

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

DEPT: Chief Executive Office

BOARD AGENDA # 6:35 p.m.

Urgent

Routine

AGENDA DATE August 19, 2014

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Public Hearing to Consider the Adoption of the Revised Public Facilities Fees (PFF); Approval of an Extension to the Industrial Incentive Program; and Approval of the Revised PFF Committee Administrative Guidelines

STAFF RECOMMENDATIONS:

1. Accept the June 13, 2014 Public Facilities Fee Program Inflationary Update report.
2. Conduct the Public Hearing to consider the adoption of the revised Public Facilities Fees (PFF).
3. Approve and adopt the findings set forth in the Public Facilities Fee program inflationary update and in this item, and as required by section 66001 of the California Government Code.
4. Approve the revised Public Facilities Fees as recommended in the report to be effective 60 days from date of adoption, October 18, 2014.

(Continued on page 2)

FISCAL IMPACT:

Since adoption of the program in March 1990, Stanislaus County has collected over \$170 million in Public Facilities Fees (PFF) and over \$30 million in interest. Approximately \$131 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. 2014-435

On motion of Supervisor O'Brien, Seconded by Supervisor Withrow, and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

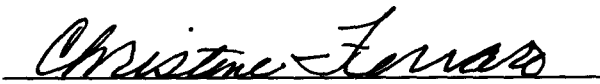
1)  Approved as recommended

2)  Denied

3)  Approved as amended

4)  Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Public Hearing to Consider the Adoption of the Revised Public Facilities Fees (PFF); Approval of an Extension to the Industrial Incentive Program; and Approval of the Revised PFF Committee Administrative Guidelines

**STAFF RECOMMENDATIONS (Continued):**

5. Approve the extension of the Industrial Incentive Program through July 1, 2017.
6. Approve the revised Public Facilities Fees Committee Administrative Guidelines.

**FISCAL IMPACT (Continued):**

The 2014 PFF Inflationary update provided by Willdan Financial Services projects residential fees increasing between six and seven percent, across all fee categories. The non-residential fee is increasing between six and ten percent across all categories. The total net PFF collected in calendar year 2013 was approximately \$2.7 million. An average 8% inflationary increase for non-residential, is approximately \$216,000 in fee collection.

**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 County and the cities have continued to meet and are committed to moving this program forward. The updated RTIF is the transportation component of the County's PFF program.

**2014 Public Facilities Fees Inflationary Update**

In December 2013 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. In support of the analysis provided, current listings, reports of pending activity, and statistical data provided by national and regional

## Public Hearing to Consider the Adoption of the Revised Public Facilities Fees (PFF); Approval of an Extension to the Industrial Incentive Program; and Approval of the Revised PFF Committee Administrative Guidelines

real estate marketing firms were considered. The analysis provided is most appropriate under existing conditions and produced reasonable value conclusions. Overall, most the land values decreased from the 2010 land values, with the exception of Regional Parks and Orchard Land.

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 approximately 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 2014 PFF Inflationary Update provided by Willdan Financial Services projects an average eight percent inflationary increase in non-residential fees, and six to seven percent increase in residential fees, across all categories.

### Current Economic Climate

Stanislaus County continues to face a slow economic recovery challenge such as double digit unemployment rates and moderate housing value recovery. In 2010, the last program comprehensive update, the unemployment rate was at a high of 17.2%. As the economy slowly recovers, this rate has been declining. In May 2014, unemployment stood at 12.3% of the labor force, compared to 8.4% for California and a National unemployment rate of 6.8%. Stanislaus County's unemployment rate recently ranked 47<sup>th</sup> out of 58 counties in California, an improvement from being ranked 50<sup>th</sup> in 2012. 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 a local economy that is now recovering. Figures for March 2014 indicate that the foreclosure rate among outstanding mortgage loans in Stanislaus County was 0.86%, an improvement from 2 years ago when it was in excess of 3.5%.

Building Permits issued over the past four years shows an increase from 1,851 issued in Fiscal Year 2009-2010 to 2,162 issued in Fiscal Year 2012-2013, a 14% increase. As of June 30, 2014, a total of 2,765 building permits has been issued, an increase of 22% over last fiscal year.

The last adjustment to PFF was in June 2010, four years ago. Since then the Board of Supervisors has approved to delay inflationary adjustments due to the poor economic climate. As the economy is beginning to respond, it is necessary to adjust the fees as we begin to catch up.

## Public Hearing to Consider the Adoption of the Revised Public Facilities Fees (PFF); Approval of an Extension to the Industrial Incentive Program; and Approval of the Revised PFF Committee Administrative Guidelines

Further delaying an inflationary adjustment will only result in a larger impact all at once at the next major program update targeted for 2017. It is recommended that the PFF be adjusted as recommended in the attached report and that a comprehensive update to the program be completed in 2017. This will continue to allow the economy to improve over the next few years.

### 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 a 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 only one applicant. Staff is recommending that this program be extended through July 1, 2017.

### PFF Administrative Guidelines

The PFF Guidelines were developed to maintain consistency in the application of fees. They are used by Stanislaus County and all city partners to implement the program. The PFF guidelines were first adopted in 1990 and updated in 2003, 2010, and 2012. On December 19, 2013, the Committee met to consider revisions to the administrative guidelines. A few clean-up items to the guidelines were discussed, as well as a change to the appeal language. An amendment to the PFF appeal process is recommended, which includes identifying the time frame for applicants to submit/file an appeal from building permit fees (Attachment 4). The recommended appeal process allows the developer to appeal no later than 10 days after the PFF Committee's decision. An appeal review committee comprised of the Chief Executive Officer, or designee, the Chairman and Vice Chairman of the Board of Supervisors to hear the appeal and issue a decision within 30-days after the hearing.

Public Hearing to Consider the Adoption of the Revised Public Facilities Fees (PFF); Approval of an Extension to the Industrial Incentive Program; and Approval of the Revised PFF Committee Administrative Guidelines

**POLICY ISSUES:**

The recommended actions support the Board's priorities of promoting A Strong Local Economy and A Well Planned Infrastructure System by sustaining a fee program to ensure that new development pays the capital costs associated with growth.

**STAFFING IMPACT:**

The overall administration and oversight of the PFF program resides with the PFF Committee. The committee is comprised of staff from the Auditor-Controller's Office, Chief Executive Office, County Counsel, Planning and Community Development, and Public Works.

**CONTACT PERSON:**

Keith Boggs, Assistant Executive Officer

Telephone: (209) 652-1514

**Attachments:**

1. Public Facilities Fee Program Inflationary Update Report (Willdan Financial Services)
2. PFF Inflationary Update Comparison Tables
3. Large Industrial Incentive Program
4. Amended PFF Administrative Guidelines

# Memorandum

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To: Tera Chumley, Stanislaus County  
From: Carlos Villarreal, Willdan Financial Services  
Date: June 13, 2014  
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
<b>Residential (Per Dwelling Unit)</b>															
Single Family	\$ 72	\$ 148	\$ 132	\$ 816	\$ 22	\$ 303	\$ 413	\$ 1,614	\$ 344	\$ 507	\$ 539	\$ 47	\$ 4,379	\$ 93	\$ 9,429
Multifamily	51	103	92	570	15	211	288	1,126	239	354	376	33	2,684	61	6,203
<b>Nonresidential (Per Thousand Square Feet)</b>															
Office	N/A	\$ 43	\$ 37	\$ 230	\$ 6	\$ 86	N/A	\$ 453	N/A	N/A	\$ 152	\$ 14	\$ 3,531	\$ 46	\$ 4,598
<b>Industrial</b>															
Industrial (Small)	N/A	\$ 10	\$ 8	\$ 51	\$ 1	\$ 19	N/A	\$ 101	N/A	N/A	\$ 34	\$ 3	\$ 1,610	\$ 18	\$ 1,855
Industrial (Large)															
Manufacturing	N/A	14	12	74	2	28	N/A	145	N/A	N/A	49	5	1,695	20	2,044
Distribution	N/A	6	5	30	1	11	N/A	58	N/A	N/A	20	2	1,978	21	2,132
Warehouse	N/A	3	2	14	0.40	5	N/A	28	N/A	N/A	10	1	1,045	11	1,119
<b>Commercial<sup>2</sup></b>															
Small Retail	N/A	\$ 36	\$ 31	\$ 193	\$ 5	\$ 72	N/A	\$ 381	N/A	N/A	\$ 128	\$ 12	\$ 2,006	\$ 29	\$ 2,893
Medium Retail	N/A	36	31	193	5	72	N/A	381	N/A	N/A	128	12	2,995	39	3,892
Shopping Center	N/A	36	31	193	5	72	N/A	381	N/A	N/A	128	12	2,769	36	3,663
Shopping Mall	N/A	36	31	193	5	72	N/A	381	N/A	N/A	128	12	1,695	26	2,579
Church	N/A	\$ 36	\$ 31	\$ 193	\$ 5	\$ 72	N/A	\$ 381	N/A	N/A	\$ 128	\$ 12	\$ 650	\$ 15	\$ 1,523
Hospital	N/A	36	31	193	5	72	N/A	381	N/A	N/A	128	12	1,158	20	2,036
Nursing Home	N/A	36	31	193	5	72	N/A	381	N/A	N/A	128	12	424	13	1,295
<b>Special Cases<sup>3</sup></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	\$ 17,600	\$ 176	\$ 17,776
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	6,865	69	6,934
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	706	7	713
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	848	8	856

<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
<u>Residential (Per Dwelling Unit)</u>															
Single Family	\$ 72	\$ 148	\$ 132	\$ 816	\$ 22	\$ 303	\$ 413	\$ 879	\$ 344	N/A	N/A	\$ 47	\$ 4,379	\$ 76	\$ 7,631
Multifamily	51	103	92	570	15	211	288	614	239	N/A	N/A	33	2,684	49	4,949
<u>Nonresidential (Per Thousand Square Feet)</u>															
Office	N/A	\$ 43	\$ 37	\$ 230	\$ 6	\$ 86	N/A	\$ 247	N/A	N/A	N/A	\$ 14	\$ 3,531	\$ 42	\$ 4,236
<u>Industrial</u>															
Industrial (Small)	N/A	\$ 10	\$ 8	\$ 51	\$ 1	\$ 19	N/A	\$ 55	N/A	N/A	N/A	\$ 3	\$ 1,610	\$ 18	\$ 1,775
Industrial (Large)															
Manufacturing	N/A	14	12	74	2	28	N/A	79	N/A	N/A	N/A	5	1,695	19	1,928
Distribution	N/A	6	5	30	1	11	N/A	32	N/A	N/A	N/A	2	1,978	21	2,086
Warehouse	N/A	3	2	14	0.40	5	N/A	15	N/A	N/A	N/A	1	1,045	11	1,096
<u>Commercial<sup>2</sup></u>															
Small Retail	N/A	\$ 36	\$ 31	\$ 193	\$ 5	\$ 72	N/A	\$ 207	N/A	N/A	N/A	\$ 12	\$ 2,006	\$ 26	\$ 2,588
Medium Retail	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	2,995	36	3,587
Shopping Center	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	2,769	33	3,358
Shopping Mall	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	1,695	23	2,274
Church	N/A	\$ 36	\$ 31	\$ 193	\$ 5	\$ 72	N/A	\$ 207	N/A	N/A	N/A	\$ 12	\$ 650	\$ 12	\$ 1,218
Hospital	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	1,158	17	1,731
Nursing Home	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	424	10	990
<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	\$ 17,600	\$ 176	\$ 17,776
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	6,865	69	6,934
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	706	7	713
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	848	8	856

<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	\$ 148	\$ 132	\$ 816	\$ 22	\$ 303	\$ 413	\$ 879	\$ 344	N/A	N/A	\$ 47	\$ 4,379	\$ 76	\$ 7,559
Multifamily	N/A	103	92	570	15	211	288	614	239	N/A	N/A	33	2,684	49	4,898
<u>Nonresidential (Per Thousand Square Feet)</u>															
Office	N/A	\$ 43	\$ 37	\$ 230	\$ 6	\$ 86	N/A	\$ 247	N/A	N/A	N/A	\$ 14	\$ 3,531	\$ 42	\$ 4,236
<u>Industrial</u>															
Industrial (Small)	N/A	\$ 10	\$ 8	\$ 51	\$ 1	\$ 19	N/A	\$ 55	N/A	N/A	N/A	\$ 3	\$ 1,610	\$ 18	\$ 1,775
Industrial (Large)															
Manufacturing	N/A	14	12	74	2	28	N/A	79	N/A	N/A	N/A	5	1,695	19	1,928
Distribution	N/A	6	5	30	1	11	N/A	32	N/A	N/A	N/A	2	1,978	21	2,086
Warehouse	N/A	3	2	14	0.40	5	N/A	15	N/A	N/A	N/A	1	1,045	11	1,096
<u>Commercial<sup>2</sup></u>															
Small Retail	N/A	\$ 36	\$ 31	\$ 193	\$ 5	\$ 72	N/A	\$ 207	N/A	N/A	N/A	\$ 12	\$ 2,006	\$ 26	\$ 2,588
Medium Retail	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	2,995	36	3,587
Shopping Center	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	2,769	33	3,358
Shopping Mall	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	1,695	23	2,274
Church	N/A	\$ 36	\$ 31	\$ 193	\$ 5	\$ 72	N/A	\$ 207	N/A	N/A	N/A	\$ 12	\$ 650	\$ 12	\$ 1,218
Hospital	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	1,158	17	1,731
Nursing Home	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	424	10	990
<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	\$ 17,600	\$ 176	\$ 17,776
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	6,865	69	6,934
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	706	7	713
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	848	8	856

<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 Construction Cost Index (CCI) – 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 CCI increased by 10.1 percent, and the CPI increased by 6.1 percent.

#### **Table 4: Adjustment Factors**

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##### San Francisco Construction Cost Index

2010	9,896.31
June 2014	10,899.59
Adjustment Factor	10.1%

##### Consumer Price Index

2010	133.78
January 2014	142.00
Adjustment Factor	6.1%

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Sources: Engineering News Record - Construction 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, to appraise various categories of land specifically for use in this public facilities fee inflationary update study. The land appraisals are current as December 2013.

Table 5 displays the unit costs for land, buildings and improvements used in the 2010 PFF study, and in this 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**

Location / Facility Type	Value - 2010	Value - 2014
<u>Land - Value per acre<sup>1</sup></u>		
Modesto Commercial Land Value	\$ 958,300	\$ 653,400
Suburban Commercial Land Value	435,600	435,650
Transitional Land Value	50,000	30,000
Business Park	50,000	30,000
Neighborhood Park	75,000	60,000
Regional Parks / Open Space	2,000	4,000
Landfill - Dry Ground	2,000	2,000
Landfill - Orchard Value	10,000	16,000
Honor Farm	10,000	10,000
<u>Buildings - Existing value per square foot<sup>2</sup></u>		
Jail / Detention Facilities	\$ 315	\$ 347
Clinic	300	330
Animal Services Shelter	200	220
All other (including office)	175	193
<u>Buildings - Planned cost per square foot<sup>2</sup></u>		
Animal Services Shelter Expansion	\$ 430	\$ 474
<u>Park Improvements<sup>2</sup></u>		
Regional Park Improvements	\$ 15,000	\$ 16,520
Neighborhood Park Improvements	200,000	220,280

<sup>1</sup> Values for land in 2014 based on independent appraisal by Cogdill & Giomi.

<sup>2</sup> Values for buildings in 2014 based 2010 value, adjusted by changes in the Engineering News Record's Construction 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. Under the existing inventory methodology, fund balances are considered part of the existing inventory. Under the system standard methodology, fund balances are subtracted from the total cost of planned facilities, to determine the net cost of planned facilities that will be funded through the fee.
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 Construction Cost Index (CCI) 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. Subtract the most recent RTIF fund balance from the total recalculated costs in Table 5 to determine the net cost of facilities to be allocated to new development.
4. Divide the total cost of projects allocated to the PFF calculated in Step 3, by the growth in trips identified in Table 3 to determine the updated cost per trip.
5. 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 2008-2030
<i>Countywide</i>			
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	<u>113,700</u>	<u>146,900</u>	<u>33,200</u>
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	<u>24,800</u>	<u>102,700</u>	<u>77,900</u>
Total	156,700	340,100	183,400
<i>Unincorporated</i>			
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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	Residents
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 New man 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	\$ 30,000	\$ 136,000
<u>Buildings (square feet)</u>			
Animal Services Shelter - 10,700 sq. ft. <sup>2</sup>	-	\$ 220	\$ -
Animal Services Shelter - 14,040 sq. ft. <sup>2</sup>	9,800	220	2,156,000
Animal Services Shelter - 1,800 sq. ft. <sup>2</sup>	-	220	-
Subtotal - Buildings	9,800		\$ 2,156,000
Technology (from Table A.11)			\$ 114,439
Total Existing Facilities			\$ 2,406,439
<u>Planned Facilities</u>			
Animal Services Shelter Expansion	25,000	\$ 474	\$ 11,850,000
Total Value - Existing + Planned Facilities			\$ 14,256,439

<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 valuation.

Sources: Table A.11; Stanislaus County; Willdan Financial Services

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

Existing Animal Services Facilities	\$ 2,406,439
Planned Animal Services Facilities	11,850,000
Total Animal Services Facilities	\$ 14,256,439
Future Service Population	617,300
Facility Standard per Capita	\$ 23
Cost per Resident	\$ 23

Sources: Tables 3.1 and 3.2; Willdan Financial Services.

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

Facility Standard (Value) per Capita	\$	23
Service Population Growth Within County (2008-2030)		<u>218,300</u>
Projected Fee Revenues	\$	5,020,900
Cost of Planned Facilities	\$	11,850,000
Existing Fund Balance <sup>1</sup>		<u>283,900</u>
Net Cost of Planned Facilities	\$	11,566,100
Non-Fee Revenue to be Identified	\$	6,545,200

<sup>1</sup> Current as of February, 2014. Rounded to the hundreds.

Sources: Tables 3.1 and 3.3; Willdan Financial Services.

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

Land Use	A Cost Per Capita	B Density	C=AxB Fee <sup>1</sup>
<i>Residential</i>			
Single Family	\$ 23	3.15	\$ 72
Multifamily	23	2.20	51

<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 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 <sup>▼</sup>	\$ 1,209,000
1501 Memorial Drive, Ceres		15.37 Acres	30,000 <sup>▼</sup>	<u>461,000</u>
				\$ 1,670,000
<i>Buildings (square feet)</i>				
800 Scenic, Modesto				
Behavioral Health Share	26,414	Sq. Ft.	330 <sup>▼</sup>	\$ 8,717,000
1904 Richland, Ceres				
SRC Teen Center	1,440	Sq. Ft.	330	475,000
SRC Perinatal Program	10,500	Sq. Ft.	330	3,465,000
SRC Adult Program	15,572	Sq. Ft.	330	5,139,000
SRC Reception/Annex	5,000	Sq. Ft.	330	1,650,000
SRC Office Bldg.	4,404	Sq. Ft.	330	1,453,000
2215 Blue Gum, Modesto				
Juvenile Justice	1,440	Sq. Ft.	330	475,000
Juvenile Justice	2,150	Sq. Ft.	330	710,000
CSA Bldg.-Hackett Rd.	<u>2,600</u>	Sq. Ft.	330	<u>858,000</u>
Total Building Square Feet	69,520	Sq. Ft.		\$ 22,942,000
Vehicles (from Table A.2)				\$ 1,224,394
Technology (from Table A.11)				\$ 239,178
Existing PFF Fund Balance <sup>2</sup>				<u>\$ 685,600</u>
Total Value Existing Facilities				\$ 26,761,172

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

<sup>2</sup> Current as of February, 2014. Rounded to the hundreds.

Sources: Table A.2; Stanislaus County; Willdan Financial Services

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

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Existing Behavioral Health Facilities	\$	26,761,172
Existing Service Population		<u>566,700</u>
Facility Standard per Capita	\$	47
Cost per Resident	\$	47
Cost per Worker <sup>1</sup>		15

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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	\$	47
Service Population Growth Within County (2008-2030)		<u>394,800</u>
New Development Contribution to Planned Facilities	\$	18,555,600

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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	\$ 47	3.15	\$ 148	
Multifamily	47	2.20	103	
<i>Nonresidential</i>				
Commercial	\$ 15	2.41	\$ 36	\$ 0.036
Office	15	2.87	43	0.043
Industrial (Small)	15	0.64	10	0.010
Industrial (Large)				
Manufacturing	15	0.92	14	0.014
Distribution	15	0.37	6	0.006
Warehouse	15	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
<i>Land</i>			
Former Bank of America Building, 1021 I Street, Modesto	0.28 <sup>▼</sup> acres	\$ 653,400	\$ 183,000
Ray Simon Reg Criminal Justice Trng Ctr, Modesto	13.69 acres	30,000	410,700
Former City Hall Building, 801 11th Street, Modesto <sup>2</sup>	0.22 <sup>▼</sup> acres	653,400	143,700
832 12th Street Office Building	0.20 acres	653,400	130,680
Subtotal - Land	14.39 acres		\$ 868,080
<i>Buildings</i>			
Ray Simon Regional Criminal Justice Training Center	22,615 sq. ft.	\$ 193	\$ 4,364,700
801 11th Street, Modesto - Probation	16,761 sq. ft.	\$ 193	\$ 3,234,900
Public Defender 1021 I Street (former Bank of America) I Street	14,177 sq. ft.	\$ 193 <sup>▼</sup>	2,736,200
District Attorney 12th Street Office Building	43,800 sq. ft.	\$ 193	8,453,400
Subtotal - Buildings	97,353 sq. ft.		\$ 18,789,200
Vehicles (from Table A.3)			\$ 638,722
Technology (from Table A.11)			\$ 3,044,090
Existing PFF Fund Balance <sup>3</sup>			\$ 232,200
Total Existing Facilities			\$ 23,572,292

<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 February, 2014. Rounded to the hundreds.

Source: Stanislaus County.

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

Total Value Existing Facilities	\$ 23,572,292
2008 Service Population	566,700
Cost Per Capita	\$ 42
Cost Per Resident	\$ 42
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	\$	42
New Development Service Population (2008-2030)		394,800
New Development Contribution to Planned Facilities	\$	16,581,600

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	\$ 42	3.15	\$ 132	
Multi-family Unit	42	2.20	92	
<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**

	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 6.2: Detention Facilities Existing Facilities**

Facility	Inventory	Unit Cost <sup>1</sup>	Total Value
<u>Existing Facilities</u>			
Land			
Juvenile Justice Center, 2215 Blue Gum Road, Modesto	34.36 acres	\$ 30,000	\$ 1,030,800
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	97.31 <sup>2</sup> acres	30,000	2,919,300
Subtotal - Land	229.53 acres		\$ 5,482,000
Buildings			
Juv Justice Center, 2215 Blue Gum Avenue, Modesto	53,214 sq. ft.	193 <sup>2</sup>	\$ 10,270,300
Spcl Needs Housing Unit, 2215 Blue Gum Avenue, Modesto	12,790 sq. ft.	193	2,468,500
Units 5 & 6, 2215 Blue Gum Avenue, Modesto	16,358 sq. ft.	193	3,157,100
Barracks #4, 8224 W Grayson Road	8,500 sq. ft.	193	1,640,500
Barracks 1 & 2, 8224 W Grayson Road	7,836 sq. ft.	193	1,512,300
Barracks 3, 8224 W Grayson Road	4,198 sq. ft.	193	810,200
Building Maintenance Shop, 8224 W Grayson Road	853 sq. ft.	193	164,600
Clothing Room, 8224 W Grayson Road	800 sq. ft.	193	154,400
Green House, 8224 W Grayson Road	600 sq. ft.	193	115,800
Honor Farm, 8224 W Grayson Road	2,400 sq. ft.	193	463,200
Kitchen Laundry, 200 E Hackett Road	47,500 sq. ft.	193	9,167,500
Main Jail-Bldg 1, 200 E Hackett Road	135,523 sq. ft.	347	47,026,500
Main Jail-Bldg 2, 200 E Hackett Road	85,000 sq. ft.	347	29,495,000
Maintenance Building, 200 E Hackett Road	4,800 sq. ft.	193	926,400
Medical Modular, 8224 W Grayson Road	500 sq. ft.	193	96,500
Men's Jail, 1115 H Street, Modesto	53,208 sq. ft.	347	18,463,200
Mess Hall & Kitchen, 8224 W Grayson Road	4,800 sq. ft.	193	926,400
Minimum Security Housing, 200 E Hackett Road	35,600 sq. ft.	193	6,870,800
Modular Locker Rm, 8224 W Grayson Road	500 sq. ft.	193	96,500
Probation Modular, 8224 W Grayson Road	720 sq. ft.	193	139,000
Programs Modular, 8224 W Grayson Road	1,440 sq. ft.	193	277,900
Shop, 8224 W Grayson Road	4,800 sq. ft.	193	926,400
Staff Breakroom, 8224 W Grayson Road	720 sq. ft.	193	139,000
Staff Restroom, 8224 W Grayson Road	300 sq. ft.	193	57,900
Supply/Storage, 8224 W Grayson Road	1,600 sq. ft.	193	308,800
Visiting, 8224 W Grayson Road	100 sq. ft.	193	19,300
Walk-In Freezer, 8224 W Grayson Road	120 sq. ft.	193	23,200
Walk-In Refrigerator, 200 E Hackett Road	600 sq. ft.	193	115,800
Subtotal - Buildings	485,380 sq. ft.		\$ 135,833,000
Vehicles and Equipment (from Table A.4)			\$ 1,693,356
Technology (from Table A.11)			\$ 320,430
Existing PFF Fund Balance <sup>2</sup>			\$ 3,377,400
Total Existing Facilities			\$ 146,706,186

<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 February, 2014. Rounded to the hundreds.

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

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Total Value Existing Facilities	\$ 146,706,186
2008 Service Population	<u>566,700</u>
Cost Per Capita	\$ 259
Cost Per Resident	\$ 259
Cost Per Worker <sup>1</sup>	80

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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	\$ 259
Service Population Growth Within County (2008-2030)	<u>394,800</u>
New Development Contribution to Planned Facilities	\$ 102,253,200

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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	\$ 259	3.15	\$ 816	
Multi-family Unit	259	2.20	570	
<i>Nonresidential</i>				
Commercial	\$ 80	2.41	\$ 193	\$ 0.19
Office	80	2.87	230	0.23
Industrial (Small)	80	0.64	51	0.05
Industrial (Large)				
Manufacturing	80	0.92	74	0.07
Distribution	80	0.37	30	0.03
Warehouse	80	0.18	14	0.01

<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	\$ 435,650	\$ 405,000
Subtotal - Land			\$ 405,000
<i>Buildings (square feet)</i>			
Office of Emergency Services	4,000	\$ 193 <sup>1</sup>	\$ 772,000
County Share of Emergency Dispatch (46%)	<u>3,680</u>	193	<u>710,240</u>
Subtotal - Buildings	7,680		\$ 1,482,240
Vehicles & Equipment (from Table A.5)			\$ 740,578
Technology (from Table A.11)			\$ 1,015,391
Existing PFF Fund Balance <sup>2</sup>			<u>\$ 53,100</u>
Total Existing Facilities			\$ 3,696,309

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

<sup>2</sup> Current as of February, 2014. Rounded to the hundreds.

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

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

Existing Emergency Services Facilities	\$ 3,696,309
Existing Service Population	<u>566,700</u>
Facility Standard per Capita	\$ 7
Cost per Resident	\$ 7
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	\$	7
Service Population Growth Within County (2008-2030)		<u>394,800</u>
New Development Fair Share of Planned Facilities	\$	2,763,600

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	\$ 7	3.15	\$ 22	
Multifamily	7	2.20	15	
<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)	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 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.	\$ 193	\$ 6,865,000
Clinic/Medical Offices	148,187	sq. ft.	193	28,600,000
Shop/Warehouse	17,320	sq. ft.	193	3,343,000
Subtotal - Buildings	201,077	sq. ft.		\$ 38,808,000
Vehicles & Equipment (from Table A.6)				\$ 411,668
Technology (from Table A.11)				\$ 1,884,818
Existing PFF Fund Balance <sup>2</sup>				\$ 4,319,000
Total Facilities				\$ 54,636,486

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

<sup>2</sup> Current as of February, 2014. Rounded to the hundreds.

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	\$	54,636,486
Existing Service Population		<u>566,700</u>
Facility Standard per Capita	\$	96
Cost per Resident	\$	96
Cost per Worker <sup>1</sup>		30

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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	\$	96
Service Population Growth Within County (2008-2030)		<u>394,800</u>
New Development Fair Share of Planned Facilities	\$	37,900,800

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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	\$ 96	3.15	\$ 303	
Multifamily	96	2.20	211	
<i>Nonresidential</i>				
Commercial	\$ 30	2.41	\$ 72	\$ 0.072
Office	30	2.87	86	0.086
Industrial (Small)	30	0.64	19	0.019
Industrial (Large)				
Manufacturing	30	0.92	28	0.028
Distribution	30	0.37	11	0.011
Warehouse	30	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	\$ 30,000	\$ 8,700
1500 I Street, Modesto Main Library	1.69 acres	653,400	1,104,200
151 South 1st Street, Oakdale Branch Library	0.23 acres	435,650	100,200
2250 Magnolia Street, Ceres Branch Library	0.12 acres	435,650	52,300
324 E Street, Waterford Branch Library	0.14 acres	30,000	4,200
3442 Santa Fe Avenue, Riverbank Branch Library	0.22 acres	435,650	95,800
46-48 West Salida, Patterson Branch Library	0.14 acres	30,000	4,200
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	435,650	636,000
18 South Abie Street, Empire Community Center	<u>0.96 acres</u>	30,000	<u>28,800</u>
Subtotal	10.20 acres		\$ 5,268,700
Buildings			
Ceres Branch Library, 2250 Magnolia Street, Ceres	4,200 sq. ft.	\$ 193	\$ 810,600
Empire Branch Library, 18 South Abie Street, Empire	4,300 sq. ft.	193	829,900
Keyes Branch Library, 5506 Jennie, Keyes	7,400 sq. ft.	193	1,428,200
Modesto Main Library, 1500 I Street, Modesto	62,000 sq. ft.	193	11,966,000
Newman Branch Library, 1305 Kern Street, Newman	2,613 sq. ft.	193	504,300
Oakdale Branch Library, 151 South 1st Street, Oakdale	6,500 sq. ft.	193	1,254,500
Patterson Branch Library, 46-48 West Salida, Patterson	6,800 sq. ft.	193	1,312,400
Riverbank Branch Library, 3442 Santa Fe Avenue, Riverbank	3,594 sq. ft.	193	693,600
Salida Branch Library, 4835 Sisk Road, Salida	61,000 sq. ft.	193	11,773,000
Turlock Branch Library, 550 Minaret Avenue, Turlock	10,000 sq. ft.	193	1,930,000
Waterford Branch Library, 324 E Street, Waterford	3,000 sq. ft.	193	579,000
West Modesto Literacy Office, 401 Paradise Road, Modesto	<u>643 sq. ft.</u>	193	<u>124,100</u>
Subtotal	172,050 sq. ft.		\$ 33,205,600
Collections (from Table A.7)			\$ 23,827,620
Computer Equipment (from Table A.11)			\$ 1,575,831
Vehicles (from Table A.8)			\$ 56,233
Existing Library Impact Fee (PFF) Fund Balance <sup>2</sup>			<u>\$ 4,114,900</u>
Total Value Existing Facilities			\$ 68,048,884

<sup>1</sup> Unit costs based on market value.<sup>2</sup> Current as of February, 2014. Rounded to the hundreds.

**Table 9.3: Library Facilities Existing Standard**

Existing Library Facilities	\$	68,048,884
Existing Service Population		<u>518,100</u>
Facility Standard per Capita	\$	131
Cost per Resident	\$	131

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	\$	131
Service Population Growth Within County (2008-2030)		<u>337,900</u>
New Development Fair Share of Planned Facilities	\$	44,264,900

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	\$ 131	3.15	\$	413
Multifamily	131	2.20		288

<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
<u>Countywide</u>			
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
<u>Unincorporated</u>			
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
<u>Land</u>				
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	30,000	467,400
Burbank-Paradise Hall, 1325 Beverly Drive	0.11	acres	60,000	7,000
Morgan Road - Public Works Yard, 1716 Morgan Road	14.96	acres	30,000	449,000
Public Works Yard, 301 South First Str	1.29	acres	30,000	39,000
Landfill, 400 Fink Road (Dry Land)	122.56	acres	2,000	245,000
Landfill, 400 Fink Road (Buffer/Orchard)	345.00	acres	16,000	5,520,000
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	30,000	300,000
Public Works Yard, 551 South Center Str	2.00	acres	30,000	60,000
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	16,000	5,520,000
Community Services Facility 3800 Comucopia Way, Modesto	26.45	acres	30,000	794,000
Vacant/future Development - 3800 Comucopia Way, Modesto	27.33	acres	30,000	820,000
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	435,650	3,690,000
12th Street Office Building, 832 12th Street	0.07	acres	653,400	46,000
Subtotal - Land	1,007.33			\$ 20,297,400

<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
<i>Buildings</i>				
Agriculture Commissioner - 3800 Comucopia Way	50,783	sq. ft.	\$ 193	\$ 9,801,000
Area Agency on Aging/Vets, 718 Tuolumne, Modesto - Mancini Hall	6,000	sq. ft.	193	1,158,000
Assessor, 1010 10th Street, Modesto	18,861	sq. ft.	193	3,640,000
Auditor-Controller, 1010 10th Street, Modesto	14,158	sq. ft.	193	2,732,000
Board of Supervisors, 1010 10th Street, Modesto	10,899	sq. ft.	193	2,104,000
Central Services, 1018 Scenic Drive, Modesto - Central Services	7,752	sq. ft.	193	1,496,000
Central Services, 909 Oakdale Road, Modesto - Training Center	23,544	sq. ft.	193	4,544,000
Central Services, 909 Oakdale Road, Modesto - Warehouse #1	14,400	sq. ft.	193	2,779,000
Central Services, 909 Oakdale Road, Modesto - Warehouse #2	13,600	sq. ft.	193	2,625,000
Chief Executive Office, 1010 10th Street, Modesto	22,225	sq. ft.	193	4,289,000
County Center III - Other County Facilities Share (CEO, Clerk, GSA, COE)	51,544	sq. ft.	193	9,948,000
Capital Projects Office, 825 12th Street	2,100	sq. ft.	193	405,000
Child Support Services, 251 E Hackett Road, Ceres	53,693	sq. ft.	193	10,363,000
Child Support Services, 801 11th Street, Modesto (former City Hall)	1,267	sq. ft.	193	245,000
Guardian Ad Litem, 801 11th Street, Modesto (former City Hall)	373	sq. ft.	193	72,000
Clerk of the Board, 1010 10th Street, Modesto	2,127	sq. ft.	193	411,000
Clerk-Recorder, 1021 I Street (former Bank of America) I Street	21,516	sq. ft.	193	4,153,000
Community Services Agency, 251 E Hackett Road, Ceres	144,970	sq. ft.	193	27,979,000
Community Services Agency, 401 Paradise Road, West Modesto Office	1,781	sq. ft.	193	344,000
Community Services Agency, County Center II	1,000	sq. ft.	193	193,000
Cooperative Extension, 3800 Comucopia Way	30,470	sq. ft.	193	5,881,000
County Counsel, 1010 10th Street, Modesto	9,053	sq. ft.	193	1,747,000
District Attorney, 832 12th Street	44,691	sq. ft.	193	8,625,000
Employment & Training, 251 E Hackett Road, Ceres	53,693	sq. ft.	193	10,363,000
Environmental Resources, 3800 Comucopia Way - Environmental Resources	40,626	sq. ft.	193	7,841,000
Fleet Services, 442 E Hackett Road - Fleet Services Office/Shop	9,374	sq. ft.	193	1,809,000
Fleet Services, 442 E Hackett Road - Fleet Services Office/Shop	9,374	sq. ft.	193	1,809,000
General Services Agency Print Shop - County Center II	6,752	sq. ft.	193	1,303,000
Planning/Com. Dev., 1010 10th Street, Modesto	9,614	sq. ft.	193	1,855,000
Probation, 2215 Blue Gum Avenue, Modesto - Juv Justice Center	2,160	sq. ft.	193	417,000
Probation, 801 11th Street	22,482	sq. ft.	193	4,339,000
Public Works, 1716 Morgan Road - Body Shop	6,000	sq. ft.	193	1,158,000
Public Works, 1716 Morgan Road - Carpentry/Paint Shop	3,822	sq. ft.	193	738,000
Public Works, 1716 Morgan Road - Main Bldg	9,504	sq. ft.	193	1,834,000
Public Works, 1716 Morgan Road - Paint Storage	120	sq. ft.	193	23,000
Public Works, 1716 Morgan Road - Parking Shed	8,000	sq. ft.	193	1,544,000
Public Works, 1716 Morgan Road - Pole Barn	6,100	sq. ft.	193	1,177,000
Environmental Resources, 400 Fink Road	500	sq. ft.	193	97,000
Environmental Resources, 400 Fink Road	2,500	sq. ft.	193	483,000
Environmental Resources, 400 Fink Road	800	sq. ft.	193	154,000
Environmental Resources, 400 Fink Road	1,600	sq. ft.	193	309,000
Environmental Resources, 751 Geer Road	2,500	sq. ft.	193	483,000
Public Works, 551 South Center - Public Works Office	1,600	sq. ft.	193	309,000
Public Works, 551 South Center - Public Works Shop	8,000	sq. ft.	193	1,544,000
Public Works, 551 South Center - Public Works Shop	3,000	sq. ft.	193	579,000
Public Works, 301 South First Street - Roads Modular Unit	800	sq. ft.	193	154,000
Public Works, 1716 Morgan Road - Shop	8,100	sq. ft.	193	1,563,000
Public Works, 1716 Morgan Road - Soils Lab/Sign Shop	2,500	sq. ft.	193	483,000
Public Works, 1716 Morgan Road - Storage Bldg	5,200	sq. ft.	193	1,004,000
Public Works, 1716 Morgan Road - Storage Bldg	3,800	sq. ft.	193	733,000
Public Works, 1716 Morgan Road - Storage Bldg #1	6,000	sq. ft.	193	1,158,000
Public Works, 1716 Morgan Road - Storage Bldg #2	6,000	sq. ft.	193	1,158,000
Public Works, 1716 Morgan Road - Weed Control Building	500	sq. ft.	193	97,000
Public Works, 1010 10th Street, Modesto	14,646	sq. ft.	193	2,827,000
Strategic Business Technology, 801 11th Street	5,068	sq. ft.	193	978,000
Strategic Business Technology, 1021 I Street (former Bank of America)	400	sq. ft.	193	77,000
Treasurer-Tax Collector, 1010 10th Street, Modesto	16,995	sq. ft.	193	3,280,000
Subtotal - Buildings	824,935			\$ 159,214,000

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

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

**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	467,400	75%	350,550	25%	116,850
Burbank-Paradise Hall, 1325 Beverly Drive	7,000	100%	7,000	0%	-
Morgan Road - Public Works Yard, 1716 Morgan Road	449,000	40%	179,600	60%	269,400
Public Works Yard, 301 South First Str	39,000	40%	15,600	60%	23,400
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	300,000	80%	240,000	20%	60,000
Public Works Yard, 551 South Center Str	60,000	40%	24,000	60%	36,000
Geer Road Landfill, 751 Geer Road	170,000	100%	170,000	0%	-
Community Services Facility 3800 Comucopia Way, Modesto	794,000	100%	794,000	0%	-
Vacant/future Development - 3800 Comucopia Way, Modesto	820,000	100%	820,000	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	3,690,000	100%	3,690,000	0%	-
12th Street Office Building, 832 12th Street	46,000	100%	46,000	0%	-
Subtotal - Land	\$ 9,257,400		\$ 8,751,750		\$ 505,650

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 Comucopia Way	\$ 9,801,000	100%	\$ 9,801,000	0%	\$ -
Area Agency on Aging/Vets, 718 Tuolumne, Modesto - Mancini Hall	1,158,000	100%	1,158,000	0%	-
Assessor, 1010 10th Street, Modesto	3,640,000	100%	3,640,000	0%	-
Auditor-Controller, 1010 10th Street, Modesto	2,732,000	100%	2,732,000	0%	-
Board of Supervisors, 1010 10th Street, Modesto	2,104,000	100%	2,104,000	0%	-
Central Services, 1018 Scenic Drive, Modesto	1,496,000	80%	1,196,800	20%	299,200
Central Services, 909 Oakdale Road, Modesto - Training Center	4,544,000	80%	3,635,200	20%	908,800
Central Services, 909 Oakdale Road, Modesto - Warehouse #1	2,779,000	80%	2,223,200	20%	555,800
Central Services, 909 Oakdale Road, Modesto - Warehouse #2	2,625,000	80%	2,100,000	20%	525,000
Chief Executive Office, 1010 10th Street, Modesto	4,289,000	75%	3,216,750	25%	1,072,250
Capital Projects Office, 825 12th Street	405,000	75%	303,750	25%	101,250
Child Support Services, 251 E Hackett Road, Ceres	10,363,000	100%	10,363,000	0%	-
Child Support Services, 801 11th Street, Modesto (former City Hall)	245,000	100%	245,000	0%	-
Guardian Ad Litem, 801 11th Street, Modesto (former City Hall)	72,000	100%	72,000	0%	-
Clerk of the Board, 1010 10th Street, Modesto	411,000	100%	411,000	0%	-
Clerk-Recorder, 1021 I Street (former Bank of America) I Street	4,153,000	100%	4,153,000	0%	-
Community Services Agency, 251 E Hackett Road, Ceres	27,979,000	100%	27,979,000	0%	-
Community Services Agency, 401 Paradise Road, West Modesto Office	344,000	100%	344,000	0%	-
Community Services Agency, County Center II	193,000	100%	193,000	0%	-
Cooperative Extension, 3800 Comucopia Way	5,881,000	100%	5,881,000	0%	-
County Counsel, 1010 10th Street, Modesto	1,747,000	75%	1,310,250	25%	436,750
District Attorney, 832 12th Street	8,625,000	100%	8,625,000	0%	-
Employment & Training, 251 E Hackett Road, Ceres - Employment & Training	10,363,000	100%	10,363,000	0%	-
Environmental Resources, 3800 Comucopia Way - Environmental Resources	7,841,000	100%	7,841,000	0%	-
Fleet Services, 442 E Hackett Road - Fleet Services Office/Shop	1,809,000	100%	1,809,000	0%	-
Fleet Services, 442 E Hackett Road - Fleet Services Office/Shop	1,809,000	100%	1,809,000	0%	-
General Services Agency Print Shop - County Center II	1,303,000	100%	1,303,000	0%	-
Planning/Com. Dev., 1010 10th Street, Modesto	1,855,000	0%	-	100%	1,855,000
Probation, 2215 Blue Gum Avenue, Modesto - Juv Justice Center	417,000	100%	417,000	0%	-
Probation, 801 11th Street	4,339,000	100%	4,339,000	0%	-
Public Works, 1716 Morgan Road - Body Shop	1,158,000	40%	463,200	60%	694,800
Public Works, 1716 Morgan Road - Carpentry/Paint Shop	738,000	40%	295,200	60%	442,800
Public Works, 1716 Morgan Road - Main Bldg	1,834,000	40%	733,600	60%	1,100,400
Public Works, 1716 Morgan Road - Paint Storage	23,000	40%	9,200	60%	13,800
Public Works, 1716 Morgan Road - Parking Shed	1,544,000	40%	617,600	60%	926,400
Public Works, 1716 Morgan Road - Pole Barn	1,177,000	40%	470,800	60%	706,200
DER, 400 Fink Road	97,000	40%	38,800	60%	58,200
DER, 400 Fink Road	483,000	40%	193,200	60%	289,800
DER, 400 Fink Road	154,000	40%	61,600	60%	92,400
DER, 400 Fink Road	309,000	40%	123,600	60%	185,400
DER, 751 Geer Road	483,000	40%	193,200	60%	289,800
Public Works, 551 South Center - Public Works Office	309,000	40%	123,600	60%	185,400
Public Works, 551 South Center - Public Works Shop	1,544,000	40%	617,600	60%	926,400
Public Works, 551 South Center - Public Works Shop	579,000	40%	231,600	60%	347,400
Public Works, 301 South First Street - Roads Modular Unit	154,000	40%	61,600	60%	92,400
Public Works, 1716 Morgan Road - Shop	1,563,000	40%	625,200	60%	937,800
Public Works, 1716 Morgan Road - Soils Lab/Sign Shop	483,000	40%	193,200	60%	289,800
Public Works, 1716 Morgan Road - Storage Bldg	1,004,000	40%	401,600	60%	602,400
Public Works, 1716 Morgan Road - Storage Bldg	733,000	40%	293,200	60%	439,800
Public Works, 1716 Morgan Road - Storage Bldg #1	1,158,000	40%	463,200	60%	694,800
Public Works, 1716 Morgan Road - Storage Bldg #2	1,158,000	40%	463,200	60%	694,800
Public Works, 1716 Morgan Road - Weed Control Building	97,000	40%	38,800	60%	58,200
Public Works, 1010 10th Street, Modesto	2,827,000	40%	1,130,800	60%	1,696,200
Strategic Business Technology, 801 11th Street	978,000	80%	782,400	20%	195,600
Strategic Business Technology, 1021 I Street (former Bank of America)	77,000	80%	61,600	20%	15,400
Treasurer-Tax Collector, 1010 10th Street, Modesto	3,280,000	100%	3,280,000	0%	-
Subtotal - Buildings	\$149,266,000		\$131,535,550		\$17,730,450

<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

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

**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>		\$ 8,751,750	\$ 505,650
<u>Buildings (from Table 10.3b)</u>		131,535,550	17,730,450
<u>Vehicles &amp; Equipment (from Table A.9)</u>		4,673,705	628,112
<u>Public Works Vehicles and Equipment (from Table A.10)</u>		6,213,216	9,319,824
<u>Technological Assets (from Table A.11)</u>			
Admin (Other County Facilities)		2,714,505	-
<u>Existing PFF Fund Balance</u> <sup>1</sup>		<u>4,273,000</u>	<u>55,100</u>
Total Existing Investment in Other County Facilities		\$ 158,161,726	\$ 28,239,136

<sup>1</sup> Current as of February, 2014. Rounded to the hundreds.

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	\$	28,239,136
Existing Service Population		<u>121,400</u>
Facility Standard per Capita	\$	233
Cost per Resident	\$	233
Cost per Worker <sup>1</sup>		72
<u>Countywide</u>		
Existing Other County Facilities	\$	158,161,726
Existing Service Population		<u>566,700</u>
Facility Standard per Capita	\$	279
Cost per Resident	\$	279
Cost per Worker <sup>1</sup>		86

<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	\$	233
Service Population Growth in Unincorporated (2008-2030)		<u>57,300</u>
New Development Fair Share of Planned Facilities	\$	13,350,900

Countywide

Facility Standard per Capita	\$	279
Service Population Growth Within County (2008-2030)		<u>394,800</u>
New Development Fair Share of Planned Facilities	\$	110,149,200

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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	\$ 279	3.15	\$ 879	
Multifamily	279	2.20	614	
<u>Nonresidential</u>				
Commercial	\$ 86	2.41	\$ 207	\$ 0.21
Office	86	2.87	247	0.25
Industrial (Small)	86	0.64	55	0.06
Industrial (Large)				
Manufacturing	86	0.92	79	0.08
Distribution	86	0.37	32	0.03
Warehouse	86	0.18	15	0.02
<b>Unincorporated Only</b>				
<u>Residential</u>				
Single Family	\$ 233	3.15	\$ 734	
Multifamily	233	2.20	513	
<u>Nonresidential</u>				
Commercial	\$ 72	2.41	\$ 174	\$ 0.17
Office	72	2.87	207	0.21
Industrial (Small)	72	0.64	46	0.05
Industrial (Large)				
Manufacturing	72	0.92	66	0.07
Distribution	72	0.37	27	0.03
Warehouse	72	0.18	13	0.01
<b>Unincorporated Total</b>				
<u>Residential</u>				
Single Family	\$ 512	3.15	\$ 1,614	
Multifamily	512	2.20	1,126	
<u>Nonresidential</u>				
Commercial	\$ 158	2.41	\$ 381	\$ 0.38
Office	158	2.87	453	0.45
Industrial (Small)	158	0.64	101	0.10
Industrial (Large)				
Manufacturing	158	0.92	145	0.15
Distribution	158	0.37	58	0.06
Warehouse	158	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**

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	<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

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Source: Table 2.1; Willdan Financial Services.

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**Table 11.2: Existing Parkland Inventory**

<b>Park Category</b>	<b>Location</b>	<b>Improved Acres</b>	<b>Unimproved Acres</b>
<i><u>Neighborhood Parks</u></i>			
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
<i><u>Regional Parks / Open Space</u></i>			
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

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

Parkland Type	
<i>Neighborhood Parks - Unincorporated</i>	
Average Land Cost per Acre (A)	\$ 60,000
Improvements Cost per Acre	<u>220,280</u>
Total Cost per Acre (B)	\$ 280,280
Equivalent Improved Acres (C = A / B)	0.21
Number of Unimproved Acres (D)	22.38
Equivalent Improved Acres (E = D x C)	4.79
<i>Regional Parks / Open Space - Countywide</i>	
Average Land Cost per Acre (A)	\$ 4,000
Improvements Cost per Acre	<u>16,520</u>
Total Cost per Acre (B)	\$ 20,520
Equivalent Improved Acres (C = A / B)	0.19
Number of Unimproved Acres (D)	5,925.94
Equivalent Improved Acres (E = D x C)	1,155.15

Sources: Table 11.2; Willdan Financial Services.

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

		Neighborhood Parks - Unincorporated	Regional Parks / Open Space - Countywide
Improved Park Acreage	A	59.67	1,069.67
Equivalent Improved Acres	B	<u>4.79</u>	<u>1,155.15</u>
Total Acres of Improved Parkland	C = A + B	64.46	2,224.82
Service Population (Residents)	D	113,700	518,100
Existing Standard (Acres per 1,000 Residents)	E = C / (D/1,000)	0.57	4.29

Sources: Tables 11.1 and 11.2; Willdan Financial Services.

**Table 11.5: Parkland Unit Costs**

	Building SF	Unit Cost	Total Cost	Cost Per Acre
<u>Regional / Open Space - Countywide Park Improvements/Special Use Facilities</u>				
Buildings				
Fox Grove Regional Park, 1200 Geer Road	1,500	\$	193	289,500
Frank Raines Park, Del Puerto Canyon Road	13,573		193	2,619,600
La Grange Regional Park, 161 South Old LaGrange Road	600		193	115,800
Modesto Reservoir, 18143 Reservoir Road	9,203		193	1,776,200
Parks Paint Storage Building, 1716 Morgan Road	180		193	34,700
Parks Shop, 1716 Morgan Road	5,600		193	1,080,800
Pesticide Storage Building, 1716 Morgan Road	200		193	38,600
Woodward Reservoir, 14528 26 Mile Road	10,973		193	<u>2,117,800</u>
				\$ 8,073,000
Vehicles & Equipment (from Table A.12)				\$ 1,846,140
Technology (from Table A.11)				<u>\$ 343,318</u>
Total Special Use Facilities				\$10,262,458
Equivalent Improved Park Acres				2,224.82
Special Use Facilities Cost per Improved Acre				\$ 5,000
Regional Park Improvements				<u>\$ 16,520</u>
Regional Park Improvements Per Acre Subtotal				\$ 21,520
<u>Neighborhood - Unincorporated Park Improvements</u>				
Buildings				
Bonita Pool, Crows Landing	1,000	\$	193	\$ 193,000
Subtotal				\$ 193,000
Equivalent Improved Park Acres				64.46
Special Use Facilities Cost per Improved Acre				\$ 3,000
Neighborhood Park Improvements				<u>\$ 220,280</u>
Park Improvements Per Acre Subtotal				\$ 223,280

Sources: Tables 11.2 and 11.3; Stanislaus County; Wilkdan Financial Services

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

	Neighborhood Parks	Regional Parks / Open Space
<i>Parkland and Improvements (Mitigation Fee Act)</i>		
Facility Standard (acres/1,000 residents)	0.57	4.29
Resident Growth (2008-2030)	33,200	337,900
Facility Needs (acres)	18.92	1,449.59
Average Land Cost (per acre)	\$ 60,000	\$ 4,000
Subtotal - Land Costs	1,135,000	5,798,000
Average Improvements Cost (per acre)	\$ 223,280	\$ 21,520
Subtotal - Improvements Costs	\$ 4,224,000	\$ 31,195,000
Total Cost of Facilities	\$ 5,359,000	\$ 36,993,000

Sources: Tables 11.1 and 11.5; Willdan Financial Services.

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

	Land Acquisition	Improvements
<i>Neighborhood Parks - Unincorporated</i>		
Parkland Investment (per acre) (A)	\$ 60,000	\$ 223,280
Facility Standard (acres per 1,000 residents) (B)	0.57	0.57
Total Cost Per 1,000 capita (C = A x B)	\$ 34,000	\$ 127,000
Cost Per Resident (D = C / 1000)	\$ 34	\$ 127
<i>Regional Parks / Open Space - Countywide</i>		
Parkland Investment (per acre) (A)	\$ 4,000	\$ 21,520
Facility Standard (acres per 1,000 residents) (B)	4.29	4.29
Total Cost Per 1,000 capita (C = A x B)	\$ 17,000	\$ 92,000
Cost Per Resident (D = C / 1000)		
Investment Per Resident	\$ 17	\$ 92

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

**Table 11.8: Park Facilities Impact Fee**

Land Use	A Cost Per Capita	B Density	C=AxB Fee <sup>1</sup>
<i>Neighborhood Parks - Unincorporated</i>			
Single Family			
Land Acquisition	\$ 34	3.15	\$ 107
Improvements	127	3.15	400
Total			\$ 507
Multi-family			
Land Acquisition	\$ 34	2.20	\$ 75
Improvements	127	2.20	279
Total			\$ 354
<i>Regional Parks / Open Space - Countywide</i>			
Single Family			
Land Acquisition	\$ 17	3.15	\$ 54
Improvements	92	3.15	290
Total			\$ 344
Multi-family			
Land Acquisition	\$ 17	2.20	\$ 37
Improvements	92	2.20	202
Total			\$ 239

<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 Population
Existing - Unincorporated (2008)	113,700	24,800	121,400
New Development - Unincorporated (2008-2030)	33,200	77,900	57,300
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>			
Land			
Former City Hall Building (801 11th St)	0.10 <sup>▼</sup> acres	\$ 653,400	\$ 65,340
Public Safety Center (Sheriff Operations) - 200 - 442 Hackett	2.69 acres	30,000	80,700
County Center III - 909 - 939 County Center III Drive, Modesto	0.58 acres	435,650	<u>252,677</u>
Subtotal			\$ 398,717
Buildings			
AWP Office, 801 11th Street	2,288 sq. ft.	\$ 193 <sup>▼</sup>	\$ 441,600
Civil Unit Office, 801 11th Street	5,039 sq. ft.	193	972,500
Command Modular, 200 E Hackett Road	400 sq. ft.	193	77,200
Courthouse, 1100 I Street	800 sq. ft.	193	154,400
Evidence Bunker, 200 E Hackett Road	988 sq. ft.	193	190,700
Generator Bldg, 200 E Hackett Road	1,500 sq. ft.	193	289,500
K-9/Equestrian Center, 200 E Hackett Road	755 sq. ft.	193	145,700
Programs Modular, 200 E Hackett Road	1,440 sq. ft.	193	277,900
Programs Modular, 200 E Hackett Road	1,440 sq. ft.	193	277,900
Public Safety Center Programs Modular, 200 E Hackett Road	1,800 sq. ft.	193	347,400
Sheriff: Coroner-Public Administrator	3,520 sq. ft.	193	679,400
Sheriff Admin Bldg, 250 E Hackett Road	41,616 sq. ft.	193	8,031,900
Storage Modular, 200 E Hackett Road	224 sq. ft.	193	43,200
Substation, 22113 Highway 33, Crows Landing	<u>1,800</u> sq. ft.	193	<u>347,400</u>
Subtotal	63,610 sq. ft.		\$ 12,276,700
<u>Vehicles &amp; Equipment (from Table A.13)</u>			\$ 6,761,753
<u>Technology (from Table A.11)</u>			\$ 806,798
Existing PFF Fund Balance <sup>2</sup>			<u>\$ 534,900</u>
Total Existing Facilities			\$ 20,778,868

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

<sup>2</sup> Current as of February, 2014. Rounded to the hundreds.

Sources: Stanislaus County; Willdan Financial Services.

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

Existing Sheriff Patrol and Investigation Facilities	\$ 20,778,868
Existing Service Population	<u>121,400</u>
Facility Standard per Capita	\$ 171
Cost per Resident	\$ 171
Cost per Worker <sup>1</sup>	53

<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 Development**

Facility Standard per Capita	\$ 171
Service Population Growth in Unincorporated (2008-2030)	<u>57,300</u>
New Development Fair Share of Planned Facilities	\$ 9,798,300

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	\$ 171	3.15	\$ 539	
Multifamily	171	2.20	376	
<i>Nonresidential</i>				
Commercial	\$ 53	2.41	\$ 128	\$ 0.13
Office	53	2.87	152	0.15
Industrial (Small)	53	0.64	34	0.03
Industrial (Large)				
Manufacturing	53	0.92	49	0.05
Distribution	53	0.37	20	0.02
Warehouse	53	0.18	10	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)	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 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	5,378	GIS
Total Cost			\$ 7,778,706	
Adjustment Factor			6.1%	
Total - 2011			\$ 8,253,207	
PFF Fund Balance <sup>2</sup>			\$ 30,300	
Total			\$ 8,283,507	

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 February, 2014. Rounded to the hundreds.

Source: Stanislaus County.

**Table 14.3: Countywide IT Existing Standard**

Existing Value of Countywide IT	\$	8,283,507
Existing Service Population		<u>566,700</u>
Facility Standard per Capita	\$	15
Cost per Resident	\$	15
Cost per Worker <sup>1</sup>		5

<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	\$	15
Service Population Growth Within District (2008-2030)		<u>394,800</u>
New Development Fair Share of Planned Facilities	\$	5,922,000

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	\$	15	3.15	\$	47	
Multifamily		15	2.20		33	
<i>Nonresidential</i>						
Commercial	\$	5	2.41	\$	12	\$ 0.012
Office		5	2.87		14	0.014
Industrial (Small)		5	0.64		3	0.003
Industrial (Large)						
Manufacturing		5	0.92		5	0.005
Distribution		5	0.37		2	0.002
Warehouse		5	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 Impact Fee</b>	<b>Admin Charge (1%)</b>	<b>Total Fee</b>
<i><u>Residential (Per Dwelling Unit)</u></i>			
Single Family	\$ 9,336	\$ 93	\$ 9,429
Multifamily	6,142	61	6,203
<i><u>Nonresidential (Per Thousand Square Feet)</u></i>			
Office	\$ 4,552	\$ 46	\$ 4,598
Industrial			
Industrial (Small)	\$ 1,837	\$ 18	\$ 1,855
Industrial (Large)			
Manufacturing	2,024	20	2,044
Distribution	2,111	21	2,132
Warehouse	1,108	11	1,119
Commercial <sup>1</sup>			
Small Retail	\$ 2,864	\$ 29	\$ 2,893
Medium Retail	3,853	39	3,892
Shopping Center	3,627	36	3,663
Shopping Mall	2,553	26	2,579
Church	\$ 1,508	\$ 15	\$ 1,523
Hospital	2,016	20	2,036
Nursing Home	1,282	13	1,295
<i><u>Special Cases</u></i>			
Drive Through (per lane)	\$ 17,600	\$ 176	\$ 17,776
Gas Station (per pump)	6,865	69	6,934
Motel/Hotel (per room)	706	7	713
Golf Course (per acre)	848	8	856

<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 Impact Fee	Admin Charge (1%)	Total Fee
<i>Residential (Per Dwelling Unit)</i>			
Single Family	\$ 7,555	\$ 76	\$ 7,631
Multifamily	4,900	49	4,949
<i>Nonresidential (Per Thousand Square Feet)</i>			
Office	\$ 4,194	\$ 42	\$ 4,236
Industrial			
Industrial (Small)	\$ 1,757	\$ 18	\$ 1,775
Industrial (Large)			
Manufacturing	1,909	19	1,928
Distribution	2,065	21	2,086
Warehouse	1,085	11	1,096
Commercial <sup>1</sup>			
Small Retail	\$ 2,562	\$ 26	\$ 2,588
Medium Retail	3,551	36	3,587
Shopping Center	3,325	33	3,358
Shopping Mall	2,251	23	2,274
Church	\$ 1,206	\$ 12	\$ 1,218
Hospital	1,714	17	1,731
Nursing Home	980	10	990
<i>Special Cases</i>			
Drive Through (per lane)	\$ 17,600	\$ 176	\$ 17,776
Gas Station (per pump)	6,865	69	6,934
Motel/Hotel (per room)	706	7	713
Golf Course (per acre)	848	8	856

<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 Xl 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	-
	Total		\$ 328,000
	Adjustment Factor		6.1%
	Total - 2014		\$ 348,008

<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		6.1%
	Total - 2014		\$ 1,224,394

Note: Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

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

Year	Make and Model	ID	Value
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	16,853
	Total		\$ 602,000
	Adjustment Factor		6.1%
	Total - 2014		\$ 638,722

Note: Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

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

Year	Make and Model	ID	Value
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.**

Year	Make and Model	ID	Value
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		6.1%
	Total - 2014		\$ 1,693,356

Note: Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

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

<u>Year</u>	<u>Make and Model</u>	<u>ID</u>	<u>Value</u>
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>6.1%</u>
	Total - 2014		\$ 740,578

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Note: Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

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

Year	Make and Model	ID	Value
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		6.1%
	Total - 2014		\$ 411,668

Note: Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

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

<u>Branch</u>	<u>Volumes</u>	<u>Unit Cost</u>	<u>Total Value</u>
<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			6.1%
Total - 2014			\$ 23,827,620

Source: Stanislaus County, June 4, 2007.

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

<u>Year</u>	<u>Make and Model</u>	<u>ID</u>	<u>Value</u>
2000	Dodge Cargo Van	00-27	\$ 15,388
2006	Ford E350 Cargo	06-53	18,689
2007	Ford E350 Cargo	07-50	18,689
	Total		\$53,000
	Adjustment Factor		6.1%
	Total - 2014		\$56,233

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Note: Values may not total due to rounding.

Sources: Stanislaus County; Willdan Financial Services.

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**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 Xl	00-71	15,000				
2000	Ford Ranger Xl	00-72	15,000				
2000	Ford Ranger Xl	00-73	14,811				
2000	Ford Ranger Xl	00-74	14,811				
2000	Ford Ranger Xl	00-75	14,811				
2000	Ford Ranger Xl	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 F150Xl Heritage	04-39	15,587				
2004	Ford F150Xl Heritage	04-40	16,291				
2004	Ford Ranger Xl	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 Xl	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 Xl	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 Xt	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; Wildan 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
Area Agency On Aging							
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%	\$ -
Alliance Worknet (Det)							
2001	Ford E150 Cargo	01-136	\$ 16,858				
	Subtotal		\$ 17,000	100%	\$ 17,000	0%	\$ -
Environmental Resources Administration							
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 Xt	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 Sl	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; Wildan 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
Abandoned Vehicle							
	1999 Ford Taurus Se	99-74	\$ 12,956				
	Subtotal		\$ 13,000	100%	\$ 13,000	0%	\$ -
Public Works Survey Monument Preservation							
	1990 Ford Ranger	90-32	\$ 9,365				
	Subtotal		\$ 9,000	20%	\$ 1,800	80%	\$ 7,200.00
Bldg. Permits Division							
	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 Xl	07-25	13,957				
	2008 Ford Ranger Xl	08-32	14,129				
	2008 Ford Ranger Xl	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
Facilities Maintenance							
	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 Xl	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
Strategic Business Technology							
	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; Wildan 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; Wildan 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		6.1%		6.1%		6.1%
	Total Other County Facilities (2014)		\$ 5,301,817		\$ 4,673,705		\$ 628,112

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 W140X	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
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	Grafco 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 Striper	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
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 Forklift 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	Chewy W/ Altec AI-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 Gw 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 Mu4Tri 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 Sunev 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 Grnder	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	Grafco SS125 Crack Seal Pot	45,000				
13269	Homemade Paving Box	40,000				
13258	Homemade Pipe Trailer	12,000				
12430	2001 Tmt Themo Plastic Unit	55,000				
12388	2001 Cng Honda Civic	25,000				
12425	2001 Cng Volvo Striper	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% \$ 8,784,000
Adjustment Factor			<u>6.1%</u>	<u>6.1%</u>	<u>6.1%</u>
Total (2014)		\$ 15,533,040		\$ 6,213,216	\$ 9,319,824

<sup>1</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	Computers	Fileservers	Miscellaneous	Network			CAD - 911	Total (2010)	Adjustment Factor	Total (2014)
				Hardware	Printers	Software <sup>1</sup>				
Detention	\$ 173,124	\$ 36,960	\$ 8,232	\$ 19,208	\$ 21,196	\$ 43,288	\$ -	\$ 302,008	6.1%	\$ 320,430
RTIF	165,704	35,376	7,879	18,385	20,288	41,433	-	289,065	6.1%	306,698
Criminal Justice	1,644,678	351,120	78,204	182,476	201,362	411,236	-	2,869,076	6.1%	3,044,090
Library	851,399	181,764	40,484	94,462	104,239	212,884	-	1,485,232	6.1%	1,575,831
Regional Parks	185,490	39,600	8,820	20,580	22,710	46,380	-	323,580	6.1%	343,318
Health	1,018,340	217,404	48,422	112,984	124,678	254,626	-	1,776,454	6.1%	1,884,818
Behavioral Health	129,225	27,588	6,145	14,337	15,821	32,311	-	225,427	6.1%	239,178
Sheriff	435,902	93,060	20,727	48,363	53,369	108,993	-	760,413	6.1%	806,798
Emergency Services	50,701	10,824	2,411	5,625	6,207	12,677	868,568	957,013	6.1%	1,015,391
Animal Services	61,830	13,200	2,940	6,860	7,570	15,460	-	107,860	6.1%	114,439
Admin (Other County)	1,466,608	313,104	69,737	162,719	179,560	366,712	-	2,558,440	6.1%	2,714,505
<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>\$ 12,365,496</b>

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

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

Year	Make and Model	ID	Value
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 Xl Sd	04-47	16,422
2004	Ford F250 Xl Sd	04-48	16,422
2004	Ford F250 Xl Sd	04-49	16,422
2004	Ford F250 Xl Sd	04-50	16,422
2004	Ford F250 Xl Sd	04-51	16,422
2004	New Holland Lb75.B	04-52	54,220
2004	Chevrolet Silverado	04-55	24,865
2005	Ford F250 Xl 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**

Year	Make and Model	ID	Value
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 X	07-66	17,589
2007	Ford E150 X	07-67	17,589
2007	Ford E150 X	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. Clu	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		6.1%
	Total - 2014		\$ 1,846,140

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 Xt	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 Xt	08-30	18,503
2008	Ford Escape Xt	08-31	18,503
2008	Ford Police Int	08-35	23,815
1998	Shorelandr Camier	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		<u>\$6,373,000</u>
	Adjustment Factor		<u>6.1%</u>
	Total - 2014		<u>\$6,761,753</u>

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 Hour Trip Rate <sup>1</sup>	Diverted Trip Factor	Causality Adjustment Factor <sup>2</sup>	Trip Demand Factor <sup>3</sup>
<i>Residential</i>				
Single Family	1.01	1.00	1.53	1.55
Multi-family	0.62	1.00	1.53	0.95
<i>Nonresidential</i>				
Office	1.49	1.00	0.84	1.25
<i>Industrial</i>				
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
<i>Commercial</i>				
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
<i>Special Cases</i>				
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.  
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.

Financial Services.

**Table 2: Growth Projections**

	2008	2030	Growth 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</u> <sup>1</sup>			
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)</u> <sup>2</sup>			
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 Factor	2008 Land Use		2030 Land Use		Growth	
		Units / 1,000 SF	Trips	Units / 1,000 SF	Trips	Units / 1,000 SF	Trips
<i>Residential (Units)</i>							
Single Family	1.55	139,700	216,535	199,800	309,690	60,100	93,155
Multi-family	0.95	36,900	35,055	75,400	71,630	38,500	36,575
Subtotal		176,600	251,590	275,200	381,320	98,600	129,730
<i>Nonresidential (1,000 Sq.Ft.)</i>							
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	90,200	51,414	186,900	106,533	96,700	55,119
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 (Kiemman 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%

**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 (Mitchell to Washington)	2,900,000	977,300	-	1,922,700
Subtotal	\$ 550,135,000	\$ 46,130,900	\$ 110,960,000	\$ 425,276,100
<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 (Kierman 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>				\$ (14,371,108)
Total Cost Allocated to RTIF				<u>\$ 608,147,492</u>
Adjustment Factor				<u>10.1%</u>
Total - 2014				<u>\$ 669,570,390</u>

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	\$ 669,570,390
Total New Trips	<u>237,031</u>
Cost per Trip	\$ 2,825

Sources: Tables 3 and 5; Willdan Financial Services.

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

Land Use	Trip			Admin (1%)	Total Fee <sup>1</sup>	Fee / Sq. Ft.
	Cost Per Trip	Demand Factor	Fee <sup>1</sup>			
<i>Residential (per dwelling unit)</i>						
Single Family	\$ 2,825	1.55	\$ 4,379	\$ 44	\$ 4,423	
Multi-family	2,825	0.95	2,684	27	2,711	
<i>Nonresidential (per 1,000 square feet)</i>						
Office	2,825	1.25	3,531	35	3,566	3.57
Industrial						
Industrial (Small)	2,825	0.57	1,610	16	1,626	1.63
Industrial (Large)						
Manufacturing	2,825	0.60	1,695	17	1,712	1.71
Mixed Use / Distribution	2,825	0.70	1,978	20	1,998	2.00
Warehouse	2,825	0.37	1,045	10	1,055	1.06
Commercial						
Small Retail (<50,000 sq. ft.)	2,825	0.71	2,006	20	2,026	2.03
Medium Retail (50-100,000 sq. ft.)	2,825	1.06	2,995	30	3,025	3.03
Shopping Center (100-300,000 sq. ft.)	2,825	0.98	2,769	28	2,797	2.80
Shopping Mall (>300,000 sq. ft.)	2,825	0.60	1,695	17	1,712	1.71
Church	2,825	0.23	650	7	657	0.66
Hospital	2,825	0.41	1,158	12	1,170	1.17
Nursing Home	2,825	0.15	424	4	428	0.43
<i>Special Cases</i>						
Drive Through (per lane)	2,825	6.23	17,600	176	17,776	N/A
Gas Station (per pump)	2,825	2.43	6,865	69	6,934	N/A
Motel/Hotel (per room)	2,825	0.25	706	7	713	N/A
Golf Course (per acre)	2,825	0.30	848	8	856	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**

<b>Land Use</b>	<b>PM Peak Hour Trip rate per 1,000 SF<sup>1</sup></b> <i>[A]</i>	<b>Diverted Trip Factor<sup>2</sup></b> <i>[B]</i>	<b>Causality Factor<sup>2</sup></b> <i>[C]</i>	<b>Trip Demand Factor (pre- rail service discount)</b> <i>[D = A x B x C]</i>
<u>Large Industrial</u>				
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**

<b>Land Use</b>	<b>1,000 Square feet of Space<sup>1</sup></b> <i>[A]</i>	<b>Trip Demand Factor (PM Peak Hour)<sup>2</sup></b> <i>[B]</i>	<b>Daily PM Peak Hour Trips</b> <i>[C = A x B]</i>	<b>Yearly PM Peak Hour Trips<sup>3</sup></b> <i>[D = C x 260]</i>	<b>Annual PM Peak Hour Trips Reduced by Rail<sup>4</sup></b> <i>[E]</i>	<b>Total Annual PM Peak Hour Trips (after Reduction)</b> <i>[F = D - E]</i>	<b>Adjusted Trip Factor</b> <i>[F / 260 / A]</i>
<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>
<b>Total</b>	<b>10,000</b>		<b>5,767</b>	<b>1,499,420</b>	<b>60,000</b>	<b>1,439,420</b>	

<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.

**Table 1: PFF Inflationary Update Comparison - Unincorporated**

Land Use	2010 Fee	2014 Inflationary Update	Increase	Percent Increase
<i>Residential (Per Dwelling Unit)</i>				
Single Family	\$ 8,868	\$ 9,429	\$ 561	6%
Multifamily	5,850	6,203	353	6%
<i>Nonresidential (Per Thousand Square Feet)</i>				
Office	\$ 4,251	\$ 4,598	\$ 347	8%
Industrial <sup>1</sup>				
Industrial (Small)	\$ 1,702	\$ 1,855	\$ 153	9%
Industrial (Large)				
Manufacturing	\$ 1,880	\$ 2,044	\$ 164	9%
Distribution	1,941	2,132	191	10%
Warehouse	1,020	1,119	99	10%
Commercial <sup>2</sup>				
Small Retail	\$ 2,694	\$ 2,893	\$ 199	7%
Medium Retail	3,599	3,892	293	8%
Shopping Center	3,392	3,663	271	8%
Shopping Mall	2,409	2,579	170	7%
Church	\$ 1,452	\$ 1,523	\$ 71	5%
Hospital	1,918	2,036	118	6%
Nursing Home	1,245	1,295	50	4%
<i>Special Cases</i> <sup>3</sup>				
Drive Through (per lane)	\$ 16,108	\$ 17,776	\$ 1,668	10%
Gas Station (per pump)	6,283	6,934	651	10%
Motel/Hotel (per room)	646	713	67	10%
Golf Course (per acre)	776	856	80	10%

Note: This fee charged only in unincorporated areas.

<sup>1</sup> Small industrial is less than 20,000 sq. ft.; Any industrial above 20,000 square feet gets charged at the large industrial rate by land use (manufacturing, distribution or warehouse).

<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.

Source: Willdan Financial Services.

**Table 2: PFF Inflationary Update Comparison - Cities of Ceres, Hughson, Modesto, Patterson and Waterford**

Land Use	2010 Fee	2014 Inflationary Update	Increase	Percent Increase
<i>Residential (Per Dwelling Unit)</i>				
Single Family	\$ 7,139	\$ 7,631	\$ 492	7%
Multifamily	4,643	4,949	306	7%
<i>Nonresidential (Per Thousand Square Feet)</i>				
Office	\$ 3,909	\$ 4,236	\$ 327	8%
<i>Industrial<sup>1</sup></i>				
Industrial (Small)	\$ 1,625	\$ 1,775	\$ 150	9%
Industrial (Large)				
Manufacturing	\$ 1,770	\$ 1,928	\$ 158	9%
Distribution	1,897	2,086	189	10%
Warehouse	999	1,096	97	10%
<i>Commercial<sup>2</sup></i>				
Small Retail	\$ 2,407	\$ 2,588	\$ 181	8%
Medium Retail	3,312	3,587	275	8%
Shopping Center	3,105	3,358	253	8%
Shopping Mall	2,122	2,274	152	7%
Church	\$ 1,166	\$ 1,218	\$ 52	4%
Hospital	1,631	1,731	100	6%
Nursing Home	958	990	32	3%
<i>Special Cases<sup>3</sup></i>				
Drive Through (per lane)	\$ 16,108	\$ 17,776	\$ 1,668	10%
Gas Station (per pump)	6,283	6,934	651	10%
Motel/Hotel (per room)	646	713	67	10%
Golf Course (per acre)	776	856	80	10%

Note: This fee charged is charged in the following cities that are served by County Animal Services: Ceres, Hughson, Modesto, Patterson and Waterford.

<sup>1</sup> Small industrial is less than 20,000 sq. ft.; Any industrial above 20,000 square feet gets charged at the large industrial rate by land use (manufacturing, distribution or warehouse).

<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.

Source: Willdan Financial Services.

**Table 3: PFF Inflationary Update Comparison - Cities of Turlock, Oakdale, Newman and Riverbank**

Land Use	2010 Fee	2014 Inflationary Update	Increase	Percent Increase
<i>Residential (Per Dwelling Unit)</i>				
Single Family	\$ 7,072	\$ 7,559	\$ 487	7%
Multifamily	4,597	4,898	301	7%
<i>Nonresidential (Per Thousand Square Feet)</i>				
Office	\$ 3,909	\$ 4,236	\$ 327	8%
Industrial <sup>1</sup>				
Industrial (Small)	\$ 1,625	\$ 1,775	\$ 150	9%
Industrial (Large)				
Manufacturing	\$ 1,770	\$ 1,928	\$ 158	9%
Distribution	1,897	2,086	189	10%
Warehouse	999	1,096	97	10%
Commercial <sup>2</sup>				
Small Retail	\$ 2,407	\$ 2,588	\$ 181	8%
Medium Retail	3,312	3,587	275	8%
Shopping Center	3,105	3,358	253	8%
Shopping Mall	2,122	2,274	152	7%
Church	\$ 1,166	\$ 1,218	\$ 52	4%
Hospital	1,631	1,731	100	6%
Nursing Home	958	990	32	3%
<i>Special Cases</i> <sup>3</sup>				
Drive Through (per lane)	\$ 16,108	\$ 17,776	\$ 1,668	10%
Gas Station (per pump)	6,283	6,934	651	10%
Motel/Hotel (per room)	646	713	67	10%
Golf Course (per acre)	776	856	80	10%

Note: This fee charged is charged in the following cities not served by County Animal Services: Turlock, Oakdale, Newman and Riverbank.

<sup>1</sup> Small industrial is less than 20,000 sq. ft.; Any industrial above 20,000 square feet gets charged at the large industrial rate by land use (manufacturing, distribution or warehouse).

<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.

Source: Willdan Financial Services.



LARGE INDUSTRIAL INVESTMENT INCENTIVE PROGRAM  
STANISLAUS COUNTY

One of the priorities of the Stanislaus County Board of Supervisors is the development of “A strong local economy”. Goal 1 of this priority is to facilitate job creation through: facilitating business park development, increasing workforce preparation skills and managing incentives and fee programs. The Extra-ordinary Investment Incentive Program (the “Program”) has been developed to assist the facilitation of job creation in Stanislaus County in the Industrial sector.

The Program applicant may receive a discount in the amount of Public Facilities Fees (PFF) paid based on a sliding scale, with the maximum discount reaching 65% in the Manufacturing sector and up to 75 % in the Warehouse and Distribution sectors. The amount of the discount is determined by a point system based on the project’s anticipated positive impacts to the County. With every 5 points the applicant gains a 1% discount in the PFF.

The minimum project size for participation in the Program is 150,000 sq.ft for warehouse projects and 100,000 sq.ft for manufacturing and distribution projects.

Points are determined based on the following criteria:

1. **Total Capital Investment** – 3 points are awarded for every \$1 million of project capital investment to include land acquisition and development, building design and construction, tenant improvements, fixtures, construction management and non County PFF government charges and fees – City fees can be included in this category.
2. **New Jobs Created** – 1 point is awarded for every new full time manufacturing or warehousing job created within the first 12 months of project completion. 1.5 points are awarded for every new full time distribution job created within the first 12 months of project completion. “New” is defined as a newly created position in Stanislaus County working a minimum 35 hours per week. There is NO minimum new job requirement to qualify for participation in the program.
3. **Average Hourly Wage** – 1 point is awarded for every 1% of average hourly wage above the minimum wage calculated based upon on-site employees. Salaries of management and corporate officers are not included in the calculation of the average hourly wage.
4. **Bonus Points (50 point maximum)**

**Additional Revenue**      Points can be achieved in the Additional Revenue category for those projects that will contribute significant sales tax, mil tax or some other revenue source that goes directly to the County (excludes property tax which has been previously accounted for in the Capital Investment category).

**Community Need**      Points can be achieved in the Community Need category for those projects that are in a sector that has been previously identified as a "Community Need" such as bio-medical support, agricultural export, high-tech, etcetera.

“Attraction” Factor	Points can be achieved in the "Attraction Factor" category for those manufacturing uses that by their very nature will likely attract other sizeable suppliers and support businesses.
“Green” Factor	Points can be achieved in the "Green Factor" category for those projects that can demonstrate they are making significant additional efforts to reduce greenhouse gases consistent with the goals of SB375/AB32.
Location	Points can be achieved in the Location category for those projects that are sited in locations that meet strategic objectives of the County (transit oriented development, diverted trips through use of rail, infill, anchor to new business park, etc...)

5. Given the impact the 2010 increase in PFF has on very large industrial facilities, industrial facilities greater than 300,000 square feet can qualify for an additional 5% discount for manufacturing, 15% for distribution and 15% for warehouse above any discount determined based on the criteria listed above.

To participate in the program, applicants must submit the attached application at the time of initial project consultation with County Development Staff and enter into an agreement with the County that will provide for verification by the County of the applicant’s capital investment, job creation and average hourly wages, and ensure sustainability of the jobs for a minimum 2 year period. An audit may be conducted at the end of the first and second years of the program to verify that the original assumptions provided by the applicant did in fact materialize as stated in the application, and if not equivalent to or better than those projections, the discounted amount may be recalculated and the applicant may be required to pay the discrepancy amount.

LARGE INDUSTRIAL INVESTMENT INCENTIVE PROGRAM  
APPLICATION/AGREEMENT

Applicant: \_\_\_\_\_

Project Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip Code: \_\_\_\_\_

A.P.N.(s): \_\_\_\_\_

Building Permit No: \_\_\_\_\_ Jurisdiction: \_\_\_\_\_

Type of Project (warehouse, distribution, manufacturing): \_\_\_\_\_

Project Size: \_\_\_\_\_

1. Incentive Criteria:

Total Capital Investment for the project: \_\_\_\_\_

New Jobs Created (within first 12 months of operation): \_\_\_\_\_

Average Hourly Wage (excluding management and corporate officers): \_\_\_\_\_

2. Bonus Points:

Bonus points can be awarded at the discretion of the County based upon a project's ability to contribute significant additional discretionary revenue to the County of Stanislaus General Fund, address an identified community need, attract other supplier and support businesses, demonstrate significant efforts to reduce greenhouse gases or be sited in a location that meets strategic objectives of the County. If you believe this project meets one or more of these objectives, please explain below (attach additional documents as necessary):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OTHER MATTERS:

3. At the end of the first and second years following issuance of any development permits, the County may conduct an audit of the Applicant's project to verify that the original assumptions provided herein by the Applicant did in fact materialize as stated in this Application, and if the results of the County's audit show the estimates are not equivalent to or better than those projections, the Public Facilities Fees Discount amount may be recalculated and the applicant required to pay the deficiency only. There will be no adjustment for exceeding the estimates provided herein. Applicant agrees to cooperate with the County in the audit process and to pay within 90 days any additional amount due as the result of a recalculation.
4. Applicant acknowledges it is the sole responsibility of the applicant to ensure that this Application is complete and is properly submitted to the County. Applicant hereby certifies that it has reviewed the requirements for participation in the Project and that it is eligible to participate in the Program and that to the best of its knowledge the information contained in this application is accurate and complete.
5. Applicant acknowledges that any information submitted to the County by the applicant in response to or in connection with the Application is subject to public disclosure requirements as set forth in the California "Public Records Act", California Government Code §§ 6250 - 6276.48.
6. If the applicant is dissatisfied with any decision or determination by Stanislaus County staff, applicant may submit a request for consideration to the Public Facilities Fees Committee in accordance with Stanislaus County Code section 23.07.030.

IN WITNESS WHEREOF, the applicant has read and agrees to the conditions set forth and has caused this Agreement to be executed by and through the applicant's authorized officers:

APPLICANT

By	Title	Date
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-----  
To be completed by County Staff

Incentive Program Points Awarded:

Capital Investment Points:	_____	Public Facilities Fees:	\$ _____
New Jobs Points:	_____	Public Facilities Fees	
Hourly Wage Points:	_____	Discount:	\$ _____
Project Size Points:	_____	Total Public Facilities	
Bonus Points:	_____	Fees Owed:	\$ _____
Total Points:	_____		
Total Discount %	_____		

Approved by	Title	Date
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## STANISLAUS COUNTY PUBLIC FACILITIES FEES ADMINISTRATIVE GUIDELINES

### I. INTRODUCTION

The County Public Facilities Fees (PFF) were first approved in late 1989, becoming operative in March 1990. During that time, agreements were reached with all nine incorporated Cities for the collection of the County PFF within their jurisdictions as well as in the unincorporated portion of the county. This program was designed to ensure that the need for expanded County facilities directly attributable to increased population be paid for by those creating the need.

The following Administrative Guidelines are for the administration of Public Facilities Fees established to mitigate the impacts of new development as outlined in Section 66000 of the California Government Code. These fees may be used for the purchase, construction, expansion, or acquisition of public facilities, and must be consistent with the adopted fee program, which shall be updated periodically as needed but at least every five years. These policies and procedures have been developed to govern the administration of the PFF Program.

### II. DEFINITIONS

The intent and meaning of the terms that are used shall be as defined in these Administrative Guidelines except as specifically noted, revised, or added. Where terms are not defined, such terms shall have ordinarily accepted meanings such as the context implies. Webster's Third New International Dictionary of the English Language, Unabridged, shall be considered as providing ordinarily accepted meanings.

- A. PFF Committee – shall mean a committee comprised of department heads or their designees from the following departments or divisions of Stanislaus County: Chief Executive Office, Auditor-Controller, Public Works, Planning, Building, County Counsel and Capital Projects.
- B. Chief Building Official – The Chief Building Official of Stanislaus County
- C. Chief Executive Officer – The Chief Executive Officer of Stanislaus County or his or her designee
- D. County – Stanislaus County
- E. County Counsel – The County Counsel of Stanislaus County or his or her designee
- F. Development - the construction, alteration, addition, occupancy or use of any building or structure within Stanislaus County.
- G. Dwelling Unit - a structure as defined in the California Building Code (CBC) as adopted by Stanislaus County: A single unit providing complete, independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

- H. Facilities or Public Facilities – Fees have been identified by the County to fund facility categories which include, but are not limited to: animal services, behavioral health, criminal justice, detention, fire marshal, emergency services, health, libraries, other county, regional and neighborhood parks, sheriff, transportation, and information technology.
- I. Fee – A monetary exaction other than a tax or special assessment that is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project.
- J. Use Categories – The way land is developed and used in terms of the types of activities allowed. Where ambiguity exists, the California Building Code may be used as a reference document to identify the proper use category.
  - 1) Commercial / Retail as used in this section includes a wide range of retail service uses, both free-standing and in shopping centers, including but not limited to: supermarkets, drug stores, department stores, general merchandise, building materials or lumber stores, specialty retail stores, discount stores, hardware/paint stores, video arcades, new and used car sales as well as auto repair shops, fast-food restaurants, sit-down restaurants, banks and Credit Unions, educational or vocational facilities, day care facilities, and gas stations.
  - 2) Industrial – The manufacture, fabrication, reduction or destruction or processing of any article, substance or commodity or any other treatment thereof in such a manner as to change the form or character thereof. Uses include, but are not limited to, heavy and light industrial, warehousing, and industrial parks.
    - a) Small Industrial – less than or equal to 20,000 square feet
    - b) Large Industrial – greater than 20,000 square feet
      - Manufacturing – The conversion of raw materials, components or parts into finished goods that meet a customer’s expectations or specifications. Uses which are considered large industrial include, but are not limited to:
        - Bottling plant
        - Cabinet shop
        - Electronics assembly, paper products
        - Food processor, brewery, bakery
        - Machine shop
        - Printing plant
        - Manufacture, fabrication, processing, packaging and treatment of explosives, oil and great products, chemicals and chemical products
        - Metal fabricator
        - Pulp and paper mill
        - Reduction, processing and storage of offal, dead animals, bones or similar materials
        - Rock crushing
        - Sheet-metal shop
        - Welding shop

- Distribution – Entry, receiving, stocking, and shipping products on their way from supplier to customer. Uses which are considered distribution/ mixed use include but are not limited to:
    - Equipment rental yard
    - Freight
    - Junk handling, processing and storage
    - Landfill – waste products disposal or transfer station
    - Recycling facility
    - Septic tank, cesspool services
    - Wholesale nurseries
    - Distribution center (such as Longs, Wal-Mart, Coca-Cola)
  
  - Warehouse – Facility where the primary activity is the storage of materials. Uses which are considered warehouse include, but are not limited to:
    - Bulk fee storage
    - Corporation yard, freight yard
    - Mini-warehouse
    - Moving and storage service
    - Warehousing
- 3) Office – Professional offices including, but not limited to, business parks, corporate headquarters, insurance sales and research centers
- 4) Residential as used in this section, shall mean any of the following uses
- a) “Single-family” is a detached home or duplex on an individual lot.
  - b) “Multi-family” relates to dwelling units including triplexes, etc., high and low rise apartments, condominiums, and residential planned units developments. This category also applies to mobile home parks.
- 5) Other Uses
- a) “Churches” / “Hospitals” / “Nursing Homes”
    - 1. “Church” shall mean structures primarily designed or used as a place of public worship.
    - 2. “Hospital” shall mean a structure designed for health services both in-patient and out-patient that includes surgical care of the sick or injured or the physically ill and/or therapeutic treatment for the mentally ill. Included as an integral part of a hospital are laboratories, out-patient departments, training facilities, central service facilities, and hospital staff offices on the same site. The preceding ancillary uses are considered “office” if located off-site, unless a multi-site campus is covered by a P-D Zone for hospital uses. A separate set of offices on the same site for physicians is considered “Office.”
    - 3. “Nursing Home” shall mean a structure designed for use as a convalescent hospital, retirement home, or a twenty-four hour care center for seven or more persons in addition to members of the family.

- b) Gas “pumps” - For fee calculations, the number of “pumps” using this definition will be the maximum number of passenger cars which can be served at the fuel-dispensing island on the site at one time.

Note: Mixed Uses – when a development proposal contains more than an incidental mixture of use categories, the general type of uses should be segregated and treated separately for the purpose of calculating development fees.

K. Very Low, Low, and Moderate Incoming Housing – The income limits by income category and household size are provided annually by the Housing and Urban Development for Stanislaus County.

- 1) Very Low Income Housing shall mean housing at rents affordable to households earning fifty percent or less of the area median income as outlined in the Stanislaus County Housing Element.
- 2) Low Income Housing shall mean housing at rents affordable to households earning between 50% and 80% of the area median income as outlined in the Stanislaus County Housing Element.
- 3) Moderate Income Housing shall mean housing at rents affordable to households earning between 80% and 120% of the area median income as outlined in the Stanislaus County Housing Element.

### III. ADMINISTRATION

Overall administration and oversight of the PFF Program shall reside with the Public Facilities Fees Committee as determined by the Chief Executive Officer. The committee is comprised of the following department heads and/or their respective staffs:

- Chief Executive Officer
- Chief Building Official
- Auditor-Controller
- Public Works Director
- Planning Director
- County Counsel
- Capital Projects

The PFF Committee may meet monthly and has the responsibility of ensuring that all issues related to the PFF are managed in accordance with applicable rules and regulations. The committee was established to review policy matters related to the PFF Program in the event of appeals regarding fees, the administration of the PFF Program, and other issues that may arise as a result of the implementation of the PFF Program.

Additionally, the purpose of the Committee has further been defined as follows:

- Identify PFF issues for discussion and resolution
- Review and recommend establishment of fees not within the guidelines of the ordinance
- Recommend or revise administrative guidelines
- Adjust fees where appropriate
- Review and monitor city fee collection practices and report findings



- Monitor fees collected to date and provide periodic reports to the Board of Supervisors
- Serve as an administrative hearing body for appeals from applicants. Appeals not administratively resolved will be presented with a recommendation to the Board of Supervisors for resolution.

#### A. Inflationary Adjustments

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 fund its share of needed facilities. The following indices shall be used for adjusting fees for inflation:

Buildings – Engineering News Record’s Building Cost Index (BCI)

Equipment – Consumer Price Index, All Items, 1982-84=100 for All Urban Consumers (CPI-U)

- 1) Timing of Adjustments – In an effort to ensure that the fees collected are adequate for inflation, an annual inflation adjustment shall be applied each year to the PFF. The PFF rates for all use categories shall be administratively adjusted annually to account for inflation.

While fee updates using inflation indices are appropriate for periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, the County will conduct more extensive updates of the fee documentation and calculation when significant new data on growth forecasts and/or facility plans become available. These updates are anticipated at 5 year intervals.

- 2) Notification of Inflationary Adjustment

The County will provide at least one public meeting for stakeholders and other interested parties at least 60 days in advance of the effective date of the inflationary adjustment.

Any fee adjustment will be presented to the Board of Supervisors prior to implementation. The item should be scheduled to allow for sufficient time for the increase to become effective at the beginning of the fiscal year.

#### B. Calculation and Collection of Fees

- 1) A Public Facilities Fee shall be charged and paid at the time of issuance of a building permit for development. The fee shall be determined by the fee schedule in effect on the date that the vesting tentative map or vesting parcel map is deemed complete. For projects that do not have a vested map, then the date used will be the date the building permit application is received or the date the development agreement was executed.
- 2) Use categories not specified on the Public Facilities Fees schedule (i.e. recreational) shall be charged at rates determined by the Chief Building Official in consultation with the Director of Public Works using trip generation estimates found in the most recent edition of the Institute of Transportation Engineers (ITE) manual. The formula used to derive the road fee portion of each category is as follows:

Regional Transportation Impact Fee – Peak hour trip end generation X diverted trip factor X causality adjustment factor X intercity cost per trip end of \$2,525 (see 2005 PFF Inflationary Adjustments, page 26)

City/County Road Fee – Peak trip generation X diverted trip factor X causality adjustment factor X City/County cost per trip end of \$1,403 (see 2005 PFF Inflationary Adjustment, page 25)

- 3) When application is made for a new building permit following the expiration of a previously issued building permit for which fees were paid, the fee payment shall not be required, unless the fee schedule has been amended after the expiration date. In this event, the appropriate increase or decrease shall be imposed prior to the issuance of a new building permit.
- 4) In the event that subsequent development occurs with respect to property for which fees have been paid, additional fees shall be required only for additional square footage or units of development that were not included in computing the prior fee or a change in use. (See exception #2)
- 5) When a fee is paid for a development project and that project is subsequently reduced and it is entitled to a lower fee, the County shall, upon request of the payor, issue a partial refund of the fee to the payor, less the administration portion in the amount of one percent (1%) of the former total.
- 6) When a fee is paid for a development project and the project is subsequently abandoned without any further action beyond obtaining the building permit, the payor shall be entitled to a refund of the fee paid, less the administrative portion of the fee.
- 7) A developer of any project subject to the fee may submit a request for consideration to the Public Facilities Fee Committee for reduction or adjustment to that fee, or a waiver of that fee, based upon the absence of any reasonable relationship or nexus between the impacts of the development and either the amount of the fee charged or the type of facilities to be financed. The application shall be made in writing and submitted to the Public Facilities Fees Committee. The request shall state in detail the factual basis for the claim, waiver or adjustment.

~~If the conclusion of the committee is not satisfactory to the developer, the decision may be appealed to the Board of Supervisors. The Board of Supervisors shall consider the appeal at a public hearing held within sixty (60) days after the date the committee made its decision. The Public Facilities Fee Committee shall prepare a staff report and recommendation for Board of Supervisor's consideration. The decision of the Board of Supervisors shall be final. If a reduction, adjustment, or waiver is granted, any change in use within the project shall invalidate the waiver.~~

**The decision of the Public Facilities Fees Committee may be appealed in writing to the Chief Executive Officer or his/her designee no later than ten (10) days after the Committee's decision of the appeal is mailed to the developer. Any appeal that is not timely filed will be deemed ineffective and the administrative determination of the Public Facilities Fees Committee will become final. The Chief Executive Officer or designee shall fix a reasonable time for the appeal hearing and shall provide ten (10) days written notice to the developer. An appeal review committee comprised of the Chief Executive Officer, or designee, the Chairman and Vice Chairman of the Board of Supervisors shall hear the appeal and issue a decision within 30-days after the hearing. The Public Facilities Fee Committee shall prepare**

a written report and recommendation for the appeal review committee's consideration. The appeal review committee may take any appropriate action upon the original administrative action that was appealed, including granting or denying the appeal in whole or in part, or imposing, deleting or modifying the fee. The decision of the appeal review committee shall be final. If a reduction, adjustment, or waiver is granted, any subsequent change in use within the project shall invalidate the reduction, adjustment, or waiver.

### C. Fees Application

- 1) An existing building that was built without a building permit will be subject to the fees in place at the time of the estimated date of original construction.
- 2) Shell Buildings
  - a) Will be charged the full fee for the projected use at the time the shell permit is obtained. If the projected use is unknown at the time the permit is obtained, the industrial rate will be imposed.
  - b) Tenant improvement permits will be charged the incremental difference in fee between the actual use and the use that was given for the shell permit.
  - c) Tenant improvement permits within building shells will be charged the incremental difference between its previous use and the proposed use.
  - d) Stanislaus County's determination of fees is separate from and irrespective of the determination of other jurisdictions.
- 3) Detached garages and accessory structures that are converted to residential occupancy will be charged the fee for a single-family residential unit if greater than 800 square feet and the fee for multi-family residential unit if less than 800 square feet and a primary residence already exists on the parcel. Any structure 800 square feet or larger in size is considered to be single family and any structure less than 800 square feet in size is considered to be multi-family.
- 4) Mobile Homes – Facilities in this category are unique and the application of fees should be referred to the Public Facilities Fees Committee for its consideration.
  - a) Mobile home parks will be charged the multi-family fee for each mobile home space.
  - b) Factory-built housing will be charged the single-family fee.
- 5) Modular Buildings – Modular buildings are part of a construction style of buildings that are prefabricated or manufactured at a central location and shipped/moved to another location.
  - a) Temporary modular buildings will be charged the fee for its intended use. If an applicant who paid PFF on a temporary modular building removes that temporary building within five (5) years of payment of the PFF, that applicant can apply in writing, provide proof of removal (demolition permit filed with Building Division), and be reimbursed for the entire amount of PFF paid less administrative fees. The deadline for receipt of the written application for a rebate is five (5) years from payment of PFF.

b) Replacement of existing modular buildings with permanent construction will be charged the incremental difference in fee between the existing use and the new construction.

6) Seasonal Use – If it is determined that a use is conducted seasonally or less than a full year on a continued basis as per the use permit conditions, the fee shall be calculated using that fraction of a year as determined by the Chief Building Official.

D. Exemptions – Public Facilities Fees established by these policies shall not be imposed on any of the following:

- 1) Any alteration or addition to a residential structure, except to the extent that additional units are created.
- 2) Any alteration or addition to a specific non-residential structure if the square footage of the structure is increased less than ten percent, unless the alteration or addition changes the use of the structure to a higher density category or will result in the generation of additional peak hour trip ends. Structure is defined as a separate building which may or may not be part of a larger complex. When determining the 10%, only the individual structure and not the entire square footage of the complex will apply.
- 3) Any replacement or reconstruction of any residential, commercial or industrial development project that is damaged or destroyed as a result of a natural disaster as declared by the Governor.
- 4) Any replacement of a previously existing structure, in kind, if the applicant can prove, using County Tax Assessor's records, that the structure or facility legally existed in 1990 or later and no previous fee credit has been given.
- 5) Any replacement, in kind, of structures damaged by fire, flooding or earthquake.
- 6) Detached residential garages, carports and other accessory structures.
- 7) Public facilities, i.e. state agencies, utilities, fire districts, public schools, public housing agencies, community service districts, etc.
- 8) Mobile Homes
  - a) Replacement of mobile homes in existing mobile home park spaces
  - b) Replacement of an existing legally installed mobile home on private property.
  - c) Any mobile home that is subject to a mobile home permit for temporary use, for example, for housing an ill or aged family member or farm worker housing.
- 9) Any agricultural building that is designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

E. Deferrals

1) Affordable Housing – Contingent upon the housing being developed with assistance from a public agency, fees would be deferred the entire time period that the income eligibility is maintained. (~~See attachment A for entire policy~~)

- a) Fees for housing developed for occupancy by moderate income households, defined as being between 80 to 120 percent of the area median income, shall be afforded the opportunity to defer the entire fee. Documentation shall be provided that confirms such occupancy and a contract will be executed and recorded that indicates the deferral with instructions regarding future payment.
- b) Housing developed for occupancy by low income households shall be afforded the opportunity to defer the entire fee. Low income is defined as being between 50 to 80 percent of the area median income. Documentation shall be provided that confirms such occupancy and a contract will be executed and recorded that indicates the deferral with instructions regarding future payment.
- c) Housing developed for occupancy by very low income households shall be afforded the opportunity to waive the entire fee. Very low income is defined as 50 percent or less of the area median income. Documentation shall be provided that confirms such occupancy. A contract will be executed and recorded that indicates the waiver status along with instructions regarding future payment should the very low income housing status not be maintained.

2) PFF Installment Payment Program for Qualifying Non-Residential Projects

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

Qualified projects must meet the following standards:

- a) Project is of commercial, retail and/or industrial nature. Residential developments are NOT eligible for this fee deferral program;
- b) Facilitates job retention and/or creation within the first 12 months of project completion;
- c) The applicant provides satisfactory evidence that the project has one or more of the following characteristics:
  - 1. Provides for “living wage” jobs at least 1½ times the minimum wage;
  - 2. Supports a community need;
  - 3. Will likely attract other businesses;
  - 4. Will make a significant effort to reduce greenhouse gases; or

5. Sited in a location that meets strategic objectives of the County (transit oriented development, diverted trips through use of rail, infill, anchor to new business park, etc.).

### 3) PFF Deferral Payment Program for Residential Projects

Payment of fees may be made at the issuance of the residential building permit or may be deferred until the close of escrow on the sale of the residential building for which the building permit was issued. For those deferrals that do not pertain to a sale the fee must be paid prior to Final Inspection or prior to Certificate of Occupancy. Opting to defer payment of the fees requires the execution of a contract which shall be recorded as a lien, thus assuring that the County will receive the fees owed.

## F. Hardship

The Public Facility Fee Committee has authority from the Board of Supervisors to exercise discretion in allowing an individual to pay the fee which was in effect at the time they commenced a project involving a single residential dwelling, in which the applicant either currently resides or intends to reside, if the individual was unable to proceed with the project to the point of paying the Public Facility Fee in effect at the commencement of the project due to the unanticipated onset of a serious and debilitating health condition or due to other changed circumstances which were beyond the control of the individual and which interrupted the progress of their project and which is determined by a majority of the members of the Public Facilities Fees Committee to constitute a "hardship".

## G. Annual Report

As required by Subsection 66006 of the Government Code, each year an annual report will be prepared and made available to the public within 180 days after the last day of each fiscal year. The report shall be prepared by the Auditor-Controller and shall contain the following information:

- 1) A description of the type of fee in the account or fund
- 2) The amount of the fee.
- 3) The beginning and ending balance of the account or fund
- 4) The amount of the fees collected and the interest earned.
- 5) An identification of each public facility on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
- 6) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.
- 7) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be

expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive from the loan.

- 8) The amount of refunds made pursuant to subdivision (e) of Subsection 66001 of the Government Code and any allocations pursuant to subdivision (f) of Section 66001.

The following Board of Supervisors items were utilized in the creation of these guidelines:

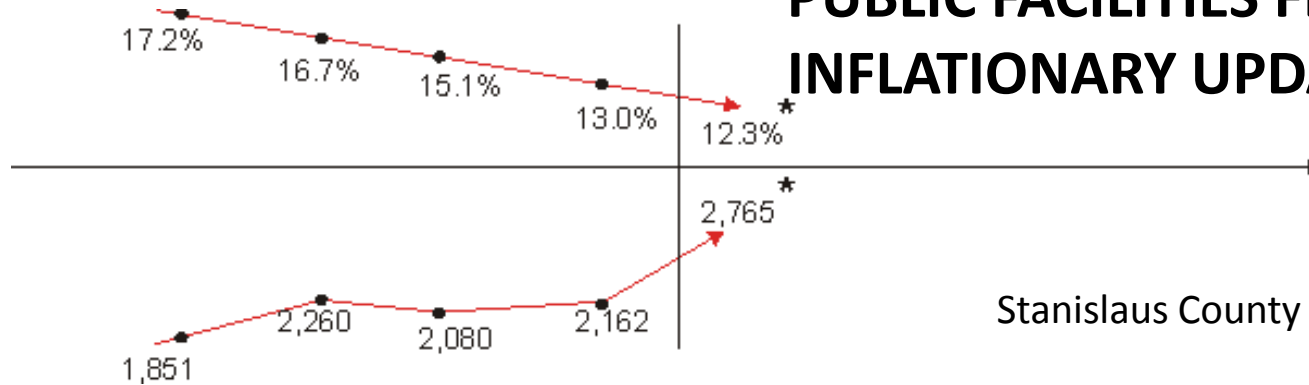
- June 4, 1991 (B-11) – Appointment and Role of Public Facility Fee Committee
- July 21, 1992 (B-9) – Public Facilities Fee Committee – Proposed Policy Guidelines for Housing Affordability
- June 22, 1993 (B-12) – Public facility Fee Deferral on Public Assisted Housing
- October 3, 1995 (B-10) – Approval to Allow Deferred Option for Paying Public Facilities Fees for Residential Development and Adoption of a Resolution
- April 9, 2002 (B-3) – Approval of the Public Facilities Fees Annual Financial Report for the Fiscal Year Ending June 30, 2001
- December 13, 2005 (B-13) – Introduction and Waiver of the First Reading of an Ordinance to Authorize the Establishment of a Public Facility Fee Installment Payment Program for Qualifying Non-Residential Projects and Conditional Approval to Establish such a Program
- September 12, 2006 (B-6) – Approval of an Amendment to the Guidelines for the Public Facility Fee Committee to include the Exercise of Discretion by the Public Facility Fee Committee in Cases Involving Hardship
- July 20, 2010 (6:35 p.m.) – Public Hearing to Consider Adoption of Revised Regional Transportation Impact Fees and Related Matters
- December 18, 2012 (B-10) – Approval to Adopt the Revised Public facilities Fees (PFF) Administrative Guidelines and Revisions to the Deferral Payment Contract

Attachments:

Stanislaus County Public Facilities Fees Calculation Request  
Policies and Procedures for City Collection of County Public Facilities Fees  
Request for Use of Public Facilities Fee Funds  
(All categories except for Roads and Other County Facilities)  
Request for Use of Public Facilities Fee Funds  
(Other County Facilities)  
Memo to Department after PFF Committee Approval

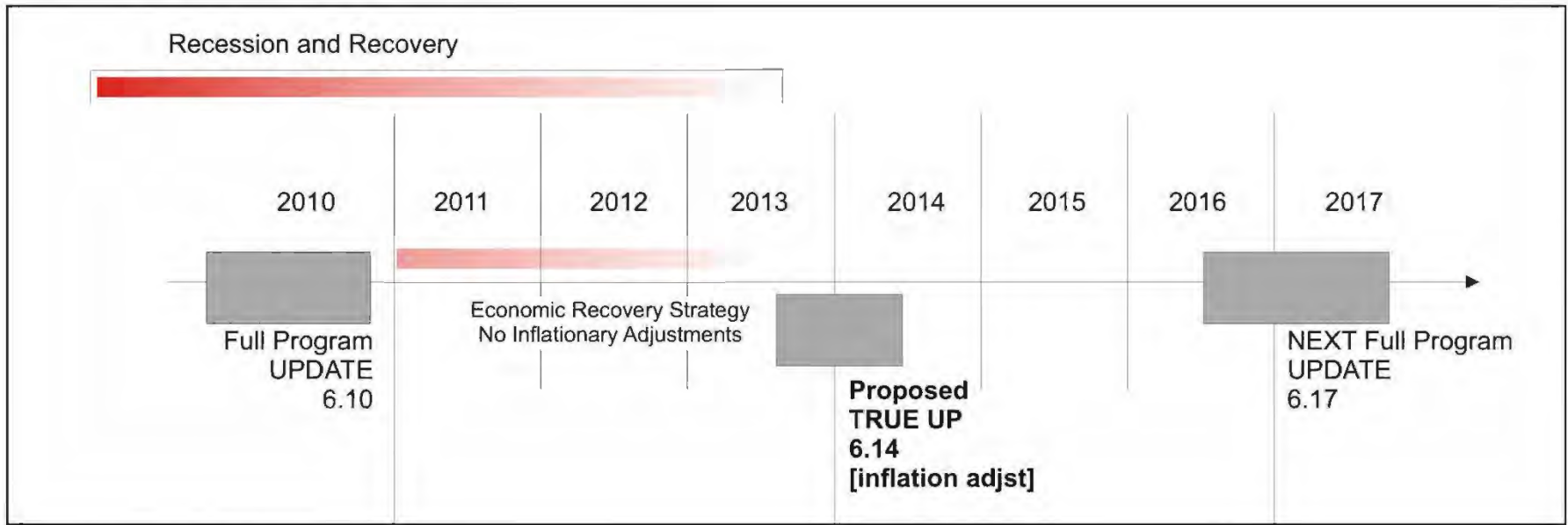


# PUBLIC FACILITIES FEE PROGRAM INFLATIONARY UPDATE 2014



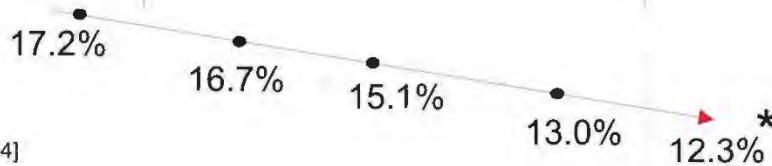
A Presentation to  
Stanislaus County Board of Supervisors  
August 19, 2014

# Public Facilities Fee (PFF) Inflationary Adjustment Schedule



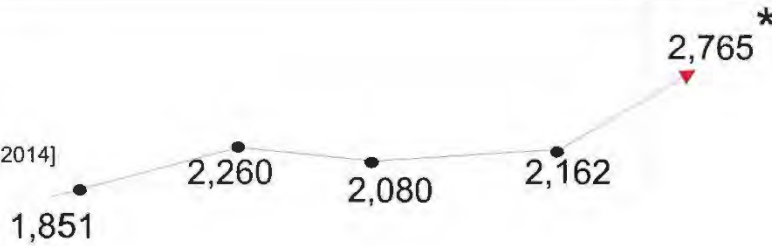
## Unemployment Rates [annual]

\* [as of May 2014]



## Building Permits Issued [fiscal yr/actual]

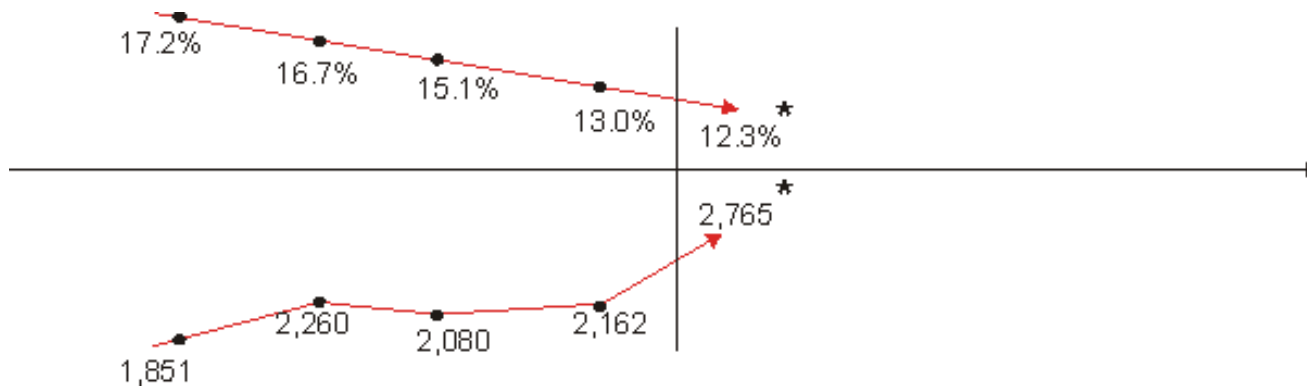
\* [as of June 30, 2014]



[recent high point = 3,713 FY 6/7]

## Adjusting Facilities Value Assumptions:

- Land values
- Buildings, Improvements
- Equipment



**Table 1: PFF Inflationary Update Comparison - Unincorporated**

Land Use	2010 Fee	2014 Inflationary Update	Increase	Percent Increase
<i>Residential (Per Dwelling Unit)</i>				
Single Family	\$ 8,868	\$ 9,429	\$ 561	6%
Multifamily	5,850	6,203	353	6%
<i>Nonresidential (Per Thousand Square Feet)</i>				
Office	\$ 4,251	\$ 4,598	\$ 347	8%
<i>Industrial<sup>1</sup></i>				
Industrial (Small)	\$ 1,702	\$ 1,855	\$ 153	9%
Industrial (Large)				
Manufacturing	\$ 1,880	\$ 2,044	\$ 164	9%
Distribution	1,941	2,132	191	10%
Warehouse	1,020	1,119	99	10%
<i>Commercial<sup>2</sup></i>				
Small Retail	\$ 2,694	\$ 2,893	\$ 199	7%
Medium Retail	3,599	3,892	293	8%
Shopping Center	3,392	3,663	271	8%
Shopping Mall	2,409	2,579	170	7%
Church	\$ 1,452	\$ 1,523	\$ 71	5%
Hospital	1,918	2,036	118	6%
Nursing Home	1,245	1,295	50	4%
<i>Special Cases<sup>3</sup></i>				
Drive Through (per lane)	\$ 16,108	\$ 17,776	\$ 1,668	10%
Gas Station (per pump)	6,283	6,934	651	10%
Motel/Hotel (per room)	646	713	67	10%
Golf Course (per acre)	776	856	80	10%

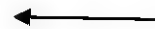
Note: This fee charged only in unincorporated areas.

<sup>1</sup> Small industrial is less than 20,000 sq. ft.; Any industrial above 20,000 square feet gets charged at the large industrial rate by land use (manufacturing, distribution or warehouse).

<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.

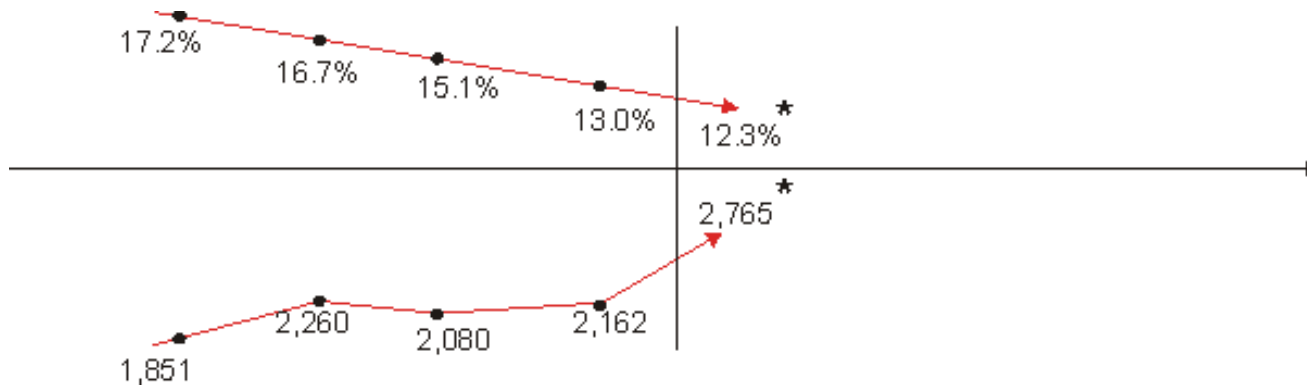
Source: Wildan Financial Services.



# Large Industrial Incentive

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## Administrative Guidelines Revise



# **RECOMMENDATIONS**

Accept the 2014 Public Facilities Fee Program Inflationary Update Report;

Approve and adopt the findings set forth in the Public Facilities Fee program inflationary update and in this item, and as required by section 66001 of the California Government Code;

Approve the revised Public Facilities Fees as recommended in the report to be effective 60 days from the date of adoption;

Approve the extension of the Large Industrial Incentive Program through July 1, 2017;

Approve the revised Public Facilities Fees Committee Administrative Guidelines

# PUBLIC FACILITIES FEE PROGRAM INFLATIONARY UPDATE 2014

