule: **2** **Total Fee: \$ 4,825**

**Manager Apartment**

**Morris Village / APN: 111-005-073**

Land Use Type:

Percent Charged:

Building Quantity (Units or Square Feet):

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

|                                  | Use 1: | Use 2: | Use 3: | Use 4: | Use 5: | Use 6: | Total |
|----------------------------------|--------|--------|--------|--------|--------|--------|-------|
| <b>Multifamily / Mobile Home</b> |        |        |        |        |        |        |       |
|                                  | 100%   | 100%   | 100%   | 100%   | 100%   | 100%   |       |
|                                  | 1      |        |        |        |        |        |       |
|                                  |        |        |        |        |        | -      |       |

| <b><u>Impact Fee Categories:</u></b> | <input checked="" type="checkbox"/> CREDIT <input checked="" type="checkbox"/> CREDIT <input checked="" type="checkbox"/> CREDIT |             |             |             |             |             | <b>NET</b>      |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|-------------|-------------|-------------|-----------------|
|                                      | Use 1:                                                                                                                           | Use 2:      | Use 3:      | Use 4:      | Use 5:      | Use 6:      |                 |
| Animal Services                      | \$ 77                                                                                                                            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 77           |
| Behavioral Health                    | \$ 60                                                                                                                            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 60           |
| Criminal Justice                     | \$ 87                                                                                                                            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 87           |
| Detention                            | \$ 710                                                                                                                           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 710          |
| Emergency Services                   | \$ 10                                                                                                                            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 10           |
| Health                               | \$ 230                                                                                                                           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 230          |
| Library                              | \$ 228                                                                                                                           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 228          |
| Other County Facilities              | \$ 693                                                                                                                           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 693          |
| Regional Parks                       | \$ 225                                                                                                                           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 225          |
| Neighborhood Parks                   | \$ -                                                                                                                             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -            |
| Sheriff                              | \$ -                                                                                                                             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -            |
| County-wide IT                       | \$ 6                                                                                                                             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 6            |
| RTIF                                 | \$ 2,404                                                                                                                         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 2,404        |
| Administrative Charge                | \$ 95                                                                                                                            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 95           |
| <b>Total</b>                         | <b>\$ 4,825</b>                                                                                                                  | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 4,825</b> |

KEYNOTES  
ORGANIZATION OF THE SPECIFICATIONS AND KEYNOTES INTO DIVISIONS, SECTIONS AND ARTICLES, AND ARRANGEMENT OF DRAWINGS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.

- 1 GENERAL**  
1.01 Property line.  
1.04 Utility easement.  
1.05 Dashed line indicates projection, story or roof above.  
1.06 2'-0" vehicle overhang.  
1.22 Accessible electric vehicle charging station - (EVCS) - see detail 16/A1.2.  
1.23 Van accessible electric vehicle charging station - (EVCS) - see detail 16/A1.2.  
1.24 Future non-regulated electric vehicle charging station - (EVCS).  
1.25 5'-0" wide access aisle.  
1.29 Concrete wheel stop.  
1.30 4" wide painted stripe (white u.n.s.).  
1.70 Electrical vehicle charger receptacle (EVCR).
- 2 EXISTING CONDITIONS**  
2.01 (E) Utility pole to remain. Protect from damage.  
2.03 (E) Fence to remain. Protect from damage.  
2.04 (E) Tree to remain. Protect from damage.  
2.05 (E) Public improvements, sidewalk, curb, gutter to remain. Protect from damage. Patch and repair as required.
- 3 CONCRETE**  
3.02 Concrete patio. Slope 1-1/2% (min), 2% (max) in any direction.  
3.03 Concrete apron at trash pickup area. See civil drawings.  
3.26 Slope concrete to drain.
- 4 MASONRY**  
4.05 (E) Masonry wall to remain. Protect from damage.
- 7 THERMAL & MOISTURE PROTECTION**  
7.41 3 x 4 downspout - see elevations.
- 10 SPECIALTIES**  
10.10 Mail & parcel boxes in recessed niche - see dtl. 26/A1.2 for accessible heights.  
10.14 USPS Key Keeper for Post office access to mail area.  
10.30 Illuminated monument sign.  
10.71 Intercom communication system per KMM Standards. Top of intercom at 48" max. per 14/A8.2.  
10.72 Provide wall mounted ADA Push Button with Integrated Fob/Card Reader. Wall mount button dimensions match Detail 5/A1.3.  
10.73 Provide 47x46 Mounting Pedestal ADA Push Button with Integrated Fob/Card Reader. See detail 5/A1.3.  
10.74 Key Fob/Card Reader. Height per detail 14/A8.2.  
10.75 Pet waste station. See landscape.
- 21 FIRE SUPPRESSION**  
21.10 Fire hydrant, see civil.
- 22 PLUMBING**  
22.30 (E) Domestic water backflow preventer to remain. Protect from damage.
- 23 MECHANICAL**  
23.02 Ground mounted condenser. Set on concrete pad. See mechanical.
- 32 EXTERIOR IMPROVEMENTS**  
32.02 Detachable warning mat - see dtl. 12/A1.2.  
32.03 Medium broom finish.  
32.04 Concrete curb. See civil drawings.  
32.05 Exterior concrete walkway 4'-0" minimum wide. Medium broom finish. Running slope not to exceed 5%, cross slope not to exceed 2%. See landscape and civil drawings.  
32.30 Swale.  
32.41 Bench.  
32.43 Picnic table. See landscape.  
32.71 Entry gate. See detail 24/A1.2.  
32.72 6" Fence and gate. See detail 20/A1.2.  
32.73 Smoke pavilion. See detail 22/A1.2.  
32.74 Visitor bike parking. Rack by others. See dtl. 9/A1.2.  
32.75 (N) Parking Access.  
32.76 (E) Parking at Adjacent Property.  
32.77 (E) Curb to remain. Protect from damage.  
32.78 Football Table. See landscape.  
32.79 Cornhole Game Area. See landscape.  
32.80 Curve Outdoor Bike Shelter & Racks by Ground control systems. See detail 17/A1.3.  
32.82 6" wood Fence with metal posts. See landscape.  
32.83 Slope curb with ramp. See civil.
- 33 UTILITIES**  
33.04 Transformer.  
33.71 Stormwater detention.

■ Morris Village

E Morris Ave  
Modesto, CA 95354

■ SITE PLAN

1 SITE PLAN  
APPROVED BY *[Signature]* (C&ED Director or designee)  
ON June 15, 2026 AS CONFORMING TO  
THE CITY OF MODESTO ZONING REGULATIONS  
AND APPLICABLE DESIGN GUIDELINES, SUBJECT  
TO CONDITIONS OF APPROVAL AS SPECIFIED.  
FILE No. PLAN 2026-00023

■ DD

03/25/2026

■ A1.1

Project No. 221057  
BIM Coordinator: BC First Initial BC Last

PFF Committee Meetings are held the 3<sup>rd</sup> Thursday of each month. The deadline to submit requests for consideration is ten (10) days prior to the scheduled meeting date.

## **Request for Use of Public Facility Fee Funds**

(All categories except for "Roads" and "Other County Facilities")

**Date: August 20, 2026**

**Requesting Department: Behavioral Health & Recovery Services (BHRS)**

**Contact Person/Phone: Sam Groves, Assistant Director/CFO, 209-247-4154**

**Project Name: BHRS One Stop Shop for Supportive Services**

| <b>Project Cost</b> | <b>PFF Funds Requested</b> | <b>PFF Category (Source)</b> | <b>Funds Available</b> |
|---------------------|----------------------------|------------------------------|------------------------|
| \$2,500,000         | <b>\$500,000</b>           | Fund 2407                    | \$1,206,464.77         |

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

No open requests with the PFF committee.

### **Project Description:**

The BHRS One Stop Shop for Supportive Services is a new model for providing behavioral health services. The Redwoods Campus at 800 Scenic Drive has long been used by BHRS for a variety of services including psychiatric inpatient care, substance use disorder residential treatment services, crisis emergency services, youth and family services, case management and older adult services to name a few. In 2022, some of these services were transferred to other community providers leaving space at the Redwoods Campus for the One Stop Shop model. This project will relocate services provided elsewhere (Garden Gate Respite) and provide a permanent location for the Behavioral Health Advocacy Program and Wellness Center.

Stanislaus County has experienced a substantial increase in the number of people experiencing homelessness, accompanied by persistent and significant behavioral health needs. The County's Point-in-Time (PIT) count increased from 1,356 people in 2018 to 2,086 in 2025, representing a 54% increase. Behavioral health needs remain prevalent within this growing population. In the 2022 PIT survey, 47% of responding adults reported serious mental illness and 30% reported a substance-use disorder. More recent County data indicate that, in 2025, 26% of homeless adults reported a mental-health disorder and 15% reported a substance-use disorder. Together, these data demonstrate that as the homeless population has grown, behavioral health needs have remained a significant and ongoing component of homelessness in Stanislaus County.

To bridge the gap, BHRS expanded services to meet those needs with temporary solutions through modular facilities and leases. The One Stop Shop for Supportive Services will provide permanent facilities for the Behavioral Health Advocacy Program and Wellness Center through tenant improvements to the Redwoods Campus to include:

- Remodel of existing restrooms to meet Americans with Disabilities Act (ADA) accessibility requirements
- Installation of ADA-compliant showering facilities
- Installation of a commercial kitchen for food preparation
- Installation of laundry space
- Installation of a client reception and interview area

PFF Committee Meetings are held the 3<sup>rd</sup> Thursday of each month. The deadline to submit requests for consideration is ten (10) days prior to the scheduled meeting date.

- Other modifications in order to meet licensing requirements

### PFF Funding Eligibility:

Funding requested will be used for permanent locations for the Behavioral Health Advocacy Program and Wellness Center along with relocation of Garden Gate Respite housing. In 2016, the Behavioral Health Advocacy Program was provided a modular building in the parking lot at 800 Scenic Drive in the portion of County Center II that is currently slated for demolition and/or sale. The Wellness Center was at a leased facility until 2022 when the lease was not renewed and the Wellness Center was temporarily relocated to one of BHR's transitional supportive housing sites until a permanent location could be prepared.

| Year | Population | % of need attributable to growth | Total cost of Project | PFF Eligible |
|------|------------|----------------------------------|-----------------------|--------------|
| 2003 | 489,094    |                                  |                       |              |
| 2025 | 555,765    | 57.00%                           | 2,500,000             | 1,425,000    |

2003 update forward - use 2400 series accounts

Source: E-1: Population Estimates for Cities, Counties, and the State January 1, 2023 and 2024 – State/County Population Estimates with Annual Percent Change – January 1, 2023 and 2024 City/County (last updated June 1, 2025)

[Estimates-E1 | Department of Finance](#)

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

| Year                                               | Population | % of need attributable to growth | Total cost of Project | PFF Eligible |
|----------------------------------------------------|------------|----------------------------------|-----------------------|--------------|
| 1990                                               | 354,000    |                                  |                       |              |
| 2025                                               | 555,765    | 57.00%                           | 2,500,000             | 1,425,000    |
| First issuance of funds - use 6400 series accounts |            |                                  |                       |              |

## 4. Behavioral Health

The purpose of this fee is to ensure that new development funds its fair share of behavioral health facilities. The fee will be charged countywide to both residential and nonresidential development. The County will use fee revenues to expand behavioral health facilities, including vehicles and equipment, to serve new development.

### Service Population

Behavioral health facilities serve both residents and businesses and provide services equally to both incorporated and unincorporated portions of the County. Therefore, demand for services and associated facilities are based on the County's service population including residents and workers.

**Table 4.1** shows the estimated service population in 2016 and 2045. The demand for countywide behavioral health facilities is primarily related to the demands that residents and businesses place on those facilities. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.31-weighting factor for workers is based on a 40-hour workweek divided by the total number of non-work hours in a week (128) and reflects the degree to which nonresidential development yields a lesser demand for countywide behavioral health facilities.

**Table 4.1: Behavioral Health Facilities Service Population**

|                               | Residents | Workers | Service Population |
|-------------------------------|-----------|---------|--------------------|
| Existing (2016)               | 533,800   | 181,800 | 590,200            |
| New Development (2016-2045)   | 338,400   | 58,900  | 356,700            |
| Total (2045)                  | 872,200   | 240,700 | 946,900            |
| Weighting factor <sup>1</sup> | 1.00      | 0.31    |                    |

<sup>1</sup> Workers are weighted at 0.31 of residents based on a 40 hour work week out of a possible 128 non-work hours in a week.

Sources: Table 2.1, Willdan Financial Services.

### Facility Standards

This study uses the existing inventory method to calculate fee schedules for behavioral health facilities (see *Introduction* for further information). **Table 4.2** presents an inventory of behavioral health facilities in Stanislaus County along with an estimated current replacement value. An inventory of vehicles and equipment can be found in **Appendix Table A.2**. An inventory of technological assets can be found in **Appendix Table A.11**. The total value of existing behavioral health facilities is approximately \$17.3 million.

**Table 4.2: Behavioral Health Facilities Existing Inventory**

|                                        | Inventory    | Units   | Unit Cost <sup>1</sup> | Value             |
|----------------------------------------|--------------|---------|------------------------|-------------------|
| <u>Land (acres)</u>                    |              |         |                        |                   |
| 800 Scenic Drive, Modesto              | 1.85         | Acres   | \$ 653,400             | \$ 1,209,000      |
| 1905 Memorial Drive, Ceres             | 15.37        | Acres   | 50,000                 | <u>769,000</u>    |
|                                        |              |         |                        | \$ 1,978,000      |
| <u>Buildings (square feet)</u>         |              |         |                        |                   |
| 800 Scenic, Modesto                    |              |         |                        |                   |
| Behavioral Health Share                | 26,414       | Sq. Ft. | 351 <sup>1</sup>       | \$ 9,271,000      |
| 2215 Blue Gum, Modesto                 |              |         |                        |                   |
| Juvenile Justice                       | 1,440        | Sq. Ft. | 351                    | 505,000           |
| Juvenile Justice                       | 2,150        | Sq. Ft. | 351                    | 755,000           |
| CSA Bldg.-Hackett Rd.                  | <u>2,600</u> | Sq. Ft. | 351                    | <u>913,000</u>    |
| Total Building Square Feet             | 32,604       | Sq. Ft. |                        | \$ 11,444,000     |
| Vehicles (from Table A.2)              |              |         |                        | \$ 1,539,060      |
| Technology (from Table A.11)           |              |         |                        | \$ 1,424,125      |
| Existing PFF Fund Balance <sup>2</sup> |              |         |                        | <u>\$ 911,300</u> |
| Total Value Existing Facilities        |              |         |                        | \$ 17,296,484     |

<sup>1</sup> Unit costs based on market value.

<sup>2</sup> Current as of December 31, 2016. Rounded to the hundreds.

Sources: Tables 2.3, A.2 and A.11; Stanislaus County; Willdan Financial Services

**Table 4.3** shows the current per capita investment in behavioral health facilities. This value was calculated by dividing the existing investment in behavioral health facilities by the current service population. The cost per resident is \$29, and the cost per worker is \$9.

**Table 4.3: Behavioral Health Facilities Existing Standard**

|                                       |                |
|---------------------------------------|----------------|
| Existing Behavioral Health Facilities | \$ 17,296,484  |
| Existing Service Population           | <u>590,200</u> |
| Facility Standard per Capita          | \$ 29          |
| Cost per Resident                     | \$ 29          |
| Cost per Worker <sup>1</sup>          | 9              |

<sup>1</sup> Worker weighting factor of 0.31 applied to cost per resident.

Sources: Tables 4.1 and 4.2.

## Use of Fee Revenues

The County can use behavioral health facilities fee revenues for the construction or purchase of new buildings, land, vehicles, or equipment that expand the capacity of the existing system to serve new development. Fee revenues may not be used for replacement of aging facilities or equipment or to otherwise correct existing deficiencies unrelated to new development. The inclusion of technological assets in the facility inventory will allow fee revenue to be spent on technology related to behavioral health services. **Table 4.4** displays projected fee revenue through 2045.

**Table 4.4: Projected Revenue - Existing Standard**

|                                                     |               |
|-----------------------------------------------------|---------------|
| Facility Standard per Capita                        | \$ 29         |
| Service Population Growth Within County (2016-2045) | 356,700       |
| New Development Contribution to Planned Facilities  | \$ 10,344,300 |

Sources: Tables 4.1 and 4.3.

## Fee Schedule

**Table 4.5** shows the behavioral health facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space).

**Table 4.5: Behavioral Health Facilities Fee Schedule - Existing Facilities Standard**

| Land Use                | A        |    | B       | C=AxB            |    | D = C / 1,000 |       |
|-------------------------|----------|----|---------|------------------|----|---------------|-------|
|                         | Cost Per |    | Density | Fee <sup>1</sup> |    | Fee per       |       |
|                         | Capita   |    |         |                  |    | Sq. Ft.       |       |
| <u>Residential</u>      |          |    |         |                  |    |               |       |
| Single Family           | \$       | 29 | 3.18    | \$               | 92 |               |       |
| Multifamily             |          | 29 | 2.07    |                  | 60 |               |       |
| Accessory Dwelling Unit |          | 29 | 1.00    |                  | 29 |               |       |
| <u>Nonresidential</u>   |          |    |         |                  |    |               |       |
| Commercial              | \$       | 9  | 2.41    | \$               | 22 | \$            | 0.022 |
| Office                  |          | 9  | 2.87    |                  | 26 |               | 0.026 |
| Industrial (Small)      |          | 9  | 0.64    |                  | 6  |               | 0.006 |
| Industrial (Large)      |          |    |         |                  |    |               |       |
| Manufacturing           |          | 9  | 0.92    |                  | 8  |               | 0.008 |
| Distribution            |          | 9  | 0.37    |                  | 3  |               | 0.003 |
| Warehouse               |          | 9  | 0.18    |                  | 2  |               | 0.002 |

<sup>1</sup> Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

Sources: Tables 2.2 and 4.3.

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

|            |                                               | <b>Cash<br/>Balances</b> | <b>Open Project<br/>Balances Not Yet</b> | <b>Unobligated<br/>Cash Balances</b> |
|------------|-----------------------------------------------|--------------------------|------------------------------------------|--------------------------------------|
| <b>Fee</b> | <b>Description</b>                            | <b>As of 07/31/2026</b>  | <b>Withdrawn</b>                         | <b>As of 07/31/2026</b>              |
| 2400       | Regional Transportation Impact Fee            | 9,456,201.95             | (87,601,714.05)                          | (78,145,512.10)                      |
| 2401       | City/County Roads                             | 916,381.58               | 0.00                                     | 916,381.58                           |
| 2402       | Detention                                     | 3,636,890.46             | 0.00                                     | 3,636,890.46                         |
| 2403       | Criminal Justice                              | 1,447,114.83             | 0.00                                     | 1,447,114.83                         |
| 2404       | Library                                       | 933,030.49               | (3,000,001.01)                           | (2,066,970.52)                       |
| 2405       | Regional Parks                                | 3,888,616.25             | 0.00                                     | 3,888,616.25                         |
| 2406       | Health                                        | 843,918.54               | 0.00                                     | 843,918.54                           |
| 2407       | Behavioral Health                             | 1,274,475.16             | 0.00                                     | 1,274,475.16                         |
| 2408       | Other Facilities                              | 9,280,610.63             | (2,828,555.00)                           | 6,452,055.63                         |
| 2409       | Administrative Fees                           | 298,199.27               | (8,640.00)                               | 289,559.27                           |
| 2410       | Sheriff                                       | 871,030.34               | 0.00                                     | 871,030.34                           |
| 2411       | Emergency Services                            | 261,429.65               | 0.00                                     | 261,429.65                           |
| 2412       | Admin Fees Unincorporated                     | 228,025.65               | 0.00                                     | 228,025.65                           |
| 2413       | Neighborhood Parks                            | 207,340.57               | 0.00                                     | 207,340.57                           |
| 2414       | Animal Services                               | 985,004.55               | (10,200.00)                              | 974,804.55                           |
| 2415       | Info Technology                               | 288,604.85               | 0.00                                     | 288,604.85                           |
|            | <b>Subtotal</b>                               | <b>34,816,874.77</b>     | <b>(93,449,110.06)</b>                   | <b>(58,632,235.29)</b>               |
| 6400       | Regional Transportation Impact Fee            | 884.87                   | 0.00                                     | 884.87                               |
| 6401       | City/County Roads                             | 46.01                    | 0.00                                     | 46.01                                |
| 6402       | Jails                                         | 0.00                     | 0.00                                     | 0.00                                 |
| 6403       | Justice                                       | 64,794.33                | 0.00                                     | 64,794.33                            |
| 6405       | Parks                                         | 0.00                     | 0.00                                     | 0.00                                 |
| 6406       | Public Health                                 | 0.00                     | 0.00                                     | 0.00                                 |
| 6407       | Outpatient                                    | 792,168.17               | 0.00                                     | 792,168.17                           |
| 6408       | Other Facilities                              | 4,946.85                 | 0.00                                     | 4,946.85                             |
| 6409       | Administrative Fees                           | 0.00                     | 0.00                                     | 0.00                                 |
| 6410       | Sheriff Patrol                                | 1,468.42                 | 0.00                                     | 1,468.42                             |
| 6411       | Fire Warden                                   | 24,152.56                | 0.00                                     | 24,152.56                            |
| 6412       | Admin Fees-Unincorporated                     | 0.00                     | 0.00                                     | 0.00                                 |
| 6413       | Other Facilities-Unincorporated               | 13,039.43                | 0.00                                     | 13,039.43                            |
|            | <b>Subtotal</b>                               | <b>901,500.64</b>        | <b>0.00</b>                              | <b>901,500.64</b>                    |
|            | <b>Grand Total</b>                            | <b>35,718,375.41</b>     | <b>(93,449,110.06)</b>                   | <b>(57,730,734.65)</b>               |
|            | <b>Grand Total Excluding RTIF and Library</b> | <b>25,329,142.97</b>     | <b>(2,847,395.00)</b>                    | <b>22,481,747.97</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 One Month Ended July 31, 2026**

| <b>Activity from New Fee Structure Effective 5/12/03</b> |                                          |                       |                        |                    |                |                      |                     |
|----------------------------------------------------------|------------------------------------------|-----------------------|------------------------|--------------------|----------------|----------------------|---------------------|
| <b>Fee</b>                                               | <b>Description</b>                       | <b>Fees Collected</b> | <b>Interest Earned</b> | <b>Adjustments</b> | <b>Refunds</b> | <b>Distributions</b> | <b>Net Activity</b> |
| 2400                                                     | Regional Transportation Impact Fee       | 849,279.43            | 0.00                   | 0.00               | 0.00           | 0.00                 | 849,279.43          |
| 2401                                                     | City/County Roads                        | 0.00                  | 0.00                   | 0.00               | 0.00           | 0.00                 | 0.00                |
| 2402                                                     | Detention                                | 273,735.77            | 0.00                   | 0.00               | 0.00           | 0.00                 | 273,735.77          |
| 2403                                                     | Criminal Justice                         | 33,610.87             | 0.00                   | 0.00               | 0.00           | 0.00                 | 33,610.87           |
| 2404                                                     | Library                                  | 88,510.00             | 0.00                   | 0.00               | 0.00           | (200,000.00)         | (111,490.00)        |
| 2405                                                     | Regional Parks                           | 87,224.00             | 0.00                   | 0.00               | 0.00           | (555,750.00)         | (468,526.00)        |
| 2406                                                     | Health                                   | 88,749.83             | 0.00                   | 0.00               | 0.00           | 0.00                 | 88,749.83           |
| 2407                                                     | Behavioral Health                        | 23,287.59             | 0.00                   | 0.00               | 0.00           | 0.00                 | 23,287.59           |
| 2408                                                     | Other Facilities                         | 272,469.00            | 0.00                   | 0.00               | 0.00           | 0.00                 | 272,469.00          |
| 2409                                                     | Admin Fees                               | 33,670.00             | 0.00                   | 0.00               | 0.00           | 2,592.16             | 36,262.16           |
| 2410                                                     | Sheriff                                  | 4,810.00              | 0.00                   | 0.00               | 0.00           | 0.00                 | 4,810.00            |
| 2411                                                     | Emergency Services                       | 3,878.00              | 0.00                   | 0.00               | 0.00           | 0.00                 | 3,878.00            |
| 2412                                                     | Unincorp-Admin Fees                      | 1,013.00              | 0.00                   | 0.00               | 0.00           | 0.00                 | 1,013.00            |
| 2413                                                     | Neighborhood Parks                       | 3,337.00              | 0.00                   | 0.00               | 0.00           | 0.00                 | 3,337.00            |
| 2414                                                     | Animal Services                          | 2,523.00              | 0.00                   | 0.00               | 0.00           | 0.00                 | 2,523.00            |
| 2415                                                     | Information Technology                   | 2,401.51              | 0.00                   | 0.00               | 0.00           | 0.00                 | 2,401.51            |
| 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>1,768,499.00</b>   | <b>0.00</b>            | <b>0.00</b>        | <b>0.00</b>    | <b>(753,157.84)</b>  | <b>1,015,341.16</b> |
| <b>Activity from Original Fee Structure</b>              |                                          |                       |                        |                    |                |                      |                     |
| <b>Fee</b>                                               | <b>Description</b>                       | <b>Fees Collected</b> | <b>Interest Earned</b> | <b>Adjustments</b> | <b>Refunds</b> | <b>Distributions</b> | <b>Net Activity</b> |
| 6400                                                     | Regional Transportation Impact Fee       | 0.00                  | 0.00                   | 0.00               | 0.00           | 0.00                 | 0.00                |
| 6401                                                     | City/County Roads                        | 0.00                  | 0.00                   | 0.00               | 0.00           | 0.00                 | 0.00                |
| 6402                                                     | Jails                                    | 0.00                  | 0.00                   | 0.00               | 0.00           | 0.00                 | 0.00                |
| 6403                                                     | Justice                                  | 0.00                  | 0.00                   | 0.00               | 0.00           | 0.00                 | 0.00                |
| 6404                                                     | Library                                  | 0.00                  | 0.00                   | 0.00               | 0.00           | 0.00                 | 0.00                |
| 6405                                                     | Parks                                    | 0.00                  | 0.00                   | 0.00               | 0.00           | 0.00                 | 0.00                |
| 6406                                                     | Public Health                            | 0.00                  | 0.00                   | 0.00               | 0.00           | 0.00                 | 0.00                |
| 6407                                                     | Outpatient                               | 0.00                  | 0.00                   | 0.00               | 0.00           | 0.00                 | 0.00                |
| 6408                                                     | Other Facilities                         | 0.00                  | 0.00                   | 0.00               | 0.00           | 0.00                 | 0.00                |
| 6409                                                     | Admin Fees                               | 0.00                  | 0.00                   | 0.00               | 0.00           | 0.00                 | 0.00                |
| 6410                                                     | Sheriff                                  | 0.00                  | 0.00                   | 0.00               | 0.00           | 0.00                 | 0.00                |
| 6411                                                     | Fire Warden                              | 0.00                  | 0.00                   | 0.00               | 0.00           | 0.00                 | 0.00                |
| 6412                                                     | Unincorp-Admin Fees                      | 0.00                  | 0.00                   | 0.00               | 0.00           | 0.00                 | 0.00                |
| 6413                                                     | Unincorp-Other Facility                  | 0.00                  | 0.00                   | 0.00               | 0.00           | 0.00                 | 0.00                |
| <b>Sub-Totals</b>                                        |                                          | <b>0.00</b>           | <b>0.00</b>            | <b>0.00</b>        | <b>0.00</b>    | <b>0.00</b>          | <b>0.00</b>         |
| <b>TOTAL ALL FEES</b>                                    |                                          | <b>1,768,499.00</b>   | <b>0.00</b>            | <b>0.00</b>        | <b>0.00</b>    | <b>(753,157.84)</b>  | <b>1,015,341.16</b> |
| <b>GRAND TOTAL JUL-25 - JUL-25</b>                       |                                          | <b>419,700.90</b>     | <b>0.00</b>            | <b>0.00</b>        | <b>0.00</b>    | <b>(201,315.80)</b>  | <b>218,385.10</b>   |
| <b>CHANGE FROM PRIOR YEAR TO DATE</b>                    |                                          | <b>321%</b>           | <b>0%</b>              | <b>0%</b>          | <b>0%</b>      | <b>274%</b>          | <b>365%</b>         |

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

|                                                                  | (1)                               | (2)                                   | (1) - (2)                         |
|------------------------------------------------------------------|-----------------------------------|---------------------------------------|-----------------------------------|
| Project & Fee Description                                        | Approved Open PFF Project Amounts | Sum of Withdrawals through 07/31/2026 | Open PFF Project Remaining Amount |
| Admin Fees                                                       | (2,592.16)                        | (2,592.16)                            | 0.00                              |
| Administrative Fees - City                                       | (2,592.16)                        | (2,592.16)                            | 0.00                              |
| 2409-Admin Fees                                                  | (2,592.16)                        | (2,592.16)                            | 0.00                              |
| Administrative Fees - County                                     | 0.00                              | 0.00                                  | 0.00                              |
| 2409-Admin Fees                                                  | 0.00                              | 0.00                                  | 0.00                              |
| Project                                                          | 150,131,989.68                    | 56,682,879.62                         | 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               | 117,346,836.81                    | 34,745,122.76                         | 82,601,714.05                     |
| 2400-Regional Transportation Impact Fee                          | 117,346,836.81                    | 34,745,122.76                         | 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                          |
| Juvenile Justice Courtroom Improvement Project                   | 1,213,210.00                      | 1,213,210.00                          | 0.00                              |
| 2402-Detention                                                   | 1,213,210.00                      | 1,213,210.00                          | 0.00                              |
| Laird Parking Lot Project                                        | 1,125,750.00                      | 1,125,750.00                          | 0.00                              |
| 2405-Regional Parks                                              | 1,125,750.00                      | 1,125,750.00                          | 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>150,129,397.52</b>             | <b>56,680,287.46</b>                  | <b>93,449,110.06</b>              |

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

|                                                                  | (1)                               | (2)                                   | (1) - (2)                         |
|------------------------------------------------------------------|-----------------------------------|---------------------------------------|-----------------------------------|
| Fee & Project Description                                        | Approved Open PFF Project Amounts | Sum of Withdrawals through 07/31/2026 | Open PFF Project Remaining Amount |
| Admin Fees                                                       | (2,592.16)                        | (2,592.16)                            | 0.00                              |
| 2409-Admin Fees                                                  | (2,592.16)                        | (2,592.16)                            | 0.00                              |
| Administrative Fees - City                                       | (2,592.16)                        | (2,592.16)                            | 0.00                              |
| Administrative Fees - County                                     | 0.00                              | 0.00                                  | 0.00                              |
| Project                                                          | 150,131,989.68                    | 56,682,879.62                         | 93,449,110.06                     |
| 2400-Regional Transportation Impact Fee                          | 124,019,248.67                    | 36,417,534.62                         | 87,601,714.05                     |
| Claribel Road Extension Project # 200016- NCC PH 1               | 117,346,836.81                    | 34,745,122.76                         | 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                                                   | 9,193,709.00                      | 9,193,709.00                          | 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                              |
| Juvenile Justice Courtroom Improvement Project                   | 1,213,210.00                      | 1,213,210.00                          | 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                                              | 1,687,210.00                      | 1,687,210.00                          | 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                                        | 1,125,750.00                      | 1,125,750.00                          | 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                              |
| <b>Grand Total</b>                                               | <b>150,129,397.52</b>             | <b>56,680,287.46</b>                  | <b>93,449,110.06</b>              |

**Public Facilities Fees  
Open Project List  
As of July 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 07/31/2026 | 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 | 117,346,836.81                    | 34,745,122.76                  | 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                                                                                                                     | 0.00                              | 0.00                           | 0.00                              | 2409-Admin Fees                         | Admin Fees   |
| Cities                  | Administrative Fees - City                                       | N/A                           | N/A                                                                                                                     | (2,592.16)                        | (2,592.16)                     | 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, 8/26/2            | 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      |
| GSA                     | Juvenile Justice Courtroom Improvement Project                   | 5/19/2026                     | 2026-0252                                                                                                               | 1,213,210.00                      | 1,213,210.00                   | 0.00                              | 2402-Detention                          | Project      |
| PKS                     | Laird Parking Lot Project                                        | 7/14/2026                     | 2026-0394                                                                                                               | 555,750.00                        | 555,750.00                     | 0.00                              | 2405-Regional Parks                     | Project      |
| <b>Total</b>            |                                                                  |                               |                                                                                                                         | <b>150,129,397.52</b>             | <b>56,680,287.46</b>           | <b>93,449,110.06</b>              |                                         |              |

[illegible]