

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

DEPT: Chief Executive Office

BOARD AGENDA # \*B-5

Urgent

Routine

AGENDA DATE March 20, 2012

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Acceptance of the Public Facilities Fees Inflationary Update and Approval to Delay the Recommended Inflationary Adjustment for a Period of Twelve Months

STAFF RECOMMENDATIONS:

1. Accept the Public Facilities Fees (PFF) Inflationary Update.
2. Approve the delay of the recommended inflationary adjustment to Public Facilities Fees for a period of twelve months.

FISCAL IMPACT:

Since adoption of the program in March 1990, Stanislaus County has collected over \$165 million in Public Facilities Fees (PFF) and over \$30 million in interest. Approximately \$124 million has been distributed to fund needed capital improvements including transportation infrastructure, jail expansion, library facilities and park improvements. The balance of these funds are dedicated to large, long term capital improvement projects, including new jail construction and major road infrastructure construction.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2012-113

On motion of Supervisor Withrow, Seconded by Supervisor De Martini

and approved by the following vote,

Ayes: Supervisors: Chiesa, Withrow, Monteith, De Martini and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No. M-64-I-13

## Acceptance of the Public Facilities Fees Inflationary Update and Approval to Delay the Recommended Inflationary Adjustment for a Period of Twelve Months

### **FISCAL IMPACT (continued):**

The 2011 PFF Inflationary update provided by Willdan Financial Services projects an average 5% inflationary increase to PFF fees across all categories. The total net PFF collected in calendar year 2011 was \$1.5 million. By delaying an average 5% inflationary increase at this time an approximate \$75,000 deficit in fee collection would be created in 2012. This deficit will be addressed by seeking other funding sources such as State Bond funds as well as grant opportunities from other State and Federal sources.

### **DISCUSSION:**

The Stanislaus County's Public Facilities Fee (PFF) program was developed in 1989. The primary objective of the PFF program is to ensure that new development pays the capital costs associated with growth. The PFF program collects impact fees from new development throughout the County, both in cities and the unincorporated area, to fund the public facilities required to accommodate growth. The program includes two types of impact fees: Countywide fees which are collected from new development both in the cities and in the unincorporated area to fund public facilities for services provided to all County residents, and unincorporated fees collected only from new development in the unincorporated area for facilities needed to serve those areas such as sheriff patrol and neighborhood park facilities.

Since the program's original adoption, it has undergone four updates. The most recent comprehensive update of the County's Public Facilities Fee (PFF) program was presented to the Board of Supervisors on March 30, 2010, at which time the Board approved all components of the revised PFF Impact Study, with the exception of the Regional Transportation Impact Fee (RTIF) portion. On July 20, 2010, the Board adopted an updated Regional Transportation Impact Fee Study and authorized staff to meet with all nine cities and the Stanislaus Council of Governments (StanCOG) to begin the development and formation of a more inclusive Regional Transportation Impact Fee (RTIF) Program. The updated RTIF is the transportation component of the County's PFF program.

On November 15, 2011 the Board of Supervisors accepted the one year summary report of the Regional Transportation Impact Fee (RTIF) working group and adopted a resolution approving the preparation of a Nexus Study for the RTIF program. The nexus study will determine the appropriate projects and fee for new development for RTIF. A scope was developed and the RTIF working group agreed that StanCOG would administer a contract to hire a consultant to develop the nexus study for the RTIF. The nexus study is currently being conducted by Willdan Financial Services. It is anticipated that a draft study will be presented to the Board of Supervisors and each City Council for consideration by the end of 2012.

## Acceptance of the Public Facilities Fees Inflationary Update and Approval to Delay the Recommended Inflationary Adjustment for a Period of Twelve Months

### Industrial Incentive Program

On July 20, 2010 the Board of Supervisors approved the Industrial Incentive Program to assist in offsetting increases in the large industrial fees related to the 2010 comprehensive update. The program applies a discount in the amount of PFF paid to the County based on a sliding scale, with the standard maximum discount reaching 60% of the total fee in the Manufacturing sector and up to 75% in the Warehouse and Distribution sectors. Incentive eligibility for Warehouse developments start at the 150,000 sq. ft. entry level. In Manufacturing and Distribution the entry level project size eligibility is set at 100,000 sq. ft. Points are awarded based on total capital investment, new jobs created and average hourly wage. In addition, bonus points can be awarded based on the projects ability to generate additional revenue to the County, addresses a community need, attract other support businesses, demonstrate significant efforts in reducing greenhouse gasses or be located in a location that meets strategic objectives of the County (i.e. transit oriented, diverted trips through use of rail, infill, as anchor to a new business park, etc.).

This Industrial Incentive Program has a sunset date of July 1, 2015 and to date has had some interest, but no applicants.

### Public Facilities Fees Inflationary Update

In October 2011 Cogdill & Giomi, Inc. was hired to provide an analysis of current land values for the PFF Inflationary Update study. The methodology process that was used to determine the opinions of value for the various categories included analyses of sales data, listings and other information deemed appropriate within Stanislaus County. Due to poor economic conditions and the struggling real estate market, finding actual market data for the various subject property types proved extremely difficult. The scarcity of data and the inconsistencies made reliance upon paired sales or any direct sales comparison analysis of minimal use. In support of the analysis provided, current listings, reports of pending activity, and statistical data provided by national and regional real estate marketing firms were considered. The analysis provided is most appropriate under existing conditions and produced reasonable value conclusions. Overall, almost all the land values decreased from the 2010 land values, with the exception of Regional Park which remained the same.

The land value analysis provided by Cogdill & Giomi, Inc. was supplied to Willdan Financial Services to complete the inflationary update to the Stanislaus County Public Facilities Fee (PFF) Program, including the Regional Transportation Facilities Fees (RTIF). Willdan Financial Services had assisted with the preparation of the program and completed the comprehensive update of the PFF program in 2010. The analysis provided updates to those fees for changes in land costs, building costs and inflation, but does not comprehensively re-examine all assumptions. Inflationary updates are recommended annually; whereas comprehensive updates are recommended every five years. The PFF Program Inflationary Update presents the updated fee schedules, inflation adjustment factors, updated unit costs and describes the inflation update procedures. The 2011 PFF Inflationary Update provided by Willdan Financial Services projects an average 5% inflationary increase to PFF fees across all categories.

## Acceptance of the Public Facilities Fees Inflationary Update and Approval to Delay the Recommended Inflationary Adjustment for a Period of Twelve Months

### Adjusting Fees in the Current Economic Climate

Stanislaus County continues to face major economic challenges such as increased unemployment rates and a continuing housing foreclosure crisis.

Between 2000 and 2010, local job growth has failed to keep pace with a 15.1% population increase. According to State estimates, payroll job creation was virtually non-existent even as the population expanded. In June 2011, unemployment stood at 17.2% of the labor force, compared to 12.1% for California and a National unemployment rate of 9.3%. Since the year 2000, average annual Stanislaus unemployment levels have exceeded U.S. rates from 3.1% to 7.8%. Stanislaus County's unemployment rate recently ranked 50<sup>th</sup> out of 58 counties in California.

Stanislaus County is at the epicenter of a region that has been especially hard-hit by the housing crisis. From peak 2005 levels to early 2011, the median home sales price fell over 50%, according to figures from the National Association of Home Builders (NAHB)/Wells Fargo Housing Opportunity Index. Fueled by declining home prices and rising unemployment, foreclosures have taken a toll on the local economy. Figures for July 2011 indicate that the foreclosure rate among outstanding mortgage loans in Stanislaus County was in excess of 3.5%.

Building Permits issued over the past five years shows a decline from 3,630 issued in 2007 to 2,140 issued in 2011, a 41% decline. The value of these same building permits issued declined from \$148 million in 2007 to \$63.8 million in 2011, a 57% decrease in revenue.

As a result of the poor economic climate, the decline in development and a real progress being made in the establishment of a new all communities RTIF program, the Chief Executive Office is recommending to delay an inflationary adjustment for a period of twelve months. This will allow the local economy to continue to rebound while supporting the RTIF group to formalize the development and formation of a more inclusive Regional Transportation Impact Fee (RTIF) Program for the region. Any deficit created by not implementing an inflationary adjustment this year will be tracked and reported on as part of next year's inflationary review. The inflationary adjustment will be reviewed in twelve months with a reassessment of the economy and the formation progress of the new RTIF program.

### **POLICY ISSUES:**

The recommended actions support the Board's priorities of promoting A Strong Local Economy, A Well Planned Infrastructure System and Effective Partnerships by recognizing the existing economic challenges within the building and development community and forgoing an inflationary increase to the County fee program for a 12 month period.

### **STAFFING IMPACT:**

There is no staffing impact associated with this item.

Acceptance of the Public Facilities Fees Inflationary Update and Approval to Delay the Recommended Inflationary Adjustment for a Period of Twelve Months

**CONTACT PERSON:**

Keith Boggs, Assistant Executive Officer. Telephone: (209) 525-6333.

# Memorandum

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To: Tera Chumley, Stanislaus County  
From: Carlos Villarreal, Willdan Financial Services  
Date: March 12, 2012  
Re: Final Draft – Public Facilities Fee Program Inflationary Update

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This memorandum documents an inflationary update to Stanislaus County's Public Facilities Fee Program (PFF), including the Regional Transportation Facilities Fee (RTIF). The PFF and RTIF underwent comprehensive updates in 2010. This analysis updates those fees for changes in land costs, building costs and inflation, but does not comprehensively re-examine all assumptions. Inflationary updates are recommended annually; whereas comprehensive updates are recommended every five years.

This memorandum presents the updated fee schedules, inflation adjustment factors, updated unit costs and describes the inflation update procedures. The updated tables corresponding to the tables and analysis used in the March 23, 2010 PFF Study and the June 15, 2010 RTIF Study are included at the end of the memorandum for reference.

## **Fee Schedules**

**Tables 1, 2 and 3** display the updated fee schedules. Table 1 contains fees for all of the unincorporated areas, including city spheres of influence in the County. Table 2 contains the fee schedule for the cities of Ceres, Hughson, Modesto, Patterson and Waterford. Table 3 contains the fee schedules for the cities of Turlock, Oakdale, Newman and Riverbank. The difference between Tables 2 and 3 is that Table 3 excludes the animal services facilities fee, as the cities of Turlock, Oakdale, Newman and Riverbank fund animal services facilities through other funding sources.

**Table 1: Development Impact Fee Summary - Unincorporated**

| Land Use   | Animal Services | Behavioral Health | Criminal Justice | Detention | Emergency Services | Health | Library | Other County Facilities | Regional Parks | Neighborhood Parks <sup>1</sup> | Sheriff <sup>1</sup> | County-wide IT | RTIF      | Admin Charge | Total Fee |
|--|-----------------|-------------------|------------------|-----------|--------------------|--------|---------|-------------------------|----------------|---------------------------------|----------------------|----------------|-----------|--------------|-----------|
| <u>Residential (Per Dwelling Unit)</u>           |                 |                   |                  |           |                    |        |         |                         |                |                                 |                      |                |           |              |           |
| Single Family                                    | \$ 69           | \$ 145            | \$ 129           | \$ 835    | \$ 19              | \$ 293 | \$ 410  | \$ 1,560                | \$ 252         | \$ 501                          | \$ 514               | \$ 44          | \$ 4,244  | \$ 90        | \$ 9,105  |
| Multifamily                                      | 48              | 101               | 90               | 583       | 13                 | 205    | 286     | 1,089                   | 176            | 349                             | 359                  | 31             | 2,601     | 59           | 5,990     |
| <u>Nonresidential (Per Thousand Square Feet)</u> |                 |                   |                  |           |                    |        |         |                         |                |                                 |                      |                |           |              |           |
| Office   | N/A             | \$ 40             | \$ 37            | \$ 235    | \$ 6               | \$ 83  | N/A     | \$ 442                  | N/A            | N/A                             | \$ 146               | \$ 11          | \$ 3,423  | \$ 44        | \$ 4,467  |
| Industrial                                       |                 |                   |                  |           |                    |        |         |                         |                |                                 |                      |                |           |              |           |
| Industrial (Small)                               | N/A             | \$ 9              | \$ 8             | \$ 52     | \$ 1               | \$ 19  | N/A     | \$ 99                   | N/A            | N/A                             | \$ 33                | \$ 3           | \$ 1,560  | \$ 18        | \$ 1,802  |
| Industrial (Large)                               |                 |                   |                  |           |                    |        |         |                         |                |                                 |                      |                |           |              |           |
| Manufacturing                                    | N/A             | 13                | 12               | 75        | 2                  | 27     | N/A     | 142                     | N/A            | N/A                             | 47                   | 4              | 1,643     | 20           | 1,985     |
| Distribution                                     | N/A             | 5                 | 5                | 30        | 1                  | 11     | N/A     | 57                      | N/A            | N/A                             | 19                   | 1              | 1,917     | 20           | 2,066     |
| Warehouse  | N/A             | 3                 | 2                | 15        | 0.40               | 5      | N/A     | 28                      | N/A            | N/A                             | 9                    | 1              | 1,013     | 11           | 1,087     |
| Commercial <sup>2</sup>                          |                 |                   |                  |           |                    |        |         |                         |                |                                 |                      |                |           |              |           |
| Small Retail                                     | N/A             | \$ 34             | \$ 31            | \$ 198    | \$ 5               | \$ 70  | N/A     | \$ 371                  | N/A            | N/A                             | \$ 123               | \$ 10          | \$ 1,944  | \$ 28        | \$ 2,814  |
| Medium Retail                                    | N/A             | 34                | 31               | 198       | 5                  | 70     | N/A     | 371                     | N/A            | N/A                             | 123                  | 10             | 2,903     | 37           | 3,782     |
| Shopping Center                                  | N/A             | 34                | 31               | 198       | 5                  | 70     | N/A     | 371                     | N/A            | N/A                             | 123                  | 10             | 2,684     | 35           | 3,561     |
| Shopping Mall                                    | N/A             | 34                | 31               | 198       | 5                  | 70     | N/A     | 371                     | N/A            | N/A                             | 123                  | 10             | 1,643     | 25           | 2,510     |
| Church   | N/A             | \$ 34             | \$ 31            | \$ 198    | \$ 5               | \$ 70  | N/A     | \$ 371                  | N/A            | N/A                             | \$ 123               | \$ 10          | \$ 630    | \$ 15        | \$ 1,487  |
| Hospital   | N/A             | 34                | 31               | 198       | 5                  | 70     | N/A     | 371                     | N/A            | N/A                             | 123                  | 10             | 1,123     | 20           | 1,985     |
| Nursing Home                                     | N/A             | 34                | 31               | 198       | 5                  | 70     | N/A     | 371                     | N/A            | N/A                             | 123                  | 10             | 411       | 13           | 1,266     |
| <u>Special Cases<sup>3</sup></u>                 |                 |                   |                  |           |                    |        |         |                         |                |                                 |                      |                |           |              |           |
| Drive Through (per lane)                         | N/A             | N/A               | N/A              | N/A       | N/A                | N/A    | N/A     | N/A                     | N/A            | N/A                             | N/A                  | N/A            | \$ 17,059 | \$ 171       | \$ 17,230 |
| Gas Station (per pump)                           | N/A             | N/A               | N/A              | N/A       | N/A                | N/A    | N/A     | N/A                     | N/A            | N/A                             | N/A                  | N/A            | 6,654     | 67           | 6,721     |
| Motel/Hotel (per room)                           | N/A             | N/A               | N/A              | N/A       | N/A                | N/A    | N/A     | N/A                     | N/A            | N/A                             | N/A                  | N/A            | 685       | 7            | 692       |
| Golf Course (per acre)                           | N/A             | N/A               | N/A              | N/A       | N/A                | N/A    | N/A     | N/A                     | N/A            | N/A                             | N/A                  | N/A            | 821       | 8            | 829       |

<sup>1</sup> Charged only in unincorporated areas.

<sup>2</sup> Small Retail is less than 50,000 sq. ft.; Medium Retail ranges from 50,000 -100,000 sq. ft.; Shopping Center ranges from 100,000 - 300,000 sq. ft.; Shopping Mall is greater than 300,000 sq. ft.

<sup>3</sup> Charged as noted (per lane, per pump, per room or per acre), in addition to commercial fees (excluding RTIF).

**Table 2: Development Impact Fee Summary - Cities of Ceres, Hughson, Modesto, Patterson and Waterford**

| Land Use  | Animal Services | Behavioral Health | Criminal Justice | Detention | Emergency Services | Health | Library | Other County Facilities | Regional Parks | Neighborhood Parks <sup>1</sup> | Sheriff <sup>1</sup> | County-wide IT | RTIF      | Admin Charge | Total Fee |
|---|-----------------|-------------------|------------------|-----------|--------------------|--------|---------|-------------------------|----------------|---------------------------------|----------------------|----------------|-----------|--------------|-----------|
| <b><i>Residential (Per Dwelling Unit)</i></b>           |                 |                   |                  |           |                    |        |         |                         |                |                                 |                      |                |           |              |           |
| Single Family   | \$ 69           | \$ 145            | \$ 129           | \$ 835    | \$ 19              | \$ 293 | \$ 410  | \$ 851                  | \$ 252         | N/A                             | N/A                  | \$ 44          | \$ 4,244  | \$ 73        | \$ 7,364  |
| Multifamily   | 48              | 101               | 90               | 583       | 13                 | 205    | 286     | 594                     | 176            | N/A                             | N/A                  | 31             | 2,601     | 47           | 4,775     |
| <b><i>Nonresidential (Per Thousand Square Feet)</i></b> |                 |                   |                  |           |                    |        |         |                         |                |                                 |                      |                |           |              |           |
| Office  | N/A             | \$ 40             | \$ 37            | \$ 235    | \$ 6               | \$ 83  | N/A     | \$ 241                  | N/A            | N/A                             | N/A                  | \$ 11          | \$ 3,423  | \$ 41        | \$ 4,117  |
| <b>Industrial</b>                                       |                 |                   |                  |           |                    |        |         |                         |                |                                 |                      |                |           |              |           |
| Industrial (Small)                                      | N/A             | \$ 9              | \$ 8             | \$ 52     | \$ 1               | \$ 19  | N/A     | \$ 54                   | N/A            | N/A                             | N/A                  | \$ 3           | \$ 1,560  | \$ 17        | \$ 1,723  |
| <b>Industrial (Large)</b>                               |                 |                   |                  |           |                    |        |         |                         |                |                                 |                      |                |           |              |           |
| Manufacturing   | N/A             | 13                | 12               | 75        | 2                  | 27     | N/A     | 77                      | N/A            | N/A                             | N/A                  | 4              | 1,643     | 19           | 1,872     |
| Distribution  | N/A             | 5                 | 5                | 30        | 1                  | 11     | N/A     | 31                      | N/A            | N/A                             | N/A                  | 1              | 1,917     | 20           | 2,021     |
| Warehouse   | N/A             | 3                 | 2                | 15        | 0.40               | 5      | N/A     | 15                      | N/A            | N/A                             | N/A                  | 1              | 1,013     | 11           | 1,065     |
| <b>Commercial<sup>2</sup></b>                           |                 |                   |                  |           |                    |        |         |                         |                |                                 |                      |                |           |              |           |
| Small Retail  | N/A             | \$ 34             | \$ 31            | \$ 198    | \$ 5               | \$ 70  | N/A     | \$ 202                  | N/A            | N/A                             | N/A                  | \$ 10          | \$ 1,944  | \$ 25        | \$ 2,519  |
| Medium Retail   | N/A             | 34                | 31               | 198       | 5                  | 70     | N/A     | 202                     | N/A            | N/A                             | N/A                  | 10             | 2,903     | 35           | 3,488     |
| Shopping Center   | N/A             | 34                | 31               | 198       | 5                  | 70     | N/A     | 202                     | N/A            | N/A                             | N/A                  | 10             | 2,684     | 32           | 3,266     |
| Shopping Mall   | N/A             | 34                | 31               | 198       | 5                  | 70     | N/A     | 202                     | N/A            | N/A                             | N/A                  | 10             | 1,643     | 22           | 2,215     |
| Church  | N/A             | \$ 34             | \$ 31            | \$ 198    | \$ 5               | \$ 70  | N/A     | \$ 202                  | N/A            | N/A                             | N/A                  | \$ 10          | \$ 630    | \$ 12        | \$ 1,192  |
| Hospital  | N/A             | 34                | 31               | 198       | 5                  | 70     | N/A     | 202                     | N/A            | N/A                             | N/A                  | 10             | 1,123     | 17           | 1,690     |
| Nursing Home  | N/A             | 34                | 31               | 198       | 5                  | 70     | N/A     | 202                     | N/A            | N/A                             | N/A                  | 10             | 411       | 10           | 971       |
| <b><i>Special Cases<sup>3</sup></i></b>                 |                 |                   |                  |           |                    |        |         |                         |                |                                 |                      |                |           |              |           |
| Drive Through (per lane)                                | N/A             | N/A               | N/A              | N/A       | N/A                | N/A    | N/A     | N/A                     | N/A            | N/A                             | N/A                  | N/A            | \$ 17,059 | \$ 171       | \$ 17,230 |
| Gas Station (per pump)                                  | N/A             | N/A               | N/A              | N/A       | N/A                | N/A    | N/A     | N/A                     | N/A            | N/A                             | N/A                  | N/A            | 6,654     | 67           | 6,721     |
| Motel/Hotel (per room)                                  | N/A             | N/A               | N/A              | N/A       | N/A                | N/A    | N/A     | N/A                     | N/A            | N/A                             | N/A                  | N/A            | 685       | 7            | 692       |
| Golf Course (per acre)                                  | N/A             | N/A               | N/A              | N/A       | N/A                | N/A    | N/A     | N/A                     | N/A            | N/A                             | N/A                  | N/A            | 821       | 8            | 829       |

<sup>1</sup> Charged only in unincorporated areas.

<sup>2</sup> Small Retail is less than 50,000 sq. ft.; Medium Retail ranges from 50,000 -100,000 sq. ft.; Shopping Center ranges from 100,000 - 300,000 sq. ft.; Shopping Mall is greater than 300,000 sq. ft.

<sup>3</sup> Charged as noted (per lane, per pump, per room or per acre), in addition to commercial fees (excluding RTIF).



**Table 3: Development Impact Fee Summary - Cities of Turlock, Oakdale, Newman and Riverbank**

| Land Use   | Animal Services | Behavioral Health | Criminal Justice | Detention | Emergency Services | Health | Library | Other County Facilities | Regional Parks | Neighborhood Parks <sup>1</sup> | Sheriff <sup>1</sup> | County-wide IT | RTIF      | Admin Charge | Total Fee |
|--|-----------------|-------------------|------------------|-----------|--------------------|--------|---------|-------------------------|----------------|---------------------------------|----------------------|----------------|-----------|--------------|-----------|
| <u>Residential (Per Dwelling Unit)</u>           |                 |                   |                  |           |                    |        |         |                         |                |                                 |                      |                |           |              |           |
| Single Family                                    | N/A             | \$ 145            | \$ 129           | \$ 835    | \$ 19              | \$ 293 | \$ 410  | \$ 851                  | \$ 252         | N/A                             | N/A                  | \$ 44          | \$ 4,244  | \$ 73        | \$ 7,295  |
| Multifamily                                      | N/A             | 101               | 90               | 583       | 13                 | 205    | 286     | 594                     | 176            | N/A                             | N/A                  | 31             | 2,601     | 47           | 4,727     |
| <u>Nonresidential (Per Thousand Square Feet)</u> |                 |                   |                  |           |                    |        |         |                         |                |                                 |                      |                |           |              |           |
| Office   | N/A             | \$ 40             | \$ 37            | \$ 235    | \$ 6               | \$ 83  | N/A     | \$ 241                  | N/A            | N/A                             | N/A                  | \$ 11          | \$ 3,423  | \$ 41        | \$ 4,117  |
| <u>Industrial</u>                                |                 |                   |                  |           |                    |        |         |                         |                |                                 |                      |                |           |              |           |
| Industrial (Small)                               | N/A             | \$ 9              | \$ 8             | \$ 52     | \$ 1               | \$ 19  | N/A     | \$ 54                   | N/A            | N/A                             | N/A                  | \$ 3           | \$ 1,560  | \$ 17        | \$ 1,723  |
| <u>Industrial (Large)</u>                        |                 |                   |                  |           |                    |        |         |                         |                |                                 |                      |                |           |              |           |
| Manufacturing                                    | N/A             | 13                | 12               | 75        | 2                  | 27     | N/A     | 77                      | N/A            | N/A                             | N/A                  | 4              | 1,643     | 19           | 1,872     |
| Distribution                                     | N/A             | 5                 | 5                | 30        | 1                  | 11     | N/A     | 31                      | N/A            | N/A                             | N/A                  | 1              | 1,917     | 20           | 2,021     |
| Warehouse  | N/A             | 3                 | 2                | 15        | 0.40               | 5      | N/A     | 15                      | N/A            | N/A                             | N/A                  | 1              | 1,013     | 11           | 1,065     |
| <u>Commercial<sup>2</sup></u>                    |                 |                   |                  |           |                    |        |         |                         |                |                                 |                      |                |           |              |           |
| Small Retail                                     | N/A             | \$ 34             | \$ 31            | \$ 198    | \$ 5               | \$ 70  | N/A     | \$ 202                  | N/A            | N/A                             | N/A                  | \$ 10          | \$ 1,944  | \$ 25        | \$ 2,519  |
| Medium Retail                                    | N/A             | 34                | 31               | 198       | 5                  | 70     | N/A     | 202                     | N/A            | N/A                             | N/A                  | 10             | 2,903     | 35           | 3,488     |
| Shopping Center                                  | N/A             | 34                | 31               | 198       | 5                  | 70     | N/A     | 202                     | N/A            | N/A                             | N/A                  | 10             | 2,684     | 32           | 3,266     |
| Shopping Mall                                    | N/A             | 34                | 31               | 198       | 5                  | 70     | N/A     | 202                     | N/A            | N/A                             | N/A                  | 10             | 1,643     | 22           | 2,215     |
| Church   | N/A             | \$ 34             | \$ 31            | \$ 198    | \$ 5               | \$ 70  | N/A     | \$ 202                  | N/A            | N/A                             | N/A                  | \$ 10          | \$ 630    | \$ 12        | \$ 1,192  |
| Hospital   | N/A             | 34                | 31               | 198       | 5                  | 70     | N/A     | 202                     | N/A            | N/A                             | N/A                  | 10             | 1,123     | 17           | 1,690     |
| Nursing Home                                     | N/A             | 34                | 31               | 198       | 5                  | 70     | N/A     | 202                     | N/A            | N/A                             | N/A                  | 10             | 411       | 10           | 971       |
| <u>Special Cases<sup>3</sup></u>                 |                 |                   |                  |           |                    |        |         |                         |                |                                 |                      |                |           |              |           |
| Drive Through (per lane)                         | N/A             | N/A               | N/A              | N/A       | N/A                | N/A    | N/A     | N/A                     | N/A            | N/A                             | N/A                  | N/A            | \$ 17,059 | \$ 171       | \$ 17,230 |
| Gas Station (per pump)                           | N/A             | N/A               | N/A              | N/A       | N/A                | N/A    | N/A     | N/A                     | N/A            | N/A                             | N/A                  | N/A            | 6,654     | 67           | 6,721     |
| Motel/Hotel (per room)                           | N/A             | N/A               | N/A              | N/A       | N/A                | N/A    | N/A     | N/A                     | N/A            | N/A                             | N/A                  | N/A            | 685       | 7            | 692       |
| Golf Course (per acre)                           | N/A             | N/A               | N/A              | N/A       | N/A                | N/A    | N/A     | N/A                     | N/A            | N/A                             | N/A                  | N/A            | 821       | 8            | 829       |

<sup>1</sup> Charged only in unincorporated areas.

<sup>2</sup> Small Retail is less than 50,000 sq. ft.; Medium Retail ranges from 50,000 -100,000 sq. ft.; Shopping Center ranges from 100,000 - 300,000 sq. ft.; Shopping Mall is greater than 300,000 sq. ft.

<sup>3</sup> Charged as noted (per lane, per pump, per room or per acre), in addition to commercial fees (excluding RTIF).

### **Adjustment Factors**

The County has kept its impact fee program up to date by periodically adjusting the fees for inflation. Such adjustments should be completed regularly to ensure that new development will fully fund its share of needed facilities.

There are no inflation indices that are specific to Stanislaus County. The following indices were used for adjusting fees for inflation:

- ◆ Buildings, Improvements – Engineering News Record’s Building Cost Index (BCI) – San Francisco, CA
- ◆ Equipment – Consumer Price Index, All Items, December 1996=100 for All Urban Consumers (CPI-U) – for the West Urban Region, Size B/C

**Table 4** documents the factors used to adjust costs for buildings and improvements, and for equipment. The factors are based on the change in the indices noted above from 2010 to the most recent month available. In this case, the BCI increased by 5.9 percent, and the CPI increased by 3.6 percent.

**Table 4: Adjustment Factors**

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|                                 |                |
|---------------------------------|----------------|
| <u>Building Cost Index</u>      |                |
| 2010                            | 5617.51        |
| November 2011                   | <u>5948.77</u> |
| Adjustment Factor               | 5.9%           |
| <br><u>Consumer Price Index</u> |                |
| 2010                            | 133.778        |
| September 2011                  | <u>138.564</u> |
| Adjustment Factor               | 3.6%           |

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Sources: Engineering News Record - Building Cost Index - San Francisco; Consumer Price Index - All Urban Consumers - West - Size Class B/C; Willdan Financial Services.

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### **Unit Costs**

Due to the highly variable nature of land costs, there is no particular index that captures fluctuations in land values. The County retained Cogdill & Giomi, a licensed real estate appraisal firm in Modesto, specifically for use in this public facilities fee inflationary update study. The land appraisals are current as of October, 2011.

**Table 5** displays the unit costs for land, buildings and improvements used in the 2010 PFF study, and in this 2011 inflationary update. The building and improvement costs are based on the 2010 costs adjusted by the factors calculated in Table 4.

**Table 5: Unit Costs**

| <b>Location / Facility Type</b>                                      | <b>Value - 2010</b> | <b>Value - 2011</b> |
|--|---------------------|---------------------|
| <u><i>Land - Value per acre</i><sup>1</sup></u>                      |                     |                     |
| Modesto Commercial Land Value  | \$ 958,300          | \$ 653,400          |
| Suburban Commercial Land Value                                       | 435,600             | 348,500             |
| Transitional Land Value  | 50,000              | 35,000              |
| Business Park  | 50,000              | 35,000              |
| Neighborhood Park  | 75,000              | 65,000              |
| Regional Parks / Open Space  | 2,000               | 2,000               |
| Landfill - Dry Ground  | 2,000               | 2,000               |
| Landfill - Orchard Value   | 10,000              | 8,000               |
| Honor Farm   | 10,000              | 10,000              |
| <u><i>Buildings - Existing value per square foot</i><sup>2</sup></u> |                     |                     |
| Jail / Detention Facilities  | \$ 315              | \$ 334              |
| Clinic   | 300                 | 318                 |
| Animal Services Shelter  | 200                 | 212                 |
| All other (including office)   | 175                 | 185                 |
| <u><i>Buildings - Planned cost per square foot</i><sup>2</sup></u>   |                     |                     |
| Animal Services Shelter Expansion                                    | \$ 430              | \$ 455              |
| <u><i>Park Improvements</i><sup>2</sup></u>                          |                     |                     |
| Regional Park Improvements   | \$ 15,000           | \$ 15,890           |
| Neighborhood Park Improvements                                       | 200,000             | 211,800             |

<sup>1</sup> Values for land in 2011 based on independent appraisal by Cogdill & Giomi.

<sup>2</sup> Values for buildings in 2011 based 2010 value, adjusted by changes in the Engineering News Record's Building Cost Index for San Francisco.

Sources: Cogdill & Giomi; Stanislaus County; Engineering News Record; Willdan Financial Services.

### ***Inflationary Update Procedures***

The steps used to update the fees contained in this study for inflation are explained below:

For all of the fee categories except the park facilities fees, the steps were as follows:

1. For each facility type (land, buildings, equipment), identify the percent change in facility value since the last update, based on changes in each inflation index or for each type of land.
2. Modify the value of each facility, existing and planned (if applicable) by the percent change identified in Step 1.
3. Depending on fee methodology for each particular fee category calculate the total value of existing facilities (existing inventory method), or the value of existing

facilities plus planned facilities (system plan method) using the updated figures from Step 2.

4. Recalculate the cost per capita for each fee category by dividing the results of Step 3 by either the existing service population if the fee is calculated using the existing inventory method, or by the future service population if the fee is calculated using the system plan methodology. Both the existing and future service populations are identified in the first table of every chapter in this report.
5. Calculate the cost per worker (if applicable) for fee categories that are charged to nonresidential development. The cost per worker is equal to the cost per capita calculated in Step 4 multiplied by 0.31.
6. Update the fee schedule by multiplying the cost per capita and the cost per worker calculated in Step 5 by the density factors listed in Table 2.2 of the March 23, 2010 PFF Report to determine the base fee for each land use.

To update the park facility fees for inflation, the steps are as follows:

1. For each facility type (land, improvements), identify the percent change in facility value since the last update, based on changes in each inflation index or for each type of land.
2. Modify the value of land acquisition and improvements shown in Table 11.7 of the March 23, 2010 report by the percent change identified in Step 1.
3. Using Table 11.7 as a guide, recalculate the cost per resident using the adjusted values for land acquisition and improvements calculated in Step 2 for both neighborhood parks and regional parks/open space.
4. Update the fee schedule by multiplying the costs per capita calculated in Step 3 by the density factors listed in Table 2.2 of the March 23, 2010 report to determine the base fee for each land use. The total fee for a given land use is equal to the cost per capita for land (from step three) multiplied by the occupant density, added to the cost per capita for improvements (also from step three) multiplied by the occupant density. See Table 11.8 of the March 23, 2010 report for reference.

To update the RTIF for inflation, the steps are as follows:

1. Identify the percent change in planned facilities cost since last update based on changes in the Engineering News Record's Building Cost Index (BCI) for San Francisco, CA.
2. Modify the cost each planned facility (the cost allocated to the PFF in Table 5 of the RTIF report) by the percent change identified in Step 1.
3. Divide the total cost of projects allocated to the PFF calculated in Step 2, by the growth in trips identified in Table 3 to determine the updated cost per trip.
4. Multiply the cost per trip calculated in Step 3 by the trip demand factors identified in Table 1 of the RTIF report to determine the fee for each land use.

Once all of the fees have been inflated, multiply the sum of all the fees, per land use, by one percent (1%) to determine the administrative charge.

## **Public Facilities Fee Calculation Tables**

The following tables correspond with the analysis and tables from the March 23, 2010 Public Facilities Impact Fee Study. The cost of existing and planned facilities (if applicable) have been updated by the adjustment factors identified in Table 4, and the land costs identified in Table 5. Equipment costs are modified in the appendix tables. Please refer to the March 23, 2010 study for an in depth description of each table. The growth projections and occupant densities used remain unchanged from the March 23, 2010 report.

**Table 2.1: Population and Employment Estimates and Projections**

|                           | 2008    | 2030    | Net Growth<br>2008-2030 |
|---------------------------|---------|---------|-------------------------|
| <u>Countywide</u>         |         |         |                         |
| Population <sup>1</sup>   |         |         |                         |
| Ceres                     | 42,700  | 80,300  | 37,600                  |
| Hughson                   | 6,200   | 11,500  | 5,300                   |
| Modesto                   | 206,700 | 323,300 | 116,600                 |
| Newman                    | 10,500  | 37,900  | 27,400                  |
| Oakdale                   | 19,200  | 56,900  | 37,700                  |
| Patterson                 | 21,000  | 38,900  | 17,900                  |
| Riverbank                 | 21,600  | 38,000  | 16,400                  |
| Turlock                   | 67,800  | 105,900 | 38,100                  |
| Waterford                 | 8,700   | 16,400  | 7,700                   |
| Unincorporated            | 113,700 | 146,900 | 33,200                  |
| Total                     | 518,100 | 856,000 | 337,900                 |
| Employment <sup>2,3</sup> |         |         |                         |
| Ceres                     | 11,500  | 22,200  | 10,700                  |
| Hughson                   | 1,800   | 6,600   | 4,800                   |
| Modesto                   | 78,800  | 132,600 | 53,800                  |
| Newman                    | 1,800   | 4,200   | 2,400                   |
| Oakdale                   | 8,300   | 18,000  | 9,700                   |
| Patterson                 | 3,800   | 6,400   | 2,600                   |
| Riverbank                 | 3,200   | 7,300   | 4,100                   |
| Turlock                   | 20,900  | 36,900  | 16,000                  |
| Waterford                 | 1,800   | 3,200   | 1,400                   |
| Unincorporated            | 24,800  | 102,700 | 77,900                  |
| Total                     | 156,700 | 340,100 | 183,400                 |
| <u>Unincorporated</u>     |         |         |                         |
| Population <sup>1</sup>   | 113,700 | 146,900 | 33,200                  |
| Employment <sup>2,3</sup> | 24,800  | 102,700 | 77,900                  |

<sup>1</sup> Excludes group quarters (i.e. jails) because group quarters residents do not contribute to demand for public facilities.

<sup>2</sup> Represents jobs located within the city/county (not employed residents).

<sup>3</sup> Excludes local government employees.

**Table 2.2: Occupancy Density Assumptions**

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|                     |      |                             |
|---------------------|------|-----------------------------|
| Residential:        |      |                             |
| Single Family Unit  | 3.15 | Persons per dwelling unit   |
| Multi-family Unit   | 2.20 | Persons per dwelling unit   |
| Nonresidential:     |      |                             |
| Commercial (Retail) | 2.41 | Employees per 1,000 sq. ft. |
| Office              | 2.87 | Employees per 1,000 sq. ft. |
| Industrial (Small)  | 0.64 | Employees per 1,000 sq. ft. |
| Industrial (Large)  |      |                             |
| Manufacturing       | 0.92 | Employees per 1,000 sq. ft. |
| Distribution        | 0.37 | Employees per 1,000 sq. ft. |
| Warehouse           | 0.18 | Employees per 1,000 sq. ft. |

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Sources: United States 2000 Census (Tables H-31, H-32, H-33); California State Department of Finance E-5 report for Stanislaus County Jan. 1, 2008; Stanislaus Business Development and Workforce Alliance; Willdan Financial Services.

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Please refer to **Table 5** on page 6 of this memorandum for updated unit costs.

**Table 3.1: Animal Services Service Population**

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|  | <b>Residents</b> |
|--|------------------|
| Existing (2008) <sup>1</sup>             | 399,000          |
| New Development (2008-2030) <sup>1</sup> | <u>218,300</u>   |
| Total - (2030) <sup>1</sup>              | 617,300          |

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<sup>1</sup> The cities of Turlock, Oakdale, Riverbank and Newman are excluded from this analysis, as those cities have their own animal services facilities.

Sources: Table 2.1; Willdan Financial Services.

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**Table 3.2: Animal Services Facilities Existing and Planned Facilities**

|   | Inventory | Unit Cost <sup>1</sup> | Value         |
|---|-----------|------------------------|---------------|
| <u>Land (acres)</u>                                   |           |                        |               |
| Animal Services Shelter - 2846 Finch Road, Modesto    | 4.53      | \$ 35,000              | \$ 159,000    |
| <u>Buildings (square feet)</u>                        |           |                        |               |
| Animal Services Shelter - 10,700 sq. ft. <sup>2</sup> | -         | \$ 212                 | \$ -          |
| Animal Services Shelter - 14,040 sq. ft. <sup>2</sup> | 9,800     | 212                    | 2,078,000     |
| Animal Services Shelter - 1,800 sq. ft. <sup>2</sup>  | -         | 212                    | -             |
| Subtotal - Buildings                                  | 9,800     |                        | \$ 2,078,000  |
| Technology (from Table A.11)                          |           |                        | \$ 111,743    |
| Total Existing Facilities                             |           |                        | \$ 2,348,743  |
| <u>Planned Facilities</u>                             |           |                        |               |
| Animal Services Shelter Expansion                     | 25,000    | \$ 455                 | \$ 11,375,000 |
| Total Value - Existing + Planned Facilities           |           |                        | \$ 13,723,743 |

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

<sup>2</sup> Inventory includes only portion of building that will remain in use. Total existing building size is noted, but not included in value.

Sources: Table A.1; Stanislaus County; Willdan Financial Services

**Table 3.3: Animal Services Facilities Per Capita Cost**

|                                     |               |
|-------------------------------------|---------------|
| Existing Animal Services Facilities | \$ 2,348,743  |
| Planned Animal Services Facilities  | 11,375,000    |
| Total Animal Services Facilities    | \$ 13,723,743 |
| Future Service Population           | 617,300       |
| Facility Standard per Capita        | \$ 22         |
| Cost per Resident                   | \$ 22         |

Sources: Tables 3.1 and 3.2; Willdan Financial Services.



**Table 3.4: Projected Revenue and Planned Facilities**

|   |    |            |
|---|----|------------|
| Facility Standard (Value) per Capita                | \$ | 22         |
| Service Population Growth Within County (2008-2030) |    | 218,300    |
| Projected Fee Revenues                              | \$ | 4,802,600  |
| Cost of Planned Facilities                          | \$ | 11,375,000 |
| Existing Fund Balance <sup>1</sup>                  |    | 263,780    |
| Net Cost of Planned Facilities                      | \$ | 11,111,220 |
| Non-Fee Revenue to be Identified                    | \$ | 6,308,620  |

<sup>1</sup> Current as of December, 2011.

Sources: Tables 3.1 and 3.3; Willdan Financial Services.

**Table 3.5: Animal Services Facilities Impact Fee - System Plan Standard**

| Land Use           | A<br>Cost Per<br>Capita | B<br>Density | C=AxB<br>Fee <sup>1</sup> |
|--------------------|-------------------------|--------------|---------------------------|
| <i>Residential</i> |                         |              |                           |
| Single Family      | \$ 22                   | 3.15         | \$ 69                     |
| Multifamily        | 22                      | 2.20         | 48                        |

<sup>1</sup> Fee per dwelling unit.

Sources: Tables 2.2 and 3.3; Willdan Financial Services.

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

|                             | Residents | Workers | Service<br>Population |
|-----------------------------|-----------|---------|-----------------------|
| Existing (2008)             | 518,100   | 156,700 | 566,700               |
| New Development (2008-2030) | 337,900   | 183,400 | 394,800               |
| Total (2030)                | 856,000   | 340,100 | 961,500               |
| Weighting factor            | 1.00      | 0.31    |                       |

Note: 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 2.2; Willdan Financial Services.

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

|  | Inventory    | Units       | Unit Cost <sup>1</sup> | Value             |
|--|--------------|-------------|------------------------|-------------------|
| <i>Land (acres)</i>                    |              |             |                        |                   |
| 800 Scenic Drive, Modesto              |              | 1.85 Acres  | \$ 653,400             | \$ 1,209,000      |
| 1501 Memorial Drive, Ceres             |              | 15.37 Acres | 35,000                 | <u>538,000</u>    |
|  |              |             |                        | \$ 1,747,000      |
| <i>Buildings (square feet)</i>         |              |             |                        |                   |
| 800 Scenic, Modesto                    |              |             |                        |                   |
| Behavioral Health Share                | 26,414       | Sq. Ft.     | 318                    | \$ 8,400,000      |
| 1904 Richland, Ceres                   |              |             |                        |                   |
| SRC Teen Center                        | 1,440        | Sq. Ft.     | 318                    | 458,000           |
| SRC Perinatal Program                  | 10,500       | Sq. Ft.     | 318                    | 3,339,000         |
| SRC Adult Program                      | 15,572       | Sq. Ft.     | 318                    | 4,952,000         |
| SRC Reception/Annex                    | 5,000        | Sq. Ft.     | 318                    | 1,590,000         |
| SRC Office Bldg.                       | 4,404        | Sq. Ft.     | 318                    | 1,400,000         |
| 2215 Blue Gum, Modesto                 |              |             |                        |                   |
| Juvenile Justice                       | 1,440        | Sq. Ft.     | 318                    | 458,000           |
| Juvenile Justice                       | 2,150        | Sq. Ft.     | 318                    | 684,000           |
| CSA Bldg.-Hackett Rd.                  | <u>2,600</u> | Sq. Ft.     | 318                    | <u>827,000</u>    |
| Total Building Square Feet             | 69,520       | Sq. Ft.     |                        | \$ 22,108,000     |
| Vehicles (from Table A.2)              |              |             |                        | \$ 1,195,544      |
| Technology (from Table A.11)           |              |             |                        | \$ 233,542        |
| Existing PFF Fund Balance <sup>2</sup> |              |             |                        | <u>\$ 727,710</u> |
| Total Value Existing Facilities        |              |             |                        | \$ 26,011,796     |

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

<sup>2</sup> Current as of December, 2011.

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

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|                                       |    |                |
|---------------------------------------|----|----------------|
| Existing Behavioral Health Facilities | \$ | 26,011,796     |
| Existing Service Population           |    | <u>566,700</u> |
| Facility Standard per Capita          | \$ | 46             |
| Cost per Resident                     | \$ | 46             |
| Cost per Worker <sup>1</sup>          |    | 14             |

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

Sources: Tables 4.1 and 4.2; Willdan Financial Services.

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

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|   |    |                |
|---|----|----------------|
| Facility Standard per Capita                        | \$ | 46             |
| Service Population Growth Within County (2008-2030) |    | <u>394,800</u> |
| New Development Contribution to Planned Facilities  | \$ | 18,160,800     |

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Sources: Tables 4.2 and 4.3; Willdan Financial Services.

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

| Land Use              | A               | B       | C=AxB            |                 |
|-----------------------|-----------------|---------|------------------|-----------------|
|                       | Cost Per Capita | Density | Fee <sup>1</sup> | Fee per Sq. Ft. |
| <i>Residential</i>    |                 |         |                  |                 |
| Single Family         | \$ 46           | 3.15    | \$ 145           |                 |
| Multifamily           | 46              | 2.20    | 101              |                 |
| <i>Nonresidential</i> |                 |         |                  |                 |
| Commercial            | \$ 14           | 2.41    | \$ 34            | \$ 0.034        |
| Office                | 14              | 2.87    | 40               | 0.040           |
| Industrial (Small)    | 14              | 0.64    | 9                | 0.009           |
| Industrial (Large)    |                 |         |                  |                 |
| Manufacturing         | 14              | 0.92    | 13               | 0.013           |
| Distribution          | 14              | 0.37    | 5                | 0.005           |
| Warehouse             | 14              | 0.18    | 3                | 0.003           |

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

Sources: Tables 2.2 and 4.3; Willdan Financial Services.

**Table 5.1: Criminal Justice Service Population**

|  | Residents      | Workers        | Service Population |
|--|----------------|----------------|--------------------|
| Existing - Countywide (2008)             | 518,100        | 156,700        | 566,700            |
| New Development - Countywide (2008-2030) | <u>337,900</u> | <u>183,400</u> | <u>394,800</u>     |
| Total - Countywide (2030)                | 856,000        | 340,100        | 961,500            |
| Weighting factor                         | 1.00           | 0.31           |                    |

Note: 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.

**Table 5.2: Criminal Justice Existing Facilities**

| Facility   | Inventory             | Unit Cost <sup>1</sup> | Total Value       |
|--|-----------------------|------------------------|-------------------|
| <u>Land</u>  |                       |                        |                   |
| Former Bank of America Building, 1021 I Street, Modesto            | 0.28 acres            | \$ 653,400             | \$ 183,000        |
| Ray Simon Reg Criminal Justice Trng Ctr, Modesto                   | 13.69 acres           | 35,000                 | 479,200           |
| Former City Hall Building, 801 11th Street, Modesto <sup>2</sup>   | 0.22 acres            | 653,400                | 143,700           |
| 832 12th Street Office Building                                    | <u>0.20</u> acres     | 653,400                | <u>130,680</u>    |
| Subtotal - Land  | 14.39 acres           |                        | \$ 936,580        |
| <u>Buildings</u>   |                       |                        |                   |
| Ray Simon Regional Criminal Justice Training Center                | 22,615 sq. ft.        | \$ 185                 | \$ 4,183,800      |
| 801 11th Street, Modesto - Probation                               | 16,761 sq. ft.        | \$ 185                 | \$ 3,100,800      |
| Public Defender<br>1021 I Street (former Bank of America) I Street | 14,177 sq. ft.        | \$ 185                 | 2,622,700         |
| District Attorney<br>12th Street Office Building                   | <u>43,800</u> sq. ft. | \$ 185                 | <u>8,103,000</u>  |
| Subtotal - Buildings   | 97,353 sq. ft.        |                        | \$ 18,010,300     |
| Vehicles (from Table A.3)  |                       |                        | \$ 623,672        |
| Technology (from Table A.11)                                       |                       |                        | \$ 2,972,363      |
| Existing PFF Fund Balance <sup>3</sup>                             |                       |                        | <u>\$ 411,532</u> |
| Total Existing Facilities  |                       |                        | \$ 22,954,447     |

<sup>1</sup> Unit costs based on current construction cost and/or market value. Costs are per acre for land, per square foot for buildings.

<sup>2</sup> Total multi-tenant site acreage is 0.49 acres. Site shared with Sheriff, Other County Facilities and other functions.

<sup>3</sup> Current as of December, 2011.

Source: Stanislaus County.

**Table 5.3: Criminal Justice Facilities - Existing Standard**

|                                 |                |
|---------------------------------|----------------|
| Total Value Existing Facilities | \$ 22,954,447  |
| 2008 Service Population         | <u>566,700</u> |
| Cost Per Capita                 | \$ 41          |
| Cost Per Resident               | \$ 41          |
| Cost Per Worker <sup>1</sup>    | 13             |

<sup>1</sup> Workers weighted at 0.31 of residents.

Sources: Tables 5.1 and 5.2; Willdan Financial Services.

**Table 5.4: Allocation of Planned Criminal Justice Facility Costs To New Development - Existing Standard**

|  |    |            |
|--|----|------------|
| Facility System Cost Per Capita                    | \$ | 41         |
| New Development Service Population (2008-2030)     |    | 394,800    |
| New Development Contribution to Planned Facilities | \$ | 16,186,800 |

Sources: Tables 5.1 and 5.3; Willdan Financial Services.

**Table 5.5: Criminal Justice Facility Impact Fees - Existing Inventory Standard**

| Land Use              | A               | B       | C=AxB            |                 |
|-----------------------|-----------------|---------|------------------|-----------------|
|                       | Cost Per Capita | Density | Fee <sup>1</sup> | Fee per Sq. Ft. |
| <i>Residential</i>    |                 |         |                  |                 |
| Single Family Unit    | \$ 41           | 3.15    | \$ 129           |                 |
| Multi-family Unit     | 41              | 2.20    | 90               |                 |
| <i>Nonresidential</i> |                 |         |                  |                 |
| Commercial            | \$ 13           | 2.41    | \$ 31            | \$ 0.031        |
| Office                | 13              | 2.87    | 37               | 0.037           |
| Industrial (Small)    | 13              | 0.64    | 8                | 0.008           |
| Industrial (Large)    |                 |         |                  |                 |
| Manufacturing         | 13              | 0.92    | 12               | 0.012           |
| Distribution          | 13              | 0.37    | 5                | 0.005           |
| Warehouse             | 13              | 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 5.3; Willdan Financial Services.

**Table 6.1: Detention Facilities Service Population**

|  | <b>Residents</b> | <b>Workers</b> | <b>Service<br/>Population</b> |
|--|------------------|----------------|-------------------------------|
| Existing - Countywide (2008)             | 518,100          | 156,700        | 566,700                       |
| New Development - Countywide (2008-2030) | <u>337,900</u>   | <u>183,400</u> | <u>394,800</u>                |
| Total - Countywide (2030)                | 856,000          | 340,100        | 961,500                       |
| Weighting factor                         | 1.00             | 0.31           |                               |

Note: 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.

**Table 6.2: Detention Facilities Existing Facilities**

| Facility   | Inventory          | Unit Cost <sup>1</sup> | Total Value          |
|--|--------------------|------------------------|----------------------|
| <i>Existing Facilities</i>                             |                    |                        |                      |
| Land   |                    |                        |                      |
| Juvenile Justice Center, 2215 Blue Gum Road, Modesto   | 34.36 acres        | \$ 35,000              | \$ 1,202,600         |
| Honor Farm, 8225 W Grayson Road, Grayson               | 97.00 acres        | 10,000                 | 970,000              |
| Downtown Jail, Modesto                                 | 0.86 acres         | 653,400                | 561,900              |
| Public Safety Center 200-442 Hackett Road, Modesto     | <u>97.31</u> acres | 35,000                 | <u>3,405,900</u>     |
| Subtotal - Land  | 229.53 acres       |                        | \$ 6,140,400         |
| Buildings  |                    |                        |                      |
| Juv Justice Center, 2215 Blue Gum Avenue, Modesto      | 53,214 sq. ft.     | 185                    | \$ 9,844,600         |
| Spcl Needs Housing Unit, 2215 Blue Gum Avenue, Modesto | 12,790 sq. ft.     | 185                    | 2,366,200            |
| Units 5 & 6, 2215 Blue Gum Avenue, Modesto             | 16,358 sq. ft.     | 185                    | 3,026,200            |
| Barracks #4, 8224 W Grayson Road                       | 8,500 sq. ft.      | 185                    | 1,572,500            |
| Barracks 1 & 2, 8224 W Grayson Road                    | 7,836 sq. ft.      | 185                    | 1,449,700            |
| Barracks 3, 8224 W Grayson Road                        | 4,198 sq. ft.      | 185                    | 776,600              |
| Building Maintenance Shop, 8224 W Grayson Road         | 853 sq. ft.        | 185                    | 157,800              |
| Clothing Room, 8224 W Grayson Road                     | 800 sq. ft.        | 185                    | 148,000              |
| Green House, 8224 W Grayson Road                       | 600 sq. ft.        | 185                    | 111,000              |
| Honor Farm, 8224 W Grayson Road                        | 2,400 sq. ft.      | 185                    | 444,000              |
| Kitchen Laundry, 200 E Hackett Road                    | 47,500 sq. ft.     | 185                    | 8,787,500            |
| Main Jail-Bldg 1, 200 E Hackett Road                   | 135,523 sq. ft.    | 334                    | 45,264,700           |
| Main Jail-Bldg 2, 200 E Hackett Road                   | 85,000 sq. ft.     | 334                    | 28,390,000           |
| Maintenance Building, 200 E Hackett Road               | 4,800 sq. ft.      | 185                    | 888,000              |
| Medical Modular, 8224 W Grayson Road                   | 500 sq. ft.        | 185                    | 92,500               |
| Men's Jail, 1115 H Street, Modesto                     | 53,208 sq. ft.     | 334                    | 17,771,500           |
| Mess Hall & Kitchen, 8224 W Grayson Road               | 4,800 sq. ft.      | 185                    | 888,000              |
| Minimum Security Housing, 200 E Hackett Road           | 35,600 sq. ft.     | 185                    | 6,586,000            |
| Modular Locker Rm, 8224 W Grayson Road                 | 500 sq. ft.        | 185                    | 92,500               |
| Probation Modular, 8224 W Grayson Road                 | 720 sq. ft.        | 185                    | 133,200              |
| Programs Modular, 8224 W Grayson Road                  | 1,440 sq. ft.      | 185                    | 266,400              |
| Shop, 8224 W Grayson Road                              | 4,800 sq. ft.      | 185                    | 888,000              |
| Staff Breakroom, 8224 W Grayson Road                   | 720 sq. ft.        | 185                    | 133,200              |
| Staff Restroom, 8224 W Grayson Road                    | 300 sq. ft.        | 185                    | 55,500               |
| Supply/Storage, 8224 W Grayson Road                    | 1,600 sq. ft.      | 185                    | 296,000              |
| Visiting, 8224 W Grayson Road                          | 100 sq. ft.        | 185                    | 18,500               |
| Walk-In Freezer, 8224 W Grayson Road                   | 120 sq. ft.        | 185                    | 22,200               |
| Walk-In Refrigerator, 200 E Hackett Road               | <u>600</u> sq. ft. | 185                    | <u>111,000</u>       |
| Subtotal - Buildings                                   | 485,380 sq. ft.    |                        | \$ 130,581,300       |
| Vehicles and Equipment (from Table A.4)                |                    |                        | \$ 1,653,456         |
| Technology (from Table A.11)                           |                    |                        | \$ 312,880           |
| Existing PFF Fund Balance <sup>2</sup>                 |                    |                        | <u>\$ 11,522,393</u> |
| Total Existing Facilities                              |                    |                        | \$ 150,210,429       |

<sup>1</sup> Unit costs based on current construction cost and/or market value. Costs are per acre for land, per square foot for buildings.

<sup>2</sup> Reserved for new jail. Current as of December, 2011.



**Table 6.3: Detention Facilities Cost Per Capita - Existing Inventory Standard**

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|                                 |                |
|---------------------------------|----------------|
| Total Value Existing Facilities | \$ 150,210,429 |
| 2008 Service Population         | <u>566,700</u> |
| Cost Per Capita                 | \$ 265         |
| Cost Per Resident               | \$ 265         |
| Cost Per Worker <sup>1</sup>    | 82             |

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<sup>1</sup> Workers weighted at 0.31 of residents.

Sources: Tables 6.1 and 6.2; Willdan Financial Services.

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**Table 6.4: Allocation of Planned Detention Facilities Costs To New Development - Existing Standard**

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|   |                |
|---|----------------|
| Facility System Cost Per Capita                     | \$ 265         |
| Service Population Growth Within County (2008-2030) | <u>394,800</u> |
| New Development Contribution to Planned Facilities  | \$ 104,622,000 |

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Sources: Tables 6.1, 6.2, and 6.3; Willdan Financial Services.

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**Table 6.5: Detention Facilities Impact Fees - Existing Inventory Standard**

| Land Use              | A               | B       | C=AxB            |                 |
|-----------------------|-----------------|---------|------------------|-----------------|
|                       | Cost Per Capita | Density | Fee <sup>1</sup> | Fee per Sq. Ft. |
| <i>Residential</i>    |                 |         |                  |                 |
| Single Family Unit    | \$ 265          | 3.15    | \$ 835           |                 |
| Multi-family Unit     | 265             | 2.20    | 583              |                 |
| <i>Nonresidential</i> |                 |         |                  |                 |
| Commercial            | \$ 82           | 2.41    | \$ 198           | \$ 0.20         |
| Office                | 82              | 2.87    | 235              | 0.24            |
| Industrial (Small)    | 82              | 0.64    | 52               | 0.05            |
| Industrial (Large)    |                 |         |                  |                 |
| Manufacturing         | 82              | 0.92    | 75               | 0.08            |
| Distribution          | 82              | 0.37    | 30               | 0.03            |
| Warehouse             | 82              | 0.18    | 15               | 0.02            |

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

Sources: Tables 2.2 and 6.3; Willdan Financial Services.

**Table 7.1: Emergency Services Facilities Service Population**

|                             | Residents | Workers | Service Population |
|-----------------------------|-----------|---------|--------------------|
| Existing (2008)             | 518,100   | 156,700 | 566,700            |
| New Development (2008-2030) | 337,900   | 183,400 | 394,800            |
| Total (2030)                | 856,000   | 340,100 | 961,500            |
| Weighting factor            | 1.00      | 0.31    |                    |

Note: 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 2.2; Willdan Financial Services.

**Table 7.2: Emergency Services Facilities Existing Inventory**

|  | Inventory | Unit Cost <sup>1</sup> | Value        |
|--|-----------|------------------------|--------------|
| <i>Land (acres)</i>                      |           |                        |              |
| 3705 Oakdale Road                        | 0.93      | \$ 348,500             | \$ 324,000   |
| Subtotal - Land                          |           |                        | \$ 324,000   |
| <i>Buildings (square feet)</i>           |           |                        |              |
| Office of Emergency Services             | 4,000     | \$ 185                 | \$ 740,000   |
| County Share of Emergency Dispatch (46%) | 3,680     | 185                    | 680,800      |
| Subtotal - Buildings                     | 7,680     |                        | \$ 1,420,800 |
| Vehicles & Equipment (from Table A.5)    |           |                        | \$ 723,128   |
| Technology (from Table A.11)             |           |                        | \$ 991,465   |
| Existing PFF Fund Balance <sup>2</sup>   |           |                        | \$ 47,769    |
| Total Existing Facilities                |           |                        | \$ 3,507,162 |

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

<sup>2</sup> Current as of December, 2011.

Sources: Tables A.5, and Stanislaus County; Willdan Financial Services.

**Table 7.3: Emergency Services Facilities - Existing Standard**

|  |              |
|--|--------------|
| Existing Emergency Services Facilities | \$ 3,507,162 |
| Existing Service Population            | 566,700      |
| Facility Standard per Capita           | \$ 6         |
| Cost per Resident                      | \$ 6         |
| Cost per Worker <sup>1</sup>           | 2            |

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

Sources: Tables 7.1 and 7.2; Willdan Financial Services.

**Table 7.4: Allocation of Planned Emergency Services Facilities Costs to New Development**

|   |    |                |
|---|----|----------------|
| Facility Standard per Capita                        | \$ | 6              |
| Service Population Growth Within County (2008-2030) |    | <u>394,800</u> |
| New Development Fair Share of Planned Facilities    | \$ | 2,368,800      |

Sources: Tables 7.1 and 7.3; Willdan Financial Services.

**Table 7.5: Emergency Services Facilities Impact Fee - Existing Facilities Standard**

| Land Use              | A               | B       | C=AxB            |                 |
|-----------------------|-----------------|---------|------------------|-----------------|
|                       | Cost Per Capita | Density | Fee <sup>1</sup> | Fee per Sq. Ft. |
| <i>Residential</i>    |                 |         |                  |                 |
| Single Family         | \$ 6            | 3.15    | \$ 19            |                 |
| Multifamily           | 6               | 2.20    | 13               |                 |
| <i>Nonresidential</i> |                 |         |                  |                 |
| Commercial            | \$ 2            | 2.41    | \$ 5             | \$ 0.005        |
| Office                | 2               | 2.87    | 6                | 0.006           |
| Industrial (Small)    | 2               | 0.64    | 1                | 0.001           |
| Industrial (Large)    |                 |         |                  |                 |
| Manufacturing         | 2               | 0.92    | 2                | 0.002           |
| Distribution          | 2               | 0.37    | 1                | 0.001           |
| Warehouse             | 2               | 0.18    | 0.40             | 0.000           |

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

Sources: Tables 2.2 and 7.3; Willdan Financial Services.

**Table 8.1: Health Facilities Service Population**

|                             | Residents      | Workers        | Service Population |
|-----------------------------|----------------|----------------|--------------------|
| Existing (2008)             | 518,100        | 156,700        | 566,700            |
| New Development (2008-2030) | <u>337,900</u> | <u>183,400</u> | <u>394,800</u>     |
| Total (2030)                | 856,000        | 340,100        | 961,500            |
| Weighting factor            | 1.00           | 0.31           |                    |

Note: 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 2.2; Willdan Financial Services.

**Table 8.2: Health Facilities Existing Inventory**

|  | Inventory     | Unit    | Unit Cost <sup>1</sup> | Value            |
|--|---------------|---------|------------------------|------------------|
| <i>Land (acres)</i>                    |               |         |                        |                  |
| County Center II, 700-1020 Scenic Dr   | 14.10         | acres   | \$ 653,400             | \$ 9,213,000     |
| Subtotal - Land                        | 14.10         | acres   |                        | \$ 9,213,000     |
| <i>Buildings (square feet)</i>         |               |         |                        |                  |
| County Center II                       |               |         |                        |                  |
| Administration Offices                 | 35,570        | sq. ft. | \$ 185                 | \$ 6,580,000     |
| Clinic/Medical Offices                 | 148,187       | sq. ft. | 185                    | 27,415,000       |
| Shop/Warehouse                         | <u>17,320</u> | sq. ft. | 185                    | <u>3,204,000</u> |
| Subtotal - Buildings                   | 201,077       | sq. ft. |                        | \$ 37,199,000    |
| Vehicles & Equipment (from Table A.6)  |               |         |                        | \$ 401,968       |
| Technology (from Table A.11)           |               |         |                        | \$ 1,840,406     |
| Existing PFF Fund Balance <sup>2</sup> |               |         |                        | \$ 4,059,616     |
| Total Facilities                       |               |         |                        | \$ 52,713,990    |

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

<sup>2</sup> Current as of December, 2011.

Sources: Tables A.6, A.11; Stanislaus County; Willdan Financial Services

**Table 8.3: Health Facilities - Existing Standard**

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|                              |    |                |
|------------------------------|----|----------------|
| Existing Health Facilities   | \$ | 52,713,990     |
| Existing Service Population  |    | <u>566,700</u> |
| Facility Standard per Capita | \$ | 93             |
| Cost per Resident            | \$ | 93             |
| Cost per Worker <sup>1</sup> |    | 29             |

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

Sources: Tables 8.1 and 8.2; Willdan Financial Services.

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**Table 8.4: Allocation of Planned Health Facilities Costs to New Development**

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|   |    |                   |
|---|----|-------------------|
| Facility Standard per Capita                        | \$ | 93                |
| Service Population Growth Within County (2008-2030) |    | <u>394,800</u>    |
| New Development Fair Share of Planned Facilities    | \$ | <u>36,716,400</u> |

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Sources: Tables 8.1 and 8.3; Willdan Financial Services.

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**Table 8.5: Health Facilities Impact Fee - Existing Facilities Standard**

| Land Use              | A               | B       | C=AxB            |                 |
|-----------------------|-----------------|---------|------------------|-----------------|
|                       | Cost Per Capita | Density | Fee <sup>1</sup> | Fee per Sq. Ft. |
| <i>Residential</i>    |                 |         |                  |                 |
| Single Family         | \$ 93           | 3.15    | \$ 293           |                 |
| Multifamily           | 93              | 2.20    | 205              |                 |
| <i>Nonresidential</i> |                 |         |                  |                 |
| Commercial            | \$ 29           | 2.41    | \$ 70            | \$ 0.070        |
| Office                | 29              | 2.87    | 83               | 0.083           |
| Industrial (Small)    | 29              | 0.64    | 19               | 0.019           |
| Industrial (Large)    |                 |         |                  |                 |
| Manufacturing         | 29              | 0.92    | 27               | 0.027           |
| Distribution          | 29              | 0.37    | 11               | 0.011           |
| Warehouse             | 29              | 0.18    | 5                | 0.005           |

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

Sources: Tables 2.2 and 8.3; Willdan Financial Services.

**Table 9.1: Library Service Population**

|                             | Residents      |
|-----------------------------|----------------|
| Existing (2008)             | 518,100        |
| New Development (2008-2030) | <u>337,900</u> |
| Total - Countywide (2030)   | 856,000        |

Source: Table 2.1; Willdan Financial Services.

**Table 9.2: Existing Library Facilities**

|   | Inventory       | Unit Cost <sup>1</sup> | Total Value   |
|---|-----------------|------------------------|---------------|
| <u>Existing Facilities</u>                                  |                 |                        |               |
| Land  |                 |                        |               |
| 1305 Kern Street, Newman Branch Library                     | 0.29 acres      | \$ 35,000              | \$ 10,200     |
| 1500 I Street, Modesto Main Library                         | 1.69 acres      | 653,400                | 1,104,200     |
| 151 South 1st Street, Oakdale Branch Library                | 0.23 acres      | 348,500                | 80,200        |
| 2250 Magnolia Street, Ceres Branch Library                  | 0.12 acres      | 348,500                | 41,800        |
| 324 E Street, Waterford Branch Library                      | 0.14 acres      | 35,000                 | 4,900         |
| 3442 Santa Fe Avenue, Riverbank Branch Library              | 0.22 acres      | 348,500                | 76,700        |
| 46-48 West Salida, Patterson Branch Library                 | 0.14 acres      | 35,000                 | 4,900         |
| 4835 Sisk Road, Nick W. Blom Salida Regional Library        | 4.95 acres      | 653,400                | 3,234,300     |
| 550 Minaret Avenue, Turlock Branch Library                  | 1.46 acres      | 348,500                | 508,800       |
| 18 South Abie Street, Empire Community Center               | 0.96 acres      | 35,000                 | 33,600        |
| Subtotal  | 10.20 acres     |                        | \$ 5,099,600  |
| Buildings   |                 |                        |               |
| Ceres Branch Library, 2250 Magnolia Street, Ceres           | 4,200 sq. ft.   | \$ 185                 | \$ 777,000    |
| Empire Branch Library, 18 South Abie Street, Empire         | 4,300 sq. ft.   | 185                    | 795,500       |
| Keyes Branch Library, 5506 Jennie, Keyes                    | 7,400 sq. ft.   | 185                    | 1,369,000     |
| Modesto Main Library, 1500 I Street, Modesto                | 62,000 sq. ft.  | 185                    | 11,470,000    |
| Newman Branch Library, 1305 Kern Street, Newman             | 2,613 sq. ft.   | 185                    | 483,400       |
| Oakdale Branch Library, 151 South 1st Street, Oakdale       | 6,500 sq. ft.   | 185                    | 1,202,500     |
| Patterson Branch Library, 46-48 West Salida, Patterson      | 6,800 sq. ft.   | 185                    | 1,258,000     |
| Riverbank Branch Library, 3442 Santa Fe Avenue, Riverbank   | 3,594 sq. ft.   | 185                    | 664,900       |
| Salida Branch Library, 4835 Sisk Road, Salida               | 61,000 sq. ft.  | 185                    | 11,285,000    |
| Turlock Branch Library, 550 Minaret Avenue, Turlock         | 10,000 sq. ft.  | 185                    | 1,850,000     |
| Waterford Branch Library, 324 E Street, Waterford           | 3,000 sq. ft.   | 185                    | 555,000       |
| West Modesto Literacy Office, 401 Paradise Road, Modesto    | 643 sq. ft.     | 185                    | 119,000       |
| Subtotal  | 172,050 sq. ft. |                        | \$ 31,829,300 |
| Collections (from Table A.7)                                |                 |                        | \$ 23,266,177 |
| Computer Equipment (from Table A.11)                        |                 |                        | \$ 1,538,700  |
| Vehicles (from Table A.8)                                   |                 |                        | \$ 54,908     |
| Existing Library Impact Fee (PFF) Fund Balance <sup>2</sup> |                 |                        | \$ 5,375,761  |
| Total Value Existing Facilities                             |                 |                        | \$ 67,164,446 |

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

<sup>2</sup> Current as of December, 2011.



**Table 9.3: Library Facilities Existing Standard**

|                              |                |
|------------------------------|----------------|
| Existing Library Facilities  | \$ 67,164,446  |
| Existing Service Population  | <u>518,100</u> |
| Facility Standard per Capita | \$ 130         |
| Cost per Resident            | \$ 130         |

Sources: Tables 9.1 and 9.2; Willdan Financial Services.

**Table 9.4: Allocation of Planned Library Facility Costs to New Development**

|   |                |
|---|----------------|
| Facility Standard per Capita                        | \$ 130         |
| Service Population Growth Within County (2008-2030) | <u>337,900</u> |
| New Development Fair Share of Planned Facilities    | \$ 43,927,000  |

Sources: Tables 9.1 and 9.3; Willdan Financial Services.

**Table 9.5: Library Facilities Impact Fee - Existing Facilities Standard**

| Land Use           | A               | B       | C=AxB            |     |
|--------------------|-----------------|---------|------------------|-----|
|                    | Cost Per Capita | Density | Fee <sup>1</sup> |     |
| <i>Residential</i> |                 |         |                  |     |
| Single Family      | \$ 130          | 3.15    | \$               | 410 |
| Multifamily        | 130             | 2.20    |                  | 286 |

<sup>1</sup> Fee per dwelling unit.

Sources: Tables 2.2 and 9.3; Willdan Financial Services.

**Table 10.1: Other County Facilities Service Population**

|                               | Residents | Workers | Service Population |
|-------------------------------|-----------|---------|--------------------|
| <i>Countywide</i>             |           |         |                    |
| Existing (2008)               | 518,100   | 156,700 | 566,700            |
| New Development (2008-2030)   | 337,900   | 183,400 | 394,800            |
| Total (2030) - Countywide     | 856,000   | 340,100 | 961,500            |
| <i>Unincorporated</i>         |           |         |                    |
| Existing (2008)               | 113,700   | 24,800  | 121,400            |
| New Development (2008-2030)   | 33,200    | 77,900  | 57,300             |
| Total (2030) - Unincorporated | 146,900   | 102,700 | 178,700            |
| Weighting factor              | 1.00      | 0.31    |                    |

Note: 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 2.2; Willdan Financial Services.

**Table 10.2a: Other County Facilities Existing Inventory - Land**

|  | Inventory | Unit  | Unit Cost <sup>1</sup> | Value         |
|--|-----------|-------|------------------------|---------------|
| <i>Land</i>  |           |       |                        |               |
| Tenth Street Place, 1010 10th Street                                     | 0.08      | acres | \$ 653,400             | \$ 52,000     |
| Tenth Street Place, 1010 10th Street                                     | 0.56      | acres | 653,400                | 366,000       |
| Tenth Street Place, 1010 10th Street                                     | 0.73      | acres | 653,400                | 477,000       |
| County Center II - Community Services Agency                             | 0.07      | acres | 653,400                | 46,000        |
| County Center II - General Services Agency - Print Shop                  | 0.47      | acres | 653,400                | 307,000       |
| Agricultural Center 3800 Comucopia Way, Modesto                          | 15.58     | acres | 35,000                 | 545,300       |
| Burbank-Paradise Hall, 1325 Beverly Drive                                | 0.11      | acres | 65,000                 | 7,000         |
| Morgan Road - Public Works Yard, 1716 Morgan Road                        | 14.96     | acres | 35,000                 | 524,000       |
| Public Works Yard, 301 South First Str                                   | 1.29      | acres | 35,000                 | 45,000        |
| Landfill, 400 Fink Road (Dry Land)                                       | 122.56    | acres | 2,000                  | 245,000       |
| Landfill, 400 Fink Road (Buffer/Orchard)                                 | 345.00    | acres | 8,000                  | 2,760,000     |
| Former City Hall Building - 801 11th Street, Modesto                     | 0.11      | acres | 653,400                | 72,000        |
| Fleet Services Facility, 448 East Hackett Road                           | 10.00     | acres | 35,000                 | 350,000       |
| Public Works Yard, 551 South Center Str                                  | 2.00      | acres | 35,000                 | 70,000        |
| Geer Road Landfill, 751 Geer Road (Dry Land)                             | 85.19     | acres | 2,000                  | 170,000       |
| Geer Road Landfill, 751 Geer Road (Buffer/Orchard)                       | 345.00    | acres | 8,000                  | 2,760,000     |
| Community Services Facility 3800 Comucopia Way, Modesto                  | 26.45     | acres | 35,000                 | 926,000       |
| Vacant/future Development - 3800 Comucopia Way, Modesto                  | 27.33     | acres | 35,000                 | 957,000       |
| 12th Street Parking Garage, 820 12th Street                              | 0.89      | acres | 653,400                | 582,000       |
| 1021 I Street, Modesto   | 0.41      | acres | 653,400                | 268,000       |
| County Center III - Other County Facilities Share (CEO, Clerk, GSA, COE) | 8.47      | acres | 348,500                | 2,952,000     |
| 12th Street Office Building, 832 12th Street                             | 0.07      | acres | 653,400                | 46,000        |
| Subtotal - Land  | 1,007.33  |       |                        | \$ 14,527,300 |

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

Sources: Stanislaus County; Table 2.3; Willdan Financial Services.

**Table 10.2.b: Other County Facilities Existing Inventory - Buildings**

|  | Inventory | Unit    | Unit Cost <sup>1</sup> | Value          |
|--|-----------|---------|------------------------|----------------|
| <b>Buildings</b>   |           |         |                        |                |
| Agriculture Commissioner - 3800 Comucopia Way                            | 50,783    | sq. ft. | \$ 185                 | \$ 9,395,000   |
| Area Agency on Aging/Vets, 718 Tuolumne, Modesto - Mancini Hall          | 6,000     | sq. ft. | 185                    | 1,110,000      |
| Assessor, 1010 10th Street, Modesto                                      | 18,861    | sq. ft. | 185                    | 3,489,000      |
| Auditor-Controller, 1010 10th Street, Modesto                            | 14,158    | sq. ft. | 185                    | 2,619,000      |
| Board of Supervisors, 1010 10th Street, Modesto                          | 10,899    | sq. ft. | 185                    | 2,016,000      |
| Central Services, 1018 Scenic Drive, Modesto - Central Services          | 7,752     | sq. ft. | 185                    | 1,434,000      |
| Central Services, 909 Oakdale Road, Modesto - Training Center            | 23,544    | sq. ft. | 185                    | 4,356,000      |
| Central Services, 909 Oakdale Road, Modesto - Warehouse #1               | 14,400    | sq. ft. | 185                    | 2,664,000      |
| Central Services, 909 Oakdale Road, Modesto - Warehouse #2               | 13,600    | sq. ft. | 185                    | 2,516,000      |
| Chief Executive Office, 1010 10th Street, Modesto                        | 22,225    | sq. ft. | 185                    | 4,112,000      |
| County Center III - Other County Facilities Share (CEO, Clerk, GSA, COE) | 51,544    | sq. ft. | 185                    | 9,536,000      |
| Capital Projects Office, 825 12th Street                                 | 2,100     | sq. ft. | 185                    | 389,000        |
| Child Support Services, 251 E Hackett Road, Ceres                        | 53,693    | sq. ft. | 185                    | 9,933,000      |
| Child Support Services, 801 11th Street, Modesto (former City Hall)      | 1,267     | sq. ft. | 185                    | 234,000        |
| Guardian Ad Litem, 801 11th Street, Modesto (former City Hall)           | 373       | sq. ft. | 185                    | 69,000         |
| Clerk of the Board, 1010 10th Street, Modesto                            | 2,127     | sq. ft. | 185                    | 393,000        |
| Clerk-Recorder, 1021 I Street (former Bank of America) I Street          | 21,516    | sq. ft. | 185                    | 3,980,000      |
| Community Services Agency, 251 E Hackett Road, Ceres                     | 144,970   | sq. ft. | 185                    | 26,819,000     |
| Community Services Agency, 401 Paradise Road, West Modesto Office        | 1,781     | sq. ft. | 185                    | 329,000        |
| Community Services Agency, County Center II                              | 1,000     | sq. ft. | 185                    | 185,000        |
| Cooperative Extension, 3800 Comucopia Way                                | 30,470    | sq. ft. | 185                    | 5,637,000      |
| County Counsel, 1010 10th Street, Modesto                                | 9,053     | sq. ft. | 185                    | 1,675,000      |
| District Attorney, 832 12th Street                                       | 44,691    | sq. ft. | 185                    | 8,268,000      |
| Employment & Training, 251 E Hackett Road, Ceres                         | 53,693    | sq. ft. | 185                    | 9,933,000      |
| Environmental Resources, 3800 Comucopia Way - Environmental Resources    | 40,626    | sq. ft. | 185                    | 7,516,000      |
| Fleet Services, 442 E Hackett Road - Fleet Services Office/Shop          | 9,374     | sq. ft. | 185                    | 1,734,000      |
| Fleet Services, 442 E Hackett Road - Fleet Services Office/Shop          | 9,374     | sq. ft. | 185                    | 1,734,000      |
| General Services Agency Print Shop - County Center II                    | 6,752     | sq. ft. | 185                    | 1,249,000      |
| Planning/Com. Dev., 1010 10th Street, Modesto                            | 9,614     | sq. ft. | 185                    | 1,778,000      |
| Probation, 2215 Blue Gum Avenue, Modesto - Juv Justice Center            | 2,160     | sq. ft. | 185                    | 400,000        |
| Probation, 801 11th Street   | 22,482    | sq. ft. | 185                    | 4,159,000      |
| Public Works, 1716 Morgan Road - Body Shop                               | 6,000     | sq. ft. | 185                    | 1,110,000      |
| Public Works, 1716 Morgan Road - Carpentry/Paint Shop                    | 3,822     | sq. ft. | 185                    | 707,000        |
| Public Works, 1716 Morgan Road - Main Bldg                               | 9,504     | sq. ft. | 185                    | 1,758,000      |
| Public Works, 1716 Morgan Road - Paint Storage                           | 120       | sq. ft. | 185                    | 22,000         |
| Public Works, 1716 Morgan Road - Parking Shed                            | 8,000     | sq. ft. | 185                    | 1,480,000      |
| Public Works, 1716 Morgan Road - Pole Barn                               | 6,100     | sq. ft. | 185                    | 1,129,000      |
| Environmental Resources, 400 Fink Road                                   | 500       | sq. ft. | 185                    | 93,000         |
| Environmental Resources, 400 Fink Road                                   | 2,500     | sq. ft. | 185                    | 463,000        |
| Environmental Resources, 400 Fink Road                                   | 800       | sq. ft. | 185                    | 148,000        |
| Environmental Resources, 400 Fink Road                                   | 1,600     | sq. ft. | 185                    | 296,000        |
| Environmental Resources, 751 Geer Road                                   | 2,500     | sq. ft. | 185                    | 463,000        |
| Public Works, 551 South Center - Public Works Office                     | 1,600     | sq. ft. | 185                    | 296,000        |
| Public Works, 551 South Center - Public Works Shop                       | 8,000     | sq. ft. | 185                    | 1,480,000      |
| Public Works, 551 South Center - Public Works Shop                       | 3,000     | sq. ft. | 185                    | 555,000        |
| Public Works, 301 South First Street - Roads Modular Unit                | 800       | sq. ft. | 185                    | 148,000        |
| Public Works, 1716 Morgan Road - Shop                                    | 8,100     | sq. ft. | 185                    | 1,499,000      |
| Public Works, 1716 Morgan Road - Soils Lab/Sign Shop                     | 2,500     | sq. ft. | 185                    | 463,000        |
| Public Works, 1716 Morgan Road - Storage Bldg                            | 5,200     | sq. ft. | 185                    | 962,000        |
| Public Works, 1716 Morgan Road - Storage Bldg                            | 3,800     | sq. ft. | 185                    | 703,000        |
| Public Works, 1716 Morgan Road - Storage Bldg #1                         | 6,000     | sq. ft. | 185                    | 1,110,000      |
| Public Works, 1716 Morgan Road - Storage Bldg #2                         | 6,000     | sq. ft. | 185                    | 1,110,000      |
| Public Works, 1716 Morgan Road - Weed Control Building                   | 500       | sq. ft. | 185                    | 93,000         |
| Public Works, 1010 10th Street, Modesto                                  | 14,646    | sq. ft. | 185                    | 2,709,000      |
| Strategic Business Technology, 801 11th Street                           | 5,068     | sq. ft. | 185                    | 938,000        |
| Strategic Business Technology, 1021 I Street (former Bank of America)    | 400       | sq. ft. | 185                    | 74,000         |
| Treasurer-Tax Collector, 1010 10th Street, Modesto                       | 16,995    | sq. ft. | 185                    | 3,144,000      |
| Subtotal - Buildings   | 824,935   |         |                        | \$ 152,614,000 |

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

**Table 10.3a.: Allocation of Other County Facilities Between Countywide and Unincorporated Service Populations**

|   | Total Value  | % County-wide <sup>1</sup> | Countywide Allocation | % Uninc. Only <sup>1</sup> | Uninc. Allocation |
|---|--------------|----------------------------|-----------------------|----------------------------|-------------------|
| <i>Land</i>   |              |                            |                       |                            |                   |
| Tenth Street Place, 1010 10th Street                    | \$ 52,000    | 100%                       | \$ 52,000             | 0%                         | \$ -              |
| Tenth Street Place, 1010 10th Street                    | 366,000      | 100%                       | 366,000               | 0%                         | -                 |
| Tenth Street Place, 1010 10th Street                    | 477,000      | 100%                       | 477,000               | 0%                         | -                 |
| County Center II - Community Services Agency            | 46,000       | 100%                       | 46,000                | 0%                         | -                 |
| County Center II - General Services Agency - Print Shop | 307,000      | 100%                       | 307,000               | 0%                         | -                 |
| Agricultural Center 3800 Comucopia Way, Modesto         | 545,300      | 75%                        | 408,975               | 25%                        | 136,325           |
| Burbank-Paradise Hall, 1325 Beverly Drive               | 7,000        | 100%                       | 7,000                 | 0%                         | -                 |
| Morgan Road - Public Works Yard, 1716 Morgan Road       | 524,000      | 40%                        | 209,600               | 60%                        | 314,400           |
| Public Works Yard, 301 South First Str                  | 45,000       | 40%                        | 18,000                | 60%                        | 27,000            |
| Landfill, 400 Fink Road                                 | 245,000      | 100%                       | 245,000               | 0%                         | -                 |
| Former City Hall Building - 801 11th Street, Modesto    | 72,000       | 100%                       | 72,000                | 0%                         | -                 |
| Fleet Services Facility, 448 East Hackett Road          | 350,000      | 80%                        | 280,000               | 20%                        | 70,000            |
| Public Works Yard, 551 South Center Str                 | 70,000       | 40%                        | 28,000                | 60%                        | 42,000            |
| Geer Road Landfill, 751 Geer Road                       | 170,000      | 100%                       | 170,000               | 0%                         | -                 |
| Community Services Facility 3800 Comucopia Way, Modesto | 926,000      | 100%                       | 926,000               | 0%                         | -                 |
| Vacant/future Development - 3800 Comucopia Way, Modesto | 957,000      | 100%                       | 957,000               | 0%                         | -                 |
| 12th Street Parking Garage, 820 12th Street             | 582,000      | 100%                       | 582,000               | 0%                         | -                 |
| 1021 I Street, Modesto                                  | 268,000      | 100%                       | 268,000               | 0%                         | -                 |
| 1022 I Street, Modesto                                  | 2,952,000    | 100%                       | 2,952,000             | 0%                         | -                 |
| 12th Street Office Building, 832 12th Street            | 46,000       | 100%                       | 46,000                | 0%                         | -                 |
| Subtotal - Land   | \$ 9,007,300 |                            | \$ 8,417,575          |                            | \$ 589,725        |

California.

Sources: Stanislaus County; Table 10.2; Wildan Financial Services.

**Table 10.3b.: Allocation of Other County Facilities Between Countywide and Unincorporated Service Populations**

|  | Total Value   | % County-wide <sup>1</sup> | Countywide Allocation | % Uninc. Only <sup>1</sup> | Uninc. Allocation |
|--|---------------|----------------------------|-----------------------|----------------------------|-------------------|
| <b>Buildings</b>   |               |                            |                       |                            |                   |
| Agriculture Commissioner - 3800 Cornucopia Way                           | \$ 9,395,000  | 100%                       | \$ 9,395,000          | 0%                         | \$ -              |
| Area Agency on Aging/Vets, 718 Tuolumne, Modesto - Mancini Hall          | 1,110,000     | 100%                       | 1,110,000             | 0%                         | -                 |
| Assessor, 1010 10th Street, Modesto                                      | 3,489,000     | 100%                       | 3,489,000             | 0%                         | -                 |
| Auditor-Controller, 1010 10th Street, Modesto                            | 2,619,000     | 100%                       | 2,619,000             | 0%                         | -                 |
| Board of Supervisors, 1010 10th Street, Modesto                          | 2,016,000     | 100%                       | 2,016,000             | 0%                         | -                 |
| Central Services, 1018 Scenic Drive, Modesto                             | 1,434,000     | 80%                        | 1,147,200             | 20%                        | 286,800           |
| Central Services, 909 Oakdale Road, Modesto - Training Center            | 4,356,000     | 80%                        | 3,484,800             | 20%                        | 871,200           |
| Central Services, 909 Oakdale Road, Modesto - Warehouse #1               | 2,664,000     | 80%                        | 2,131,200             | 20%                        | 532,800           |
| Central Services, 909 Oakdale Road, Modesto - Warehouse #2               | 2,516,000     | 80%                        | 2,012,800             | 20%                        | 503,200           |
| Chief Executive Office, 1010 10th Street, Modesto                        | 4,112,000     | 75%                        | 3,084,000             | 25%                        | 1,028,000         |
| Capital Projects Office, 825 12th Street                                 | 389,000       | 75%                        | 291,750               | 25%                        | 97,250            |
| Child Support Services, 251 E Hackett Road, Ceres                        | 9,933,000     | 100%                       | 9,933,000             | 0%                         | -                 |
| Child Support Services, 801 11th Street, Modesto (former City Hall)      | 234,000       | 100%                       | 234,000               | 0%                         | -                 |
| Guardian Ad Litem, 801 11th Street, Modesto (former City Hall)           | 69,000        | 100%                       | 69,000                | 0%                         | -                 |
| Clerk of the Board, 1010 10th Street, Modesto                            | 393,000       | 100%                       | 393,000               | 0%                         | -                 |
| Clerk-Recorder, 1021 I Street (former Bank of America) I Street          | 3,980,000     | 100%                       | 3,980,000             | 0%                         | -                 |
| Community Services Agency, 251 E Hackett Road, Ceres                     | 26,819,000    | 100%                       | 26,819,000            | 0%                         | -                 |
| Community Services Agency, 401 Paradise Road, West Modesto Office        | 329,000       | 100%                       | 329,000               | 0%                         | -                 |
| Community Services Agency, County Center II                              | 185,000       | 100%                       | 185,000               | 0%                         | -                 |
| Cooperative Extension, 3800 Cornucopia Way                               | 5,637,000     | 100%                       | 5,637,000             | 0%                         | -                 |
| County Counsel, 1010 10th Street, Modesto                                | 1,675,000     | 75%                        | 1,256,250             | 25%                        | 418,750           |
| District Attorney, 832 12th Street                                       | 8,268,000     | 100%                       | 8,268,000             | 0%                         | -                 |
| Employment & Training, 251 E Hackett Road, Ceres - Employment & Training | 9,933,000     | 100%                       | 9,933,000             | 0%                         | -                 |
| Environmental Resources, 3800 Cornucopia Way - Environmental Resources   | 7,516,000     | 100%                       | 7,516,000             | 0%                         | -                 |
| Fleet Services, 442 E Hackett Road - Fleet Services Office/Shop          | 1,734,000     | 100%                       | 1,734,000             | 0%                         | -                 |
| Fleet Services, 442 E Hackett Road - Fleet Services Office/Shop          | 1,734,000     | 100%                       | 1,734,000             | 0%                         | -                 |
| General Services Agency Print Shop - County Center II                    | 1,249,000     | 100%                       | 1,249,000             | 0%                         | -                 |
| Planning/Com. Dev., 1010 10th Street, Modesto                            | 1,778,000     | 0%                         | -                     | 100%                       | 1,778,000         |
| Probation, 2215 Blue Gum Avenue, Modesto - Juv Justice Center            | 400,000       | 100%                       | 400,000               | 0%                         | -                 |
| Probation, 801 11th Street   | 4,159,000     | 100%                       | 4,159,000             | 0%                         | -                 |
| Public Works, 1716 Morgan Road - Body Shop                               | 1,110,000     | 40%                        | 444,000               | 60%                        | 666,000           |
| Public Works, 1716 Morgan Road - Carpentry/Paint Shop                    | 707,000       | 40%                        | 282,800               | 60%                        | 424,200           |
| Public Works, 1716 Morgan Road - Main Bldg                               | 1,758,000     | 40%                        | 703,200               | 60%                        | 1,054,800         |
| Public Works, 1716 Morgan Road - Paint Storage                           | 22,000        | 40%                        | 8,800                 | 60%                        | 13,200            |
| Public Works, 1716 Morgan Road - Parking Shed                            | 1,480,000     | 40%                        | 592,000               | 60%                        | 888,000           |
| Public Works, 1716 Morgan Road - Pole Barn                               | 1,129,000     | 40%                        | 451,600               | 60%                        | 677,400           |
| DER, 400 Fink Road   | 93,000        | 40%                        | 37,200                | 60%                        | 55,800            |
| DER, 400 Fink Road   | 463,000       | 40%                        | 185,200               | 60%                        | 277,800           |
| DER, 400 Fink Road   | 148,000       | 40%                        | 59,200                | 60%                        | 88,800            |
| DER, 400 Fink Road   | 296,000       | 40%                        | 118,400               | 60%                        | 177,600           |
| DER, 751 Geer Road   | 463,000       | 40%                        | 185,200               | 60%                        | 277,800           |
| Public Works, 551 South Center - Public Works Office                     | 296,000       | 40%                        | 118,400               | 60%                        | 177,600           |
| Public Works, 551 South Center - Public Works Shop                       | 1,480,000     | 40%                        | 592,000               | 60%                        | 888,000           |
| Public Works, 551 South Center - Public Works Shop                       | 555,000       | 40%                        | 222,000               | 60%                        | 333,000           |
| Public Works, 301 South First Street - Roads Modular Unit                | 148,000       | 40%                        | 59,200                | 60%                        | 88,800            |
| Public Works, 1716 Morgan Road - Shop                                    | 1,499,000     | 40%                        | 599,600               | 60%                        | 899,400           |
| Public Works, 1716 Morgan Road - Soils Lab/Sign Shop                     | 463,000       | 40%                        | 185,200               | 60%                        | 277,800           |
| Public Works, 1716 Morgan Road - Storage Bldg                            | 962,000       | 40%                        | 384,800               | 60%                        | 577,200           |
| Public Works, 1716 Morgan Road - Storage Bldg                            | 703,000       | 40%                        | 281,200               | 60%                        | 421,800           |
| Public Works, 1716 Morgan Road - Storage Bldg #1                         | 1,110,000     | 40%                        | 444,000               | 60%                        | 666,000           |
| Public Works, 1716 Morgan Road - Storage Bldg #2                         | 1,110,000     | 40%                        | 444,000               | 60%                        | 666,000           |
| Public Works, 1716 Morgan Road - Weed Control Building                   | 93,000        | 40%                        | 37,200                | 60%                        | 55,800            |
| Public Works, 1010 10th Street, Modesto                                  | 2,709,000     | 40%                        | 1,083,600             | 60%                        | 1,625,400         |
| Strategic Business Technology, 801 11th Street                           | 938,000       | 80%                        | 750,400               | 20%                        | 187,600           |
| Strategic Business Technology, 1021 I Street (former Bank of America)    | 74,000        | 80%                        | 59,200                | 20%                        | 14,800            |
| Treasurer-Tax Collector, 1010 10th Street, Modesto                       | 3,144,000     | 100%                       | 3,144,000             | 0%                         | -                 |
| Subtotal - Buildings   | \$143,078,000 |                            | \$126,081,400         |                            | \$16,996,600      |

<sup>1</sup> Allocation of County services between countywide and unincorporated only is an estimate generated by Willdan Financial Services based on experience with other county governments in CA

**Table 10.3c.: Allocation of Other County Facilities Between Countywide and Unincorporated Service Populations**

|  | 2010 Value | Countywide Allocation | Uninc. Allocation |
|--|------------|-----------------------|-------------------|
| <u>Land (from Table 10.3a)</u>                               |            | \$ 8,417,575          | \$ 589,725        |
| <u>Buildings (from Table 10.3b)</u>                          |            | 126,081,400           | 16,996,600        |
| <u>Vehicles &amp; Equipment (from Table A.9)</u>             |            | 4,563,580             | 613,312           |
| <u>Public Works Vehicles and Equipment (from Table A.10)</u> |            | 6,066,816             | 9,100,224         |
| <u>Technological Assets (from Table A.11)</u>                |            |                       |                   |
| Admin (Other County Facilities)                              |            | 2,650,544             | -                 |
| <u>Existing PFF Fund Balance<sup>1</sup></u>                 |            | <u>5,414,716</u>      | <u>47,036</u>     |
| Total Existing Investment in Other County Facilities         |            | \$ 153,194,631        | \$ 27,346,897     |

<sup>1</sup> Current as of December, 2011.

Sources: Stanislaus County; Tables 10.2a, 10.2b, 10.3a, 10.3b, A9, A10 and A.11; Willdan Financial Services.

**Table 10.4: Other County Facilities Existing Standard**

|                                  |    |                |
|----------------------------------|----|----------------|
| <u>Unincorporated Only</u>       |    |                |
| Existing Other County Facilities | \$ | 27,346,897     |
| Existing Service Population      |    | <u>121,400</u> |
| Facility Standard per Capita     | \$ | 225            |
| Cost per Resident                | \$ | 225            |
| Cost per Worker <sup>1</sup>     |    | 70             |
| <u>Countywide</u>                |    |                |
| Existing Other County Facilities | \$ | 153,194,631    |
| Existing Service Population      |    | <u>566,700</u> |
| Facility Standard per Capita     | \$ | 270            |
| Cost per Resident                | \$ | 270            |
| Cost per Worker <sup>1</sup>     |    | 84             |

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

Sources: Tables 10.1 and 10.3; Willdan Financial Services.

**Table 10.5: Allocation of Planned Facilities to New Development**

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Unincorporated

|   |    |               |
|---|----|---------------|
| Facility Standard per Capita                            | \$ | 225           |
| Service Population Growth in Unincorporated (2008-2030) |    | <u>57,300</u> |
| New Development Fair Share of Planned Facilities        | \$ | 12,892,500    |

Countywide

|   |    |                |
|---|----|----------------|
| Facility Standard per Capita                        | \$ | 270            |
| Service Population Growth Within County (2008-2030) |    | <u>394,800</u> |
| New Development Fair Share of Planned Facilities    | \$ | 106,596,000    |

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Sources: Tables 10.1 and 10.3; Willdan Financial Services.

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**Table 10.6: Other County Facilities Impact Fee - Existing Facilities Standard**

| Land Use                    | A               | B       | C=AxB            |                 |
|-----------------------------|-----------------|---------|------------------|-----------------|
|                             | Cost Per Capita | Density | Fee <sup>1</sup> | Fee per Sq. Ft. |
| <b>Countywide</b>           |                 |         |                  |                 |
| <u>Residential</u>          |                 |         |                  |                 |
| Single Family               | 270             | 3.15    | \$ 851           |                 |
| Multifamily                 | 270             | 2.20    | 594              |                 |
| <u>Nonresidential</u>       |                 |         |                  |                 |
| Commercial                  | 84              | 2.41    | \$ 202           | \$ 0.20         |
| Office                      | 84              | 2.87    | 241              | 0.24            |
| Industrial (Small)          | 84              | 0.64    | 54               | 0.05            |
| Industrial (Large)          |                 |         |                  |                 |
| Manufacturing               | 84              | 0.92    | 77               | 0.08            |
| Distribution                | 84              | 0.37    | 31               | 0.03            |
| Warehouse                   | 84              | 0.18    | 15               | 0.02            |
| <b>Unincorporated Only</b>  |                 |         |                  |                 |
| <u>Residential</u>          |                 |         |                  |                 |
| Single Family               | \$ 225          | 3.15    | \$ 709           |                 |
| Multifamily                 | 225             | 2.20    | 495              |                 |
| <u>Nonresidential</u>       |                 |         |                  |                 |
| Commercial                  | \$ 70           | 2.41    | \$ 169           | \$ 0.17         |
| Office                      | 70              | 2.87    | 201              | 0.20            |
| Industrial (Small)          | 70              | 0.64    | 45               | 0.05            |
| Industrial (Large)          |                 |         |                  |                 |
| Manufacturing               | 70              | 0.92    | 64               | 0.06            |
| Distribution                | 70              | 0.37    | 26               | 0.03            |
| Warehouse                   | 70              | 0.18    | 13               | 0.01            |
| <b>Unincorporated Total</b> |                 |         |                  |                 |
| <u>Residential</u>          |                 |         |                  |                 |
| Single Family               | \$ 495          | 3.15    | \$ 1,560         |                 |
| Multifamily                 | 495             | 2.20    | 1,089            |                 |
| <u>Nonresidential</u>       |                 |         |                  |                 |
| Commercial                  | \$ 154          | 2.41    | \$ 371           | \$ 0.37         |
| Office                      | 154             | 2.87    | 442              | 0.44            |
| Industrial (Small)          | 154             | 0.64    | 99               | 0.10            |
| Industrial (Large)          |                 |         |                  |                 |
| Manufacturing               | 154             | 0.92    | 142              | 0.14            |
| Distribution                | 154             | 0.37    | 57               | 0.06            |
| Warehouse                   | 154             | 0.18    | 28               | 0.03            |

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



**Table 11.1: Parks Service Population**

|  | <b>Residents</b> |
|--|------------------|
| Existing - Countywide (2008)                 | 518,100          |
| New Development - Countywide (2008-2030)     | <u>337,900</u>   |
| Projected Total - Countywide (2030)          | 856,000          |
|  |                  |
| Existing - Unincorporated (2008)             | 113,700          |
| New Development - Unincorporated (2008-2030) | <u>33,200</u>    |
| Projected Total - Unincorporated (2030)      | 146,900          |

Source: Table 2.1; Willdan Financial Services.

**Table 11.2: Existing Parkland Inventory**

| <u>Park Category</u>               | <u>Location</u>     | <u>Improved<br/>Acres</u> | <u>Unimproved<br/>Acres</u> |
|------------------------------------|---------------------|---------------------------|-----------------------------|
| <u>Neighborhood Parks</u>          |                     |                           |                             |
| Atlas Park                         | Oakdale             | 1.06                      | -                           |
| Basso Bridge                       | La Grange           | -                         | 10.59                       |
| Bonita Pool and Park               | Crowslanding        | 0.98                      | -                           |
| Bonita Ranch Park                  | Keys                | 11.83                     | -                           |
| Burbank Park                       | West Modesto        | 0.74                      | -                           |
| Country Stone Park                 | Salida              | 2.47                      | -                           |
| Empire Park                        | Empire              | 1.72                      | -                           |
| Empire Tot Lot                     | Empire              | 0.16                      | -                           |
| Fairview Park                      | South Modesto       | 4.56                      | -                           |
| Mono Park                          | Airport District    | 2.21                      | -                           |
| Murphy Park                        | Salida              | 4.29                      | -                           |
| Oregon Park                        | Airport District    | 1.62                      | -                           |
| Parklawn                           | South Modesto MAC   | 3.94                      | -                           |
| Riverdale Park & Fishing Access    | Riverdale           | 2.33                      | -                           |
| Salida (Broadway) Park             | Salida              | 2.09                      | -                           |
| Segesta Park                       | Salida              | 9.35                      | -                           |
| Sterling Ranch                     | Denair              | 3.12                      | -                           |
| Undeveloped Salida Park            | Salida              | -                         | 11.79                       |
| United Community Park              | Grayson             | 4.93                      | -                           |
| Wincanton Park                     | Salida              | 2.27                      | -                           |
| Total Neighborhood Parks           |                     | 59.67                     | 22.38                       |
| <u>Regional Parks / Open Space</u> |                     |                           |                             |
| Frank Raines OHV Park              | Patterson           | 764.90                    | 1,121.55                    |
| Kawanis Youth Camp                 | La Grange           | 48.04                     | -                           |
| L. Fitzsimmons Park                | Grayson             | 0.43                      | -                           |
| LaGrange OHV Park                  | La Grange           | 149.12                    | -                           |
| LaGrange Dredge                    | La Grange           | -                         | 15.33                       |
| La Grange Regional Park            | La Grange           | -                         | 484.36                      |
| La Grange Historic Barn            | La Grange           | -                         | 0.49                        |
| La Grange Jail and Museum          | La Grange           | -                         | 0.85                        |
| La Grange School/Cemetery          | La Grange           | 3.63                      | -                           |
| Laird Park                         | Honor Farm          | 98.96                     | -                           |
| Las Palmas Fishing Access          | East Patterson      | 4.59                      | -                           |
| Minear Day Use Area                | Patterson           | -                         | 937.83                      |
| Modesto Reservoir                  | Modesto Res.        | -                         | 382.07                      |
| Shiloh Fishing Access              | Westside            | -                         | 1.43                        |
| Turlock Lake Fishing Access        | Turlock Lake        | -                         | -                           |
| Woodward Reservoir                 | Oakdale/Valley Home | -                         | 2,982.03                    |
| Total Regional Parks / Open Space  |                     | 1,069.67                  | 5,925.94                    |
| Total                              |                     | 1,129.34                  | 5,948.32                    |

Sources: Stanislaus County.

**Table 11.3: Unimproved Acreage - Parkland Equivalent**  
**Parkland Type**

| <i>Neighborhood Parks - Unincorporated</i>      |    |                |
|---|----|----------------|
| Average Land Cost per Acre (A)                  | \$ | 65,000         |
| Improvements Cost per Acre                      |    | <u>211,800</u> |
| Total Cost per Acre (B)                         | \$ | 276,800        |
| Equivalent Improved Acres (C = A / B)           |    | 0.23           |
| Number of Unimproved Acres (D)                  |    | 22.38          |
| Equivalent Improved Acres (E = D x C)           |    | 5.26           |
| <i>Regional Parks / Open Space - Countywide</i> |    |                |
| Average Land Cost per Acre (A)                  | \$ | 2,000          |
| Improvements Cost per Acre                      |    | <u>15,890</u>  |
| Total Cost per Acre (B)                         | \$ | 17,890         |
| Equivalent Improved Acres (C = A / B)           |    | 0.11           |
| Number of Unimproved Acres (D)                  |    | 5,925.94       |
| Equivalent Improved Acres (E = D x C)           |    | 662.49         |

Sources: Table 11.2; Willdan Financial Services.

**Table 11.4: County Parks and Open Space Facility - Existing Standards**

|   |                   | Neighborhood<br>Parks -<br>Unincorporated | Regional Parks /<br>Open Space -<br>Countywide |
|---|-------------------|---|--|
| Improved Park Acreage                         | A                 | 59.67                                     | 1,069.67                                       |
| Equivalent Improved Acres                     | B                 | <u>5.26</u>                               | <u>662.49</u>                                  |
| Total Acres of Improved Parkland              | C = A + B         | 64.93                                     | 1,732.16                                       |
| Service Population (Residents)                | D                 | 113,700                                   | 518,100  |
| Existing Standard (Acres per 1,000 Residents) | E = C / (D/1,000) | 0.57                                      | 3.34   |

Sources: Tables 11.1 and 11.2; Willdan Financial Services.

**Table 11.5: Parkland Unit Costs**

|  | Building SF | Unit Cost | Total Cost        | Cost<br>Per Acre  |
|--|-------------|-----------|-------------------|-------------------|
| <u>Regional / Open Space - Countywide Park Improvements/Special Use Facilities</u> |             |           |                   |                   |
| Buildings  |             |           |                   |                   |
| Fox Grove Regional Park, 1200 Geer Road  | 1,500       | \$ 185    | 277,500           |                   |
| Frank Raines Park, Del Puerto Canyon Road  | 13,573      | 185       | 2,511,000         |                   |
| La Grange Regional Park, 161 South Old LaGrange Road                               | 600         | 185       | 111,000           |                   |
| Modesto Reservoir, 18143 Reservoir Road  | 9,203       | 185       | 1,702,600         |                   |
| Parks Paint Storage Building, 1716 Morgan Road                                     | 180         | 185       | 33,300            |                   |
| Parks Shop, 1716 Morgan Road   | 5,600       | 185       | 1,036,000         |                   |
| Pesticide Storage Building, 1716 Morgan Road                                       | 200         | 185       | 37,000            |                   |
| Woodward Reservoir, 14528 26 Mile Road   | 10,973      | 185       | <u>2,030,000</u>  |                   |
|  |             |           | \$ 7,738,400      |                   |
| Vehicles & Equipment (from Table A.12)   |             |           | \$ 1,802,640      |                   |
| Technology (from Table A.11)   |             |           | \$ <u>335,229</u> |                   |
| Total Special Use Facilities   |             |           | \$ 9,876,269      |                   |
| Equivalent Improved Park Acres   |             |           | 1,732.16          |                   |
| Special Use Facilities Cost per Improved Acre                                      |             |           |                   | \$ 6,000          |
| Regional Park Improvements   |             |           |                   | \$ <u>15,890</u>  |
| Regional Park Improvements Per Acre Subtotal                                       |             |           |                   | \$ 21,890         |
| <u>Neighborhood - Unincorporated Park Improvements</u>                             |             |           |                   |                   |
| Buildings  |             |           |                   |                   |
| Bonita Pool, Crows Landing   | 1,000       | \$ 185    | \$ <u>185,000</u> |                   |
| Subtotal   |             |           | \$ 185,000        |                   |
| Equivalent Improved Park Acres   |             |           | 64.93             |                   |
| Special Use Facilities Cost per Improved Acre                                      |             |           |                   | \$ 3,000          |
| Neighborhood Park Improvements   |             |           |                   | \$ <u>211,800</u> |
| Park Improvements Per Acre Subtotal  |             |           |                   | \$ 214,800        |
| Sources: Tables 11.2 and 11.3; Stanislaus County; Willdan Financial Services       |             |           |                   |                   |

**Table 11.6: Park Facilities to Accommodate New Development**

|  | Neighborhood<br>Parks | Regional Parks /<br>Open Space |
|--|-----------------------|--------------------------------|
| <i><u>Parkland and Improvements (Mitigation Fee Act)</u></i> |                       |                                |
| Facility Standard (acres/1,000 residents)                    | 0.57                  | 3.34                           |
| Resident Growth (2008-2030)                                  | 33,200                | 337,900                        |
| Facility Needs (acres)                                       | 18.92                 | 1,128.59                       |
| Average Land Cost (per acre)                                 | \$ 65,000             | \$ 2,000                       |
| Subtotal - Land Costs  | 1,230,000             | 2,257,000                      |
| Average Improvements Cost (per acre)                         | \$ 214,800            | \$ 21,890                      |
| Subtotal - Improvements Costs                                | \$ 4,064,000          | \$ 24,705,000                  |
| Total Cost of Facilities                                     | \$ 5,294,000          | \$ 26,962,000                  |

Sources: Tables 11.1 and 11.5; Willdan Financial Services.

**Table 11.7: Park Facilities Investment Per Capita**

|  | Land Acquisition | Improvements |
|--|------------------|--------------|
| <i><u>Neighborhood Parks - Unincorporated</u></i>      |                  |              |
| Parkland Investment (per acre) (A)                     | \$ 65,000        | \$ 214,800   |
| Facility Standard (acres per 1,000 residents) (B)      | 0.57             | 0.57         |
| Total Cost Per 1,000 capita (C = A x B)                | \$ 37,000        | \$ 122,000   |
| Cost Per Resident (D = C / 1000)                       | \$ 37            | \$ 122       |
| <i><u>Regional Parks / Open Space - Countywide</u></i> |                  |              |
| Parkland Investment (per acre) (A)                     | \$ 2,000         | \$ 21,890    |
| Facility Standard (acres per 1,000 residents) (B)      | 3.34             | 3.34         |
| Total Cost Per 1,000 capita (C = A x B)                | \$ 7,000         | \$ 73,000    |
| Cost Per Resident (D = C / 1000)                       | \$ 7             | \$ 73        |

Sources: Tables 11.3, and 11.5; Willdan Financial Services.

**Table 11.8: Park Facilities Impact Fee**

| Land Use  | A<br>Cost Per<br>Capita | B<br>Density | C=AxB<br>Fee <sup>1</sup> |
|---|-------------------------|--------------|---------------------------|
| <i>Neighborhood Parks - Unincorporated</i>      |                         |              |                           |
| Single Family                                   |                         |              |                           |
| Land Acquisition                                | \$ 37                   | 3.15         | \$ 117                    |
| Improvements                                    | 122                     | 3.15         | 384                       |
| Total   |                         |              | \$ 501                    |
| Multi-family                                    |                         |              |                           |
| Land Acquisition                                | \$ 37                   | 2.20         | \$ 81                     |
| Improvements                                    | 122                     | 2.20         | 268                       |
| Total   |                         |              | \$ 349                    |
| <i>Regional Parks / Open Space - Countywide</i> |                         |              |                           |
| Single Family                                   |                         |              |                           |
| Land Acquisition                                | \$ 7                    | 3.15         | \$ 22                     |
| Improvements                                    | 73                      | 3.15         | 230                       |
| Total   |                         |              | \$ 252                    |
| Multi-family                                    |                         |              |                           |
| Land Acquisition                                | \$ 7                    | 2.20         | \$ 15                     |
| Improvements                                    | 73                      | 2.20         | 161                       |
| Total   |                         |              | \$ 176                    |

<sup>1</sup> Fee per dwelling unit.

Sources: Tables 2.2 and 11.7; Willdan Financial Services.

**Table 12.1: Sheriff Patrol and Investigation Service Population**

|  | Residents     | Workers       | Service<br>Population |
|--|---------------|---------------|-----------------------|
| Existing - Unincorporated (2008)             | 113,700       | 24,800        | 121,400               |
| New Development - Unincorporated (2008-2030) | <u>33,200</u> | <u>77,900</u> | <u>57,300</u>         |
| Total - Unincorporated Countywide (2030)     | 146,900       | 102,700       | 178,700               |
| Weighting factor                             | 1.00          | 0.31          |                       |

Note: 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.

**Table 12.2: Sheriff Patrol and Investigation Existing Facility Inventory**

|  | Inventory      | Unit Cost <sup>1</sup> | Total Value   |
|--|----------------|------------------------|---------------|
| <u>Existing Facilities</u>                                     |                |                        |               |
| <u>Land</u>  |                |                        |               |
| Former City Hall Building (801 11th St)                        | 0.10 acres     | \$ 653,400             | \$ 65,340     |
| Public Safety Center (Sheriff Operations) - 200 - 442 Hackett  | 2.69 acres     | 35,000                 | 94,150        |
| County Center III - 909 - 939 County Center III Drive, Modesto | 0.58 acres     | 348,500                | 202,130       |
| Subtotal   |                |                        | \$ 361,620    |
| <u>Buildings</u>   |                |                        |               |
| AWP Office, 801 11th Street                                    | 2,288 sq. ft.  | \$ 185                 | \$ 423,300    |
| Civil Unit Office, 801 11th Street                             | 5,039 sq. ft.  | 185                    | 932,200       |
| Command Modular, 200 E Hackett Road                            | 400 sq. ft.    | 185                    | 74,000        |
| Courthouse, 1100 I Street                                      | 800 sq. ft.    | 185                    | 148,000       |
| Evidence Bunker, 200 E Hackett Road                            | 988 sq. ft.    | 185                    | 182,800       |
| Generator Bldg, 200 E Hackett Road                             | 1,500 sq. ft.  | 185                    | 277,500       |
| K-9/Equestrian Center, 200 E Hackett Road                      | 755 sq. ft.    | 185                    | 139,700       |
| Programs Modular, 200 E Hackett Road                           | 1,440 sq. ft.  | 185                    | 266,400       |
| Programs Modular, 200 E Hackett Road                           | 1,440 sq. ft.  | 185                    | 266,400       |
| Public Safety Center Programs Modular, 200 E Hackett Road      | 1,800 sq. ft.  | 185                    | 333,000       |
| Sheriff: Coroner-Public Administrator                          | 3,520 sq. ft.  | 185                    | 651,200       |
| Sheriff Admin Bldg, 250 E Hackett Road                         | 41,616 sq. ft. | 185                    | 7,699,000     |
| Storage Modular, 200 E Hackett Road                            | 224 sq. ft.    | 185                    | 41,400        |
| Substation, 22113 Highway 33, Crows Landing                    | 1,800 sq. ft.  | 185                    | 333,000       |
| Subtotal   | 63,610 sq. ft. |                        | \$ 11,767,900 |
| <u>Vehicles &amp; Equipment (from Table A.13)</u>              |                |                        | \$ 6,602,428  |
| <u>Technology (from Table A.11)</u>                            |                |                        | \$ 787,788    |
| Existing PFF Fund Balance <sup>2</sup>                         |                |                        | \$ 245,005    |
| Total Existing Facilities                                      |                |                        | \$ 19,764,741 |

<sup>1</sup> Unit costs based on current market value estimates provided by Madera County.

<sup>2</sup> Current as of December, 2011.

Sources: Stanislaus County; Willdan Financial Services.

**Table 12.3: Sheriff Patrol and Investigation Facilities Existing Standard**

|  |               |
|--|---------------|
| Existing Sheriff Patrol and Investigation Facilities | \$ 19,764,741 |
| Existing Service Population                          | 121,400       |
| Facility Standard per Capita                         | \$ 163        |
| Cost per Resident                                    | \$ 163        |
| Cost per Worker <sup>1</sup>                         | 51            |

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

Sources: Tables 12.1 and 12.2; Willdan Financial Services.

**Table 12.4: Allocation of Planned Facilities to New Developme**

|   |               |
|---|---------------|
| Facility Standard per Capita                            | \$ 163        |
| Service Population Growth in Unincorporated (2008-2030) | <u>57,300</u> |
| New Development Fair Share of Planned Facilities        | \$ 9,339,900  |

Sources: Tables 12.1, 12.2 and 12.3; Willdan Financial Services.

**Table 12.5: Sheriff Patrol and Investigation Facilities Impact Fee - Existing Facilities Standard**

| Land Use              | A               | B       | C=AxB            |                 |
|-----------------------|-----------------|---------|------------------|-----------------|
|                       | Cost Per Capita | Density | Fee <sup>1</sup> | Fee per Sq. Ft. |
| <i>Residential</i>    |                 |         |                  |                 |
| Single Family         | \$ 163          | 3.15    | \$ 514           |                 |
| Multifamily           | 163             | 2.20    | 359              |                 |
| <i>Nonresidential</i> |                 |         |                  |                 |
| Commercial            | \$ 51           | 2.41    | \$ 123           | \$ 0.12         |
| Office                | 51              | 2.87    | 146              | 0.15            |
| Industrial (Small)    | 51              | 0.64    | 33               | 0.03            |
| Industrial (Large)    |                 |         |                  |                 |
| Manufacturing         | 51              | 0.92    | 47               | 0.05            |
| Distribution          | 51              | 0.37    | 19               | 0.02            |
| Warehouse             | 51              | 0.18    | 9                | 0.01            |

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

Sources: Tables 2.2 and 12.3; Willdan Financial Services.



**Table 14.1: Countywide IT Service Population**

|                             | Residents      | Workers        | Service Population |
|-----------------------------|----------------|----------------|--------------------|
| Existing (2008)             | 518,100        | 156,700        | 566,700            |
| New Development (2008-2030) | <u>337,900</u> | <u>183,400</u> | <u>394,800</u>     |
| Total (2030)                | 856,000        | 340,100        | 961,500            |
| Weighting factor            | 1.00           | 0.31           |                    |

Note: 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 2.2; Willdan Financial Services.

**Table 14.2: Countywide IT Inventory<sup>1</sup>**

| Item                          | Quantity | Unit Cost    | Total Cost   | Function |
|-------------------------------|----------|--------------|--------------|----------|
| PeopleSoft HRMS               | 1        | \$ 2,471,000 | \$ 2,471,000 | HRMS     |
| Oracle Financial Management   | 1        | 2,031,235    | 2,031,235    | FMS      |
| ICJIS application             | 1        | 3,227,442    | 3,227,442    | ICJIS    |
| ArcCad                        | 4        | 6,500        | 26,000       | GIS      |
| Arccad Software               | 1        | 2,980        | 2,980        | GIS      |
| Arc-GIS Software              | 1        | 5,943        | 5,943        | GIS      |
| Arcview 9.1 Software          | 6        | 1,455        | 8,728        | GIS      |
| Arcview Software              | 2        | 2,689        | <u>5,378</u> | GIS      |
| Total Cost                    |          |              | \$ 7,778,706 |          |
| Adjustment Factor             |          |              | <u>3.6%</u>  |          |
| Total - 2011                  |          |              | \$ 8,058,739 |          |
| PFF Fund Balance <sup>2</sup> |          |              | \$ 4,345     |          |
| Total                         |          |              | \$ 8,063,084 |          |

Note: HRMS = Human Resources Management System; FMS = Financial Management System; ICJIS = Integrated County Justice Information System; GIS = Geographic Information System.

<sup>1</sup> This inventory primarily contains software, although the net amounts listed may include some incidental non-depreciated hardware (hardware that does not meet the cost threshold of being considered an asset). The inventory only includes the initial purchase cost of the systems, and does not include license renewals.

<sup>2</sup> Current as of December, 2011.

Source: Stanislaus County.

**Table 14.3: Countywide IT Existing Standard**

|                                 |    |                |
|---------------------------------|----|----------------|
| Existing Value of Countywide IT | \$ | 8,063,084      |
| Existing Service Population     |    | <u>566,700</u> |
| Facility Standard per Capita    | \$ | 14             |
| Cost per Resident               | \$ | 14             |
| Cost per Worker <sup>1</sup>    |    | 4              |

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

Sources: Tables 14.1 and 14.2; Willdan Financial Services.

**Table 14.4: New Development Fair Share - Existing Standard**

|   |    |                |
|---|----|----------------|
| Facility Standard per Capita                          | \$ | 14             |
| Service Population Growth Within District (2008-2030) |    | <u>394,800</u> |
| New Development Fair Share of Planned Facilities      | \$ | 5,527,200      |

Sources: Tables 14.1, 14.2 and 14.3; Willdan Financial Services.

**Table 14.5: Countywide IT Facilities Impact Fee - Existing Facilities Standard**

| Land Use              | A               | B       | C=AxB            |                 |
|-----------------------|-----------------|---------|------------------|-----------------|
|                       | Cost Per Capita | Density | Fee <sup>1</sup> | Fee per Sq. Ft. |
| <i>Residential</i>    |                 |         |                  |                 |
| Single Family         | \$ 14           | 3.15    | \$ 44            |                 |
| Multifamily           | 14              | 2.20    | 31               |                 |
| <i>Nonresidential</i> |                 |         |                  |                 |
| Commercial            | \$ 4            | 2.41    | \$ 10            | \$ 0.010        |
| Office                | 4               | 2.87    | 11               | 0.011           |
| Industrial (Small)    | 4               | 0.64    | 3                | 0.003           |
| Industrial (Large)    |                 |         |                  |                 |
| Manufacturing         | 4               | 0.92    | 4                | 0.004           |
| Distribution          | 4               | 0.37    | 1                | 0.001           |
| Warehouse             | 4               | 0.18    | 1                | 0.001           |

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

Sources: Tables 2.2 and 14.3; Willdan Financial Services.

**Table 15.1: Administrative Fee - Unincorporated**

| <b>Land Use</b>   | <b>Total Base<br/>Impact Fee</b> | <b>Admin<br/>Charge (1%)</b> | <b>Total Fee</b> |
|---|----------------------------------|------------------------------|------------------|
| <i><u>Residential (Per Dwelling Unit)</u></i>           |                                  |                              |                  |
| Single Family   | \$ 9,015                         | \$ 90                        | \$ 9,105         |
| Multifamily   | 5,931                            | 59                           | 5,990            |
| <i><u>Nonresidential (Per Thousand Square Feet)</u></i> |                                  |                              |                  |
| Office  | \$ 4,423                         | \$ 44                        | \$ 4,467         |
| Industrial  |                                  |                              |                  |
| Industrial (Small)                                      | \$ 1,784                         | \$ 18                        | \$ 1,802         |
| Industrial (Large)                                      |                                  |                              |                  |
| Manufacturing   | 1,965                            | 20                           | 1,985            |
| Distribution  | 2,046                            | 20                           | 2,066            |
| Warehouse   | 1,076                            | 11                           | 1,087            |
| Commercial <sup>1</sup>                                 |                                  |                              |                  |
| Small Retail  | \$ 2,786                         | \$ 28                        | \$ 2,814         |
| Medium Retail   | 3,745                            | 37                           | 3,782            |
| Shopping Center   | 3,526                            | 35                           | 3,561            |
| Shopping Mall   | 2,485                            | 25                           | 2,510            |
| Church  | \$ 1,472                         | \$ 15                        | \$ 1,487         |
| Hospital  | 1,965                            | 20                           | 1,985            |
| Nursing Home  | 1,253                            | 13                           | 1,266            |
| <i><u>Special Cases</u></i>                             |                                  |                              |                  |
| Drive Through (per lane)                                | \$ 17,059                        | \$ 171                       | \$ 17,230        |
| Gas Station (per pump)                                  | 6,654                            | 67                           | 6,721            |
| Motel/Hotel (per room)                                  | 685                              | 7                            | 692              |
| Golf Course (per acre)                                  | 821                              | 8                            | 829              |

<sup>1</sup> Small Retail is less than 50,000 sq. ft.; Medium Retail ranges from 50,000 - 100,000 sq. ft.; Shopping Center ranges from 100,000 - 300,000 sq. ft.; Shopping Mall is greater than 300,000 sq. ft.

Source: Table E 1; Willdan Financial Services.

Note: Total base impact fee includes RTIF

**Table 15.2: Administrative Fee - Incorporated**

| Land Use   | Total Base<br>Impact Fee | Admin<br>Charge (1%) | Total Fee |
|--|--------------------------|----------------------|-----------|
| <u>Residential (Per Dwelling Unit)</u>           |                          |                      |           |
| Single Family                                    | \$ 7,291                 | \$ 73                | \$ 7,364  |
| Multifamily                                      | 4,728                    | 47                   | 4,775     |
| <u>Nonresidential (Per Thousand Square Feet)</u> |                          |                      |           |
| Office   | \$ 4,076                 | \$ 41                | \$ 4,117  |
| Industrial                                       |                          |                      |           |
| Industrial (Small)                               | \$ 1,706                 | \$ 17                | \$ 1,723  |
| Industrial (Large)                               |                          |                      |           |
| Manufacturing                                    | 1,853                    | 19                   | 1,872     |
| Distribution                                     | 2,001                    | 20                   | 2,021     |
| Warehouse  | 1,054                    | 11                   | 1,065     |
| Commercial <sup>1</sup>                          |                          |                      |           |
| Small Retail                                     | \$ 2,494                 | \$ 25                | \$ 2,519  |
| Medium Retail                                    | 3,453                    | 35                   | 3,488     |
| Shopping Center                                  | 3,234                    | 32                   | 3,266     |
| Shopping Mall                                    | 2,193                    | 22                   | 2,215     |
| Church   | \$ 1,180                 | \$ 12                | \$ 1,192  |
| Hospital   | 1,673                    | 17                   | 1,690     |
| Nursing Home                                     | 961                      | 10                   | 971       |
| <u>Special Cases</u>                             |                          |                      |           |
| Drive Through (per lane)                         | \$ 17,059                | \$ 171               | \$ 17,230 |
| Gas Station (per pump)                           | 6,654                    | 67                   | 6,721     |
| Motel/Hotel (per room)                           | 685                      | 7                    | 692       |
| Golf Course (per acre)                           | 821                      | 8                    | 829       |

<sup>1</sup> Small Retail is less than 50,000 sq. ft.; Medium Retail ranges from 50,000 -100,000 sq. ft.; Shopping Center ranges from 100,000 - 300,000 sq. ft.; Shopping Mall is greater than 300,000 sq. ft.

Source: Table E.2; Willdan Financial Services.

Note: Total base impact fee includes RTIF

**PFF Appendices**

**Table A.1: Animal Services Vehicle and Equipment Inventory**

| <b>Year</b> | <b>Model and Make</b>    | <b>ID</b> | <b>Value</b>      |
|-------------|--------------------------|-----------|-------------------|
| 2001        | Ford F350 Supercab       | 01-37     | \$ 27,066         |
| 2001        | Ford F350 Supercab       | 01-38     | 44,844            |
| 2001        | Ford F350 Supercab       | 01-39     | 44,844            |
| 2001        | Ford F350 Supercab       | 01-40     | 39,149            |
| 2002        | Ford F350 Supercab       | 02-42     | 43,731            |
| 2004        | Ford F350 Supercab       | 04-29     | 36,290            |
| 2004        | Chevrolet Venture        | 04-30     | 17,446            |
| 2004        | Ford F250 XI Sd          | 04-56     | 16,422            |
| 2006        | Chevrolet Silverado 3500 | 06-39     | 40,406            |
| 2008        | Chevrolet Uplander       | 08-34     | 18,042            |
| 2001        | Featherlite Trailer      | 0T-44     | -                 |
| 2000        | Circle J Varied          | 0T-46     | -                 |
|             | <b>Total</b>             |           | <b>\$ 328,000</b> |

<sup>1</sup> Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

**Table A.2: Behavioral Health Vehicle Inventory**

| Year | Make and Model       | ID     | Value <sup>1</sup> |
|------|----------------------|--------|--------------------|
| 2000 | Chevrolet Malibu     | 00-100 | \$ 13,349          |
| 2000 | Honda Civic EX       | 00-117 | 20,802             |
| 2000 | Honda Civic EX       | 00-121 | 20,802             |
| 2000 | Chevrolet 8-Pass Van | 00-33  | 22,121             |
| 2000 | Chevrolet 8-Pass Van | 00-34  | 23,968             |
| 2000 | Chevrolet 8-Pass Van | 00-35  | 22,204             |
| 2000 | Chevrolet Impala     | 00-45  | 18,157             |
| 2000 | Chevrolet Malibu     | 00-46  | 14,533             |
| 2000 | Chevrolet Malibu     | 00-47  | 14,533             |
| 2000 | Chevrolet Malibu     | 00-49  | 14,533             |
| 2000 | Chevrolet Malibu     | 00-50  | 14,533             |
| 2000 | Chevrolet Malibu     | 00-78  | 14,333             |
| 2000 | Chevrolet Malibu     | 00-79  | 14,333             |
| 2000 | Chevrolet Malibu     | 00-80  | 14,333             |
| 2000 | Chevrolet Malibu     | 00-81  | 13,349             |
| 2000 | Chevrolet Malibu     | 00-82  | 13,349             |
| 2000 | Chevrolet Malibu     | 00-83  | 13,349             |
| 2000 | Chevrolet Malibu     | 00-85  | 13,349             |
| 2000 | Chevrolet Malibu     | 00-94  | 13,349             |
| 2001 | GMC Safari SLE       | 01-100 | 21,540             |
| 2001 | GMC Safari SLE       | 01-101 | 21,540             |
| 2001 | GMC Safari SLE       | 01-102 | 21,540             |
| 2001 | GMC Safari SLE       | 01-103 | 21,540             |
| 2001 | GMC Safari SLE       | 01-104 | 21,540             |
| 2001 | GMC Safari SLE       | 01-105 | 21,540             |
| 2001 | GMC Safari SLE       | 01-106 | 21,540             |
| 2001 | GMC Safari SLE       | 01-107 | 21,540             |
| 2001 | Gmc Safari           | 01-108 | 18,739             |
| 2001 | Ford Police Int      | 01-124 | 23,556             |
| 2001 | Ford Crown Victoria  | 01-125 | 26,556             |

Note: Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

**Table A.2: Behavioral Health Vehicle Inventory Cont.**

| Year | Make and Model        | ID     | Value        |
|------|-----------------------|--------|--------------|
| 2001 | Honda Civic Gx Cng    | 01-79  | 20,735       |
| 2001 | GMC Safari SLE        | 01-98  | 21,540       |
| 2001 | GMC Safari SLE        | 01-99  | 21,540       |
| 2002 | Ford Taurus LX        | 02-71  | 17,680       |
| 2003 | Ford Windstar         | 03-40  | 19,281       |
| 2003 | Ford E250 Mobility    | 03-41  | 34,744       |
| 2005 | Ford Taurus SE        | 05-40  | 14,494       |
| 2006 | Ford E150 Cargo       | 06-41  | 13,436       |
| 2007 | Ford Taurus SE        | 07-120 | 13,645       |
| 2007 | Ford Freestar SE      | 07-24  | 18,681       |
| 2007 | Ford Taurus SE        | 07-28  | 13,956       |
| 2007 | Ford Taurus SE        | 07-29  | 13,956       |
| 2007 | Ford Freestar SE      | 07-34  | 18,681       |
| 2007 | Ford Taurus           | 07-35  | 13,956       |
| 2007 | Ford Taurus           | 07-36  | 13,956       |
| 2007 | Ford Taurus           | 07-37  | 15,436       |
| 2007 | Chevrolet Uplander    | 07-55  | 18,805       |
| 2007 | Chevrolet Uplander    | 07-56  | 16,047       |
| 1988 | Dodge 12-Pass Van     | 88-30  | 14,106       |
| 1988 | Dodge 12-Pass Van     | 88-31  | 14,106       |
| 1991 | Ford Ranger           | 91-70  | 9,292        |
| 1991 | Ford Ranger           | 91-71  | 9,292        |
| 1992 | Chevrolet 12-Pass Van | 92-35  | 12,000       |
| 1993 | Ford Taurus           | 93-37  | 11,324       |
| 1995 | Ford 3/4 T Crew Cab   | 95-20  | 18,910       |
| 1996 | Ford E150 Club        | 96-24  | 16,958       |
| 1996 | Oldsmobile Ciera SL   | 96-37  | 15,518       |
| 1996 | Oldsmobile Ciera SL   | 96-38  | 15,518       |
| 1996 | Oldsmobile Ciera SL   | 96-41  | 15,518       |
| 1996 | Oldsmobile Ciera SL   | 96-42  | 15,518       |
| 1997 | Dodge Ram 3500        | 97-51  | 20,907       |
| 1997 | Ford Escort LX        | 97-64  | 10,899       |
| 1999 | Chevrolet Malibu      | 99-13  | 14,983       |
| 1999 | Ford Crown Victoria   | 99-35  | 22,386       |
| 1999 | Chevrolet Astro       | 99-51  | 19,565       |
| 1999 | Ford 1-Ton Hi-Cube    | 99-73  | 26,216       |
|      | Total                 |        | \$ 1,154,000 |
|      | Adjustment Factor     |        | 3.6%         |
|      | Total - 2011          |        | \$ 1,195,544 |

Note: Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

**Table A.3: Criminal Justice Vehicle Inventory**

| <b>Year</b> | <b>Make and Model</b> | <b>ID</b> | <b>Value</b>  |
|-------------|-----------------------|-----------|---------------|
| 2000        | Chevrolet Malibu      | 00-101    | \$ 13,349     |
| 2000        | Ford Crown Victoria   | 00-113    | 25,022        |
| 2000        | Chevrolet Impala      | 00-70     | 20,267        |
| 2000        | Chevrolet Malibu      | 00-96     | 13,349        |
| 2000        | Chevrolet Malibu      | 00-97     | 13,349        |
| 2001        | Dodge Intrepid        | 01-43     | 19,491        |
| 2001        | Chevrolet Impala      | 01-44     | 17,372        |
| 2001        | Honda Civic Gx Cng    | 01-75     | 20,735        |
| 2002        | Dodge Intrepid Se     | 02-56     | 15,267        |
| 2002        | Dodge Intrepid Se     | 02-57     | 15,267        |
| 2002        | Dodge Intrepid Se     | 02-58     | 15,267        |
| 2002        | Buick Century Custom  | 02-59     | 15,231        |
| 2002        | Buick Century Custom  | 02-60     | 15,231        |
| 2002        | Ford Taurus Se        | 02-67     | 17,628        |
| 2002        | Dodge Intrepid Es     | 02-68     | 20,522        |
| 2002        | Dodge Intrepid Es     | 02-69     | 20,522        |
| 2002        | Dodge Intrepid Es     | 02-70     | 20,522        |
| 2006        | Pontiac Grand Prix    | 06-61     | 16,286        |
| 2006        | Pontiac Grand Prix    | 06-63     | 16,286        |
| 2007        | Pontiac Grand Prix    | 07-47     | 15,553        |
| 1997        | Ford Taurus           | 97-39     | 15,451        |
| 1997        | Ford Taurus           | 97-40     | 15,451        |
| 1997        | Ford Taurus           | 97-49     | 15,559        |
| 1997        | Ford Aerostar         | 97-50     | 17,436        |
| 1997        | Ford Aerostar         | 97-62     | 18,539        |
| 2001        | Ford Crown Victoria   | 01-82     | 16,102        |
| 2001        | Gmc Safari            | 01-45     | 20,892        |
| 2002        | Chevrolet Impala      | 02-26     | 17,356        |
| 2002        | Toyota Prius          | 02-55     | 21,853        |
| 2002        | Ford E250 Mobility    | 02-76     | 30,871        |
| 2008        | Chevrolet Impala      | 08-20     | 16,181        |
| 2008        | Chevrolet Impala      | 08-21     | 16,181        |
| 1995        | Ford Aerostar         | 95-30     | 16,873        |
| 1996        | Ford Taurus           | 96-20     | <u>16,853</u> |
|             | Total                 |           | \$ 602,000    |
|             | Adjustment Factor     |           | <u>3.6%</u>   |
|             | Total - 2011          |           | \$ 623,672    |

Note: Values may not total due to rounding.

Sources: Stanislaus County; Wildan Financial Services.



**Table A.4: Detention Vehicle Inventory**

| <b>Year</b> | <b>Make and Model</b> | <b>ID</b> | <b>Value</b> |
|-------------|-----------------------|-----------|--------------|
| 2000        | Chevrolet Malibu      | 00-108    | \$ 13,349    |
| 2000        | Chevrolet Malibu      | 00-109    | 13,349       |
| 2000        | Chevrolet Malibu      | 00-110    | 13,349       |
| 2000        | Chevrolet Malibu      | 00-111    | 13,349       |
| 2000        | Ford Taurus Lx        | 00-43     | 18,691       |
| 2000        | Ford Taurus Lx        | 00-44     | 18,691       |
| 2000        | Ford Taurus Lx        | 00-51     | 17,162       |
| 2000        | Ford Taurus Lx        | 00-52     | 17,162       |
| 2000        | Ford Windstar         | 00-64     | 22,867       |
| 2001        | Ford E350 15-Pass     | 01-109    | 29,507       |
| 2001        | Ford Police Int       | 01-111    | 23,556       |
| 2001        | Ford Police Int       | 01-112    | 23,556       |
| 2001        | Ford Police Int       | 01-113    | 23,556       |
| 2001        | Ford Police Int       | 01-115    | 23,556       |
| 2001        | Ford Crown Victoria   | 01-70     | 20,639       |
| 2001        | Ford Crown Victoria   | 01-71     | 20,633       |
| 2001        | Ford Crown Victoria   | 01-72     | 20,639       |
| 2001        | Ford Crown Victoria   | 01-73     | 20,639       |
| 2003        | Ford Police Int       | 03-24     | 23,386       |
| 2003        | Ford Police Int       | 03-25     | 23,386       |
| 2003        | Ford Police Int       | 03-48     | 23,623       |
| 2005        | Nissan Altima 2.5S    | 05-20     | 15,994       |
| 2005        | Ford Police Int       | 05-33     | 23,899       |
| 2005        | Ford Police Int       | 05-76     | 21,017       |
| 2006        | Ford Police Int       | 06-65     | 23,201       |
| 2007        | Ford Police Int       | 07-75     | 23,835       |
| 2007        | Ford Police Int       | 07-76     | 23,835       |
| 1998        | Dodge Stratus Es      | 98-47     | 15,888       |
| 1998        | Plymouth Voyager      | 98-48     | 13,490       |
| 1999        | Chevrolet Malibu      | 99-16     | 14,983       |
| 2000        | Ford Taurus Lx        | 00-42     | 18,691       |
| 2001        | Ford Police Int       | 01-114    | 23,556       |
| 2001        | Ford F 150            | 01-91     | 18,785       |

Note: Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

**Table A.4: Detention Vehicle Inventory Cont.**

| <u>Year</u> | <u>Make and Model</u> | <u>ID</u> | <u>Value</u> |
|-------------|-----------------------|-----------|--------------|
| 2002        | Ford Police Int       | 02-53     | 23,542       |
| 2006        | Chevrolet Express     | 06-47     | 23,281       |
| 2007        | Ford Police Int       | 07-77     | 23,835       |
| 2007        | Ford Police Int       | 07-78     | 23,835       |
| 2007        | Ford Police Int       | 07-79     | 23,835       |
| 1994        | Dodge 15-Pass. Van    | 94-62     | 20,532       |
| 1994        | Dodge 15-Pass. Van    | 94-67     | 19,476       |
| 1996        | Ford Econoline        | 96-53     | 18,650       |
| 1998        | Ford Taurus Lx        | 98-44     | 15,878       |
| 1999        | Gmc Savana SI         | 99-50     | 21,834       |
| 2000        | Ford 4X4 Pickup       | 00-115    | 21,646       |
| 2000        | Ford Police Int       | 00-24     | 22,959       |
| 2002        | Gmc Savana SI         | 02-35     | 20,480       |
| 2005        | Dodge Ram 2500 4X4 St | 05-51     | 21,601       |
| 2006        | Ford E350 15-Pass     | 06-23     | 20,465       |
| 2006        | Chevrolet Silverado   | 06-62     | 26,133       |
| 2008        | Ford E350 15-Pass     | 08-27     | 22,734       |
| 1986        | Cal Trailer Utility   | 0T-33     | 644          |
| 2004        | Pace Varied           | 0T-57     | 2,466        |
| 2004        | Pace Varied           | 0T-58     | 2,837        |
| 1986        | Gmc Dump Truck        | 86-01     | 23,289       |
| 1986        | Ford 40 Pass Bu       | 86-20     | 7,001        |
| 1994        | Dodge 15-Pass. Van    | 94-61     | 20,532       |
| 1999        | Chevrolet Malibu      | 99-71     | 14,983       |
| 2000        | Ford Police Int       | 00-08     | 22,648       |
| 2000        | Ford Police Int       | 00-23     | 22,959       |
| 2003        | Ford Police Int       | 03-04     | 23,386       |
| 2008        | Ford E350 15-Pass     | 08-29     | 22,734       |
| 1999        | Carson C-Van          | 0T-34     | 4,105        |
| 1993        | Ford 3/4 T Crew Cab   | 93-06     | 17,026       |
| 1999        | Gmc Savana SI         | 99-66     | 23,842       |
| 1999        | Chevrolet Malibu      | 99-72     | 14,983       |
| 2004        | Chevrolet Venture     | 04-31     | 22,412       |
| 2007        | Ford Taurus Se        | 07-23     | 13,956       |
| 1995        | Gmc Cargo Larg        | 95-54     | 16,980       |
| 1999        | Ford Crown Victoria   | 99-07     | 21,135       |
| 1999        | Ford Police Int       | 99-38     | 22,386       |
| 2000        | Dodge Ram 3500        | 00-31     | 22,167       |
| 2003        | Ford Police Int       | 03-02     | 23,386       |
| 2004        | Ford Crown Victoria   | 04-44     | 24,915       |
| 2005        | Chevrolet Impala      | 05-17     | 18,538       |
| 2006        | Ford E350 15-Pass     | 06-22     | 20,465       |
| 2006        | Ford E350 15-Pass     | 06-24     | 20,465       |
| 2006        | Ford E350 15-Pass     | 06-25     | 20,465       |
| 2006        | Ford Taurus           | 06-57     | 12,357       |
| 2008        | Ford Expedition       | 08-19     | 24,075       |
| 2008        | Ford E350 15-Pass     | 08-28     | 22,734       |
| 1990        | Chevrolet Cheyenne C  | 90-42     | 12,249       |
| 1999        | Ford Crown Victoria   | 99-03     | 21,135       |
|             | Total                 |           | \$ 1,596,000 |
|             | Adjustment Factor     |           | 3.6%         |
|             | Total - 2011          |           | \$ 1,653,456 |

Note: Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

**Table A.5: Emergency Services Vehicle Inventory**

| <b>Year</b> | <b>Make and Model</b>     | <b>ID</b> | <b>Value</b>  |
|-------------|---------------------------|-----------|---------------|
| 2002        | Chevrolet Tahoe Ls 4X4    | 02-36     | \$ 33,892     |
| 2006        | Ford E-450                | 06-28     | 104,073       |
| 2006        | Chevrolet Kodiak C4500    | 06-46     | 55,623        |
| 2006        | Chevrolet Silverado 1500  | 06-52     | 14,008        |
| 2007        | Ford F150                 | 07-31     | 15,444        |
| 2007        | Ford F151                 | 07-32     | 15,444        |
| 2007        | Chevrolet Tahoe Ls 4X4    | 07-80     | 33,904        |
| 2007        | Chevrolet Tahoe Ls 4X5    | 07-82     | 33,904        |
| 2007        | Chevrolet Tahoe Ls 4X6    | 07-96     | 33,904        |
| 2005        | Featherlite Varied        | 0T-61     | 58,277        |
| 1999        | Gmc Yukon                 | 99-20     | 35,448        |
| 2005        | Ford 1 Ton Crew           | 05-21     | 37,293        |
| 2008        | Ford Expedition           | 08-43     | 26,199        |
| 2005        | Wells Cargo Express Wagon | 0T-60     | 21,403        |
| 2005        | Featherlite Trailer       | 0T-64     | 163,528       |
| 2006        | Jeep Liberty Sport        | 06-29     | <u>16,131</u> |
|             | Total                     |           | \$698,000     |
|             | Adjustment Factor         |           | <u>3.6%</u>   |
|             | Total - 2011              |           | \$723,128     |

Note: Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

**Table A.6: Health Services Vehicle Inventory**

| <b>Year</b> | <b>Make and Model</b> | <b>ID</b> | <b>Value</b> |
|-------------|-----------------------|-----------|--------------|
| 1997        | Ford 1/2 Ton Pickup   | 97-32     | \$ 15,276    |
| 2000        | Honda Civic Ex        | 00-118    | 20,802       |
| 2000        | Honda Civic Ex        | 00-119    | 20,802       |
| 2000        | Honda Civic Ex        | 00-122    | 20,802       |
| 2000        | Chevrolet Malibu      | 00-86     | 13,349       |
| 2000        | Chevrolet Malibu      | 00-89     | 13,349       |
| 2000        | Chevrolet Malibu      | 00-90     | 13,349       |
| 2000        | Chevrolet Malibu      | 00-91     | 13,349       |
| 2001        | Honda Civic Gx Cng    | 01-74     | 20,735       |
| 2001        | Honda Civic Gx Cng    | 01-77     | 20,735       |
| 2001        | Honda Civic Gx Cng    | 01-80     | 20,753       |
| 2006        | Ford Taurus           | 06-58     | 12,881       |
| 2007        | Ford Taurus Se        | 07-117    | 13,833       |
| 2007        | Ford Taurus Se        | 07-121    | 13,645       |
| 2007        | Ford Taurus           | 07-38     | 15,436       |
| 2007        | Pontiac Grand Prix    | 07-53     | 15,876       |
| 2007        | Ford Taurus Se        | 07-69     | 12,616       |
| 1998        | Pcms Varied           | 0T-29     | 20,921       |
| 1997        | Mercury Tracer Ls     | 97-59     | 10,899       |
| 1999        | Chevrolet Malibu      | 99-14     | 14,983       |
| 2000        | Dodge Cargo Van       | 00-28     | 15,388       |
| 2002        | Ford Windstar         | 02-77     | 19,179       |
| 2006        | Ford E150 Cargo       | 06-20     | 13,581       |
| 2007        | Chevy Uplander        | 08-44     | 15,925       |
|             | Total                 |           | \$ 388,000   |
|             | Adjustment Factor     |           | <u>3.6%</u>  |
|             | Total - 2011          |           | \$ 401,968   |

Note: Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

**Table A.7: Stanislaus Library Collections by Branch**

| <b>Branch</b>        | <b>Volumes</b> | <b>Unit Cost</b> | <b>Total Value</b> |
|----------------------|----------------|------------------|--------------------|
| <u>Volumes</u>       |                |                  |                    |
| Ceres                | 38,035         | \$ 26            | \$ 988,900         |
| Denair               | 14,921         | 26               | 387,900            |
| Empire               | 12,222         | 26               | 317,800            |
| Hughson              | 12,667         | 26               | 329,300            |
| Keyes                | 15,321         | 26               | 398,300            |
| Modesto              | 415,804        | 26               | 10,810,900         |
| Newman               | 19,456         | 26               | 505,900            |
| Oakdale              | 49,133         | 26               | 1,277,500          |
| Patterson            | 30,644         | 26               | 796,700            |
| Riverbank            | 25,848         | 26               | 672,000            |
| Salida               | 103,938        | 26               | 2,702,400          |
| Turlock              | 99,981         | 26               | 2,599,500          |
| Waterford            | <u>22,662</u>  | 26               | <u>589,200</u>     |
| Subtotal - Volumes   | 860,632        |                  | \$ 22,376,300      |
| <u>Magazines</u>     |                |                  |                    |
| Ceres                | 2,157          | \$ 4             | \$ 8,600           |
| Denair               | 566            | 4                | 2,300              |
| Empire               | 473            | 4                | 1,900              |
| Hughson              | 468            | 4                | 1,900              |
| Keyes                | 283            | 4                | 1,100              |
| Modesto              | 4,380          | 4                | 17,500             |
| Newman               | 572            | 4                | 2,300              |
| Oakdale              | 3,391          | 4                | 13,600             |
| Patterson            | 817            | 4                | 3,300              |
| Riverbank            | 1,016          | 4                | 4,100              |
| Salida               | 1,713          | 4                | 6,900              |
| Turlock              | 3,102          | 4                | 12,400             |
| Waterford            | <u>1,377</u>   | 4                | <u>5,500</u>       |
| Subtotal - Magazines | 20,315         |                  | \$ 81,400          |
| Total - Collections  |                |                  | \$ 22,457,700      |
| Adjustment Factor    |                |                  | <u>3.6%</u>        |
| Total - 2011         |                |                  | \$ 23,266,177      |

Source: Stanislaus County, June 4, 2007.

**Table A.8: Library Vehicle Inventory**

| <b>Year</b> | <b>Make and Model</b> | <b>ID</b> | <b>Value</b>  |
|-------------|-----------------------|-----------|---------------|
| 2000        | Dodge Cargo Van       | 00-27     | \$ 15,388     |
| 2006        | Ford E350 Cargo       | 06-53     | 18,689        |
| 2007        | Ford E350 Cargo       | 07-50     | <u>18,689</u> |
|             | Total                 |           | \$ 53,000     |
|             | Adjustment Factor     |           | <u>3.6%</u>   |
|             | Total - 2011          |           | \$ 54,908     |

Note: Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

**Table A.9: Other County Facilities Equipment Inventory**

| Year                     | Make and Model           | ID     | Value      | % County-wide <sup>1</sup> | Countywide Allocation | % Uninc. Only <sup>1</sup> | Uninc. Allocation |
|--------------------------|--------------------------|--------|------------|----------------------------|-----------------------|----------------------------|-------------------|
| Agriculture Commissioner |                          |        |            |                            |                       |                            |                   |
| 2000                     | Dodge Dakota             | 00-38  | \$ 12,735  |                            |                       |                            |                   |
| 2000                     | Ford Ranger XI           | 00-71  | 15,000     |                            |                       |                            |                   |
| 2000                     | Ford Ranger XI           | 00-72  | 15,000     |                            |                       |                            |                   |
| 2000                     | Ford Ranger XI           | 00-73  | 14,811     |                            |                       |                            |                   |
| 2000                     | Ford Ranger XI           | 00-74  | 14,811     |                            |                       |                            |                   |
| 2000                     | Ford Ranger XI           | 00-75  | 14,811     |                            |                       |                            |                   |
| 2000                     | Ford Ranger XI           | 00-76  | 14,811     |                            |                       |                            |                   |
| 2001                     | Dodge 1/2 Ton Pickup     | 01-21  | 14,308     |                            |                       |                            |                   |
| 2003                     | Ford Ranger              | 03-22  | 14,182     |                            |                       |                            |                   |
| 2003                     | Ford Ranger              | 03-23  | 14,182     |                            |                       |                            |                   |
| 2004                     | Chevrolet Silverado      | 04-32  | 15,177     |                            |                       |                            |                   |
| 2004                     | Chevrolet Silverado      | 04-33  | 15,177     |                            |                       |                            |                   |
| 2004                     | Chevrolet Silverado      | 04-34  | 15,896     |                            |                       |                            |                   |
| 2004                     | Chevrolet Silverado      | 04-35  | 14,824     |                            |                       |                            |                   |
| 2004                     | Chevrolet Silverado      | 04-36  | 15,537     |                            |                       |                            |                   |
| 2004                     | Ford Ranger              | 04-37  | 14,168     |                            |                       |                            |                   |
| 2004                     | Ford Ranger Xlt          | 04-38  | 14,617     |                            |                       |                            |                   |
| 2004                     | Ford F150XI Heritage     | 04-39  | 15,587     |                            |                       |                            |                   |
| 2004                     | Ford F150XI Heritage     | 04-40  | 16,291     |                            |                       |                            |                   |
| 2004                     | Ford Ranger XI           | 04-41  | 16,725     |                            |                       |                            |                   |
| 2004                     | Ford Taurus Lx           | 04-42  | 14,676     |                            |                       |                            |                   |
| 2004                     | Ford Taurus Lx           | 04-43  | 14,676     |                            |                       |                            |                   |
| 2005                     | Chevrolet Cargo Van      | 05-28  | 17,528     |                            |                       |                            |                   |
| 2005                     | Ford Ranger XI           | 05-62  | 11,801     |                            |                       |                            |                   |
| 2007                     | Ford F150 Supercab       | 07-100 | 19,288     |                            |                       |                            |                   |
| 2007                     | Ford Ranger              | 07-73  | 13,565     |                            |                       |                            |                   |
| 2007                     | Ford Ranger              | 07-74  | 13,565     |                            |                       |                            |                   |
| 2007                     | Chevrolet Uplander       | 07-83  | 16,296     |                            |                       |                            |                   |
| 2008                     | Ford Ranger Xlt          | 08-37  | 15,143     |                            |                       |                            |                   |
| 2008                     | Ford Ranger Xlt          | 08-38  | 15,143     |                            |                       |                            |                   |
| 2008                     | Ford Ranger Xlt          | 08-39  | 15,143     |                            |                       |                            |                   |
| 2008                     | Ford Ranger Xlt          | 08-40  | 15,143     |                            |                       |                            |                   |
| 2006                     | Pem/Fab Utility          | 0T-65  | 50,711     |                            |                       |                            |                   |
| 2006                     | Pem/Fab Utility          | 0T-66  | 30,834     |                            |                       |                            |                   |
| 1963                     | Hmde Trailer             | 0T-99  | 2,500      |                            |                       |                            |                   |
| 2008                     | Peterbilt 365            | 08-45  | 171,680    |                            |                       |                            |                   |
| 1983                     | Jeep Cj-5 4X4            | 83-26  | 7,612      |                            |                       |                            |                   |
| 1990                     | Chevrolet 1/2 Ton Pickup | 90-38  | 11,198     |                            |                       |                            |                   |
| 1990                     | Chevrolet 1/2 Ton Pickup | 90-39  | 11,198     |                            |                       |                            |                   |
| 1993                     | Ford F 250               | 93-14  | 13,133     |                            |                       |                            |                   |
| 1993                     | Ford F 250               | 93-15  | 13,133     |                            |                       |                            |                   |
| 1993                     | Ford Ranger XI           | 93-23  | 9,752      |                            |                       |                            |                   |
| 1995                     | Gmc Sonoma               | 95-43  | 13,029     |                            |                       |                            |                   |
| 1999                     | Gmc Sonoma               | 99-18  | 12,936     |                            |                       |                            |                   |
|                          | Subtotal                 |        | \$ 828,000 | 100%                       | \$ 828,000            | 0%                         | \$ -              |

Note: Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

**Table A.9: Other County Facilities Equipment Inventory**

| Year                         | Make and Model            | ID     | Value      | % County-wide <sup>1</sup> | Countywide Allocation | % Uninc. Only <sup>1</sup> | Uninc. Allocation |
|------------------------------|---------------------------|--------|------------|----------------------------|-----------------------|----------------------------|-------------------|
| <i>County Assessor</i>       |                           |        |            |                            |                       |                            |                   |
|                              | 2005 Ford Ranger Xlt      | 05-53  | \$ 14,634  |                            |                       |                            |                   |
|                              | 2006 Dodge Stratus Sxt    | 06-21  | 12,194     |                            |                       |                            |                   |
|                              | 2007 Ford Focus           | 07-105 | 12,125     |                            |                       |                            |                   |
|                              | 2007 Ford Focus           | 07-106 | 12,125     |                            |                       |                            |                   |
|                              | 2007 Ford Focus           | 07-107 | 12,125     |                            |                       |                            |                   |
|                              | 2007 Ford Focus           | 07-108 | 12,125     |                            |                       |                            |                   |
|                              | Subtotal                  |        | \$ 75,000  | 100%                       | \$ 75,000             | 0%                         | \$ -              |
| <i>Central Services</i>      |                           |        |            |                            |                       |                            |                   |
|                              | 2001 Gmc Safari           | 01-31  | \$ 18,203  |                            |                       |                            |                   |
|                              | 2001 Dodge Cargo Van      | 01-34  | 15,119     |                            |                       |                            |                   |
|                              | 2005 Chevrolet Express    | 05-67  | 25,408     |                            |                       |                            |                   |
|                              | 2008 Chevrolet Uplander   | 08-24  | 15,943     |                            |                       |                            |                   |
|                              | 1996 Ford Windstargl      | 96-68  | 15,500     |                            |                       |                            |                   |
|                              | Subtotal                  |        | \$ 90,000  | 80%                        | \$ 72,000             | 20%                        | \$ 18,000.00      |
| <i>Fleet Services</i>        |                           |        |            |                            |                       |                            |                   |
|                              | 2000 Chevrolet Malibu     | 00-102 | \$ 13,349  |                            |                       |                            |                   |
|                              | 2000 Chevrolet Malibu     | 00-104 | 13,349     |                            |                       |                            |                   |
|                              | 2000 Chevrolet Malibu     | 00-106 | 13,349     |                            |                       |                            |                   |
|                              | 2000 Chevrolet Malibu     | 00-112 | 13,349     |                            |                       |                            |                   |
|                              | 2000 Honda Civic Ex       | 00-120 | 20,802     |                            |                       |                            |                   |
|                              | 2000 Honda Civic Ex       | 00-123 | 20,802     |                            |                       |                            |                   |
|                              | 2000 Chevrolet Malibu     | 00-95  | 13,349     |                            |                       |                            |                   |
|                              | 2001 Dodge Ram 2500       | 01-84  | 22,753     |                            |                       |                            |                   |
|                              | 2007 Ford Taurus Se       | 07-113 | 13,806     |                            |                       |                            |                   |
|                              | 2007 Pontiac Grand Prix   | 07-40  | 15,553     |                            |                       |                            |                   |
|                              | 2007 Dodge Caravan Se     | 07-65  | 16,080     |                            |                       |                            |                   |
|                              | 2008 Chevrolet Impala     | 08-46  | 16,181     |                            |                       |                            |                   |
|                              | 2008 Chevrolet Impala     | 08-47  | 16,181     |                            |                       |                            |                   |
|                              | 1989 Gmc Blue Bird        | 89-79  | 6,000      |                            |                       |                            |                   |
|                              | 1991 Ford Tow Truck       | 91-72  | 14,665     |                            |                       |                            |                   |
|                              | 1991 Gmc 1/2 Ton Pickup   | 91-74  | 11,311     |                            |                       |                            |                   |
|                              | 1992 Chevrolet High Cube  | 92-28  | 20,346     |                            |                       |                            |                   |
|                              | 1994 Dodge 8-Pass Van     | 94-51  | 14,759     |                            |                       |                            |                   |
|                              | 1994 Dodge 12-Pass Van    | 94-52  | 15,804     |                            |                       |                            |                   |
|                              | 1995 Chevrolet Caprice    | 95-46  | 18,427     |                            |                       |                            |                   |
|                              | 1997 Oldsmobile Ciera Si  | 96-46  | 15,518     |                            |                       |                            |                   |
|                              | 1998 Ford Windstar        | 98-21  | 19,752     |                            |                       |                            |                   |
|                              | 1998 Ford Taurus Lx       | 98-25  | 15,582     |                            |                       |                            |                   |
|                              | 1998 Ford Windstar        | 98-45  | 18,678     |                            |                       |                            |                   |
|                              | 1999 Dodge Ram B150       | 99-19  | 14,371     |                            |                       |                            |                   |
|                              | 1999 Ford Taurus Lx       | 99-61  | 15,831     |                            |                       |                            |                   |
|                              | Subtotal                  |        | \$ 410,000 | 80%                        | \$ 328,000            | 20%                        | \$ 82,000.00      |
| <i>Cooperative Extension</i> |                           |        |            |                            |                       |                            |                   |
|                              | 2000 Chevrolet Malibu     | 00-98  | \$ 13,349  |                            |                       |                            |                   |
|                              | 2001 Dodge 1/2 Ton Pickup | 01-26  | 14,308     |                            |                       |                            |                   |
|                              | 2007 Ford Taurus Se       | 07-21  | 13,956     |                            |                       |                            |                   |
|                              | 2007 Chevrolet Silverado  | 07-26  | 12,285     |                            |                       |                            |                   |
|                              | 2007 Chevrolet Silverado  | 07-27  | 12,349     |                            |                       |                            |                   |
|                              | 1993 Gmc 15-Pass. Van     | 93-02  | 17,905     |                            |                       |                            |                   |
|                              | 1993 Ford Club Wagon      | 93-05  | 17,511     |                            |                       |                            |                   |
|                              | 1993 Ford 3/4 Ton Pu      | 93-07  | 14,310     |                            |                       |                            |                   |
|                              | 1995 Oldsmobile Ciera     | 95-27  | 13,222     |                            |                       |                            |                   |
|                              | 1996 Dodge 1/2 Ton Pickup | 96-21  | 14,455     |                            |                       |                            |                   |
|                              | 1997 Ford 1/2 Ton Pickup  | 97-30  | 15,276     |                            |                       |                            |                   |
|                              | Subtotal                  |        | \$ 159,000 | 100%                       | \$ 159,000            | 0%                         | \$ -              |

Note: Values may not total due to rounding.

Sources: Stanislaus County, Willdan Financial Services.



**Table A.9: Other County Facilities Equipment Inventory**

| Year  | Make and Model            | ID     | Value        | % County-wide <sup>1</sup> | Countywide Allocation | % Uninc. Only <sup>1</sup> | Uninc. Allocation |
|---|---------------------------|--------|--------------|----------------------------|-----------------------|----------------------------|-------------------|
| <b>Area Agency On Aging</b>                   |                           |        |              |                            |                       |                            |                   |
| 2002  | Ford E250 Mobility        | 02-28  | \$ 34,744    |                            |                       |                            |                   |
| 2002  | Chevrolet Express         | 02-29  | -            |                            |                       |                            |                   |
| 2002  | Gmc Safari Sle            | 02-31  | 20,428       |                            |                       |                            |                   |
| 2002  | Gmc Safari Sle            | 02-32  | 20,428       |                            |                       |                            |                   |
| 2006  | Chevrolet Express         | 06-48  | 19,751       |                            |                       |                            |                   |
| 2006  | Chevrolet Express         | 06-49  | 18,114       |                            |                       |                            |                   |
| 2006  | Ford Taurus               | 06-60  | 13,409       |                            |                       |                            |                   |
|   | Subtotal                  |        | \$ 127,000   | 100%                       | \$ 127,000            | 0%                         | \$ -              |
| <b>Alliance Worknet (Det)</b>                 |                           |        |              |                            |                       |                            |                   |
| 2001  | Ford E150 Cargo           | 01-136 | \$ 16,858    |                            |                       |                            |                   |
|   | Subtotal                  |        | \$ 17,000    | 100%                       | \$ 17,000             | 0%                         | \$ -              |
| <b>Environmental Resources Administration</b> |                           |        |              |                            |                       |                            |                   |
| 2000  | Chevrolet Malibu          | 00-66  | \$ 14,333    |                            |                       |                            |                   |
| 2000  | Chevrolet Malibu          | 00-68  | 14,333       |                            |                       |                            |                   |
| 2001  | Ford F 350                | 01-110 | 28,023       |                            |                       |                            |                   |
| 2001  | Ford Focus                | 01-117 | 13,032       |                            |                       |                            |                   |
| 2001  | Ford Focus                | 01-118 | 13,032       |                            |                       |                            |                   |
| 2001  | Ford Focus                | 01-119 | 13,032       |                            |                       |                            |                   |
| 2001  | Ford Focus                | 01-120 | 13,032       |                            |                       |                            |                   |
| 2001  | Dodge Ram 1500            | 01-55  | 15,172       |                            |                       |                            |                   |
| 2001  | Dodge Ram 1500            | 01-56  | 15,172       |                            |                       |                            |                   |
| 2001  | Dodge Ram 1500            | 01-57  | 15,172       |                            |                       |                            |                   |
| 2001  | Dodge Ram 1500            | 01-58  | 14,636       |                            |                       |                            |                   |
| 2001  | Dodge Ram 1500            | 01-59  | 14,636       |                            |                       |                            |                   |
| 2002  | Dodge Dakota              | 02-37  | 13,147       |                            |                       |                            |                   |
| 2002  | Dodge Dakota              | 02-38  | 13,147       |                            |                       |                            |                   |
| 2002  | Dodge Dakota              | 02-39  | 13,147       |                            |                       |                            |                   |
| 2002  | Dodge Dakota              | 02-40  | 13,147       |                            |                       |                            |                   |
| 2002  | Dodge Dakota              | 02-41  | 13,147       |                            |                       |                            |                   |
| 2002  | Toyota Prius              | 02-54  | 21,549       |                            |                       |                            |                   |
| 2002  | Ford Flatbed Tr           | 02-65  | 57,714       |                            |                       |                            |                   |
| 2003  | Ford F550                 | 03-47  | 80,776       |                            |                       |                            |                   |
| 2003  | Chevrolet S-10 Ext Cab Ls | 03-49  | 15,491       |                            |                       |                            |                   |
| 2003  | Chevrolet S-10 Ext Cab Ls | 03-50  | 15,491       |                            |                       |                            |                   |
| 2003  | Ford Taurus Lx            | 03-51  | 16,096       |                            |                       |                            |                   |
| 2003  | Ford Taurus Lx            | 03-52  | 16,096       |                            |                       |                            |                   |
| 2004  | Dodge Dakota Sxt          | 04-27  | 14,665       |                            |                       |                            |                   |
| 2005  | Ford Ranger Xlt           | 05-32  | 14,381       |                            |                       |                            |                   |
| 2005  | Toyota Prius              | 05-41  | 23,051       |                            |                       |                            |                   |
| 2005  | Toyota Prius              | 05-42  | 23,051       |                            |                       |                            |                   |
| 2005  | Toyota Prius              | 05-43  | 23,051       |                            |                       |                            |                   |
| 2005  | Toyota Prius              | 05-44  | 24,175       |                            |                       |                            |                   |
| 2005  | Chevrolet Silverado       | 05-52  | 35,970       |                            |                       |                            |                   |
| 2005  | Toyota Prius              | 05-57  | 24,395       |                            |                       |                            |                   |
| 2005  | Toyota Prius              | 05-58  | 24,395       |                            |                       |                            |                   |
| 2005  | Toyota Prius              | 05-59  | 24,395       |                            |                       |                            |                   |
| 2005  | Toyota Prius              | 05-60  | 24,395       |                            |                       |                            |                   |
| 2005  | Toyota Prius              | 05-61  | 24,395       |                            |                       |                            |                   |
| 2007  | Ford F150                 | 07-81  | 16,366       |                            |                       |                            |                   |
| 2007  | Toyota Prius              | 07-84  | 23,381       |                            |                       |                            |                   |
| 2007  | Toyota Prius              | 07-85  | 23,381       |                            |                       |                            |                   |
| 2007  | Toyota Prius              | 07-86  | 23,381       |                            |                       |                            |                   |
| 2007  | Toyota Prius              | 07-87  | 23,381       |                            |                       |                            |                   |
| 2007  | Toyota Prius              | 07-88  | 23,381       |                            |                       |                            |                   |
| 2007  | Ford F150                 | 07-95  | 20,131       |                            |                       |                            |                   |
| 2008  | Ford Escape               | 08-22  | 25,925       |                            |                       |                            |                   |
| 2008  | Ford Escape               | 08-23  | 24,260       |                            |                       |                            |                   |
| 2004  | Pace Varied               | 0T-55  | 4,510        |                            |                       |                            |                   |
| 2004  | Pace Varied               | 0T-56  | 4,510        |                            |                       |                            |                   |
| 2006  | Wells Cargo Tote Wagon    | 0T-62  | 4,197        |                            |                       |                            |                   |
| 1995  | Ford 3/4 Ton Pu           | 95-28  | 18,134       |                            |                       |                            |                   |
| 1996  | Oldsmobile Ciera SI       | 96-44  | 15,518       |                            |                       |                            |                   |
| 1999  | Chevrolet Malibu          | 99-11  | 14,983       |                            |                       |                            |                   |
| 1999  | Chevrolet Astro           | 99-53  | 19,565       |                            |                       |                            |                   |
|   | Subtotal                  |        | \$ 1,038,000 | 100%                       | \$ 1,038,000          | 0%                         | \$ -              |

Note: Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

**Table A.9: Other County Facilities Equipment Inventory**

| Year   | Make and Model           | ID     | Value      | % County-wide <sup>1</sup> | Countywide Allocation | % Uninc. Only <sup>1</sup> | Uninc. Allocation |
|--|--------------------------|--------|------------|----------------------------|-----------------------|----------------------------|-------------------|
| <b>Abandoned Vehicle</b>                         |                          |        |            |                            |                       |                            |                   |
|  | 1999 Ford Taurus Se      | 99-74  | \$ 12,956  |                            |                       |                            |                   |
|  | Subtotal                 |        | \$ 13,000  | 100%                       | \$ 13,000             | 0%                         | \$ -              |
| <b>Public Works Survey Monument Preservation</b> |                          |        |            |                            |                       |                            |                   |
|  | 1990 Ford Ranger         | 90-32  | \$ 9,365   |                            |                       |                            |                   |
|  | Subtotal                 |        | \$ 9,000   | 20%                        | \$ 1,800              | 80%                        | \$ 7,200.00       |
| <b>Bldg. Permits Division</b>                    |                          |        |            |                            |                       |                            |                   |
|  | 2000 Dodge Dakota        | 00-40  | \$ 15,110  |                            |                       |                            |                   |
|  | 2000 Dodge Dakota        | 00-41  | 15,110     |                            |                       |                            |                   |
|  | 2001 Dodge Dakota        | 01-29  | 16,237     |                            |                       |                            |                   |
|  | 2001 Dodge Dakota        | 01-30  | 16,237     |                            |                       |                            |                   |
|  | 2003 Chevrolet S-10      | 03-46  | 14,658     |                            |                       |                            |                   |
|  | 2004 Dodge Dakota Sxt    | 04-28  | 14,665     |                            |                       |                            |                   |
|  | 2005 Ford Ranger Xlt     | 05-54  | 13,693     |                            |                       |                            |                   |
|  | 2006 Chevrolet Colorado  | 06-44  | 13,464     |                            |                       |                            |                   |
|  | 2007 Ford Ranger Xi      | 07-25  | 13,957     |                            |                       |                            |                   |
|  | 2008 Ford Ranger Xi      | 08-32  | 14,129     |                            |                       |                            |                   |
|  | 2008 Ford Ranger Xi      | 08-33  | 14,129     |                            |                       |                            |                   |
|  | 1990 Ford Ranger         | 90-30  | 9,365      |                            |                       |                            |                   |
|  | 1999 Gmc Sonoma          | 99-28  | 15,933     |                            |                       |                            |                   |
|  | 1999 Gmc Sonoma          | 99-29  | 15,933     |                            |                       |                            |                   |
|  | Subtotal                 |        | \$ 203,000 | 20%                        | \$ 40,600             | 80%                        | \$ 162,400.00     |
| <b>Facilities Maintenance</b>                    |                          |        |            |                            |                       |                            |                   |
|  | 2000 Dodge Dakota        | 00-36  | \$ 13,286  |                            |                       |                            |                   |
|  | 2000 Dodge Dakota        | 00-39  | 12,735     |                            |                       |                            |                   |
|  | 2001 Dodge 3/4 Ton Ut    | 01-20  | 17,369     |                            |                       |                            |                   |
|  | 2001 Dodge Ram 3500      | 01-35  | 18,300     |                            |                       |                            |                   |
|  | 2001 Ford Crown Victoria | 01-81  | 24,666     |                            |                       |                            |                   |
|  | 2001 Dodge Ram 3500      | 01-85  | 21,471     |                            |                       |                            |                   |
|  | 2001 Dodge Ram 3500      | 01-86  | 21,471     |                            |                       |                            |                   |
|  | 2001 Ford F 150          | 01-89  | 18,785     |                            |                       |                            |                   |
|  | 2001 Ford F 150          | 01-90  | 18,785     |                            |                       |                            |                   |
|  | 2001 Ford F 150          | 01-94  | 18,785     |                            |                       |                            |                   |
|  | 2005 Ford Ranger Edge    | 05-63  | 13,966     |                            |                       |                            |                   |
|  | 2006 Ford Ranger Sport   | 06-42  | 15,256     |                            |                       |                            |                   |
|  | 2006 Ford Ranger Sport   | 06-43  | 15,041     |                            |                       |                            |                   |
|  | 2006 Ford F 150          | 06-54  | 15,906     |                            |                       |                            |                   |
|  | 2006 Ford F 150          | 06-55  | 15,906     |                            |                       |                            |                   |
|  | 2007 Chevrolet Silverado | 07-119 | 19,919     |                            |                       |                            |                   |
|  | 1990 Ford Ranger         | 90-29  | 9,365      |                            |                       |                            |                   |
|  | 1991 Gmc 1/2 Ton Pickup  | 91-78  | 11,311     |                            |                       |                            |                   |
|  | 1991 Gmc 1/2 Ton Pickup  | 91-79  | 11,483     |                            |                       |                            |                   |
|  | 1993 Ford Ranger Xi      | 93-22  | 9,752      |                            |                       |                            |                   |
|  | 1995 Gmc Safari          | 95-32  | 15,245     |                            |                       |                            |                   |
|  | 1997 Ford 1/2 Ton Pickup | 97-48  | 14,817     |                            |                       |                            |                   |
|  | 1997 Ford Aerostar       | 97-55  | 18,539     |                            |                       |                            |                   |
|  | 1997 Ford Ranger         | 97-56  | 12,839     |                            |                       |                            |                   |
|  | Subtotal                 |        | \$ 385,000 | 20%                        | \$ 77,000             | 80%                        | \$ 308,000.00     |
| <b>Strategic Business Technology</b>             |                          |        |            |                            |                       |                            |                   |
|  | 2001 Gmc Safari          | 01-32  | \$ 18,203  |                            |                       |                            |                   |
|  | 2001 Gmc Safari          | 01-33  | 18,203     |                            |                       |                            |                   |
|  | 2001 Dodge Ram 3500      | 01-88  | 20,043     |                            |                       |                            |                   |
|  | 1996 Ford Aerostar       | 96-57  | 17,071     |                            |                       |                            |                   |
|  | Subtotal                 |        | \$ 74,000  | 80%                        | \$ 59,200             | 20%                        | \$ 14,800.00      |

Note: Values may not total due to rounding.

Sources: Stanislaus County, Willdan Financial Services.

**Table A.9: Other County Facilities Equipment Inventory**

| Year | Make and Model      | ID     | Value     | % County-wide <sup>1</sup> | Countywide Allocation | % Uninc. Only <sup>1</sup> | Uninc. Allocation |
|------|---------------------|--------|-----------|----------------------------|-----------------------|----------------------------|-------------------|
| CSA  |                     |        |           |                            |                       |                            |                   |
| 2000 | Chevrolet Malibu    | 00-107 | \$ 13,349 |                            |                       |                            |                   |
| 2000 | Ford Taurus Lx      | 00-55  | 17,162    |                            |                       |                            |                   |
| 2000 | Ford Taurus Lx      | 00-56  | 17,162    |                            |                       |                            |                   |
| 2000 | Ford Taurus Lx      | 00-58  | 17,162    |                            |                       |                            |                   |
| 2000 | Ford Windstar       | 00-59  | 22,867    |                            |                       |                            |                   |
| 2000 | Ford Windstar       | 00-60  | 22,867    |                            |                       |                            |                   |
| 2000 | Ford Windstar       | 00-61  | 22,867    |                            |                       |                            |                   |
| 2000 | Ford Windstar       | 00-62  | 22,867    |                            |                       |                            |                   |
| 2000 | Ford Windstar       | 00-63  | 22,867    |                            |                       |                            |                   |
| 2001 | Ford Windstar       | 01-60  | 18,987    |                            |                       |                            |                   |
| 2001 | Ford Windstar Lx    | 01-62  | 20,469    |                            |                       |                            |                   |
| 2001 | Ford Windstar Lx    | 01-63  | 20,469    |                            |                       |                            |                   |
| 2001 | Ford Windstar Lx    | 01-64  | 20,469    |                            |                       |                            |                   |
| 2001 | Ford Windstar Lx    | 01-65  | 20,474    |                            |                       |                            |                   |
| 2001 | Ford Taurus Lx      | 01-66  | 16,605    |                            |                       |                            |                   |
| 2001 | Ford Taurus Lx      | 01-67  | 16,605    |                            |                       |                            |                   |
| 2001 | Ford Taurus Lx      | 01-68  | 16,605    |                            |                       |                            |                   |
| 2001 | Ford Taurus Lx      | 01-69  | 16,605    |                            |                       |                            |                   |
| 2002 | Ford E250 Mobility  | 02-27  | 33,075    |                            |                       |                            |                   |
| 2002 | Ford Windstar Lx    | 02-33  | 22,763    |                            |                       |                            |                   |
| 2002 | Ford Taurus Se      | 02-43  | 17,904    |                            |                       |                            |                   |
| 2002 | Ford Taurus Lx      | 02-44  | 16,138    |                            |                       |                            |                   |
| 2002 | Ford Taurus Lx      | 02-45  | 16,138    |                            |                       |                            |                   |
| 2002 | Ford Taurus Lx      | 02-46  | 16,138    |                            |                       |                            |                   |
| 2002 | Ford Taurus Lx      | 02-48  | 16,138    |                            |                       |                            |                   |
| 2002 | Ford Taurus Lx      | 02-49  | 16,138    |                            |                       |                            |                   |
| 2002 | Ford Taurus Lx      | 02-50  | 16,138    |                            |                       |                            |                   |
| 2002 | Ford Taurus Lx      | 02-51  | 16,138    |                            |                       |                            |                   |
| 2002 | Ford Taurus Lx      | 02-52  | 16,138    |                            |                       |                            |                   |
| 2003 | Ford Taurus Lx      | 03-30  | 15,284    |                            |                       |                            |                   |
| 2003 | Ford Taurus Lx      | 03-31  | 15,284    |                            |                       |                            |                   |
| 2003 | Ford Taurus Lx      | 03-32  | 15,284    |                            |                       |                            |                   |
| 2003 | Ford Windstar       | 03-34  | 17,574    |                            |                       |                            |                   |
| 2003 | Ford Windstar       | 03-35  | 17,574    |                            |                       |                            |                   |
| 2003 | Ford E150 Xl        | 03-36  | 17,478    |                            |                       |                            |                   |
| 2003 | Ford Windstar       | 03-37  | 19,281    |                            |                       |                            |                   |
| 2003 | Ford Windstar       | 03-38  | 19,281    |                            |                       |                            |                   |
| 2003 | Ford Windstar       | 03-39  | 19,281    |                            |                       |                            |                   |
| 2005 | Dodge Stratus Sxt   | 05-45  | 12,248    |                            |                       |                            |                   |
| 2005 | Dodge Stratus Sxt   | 05-46  | 12,248    |                            |                       |                            |                   |
| 2005 | Dodge Stratus Sxt   | 05-47  | 12,248    |                            |                       |                            |                   |
| 2005 | Dodge Grand Caravan | 05-48  | 15,469    |                            |                       |                            |                   |
| 2005 | Dodge Grand Caravan | 05-49  | 15,469    |                            |                       |                            |                   |
| 2005 | Dodge Grand Caravan | 05-50  | 15,469    |                            |                       |                            |                   |
| 2006 | Ford Freestar Se    | 06-31  | 18,681    |                            |                       |                            |                   |
| 2006 | Ford Freestar Se    | 06-32  | 18,681    |                            |                       |                            |                   |
| 2006 | Ford Taurus Se      | 06-33  | 13,956    |                            |                       |                            |                   |
| 2006 | Ford Taurus Se      | 06-34  | 13,956    |                            |                       |                            |                   |
| 2006 | Ford Taurus Se      | 06-35  | 13,956    |                            |                       |                            |                   |
| 2006 | Ford Taurus Se      | 06-36  | 13,956    |                            |                       |                            |                   |
| 2006 | Ford Taurus Se      | 06-37  | 13,956    |                            |                       |                            |                   |

Note: Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

**Table A.9: Other County Facilities Equipment Inventory**

| Year | Make and Model                       | ID     | Value        | % County-wide <sup>1</sup> | Countywide Allocation | % Uninc. Only <sup>1</sup> | Uninc. Allocation |
|------|--------------------------------------|--------|--------------|----------------------------|-----------------------|----------------------------|-------------------|
| 2007 | Ford E250 Cargo                      | 07-103 | 74,083       |                            |                       |                            |                   |
| 2007 | Ford Taurus Se                       | 07-20  | 13,956       |                            |                       |                            |                   |
| 2007 | Ford Freestar Se                     | 07-48  | 16,113       |                            |                       |                            |                   |
| 2007 | Ford Freestar Se                     | 07-49  | 16,113       |                            |                       |                            |                   |
| 2007 | Ford Freestyle                       | 07-54  | 27,754       |                            |                       |                            |                   |
| 2007 | Ford Fusion                          | 07-58  | 18,140       |                            |                       |                            |                   |
| 2007 | Ford Fusion                          | 07-59  | 18,140       |                            |                       |                            |                   |
| 2007 | Ford Fusion                          | 07-60  | 18,140       |                            |                       |                            |                   |
| 2007 | Ford Fusion                          | 07-61  | 18,140       |                            |                       |                            |                   |
| 2007 | Ford Fusion                          | 07-89  | 18,140       |                            |                       |                            |                   |
| 2007 | Ford Fusion                          | 07-90  | 18,140       |                            |                       |                            |                   |
| 2007 | Ford Fusion                          | 07-91  | 18,140       |                            |                       |                            |                   |
| 2007 | Ford Fusion                          | 07-92  | 18,140       |                            |                       |                            |                   |
| 2007 | Ford Fusion                          | 07-93  | 18,140       |                            |                       |                            |                   |
| 2007 | Ford Fusion                          | 07-94  | 18,140       |                            |                       |                            |                   |
| 2007 | Ford E-350 12-Pass                   | 07-97  | 22,919       |                            |                       |                            |                   |
| 2007 | Ford E350 Cargo                      | 07-98  | 22,919       |                            |                       |                            |                   |
| 2004 | Club Car Cart                        | 0C-01  | 8,734        |                            |                       |                            |                   |
| 1995 | Taylor/Dun R3-80                     | 1A     | 16,432       |                            |                       |                            |                   |
| 1994 | Gmc Safari                           | 94-54  | 13,717       |                            |                       |                            |                   |
| 1995 | Gmc 3/4 T Van                        | 95-31  | 16,494       |                            |                       |                            |                   |
| 1995 | Ford Aerostar                        | 95-48  | 16,873       |                            |                       |                            |                   |
| 1998 | Ford Windstar                        | 98-20  | 19,752       |                            |                       |                            |                   |
| 1998 | Ford Windstar                        | 98-22  | 19,752       |                            |                       |                            |                   |
| 1998 | Ford Taurus Lx                       | 98-38  | 16,865       |                            |                       |                            |                   |
| 1998 | Ford Taurus Lx                       | 98-40  | 16,865       |                            |                       |                            |                   |
| 1998 | Ford Windstar                        | 98-41  | 20,233       |                            |                       |                            |                   |
| 1999 | Chevrolet Astro                      | 99-52  | 19,565       |                            |                       |                            |                   |
| 1999 | Ford Windstar                        | 99-54  | 19,854       |                            |                       |                            |                   |
| 1999 | Ford Windstar                        | 99-55  | 19,854       |                            |                       |                            |                   |
| 1999 | Ford Windstar                        | 99-56  | 19,854       |                            |                       |                            |                   |
| 1999 | Ford Windstar                        | 99-58  | 19,854       |                            |                       |                            |                   |
| 1999 | Ford Taurus                          | 99-59  | 17,293       |                            |                       |                            |                   |
| 1999 | Ford Taurus Lx                       | 99-60  | 15,831       |                            |                       |                            |                   |
|      | Subtotal                             |        | \$ 1,569,000 | 100%                       | \$ 1,569,000          | 0%                         | \$ -              |
|      | Total Other County Facilities (2010) |        | \$ 4,997,000 | 88%                        | \$ 4,405,000          | 12%                        | \$ 592,000        |
|      | Adjustment Factor                    |        | <u>3.6%</u>  |                            | <u>3.6%</u>           |                            | <u>3.6%</u>       |
|      | Total Other County Facilities (2011) |        | \$ 5,176,892 |                            | \$ 4,563,580          |                            | \$ 613,312        |

Note: Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

**Table A.10: Public Works Morgan Shop (Road & Bridge)**

| Asset # | Description                              | Current Replacement Cost | % County-wide <sup>1</sup> | Countywide Allocation | % Uninc. Only <sup>1</sup> | Uninc. Allocation |
|---------|--|--------------------------|----------------------------|-----------------------|----------------------------|-------------------|
| 13251   | 68 Flatbed Trailer                       | \$ 14,000                |                            |                       |                            |                   |
| 12902   | Pickup 75 Ford-Cone Truck                | 45,000                   |                            |                       |                            |                   |
| 12903   | Flat Bed Truck 72 Ford                   | 45,000                   |                            |                       |                            |                   |
| 12952   | Loader Backhoe JD500C 198419             | 95,000                   |                            |                       |                            |                   |
| 13021   | Flat Bed Truck 74 Int                    | 85,000                   |                            |                       |                            |                   |
| 16723   | Tractor Trailer Model Stf 28-20-24       | 19,000                   |                            |                       |                            |                   |
| 12999   | Loader Case W20B With 2.5 Yard Bucket    | 189,000                  |                            |                       |                            |                   |
| 12931   | Inter Wheel Tractor                      | 89,000                   |                            |                       |                            |                   |
| 12959   | Ford F600 Flatbed                        | 85,000                   |                            |                       |                            |                   |
| 12932   | Spreader Box W/Spread King               | 350,000                  |                            |                       |                            |                   |
| 12980   | Dump Truck 80 Ford                       | 100,000                  |                            |                       |                            |                   |
| 12923   | Tandem Roller Ferguson Sp-266 165        | 88,000                   |                            |                       |                            |                   |
| 12979   | Dump Truck 81 Int                        | 100,000                  |                            |                       |                            |                   |
| 12937   | Morbark Ec346 Brush Chipper              | 35,000                   |                            |                       |                            |                   |
| 13041   | Shop Oil Truck                           | 166,000                  |                            |                       |                            |                   |
| 13000   | Pickup 83 Chev C2500                     | 37,000                   |                            |                       |                            |                   |
| 13003   | Pickup 83 Chev C2500                     | 38,000                   |                            |                       |                            |                   |
| 13029   | Pickup 83 Gmc C2500                      | 38,000                   |                            |                       |                            |                   |
| 13037   | Traileze Trailer                         | 75,000                   |                            |                       |                            |                   |
| 13026   | Flatbed Truck 83 Gmc C3500               | 95,000                   |                            |                       |                            |                   |
| 12976   | Motor Grader Cat 140G 72V06169           | 300,000                  |                            |                       |                            |                   |
| 12987   | 83 Chev Truck With Sand Spreader         | 140,000                  |                            |                       |                            |                   |
| 12981   | Dump Truck 1984 Gmc                      | 95,000                   |                            |                       |                            |                   |
| 12985   | GMC Stencil Truck                        | 120,000                  |                            |                       |                            |                   |
| 12956   | Clark Loader-125C 809A185Cb              | 250,000                  |                            |                       |                            |                   |
| 10858   | Ford Truck-Mod L600 1Fdwng0H             | 110,000                  |                            |                       |                            |                   |
| 12896   | 69 Cook Belly Dumps                      | 22,000                   |                            |                       |                            |                   |
| 12901   | Cook 69 Belly Dumps                      | 22,000                   |                            |                       |                            |                   |
| 13038   | Gallaty Tran Trailer                     | 20,000                   |                            |                       |                            |                   |
| 13042   | Frtlnr Transfer Truck                    | 180,000                  |                            |                       |                            |                   |
| 13043   | Frtlnr Transfer Truck                    | 180,000                  |                            |                       |                            |                   |
| 12933   | Road Sweeper CmH-20                      | 32,000                   |                            |                       |                            |                   |
| 12972   | Motor Grader                             | 300,000                  |                            |                       |                            |                   |
| 13034   | Reliance 1986 Trailer                    | 20,000                   |                            |                       |                            |                   |
| 13039   | 1987 Frtlnr Spray Rig                    | 185,000                  |                            |                       |                            |                   |
| 12893   | Trash Pump Honda Wt40X                   | 5,000                    |                            |                       |                            |                   |
| 13005   | Gmc Sierra 1500 P.U./6100Gww             | 30,000                   |                            |                       |                            |                   |
| 13006   | Gmc Sierra 1500 P.U./6100Gww             | 30,000                   |                            |                       |                            |                   |
| 13007   | Gmc Sierra 1500 P.U./6100Gww             | 30,000                   |                            |                       |                            |                   |
| 13008   | Gmc Sierra 1500 P.U./6100Gww             | 30,000                   |                            |                       |                            |                   |
| 13047   | Inter Water Truck                        | 150,000                  |                            |                       |                            |                   |
| 13035   | Murray Contractor Trailer - Lowbed '87   | 75,000                   |                            |                       |                            |                   |
| 12975   | Freightliner Flc12064 3-Axle W/Transfers | 180,000                  |                            |                       |                            |                   |
| 13031   | 3500Z Trojan Loader                      | 300,000                  |                            |                       |                            |                   |
| 13045   | 88 White/Gmc Truck Tractor 52000 Gww     | 110,000                  |                            |                       |                            |                   |
| 13254   | Portable Outhouse Trailer                | 3,000                    |                            |                       |                            |                   |
| 13022   | 1988 Gmc C-3500 Pickup Truck             | 38,000                   |                            |                       |                            |                   |
| 13023   | 1988 Gmc C-3500 Pickup Truck             | 38,000                   |                            |                       |                            |                   |
| 13024   | 1988 Gmc C-3500 Pickup Truck             | 38,000                   |                            |                       |                            |                   |
| 13025   | 1988 Gmc C-3500 Pickup Truck             | 38,000                   |                            |                       |                            |                   |
| 13046   | 89 Gmc Patch Truck                       | 205,000                  |                            |                       |                            |                   |
| 12910   | Ingerson - Rand 185 Cfm Air Compressor   | 40,000                   |                            |                       |                            |                   |

**Table A.10: Public Works Morgan Shop (Road & Bridge)**

| Asset # | Description                                      | Current Replacement Cost | % County-wide <sup>1</sup> | Countywide Allocation | % Uninc. Only <sup>1</sup> | Uninc. Allocation |
|---------|--|--------------------------|----------------------------|-----------------------|----------------------------|-------------------|
| 13010   | '89 Chevrolet C-20 Pickup                        | 38,000                   |                            |                       |                            |                   |
| 13011   | '89 Chevrolet C-20 Pickup                        | 38,000                   |                            |                       |                            |                   |
| 13012   | '89 Chevrolet C-20 Pickup                        | 38,000                   |                            |                       |                            |                   |
| 13013   | '89 Chevrolet C-20 Pickup                        | 38,000                   |                            |                       |                            |                   |
| 13014   | '89 Chevrolet C-20 Pickup                        | 38,000                   |                            |                       |                            |                   |
| 13015   | '89 Chevrolet C-20 Pickup                        | 38,000                   |                            |                       |                            |                   |
| 12982   | Komatsu Forklif Model Fd45T-4                    | 44,000                   |                            |                       |                            |                   |
| 12944   | Massey Fer With Tiger Mower                      | 80,000                   |                            |                       |                            |                   |
| 12945   | Massey Fer With Tiger Mower                      | 80,000                   |                            |                       |                            |                   |
| 13030   | John Deere 410Cl B/H Tractor/Loader              | 65,000                   |                            |                       |                            |                   |
| 13032   | Int S2554 With Vactor Assy                       | 300,000                  |                            |                       |                            |                   |
| 12983   | Chevy W/ Altec Al-650 Aerial Lift                | 81,000                   |                            |                       |                            |                   |
| 12946   | Henderson Fsh 10' Sand-Spreader                  | 22,000                   |                            |                       |                            |                   |
| 13050   | '91 Dodge B-350 Van                              | 25,000                   |                            |                       |                            |                   |
| 13036   | Trailking TK70Sa Tiltbed Trailer                 | 48,000                   |                            |                       |                            |                   |
| 13048   | 91 Ford Water Truck                              | 148,000                  |                            |                       |                            |                   |
| 12911   | Caterpillar 140G Motor Grader                    | 300,000                  |                            |                       |                            |                   |
| 13245   | 91 Ferg Rt-1300 Roller                           | 140,000                  |                            |                       |                            |                   |
| 13255   | Portable Outhouse Trailer                        | 3,000                    |                            |                       |                            |                   |
| 3274    | Dump Trailer 14' Gooseneck Dualaxle              | 17,000                   |                            |                       |                            |                   |
| 12950   | 92 Ford Tempo                                    | 20,000                   |                            |                       |                            |                   |
| 13009   | 92 Ford Ranger PU                                | 25,000                   |                            |                       |                            |                   |
| 12977   | John Deere Model 670B Motor Grader               | 300,000                  |                            |                       |                            |                   |
| 12978   | Cat 950F Wheel Loader                            | 250,000                  |                            |                       |                            |                   |
| 13017   | Ford F250, 8600 Gvw Pickup                       | 38,000                   |                            |                       |                            |                   |
| 12986   | 4 Ton Ir Roller Dd-32                            | 140,000                  |                            |                       |                            |                   |
| 13018   | Ford F250 Pickup                                 | 39,000                   |                            |                       |                            |                   |
| 13019   | Ford F250 Pickup                                 | 39,000                   |                            |                       |                            |                   |
| 12951   | Bobcat Auger Assy Mounted On #1221               | 15,000                   |                            |                       |                            |                   |
| 12922   | Hyster Model C530A Pneumatic Roller              | 160,000                  |                            |                       |                            |                   |
| 16725   | Ingersoll Rand 185 Cfm Compressor Used           | 40,000                   |                            |                       |                            |                   |
| 12953   | 1986 Gallity S/A Hopper                          | 20,000                   |                            |                       |                            |                   |
| 12954   | 1986 Gallita T/A Hopper                          | 20,000                   |                            |                       |                            |                   |
| 12968   | 1982 Freightliner Flc12604T,Ntc300               | 180,000                  |                            |                       |                            |                   |
| 12969   | 1982 Freightliner Flc12604T,Ntc300               | 180,000                  |                            |                       |                            |                   |
| 12970   | 1982 Freightliner Flc12604T,Ntc300               | 180,000                  |                            |                       |                            |                   |
| 12989   | Case 895 Utility Tractor W Rotary Mower          | 80,000                   |                            |                       |                            |                   |
| 13236   | 93 Ford F250 Pickup                              | 38,000                   |                            |                       |                            |                   |
| 13257   | Homemade Tilt Trailer                            | 10,000                   |                            |                       |                            |                   |
| 13239   | 88 Frtlnr 2 Axle Power Unit                      | 105,000                  |                            |                       |                            |                   |
| 13237   | 87 Frtlnr 2 Axle Power Unit                      | 105,000                  |                            |                       |                            |                   |
| 13238   | 87 Frtlnr 2 Axle Power Unit                      | 105,000                  |                            |                       |                            |                   |
| 12939   | Tiger Flail Mower Head W/Modifications           | 25,000                   |                            |                       |                            |                   |
| 12940   | Tiger Flail Mower Head W/Modifications           | 25,000                   |                            |                       |                            |                   |
| 12941   | Tiger Flail Mower Head W/Modifications           | 25,000                   |                            |                       |                            |                   |
| 13020   | 1995 Ford F-150 Pickup                           | 30,000                   |                            |                       |                            |                   |
| 12955   | Bobcat Loader W/Accessories                      | 37,000                   |                            |                       |                            |                   |
| 12934   | Towable Sweepster H84 Road Sweeper               | 34,000                   |                            |                       |                            |                   |
| 13052   | 95 Ford E350 Passenger Van , White               | 38,000                   |                            |                       |                            |                   |
| 12935   | Self Propelled Road Sweeper, Model Rj3000        | 39,000                   |                            |                       |                            |                   |
| 13266   | Etnyre 400 Gal Oil Pot Model Mu4Trl Serial M4268 | 26,000                   |                            |                       |                            |                   |
| 15081   | Van Modified For Hanicapped                      | 100,000                  |                            |                       |                            |                   |
| 12958   | 97 Ford F-800 Unitized Patch Truck               | 205,000                  |                            |                       |                            |                   |
| 12960   | Bobcat Auger Assy On 1220                        | 12,000                   |                            |                       |                            |                   |
| 13049   | Ford Sign Truck                                  | 38,000                   |                            |                       |                            |                   |

**Table A.10: Public Works Morgan Shop (Road & Bridge)**

| Asset # | Description                        | Current          |                            |                       |                            |                   |
|---------|------------------------------------|------------------|----------------------------|-----------------------|----------------------------|-------------------|
|         |                                    | Replacement Cost | % County-wide <sup>1</sup> | Countywide Allocation | % Uninc. Only <sup>1</sup> | Uninc. Allocation |
| 12984   | Sign Body On 1220                  | 12,000           |                            |                       |                            |                   |
| 13235   | 97 Ford F250 Survey Truck          | 48,000           |                            |                       |                            |                   |
| 3442    | Trailer Tsi Commercial Coach 8X20' | 25,000           |                            |                       |                            |                   |
| 13270   | 98 Bartell Line Eraser             | 100,000          |                            |                       |                            |                   |
| 13259   | 88 Gallaty Transfer Trailer        | 20,000           |                            |                       |                            |                   |
| 13262   | Six Inch Crown Pump                | 20,000           |                            |                       |                            |                   |
| 10846   | 98 Chevrolet C2500 Pickup          | 38,000           |                            |                       |                            |                   |
| 10847   | 98 Chevrolet C2500 Pickup          | 38,000           |                            |                       |                            |                   |
| 10849   | 98 Chevrolet C2500 Pickup          | 38,000           |                            |                       |                            |                   |
| 10851   | 98 Chevrolet C2500 Pickup          | 38,000           |                            |                       |                            |                   |
| 10852   | 98 Gmc Sierra 4-Wheel Drive Pickup | 38,000           |                            |                       |                            |                   |
| 10853   | 98 Gmc Sierra 4-Wheel Drive Pickup | 38,000           |                            |                       |                            |                   |
| 10854   | 98 Gmc Sierra 4-Wheel Drive Pickup | 38,000           |                            |                       |                            |                   |
| 10855   | 98 Gmc Sierra 4-Wheel Drive Pickup | 38,000           |                            |                       |                            |                   |
| 10856   | 98 Gmc Sierra 4-Wheel Drive Pickup | 38,000           |                            |                       |                            |                   |
| 10857   | 98 Gmc Sierra Crew Cab Pickup      | 40,000           |                            |                       |                            |                   |
| 13252   | Port Outhouse Trailer              | 3,000            |                            |                       |                            |                   |
| 13253   | Flatbed Utility Trailer            | 10,000           |                            |                       |                            |                   |
| 13247   | 98 Wirtgen Grinder                 | 340,000          |                            |                       |                            |                   |
| 10827   | 1999 Ford F450 Chassis/Cab         | 80,000           |                            |                       |                            |                   |
| 10832   | 1999 Ford F450 Chassis/Cab         | 80,000           |                            |                       |                            |                   |
| 10833   | 1999 Ford F450 Chassis/Cab         | 80,000           |                            |                       |                            |                   |
| 13268   | Midland Shoulder Machine           | 140,000          |                            |                       |                            |                   |
| 10861   | New Rosco 1 Man Patch Truck        | 175,000          |                            |                       |                            |                   |
| 13267   | Grafc0 SS125 Crack Seal Pot        | 45,000           |                            |                       |                            |                   |
| 13269   | Homemade Paving Box                | 40,000           |                            |                       |                            |                   |
| 13258   | Homemade Pipe Trailer              | 12,000           |                            |                       |                            |                   |
| 12430   | 2001 Tmt Thermo Plastic Unit       | 55,000           |                            |                       |                            |                   |
| 12388   | 2001 Cng Honda Civic               | 25,000           |                            |                       |                            |                   |
| 12425   | 2001 Cng Volvo Stripper            | 350,000          |                            |                       |                            |                   |
| 12433   | 2001 Cng Ford F150                 | 30,000           |                            |                       |                            |                   |
| 12436   | 2001 Cng F150                      | 30,000           |                            |                       |                            |                   |
| 12438   | 2001 Cng F0Rd F150                 | 30,000           |                            |                       |                            |                   |
| 12441   | 2001 Cng Ford F150                 | 30,000           |                            |                       |                            |                   |
| 12443   | 2001 Cng Ford F150                 | 30,000           |                            |                       |                            |                   |
| 12446   | 2001 Cng Ford F150                 | 30,000           |                            |                       |                            |                   |
| 12449   | 2001 Cng Ford F150                 | 30,000           |                            |                       |                            |                   |
| 12450   | 2001 Cng Ford F150                 | 30,000           |                            |                       |                            |                   |
| 12453   | 2001 Cng Ford F150                 | 30,000           |                            |                       |                            |                   |
| 13248   | 62 Clark Pusher                    | 17,000           |                            |                       |                            |                   |
| 13260   | 76 Superior Tanker                 | 17,000           |                            |                       |                            |                   |

**Table A.10: Public Works Morgan Shop (Road & Bridge)**

| Asset #           | Description                                     | Current          |                            |                       |  |
|-------------------|---|------------------|----------------------------|-----------------------|--|
|                   |   | Replacement Cost | % County-wide <sup>1</sup> | Countywide Allocation | % Uninc. Only <sup>1</sup> / Uninc. Allocation |
| 13244             | 88 Gmc C70 Patch Truck                          | 205,000          |                            |                       |  |
| 13276             | Cr351 Cedar Rapids Paver                        | 325,000          |                            |                       |  |
| 13279             | 01 Cng Panel Truck                              | 175,000          |                            |                       |  |
| 13277             | 01 Cng Chipper Truck                            | 140,000          |                            |                       |  |
| 13278             | 01 Cng Flatbed Truck                            | 140,000          |                            |                       |  |
| 13243             | 02 Frlnr F170 Crew Cab Flatbed                  | 83,000           |                            |                       |  |
| 15079             | 2002 Cleasby Tar Pot                            | 40,000           |                            |                       |  |
| 15080             | Morbark Chipper Model 13                        | 35,000           |                            |                       |  |
| 14626             | 1986 Cat Pr-105 Grinder                         | 150,000          |                            |                       |  |
| 14625             | 2002 Elgin Eagle Sweeper On Sterling Chassis    | 214,000          |                            |                       |  |
| 16131             | 2004 Yamaha Yfm660Fsgr Grizzly Quad             | 8,000            |                            |                       |  |
| 20425             | 2004 F170 Truck With Schwarze M6000 Sweeper     | 220,000          |                            |                       |  |
| 20426             | 2005 Jd 6420 Tractor With Tiger Mower           | 80,000           |                            |                       |  |
| 20427             | 2005 Jd 6420 Tractor With Tiger Mower           | 80,000           |                            |                       |  |
| 20424             | 2005 Ford F650 Service Truck                    | 110,000          |                            |                       |  |
| 20384             | 2004 Cng Ford F150                              | 30,000           |                            |                       |  |
| 20385             | 2004 Cng Ford F150                              | 30,000           |                            |                       |  |
| 20386             | 2004 Cng Ford F150                              | 30,000           |                            |                       |  |
| 20387             | 2004 Cng Ford F150                              | 30,000           |                            |                       |  |
| 20404             | 2004 Cng Ford F150                              | 30,000           |                            |                       |  |
| 20405             | 2004 Cng Ford F150                              | 30,000           |                            |                       |  |
| 20406             | 2004 Cng Ford F150                              | 30,000           |                            |                       |  |
| 20407             | 2004 Cng Ford F150                              | 30,000           |                            |                       |  |
| 23100             | 2005 Jd 6420 With Tiger Mower                   | 80,000           |                            |                       |  |
| 23099             | 2005 Cat 430D Backhoe                           | 95,000           |                            |                       |  |
| 27264             | 2006 Autocar Wx64 Roll Off Truck                | 185,000          |                            |                       |  |
| 29061             | 2006 Cng Autocar Wx42 Truck With Terex Man Lift | 209,000          |                            |                       |  |
| 29441             | Wanco Message Board                             | 18,000           |                            |                       |  |
| 29463             | Wanco Message Board                             | 18,000           |                            |                       |  |
| 29462             | Wanco Message Board                             | 18,000           |                            |                       |  |
| 29461             | Wanco Message Board                             | 18,000           |                            |                       |  |
| Total (2010)      |   | \$ 14,640,000    | 40%                        | \$ 5,856,000          | 60%  |
| Adjustment Factor |   |                  | <u>3.6%</u>                | <u>3.6%</u>           | <u>3.6%</u>                                    |
| Total (2011)      |   | \$ 15,167,040    |                            | \$ 6,066,816          | \$ 9,100,224                                   |

<sup>2</sup> Allocation of County services between countywide and unincorporated only is an estimated generated by Willdan Financial Services based on experience with other county governments in California.



**Table A.11 Technology Allocation**

| PFF Category         | Network             |                     |                   |                   |                   |                       |                   | Total (2010)         | Adjustment Factor | Total (2011)         |
|----------------------|---------------------|---------------------|-------------------|-------------------|-------------------|-----------------------|-------------------|----------------------|-------------------|----------------------|
|                      | Computers           | Fileservers         | Miscellaneous     | Hardware          | Printers          | Software <sup>1</sup> | CAD - 911         |                      |                   |                      |
| Detention            | \$ 173,124          | \$ 36,960           | \$ 8,232          | \$ 19,208         | \$ 21,196         | \$ 43,288             | \$ -              | \$ 302,008           | 3.6%              | \$ 312,880           |
| RTIF                 | 165,704             | 35,376              | 7,879             | 18,385            | 20,288            | 41,433                | -                 | 289,065              | 3.6%              | 299,471              |
| Criminal Justice     | 1,644,678           | 351,120             | 78,204            | 182,476           | 201,362           | 411,236               | -                 | 2,869,076            | 3.6%              | 2,972,363            |
| Library              | 851,399             | 181,764             | 40,484            | 94,462            | 104,239           | 212,884               | -                 | 1,485,232            | 3.6%              | 1,538,700            |
| Regional Parks       | 185,490             | 39,600              | 8,820             | 20,580            | 22,710            | 46,380                | -                 | 323,580              | 3.6%              | 335,229              |
| Health               | 1,018,340           | 217,404             | 48,422            | 112,984           | 124,678           | 254,626               | -                 | 1,776,454            | 3.6%              | 1,840,406            |
| Behavioral Health    | 129,225             | 27,588              | 6,145             | 14,337            | 15,821            | 32,311                | -                 | 225,427              | 3.6%              | 233,542              |
| Sheriff              | 435,902             | 93,060              | 20,727            | 48,363            | 53,369            | 108,993               | -                 | 760,413              | 3.6%              | 787,788              |
| Emergency Services   | 50,701              | 10,824              | 2,411             | 5,625             | 6,207             | 12,677                | 868,568           | 957,013              | 3.6%              | 991,465              |
| Animal Services      | 61,830              | 13,200              | 2,940             | 6,860             | 7,570             | 15,460                | -                 | 107,860              | 3.6%              | 111,743              |
| Admin (Other County) | 1,466,608           | 313,104             | 69,737            | 162,719           | 179,560           | 366,712               | -                 | 2,558,440            | 3.6%              | 2,650,544            |
| <b>Total</b>         | <b>\$ 6,183,000</b> | <b>\$ 1,320,000</b> | <b>\$ 294,000</b> | <b>\$ 686,000</b> | <b>\$ 757,000</b> | <b>\$ 1,546,000</b>   | <b>\$ 868,568</b> | <b>\$ 11,654,568</b> |                   | <b>\$ 12,074,131</b> |

<sup>1</sup> Excludes enterprise IT software included in Table 15.2

**Table A.12: Parks Equipment Inventory**

| <b>Year</b> | <b>Make and Model</b> | <b>ID</b> | <b>Value</b> |
|-------------|-----------------------|-----------|--------------|
| 2001        | Dodge 1/2 Ton Pickup  | 01-22     | \$ 14,308    |
| 2001        | Dodge 1/2 Ton Pickup  | 01-23     | 19,155       |
| 2001        | Dodge 1/2 Ton Pickup  | 01-24     | 14,308       |
| 2001        | Dodge 1/2 Ton Pickup  | 01-25     | 14,308       |
| 2001        | Ford F250 Crewcab     | 01-48     | 23,116       |
| 2001        | Ford F250 Crewcab     | 01-49     | 23,116       |
| 2001        | Ford F250 Crewcab     | 01-50     | 23,111       |
| 2001        | Ford F250 Crewcab     | 01-51     | 23,111       |
| 2001        | Ford F250 Crewcab     | 01-52     | 23,111       |
| 2001        | Dodge Ram 2500        | 01-53     | 18,888       |
| 2001        | Dodge Ram 2501        | 01-54     | 18,888       |
| 2001        | Honda Civic Gx Cng    | 01-78     | 20,735       |
| 2001        | Dodge Ram 3500        | 01-87     | 21,471       |
| 2001        | Ford F 150            | 01-92     | 18,785       |
| 2001        | Ford F 151            | 01-93     | 18,785       |
| 2001        | Ford F 152            | 01-95     | 18,785       |
| 2002        | Gmc C7H042            | 02-20     | 54,845       |
| 2002        | Gmc C7H042            | 02-21     | 54,845       |
| 2002        | Gmc C7H042            | 02-22     | 54,845       |
| 2002        | Ford F 750            | 02-73     | 100,898      |
| 2003        | Ford F250 Crewcab     | 03-43     | 24,978       |
| 2003        | Ford F250 Crewcab     | 03-44     | 24,978       |
| 2003        | Ford F250 Crewcab     | 03-45     | 20,499       |
| 2004        | Gmc Garbage Truck     | 03-55     | 70,532       |
| 2004        | Gmc Garbage Truck     | 03-56     | 70,532       |
| 2004        | Ford F250 XI Sd       | 04-47     | 16,422       |
| 2004        | Ford F250 XI Sd       | 04-48     | 16,422       |
| 2004        | Ford F250 XI Sd       | 04-49     | 16,422       |
| 2004        | Ford F250 XI Sd       | 04-50     | 16,422       |
| 2004        | Ford F250 XI Sd       | 04-51     | 16,422       |
| 2004        | New Holland Lb75.B    | 04-52     | 54,220       |
| 2004        | Chevrolet Silverado   | 04-55     | 24,865       |
| 2005        | Ford F250 XI SD       | 05-56     | 17,189       |

Note: Values may not add due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

**Table A.12: Parks Equipment Inventory cont.**

| <b>Year</b> | <b>Make and Model</b> | <b>ID</b> | <b>Value</b> |
|-------------|-----------------------|-----------|--------------|
| 2006        | Ford F550             | 06-51     | 88,262       |
| 2007        | Dodge Ram 2500        | 07-115    | 20,229       |
| 2007        | Ford F650             | 07-30     | 63,994       |
| 2007        | Ford F651             | 07-33     | 63,994       |
| 2007        | Chevrolet Silverado   | 07-51     | 25,298       |
| 2007        | Ford F 350            | 07-52     | 17,504       |
| 2007        | Ford E150 XI          | 07-66     | 17,589       |
| 2007        | Ford E150 XI          | 07-67     | 17,589       |
| 2007        | Ford E150 XI          | 07-68     | 17,589       |
| 1998        | Barro Utility         | 0T-27     | 4,107        |
| 1998        | Wayne Varied          | 0T-30     | 21,260       |
| 1998        | Wayne Varied          | 0T-31     | 21,260       |
| 1998        | Wayne Varied          | 0T-32     | 21,260       |
| 1999        | Denair Fb             | 0T-40     | 11,995       |
| 2004        | Dargo Varied          | 0T-49     | 6,045        |
| 2004        | Dargo Varied          | 0T-50     | 6,045        |
| 2003        | Tricker Carrier       | 0T-51     | 2,500        |
| 2003        | Tricker Carrier       | 0T-52     | 2,500        |
| 2003        | Jacobsen Utility      | 0T-53     | 5,744        |
| 2003        | Jacobsen Utility      | 0T-54     | 5,744        |
| 1960        | Selma Trailer         | 0T-63     | 175          |
| 2006        | Jacobsen Utility      | 0T-71     | 5,483        |
| 1984        | Gmc Flatbed Tr        | 84-15     | 34,986       |
| 1985        | Ford Water Truc       | 85-44     | 22,264       |
| 1991        | Chevrolet 3/4 T. Ciu  | 91-73     | 10,000       |
| 1992        | Gmc 3/4 Ton Pu        | 92-31     | 12,713       |
| 1992        | Polaris 6 Wheeler     | 92-36     | 5,708        |
| 1992        | Ford 3/4 Ton Ut       | 92-37     | 15,500       |
| 1993        | Ford 3/4 Ton Pu       | 93-09     | 14,310       |
| 1994        | Ford Dump Truck       | 94-68     | 28,500       |
| 1996        | Dodge 1/2 Ton Pickup  | 96-22     | 14,455       |
| 1996        | Ford F 250            | 96-55     | 22,130       |
| 1997        | Ford F 150            | 97-31     | 15,276       |
| 1997        | Ford 3/4 Ton Pu       | 97-52     | 19,666       |
| 1998        | Ford 1/2 Ton Pickup   | 98-24     | 19,238       |
| 1999        | Gmc 1 Ton Crew        | 99-24     | 25,750       |
| 1999        | Gmc 1 Ton Crew        | 99-25     | 25,233       |
| 1999        | Dodge 1/2 Ton Pickup  | 99-27     | 17,334       |
| 1999        | Dodge 1/2 Ton Pickup  | 99-70     | 21,217       |
|             | Total                 |           | \$ 1,740,000 |
|             | Adjustment Factor     |           | 3.6%         |
|             | Total - 2011          |           | \$ 1,802,640 |

Note: Values may not add due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

**Table A.13: Sheriff Vehicle Inventory**

| Year | Make and Model          | ID     | Value     |
|------|-------------------------|--------|-----------|
| 2000 | Chevrolet Malibu        | 00-103 | \$ 13,349 |
| 2000 | Chevrolet Malibu        | 00-105 | 13,349    |
| 2000 | Chevrolet Malibu        | 00-87  | 13,349    |
| 2000 | Chevrolet Malibu        | 00-88  | 13,349    |
| 2000 | Chevrolet Malibu        | 00-92  | 13,349    |
| 2000 | Chevrolet Malibu        | 00-99  | 13,349    |
| 2001 | Ford Police Int         | 01-01  | 23,281    |
| 2001 | Ford Taurus Lx          | 01-18  | 15,194    |
| 2001 | Ford Escape Xlt         | 01-42  | 20,590    |
| 2001 | Honda Civic Gx Cng      | 01-76  | 20,735    |
| 2001 | Ford Crown Victoria     | 01-83  | 24,666    |
| 2002 | Freightliner Motorhome  | 02-30  | 282,544   |
| 2003 | Ford Police Int         | 03-03  | 23,386    |
| 2003 | Chevrolet Tahoe Z71 4X4 | 03-21  | 29,884    |
| 2003 | Ford Taurus Se          | 03-29  | 16,703    |
| 2004 | Ford Police Int         | 04-20  | 23,645    |
| 2004 | Dodge Intrepid Se       | 04-26  | 16,497    |
| 2004 | Ford Crown Victoria     | 04-45  | 24,984    |
| 2005 | Chevrolet Impala        | 05-16  | 18,538    |
| 2005 | Ford Taurus Se          | 05-25  | 13,620    |
| 2007 | Ford Taurus Se          | 07-118 | 13,941    |
| 2007 | Pontiac Grand Prix      | 07-41  | 15,553    |
| 1996 | Ford Crown Victoria     | 96-54  | 22,721    |
| 1996 | Ford Explorer           | 96-69  | 12,563    |
| 1998 | Ford Taurus Lx          | 98-29  | 15,582    |
| 1998 | Ford Taurus Lx          | 98-30  | 15,582    |
| 1999 | Ford Police Int         | 99-41  | 22,386    |
| 1999 | Chevrolet Astro Carg    | 99-67  | 19,219    |
| 2000 | Ford Police Int         | 00-04  | 22,648    |
| 2000 | Ford Police Int         | 00-05  | 22,648    |
| 2000 | Ford 4X4 Pickup         | 00-116 | 24,873    |
| 2000 | Ford Expedition         | 00-19  | 28,635    |
| 2000 | Ford Police Int         | 00-20  | 31,827    |
| 2000 | Ford Police Int         | 00-21  | 22,959    |
| 2000 | Dodge Ram B3500         | 00-29  | 18,959    |
| 2000 | Ford E350 Cargo         | 00-30  | 25,165    |
| 2000 | Ford Police Int         | 00-904 | 23,281    |
| 2000 | Chevrolet Malibu        | 00-93  | 13,349    |
| 2001 | Ford Taurus Lx          | 01-116 | 15,511    |
| 2001 | Ford Police Int         | 01-12  | 25,267    |
| 2001 | Ford Taurus Lx          | 01-121 | 15,194    |
| 2001 | Ford Taurus Lx          | 01-122 | 16,075    |
| 2001 | Ford F250 Crewcab       | 01-123 | 37,020    |
| 2001 | Ford Police Int         | 01-131 | 23,335    |
| 2001 | Ford Taurus Lx          | 01-16  | 15,319    |
| 2001 | Ford E250 Cargo         | 01-28  | 85,270    |
| 2001 | Dodge 3/4 Ton Ut        | 01-41  | 18,189    |
| 2001 | Ford Ranger             | 01-96  | 13,233    |
| 2001 | Ford Ranger             | 01-97  | 13,233    |
| 2002 | Ford Police Int         | 02-06  | 23,386    |
| 2002 | Ford Police Int         | 02-07  | 26,204    |
| 2002 | Ford Police Int         | 02-10  | 23,386    |

**Table A.13: Sheriff Vehicle Inventory continued**

| Year | Make and Model         | ID    | Value  |
|------|------------------------|-------|--------|
| 2002 | Ford Crown Victoria    | 02-11 | 23,075 |
| 2002 | Ford Crown Victoria    | 02-12 | 23,015 |
| 2002 | Ford Expedition        | 02-19 | 26,121 |
| 2002 | Ford Police Int        | 02-23 | 23,464 |
| 2002 | Ford Police Int        | 02-24 | 23,464 |
| 2002 | Ford Police Int        | 02-25 | 23,105 |
| 2002 | Chevrolet Express      | 02-34 | 18,503 |
| 2002 | Ford Taurus Lx         | 02-61 | 16,675 |
| 2002 | Ford Taurus Lx         | 02-62 | 17,680 |
| 2002 | Arctic Cat Atv 400 4X4 | 02-63 | 5,353  |
| 2002 | Arctic Cat Atv 400 4X4 | 02-64 | 5,353  |
| 2002 | Chevrolet Express      | 02-72 | 20,365 |
| 2002 | Chevrolet Express      | 02-75 | 21,208 |
| 2003 | Ford Police Int        | 03-05 | 23,386 |
| 2003 | Ford Police Int        | 03-06 | 23,386 |
| 2003 | Ford Police Int        | 03-09 | 23,386 |
| 2003 | Ford Police Int        | 03-10 | 23,386 |
| 2003 | Ford Police Int        | 03-11 | 24,059 |
| 2003 | Ford Police Int        | 03-12 | 23,386 |
| 2003 | Ford Police Int        | 03-13 | 23,623 |
| 2003 | Ford Police Int        | 03-15 | 23,623 |
| 2003 | Ford Police Int        | 03-16 | 23,623 |
| 2003 | Ford Police Int        | 03-17 | 23,623 |
| 2003 | Ford Police Int        | 03-18 | 23,648 |
| 2003 | Chevrolet Silverado    | 03-20 | 31,465 |
| 2003 | Ford Taurus Se         | 03-28 | 16,703 |
| 2003 | Chevrolet Silverado    | 03-42 | 30,704 |
| 2004 | Ford Police Int        | 04-01 | 23,895 |
| 2004 | Ford Police Int        | 04-02 | 23,895 |
| 2004 | Ford Police Int        | 04-03 | 23,895 |
| 2004 | Ford Police Int        | 04-04 | 25,316 |
| 2004 | Ford Police Int        | 04-05 | 23,895 |
| 2004 | Ford Police Int        | 04-07 | 25,316 |
| 2004 | Ford Police Int        | 04-08 | 25,316 |
| 2004 | Ford Crown Victoria    | 04-21 | 23,895 |
| 2004 | Dodge Intrepid Se      | 04-22 | 16,497 |
| 2004 | Dodge Intrepid Se      | 04-23 | 16,497 |
| 2004 | Dodge Intrepid Se      | 04-24 | 16,497 |
| 2004 | Dodge Intrepid Se      | 04-25 | 16,497 |
| 2005 | Ford Police Int        | 05-01 | 23,358 |
| 2005 | Ford Police Int        | 05-03 | 21,749 |
| 2005 | Ford Police Int        | 05-04 | 23,169 |
| 2005 | Ford Police Int        | 05-05 | 22,991 |
| 2005 | Ford Police Int        | 05-06 | 23,895 |
| 2005 | Ford Police Int        | 05-07 | 23,895 |
| 2005 | Ford Police Int        | 05-08 | 23,899 |
| 2005 | Ford Police Int        | 05-09 | 23,899 |
| 2005 | Ford Police Int        | 05-10 | 23,899 |
| 2005 | Ford Police Int        | 05-11 | 23,899 |
| 2005 | Ford Police Int        | 05-12 | 23,899 |
| 2005 | Ford Police Int        | 05-13 | 23,899 |
| 2005 | Ford Police Int        | 05-14 | 23,899 |

**Table A.13: Sheriff Vehicle Inventory continued**

| Year | Make and Model         | ID    | Value  |
|------|------------------------|-------|--------|
| 2005 | Ford Police Int        | 05-15 | 23,899 |
| 2005 | Ford Police Int        | 05-18 | 23,899 |
| 2005 | Ford Taurus Se         | 05-22 | 13,620 |
| 2005 | Ford Taurus Se         | 05-23 | 13,620 |
| 2005 | Ford Taurus Se         | 05-24 | 13,620 |
| 2005 | Ford Taurus Se         | 05-26 | 13,620 |
| 2005 | Ford Taurus Se         | 05-27 | 13,620 |
| 2005 | Chevrolet Tahoe Ls 4X4 | 05-29 | 33,638 |
| 2005 | Chevrolet Silverado    | 05-30 | 35,404 |
| 2005 | Dodge Caravan          | 05-31 | 14,842 |
| 2005 | Ford Police Int        | 05-34 | 23,899 |
| 2005 | Ford Police Int        | 05-35 | 24,979 |
| 2005 | Ford Police Int        | 05-36 | 23,899 |
| 2005 | Ford Police Int        | 05-37 | 23,899 |
| 2005 | Ford Police Int        | 05-38 | 23,899 |
| 2005 | Ford Police Int        | 05-39 | 23,899 |
| 2005 | Ford Taurus Se         | 05-64 | 14,494 |
| 2005 | Chevrolet Impala       | 05-65 | 18,354 |
| 2005 | Chevrolet Impala       | 05-66 | 18,354 |
| 2005 | Ford Police Int        | 05-69 | 23,253 |
| 2005 | Ford Police Int        | 05-71 | 19,136 |
| 2005 | Ford Police Int        | 05-72 | 19,136 |
| 2005 | Ford Police Int        | 05-74 | 19,136 |
| 2005 | Ford Police Int        | 05-75 | 19,136 |
| 2005 | Ford Police Int        | 05-77 | 18,201 |
| 2005 | Ford Police Int        | 05-78 | 18,201 |
| 2005 | Ford Police Int        | 05-79 | 18,201 |
| 2005 | Ford Police Int        | 05-80 | 18,201 |
| 2005 | Ford Police Int        | 05-81 | 18,201 |
| 2005 | Ford Police Int        | 05-82 | 22,692 |
| 2006 | Ford Police Int        | 06-02 | 23,899 |
| 2006 | Ford Police Int        | 06-03 | 23,899 |
| 2006 | Ford Police Int        | 06-04 | 22,682 |
| 2006 | Ford Police Int        | 06-06 | 22,682 |
| 2006 | Ford Police Int        | 06-07 | 22,682 |
| 2006 | Ford Police Int        | 06-08 | 22,682 |
| 2006 | Ford Police Int        | 06-10 | 22,716 |
| 2006 | Ford Police Int        | 06-11 | 22,682 |
| 2006 | Ford Police Int        | 06-12 | 22,682 |
| 2006 | Ford Police Int        | 06-13 | 22,682 |
| 2006 | Ford Police Int        | 06-14 | 22,682 |
| 2006 | Ford Police Int        | 06-15 | 22,682 |
| 2006 | Ford Police Int        | 06-16 | 23,899 |
| 2006 | Ford Police Int        | 06-17 | 23,899 |
| 2006 | Ford Police Int        | 06-18 | 23,899 |
| 2006 | Ford Police Int        | 06-19 | 24,327 |
| 2006 | Chevrolet Tahoe        | 06-26 | 29,278 |
| 2006 | Chevrolet Tahoe        | 06-27 | 29,278 |
| 2006 | Jeep Liberty Sport     | 06-30 | 16,131 |
| 2006 | Ford Expedition        | 06-40 | 25,279 |
| 2006 | Ford Taurus            | 06-56 | 12,357 |
| 2006 | Ford Taurus            | 06-59 | 14,676 |

**Table A.13: Sheriff Vehicle Inventory continued**

| Year | Make and Model           | ID     | Value   |
|------|--------------------------|--------|---------|
| 2006 | Ford Freestar Se         | 06-64  | 14,483  |
| 2007 | Ford Police Int          | 07-01  | 23,835  |
| 2007 | Ford Police Int          | 07-02  | 23,835  |
| 2007 | Ford Police Int          | 07-03  | 23,835  |
| 2007 | Ford Police Int          | 07-04  | 23,835  |
| 2007 | Ford Police Int          | 07-05  | 23,835  |
| 2007 | Ford Police Int          | 07-06  | 23,835  |
| 2007 | Ford Police Int          | 07-07  | 23,835  |
| 2007 | Ford Police Int          | 07-08  | 23,835  |
| 2007 | Ford Police Int          | 07-09  | 23,835  |
| 2007 | Ford Police Int          | 07-10  | 23,835  |
| 2007 | Pontiac Grand Prix       | 07-104 | 17,268  |
| 2007 | Freightliner 1 Ton Truck | 07-109 | 261,381 |
| 2007 | Ford Police Int          | 07-11  | 23,255  |
| 2007 | Ford Taurus Se           | 07-114 | 13,806  |
| 2007 | Ford E250 Cargo          | 07-116 | 33,752  |
| 2007 | Ford Taurus Se           | 07-22  | 13,956  |
| 2007 | Pontiac Grand Prix       | 07-39  | 15,553  |
| 2007 | Pontiac Grand Prix       | 07-42  | 15,553  |
| 2007 | Pontiac Grand Prix       | 07-43  | 15,553  |
| 2007 | Pontiac Grand Prix       | 07-44  | 15,553  |
| 2007 | Dodge Ram 1500           | 07-45  | 24,407  |
| 2007 | Dodge Ram 1500           | 07-46  | 24,407  |
| 2007 | Pontiac Grand Prix       | 07-57  | 15,508  |
| 2007 | Suzuki Dr-Z400Sk7        | 07-70  | 5,988   |
| 2007 | Suzuki Dr-Z400Sk7        | 07-71  | 5,988   |
| 2007 | Dodge Ram 1500           | 07-99  | 24,407  |
| 2008 | Ford Police Int          | 08-18  | 23,815  |
| 2008 | Ford Escape Xlt          | 08-30  | 18,503  |
| 2008 | Ford Escape Xlt          | 08-31  | 18,503  |
| 2008 | Ford Police Int          | 08-35  | 23,815  |
| 1998 | Shorelandr Carrier       | 0T-28  | 574     |
| 2002 | Dargo Varied             | 0T-47  | 5,940   |
| 2002 | Jacobsen Utility         | 0T-48  | 4,798   |
| 2006 | Vanson Trailer           | 0T-59  | 446     |
| 1988 | Wooldridg Unk            | 2473XC | 20,727  |
| 1979 | Chevrolet Step Van       | 79-34  | 1,100   |
| 1990 | Chevrolet Cheyenne C     | 90-41  | 12,882  |
| 1993 | Ford F 250               | 93-20  | 13,133  |
| 1993 | Ford Ranger Xl           | 93-25  | 9,752   |
| 1994 | Dodge 8-Pass Van         | 94-55  | 14,759  |
| 1996 | Mercury Mystique         | 96-60  | 12,665  |
| 1998 | Ford Taurus Lx           | 98-31  | 15,582  |
| 1999 | Ford Crown Victoria      | 99-01  | 21,135  |
| 1999 | Ford Crown Victoria      | 99-04  | 21,135  |
| 1999 | Ford Crown Victoria      | 99-06  | 21,744  |
| 1999 | Dodge 1/2 Ton Pickup     | 99-09  | 14,296  |
| 1999 | Ford Police Int          | 99-30  | 22,386  |
| 1999 | Ford Police Int          | 99-31  | 22,386  |
| 1999 | Ford Police Int          | 99-32  | 22,521  |
| 1999 | Ford Police Int          | 99-37  | 22,386  |
| 1999 | Ford Police Int          | 99-40  | 22,386  |

**Table A.13: Sheriff Vehicle Inventory continued**

| Year | Make and Model              | ID         | Value  |
|------|-----------------------------|------------|--------|
| 1999 | Ford Police Int             | 99-44      | 22,386 |
| 1999 | Ford Police Int             | 99-45      | 22,386 |
| 1999 | Chevrolet Malibu            | 99-65      | 14,983 |
| 1999 | Ford Crown Victoria         | 99-75      | 12,675 |
| 2003 | Rocky Mountain Luxor        | CF 4575 XC | 24,475 |
| 2003 | Rocky Mountain Luxor        | CF 4576 XC | 24,475 |
| 2004 | International 1-Ton Hi-Cube | 04-46      | 79,947 |
| 1989 | Gmc 16Ft Van T              | 89-72      | 9,800  |
| 1999 | Chevrolet Cargo Van         | 99-69      | 19,219 |
| 2003 | Ford Police Int             | 03-26      | 23,386 |
| 2003 | Ford Police Int             | 03-27      | 23,386 |
| 2003 | Ford E350 15-Pass           | 03-53      | 24,554 |
| 2005 | Ford Police Int             | 05-19      | 23,899 |
| 2006 | Chevrolet Suburban 2500     | 06-38      | 32,550 |
| 2006 | Ford E350 Cargo             | 06-50      | 20,574 |
| 2007 | Ford Police Int             | 07-18      | 23,899 |
| 2007 | Ford Police Int             | 07-19      | 23,899 |
| 2007 | Ford E350 15-Pass           | 07-72      | 20,574 |
| 2008 | Ford Police Int             | 08-25      | 22,361 |
| 2008 | Ford Police Int             | 08-26      | 22,361 |
| 2000 | Ford 1 Ton Truck            | 00-126     | 23,740 |
| 1999 | Chevrolet Cargo Larg        | 99-68      | 19,219 |
| 2000 | Ford Police Int             | 00-02      | 22,648 |
| 2000 | Ford Police Int             | 00-07      | 22,648 |
| 2000 | Ford Police Int             | 00-22      | 22,959 |
| 2001 | Ford Police Int             | 01-04      | 23,281 |
| 2001 | Ford Police Int             | 01-06      | 23,281 |
| 2001 | Ford Police Int             | 01-08      | 23,281 |
| 2001 | Ford Police Int             | 01-10      | 23,281 |
| 2001 | Ford Police Int             | 01-127     | 23,336 |
| 2001 | Ford Police Int             | 01-128     | 23,336 |
| 2001 | Ford Police Int             | 01-13      | 23,281 |
| 2001 | Ford Police Int             | 01-130     | 23,335 |
| 2002 | Ford Police Int             | 02-05      | 23,386 |
| 2002 | Ford Police Int             | 02-09      | 23,386 |
| 2002 | Ford Police Int             | 02-13      | 22,323 |
| 2003 | Ford Police Int             | 03-01      | 23,386 |
| 2003 | Ford Police Int             | 03-07      | 23,386 |
| 2003 | Ford Police Int             | 03-08      | 23,386 |
| 2003 | Ford Police Int             | 03-14      | 23,623 |
| 2005 | Ford Police Int             | 05-73      | 19,136 |
| 2006 | Ford Police Int             | 06-09      | 22,682 |
| 1995 | Oldsmobile Ciera            | 95-39      | 13,221 |
| 1999 | Ford Police Int             | 99-43      | 22,386 |
| 1999 | Ford Police Int             | 99-46      | 22,386 |
| 1999 | Ford Police Int             | 99-47      | 22,386 |
| 1999 | Chevrolet Silverado         | 99-77      | 16,378 |
| 2000 | Ford Explorer               | 00-114     | 25,246 |
| 2000 | Buick Century Custom        | 00-127     | 11,130 |
| 2000 | Chevrolet Cavalier          | 00-129     | 9,976  |
| 2000 | Pontiac Grand Am            | 00-131     | 13,087 |
| 2000 | Ford Explorer Xls           | 00-135     | 11,788 |
| 2000 | Dodge Ram 3500              | 00-136     | 8,862  |
| 2001 | Oldsmobile Intrique         | 01-133     | 14,180 |
| 2001 | Pontiac Bonneville          | 01-134     | 16,320 |
| 2001 | Pontiac Sunfire             | 01-135     | 9,714  |



**Table A.13: Sheriff Vehicle Inventory continued**

| Year | Make and Model           | ID     | Value        |
|------|--------------------------|--------|--------------|
| 2001 | Ford E250 Cargo          | 01-137 | 18,146       |
| 2001 | Pontiac Grand Prix       | 01-138 | 8,550        |
| 2003 | Ford F350 Supercab       | 03-57  | 26,084       |
| 2003 | Pontiac Grand Am         | 03-59  | 12,099       |
| 2003 | Chevrolet Trailblazer    | 03-60  | 17,243       |
| 2003 | Chevrolet Trailblazer    | 03-64  | 20,763       |
| 2004 | Chevrolet Blazer         | 04-53  | 19,518       |
| 2004 | Dodge Caravan 7          | 04-54  | 18,606       |
| 2004 | Ford Freestar Se         | 04-57  | 14,023       |
| 2005 | Chevrolet 1/2 Ton Pickup | 05-68  | 22,242       |
| 2006 | Dodge Caravan 7          | 06-45  | 16,445       |
| 2006 | Chrysler Town & Country  | 06-68  | 16,336       |
| 2007 | Dodge Charger            | 07-110 | 18,367       |
| 2003 | Ford Ambul Van           | 03-54  | 122,421      |
| 2005 | F350 Supercab            | 05-55  | 27,585       |
|      | Total                    |        | \$ 6,373,000 |
|      | Adjustment Factor        |        | 3.6%         |
|      | Total - 2011             |        | \$ 6,602,428 |

Note: Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

## Regional Transportation Impact Fee Calculation Tables

The following tables correspond with the tables from the June 15, 2010 Regional Transportation Impact Fee (RTIF) Study. The cost of planned facilities allocated to the RTIF has been updated by the BCI adjustment factor identified in Table 4. Please refer to the June 15, 2010 study for an in depth description of each table. The growth projections and trip generation estimates used remain unchanged from the June 15, 2010 report.

**Table 1: Trip Rate Adjustment Factor - PM Peak Hour Trip Rates**

|                                       | PM Peak<br>Hour Trip<br>Rate <sup>1</sup> | Diverted<br>Trip Factor | Causality<br>Adjustment<br>Factor <sup>2</sup> | Trip<br>Demand<br>Factor <sup>3</sup> |
|---------------------------------------|---|-------------------------|--|---------------------------------------|
| <u>Residential</u>                    |   |                         |  |                                       |
| Single Family                         | 1.01                                      | 1.00                    | 1.53   | 1.55                                  |
| Multi-family                          | 0.62                                      | 1.00                    | 1.53   | 0.95                                  |
| <u>Nonresidential</u>                 |   |                         |  |                                       |
| Office                                | 1.49                                      | 1.00                    | 0.84   | 1.25                                  |
| Industrial                            |   |                         |  |                                       |
| Industrial (Small)                    | 0.68                                      | 1.00                    | 0.84   | 0.57                                  |
| Industrial (Large)                    |   |                         |  |                                       |
| Manufacturing <sup>4</sup>            | 0.74                                      | 1.00                    | 0.84   | 0.60                                  |
| Mixed Use / Distribution <sup>4</sup> | 0.86                                      | 1.00                    | 0.84   | 0.70                                  |
| Warehouse <sup>4, 5</sup>             | 0.47                                      | 1.00                    | 0.84   | 0.37                                  |
| Commercial                            |   |                         |  |                                       |
| Small Retail (<50,000 sq. ft.)        | 2.71                                      | 0.75                    | 0.35   | 0.71                                  |
| Medium Retail (50-100,000 sq. ft.)    | 4.03                                      | 0.75                    | 0.35   | 1.06                                  |
| Shopping Center (100-300,000 sq. ft.) | 3.75                                      | 0.75                    | 0.35   | 0.98                                  |
| Shopping Mall (>300,000 sq. ft.)      | 2.29                                      | 0.75                    | 0.35   | 0.60                                  |
| Church                                | 0.66                                      | 1.00                    | 0.35   | 0.23                                  |
| Hospital                              | 1.18                                      | 1.00                    | 0.35   | 0.41                                  |
| Nursing Home                          | 0.42                                      | 1.00                    | 0.35   | 0.15                                  |
| <u>Special Cases</u>                  |   |                         |  |                                       |
| Drive Through (per lane)              | 23.72                                     | 0.75                    | 0.35   | 6.23                                  |
| Gas Station (per pump)                | 13.86                                     | 0.50                    | 0.35   | 2.43                                  |
| Motel/Hotel (per room)                | 0.70                                      | 1.00                    | 0.35   | 0.25                                  |
| Golf Course (per acre)                | 0.30                                      | 1.00                    | 1.00   | 0.30                                  |

<sup>1</sup> Trips per dwelling unit or per 1,000 building square feet, unless otherwise noted.

<sup>2</sup> Adjustment factors are based on statistical analysis of trip lengths and location decisions for each of the types of land uses.

<sup>3</sup> The trip demand factor is the product of the trip rate, diverted trip factor and the causality adjustment factor.

<sup>4</sup> All large industrial trip demand factors have been adjusted down to account for rail service.

<sup>5</sup> Commercial dairies will be charged at the warehouse rate, based on similarities in trip generation.

**Table 2: Growth Projections**

|   | 2008          | 2030           | Growth<br>2008-2030 |
|---|---------------|----------------|---------------------|
| <u>Residential Dwelling Units</u>               |               |                |                     |
| Single Family                                   | 139,700       | 199,800        | 60,100              |
| Multi Family                                    | <u>36,900</u> | <u>75,400</u>  | <u>38,500</u>       |
| Total   | 176,600       | 275,200        | 98,600              |
| <u>Population</u>                               |               |                |                     |
|   | 518,100       | 856,000        | 337,900             |
| <u>Employees<sup>1</sup></u>                    |               |                |                     |
| Commercial                                      | 21,700        | 47,900         | 26,200              |
| Office  | 77,300        | 172,600        | 95,300              |
| Industrial                                      | <u>57,700</u> | <u>119,600</u> | <u>61,900</u>       |
| Total   | 156,700       | 340,100        | 183,400             |
| <u>Building Square Feet (1,000)<sup>2</sup></u> |               |                |                     |
| Commercial                                      | 9,000         | 19,900         | 10,900              |
| Office  | 26,900        | 60,100         | 33,200              |
| Industrial                                      | <u>90,200</u> | <u>186,900</u> | <u>96,700</u>       |
| Total   | 126,100       | 266,900        | 140,800             |

Note: 2030 Jobs/Housing Ratio: 1.236

<sup>1</sup> Employees used for impact fee purposes. Excludes government employees. Education employees grouped under office.

<sup>2</sup> Conversion from employees to building square feet based on occupancy density assumptions in Stanislaus County PFF.

Sources: StanCOG Traffic Model; Willdan Financial Services.

**Table 3: Land Use Scenario and Total Trips**

| Land Use                             | Trip Demand<br>Factor | 2008 Land Use       |                | 2030 Land Use       |                | Growth              |                |
|--------------------------------------|-----------------------|---------------------|----------------|---------------------|----------------|---------------------|----------------|
|                                      |                       | Units /<br>1,000 SF | Trips          | Units /<br>1,000 SF | Trips          | Units /<br>1,000 SF | Trips          |
| <u>Residential (Units)</u>           |                       |                     |                |                     |                |                     |                |
| Single Family                        | 1.55                  | 139,700             | 216,535        | 199,800             | 309,690        | 60,100              | 93,155         |
| Multi-family                         | 0.95                  | <u>36,900</u>       | <u>35,055</u>  | <u>75,400</u>       | <u>71,630</u>  | <u>38,500</u>       | <u>36,575</u>  |
| Subtotal                             |                       | 176,600             | 251,590        | 275,200             | 381,320        | 98,600              | 129,730        |
| <u>Nonresidential (1,000 Sq.Ft.)</u> |                       |                     |                |                     |                |                     |                |
| Commercial                           | 0.98                  | 9,000               | 8,820          | 19,900              | 19,502         | 10,900              | 10,682         |
| Office                               | 1.25                  | 26,900              | 33,625         | 60,100              | 75,125         | 33,200              | 41,500         |
| Industrial/Other                     | 0.57                  | <u>90,200</u>       | <u>51,414</u>  | <u>186,900</u>      | <u>106,533</u> | <u>96,700</u>       | <u>55,119</u>  |
| Subtotal                             |                       | 126,100             | 93,859         | 266,900             | 201,160        | 140,800             | 107,301        |
| <b>Total</b>                         |                       |                     | <b>345,449</b> | <b>542,100</b>      | <b>582,480</b> | <b>239,400</b>      | <b>237,031</b> |

Sources: Tables 1 and 2; StanCOG; Stanislaus County; Willdan Financial Services.

**Table 4: RTIF Allocation of External Trips**

| <b>PFF Project</b>  | <b>PFF Description</b>    | <b>External Trip Share</b> |
|---|---------------------------|----------------------------|
| <b><u>RTIF Road Projects</u></b>                          |                           |                            |
| Geer-Albers (Taylor to Santa Fe)                          | Widen to 3 lanes          | 22.1%                      |
| Geer-Albers (Santa Fe to Hatch)                           | Widen to 3 lanes          | 23.6%                      |
| Geer-Albers (Hatch to SR 132)                             | Widen to 3 lanes          | 19.7%                      |
| Geer-Albers (SR 132 to Milnes)                            | Widen to 3 lanes          | 26.8%                      |
| Geer-Albers (Milnes to Claribel)                          | Widen to 3 lanes          | 27.0%                      |
| Carpenter Rd (Whitmore to Keyes)                          | Widen to 3 lanes          | 1.4%                       |
| Carpenter Rd (Keyes to Monte Vista)                       | Widen to 3 lanes          | 1.3%                       |
| Carpenter Rd (Monte Visa to West Main)                    | Widen to 3 lanes          | 1.6%                       |
| Claribel Rd (McHenry to Oakdale Rd)                       | Widen to 5 lanes          | 2.1%                       |
| Claribel Rd Bike Path (McHenry to Oakdale Rd)             | Add Class 1 Bike Path     | 0.0%                       |
| Claus Rd (Terminal Ave to Claribel Rd)                    | Widen to 3 lanes          | 0.5%                       |
| Crows Landing Rd (Keyes to Monte Vista)                   | Widen to 3 lanes          | 2.4%                       |
| Crows Landing Rd (Keyes Rd to West Main)                  | Widen to 3 lanes          | 2.5%                       |
| Crows Landing Rd (West Main to Harding)                   | Widen to 3 lanes          | 2.7%                       |
| Crows Landing Rd (Harding to Carpenter)                   | Widen to 3 lanes          | 12.3%                      |
| Crows Landing Rd (Carpenter to River)                     | Widen to 3 lanes          | 14.7%                      |
| Crows Landing Rd (River Rd/Marshall to SR 33)             | Widen to 3 lanes          | 30.9%                      |
| Crows Landing Rd (Bridge over SJ River)                   | Widen Bridge to 3 lanes   | 14.7%                      |
| Hatch Road (Faith Home Rd to Clinton Rd)                  | Widen to 3 lanes          | 0.0%                       |
| McHenry Ave (Ladd to Hogue)                               | Widen to 5 lanes          | 4.8%                       |
| McHenry Ave (Hogue to San Joaquin County)                 | Widen to 5 lanes          | 5.0%                       |
| McHenry Ave (Bridge over Stanislaus River)                | Widen Bridge to 5 lanes   | 5.0%                       |
| N. County Corridor (Rt 99 to Rt 120)                      | Expwy from SR 99 to SR120 | 7.4%                       |
| Santa Fe Ave (Keyes to Geer)                              | Widen to 3 lanes          | 3.8%                       |
| Santa Fe Ave (Geer to Hatch)                              | Widen to 3 lanes          | 1.5%                       |
| Santa Fe Ave (Hatch to Tuolumne River)                    | Widen to 3 lanes          | 1.2%                       |
| Santa Fe Ave (Bridge over Tuolumne River)                 | Widen Bridge to 3 lanes   | 1.2%                       |
| West Main (San Joaquin River to Carpenter)                | Widen to 3 lanes          | 29.4%                      |
| West Main (Carpenter to Crows Landing)                    | Widen to 3 lanes          | 34.3%                      |
| West Main (Crows Landing to Mitchell)                     | Widen to 3 lanes          | 36.2%                      |
| West Main (Mitchell to Washington)                        | Widen to 3 lanes          | 33.7%                      |
| <b><u>RTIF Signal Projects</u></b>                        |                           |                            |
| Carpenter Rd at Crows Landing Rd                          | Improve Intersection      | 14.6%                      |
| Carpenter Rd at Grayson Rd                                | Improve Intersection      | 11.3%                      |
| Carpenter Rd at Hatch Rd                                  | Improve Intersection      | 0.8%                       |
| Carpenter Rd at Keyes Rd                                  | Improve Intersection      | 2.6%                       |
| Carpenter Rd at West Main                                 | Improve Intersection      | 24.0%                      |
| Carpenter Rd at Whitmore Ave                              | Improve Intersection      | 0.8%                       |
| Central Ave at West Main St                               | Improve Intersection      | 25.7%                      |
| Claribel Rd at Coffee Rd                                  | Improve Intersection      | 1.7%                       |
| Claribel Rd at Roselle Ave                                | Improve Intersection      | 0.2%                       |
| Crows Landing Rd at Grayson Rd                            | Improve Intersection      | 9.7%                       |
| Crows Landing Rd at Keyes Rd                              | Improve Intersection      | 3.5%                       |
| Crows Landing Rd at Fulkerth Ave                          | Improve Intersection      | 2.8%                       |
| Crows Landing Rd at West Main St                          | Improve Intersection      | 19.2%                      |
| Faith Home Rd at West Main St                             | Improve Intersection      | 31.8%                      |
| Geer Rd at Santa Fe Ave                                   | Improve Intersection      | 16.4%                      |
| Geer at Whitmore Ave                                      | Improve Intersection      | 20.1%                      |
| Las Palmas at Elm   | Improve Intersection      | 16.2%                      |
| Las Palmas at Sycamore                                    | Improve Intersection      | 17.2%                      |
| McHenry Ave at Ladd Rd                                    | Improve Intersection      | 3.9%                       |
| Santa Fe Ave at East Ave                                  | Improve Intersection      | 27.2%                      |
| Santa Fe Ave at Hatch Rd                                  | Improve Intersection      | 0.7%                       |
| Santa Fe Ave at Keyes Rd                                  | Improve Intersection      | 3.6%                       |
| Santa Fe Ave at Main St                                   | Improve Intersection      | 3.8%                       |
| Santa Fe Ave at Service Rd                                | Improve Intersection      | 1.3%                       |
| <b><u>RTIF State Highway Projects</u></b>                 |                           |                            |
| State Route 132 (SR99 to Dakota Ave.)                     | Expwy on new alignment    | 19.1%                      |
| Route 99 (Kiernan Interchange)                            | Reconstruct Interchange   | 1.7%                       |
| Route 99 (Hammett Interchange)                            | Reconstruct Interchange   | 3.9%                       |
| <b><u>Project Initiation and Development Projects</u></b> |                           |                            |
| State Route 33 Corridor (Stanislaus County Limits)        |                           | 0.0%                       |
| State Route 132 Corridor (SR99 to Geer/Albers)            |                           | 0.0%                       |
| State Route 132 Corridor (Dakota to West County Line)     |                           | 0.0%                       |
| South County Corridor (I-5 to SR99)                       |                           | 0.0%                       |
| Faith Home Road (SR132 to SR99)                           |                           | 0.0%                       |

Sources: StarCOG Traffic Model; Fehr & Peers.

**Table 5: RTIF Allocation of External Trip Share, and Project Costs**

| PFF Project   | Total Cost            | Other Funding        |                          | RTIF Share            |
|---|-----------------------|----------------------|--------------------------|-----------------------|
|   |                       | (External Trip Cost) | Other Identified Funding |                       |
| <b>RTIF Road Projects</b>                             |                       |                      |                          |                       |
| Geer-Albers (Taylor to Santa Fe)                      | \$ 3,700,000          | \$ 817,700           | \$ -                     | \$ 2,882,300          |
| Geer-Albers (Santa Fe to Hatch)                       | 3,100,000             | 731,600              | -                        | 2,368,400             |
| Geer-Albers (Hatch to SR 132)                         | 2,700,000             | 531,900              | -                        | 2,168,100             |
| Geer-Albers (SR 132 to Milnes)                        | 6,100,000             | 1,634,800            | -                        | 4,465,200             |
| Geer-Albers (Milnes to Claribel)                      | 2,800,000             | 756,000              | -                        | 2,044,000             |
| Carpenter Rd (Whitmore to Keyes)                      | 4,500,000             | 63,000               | -                        | 4,437,000             |
| Carpenter Rd (Keyes to Monte Vista)                   | 2,900,000             | 37,700               | -                        | 2,862,300             |
| Carpenter Rd (Monte Vista to West Main)               | 2,700,000             | 43,200               | -                        | 2,656,800             |
| Claribel Rd (McHenry to Oakdale Rd)                   | 14,105,000            | 296,200              | -                        | 13,808,800            |
| Claribel Rd Bike Path (McHenry to Oakdale Rd)         | 1,700,000             | -                    | -                        | 1,700,000             |
| Claus Rd (Terminal Ave to Claribel Rd)                | 1,700,000             | 8,500                | -                        | 1,691,500             |
| Crows Landing Rd (Keyes to Monte Vista)               | 2,000,000             | 48,000               | -                        | 1,952,000             |
| Crows Landing Rd (Keyes Rd to West Main)              | 2,000,000             | 50,000               | -                        | 1,950,000             |
| Crows Landing Rd (West Main to Harding)               | 2,000,000             | 54,000               | -                        | 1,946,000             |
| Crows Landing Rd (Harding to Carpenter)               | 2,300,000             | 282,900              | -                        | 2,017,100             |
| Crows Landing Rd (Carpenter to River)                 | 1,000,000             | 147,000              | -                        | 853,000               |
| Crows Landing Rd (River Rd/Marshall to SR 33)         | 9,700,000             | 2,997,300            | -                        | 6,702,700             |
| Crows Landing Rd (Bridge over SJ River)               | 10,000,000            | 1,470,000            | 9,560,000                | 440,000               |
| Hatch Road (Faith Home Rd to Clinton Rd)              | 2,530,000             | -                    | -                        | 2,530,000             |
| McHenry Ave (Ladd to Hogue)                           | 4,100,000             | 196,800              | -                        | 3,903,200             |
| McHenry Ave (Hogue to San Joaquin County)             | 7,900,000             | 395,000              | -                        | 7,505,000             |
| McHenry Ave (Bridge over Stanislaus River)            | 18,000,000            | 900,000              | 16,900,000               | 1,100,000             |
| N. County Corridor (Rt 99 to Rt 120)                  | 400,000,000           | 29,600,000           | 65,000,000               | 335,000,000           |
| Santa Fe Ave (Keyes to Geer)                          | 3,000,000             | 114,000              | -                        | 2,886,000             |
| Santa Fe Ave (Geer to Hatch)                          | 2,000,000             | 30,000               | -                        | 1,970,000             |
| Santa Fe Ave (Hatch to Tuolumne River)                | 1,700,000             | 20,400               | -                        | 1,679,600             |
| Santa Fe Ave (Bridge over Tuolumne River)             | 22,000,000            | 264,000              | 19,500,000               | 2,500,000             |
| West Main (San Joaquin River to Carpenter)            | 3,900,000             | 1,146,600            | -                        | 2,753,400             |
| West Main (Carpenter to Crows Landing)                | 2,800,000             | 960,400              | -                        | 1,839,600             |
| West Main (Crows Landing to Michell)                  | 4,300,000             | 1,556,600            | -                        | 2,743,400             |
| West Main (Michell to Washington)                     | 2,900,000             | 977,300              | -                        | 1,922,700             |
| Subtotal  | \$ 550,135,000        | \$ 46,130,900        | \$ 110,960,000           | \$ 425,278,100        |
| <b>RTIF Signal Projects</b>                           |                       |                      |                          |                       |
| Carpenter Rd at Crows Landing Rd                      | \$ 1,800,000          | \$ 262,800           | \$ -                     | \$ 1,537,200          |
| Carpenter Rd at Grayson Rd                            | 2,000,000             | 226,000              | -                        | 1,774,000             |
| Carpenter Rd at Hatch Rd                              | 1,500,000             | 12,000               | 750,000                  | 750,000               |
| Carpenter Rd at Keyes Rd                              | 2,000,000             | 52,000               | -                        | 1,948,000             |
| Carpenter Rd at West Main                             | 1,800,000             | 432,000              | -                        | 1,368,000             |
| Carpenter Rd at Whitmore Ave                          | 2,500,000             | 20,000               | -                        | 2,480,000             |
| Central Ave at West Main St                           | 5,000,000             | 1,285,000            | -                        | 3,715,000             |
| Claribel Rd at Coffee Rd                              | 2,500,000             | 42,500               | 2,000,000                | 500,000               |
| Claribel Rd at Roselle Ave                            | 2,000,000             | 4,000                | 1,000,000                | 1,000,000             |
| Crows Landing Rd at Grayson Rd                        | 2,100,000             | 203,700              | -                        | 1,896,300             |
| Crows Landing Rd at Keyes Rd                          | 2,100,000             | 73,500               | -                        | 2,026,500             |
| Crows Landing Rd at Fulkerth Ave                      | 2,000,000             | 56,000               | -                        | 1,944,000             |
| Crows Landing Rd at West Main St                      | 3,900,000             | 748,800              | 1,000,000                | 2,900,000             |
| Faith Home Rd at West Main St                         | 2,100,000             | 667,800              | -                        | 1,432,200             |
| Geer Rd at Santa Fe Ave                               | 2,700,000             | 442,800              | -                        | 2,257,200             |
| Geer at Whitmore Ave                                  | 2,500,000             | 502,500              | -                        | 1,997,500             |
| Las Palmas at Elm                                     | 725,000               | 117,500              | -                        | 607,500               |
| Las Palmas at Sycamore                                | 920,000               | 158,200              | -                        | 761,800               |
| McHenry Ave at Ladd Rd                                | 3,300,000             | 128,700              | -                        | 3,171,300             |
| Santa Fe Ave at East Ave                              | 2,000,000             | 544,000              | -                        | 1,456,000             |
| Santa Fe Ave at Hatch Rd                              | 3,000,000             | 21,000               | -                        | 2,979,000             |
| Santa Fe Ave at Keyes Rd                              | 3,000,000             | 108,000              | -                        | 2,892,000             |
| Santa Fe Ave at Main St                               | 3,000,000             | 114,000              | -                        | 2,886,000             |
| Santa Fe Ave at Service Rd                            | 3,000,000             | 39,000               | -                        | 2,961,000             |
| Subtotal  | \$ 57,445,000         | \$ 6,261,800         | \$ 4,750,000             | \$ 47,240,500         |
| <b>RTIF State Highway Projects</b>                    |                       |                      |                          |                       |
| State Route 132 (SR99 to Dakota Ave.)                 | \$ 101,000,000        | \$ 19,291,000        | \$ 61,000,000            | \$ 40,000,000         |
| Route 99 (Kiemann Interchange)                        | 67,000,000            | 1,139,000            | 37,000,000               | 30,000,000            |
| Route 99 (Hammett Interchange)                        | 80,000,000            | 3,120,000            | 50,000,000               | 30,000,000            |
| Subtotal  | \$ 248,000,000        | \$ 23,550,000        | \$ 148,000,000           | \$ 100,000,000        |
| <b>Project Initiation and Development Projects</b>    |                       |                      |                          |                       |
| State Route 33 Corridor (Stanislaus County Limits)    | \$ 10,000,000         | \$ -                 | \$ -                     | \$ 10,000,000         |
| State Route 132 Corridor (SR99 to Geer/Albers)        | 10,000,000            | -                    | -                        | 10,000,000            |
| State Route 132 Corridor (Dakota to West County Line) | 10,000,000            | -                    | -                        | 10,000,000            |
| South County Corridor (I-5 to SR99)                   | 10,000,000            | -                    | -                        | 10,000,000            |
| Faith Home Road (SR132 to SR99)                       | 10,000,000            | -                    | -                        | 10,000,000            |
| Subtotal  | \$ 50,000,000         | \$ -                 | \$ -                     | \$ 50,000,000         |
| <b>Total</b>  | <b>\$ 905,580,000</b> | <b>\$ 75,942,700</b> | <b>\$ 263,710,000</b>    | <b>\$ 622,518,600</b> |
| Existing Fund Balance <sup>1</sup>                    |                       |                      |                          | \$ (15,679,600)       |
| <b>Total Cost Allocated to RTIF</b>                   |                       |                      |                          | <b>\$ 606,839,000</b> |
| Adjustment Factor                                     |                       |                      |                          | 5.9%                  |
| <b>Total - 2011</b>                                   |                       |                      |                          | <b>\$ 642,642,500</b> |

Note: Costs rounded to the nearest \$100.

<sup>1</sup> Existing RTIF fund balance as of December, 2011.

Sources: Table 4: Stanislaus County; Wildan Financial Services.

**Table 6: RTIF Cost Per Trip**

| Countywide              |                |
|-------------------------|----------------|
| Allocated Project Costs | \$ 642,642,500 |
| Total New Trips         | <u>237,031</u> |
| Cost per Trip           | \$ 2,711       |

Sources: Tables 3 and 5; Willdan Financial Services.

**Table 7: Regional Transportation Facilities Fee Schedule**

| Land Use                                      | Cost Per Trip | Trip          |                  | Admin (1%) | Total Fee <sup>1</sup> | Fee / Sq. Ft. |
|---|---------------|---------------|------------------|------------|------------------------|---------------|
|   |               | Demand Factor | Fee <sup>1</sup> |            |                        |               |
| <i>Residential (per dwelling unit)</i>        |               |               |                  |            |                        |               |
| Single Family                                 | \$ 2,711      | 1.55          | \$ 4,202         | \$ 42      | \$ 4,244               |               |
| Multi-family                                  | 2,711         | 0.95          | 2,575            | 26         | 2,601                  |               |
| <i>Nonresidential (per 1,000 square feet)</i> |               |               |                  |            |                        |               |
| Office  | 2,711         | 1.25          | 3,389            | 34         | 3,423                  | 3.42          |
| <i>Industrial</i>                             |               |               |                  |            |                        |               |
| Industrial (Small)                            | 2,711         | 0.57          | 1,545            | 15         | 1,560                  | 1.56          |
| Industrial (Large)                            |               |               |                  |            |                        |               |
| Manufacturing                                 | 2,711         | 0.60          | 1,627            | 16         | 1,643                  | 1.64          |
| Mixed Use / Distribution                      | 2,711         | 0.70          | 1,898            | 19         | 1,917                  | 1.92          |
| Warehouse                                     | 2,711         | 0.37          | 1,003            | 10         | 1,013                  | 1.01          |
| <i>Commercial</i>                             |               |               |                  |            |                        |               |
| Small Retail (<50,000 sq. ft.)                | 2,711         | 0.71          | 1,925            | 19         | 1,944                  | 1.94          |
| Medium Retail (50-100,000 sq. ft.)            | 2,711         | 1.06          | 2,874            | 29         | 2,903                  | 2.90          |
| Shopping Center (100-300,000 sq. ft.)         | 2,711         | 0.98          | 2,657            | 27         | 2,684                  | 2.68          |
| Shopping Mall (>300,000 sq. ft.)              | 2,711         | 0.60          | 1,627            | 16         | 1,643                  | 1.64          |
| Church  | 2,711         | 0.23          | 624              | 6          | 630                    | 0.63          |
| Hospital                                      | 2,711         | 0.41          | 1,112            | 11         | 1,123                  | 1.12          |
| Nursing Home                                  | 2,711         | 0.15          | 407              | 4          | 411                    | 0.41          |
| <i>Special Cases</i>                          |               |               |                  |            |                        |               |
| Drive Through (per lane)                      | 2,711         | 6.23          | 16,890           | 169        | 17,059                 | N/A           |
| Gas Station (per pump)                        | 2,711         | 2.43          | 6,588            | 66         | 6,654                  | N/A           |
| Motel/Hotel (per room)                        | 2,711         | 0.25          | 678              | 7          | 685                    | N/A           |
| Golf Course (per acre)                        | 2,711         | 0.30          | 813              | 8          | 821                    | N/A           |

<sup>1</sup> Fee per dwelling unit or thousand square feet of building space unless otherwise noted

Sources: Table 1 and Table 6; Willdan Financial Services.

**Appendix Table B.1: Trip Rate Adjustment Factor - PM Peak Hour Trip Rate**

| Land Use                 | PM Peak Hour<br>Trip rate per<br>1,000 SF <sup>1</sup><br>[A] | Diverted Trip<br>Factor <sup>2</sup><br>[B] | Causality<br>Factor <sup>2</sup><br>[C] | Trip Demand<br>Factor (pre-rail<br>service<br>discount)<br>[D = A x B x C] |
|--------------------------|---|---|---|--|
| <i>Large Industrial</i>  |   |   |   |  |
| Manufacturing            | 0.74  | 1.00  | 0.84                                    | <b>0.62</b>  |
| Mixed Use / Distribution | 0.86  | 1.00  | 0.84                                    | <b>0.72</b>  |
| Warehouse                | 0.47  | 1.00  | 0.84                                    | <b>0.39</b>  |

<sup>1</sup> Institute of Transportation Engineers Trip Generation Manual, 7th Edition.

<sup>2</sup> Stanislaus County Public Facilities Fee Program, Recht Hausrath & Associates, 1990.

Sources: Recht Hausrath & Associates; Stanislaus County; ITE Trip Generation Manual, 7th Edition; Willdan Financial Services.

**Appendix Table B.2: Rail Served Industrial Trip Demand Factor**

| Land Use                 | 1,000 Square<br>feet of Space <sup>1</sup><br>[A] | Trip Demand<br>Factor (PM<br>Peak Hour) <sup>2</sup><br>[B] | Daily PM Peak<br>Hour Trips<br>[C = A x B] | Yearly PM Peak<br>Hour Trips <sup>3</sup><br>[D = C x 260] | Annual PM<br>Peak Hour<br>Trips Reduced<br>by Rail <sup>4</sup><br>[E] | Total   |  |
|--------------------------|---|---|--|--|--|---|--|
|                          |   |   |  |  |  | Annual PM<br>Peak Hour<br>Trips (after<br>Reduction)<br>[F = D - E] | Adjusted<br>Trip Factor<br>[F / 260 / A] |
| <i>Large Industrial</i>  |   |   |  |  |  |   |  |
| Manufacturing            | 3,333   | 0.62  | 2,067                                      | 537,420  | 20,000   | 517,420   | <b>0.60</b>                              |
| Mixed Use / Distribution | 3,333   | 0.72  | 2,400                                      | 624,000  | 20,000   | 604,000   | <b>0.70</b>                              |
| Warehouse                | 3,333   | 0.39  | 1,300                                      | 338,000  | 20,000   | 318,000   | <b>0.37</b>                              |
| Total                    | 10,000  |   | 5,767                                      | 1,499,420  | 60,000   | 1,439,420   |  |

<sup>1</sup> Based on data from the Beard Industrial Tract (BIT). Assumes that 10 million square feet of building space at BIT are divided evenly between manufacturing, distribution, and warehouse functions.

<sup>2</sup> See Appendix Table B.1.

<sup>3</sup> Based on daily trips multiplied by the number of weekdays in a year (260).

<sup>4</sup> Based on data from BIT. BIT estimates that rail serves 120,000 trips from BIT annually. Willdan conservatively estimates that half of those trips (60,000) occur in the PM peak hour.

Sources: Beard Industrial Tract; Appendix Table B.2, Willdan Financial Services.