

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

DEPT: Chief Executive Office

BOARD AGENDA #: *B-12

AGENDA DATE: September 26, 2017

SUBJECT:

Approval to Set a Public Hearing on October 17, 2017 at 6:35 p.m. to Consider the Adoption of the Updated County Public Facilities Fees (PFF) Program, Amended PFF Administrative Guidelines, and to Reinstate the Large Industrial Incentive Program

BOARD ACTION AS FOLLOWS:

No. 2017-551

On motion of Supervisor Olsen, Seconded by Supervisor Withrow
and approved by the following vote,

Ayes: Supervisors: Olsen, Withrow, Monteith, DeMartini, and Chairman Chiesa

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:


ELIZABETH A. KING, Clerk of the Board of Supervisors

File No. M-64-K-8

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Chief Executive Office

BOARD AGENDA #: *B-12

Urgent Routine

AGENDA DATE: September 26, 2017

CEO CONCURRENCE: 

4/5 Vote Required: Yes No

SUBJECT:

Approval to Set a Public Hearing on October 17, 2017 at 6:35 p.m. to Consider the Adoption of the Updated County Public Facilities Fees (PFF) Program, Amended PFF Administrative Guidelines, and to Reinstate the Large Industrial Incentive Program

STAFF RECOMMENDATIONS:

1. Set a public hearing on October 17, 2017 at 6:35 p.m. to consider the adoption of the updated County Public Facilities Fees pursuant to Title 23 of Stanislaus County Ordinance Code.

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. Program updates since inception were completed in 1992, 2003, 2005, and 2010, with the last inflationary update completed in 2014. The PFF program collects impact fees from new development throughout the County, both in the cities and the unincorporated area, to fund the public facilities required to accommodate growth.

The PFF program includes a Regional Transportation Impact Fee (RTIF) component to support the need for regional transportation facilities to support future development, efficient and effective connectivity between cities, within Stanislaus County. The RTIF program collects impact fees from new development throughout the County to fund the regional transportation facilities required to accommodate growth. The last comprehensive update completed in 2010 included 58 projects at a value of \$852.3 million plus five study corridors valued at \$50 million.

The 2017 County PFF program update is a comprehensive review of the County's existing fee program and projects forward 28 years of anticipated growth in Stanislaus County. The 2017 update projects a lower population growth than the 2010 update, which results in less population to spread the costs. The update includes 32 projects at a value of \$925.2 million plus 3 study corridors valued at \$22 million. Traffic modeling defines what percentage of the total should be funded by growth in Stanislaus County.

The fee calculation methodology remains consistent with past practice and is based on a current level of service approach called the "Existing Inventory Method". Existing inventory method places value on existing facilities and ratio to current population to identify a per capita facility standard. That standard is then applied to projected population growth to determine a fee basis that will maintain the existing level of service. The exception to this approach is the

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transportation related fee category which is based on a “Planned Facilities Method”, which allocates costs based on the ratio of planned facilities costs to demand from new development.

The PFF program update reflects decreases in four fee categories: small industrial, warehouse, motel/hotel, and hospital within the cities fee category. In addition, new categories have been added that include senior housing, research and development, school (private), and car wash (per lane). These categories had previously been charged within an existing fee category. All other categories reflect an increase in fees. This is primarily due to the population projection being less than the 2010 projection. Although costs have been held constant, fees are increasing because we have less projected population to spread the costs. As a result of these increases, staff is recommending a 3-year phase in approach.

Administrative Guidelines

The PFF Committee is responsible for the administration and oversight of the PFF program. The committee is comprised of the following department heads or their designees: Chief Executive Officer, Chief Building Official, Auditor-Controller, Public Works Director, Planning Director, County Counsel, and Capital Projects. The PFF Committee has the responsibility of ensuring that all issues related to the PFF program are managed in accordance with applicable rules and regulations. The PFF administrative guidelines are used by the County and city partners to implement the program and were first adopted in 1990. The 2017 update to the Administrative Guidelines align with changes in the comprehensive report and includes clarifying definitions for various uses.

Large Industrial Incentive Program

The Large Industrial Incentive Program was initiated as part of the 2010 Comprehensive Update to assist large industrial, manufacturing and logistics sector growth. Since inception two applicants, Blue Diamond and Restoration Hardware, have applied for the incentive program.

The Large Industrial Incentive Program expired on June 30, 2017. Staff recommends reinstating the program for large manufacturing and industrial uses. In the 2017 update the fees for warehouse reduced and are therefore removed from the incentive program. In addition, any potential future cannabis activities will not be eligible for this incentive program.

POLICY ISSUE:

Board of Supervisors’ approval is required to adopt public facilities fees pursuant to Title 23 of Stanislaus County Code.

FISCAL IMPACT:

Since adoption of the program in March 1990, Stanislaus County has collected \$192.5 million in Public Facilities Fees and almost \$34 million in interest. Approximately \$177.8 million has been distributed to fund needed capital improvements including transportation infrastructure, jail expansion, library facilities and park improvements. The total potential revenue over the 28

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year planning horizon of the PFF program is estimated to be over \$1 billion that will be used to address capital facilities needs directly related to growth.

A 3-year phase in of the impact fees is proposed to lessen the total impact on development. This approach will result in a \$2.18 million potential RTIF shortfall. Other state and federal competitive funding sources will be pursued to fill this funding gap.

BOARD OF SUPERVISORS' PRIORITY:

The recommended action supports the Boards' priorities of A Strong Local Economy, A Well-Planned Infrastructure System, and Efficient Delivery of Public Services by administering an impact fee program to ensure that new development pays the capital costs associated with their growth.

STAFFING IMPACT:

The overall administration and oversight of the PFF program resides with the PFF Committee.

CONTACT PERSON:

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Tera Chumley, Senior Management Consultant	(209) 573-1398

ATTACHMENT(S):

1. Comprehensive Public Facilities Impact Fee Update Study September 15, 2017
2. Public Facilities Fees Administrative Guidelines
3. Large Industrial Incentive Program

ATTACHMENT 1

STANISLAUS COUNTY

COMPREHENSIVE PUBLIC FACILITIES IMPACT FEE UPDATE STUDY

ADMINISTRATIVE DRAFT

SEPTEMBER 15, 2017



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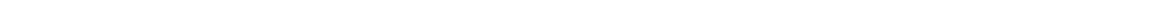


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Executive Summary

This report summarizes an analysis of the need for public facilities and capital improvements to support future development within Stanislaus County through 2045. It is the County's intent that the costs representing future development's share of these facilities and improvements be imposed on that development in the form of a development impact fee, also known as a public facilities fee.

Background and Study Objectives

The primary policy objective of a public facilities fee program is to ensure that new development pays the capital costs associated with growth. The primary purpose of this report is to calculate and present fees that will enable the County to expand its inventory of public facilities – and therefore maintain its facilities standards – as new development leads to service population increases.

The County imposes public facilities fees in unincorporated areas under authority granted by the *Mitigation Fee Act* (the *Act*), contained in *California Government Code Sections 66000 et seq.* This report provides the necessary findings required by the *Act* for adoption of the fees presented in the fee schedules contained herein. The County has existing agreements with the incorporated cities in the County to implement the impact fees.

Fee Categories

The public facilities and improvements included in this analysis of the County's public facilities fee (PFF) program are divided into the fee categories listed below:

- Animal Services
- Behavioral Health
- Criminal Justice
- Detention
- Emergency Services
- Health
- Libraries
- Other County Facilities
- Parks
- Sheriff
- Regional Transportation
- Countywide Information Technology

Use of Fee Revenues

Impact fee revenue must be spent on new facilities or expansion of current facilities to serve new development. Facilities can be generally defined as capital acquisition items with a useful life greater than five years. Impact fee revenue can be spent on the following capital facilities to serve new development: land acquisition, construction of buildings, new roadways, road expansions, vehicles, information technology, library collections, software licenses and equipment.

The County has a 20-year Capital Improvement Plan (CIP), from which projects are prioritized with a subset of approved and funded projects in a more specific five-year CIP. The County also has master facilities planning documents as required by law and publishes an auditor's report.

Methodologies Used in This Study

For all categories *except* for the regional transportation impact fee (RTIF), this study uses the existing inventory method to calculate a cost standard that ensures that new development contributes to facilities at the same rate that existing development has contributed to date. This methodology is not based on a master plan for facilities. Rather, this methodology uses the County's existing inventory of facilities as of 2016 to calculate the existing facility standard serving existing development. A cost standard is used to combine disparate types of facilities, such as land, buildings, and vehicles, funded by the same public facility fee. By definition this methodology results in no facility deficiencies attributable to existing development.

The RTIF is based on maintaining a specified facility standard on roadways. All projects included in this study met the County's roadway level of service standards at the time they were added to the County's fee program. The costs of facilities associated with growth required to maintain that standard are allocated to new development using the planned facilities approach. The planned facilities approach allocates costs based on the ratio of planned facility costs to demand from new development.

Fee Schedules

Tables E.1, E.2 and E.3 summarize the schedules of maximum justified public facilities fees based on the analysis contained in this report.

Table E.1: Stanislaus County Public Facilities Fee Summary - Unincorporated

Land Use	Animal Services	Behavioral Health	Criminal Justice	Detention	Emergency Services	Health	Library	Other County Facilities	Regional Parks	Neighborhood Parks ¹	Sheriff ¹	County-wide IT	RTIF	Admin Charge	Total Fee
<i>Residential (Per Dwelling Unit)</i>															
Single Family / Duplex	\$ 165	\$ 92	\$ 134	\$ 1,091	\$ 16	\$ 353	\$ 350	\$ 2,121	\$ 346	\$ 671	\$ 1,078	\$ 10	\$ 4,634	\$ 221	\$ 11,282
Multifamily / Mobile Home	108	60	87	710	10	230	228	1,381	225	437	702	6	2,878	141	7,203
Senior Housing	108	60	87	710	10	230	228	1,381	225	437	702	6	1,151	107	5,442
<i>Nonresidential (Per Thousand Square Feet)</i>															
Office	N/A	\$ 26	\$ 37	\$ 304	\$ 6	\$ 98	N/A	\$ 594	N/A	N/A	\$ 301	\$ 3	\$ 3,786	\$ 103	\$ 5,258
Research and Development	N/A	26	37	304	6	98	N/A	594	N/A	N/A	301	3	2,726	82	4,177
<i>Industrial</i>															
Industrial (Small)	N/A	\$ 6	\$ 8	\$ 68	\$ 1	\$ 22	N/A	\$ 132	N/A	N/A	\$ 67	\$ 1	\$ 1,424	\$ 35	\$ 1,764
Industrial (Large)															
Manufacturing	N/A	8	12	98	2	31	N/A	190	N/A	N/A	97	1	1,848	46	2,333
Distribution	N/A	3	5	39	1	13	N/A	77	N/A	N/A	39	-	2,151	47	2,375
Warehouse	N/A	2	2	19	0.40	6	N/A	37	N/A	N/A	19	-	818	18	921
Rail Served Manufacturing	N/A	8	12	98	2	31	N/A	190	N/A	N/A	97	1	1,787	45	2,271
Rail Served Distribution	N/A	3	5	39	1	13	N/A	77	N/A	N/A	39	-	2,090	45	2,312
Rail Served Warehouse	N/A	2	2	19	0	6	N/A	37	N/A	N/A	19	-	757	17	859
<i>Commercial²</i>															
Small Retail	N/A	\$ 22	\$ 31	\$ 255	\$ 5	\$ 82	N/A	\$ 499	N/A	N/A	\$ 253	\$ 2	\$ 2,151	\$ 66	\$ 3,366
Medium Retail	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	3,968	102	5,219
Shopping Center	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	2,938	82	4,169
Shopping Mall	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	1,817	59	3,025
Church	N/A	\$ 22	\$ 31	\$ 255	\$ 5	\$ 82	N/A	\$ 499	N/A	N/A	\$ 253	\$ 2	\$ 576	\$ 35	\$ 1,760
Hospital	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	1,000	43	2,192
Nursing Home	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	788	39	1,976
School	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	1,030	44	2,223
<i>Special Cases³</i>															
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	\$ 18,144	\$ 363	\$ 18,507
Car Wash (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	11,238	225	11,463
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	7,360	147	7,507
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	636	13	649
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	909	18	927

¹ Charged only in unincorporated areas.

² 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.

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

Table E.2: Stanislaus County Public Facilities 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 ¹	Sheriff ¹	County-wide IT	RTIF	Admin Charge	Total Fee
<i>Residential (Per Dwelling Unit)</i>															
Single Family / Duplex	\$ 165	\$ 92	\$ 134	\$ 1,091	\$ 16	\$ 353	\$ 350	\$ 1,065	\$ 346	N/A	N/A	\$ 10	\$ 4,634	\$ 165	\$ 8,421
Multifamily / Mobile Home	108	60	87	710	10	230	228	693	225	N/A	N/A	6	2,878	105	5,340
Senior Housing	108	60	87	710	10	230	228	693	225	N/A	N/A	6	1,151	70	3,578
<i>Nonresidential (Per Thousand Square Feet)</i>															
Office	N/A	\$ 26	\$ 37	\$ 304	\$ 6	\$ 98	N/A	\$ 298	N/A	N/A	N/A	\$ 3	\$ 3,786	\$ 91	\$ 4,649
Research and Development	N/A	26	37	304	6	98	N/A	298	N/A	N/A	N/A	3	2,726	70	3,568
<i>Industrial</i>															
Industrial (Small)	N/A	\$ 6	\$ 8	\$ 68	\$ 1	\$ 22	N/A	\$ 67	N/A	N/A	N/A	\$ 1	\$ 1,424	\$ 32	\$ 1,629
Industrial (Large)															
Manufacturing	N/A	8	12	98	2	31	N/A	96	N/A	N/A	N/A	1	1,848	42	2,138
Distribution	N/A	3	5	39	1	13	N/A	38	N/A	N/A	N/A	-	2,151	45	2,295
Warehouse	N/A	2	2	19	0.40	6	N/A	19	N/A	N/A	N/A	-	818	17	883
Rail Served Manufacturing	N/A	8	12	98	2	31	N/A	96	N/A	N/A	N/A	1	1,787	41	2,076
Rail Served Distribution	N/A	3	5	39	1	13	N/A	38	N/A	N/A	N/A	-	2,090	44	2,233
Rail Served Warehouse	N/A	2	2	19	0	6	N/A	19	N/A	N/A	N/A	-	757	16	821
<i>Commercial²</i>															
Small Retail	N/A	\$ 22	\$ 31	\$ 255	\$ 5	\$ 82	N/A	\$ 251	N/A	N/A	N/A	\$ 2	\$ 2,151	\$ 56	\$ 2,855
Medium Retail	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	3,968	92	4,708
Shopping Center	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	2,938	72	3,658
Shopping Mall	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	1,817	49	2,514
Church	N/A	\$ 22	\$ 31	\$ 255	\$ 5	\$ 82	N/A	\$ 251	N/A	N/A	N/A	\$ 2	\$ 576	\$ 24	\$ 1,248
Hospital	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	1,000	33	1,681
Nursing Home	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	788	29	1,465
School	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	1,030	34	1,712
<i>Special Cases³</i>															
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	\$ 18,144	\$ 363	\$ 18,507
Car Wash (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	11,238	225	11,463
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	7,360	147	7,507
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	636	13	649
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	909	18	927

¹ Charged only in unincorporated areas.

² 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.

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

Table E.3: Stanislaus County Public Facilities 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 ¹	Sheriff ¹	County-wide IT	RTIF	Admin Charge	Total Fee
<u>Residential (Per Dwelling Unit)</u>															
Single Family / Duplex	N/A	\$ 92	\$ 134	\$ 1,091	\$ 16	\$ 353	\$ 350	\$ 1,065	\$ 346	N/A	N/A	\$ 10	\$ 4,634	\$ 162	\$ 8,253
Multifamily / Mobile Home	N/A	60	87	710	10	230	228	693	225	N/A	N/A	6	2,878	103	5,230
Senior Housing	N/A	60	87	710	10	230	228	693	225	N/A	N/A	6	1,151	68	3,468
<u>Nonresidential (Per Thousand Square Feet)</u>															
Office	N/A	\$ 26	\$ 37	\$ 304	\$ 6	\$ 98	N/A	\$ 298	N/A	N/A	N/A	\$ 3	\$ 3,786	\$ 91	\$ 4,649
Research and Development	N/A	26	37	304	6	98	N/A	298	N/A	N/A	N/A	-	2,726	70	3,565
<u>Industrial</u>															
Industrial (Small)	N/A	\$ 6	\$ 8	\$ 68	\$ 1	\$ 22	N/A	\$ 67	N/A	N/A	N/A	\$ 1	\$ 1,424	\$ 32	\$ 1,629
<u>Industrial (Large)</u>															
Manufacturing	N/A	8	12	98	2	31	N/A	96	N/A	N/A	N/A	1	1,848	42	2,138
Distribution	N/A	3	5	39	1	13	N/A	38	N/A	N/A	N/A	-	2,151	45	2,295
Warehouse	N/A	2	2	19	0.40	6	N/A	19	N/A	N/A	N/A	-	818	17	883
Rail Served Manufacturing	N/A	8	12	98	2	31	N/A	96	N/A	N/A	N/A	1	1,787	41	2,076
Rail Served Distribution	N/A	3	5	39	1	13	N/A	38	N/A	N/A	N/A	-	2,090	44	2,233
Rail Served Warehouse	N/A	2	2	19	0	6	N/A	19	N/A	N/A	N/A	-	757	16	821
<u>Commercial²</u>															
Small Retail	N/A	\$ 22	\$ 31	\$ 255	\$ 5	\$ 82	N/A	\$ 251	N/A	N/A	N/A	\$ 2	\$ 2,151	\$ 56	\$ 2,855
Medium Retail	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	3,968	92	4,708
Shopping Center	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	2,938	72	3,658
Shopping Mall	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	1,817	49	2,514
Church	N/A	\$ 22	\$ 31	\$ 255	\$ 5	\$ 82	N/A	\$ 251	N/A	N/A	N/A	\$ 2	\$ 576	\$ 24	\$ 1,248
Hospital	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	1,000	33	1,681
Nursing Home	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	788	29	1,465
School	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	1,030	34	1,712
<u>Special Cases³</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	\$ 18,144	\$ 363	\$ 18,507
Car Wash (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	11,238	225	11,463
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	7,360	147	7,507
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	636	13	649
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	909	18	927

¹ Charged only in unincorporated areas.

² 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.

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

1. Introduction

This report presents an analysis of the need for public facilities to accommodate new development in Stanislaus County. This chapter provides background for the study and explains the study approach under the following sections:

- Public facilities financing in California;
- Study objectives;
- Stanislaus County public facilities fee program;
- Study Methodology;
- Fee Program Maintenance; and
- Organization of the report.

Public Facilities Financing in California

The changing fiscal landscape in California during the past 30 years has steadily undercut the financial capacity of local governments to fund infrastructure. Three dominant trends stand out:

- The passage of a string of tax limitation measures, starting with Proposition 13 in 1978 and continuing through the passage of Proposition 218 in 1996;
- Declining popular support for bond measures to finance infrastructure for the next generation of residents and businesses; and
- Steep reductions in federal and state assistance.

Faced with these trends, many cities and counties have had to adopt a policy of “growth pays its own way.” This policy shifts the burden of funding infrastructure expansion from existing rate and taxpayers onto new development. This funding shift has been accomplished primarily through the imposition of assessments, special taxes, and development impact fees also known as public facilities fees. Assessments and special taxes require approval of property owners and are appropriate when the funded facilities are directly related to the developing property. Development fees, on the other hand, are an appropriate funding source for facilities that benefit all development jurisdiction-wide. Development fees need only a majority vote of the legislative body for adoption.

Study Objectives

The primary policy objective of a public facilities fee program is to ensure that new development pays the capital costs associated with growth. The primary purpose of this report is to calculate and present fees that will enable the County to expand its inventory of public facilities – and therefore maintain its facilities standards – as new development leads to increases in service demands.

The County imposes public facilities fees in unincorporated areas under authority granted by the *Mitigation Fee Act* (the *Act*), contained in *California Government Code* Sections 66000 *et seq.* This report provides the necessary findings required by the *Act* for adoption of the fees presented in the fee schedules contained herein. The County has agreements with the incorporated cities within the County to implement the County impact fees.

The County of Stanislaus is forecast to experience substantial growth in both incorporated cities and unincorporated areas through this study’s planning horizon of 2045. This growth will create an increase in demand for public services and the County facilities required to deliver them. Given the revenue challenges described above that are common to most cities and counties in

California; the County has decided to use a development impact fee program to ensure that new development funds the share of facility costs associated with growth. This report makes use of the most current available growth forecasts, facility plans, and engineering studies to ensure that the County's fee program is representative of the facility needs resulting from new development.

All fee-funded capital projects are programmed through the County's Capital Improvement Plan (CIP). Use of a CIP helps the County identify and direct its fee revenue to public facilities projects that will accommodate future growth. By programming fee revenues to specific capital projects, the County ensures a reasonable relationship between new development and the use of fee revenues as required by the *Mitigation Fee Act*.

Stanislaus County Public Facilities Fee Program

This section provides a history of the Stanislaus County Public Facilities Fee (PFF) program. The program provides a substantial share of the total funding for the County's CIP.

PFF Program Overview

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 PFF program includes two types of impact fees:

- **Countywide fees** collected from new development both in cities and in the unincorporated area. Fee revenues fund public facilities that are the responsibility of the County to provide to all development countywide such as libraries and public health.
- **Unincorporated only fees** collected from new development only in the unincorporated area. Fee revenues fund public facilities that are the responsibility of the County to provide to development only in the unincorporated area such as sheriff patrol and neighborhood parks.

New development in cities only pays the countywide fees. New development in the unincorporated area pays both the countywide and unincorporated only fees.

The multi-jurisdictional strategy of the PFF program was unique at the time of initial adoption in 1990 and has served as a model for other counties throughout the State. The County's nine cities have agreements with the County to adopt, impose, collect and transfer to the County impact fees to fund facilities that are the responsibility of the County. These facilities include, for example, jails, libraries, regional parks, and regional roads. The County's PFF was the first impact fee program in California in which cities partnered with their county to fund the impact of new development on countywide public facilities. Since Stanislaus County pioneered this public facility funding strategy a number of counties have adopted or are currently considering this type of multi-jurisdictional fee program.¹

Nearly all of the PFF program fees are based on a facility standard that represents the County's existing level of facilities and existing demand for services. Under this method new development funds the expansion of facilities at the same facility standard currently serving existing development. This method results in no facility deficiencies attributable to existing development. The specific methods used to calculate the PFF program fees are described later in this chapter.

¹ Counties with similar adopted programs include Kings, Madera, Placer, Solano, and Yolo though participation by cities varies from county to county. Fresno, Kern, Shasta, and Tulare counties have initiated similar studies. A number of other counties such as Contra Costa, Riverside, Sacramento, San Bernardino, and San Joaquin and their constituent cities have adopted multijurisdictional impact fee programs focused solely on funding regional transportation improvements.

1990 – Initial Adoption

The PFF program was initially developed in 1989. The *Mitigation Fee Act* was first adopted in 1987 (AB 1600) and became effective on January 1, 1989. The County retained Recht Hausrath & Associates (now called Hausrath Economics Group) to evaluate the public facilities impacts of new development and develop the PFF program. The County adopted the initial fee schedule in 1990 based on a detailed analysis prepared by Recht Hausrath & Associates regarding the reasonable relationship (“nexus”) between growth and the need for additional public facilities.

1992 – Recession Adjustment

In 1992 the County reduced the fees in an effort to stimulate economic development in response to the severe recession at that time. During the same period the State diverted substantial shares of the County’s property tax to fund schools and reduce the impact of the recession on the State’s budget. The effects of the recession remained with the County through 1996. The fiscal impacts of these actions significantly constrained the County’s ability to fund expanded facilities to accommodate the rapid growth that returned by the end of the decade.

2003 – Comprehensive Update

In 2003 the County conducted a comprehensive update to the PFF program. The update included:

- Revising the facility inventory and service demand data to reflect existing facility standards as of 2003;
- Updating unit costs for public facilities to 2003;
- Adding a new public facility fee category for animal control, dividing the parks fee into regional parks and neighborhood parks categories, and re-programming the unincorporated area only fire fee to cover all emergency services countywide;
- In the fee schedules, disaggregating the Large Industrial land use type into more detailed land uses to more accurately reflect the lower employment densities of this type of development; and
- Adopting an automatic annual inflation adjustment to the fee schedules to reflect capital project cost inflation.

2005 – Inflation Update

The 2005 inflation update revised the 2003 PFF program fee schedules to 2005 using five separate cost inflation indexes depending on the type of public facility.

2010 – Comprehensive Update

In two separate efforts, the County comprehensive update of the PFF program, and the Regional Transportation Impact Fee (RTIF) by:

- Revising the facility inventory and service demand data to reflect existing facility standards as of 2008;
- Updating unit costs for public facilities to November, 2009;
- Updating RTIF project lists; and,
- Adding a new facility fee category for information technology.

2014 – Inflation Update

The 2014 inflation update revised the 2010 PFF program fee schedules to 2014 reappraised land values and separate inflation indices for buildings and equipment.

2017 – Comprehensive Update

The current study will provide a comprehensive update of the PFF program, including RTIF by:

- Revising the facility inventory and service demand data to reflect existing facility standards as of 2016;
- Updating unit costs for public facilities to 2016;
- Updating RTIF project lists and cost allocations;
- Adding four new land use categories to the RTIF (senior housing, research and development, schools and carwash); and,
- Revising administrative guidelines as necessary.

The changes in the PFF program categories since adoption of the program in 1990 are summarized in **Table 1.1**.

Table 1.1: PFF Program Revisions

1990	2003	2005	2008	2010	2014	2017
<i>Countywide Facilities Fees</i>						
Public/Mental Health ¹	Behavioral Health	Behavioral Health	Behavioral Health	Behavioral Health	Behavioral Health	Behavioral Health
Criminal Justice	Criminal Justice	Criminal Justice	Criminal Justice	Criminal Justice	Criminal Justice	Criminal Justice
Jails ¹	Detention	Detention	Detention	Detention	Detention	Detention
Out Patient Care ¹	Health	Health	Health	Health	Health	Health
Libraries	Libraries	Libraries	Libraries	Libraries	Libraries	Libraries
Other County	Other County	Other County	Other County	Other County	Other County	Other County
Parks	Regional Parks ²	Regional Parks	Regional Parks	Regional Parks	Regional Parks	Regional Parks
Roads Inter-City	Roads Inter-City	Roads Inter-City	Regional Transportation Impact Fee (RTIF) ^{1,3}	Regional Transportation Impact Fee (RTIF) ¹	Regional Transportation Impact Fee (RTIF) ¹	Regional Transportation Impact Fee (RTIF) ¹
Roads City/County	Roads City/County	Roads City/County	Roads City/County ³			
	Animal Services	Animal Services	Animal Services ⁴	Animal Services ⁴	Animal Services ⁴	Animal Services ⁴
	Emergency Services ⁵	Emergency Services	Emergency Services	Emergency Services	Emergency Services	Emergency Services
			Countywide Information Technology	Countywide Information Technology	Countywide Information Technology	Countywide Information Technology
<i>Unincorporated Only Facilities Fees</i>						
Sheriff	Sheriff	Sheriff	Sheriff	Sheriff	Sheriff	Sheriff
Fire	NA ⁵	NA	NA	NA	NA	NA
NA	Neighborhood Parks ²	Neighborhood Parks	Neighborhood Parks	Neighborhood Parks	Neighborhood Parks	Neighborhood Parks

¹ Facility fee category renamed.

² Parks fee category re-programmed to include regional and neighborhood parks categories.

³ Roads related fees are not being updated at this time.

⁴ Facility fee category does not apply to all parts of the County because some cities provide their own animal services facilities.

⁵ Fire facilities fee re-programmed to the countywide emergency services facilities fee in 2003.

Source: Stanislaus County Public Facilities Inflationary Adjustments 2005; Willdan Financial Services.

Fee Program Maintenance

Once a fee program has been adopted it must be properly maintained to ensure that the revenue collected adequately funds the facilities needed by new development. Impact fee levels must be adjusted frequently to account for inflation. Should the cost of facilities rise more quickly than the fee amounts collected, the facilities needed to serve new development will be underfunded. To avoid collecting inadequate revenue, the inventories of existing facilities and costs for planned facilities must be updated periodically for inflation, and the fees recalculated to reflect the higher costs. The use of established indices for each facility included in the inventories (land, buildings, and equipment), such as the Engineering News Record, is necessary to accurately adjust the impact fees. For a list of recommended indices, and step-by-step instructions for adjusting fees for inflation, see Chapter 16.

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, it is recommended to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available. For further detail on fee program implementation, see Chapter 16.

Study Methodology

Public facilities fees are calculated to fund the cost of facilities required to accommodate growth. The five steps followed in a public facilities fee study include:

1. **Estimate existing development and future growth:** Identify a base year for existing development and a growth forecast that reflects increased demand for public facilities;
2. **Identify facility standards:** Determine the facility standards used to plan for new and expanded facilities;
3. **Determine facilities required to serve new development and their costs:** Estimate the total amount and cost of planned facilities, and identify the share required to accommodate new development;
4. **Calculate fee schedule:** Allocate facilities costs per unit of new development to calculate the public facilities fee schedule; and
5. **Identify alternative funding requirements:** Determine if any non-fee funding is required to complete projects.

The key public policy issue in development impact fee studies is the identification of facility standards (step #2, above). Facility standards document a reasonable relationship between new development and the need for new facilities. Standards ensure that new development does not fund deficiencies associated with existing development.

Types of Facility Standards

There are three separate components of facility standards:

- ♦ *Demand standards* determine the amount of facilities required to accommodate growth, for example, park acres per thousand residents, square feet of library space per capita, or gallons of water per day. Demand standards may also reflect a level of service such as the vehicles-to-capacity (V/C) ratio used in traffic planning.
- ♦ *Design standards* determine how a facility should be designed to meet expected demand, for example, park improvement requirements and technology infrastructure for city office space. Design standards are typically not explicitly evaluated as part of an impact fee analysis but can have a significant impact on the cost of facilities. Our

approach incorporates current facility design standards into the fee program to reflect the increasing construction cost of public facilities.

- ♦ *Cost standards* are an alternate method for determining the amount of facilities required to accommodate growth based on facility costs per unit of demand. *Cost standards* are useful when demand standards were not explicitly developed for the facility planning process. *Cost standards* also enable different types of facilities to be analyzed based on a single measure (cost or value), useful when disparate facilities are funded by a single fee program. Examples include facility costs per capita, per vehicle trip, or cost per gallon of water per day.

New Development Facility Needs and Costs

A number of approaches are used to identify facility needs and costs to serve new development. Often there is a two-step process: (1) identify total facility needs, and (2) allocate to new development its fair share of those needs.

There are three common methods for determining new development's fair share of planned facilities costs: the **existing inventory method**, the **system plan method**, and the **planned facilities method**. Often the method selected depends on the degree to which the community has engaged in comprehensive facility master planning to identify facility needs.

The formula used by each approach and the advantages and disadvantages of each method is summarized below:

Existing Inventory Method

The existing inventory method allocates costs based on the ratio of existing facilities to demand from existing development as follows:

$$\frac{\text{Current Value of Existing Facilities}}{\text{Existing Development Demand}} = \$/\text{unit of demand}$$

Under this method new development funds the expansion of facilities at the same standard currently serving existing development. By definition the existing inventory method results in no facility deficiencies attributable to existing development. This method is often used when a long-range plan for new facilities is not available. Only the initial facilities to be funded with fees are identified in the fee study. Future facilities to serve growth are identified through an annual capital improvement plan and budget process, possibly after completion of a new facility master plan. This method is used for all facility categories in this report, with the exception of the regional transportation fee. All inventories, included in this report are current as of 2016.

Planned Facilities Method

The planned facilities method allocates costs based on the ratio of planned facility costs to demand from new development as follows:

$$\frac{\text{Cost of Planned Facilities}}{\text{New Development Demand}} = \$/\text{unit of demand}$$

This method is appropriate when specific planned facilities can be identified that only benefit new development. Examples include street improvements to avoid deficient levels of service or a sewer trunk line extension to a previously undeveloped area. This method is appropriate when planned facilities would not serve existing development. Under this method new development funds the expansion of facilities at the standards used for the master facility plan. This method is used to calculate the RTIF in this report.

System Plan Method

This method calculates the fee based on: the value of existing facilities plus the cost of planned facilities, divided by demand from existing plus new development:

$$\frac{\text{Value of Existing Facilities} + \text{Cost of Planned Facilities}}{\text{Existing} + \text{New Development Demand}} = \$/\text{unit of demand}$$

This method is useful when planned facilities need to be analyzed as part of a system that benefits both existing and new development. It is difficult, for example, to allocate a new fire station solely to new development when that station will operate as part of an integrated system of fire stations that together achieve the desired level of service. Police substations, civic centers, and regional parks provide examples of similar facilities.

The system plan method ensures that new development does not pay for existing deficiencies. Often facility standards based on policies such as those found in General Plans are higher than existing facility standards. This method enables the calculation of the existing deficiency required to bring existing development up to the policy-based standard. The local agency must secure non-fee funding for that portion of planned facilities required to correct the deficiency to ensure that new development receives the level of service funded by the impact fee. This method is not used to calculate any of fees in this report.

Organization of the report

This report is organized as follows:

- **Chapter 1, Introduction (this chapter):** summarizes facilities financing in California, the history of the PFF in Stanislaus County, and the general approach;
- **Chapter 2, Growth Forecasts and Unit Cost Estimates:** describes the growth forecasts used to estimate future demand and the unit costs used to estimate total facility costs;
- **Chapter 3, Animal Control:** Charged countywide to residential development, except in the cities of Turlock, Oakdale, Newman and Riverbank.
- **Chapter 4, Behavioral Health:** Charged countywide. Includes all behavioral health facilities in the County, including the teen center, prenatal programs and adult programs.
- **Chapter 5, Criminal Justice:** Charged countywide. Includes criminal justice training center, public defender, and district attorney office space.
- **Chapter 6, Detention:** Charged countywide. Includes juvenile and adult detention facilities. Fee revenue will fund the planned men's jail and juvenile hall expansion.
- **Chapter 7, Emergency Services:** Charged countywide. Includes emergency operations center, and dispatch.
- **Chapter 8, Health:** Charged countywide. Includes health related administrative offices, clinic space and workshop space.
- **Chapter 9, Libraries:** Charged countywide to residential development. Includes all libraries, collections and related equipment in the County.
- **Chapter 10, Other County Facilities:** Charged countywide. Includes all public facilities that do not fit into any other facility categories including facilities housing the Assessor, Auditor-Controller, Board of Supervisors, Central Services, Chief Executive Officer, Child Support Services, Clerk-Recorder, Community Services Agency, County Counsel, Fleet Services, General Services Agency, Planning, Public Works, Strategic Business Technology, and the Treasurer-Tax Collector.
- **Chapter 11, Parks:** Charged countywide to residential development. Fee will fund neighborhood parks in the unincorporated areas and regional parks countywide.
- **Chapter 12, Sheriff Patrol and Investigation:** Only charged in unincorporated areas. Will fund sheriff facilities, vehicles, and equipment.

- **Chapter 13, Regional Transportation Impact Fee (RTIF):** Charged countywide to fund transportation facilities of regional significance.
- **Chapter 14, Countywide Information Technology:** Charged countywide. Fee revenue will fund major information technology purchases.
- **Chapter 15, Administrative Fee:** Charged countywide to fund costs associated with the administration of the impact fee program.
- **Chapter 16, Implementation:** Provides guidelines for the implementation and ongoing maintenance of the public facilities fee program.
- **Chapter 17, Mitigation Fee Act Findings:** summarizes the five statutory findings required for adoption of the proposed public facilities fees in accordance with the *Mitigation Fee Act* (codified in *California Government Code* Sections 66000 through 66025).

2. Growth Forecasts and Unit Cost Estimates

Growth forecasts assist in estimating facility needs based on additional service demand. New development is estimated using a base year of 2016 and a planning horizon of 2045. The growth forecast is used throughout this study.

This chapter also presents the unit cost assumptions used throughout the study to estimate the total cost of planned facilities.

Use of Growth Forecasts for Impact Fees

Estimates of the existing service population and forecasts of growth are critical assumptions used throughout this report. These estimates are used as follows:

- Estimates of existing development in 2016 are used to determine the existing facility standards in the County.
- Estimates of total development at the 2045 planning horizon are used:
 - To determine the total amount of public facilities required to accommodate growth based on the existing facility standards (see Chapter 1), and
 - To estimate total fee revenues.

To measure existing service population and future growth, residential and worker population data are used for all facility categories with the exception of the parks and library fees, which only use population data. These measures are used because the amount of residents and workers is a reasonable indicator of the level of demand for public facilities. The County builds public facilities primarily to serve these populations and, typically, the greater the population the larger the facility required to provide a given level of service.

Service Population

Different land use types use public facilities at different rates in relation to each other, depending on the services provided. In Chapters 3 through 12 and in Chapter 14 a specific service population is identified for each facility category to reflect total demand.

A service population is a measure of all residents and workers that rely on a given set of services. The service population weights residential land use types against nonresidential land uses based on the relative demand for services between residents and workers.

Land Use Types

To ensure a reasonable relationship between each fee and the type of development paying the fee, growth forecasts distinguish between different land use types. Where ambiguity exists, the California Building Code may be used as a reference document to identify the proper use category. The land use types used in this analysis are defined below.

- **Single family:** Detached home, or duplex on an individual lot.
- **Multi-family:** All attached multi-family dwellings including triplexes, high and low rise apartments, condominiums, and residential planned unit developments (excluding single family units). This category also applies to mobile home parks.

- **Commercial:** All commercial and retail, development, 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.
- **Office:** Professional offices including, but not limited to, business parks, corporate headquarters, insurance sales and research centers.
- **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.
 - Industrial (small): less than or equal to 20,000 square feet;
 - Industrial (large): greater than 20,000 square feet, further defined in three subcategories:
 - **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
 - Warehousing, Mini-warehouse
 - Moving and storage service

Some developments may include more than one land use type, such as an industrial warehouse with living quarters (a live-work designation) or a planned unit development with both single and multi-family uses. In these cases, the public facilities fee would be calculated separately for each land use type.

The County should have the discretion to impose the public facilities fee based on the specific aspects of a proposed development regardless of zoning. The guideline to use is the probable occupant density of the development, either residents per dwelling unit or workers per building square foot. The fee imposed should be based on the land use type that most closely represents the probable occupant density of the development.

Growth Forecasts for Stanislaus County

The base year for this study is the year 2016. Base year population estimates are from California Department of Finance (DOF) January 1, 2016 data. Base year countywide employment estimates are based on data from the Stanislaus County Forecast Summary, July 7, 2016, prepared by the Eberhardt School of Business at the University of the Pacific.

Willdan and the County examined several population projections before selecting a future 2045 population projection from the Center for Rural Entrepreneurship (CRE). Other growth projections examined included projections from the California Department of Finance and the Eberhardt School of Business. Willdan and the County felt that the DOF and Eberhardt projections were too conservative, and represented too great a divergence from the growth projections from the StanCOG traffic model, used in prior PFF updates.

The CRE evaluated the potential effects of the Altamont Corridor Express (ACE) train extension to Stanislaus County. The analysis examined two scenarios: one where full investment in the ACE train system allows for full utilization of the system's capacity, spurring considerable development in Stanislaus County, and a second where a lower level of investment in the system yields lower growth. This PFF update uses the midpoint between those two scenarios to estimate the 2045 residential population in the County. Population is then allocated to each City, based on each city's current proportion of population relative to the Countywide population.

Local government employment is excluded from all current and future employment estimates presented here because local government facilities are typically added to serve new development. Government facilities, therefore, are more likely to result from increased demand for public facilities than to cause that increased demand. Whereas non-government development creates an increased demand for public facilities, development of government facilities occurs to meet that demand. The residents and workers that comprise the service populations outlined in this report constitute only those individuals that create demand for public facilities.

Table 2.1 presents the current and future demographic estimates used in this study in terms of population and employment for residential and nonresidential development.

Table 2.1: Population and Employment Estimates and Projections

	2016	2045	Net Growth 2016 - 2045
<i>Population</i> ¹			
Ceres	46,800	76,500	29,700
Hughson	7,100	11,600	4,500
Modesto	209,000	341,500	132,500
Newman	10,800	17,600	6,800
Oakdale	22,200	36,300	14,100
Patterson	22,600	36,900	14,300
Riverbank	23,700	38,700	15,000
Turlock	70,700	115,500	44,800
Waterford	8,800	14,400	5,600
Unincorporated	112,100	183,200	71,100
Total	533,800	872,300	338,400
<i>Employment</i> ²			
Ceres	11,400	15,400	4,000
Hughson	1,300	1,700	400
Modesto	81,300	110,600	29,300
Newman	1,400	1,800	400
Oakdale	6,600	8,500	1,900
Patterson	3,600	4,500	900
Riverbank	3,400	4,400	1,000
Turlock	26,300	34,700	8,400
Waterford	900	1,200	300
Unincorporated	45,600	57,900	12,300
Total	181,800	240,700	58,900
<i>Unincorporated</i>			
Population	112,100	183,200	71,100
Employees	45,600	57,900	12,300
<i>Incorporated</i>			
Population	421,700	689,000	267,300
Employees	136,200	182,800	46,600

Note: Figures rounded to the nearest 100.

¹ Household population only. Excludes people living in group quarters.

Population forecast based on Center for Rural Entrepreneurship's ACE Train Population "Mid" Scenario.

² Base year adjusted to 2016 using implied compound annual growth rate for each jurisdiction from 2015 to 2045 from the County Forecast. 2045 Projection from County Forecast.

Sources: California Department of Finance, Table E-5, 2016 (base year population and dwelling unit estimates); Center for Rural Entrepreneurship, Scenario Adjustment Factors (planning horizon population estimates); Forecast Summary, July 7, 2016, Eberhardt School of Business (employment estimates and projections); Willdan Financial Services.

Occupant Densities

Facility demand is estimated based on service population increases. Developers pay the public facilities fee based on the number of additional housing units or building square feet of nonresidential development, so the fee schedule must convert service population estimates to these measures of project size. This conversion is done with average occupant density factors by land use type, shown in **Table 2.2**.

Table 2.2: Occupancy Density Assumptions

Residential:

Single Family Unit	3.18	Persons per dwelling unit
Multi-family Unit	2.07	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.

Sources: Tables B25033 and B25024 from the U.S. Census Bureau, 2015 American Community Survey 1-Year Estimates; Stanislaus Business Development and Workforce Alliance; Willdan Financial Services.

The residential occupant density factors for both the various types of dwelling units were calculated using the most recently available data from US Census' American Community Survey specific to Stanislaus County. Table B25033 identifies the estimated population, by type of dwelling unit. Table B25024 identifies the total amount of dwelling units, by type. The occupant densities resulting from dividing the population by the corresponding dwelling unit type are shown in Table 2.2.

The non-residential density factors were developed based on data compiled by the Stanislaus Business Development and Workforce Alliance and the County.

Unit Costs

This study makes use of unit costs for land values and building construction. These costs are used to estimate the replacement value of existing facilities, as well as the construction or acquisition costs for planned facilities. Building costs are typically expressed in terms of cost per square foot while land costs are expressed in terms of cost per acre.

Table 2.3 lists the land and building values used in this study. Land values are listed in terms of cost per acre. The land values listed here were developed in 2016 by a licensed real estate appraisal firm in Modesto, Cogdill & Giomi Inc., specifically for use in this public facilities fee study. Building values are listed per square foot and were informed by recent appraisals and projects in the County, and by County staff. Some public facilities, such as jails and landfills, are

more likely to be located on land with limited development potential. Therefore, this study uses a lower land value for less-desirable land.

Table 2.3: Unit Costs

Location / Facility Type	Current Value
<i>Land - Value per acre¹</i>	
Modesto Commercial Land Value	\$ 653,400
Suburban Commercial Land Value	522,720
Transitional Land Value	50,000
Business Park	50,000
Neighborhood Park	70,000
Regional Parks / Open Space	4,000
Landfill - Dry Ground	2,500
Landfill - Orchard Value	28,000
<i>Buildings - Existing value per square foot²</i>	
Jail / Detention Facilities	\$ 370
Clinic	351
Animal Services Shelter	234
Animal Services Shelter Expansion	474
All other (including office)	206
<i>Park Improvements²</i>	
Regional Park Improvements	\$ 18,000
Neighborhood Park Improvements	235,000

¹ Values for land in 2016 based on independent appraisal by Cogdill & Giomi.

² Values for buildings in 2017 based 2014 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.

3. Animal Control Facilities

The purpose of this fee is to ensure that new development funds its fair share of animal control facilities. The fee will be charged countywide, except in the cities of Turlock, Oakdale, Newman and Riverbank which maintain municipal animal control facilities. The County will use fee revenues to fund the animal services shelter expansion project and any related vehicles and equipment.

Service Population

Animal control facilities serve both residents and businesses and provide services equally to both incorporated and unincorporated portions of the County, with the exception of the cities of Turlock, Oakdale, Newman and Riverbank, which maintain their own animal control facilities. The City of Modesto conducts its own fieldwork, but does not maintain its own building. Demand for services and associated facilities is based on the County's service population including residents, minus those from the cities of Turlock, Oakdale, Newman and Riverbank.

Table 3.1 shows the estimated service population in 2016 and 2045. The demand for countywide animal control facilities is primarily related to the demands that residents place on those facilities.

Table 3.1: Animal Services Service Population

	Residents
Existing (2016) ¹	406,400
New Development (2016-2045) ¹	<u>257,800</u>
Total - (2045) ¹	664,200

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

Sources: Table 2.1; Willdan Financial Services.

Facility Standards and Planned Facilities

This study uses the existing inventory method to calculate fee schedules for animal services facilities (see *Introduction* for further information). **Table 4.2** presents an inventory of animal services facilities in Stanislaus County along with an estimated current replacement value. An inventory of vehicles and equipment can be found in **Appendix Table A.1**. An inventory of technological assets can be found in **Appendix Table A.11**. The total value of existing animal services facilities is approximately \$15.1 million.

Table 3.2: Animal Services Facilities Existing Facility Inventory

	Inventory	Unit Cost ¹	Value
<i>Land (acres)</i>			
Animal Services Shelter - 3647 Cornucopia Way	126.53	\$ 50,000	\$ 6,327,000
<i>Buildings (square feet)</i>			
Animal Services Shelter - New Portion	25,000	\$ 474	\$ 11,850,000
Animal Services Shelter - Old Portion	9,800	234	2,293,000
Subtotal - Buildings	34,800		\$ 14,143,000
Vehicles & Equipment (from Table A.1)			\$ 341,661
Technology (from Table A.11)			\$ 49,505
Existing Fund Balance			\$ 330,500
Total Value Existing Facilities			\$ 21,191,666

¹ Unit costs based on market value.

Sources: Tables 2.3, A.1 and A.11; Stanislaus County; Willdan Financial Services.

Table 3.3 shows the existing per capita investment in animal control facilities in 2016. These values were calculated by dividing the value of existing animal control facilities by the existing service population. The resulting cost per capita is \$52.

Table 3.3: Animal Services Facilities Existing Standard

Existing Animal Services Facilities	\$ 21,191,666
Existing Service Population	<u>406,400</u>
Facility Standard per Capita	\$ 52
Cost per Resident	\$ 52

¹ Worker weighting factor of 0.31 applied to cost per resident.

Sources: Tables 3.1 and 3.2.

Use of Fee Revenues

The County can use animal control facilities fee revenues for the construction or purchase of new buildings and land that expands the capacity of the existing system to serve new development. The inclusion of technology in the facilities inventory allows fee revenue to be spent on technological needs related to animal control services. **Table 3.4** displays projected fee revenue through 2045.

Table 3.4: Projected Revenue

Facility Standard (Value) per Capita	\$	52
Service Population Growth Within County (2016-2045)		<u>257,800</u>
Projected Fee Revenues	\$	13,405,600

Sources: Tables 3.1 and 3.3.

Fee Schedule

Table 3.5 shows the animal control facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit densities from Table 2.2.

Table 3.5: Animal Services Facilities Impact Fee - Existing Facilities Standard

Land Use	A	B	C=AxB
	Cost Per Capita	Density	Fee ¹
<i>Residential</i>			
Single Family	\$ 52	3.18	\$ 165
Multifamily	52	2.07	108

¹ Fee per dwelling unit.

Sources: Tables 2.2 and 3.3.

4. Behavioral Health

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

Service Population

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

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

Table 4.1: Behavioral Health Facilities Service Population

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

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

Sources: Table 2.1, Willdan Financial Services.

Facility Standards

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

Table 4.2: Behavioral Health Facilities Existing Inventory

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

¹ Unit costs based on market value.

² Current as of December 31, 2016. Rounded to the hundreds.

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

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

Table 4.3: Behavioral Health Facilities Existing Standard

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

¹ Worker weighting factor of 0.31 applied to cost per resident.

Sources: Tables 4.1 and 4.2.

Use of Fee Revenues

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

Table 4.4: Projected Revenue - Existing Standard

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

Sources: Tables 4.1 and 4.3.

Fee Schedule

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

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

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

¹ Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

Sources: Tables 2.2 and 4.3.

5. Criminal Justice

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

Service Population

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

Table 5.1 shows the estimated service population in 2016 and 2045. The demand for countywide criminal justice facilities is primarily related to the demands that residents and businesses place on those facilities. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.31-weighting factor for workers is based on a 40-hour workweek divided by the total number of non-work hours in a week (128) and reflects the degree to which nonresidential development yields a lesser demand for criminal justice facilities.

Table 5.1: Criminal Justice Service Population

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

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

Sources: Table 2.1, Willdan Financial Services.

Facility Standards

This study uses the existing inventory method to calculate fee schedules for criminal justice facilities (see *Introduction* for further information). **Table 5.2** presents an inventory of criminal justice facilities in Stanislaus County along with each facility's estimated replacement value. An inventory of vehicles can be found in **Appendix Table A.3**. An inventory of technological assets can be found in **Appendix Table A.11**. The total value of criminal justice facilities is estimated at approximately \$25 million.

Table 5.2: Criminal Justice Existing Facilities

Facility	Inventory	Unit Cost ¹	Total Value
<i>Land</i>			
Former Bank of America Building, 1021 I Street, Modesto	0.28 ² acres	\$ 653,400	\$ 183,000
Ray Simon Reg Criminal Justice Training Ctr, Modesto	26.83 acres	50,000	1,341,500
Former City Hall Building, 801 11th Street, Modesto ²	0.22 acres	653,400	143,700
832 12th Street Office Building	<u>0.20</u> acres	653,400	<u>130,680</u>
Subtotal - Land	27.53 acres		\$ 1,798,880
<i>Buildings</i>			
Ray Simon Regional Criminal Justice Training Center	22,530 sq. ft.	\$ 206	\$ 4,641,200
801 11th Street, Modesto - Probation	16,761 sq. ft.	206	3,452,800
12th Street Office Building - District Attorney	43,800 sq. ft.	206	9,022,800
1021 I Street (former Bank of America) I Street - Public D	<u>14,177</u> sq. ft.	206	<u>2,920,500</u>
Subtotal - Buildings	97,268 sq. ft.		\$ 20,037,300
Vehicles (from Table A.3)			\$ 1,835,251
Technology (from Table A.11)			\$ 1,106,194
Existing PFF Fund Balance ³			<u>\$ 236,700</u>
Total Existing Facilities			\$ 25,014,325

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

² Total multi-tenant site acreage is 0.49 acres. Site shared w ith Sheriff, Other County Facilities and other functions.

³ Current as of December 31, 2016. Rounded to the hundreds.

Source: Stanislaus County.

Table 5.3 shows current per capita investment in criminal justice facilities. This value was calculated by dividing the existing investment in criminal justice facilities by the current service population. The cost per resident is \$42, and the cost per worker is \$13.

Table 5.3: Criminal Justice Facilities - Existing Standard

Total Value Existing Facilities	\$ 25,014,325
2016 Service Population	<u>590,200</u>
Cost Per Capita	\$ 42
Cost Per Resident	\$ 42
Cost Per Worker ¹	13

¹ Workers weighted at 0.31 of residents.

Sources: Tables 5.1 and 5.2; Willdan Financial Services.

Use of Fee Revenues

The County can use criminal justice facilities fee revenues for the construction or purchase of new buildings, land, vehicles, or equipment that expand the capacity of the existing system to serve new development. Fee revenues may not be used for replacement of aging facilities. The inclusion of technological assets in the facility inventory will allow fee revenue to be spent on technology related to criminal justice services. **Table 5.4** displays projected fee revenue through 2045.

Table 5.4: Projected Criminal Justice Facility Fee Revenue - Existing Standard

Facility System Cost Per Capita	\$	42
New Development Service Population (2016-2045)		<u>356,700</u>
New Development Contribution to Planned Facilities	\$	14,981,400

Sources: Tables 5.1 and 5.3.

Fee Schedule

Table 5.5 shows the criminal justice facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space).

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

Land Use	A	B	C=AxB	D = C / 1,000
	Cost Per Capita	Density	Fee ¹	Fee per Sq. Ft.
<i>Residential</i>				
Single Family Unit	\$ 42	3.18	\$ 134	
Multi-family Unit	42	2.07	87	
<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

¹ Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

Sources: Tables 2.2 and 5.3.

6. Detention

The purpose of the fee is to ensure that new development funds its fair share of planned countywide detention facilities. Countywide detention refers to the adult and youth incarceration facilities and services provided by the County, in both incorporated and unincorporated areas. The fee will be charged countywide to both residential and nonresidential development. A fee schedule is presented based on the value of existing facilities to ensure that development provides funding to meet its needs. The County will use fee revenues to expand detention facilities, including vehicles and equipment, to serve new development.

Service Population

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

Table 6.1 shows the estimated service population in 2016 and 2045. The demand for countywide detention facilities is primarily related to the demands that residents and businesses place on the County's judicial system. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.31-weighting factor for workers is based on a 40-hour workweek divided by the total number of non-work hours in a week (128) and reflects the degree to which nonresidential development yields a lesser demand for countywide detention facilities.

Table 6.1: Detention Facilities Service Population

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

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

Sources: Table 2.1, Willdan Financial Services.

Facility Standards

As noted in the *Introduction*, this study uses the existing inventory method to calculate facilities standards for countywide detention facilities. **Table 6.2** presents an inventory of detention facilities in Stanislaus County. An inventory of vehicles and equipment can be found in **Appendix Table A.4**. An inventory of technological assets can be found in **Appendix Table A.11**. Total value for all existing facilities is approximately \$202.6 million.

Table 6.2: Detention Facilities Existing Facilities

Facility	Inventory	Unit Cost ¹	Total Value
<i>Land</i>			
Juvenile Justice Center, 2215 Blue Gum Road, Modesto	34.36 acres	\$ 50,000	\$ 1,718,000
Downtown Jail, Modesto	0.86 acres	653,400	561,900
Public Safety Center 200-442 Hackett Road, Modesto	<u>97.31</u> acres	50,000	<u>4,865,500</u>
Subtotal - Land	132.53 acres		\$ 7,145,400
<i>Buildings</i>			
Juvenile Commitment Center, 2215 Blue Gum Avenue, Modesto	47,207 sq. ft.	\$ 206	\$ 9,724,600
Juvenile Justice Center, 2215 Blue Gum Avenue, Modesto	78,908 sq. ft.	206	16,255,000
Juvenile Justice Center Human Resources Office, 2215 Blue Gum Ave.	2,160 sq. ft.	206	445,000
Juvenile Justice Center Training Building A, 2215 Blue Gum Ave.	2,160 sq. ft.	206	445,000
Jail Immediate Action Plan -- Units A-G	148,220 sq. ft.	370	54,841,400
Unit One (Minimum Security Housing)	34,350 sq. ft.	370	12,709,500
Jail Unit Two	28,753 sq. ft.	370	10,638,600
Downtown Men's Jail	53,206 sq. ft.	370	19,686,200
Re-Entry and Enhanced Alternatives to Custody Training (REACT)	56,102 sq. ft.	206	11,557,000
Public Safety Center Jail Expansion-Max Sec-Med/MH Hsng	137,276 sq. ft.	370	50,792,100
Public Safety Center Intake/Release/Transportation	<u>33,645</u> sq. ft.	206	<u>6,930,900</u>
Subtotal - Buildings	621,987 sq. ft.		\$ 194,025,300
<i>Vehicles and Equipment (from Table A.4)</i>			\$ 276,202
<i>Technology (from Table A.11)</i>			\$ 43,606
Existing PFF Fund Balance ²			\$ 1,120,600
Total Existing Facilities			\$ 202,611,107

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

² Current as of December 31, 2016. Rounded to the hundreds.

Sources: Stanislaus County; Tables 2.3, A.4 and A.11, Willdan Financial Services.

Table 6.3 shows current per capita investment in detention facilities. This value was calculated by dividing the existing investment in detention facilities by the current service population. The cost per resident is \$343, and the cost per worker is \$106.

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

Total Value Existing Facilities	\$ 202,611,107
2016 Service Population	<u>590,200</u>
Cost Per Capita	\$ 343
Cost Per Resident	\$ 343
Cost Per Worker ¹	106

¹ Workers weighted at 0.31 of residents.

Sources: Tables 6.1 and 6.2.

Use of Fee Revenues

The County can use detention facilities fee revenues for the construction or purchase of new buildings, land, vehicles, or equipment that expand the capacity of the existing system to serve new development. Fee revenues may not be used for replacement of aging facilities. Projects currently being evaluated that would be eligible for funding include expansion of the Public Safety Center and/or expansion of the Juvenile Justice Detention facilities. The inclusion of technological assets in the facility inventory will allow fee revenue to be spent on technology related to detention facilities. **Table 6.4** displays projected fee revenue through 2045.

Table 6.4: Projected Detention Facilities Fee Revenue - Existing Standard

Facility System Cost Per Capita	\$ 343
Service Population Growth Within County (2016-2045)	<u>356,700</u>
New Development Contribution to Planned Facilities	\$ 122,348,100

Sources: Tables 6.1 and 6.3.

Fee Schedule

Table 6.5 shows the detention facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space).

Table 6.5: Detention Facilities Impact Fees - Existing Inventory Standard

Land Use	A	B	C = A x B D = C / 1,000	
	Cost Per Capita	Density	Fee ¹	Fee per Sq. Ft.
<i>Residential</i>				
Single Family Unit	\$ 343	3.18	\$ 1,091	
Multi-family Unit	343	2.07	710	
<i>Nonresidential</i>				
Commercial	\$ 106	2.41	\$ 255	\$ 0.26
Office	106	2.87	304	0.30
Industrial (Small)	106	0.64	68	0.07
Industrial (Large)				
Manufacturing	106	0.92	98	0.10
Distribution	106	0.37	39	0.04
Warehouse	106	0.18	19	0.02

¹ Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

Sources: Tables 2.2 and 6.3.

7. Emergency Services

The purpose of this fee is to ensure that new development funds its fair share emergency service facilities. The fee will be charged countywide to both residential and nonresidential development. A fee schedule is presented based on the existing standard of emergency service facilities in Stanislaus County to ensure that new development provides adequate funding to meet its needs. The County will use fee revenues to expand emergency services facilities, including vehicles and equipment, to serve new development.

Service Population

Stanislaus County provides emergency services (dispatch, etc.) to both residents and businesses countywide. Therefore, demand for services and associated facilities is based on a service population that includes residents and workers.

Table 7.1 shows the estimated service population in 2016 and 2045. The demand for emergency facilities is related to the demands that both residents and businesses place on the County's emergency response system. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.31-weighting factor for workers is based on a 40-hour workweek divided by the total number of non-work hours in a week (128) and reflects the degree to which nonresidential development yields a lesser demand for emergency services facilities.

Table 7.1: Emergency Services Facilities Service Population

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

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

Sources: Table 2.1, Willdan Financial Services.

Facility Standards

This study uses the existing inventory standard to calculate fees for emergency services facilities. **Table 7.2** shows the existing inventory of emergency services facilities, including land, building, vehicles, equipment and technological assets. An inventory of vehicles and equipment can be found in **Appendix Table A.5**. An inventory of technological assets can be found in **Appendix Table A.11**. The total value of all existing emergency services facilities is approximately \$2.9 million.

Regional 911 services are administered under a Joint Powers Agreement (JPA). The JPA began in 2000 and consolidated several dispatch centers in the County. The Oakdale City Fire Department joined the dispatch operation in 2001. At present all fire and law enforcement dispatches in the County are completed from the regional 911 center with the exception of dispatch for the City of Oakdale Police Department, the City of Ceres Police Department, and the City of Turlock Fire and Police Departments.

The Regional 911 program is housed at 3705 Oakdale Road. The building also houses the County's Office of Emergency Services, the City of Modesto Fire Department and a small number of City of Modesto Police Department employees. The building is half owned by the City of Modesto and half owned by the County. The building also serves as the County's Emergency Operations Center. Space for Regional 911 is the first priority and all other uses are based on space available.

Operational costs for Regional 911 are based on a population model that assigns 64 percent of costs to the City of Modesto and 36 percent of costs to the County (which represents the County and its contract cities of Hughson, Patterson, Riverbank, Waterford, and Newman).

Given the vast predominance of services offered countywide, with exceptions noted as above, the emergency services fee is a countywide fee. Mutual aid agreements between cities and the County result in emergency service facilities serving the entire County in many situations, further justifying a countywide emergency services impact fee.

Table 7.2: Emergency Services Facilities Existing Inventory

	Amount	Units	Unit Cost ¹	Value
<i>Land (acres)</i>				
3705 Oakdale Road	0.84	acres	\$522,720	\$ 439,000
Subtotal - Land	0.84	acres		\$ 439,000
<i>Buildings (square feet)</i>				
Office of Emergency Services	4,000	sq. f.t	\$ 206	\$ 824,000
County Share of Emergency Dispatch (36%)	2,880	sq. f.t	206	593,280
Subtotal - Buildings	6,880	sq. f.t		\$ 1,417,280
Vehicles & Equipment (from Table A.5)				\$ 862,245
Technology (from Table A.11)				\$ 134,341
Existing PFF Fund Balance ²				\$ 82,400
Total Existing Facilities				\$ 2,935,266

¹ Unit costs based on market value.

² Current as of December 31, 2016. Rounded to the hundreds.

Sources: Stanislaus County; Tables 2.3, A.5 and A.11, Willdan Financial Services.

Table 7.3 shows current per capita investment in emergency services facilities. This value was calculated by dividing the existing investment in emergency services facilities by the current service population. The cost per capita is \$5.

Table 7.3: Emergency Services Facilities - Existing Standard

Existing Emergency Services Facilities	\$ 2,935,266
Existing Service Population	<u>590,200</u>
Facility Standard per Capita	\$ 5
Cost per Resident	\$ 5
Cost per Worker ¹	2

¹ Worker weighting factor of 0.31 applied to cost per resident.

Sources: Tables 7.1 and 7.2.

Use of Fee Revenues

The County can use emergency services facilities fee revenues for the construction or purchase of new buildings, land, vehicles, or equipment that expand the capacity of the existing system to serve new development. Fee revenues may not be used for replacement of aging facilities. The inclusion of technological assets in the facility inventory will allow fee revenue to be spent on technology related to emergency services. **Table 7.4** displays projected fee revenue through 2045.

Table 7.4: Projected Fee Revenue - Emergency Services Facilities

Facility Standard per Capita	\$ 5
Service Population Growth Within County (2016-2045)	<u>356,700</u>
New Development Fair Share of Planned Facilities	\$ 1,783,500

Sources: Tables 7.1 and 7.3; Willdan Financial Services.

Fee Schedule

Table 7.5 shows the emergency services facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space).

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

Land Use	A	B	C = A x B		D = C / 1,000
	Cost Per Capita	Density	Fee ¹	Fee per Sq. Ft.	
<i>Residential</i>					
Single Family	\$ 5	3.18	\$ 16		
Multifamily	5	2.07	10		
<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	

¹ Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

Sources: Tables 2.2 and 7.3; Willdan Financial Services.

8. Health Facilities

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

Service Population

Stanislaus County provides health services to both residents and businesses countywide. Therefore, demand for services and associated facilities is based on a countywide service population that includes residents and workers.

Table 8.1 shows the estimated service population in 2016 and 2045. The demand for health facilities is related to the demands that both residents and businesses place on the County's healthcare system. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.31-weighting factor for workers is based on a 40-hour workweek divided by the total number of non-work hours in a week (128) and reflects the degree to which nonresidential development yields a lesser demand for health facilities.

Table 8.1: Health Facilities Service Population

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

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

Sources: Table 2.1, Willdan Financial Services.

Facility Standards

This study uses the existing inventory method to calculate impact fees for health facilities (see *Introduction* for further information). **Table 8.2** shows the existing inventory of health facilities owned by Stanislaus County. An inventory of vehicles and equipment can be found in **Appendix Table A.6**. An inventory of technological assets can be found in **Appendix Table A.11**. The total value of existing health facilities is approximately \$65.3 million.

Table 8.2: Health Facilities Existing Inventory

	Amount	Units	Unit Cost ¹	Value
<i>Land (acres)</i>				
County Center II, 700-1020 Scenic Dr	14.10	acres	\$ 653,400	\$ 9,213,000
County Center III - Health Services Agency	<u>2.84</u>	acres	522,720	<u>1,485,000</u>
Subtotal - Land	16.94	acres		\$ 10,698,000
<i>Buildings (square feet)</i>				
County Center II				
Administration Offices	35,570	sq. ft.	\$ 206	\$ 7,327,000
Clinic/Medical Offices	148,187	sq. ft.	206	30,527,000
Shop/Warehouse	<u>17,320</u>	sq. ft.	206	<u>3,568,000</u>
Subtotal - Buildings	201,077	sq. ft.		\$ 41,422,000
County Center III	17,266	sq. ft.	\$ 206	\$ 3,557,000
Vehicles & Equipment (from Table A.6)				\$ 477,853
Technology (from Table A.11)				\$ 4,612,921
Existing PFF Fund Balance ²				<u>\$ 4,512,500</u>
Total Value - Existing Facilities				\$ 65,280,274

¹ Unit costs based on market value.

² Current as of December 31, 2016. Rounded to the hundreds.

Sources: Stanislaus County; Table 2.3, A.6, A.11, Willdan Financial Services.

Table 8.3 shows current per capita investment in health facilities. This value was calculated by dividing the existing investment in emergency services facilities by the current service population. The cost per capita is \$111.

Table 8.3: Health Facilities - Existing Standard

Existing Health Facilities	\$ 65,280,274
Existing Service Population	<u>590,200</u>
Facility Standard per Capita	\$ 111
Cost per Resident	\$ 111
Cost per Worker ¹	34

¹ Worker w weighting factor of 0.31 applied to cost per resident.

Sources: Tables 8.1 and 8.2.

Use of Fee Revenues

The County can use health facilities fee revenue for the construction or purchase of new buildings, land, vehicles, or equipment that expand the capacity of the existing system to serve new development. Fee revenues may not be used for replacement of aging facilities or equipment or to otherwise correct existing deficiencies unrelated to new development. The inclusion of technological assets in the facility inventory will allow fee revenue to be spent on technology related to health services. **Table 8.4** shows an estimate of health impact fee revenue through 2045.

Table 8.4: Projected Health Facilities Fee Revenue - Existing Standard

Facility Standard per Capita	\$ 111
Service Population Growth Within County (2016-2045)	<u>356,700</u>
New Development Fair Share of Planned Facilities	\$ 39,593,700

Sources: Tables 8.1 and 8.3; Willdan Financial Services.

Fee Schedule

Table 8.5 displays the health facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space).

Table 8.5: Health Facilities Impact Fee - Existing Facilities Standard

Land Use	A	B	C = A x B		D = C / 1,000
	Cost Per Capita	Density	Fee ¹	Fee per Sq. Ft.	
<i>Residential</i>					
Single Family	\$ 111	3.18	\$ 353		
Multifamily	111	2.07	230		
<i>Nonresidential</i>					
Commercial	\$ 34	2.41	\$ 82	\$ 0.082	
Office	34	2.87	98	0.098	
Industrial (Small)	34	0.64	22	0.022	
Industrial (Large)					
Manufacturing	34	0.92	31	0.031	
Distribution	34	0.37	13	0.013	
Warehouse	34	0.18	6	0.006	

¹ Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

Sources: Tables 2.2 and 8.3.

9. Library Facilities

The purpose of this fee is to ensure that new development funds its fair share of library facilities. The fee will be charged countywide to all new residential development. The County will use fee revenues to expand library facilities, including collections and equipment, to serve new development.

Service Population

Residents are the primary users of libraries. Therefore, demand for library facilities is based on the County's residential population and excludes workers. Stanislaus County provides library services countywide. Therefore, the fee is charged to new residential development countywide. **Table 9.1** shows the service population for library facilities for both 2016 and 2045.

Table 9.1: Library Facilities Service Population

	<u>Residents</u>
Existing (2016)	533,800
New Development (2016-2045)	<u>338,500</u>
Total - Countywide (2045)	872,300

Source: Table 2.1, Willdan Financial Services.

Facility Standards

This study uses the existing inventory method to calculate fee schedules for library facilities (see *Introduction* for further information). **Table 9.2** presents an inventory of existing library facilities, including land, buildings, vehicles, equipment and collections, in Stanislaus County. An inventory of collections can be found in **Appendix Table A.7**. An inventory of vehicles can be found in **Appendix Table A.8**. An inventory of technological assets can be found in **Appendix Table A.11**. The total existing value of library facilities is approximately \$58.5 million.

Table 9.2: Existing Library Facilities

Existing Facilities	Amount	Units	Unit Cost ¹	Total Value
<i>Land</i>				
1305 Kern Street, Newman Branch Library	0.29	acres	\$ 50,000	\$ 14,500
1500 I Street, Modesto Main Library	1.69	acres	653,400	1,104,200
151 South 1st Street, Oakdale Branch Library	0.23	acres	522,720	120,200
324 E Street, Waterford Branch Library	0.14	acres	50,000	7,000
3442 Santa Fe Avenue, Riverbank Branch Library	0.22	acres	522,720	115,000
46-48 West Salida, Patterson Branch Library	0.14	acres	50,000	7,000
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	522,720	763,200
18 South Abie Street, Empire Community Center	0.96	acres	50,000	48,000
Subtotal	10.08	acres		\$ 5,413,400
<i>Buildings</i>				
Empire Branch Library, 18 South Abie Street, Empire	4,300	sq. ft.	206	885,800
Keyes Branch Library, 5506 Jennie, Keyes	7,400	sq. ft.	206	1,524,400
Modesto Main Library, 1500 I Street, Modesto	62,000	sq. ft.	206	12,772,000
Newman Branch Library, 1305 Kern Street, Newman	2,613	sq. ft.	206	538,300
Oakdale Branch Library, 151 South 1st Street, Oakdale	6,500	sq. ft.	206	1,339,000
Patterson Branch Library, 46-48 West Salida, Patterson	6,800	sq. ft.	206	1,400,800
Riverbank Branch Library, 3442 Santa Fe Avenue, Riverbank	3,594	sq. ft.	206	740,400
Salida Branch Library, 4835 Sisk Road, Salida	61,000	sq. ft.	206	12,566,000
Turlock Branch Library, 550 Minaret Avenue, Turlock	10,000	sq. ft.	206	2,060,000
Waterford Branch Library, 324 E Street, Waterford	3,000	sq. ft.	206	618,000
Subtotal	167,207	sq. ft.		\$ 34,444,700
Collections (from Table A.7)				\$ 16,676,120
Computer Equipment (from Table A.11)				\$ 922,199
Vehicles (from Table A.8)				\$ 80,236
Existing Library Impact Fee (PFF) Fund Balance ²				\$ 968,400
Total Value Existing Facilities				\$ 58,505,055

¹ Unit costs based on market value.

² Current as of December 31, 2016. Rounded to the hundreds.

Sources: Stanislaus County; Tables 2.3, A.7, A.8 and A.11, Willdan Financial Services.

Table 9.3 shows current per capita investment in library facilities. This value was calculated by dividing the existing investment in library facilities by the current service population. The cost per capita is \$110.

Table 9.3: Library Facilities - Existing Standard

Existing Library Facilities	\$ 58,505,055
Existing Service Population	<u>533,800</u>
Facility Standard per Capita	\$ 110
Cost per Resident	\$ 110

Sources: Tables 9.1 and 9.2.

Use of Fee Revenues

The County can use library facilities fee revenues for the construction or purchase of new buildings, land, vehicles, volumes, or equipment that expand the capacity of the existing system to serve new development. Fee revenues may not be used for replacement of aging facilities or equipment or to otherwise correct existing deficiencies unrelated to new development. The inclusion of technological assets in the facility inventory will allow fee revenue to be spent on technology related to library services. **Table 9.4** shows an estimate of library impact fee revenue through 2045.

Table 9.4: Projected Library Facility Fee Revenue - Existing Standard

Facility Standard per Capita	\$ 110
Service Population Growth Within County (2016-2045)	<u>338,500</u>
New Development Fair Share of Planned Facilities	\$ 37,235,000

Sources: Tables 9.1 and 9.3.

Fee Schedule

Table 9.5 shows the library facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit densities (persons per dwelling unit).

Table 9.5: Library Facilities Impact Fee

Land Use	A	B	C = A x B	
	Cost Per Capita	Density	Fee ¹	
<i>Residential</i>				
Single Family	\$ 110	3.18	\$	350
Multifamily	110	2.07		228

¹ Fee per dwelling unit.

Sources: Tables 2.2 and 9.3.

10. Other County Facilities

This chapter addresses the need for other county facilities needed to serve projected development including office space, shop space, and related equipment. The majority of facilities included in this chapter benefit all of the unincorporated areas of Stanislaus County as well as the incorporated cities, resulting in a countywide service population. Some facilities serve either the unincorporated area almost exclusively (public works facilities) or have some functions that are countywide and others that exclusively serve the unincorporated area (e.g., some County planning functions). The County will use fee revenues to expand other county facilities, including vehicles and equipment, to serve new development.

Service Population

Table 10.1 shows the existing and future projected service population for other county facilities. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.31-weighting factor for workers is based on a 40-hour workweek divided by the total number of non-work hours in a week (128) and reflects the degree to which nonresidential development yields a lesser demand for other county facilities. Because some facilities exclusively serve the unincorporated area, the countywide and unincorporated-only service populations are both shown in Table 10.1.

Table 10.1: Other County Facilities Service Population

	Residents	Workers	Service Population
<i>Countywide</i>			
Existing (2016)	533,800	181,800	590,200
New Development (2016-2045)	<u>338,400</u>	<u>58,900</u>	<u>356,700</u>
Total (2045) - Countywide	872,200	240,700	946,900
<i>Unincorporated</i>			
Existing (2016)	112,100	45,600	126,200
New Development (2016-2045)	<u>71,100</u>	<u>12,300</u>	<u>74,900</u>
Total (2045) - Unincorporated	183,200	57,900	201,100
Weighting factor ¹	1.00	0.31	

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

Sources: Table 2.1, Willdan Financial Services.

Facility Inventories

The County of Stanislaus owns a number of facilities that are classified as ‘other county facilities.’ The functions housed in these facilities include fleet services, central services, the Assessor, the Board of Supervisors, public works and other general government functions and support space.

In addition to office space, facilities included in this chapter include shop and warehouse facilities. **Tables 10.2a** and **10.2b** display the County's existing inventory of 'other county facilities.'

Tables 10.3a, and 10.3b show the allocation of the facilities from Tables 10.2a and 10.2b, and tables from the Appendix by service area. The "% Countywide" column estimates the proportion of each facility serving a countywide function. The "% Unincorporated Only" column estimates the proportion of each facility supporting a County of Stanislaus service that serves only the unincorporated areas of the County.

Table 10.4 summarizes the allocation of other county facilities to countywide and unincorporated service populations.

Inventory of vehicles and equipment can be found in **Appendix Tables A.9 and 10**. An inventory of technological assets can be found in **Appendix Table A.11**.

Table 10.2a: Other County Facilities Existing Inventory - Land

	Amount	Units	Unit Cost ¹	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 Cornucopia Way, Modesto	15.58	acres	50,000	779,000
Burbank-Paradise Hall, 1325 Beverly Drive	0.11	acres	70,000	8,000
Morgan Road - Public Works Yard, 1716 Morgan Road	14.96	acres	50,000	748,000
Public Works Yard, 301 South First Str	1.29	acres	50,000	65,000
Landfill, 400 Fink Road (Dry Land)	122.56	acres	2,500	306,000
Landfill, 400 Fink Road (Buffer/Orchard)	345.00	acres	28,000	9,660,000
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	50,000	500,000
Public Works Yard, 551 South Center Str	2.00	acres	50,000	100,000
Geer Road Landfill, 751 Geer Road (Dry Land)	85.19	acres	2,500	213,000
Geer Road Landfill, 751 Geer Road (Buffer/Orchard)	345.00	acres	28,000	9,660,000
Community Services Facility 3800 Cornucopia Way, Modesto	26.45	acres	50,000	1,323,000
Vacant/future Development - 3800 Cornucopia Way, Modesto	27.33	acres	50,000	1,367,000
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	522,720	4,427,000
12th Street Office Building, 832 12th Street	0.07	acres	653,400	46,000
Subtotal - Land	1,007.33			\$ 31,372,000

¹ 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

	Amount	Units	Unit Cost ¹	Value
<i><u>Buildings</u></i>				
Agricultural Center Enclosed Warehouse and Shop - 3800 Cornucopia	10,854	sq. ft.	\$ 206	\$ 2,236,000
Agricultural Center Open Warehouse - 3800 Cornucopia	3,810	sq. ft.	206	785,000
Agricultural Center Stanislaus Building (Building A) - 3800 Cornucopia	56,315	sq. ft.	206	11,601,000
Agricultural Center Harvest Hall (Building B) - 3800 Cornucopia	12,544	sq. ft.	206	2,584,000
Agricultural Center Corporation Yard - 3800 Cornucopia	10,496	sq. ft.	206	2,162,000
Agricultural Center Warehouse (Building D) - 3800 Cornucopia	7,200	sq. ft.	206	1,483,000
Area Agency on Aging/Vets, 718 Tuolumne, Modesto - Mancini Hall	6,000	sq. ft.	206	1,236,000
Assessor, 1010 10th Street, Modesto	18,861	sq. ft.	206	3,885,000
Auditor-Controller, 1010 10th Street, Modesto	14,158	sq. ft.	206	2,916,000
Board of Supervisors, 1010 10th Street, Modesto	10,899	sq. ft.	206	2,245,000
Central Services, 1018 Scenic Drive, Modesto - Central Services	7,752	sq. ft.	206	1,597,000
Central Services, 909 Oakdale Road, Modesto - Training Center	23,544	sq. ft.	206	4,850,000
Central Services, 909 Oakdale Road, Modesto - Warehouse #1	14,400	sq. ft.	206	2,966,000
Central Services, 909 Oakdale Road, Modesto - Warehouse #2	13,600	sq. ft.	206	2,802,000
Chief Executive Office, 1010 10th Street, Modesto	22,225	sq. ft.	206	4,578,000
County Center III - Other County Facilities Share (CEO, Clerk, GSA, COE)	51,544	sq. ft.	206	10,618,000
Child Support Services, 251 E Hackett Road, Ceres	53,693	sq. ft.	206	11,061,000
Child Support Services, 801 11th Street, Modesto (former City Hall)	1,267	sq. ft.	206	261,000
Guardian Ad Litem, 801 11th Street, Modesto (former City Hall)	373	sq. ft.	206	77,000
Clerk of the Board, 1010 10th Street, Modesto	2,127	sq. ft.	206	438,000
Clerk-Recorder, 1021 I Street (former Bank of America) I Street	21,516	sq. ft.	206	4,432,000
Community Services Agency, 251 E Hackett Road, Ceres	144,970	sq. ft.	206	29,864,000
Community Services Agency, County Center II	1,000	sq. ft.	206	206,000
Cooperative Extension, 3800 Cornucopia Way	30,470	sq. ft.	206	6,277,000
County Counsel, 1010 10th Street, Modesto	9,053	sq. ft.	206	1,865,000
District Attorney, 832 12th Street	44,691	sq. ft.	206	9,206,000
Employment & Training, 251 E Hackett Road, Ceres	53,693	sq. ft.	206	11,061,000
Environmental Resources, 3800 Cornucopia Way	40,626	sq. ft.	206	8,369,000
Fleet Services, 442 E Hackett Road - Fleet Services Office/Shop	9,374	sq. ft.	206	1,931,000
Fleet Services, 442 E Hackett Road - Fleet Services Office/Shop	9,374	sq. ft.	206	1,931,000
General Services Agency Print Shop - County Center II	6,752	sq. ft.	206	1,391,000
Initial Access and Outreach Center, 825 12th Street	2,100	sq. ft.	206	433,000
Planning/Com. Dev., 1010 10th Street, Modesto	9,614	sq. ft.	206	1,980,000
Public Works, 1716 Morgan Rd. Bridge Shop	4,000	sq. ft.	206	824,000
Public Works, 1716 Morgan Rd. Carpenter/Paint Shop	2,740	sq. ft.	206	564,000
Public Works, 1716 Morgan Rd. Equipment Storage Shop	10,000	sq. ft.	206	2,060,000
Public Works, 1716 Morgan Rd. DER Office	180	sq. ft.	206	37,000
Public Works, 1716 Morgan Rd. Heavy Equipment Maintenance Shop	12,000	sq. ft.	206	2,472,000
Public Works, 1716 Morgan Rd. Household Hazardous Waste Facility	1,547	sq. ft.	206	319,000
Public Works, 1716 Morgan Rd. Public Works Office	9,504	sq. ft.	206	1,958,000
Public Works, 1716 Morgan Rd. Material Storage	5,850	sq. ft.	206	1,205,000
Public Works, 1716 Morgan Rd. Parks Pesticide Storage Facility	5,600	sq. ft.	206	1,154,000
Public Works, 1716 Morgan Rd. Pesticide Storage Facility	90	sq. ft.	206	19,000
Public Works, 1716 Morgan Rd. Sign Shop	2,500	sq. ft.	206	515,000
Public Works, 1716 Morgan Rd. Storage Building	4,836	sq. ft.	206	996,000
Public Works, 1716 Morgan Rd. Public Works Storage Building I	7,040	sq. ft.	206	1,450,000
Public Works, 1716 Morgan Rd. Combustible Liquid Storage Facility	440	sq. ft.	206	91,000
Public Works, 1716 Morgan Rd. Storage Building	64	sq. ft.	206	13,000
Public Works, 1716 Morgan Rd. Warehouse	624	sq. ft.	206	129,000
Environmental Resources, 400 Fink Road	500	sq. ft.	206	103,000
Environmental Resources, 400 Fink Road	2,500	sq. ft.	206	515,000
Environmental Resources, 400 Fink Road	800	sq. ft.	206	165,000
Environmental Resources, 400 Fink Road	1,600	sq. ft.	206	330,000
Environmental Resources, 751 Geer Road	2,500	sq. ft.	206	515,000
Public Works, 551 South Center - Public Works Office	1,600	sq. ft.	206	330,000
Public Works, 551 South Center - Public Works Shop	8,000	sq. ft.	206	1,648,000
Public Works, 551 South Center - Public Works Shop	3,000	sq. ft.	206	618,000
Public Works, 301 South First Street - Roads Modular Unit	800	sq. ft.	206	165,000
Public Works, 1010 10th Street, Modesto	14,646	sq. ft.	206	3,017,000
Strategic Business Technology, 801 11th Street	5,068	sq. ft.	206	1,044,000
Strategic Business Technology, 1021 I Street (former Bank of America)	400	sq. ft.	206	82,000
Treasurer-Tax Collector, 1010 10th Street, Modesto	16,995	sq. ft.	206	3,501,000
Subtotal - Buildings	850,317			\$175,166,000

¹ 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 ¹	Countywide Allocation	% Uninc. Only ¹	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 Cornucopia Way, Modesto	779,000	75%	584,250	25%	194,750
Burbank-Paradise Hall, 1325 Beverly Drive	8,000	100%	8,000	0%	-
Morgan Road - Public Works Yard, 1716 Morgan Road	748,000	0%	-	100%	748,000
Public Works Yard, 301 South First Str	65,000	0%	-	100%	65,000
Landfill, 400 Fink Road	9,966,000	100%	9,966,000	0%	-
Former City Hall Building - 801 11th Street, Modesto	72,000	100%	72,000	0%	-
Fleet Services Facility, 448 East Hackett Road	500,000	80%	400,000	20%	100,000
Public Works Yard, 551 South Center Str	100,000	0%	-	100%	100,000
Geer Road Landfill, 751 Geer Road	9,873,000	100%	9,873,000	0%	-
Community Services Facility 3800 Cornucopia Way, Modesto	1,323,000	100%	1,323,000	0%	-
Vacant/future Development - 3800 Cornucopia Way, Modesto	1,367,000	100%	1,367,000	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	4,427,000	100%	4,427,000	0%	-
12th Street Office Building, 832 12th Street	46,000	100%	46,000	0%	-
Subtotal - Land	\$ 31,372,000		\$ 30,164,250		\$ 1,207,750

[†] 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 California.

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

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

	Total Value	% County-wide ¹	Countywide Allocation	% Uninc. Only ¹	Uninc. Allocation
<i>Buildings</i>					
Agricultural Center Enclosed Warehouse and Shop - 3800 Cornucopia	\$ 2,236,000	100%	\$ 2,236,000	0%	\$ -
Agricultural Center Open Warehouse - 3800 Cornucopia	785,000	100%	785,000	0%	-
Agricultural Center Stanislaus Building (Building A) - 3800 Cornucopia	11,601,000	100%	11,601,000	0%	-
Agricultural Center Harvest Hall (Building B) - 3800 Cornucopia	2,584,000	100%	2,584,000	0%	-
Agricultural Center Corporation Yard - 3800 Cornucopia	2,162,000	100%	2,162,000	0%	-
Agricultural Center Warehouse (Building D) - 3800 Cornucopia	1,483,000	100%	1,483,000	0%	-
Area Agency on Aging/Vets, 718 Tuolumne, Modesto - Mancini Hall	1,236,000	100%	1,236,000	0%	-
Assessor, 1010 10th Street, Modesto	3,885,000	100%	3,885,000	0%	-
Auditor-Controller, 1010 10th Street, Modesto	2,916,000	100%	2,916,000	0%	-
Board of Supervisors, 1010 10th Street, Modesto	2,245,000	100%	2,245,000	0%	-
Central Services, 1018 Scenic Drive, Modesto	1,597,000	80%	1,277,600	20%	319,400
Central Services, 909 Oakdale Road, Modesto - Training Center	4,850,000	80%	3,880,000	20%	970,000
Central Services, 909 Oakdale Road, Modesto - Warehouse #1	2,966,000	80%	2,372,800	20%	593,200
Central Services, 909 Oakdale Road, Modesto - Warehouse #2	2,802,000	80%	2,241,600	20%	560,400
Chief Executive Office, 1010 10th Street, Modesto	4,578,000	75%	3,433,500	25%	1,144,500
County Center III - Other County Facilities Share (CEO, Clerk, GSA, COE)	10,618,000	75%	7,963,500	25%	2,654,500
Capital Projects Office, 825 12th Street	433,000	75%	324,750	25%	108,250
Child Support Services, 251 E Hackett Road, Ceres	11,061,000	100%	11,061,000	0%	-
Child Support Services, 801 11th Street, Modesto (former City Hall)	261,000	100%	261,000	0%	-
Guardian Ad Litem, 801 11th Street, Modesto (former City Hall)	77,000	100%	77,000	0%	-
Clerk of the Board, 1010 10th Street, Modesto	438,000	100%	438,000	0%	-
Clerk-Recorder, 1021 I Street (former Bank of America) I Street	4,432,000	100%	4,432,000	0%	-
Community Services Agency, 251 E Hackett Road, Ceres	29,864,000	100%	29,864,000	0%	-
Community Services Agency, County Center II	206,000	100%	206,000	0%	-
Cooperative Extension, 3800 Cornucopia Way	6,277,000	100%	6,277,000	0%	-
County Counsel, 1010 10th Street, Modesto	1,865,000	75%	1,398,750	25%	466,250
District Attorney, 832 12th Street	9,206,000	100%	9,206,000	0%	-
Employment & Training, 251 E Hackett Road, Ceres	11,061,000	100%	11,061,000	0%	-
Environmental Resources, 3800 Cornucopia Way	8,369,000	100%	8,369,000	0%	-
Fleet Services, 442 E Hackett Road - Fleet Services Office/Shop	1,931,000	100%	1,931,000	0%	-
Fleet Services, 442 E Hackett Road - Fleet Services Office/Shop	1,931,000	100%	1,931,000	0%	-
General Services Agency Print Shop - County Center II	1,391,000	100%	1,391,000	0%	-
Planning/Com. Dev., 1010 10th Street, Modesto	1,980,000	0%	-	100%	1,980,000
Public Works, 1716 Morgan Rd. Bridge Shop	824,000	0%	-	100%	824,000
Public Works, 1716 Morgan Rd. Carpenter/Paint Shop	564,000	0%	-	100%	564,000
Public Works, 1716 Morgan Rd. Equipment Storage Shop	2,060,000	0%	-	100%	2,060,000
Public Works, 1716 Morgan Rd. DER Office	37,000	0%	-	100%	37,000
Public Works, 1716 Morgan Rd. Heavy Equipment Maintenance Shop	2,472,000	0%	-	100%	2,472,000
Public Works, 1716 Morgan Rd. Household Hazardous Waste Facility	319,000	0%	-	100%	319,000
Public Works, 1716 Morgan Rd. Public Works Office	1,958,000	0%	-	100%	1,958,000
Public Works, 1716 Morgan Rd. Material Storage	1,205,000	0%	-	100%	1,205,000
Public Works, 1716 Morgan Rd. Parks Pesticide Storage Facility	1,154,000	0%	-	100%	1,154,000
Public Works, 1716 Morgan Rd. Pesticide Storage Facility	19,000	0%	-	100%	19,000
Public Works, 1716 Morgan Rd. Sign Shop	515,000	0%	-	100%	515,000
Public Works, 1716 Morgan Rd. Storage Building	996,000	0%	-	100%	996,000
Public Works, 1716 Morgan Rd. Public Works Storage Building I	1,450,000	0%	-	100%	1,450,000
Public Works, 1716 Morgan Rd. Combustible Liquid Storage Facility	91,000	0%	-	100%	91,000
Public Works, 1716 Morgan Rd. Storage Building	13,000	0%	-	100%	13,000
Public Works, 1716 Morgan Rd. Warehouse	129,000	0%	-	100%	129,000
Environmental Resources, 400 Fink Road	103,000	40%	41,200	60%	61,800
Environmental Resources, 400 Fink Road	515,000	40%	206,000	60%	309,000
Environmental Resources, 400 Fink Road	165,000	40%	66,000	60%	99,000
Environmental Resources, 400 Fink Road	330,000	40%	132,000	60%	198,000
Environmental Resources, 751 Geer Road	515,000	40%	206,000	60%	309,000
Public Works, 551 South Center - Public Works Office	330,000	0%	-	100%	330,000
Public Works, 551 South Center - Public Works Shop	1,648,000	0%	-	100%	1,648,000
Public Works, 551 South Center - Public Works Shop	618,000	0%	-	100%	618,000
Public Works, 301 South First Street - Roads Modular Unit	165,000	0%	-	100%	165,000
Public Works, 1010 10th Street, Modesto	3,017,000	0%	-	100%	3,017,000
Strategic Business Technology, 801 11th Street	1,044,000	80%	835,200	20%	208,800
Strategic Business Technology, 1021 I Street (former Bank of America)	82,000	80%	65,600	20%	16,400
Treasurer-Tax Collector, 1010 10th Street, Modesto	<u>3,501,000</u>	100%	<u>3,501,000</u>	0%	-
Subtotal - Buildings	\$175,166,000		\$145,583,500		\$29,582,500

¹ 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 California.

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

Table 10.4: Summary of Allocation of Other County Facilities Between Countywide and Unincorporated Service Populations

	Countywide Allocation	Unincorporated Allocation
Land (from Table 10.3a)	\$ 30,164,250	\$ 1,207,750
Buildings (from Table 10.3b)	145,583,500	29,582,500
Vehicles & Equipment (from Table A.9)	6,690,097	1,304,044
Public Works Vehicles and Equipment (from Table A.10)	6,489,200	9,733,800
Technological Assets (from Table A.11)	8,409,026	-
Existing PFF Fund Balance ¹	332,000	68,100
 Total Existing Investment in Other County Facilities	 \$ 197,668,073	 \$ 41,896,194

¹ Current as of December 31, 2016. Rounded to the hundreds.

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

Facility Standard

The County's projected growth in service population will create a need for additional other county facilities. The County must expand its facilities to maintain existing facility standards as new development occurs in the County. **Table 10.5** shows the calculation of the existing value per capita standard for both unincorporated and incorporated areas of the County. The value per capita in the unincorporated areas is equal to the sum of the countywide and the unincorporated only value per capita.

Table 10.5: Other County Facilities Existing Standard

<i>Unincorporated Only</i>		
Existing Other County Facilities	\$	41,896,194
Existing Service Population		<u>126,200</u>
Facility Standard per Capita	\$	332
Cost per Resident	\$	332
Cost per Worker ¹		103
<i>Countywide</i>		
Existing Other County Facilities	\$	197,668,073
Existing Service Population		<u>590,200</u>
Facility Standard per Capita	\$	335
Cost per Resident	\$	335
Cost per Worker ¹		104

¹ Worker weighting factor of 0.31 applied to cost per resident.

Sources: Tables 10.1 and 10.4; Willdan Financial Services.

Use of Fee Revenues

The County can use other county facilities fee revenue for the construction or purchase of new buildings, land, vehicles, or equipment that expand the capacity of the existing system to serve new development. Fee revenue may not be used for replacement of aging facilities or equipment or to otherwise correct existing deficiencies unrelated to new development. The inclusion of technological assets in the facility inventory will allow fee revenue to be spent on technology related to other county services. **Table 10.6** shows the projection of countywide and unincorporated-only County fee revenue to new development based on the existing standards and the resulting cost per capita.

Table 10.6: Projected Other County Facilities Fee Revenue

<i>Unincorporated</i>	
Facility Standard per Capita	\$ 332
Service Population Growth in Unincorporated (2016-2045)	<u>74,900</u>
New Development Fair Share of Planned Facilities	\$ 24,866,800
<i>Countywide</i>	
Facility Standard per Capita	\$ 335
Service Population Growth Within County (2016-2045)	<u>356,700</u>
New Development Fair Share of Planned Facilities	\$ 119,494,500

Sources: Tables 10.1 and 10.5.

Fee Schedule

Table 10.7 displays the other county facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space).

Table 10.7: Other County Facilities Impact Fee - Existing Facilities Standard

Land Use	A	B	C = A x B		D = C / 1,000
	Cost Per Capita	Density	Fee ¹	Fee per Sq. Ft.	
Countywide					
<i>Residential</i>					
Single Family	\$ 335	3.18	\$ 1,065		
Multifamily	335	2.07	693		
	335	-	-		
<i>Nonresidential</i>					
Commercial	\$ 104	2.41	\$ 251	\$ 0.25	
Office	104	2.87	298	0.30	
Industrial (Small)	104	0.64	67	0.07	
Industrial (Large)					
Manufacturing	104	0.92	96	0.10	
Distribution	104	0.37	38	0.04	
Warehouse	104	0.18	19	0.02	
Unincorporated Only					
<i>Residential</i>					
Single Family	\$ 332	3.18	\$ 1,056		
Multifamily	332	2.07	687		
<i>Nonresidential</i>					
Commercial	\$ 103	2.41	\$ 248	\$ 0.25	
Office	103	2.87	296	0.30	
Industrial (Small)	103	0.64	66	0.07	
Industrial (Large)					
Manufacturing	103	0.92	95	0.10	
Distribution	103	0.37	38	0.04	
Warehouse	103	0.18	19	0.02	
Unincorporated Total					
<i>Residential</i>					
Single Family	\$ 667	3.18	\$ 2,121		
Multifamily	667	2.07	1,381		
<i>Nonresidential</i>					
Commercial	\$ 207	2.41	\$ 499	\$ 0.50	
Office	207	2.87	594	0.59	
Industrial (Small)	207	0.64	132	0.13	
Industrial (Large)					
Manufacturing	207	0.92	190	0.19	
Distribution	207	0.37	77	0.08	
Warehouse	207	0.18	37	0.04	

¹ Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

Sources: Tables 2.2 and 10.5, Willdan Financial Services.

11. Park Facilities

The purpose of the park facilities fee is to ensure that new development funds its fair share of parks and open space facilities. The “Regional Parks / Open Space” component of the fee will be charged countywide. New development in the unincorporated area of the County will pay both the regional parks and open space component and the “Neighborhood Parks” component of the fee. The County will use fee revenues to expand park facilities, including vehicles and equipment, to serve new development.

Service Population

Residents are the primary users of parks and open space facilities. Therefore, demand for parks and associated facilities are based on the County’s residential population and exclude workers. **Table 11.1** provides estimates of the current resident population and a forecast for the year 2045. Because some neighborhood parks exclusively serve the unincorporated area, the countywide and unincorporated-only service populations are both shown in Table 11.1.

Table 11.1: Parks Service Population

	Residents
Existing - Countywide (2016)	533,800
New Development - Countywide (2016-2045)	338,400
Projected Total - Countywide (2045)	872,200
<hr/>	
Existing - Unincorporated (2016)	112,100
New Development - Unincorporated (2016-2045)	71,100
Projected Total - Unincorporated (2045)	183,200

Source: Table 2.1, Willdan Financial Services.

Facility Standards

The County’s inventory of park facilities is summarized in **Table 11.2**. Parks are divided into two categories: 1) Neighborhood Parks and 2) Regional Parks / Open Space. The acreage for each park is differentiated into either improved or unimproved acreage, as the value of developed parkland is far greater than undeveloped parkland, as shown in Table 11.3.

Table 11.2: Existing Parkland Inventory

Park Category	Location	Improved Acres	Unimproved Acres
<i><u>Neighborhood Parks</u></i>			
Atlas Park	Oakdale	0.13	-
Basso Bridge	La Grange	8.00	-
Bonita Pool and Park	Crowslanding	1.02	-
Bonita Ranch Park	Keyes	10.58	-
Burbank Park	West Modesto	0.73	-
Country Stone Park	Salida	5.13	-
Empire Park	Empire	6.05	-
Empire Tot Lot	Empire	0.16	-
Fairview Park	South Modesto	4.66	-
Hatch Neighborhood Park	Keyes	4.48	-
L. Fitzsimmons Park	Grayson	0.52	-
Mono Park	Airport District	2.25	-
Murphy Park	Salida	4.24	-
Oregon Park	Airport District	1.60	-
Parklawn	South Modesto MAC	3.99	-
Riverdale Park & Fishing Access	Riverdale	2.00	-
Salida (Broadway) Park	Salida	2.09	-
Segesta Park	Salida	9.35	-
Sterling Ranch	Denair	4.20	-
Undeveloped Salida Park	Salida	-	11.79
United Community Park	Grayson	4.93	-
Wincanton Park	Salida	<u>2.27</u>	-
Subtotal Neighborhood Parks		78.38	11.79
<i><u>Regional Parks / Open Space</u></i>			
Fox Grove Fishing Access	Hughson	-	32.47
Frank Raines OHV Park	Patterson	764.90	1,121.55
Kawanis Youth Camp	La Grange	48.04	-
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.	-	1,125.36
Shiloh Fishing Access	Westside	-	1.43
Turlock Lake Fishing Access	Turlock Lake	-	-
Woodward Reservoir	Oakdale/Valley Home	-	<u>2,982.03</u>
Subtotal Regional Parks / Open Space		1,069.24	6,701.70
Total		1,147.62	6,713.49

Source: Stanislaus County.

Unit Costs

Unit costs represent the land costs and level of improvements that existing development has provided to date. Using unit costs to determine a facility standard ensures that the cost of facilities to serve new development is not artificially increased, and new development unfairly burdened, compared to existing development.

The unit costs used to estimate the total investment in parkland facilities are shown in **Table 11.3**. Land acquisition costs and improvement costs are based on the County's experience with park development. An inventory of vehicles and equipment can be found in **Appendix Table A.12**. An inventory of technological assets can be found in **Appendix Table A.11**.

Table 11.3: Parkland Unit Costs

	Building SF	Unit Cost	Total Cost	Cost Per Acre
<i>Regional / Open Space - Countywide Park Improvements/Special Use Facilities</i>				
Buildings				
Fox Grove Regional Park, 1200 Geer Road	1,500	\$ 206	\$ 309,000	
Frank Raines Park, Del Puerto Canyon Road	13,573	206	2,796,000	
La Grange Regional Park, 161 South Old LaGrange Road	600	206	123,600	
Modesto Reservoir, 18143 Reservoir Road	9,203	206	1,895,800	
Woodward Reservoir, 14528 26 Mile Road	<u>10,973</u>	206	<u>2,260,400</u>	
Subtotal	35,849		\$ 7,384,800	
Vehicles and Equipment (Table A.12)			\$ 2,755,611	
Technology (from Table A.11)			<u>76,902</u>	
Total Special Use Facilities			\$10,217,313	
Equivalent Improved Park Acres			<u>2,375.61</u>	
Special Use Facilities Cost per Improved Acre				\$ 4,000
Regional Park Improvements				<u>16,520</u>
Regional Park Improvements Per Acre Subtotal				\$ 20,520
<i>Neighborhood - Unincorporated Park Improvements</i>				
Buildings				
Bonita Pool, Crows Landing	1,000	\$ 206	\$ 206,000	
Subtotal			\$ 206,000	
Equivalent Improved Park Acres				81.22
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; Willdan Financial Services

To calculate new development's need for new parks, a ratio expressed in terms of developed park acres per 1,000 residents is used, known as a park standard. To compare all parkland in the system, the undeveloped park acres must be converted into an equivalent amount of improved acres. This conversion is based on the cost of an unimproved acre relative to an improved acre and is displayed in **Table 11.4**.

Table 11.4: Unimproved Acreage - Parkland Equivalent

Parkland Type	Calculation	
<i>Neighborhood Parks - Unincorporated</i>		
Average Land Cost per Acre	A	\$ 70,000
Improvements Cost per Acre	C	<u>220,280</u>
Total Cost per Acre	$C = A + B$	\$ 290,280
Equivalent Improved Acres	$D = A / C$	0.24
Number of Unimproved Acres	E	<u>11.79</u>
Equivalent Improved Acres	$F = D \times E$	2.84
<i>Regional Parks / Open Space - Countywide</i>		
Average Land Cost per Acre	G	\$ 4,000
Improvements Cost per Acre	H	<u>16,520</u>
Total Cost per Acre	$I = G + H$	\$ 20,520
Equivalent Improved Acres	$J = G / I$	0.19
Number of Unimproved Acres	K	<u>6,701.70</u>
Equivalent Improved Acres	$L = J \times K$	1,306.37

Sources: Table 11.2 and 11.3, Willdan Financial Services.

Table 11.5 shows the existing equivalent park standard per 1,000 residents for the current service population. The standard for unincorporated area neighborhood parks is calculated separately from the countywide regional parks and open space standard.

Table 11.5: County Parks and Open Space Facility - Existing Standards

	Calculation	Neighborhood Parks - Unincorporated	Regional Parks / Open Space - Countywide
Improved Park Acreage	A	78.38	1,069.24
Equivalent Improved Acres	B	<u>2.84</u>	<u>1,306.37</u>
Total Acres of Improved Parkland	$C = A + B$	81.22	2,375.61
Service Population (Residents)	D	112,100	533,800
Existing Standard (Acres per 1,000 Residents)	$E = C / (D/1,000)$	0.72	4.45

Sources: Tables 11.1, 11.2 and 11.4, Willdan Financial Services.

Table 11.6 calculates cost of needed facilities to serve new development. This is done in two steps: first, the facility standard is multiplied by the projected growth to determine the acreage needed by 2045 to serve the projected growth; then the unit costs from Table 11.3 are multiplied

by the needed acreage to determine the total cost of needed facilities to accommodate new development.

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)	0.72	4.45
Resident Growth (2016-2045)	71,100	338,400
Facility Needs (acres)	51.19	1,505.88
Average Land Cost (per acre)	\$ 70,000	\$ 4,000
Subtotal - Land Costs	3,583,000	6,024,000
Average Improvements Cost (per acre)	\$ 223,280	\$ 20,520
Subtotal - Improvements Costs	\$ 11,430,000	\$ 30,901,000
Total Cost of Facilities	\$ 15,013,000	\$ 36,925,000

Sources: Tables 11.1, 11.3, 11.4 and 11.5, Willdan Financial Services.

Table 11.7 shows current per capita costs for residents. These values were calculated by multiplying the value of existing parkland and park improvements by the current facility standard, and then dividing that figure by 1,000 to reach the existing cost per capita.

Table 11.7: Park Facilities Investment Per Capita

	Calculation	Land Acquisition	Improvements
<i>Neighborhood Parks - Unincorporated</i>			
Parkland Investment (per acre)	A	\$ 70,000	\$ 223,280
Facility Standard (acres per 1,000 residents)	B	0.72	0.72
Total Cost Per 1,000 capita	$C = A \times B$	\$ 50,000	\$ 161,000
Cost Per Resident	$D = C / 1,000$	\$ 50	\$ 161
<i>Regional Parks / Open Space - Countywide</i>			
Parkland Investment (per acre)	E	\$ 4,000	\$ 20,520
Facility Standard (acres per 1,000 residents)	F	4.45	4.45
Total Cost Per 1,000 capita	$G = E \times F$	\$ 18,000	\$ 91,000
Cost Per Resident	$H = G / 1,000$	\$ 18	\$ 91

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

Use of Fee Revenues

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

As shown in **Table 11.6** above, new development's fair share of planned parks facilities is \$15 million for neighborhood parks and \$36.9 million for regional parks and open space through 2045.

Fee Schedule

The park facilities fee schedule is displayed in **Table 11.8**. The cost per capita from table 11.7 is converted to a fee per unit of new development based on dwelling unit densities (persons per dwelling unit).

Table 11.8: Park Facilities Impact Fee

Land Use	A		B	C=AxB	
	Cost Per	Capita	Density	Fee ¹	
<i>Neighborhood Parks - Unincorporated</i>					
Single Family					
Land Acquisition	\$	50	3.18	\$	159
Improvements		161	3.18		<u>512</u>
Total				\$	671
Multi-family					
Land Acquisition	\$	50	2.07	\$	104
Improvements		161	2.07		<u>333</u>
Total				\$	437
<i>Regional Parks / Open Space - Countywide</i>					
Single Family					
Land Acquisition	\$	18	3.18	\$	57
Improvements		91	3.18		<u>289</u>
Total				\$	346
Multi-family					
Land Acquisition	\$	18	2.07	\$	37
Improvements		91	2.07		<u>188</u>
Total				\$	225

¹ Fee per dwelling unit.

Sources: Tables 2.2 and 11.7.

12. Sheriff Patrol and investigation

This chapter documents a reasonable relationship between new development and the funding for proposed sheriff patrol and investigation facilities in the unincorporated areas of Stanislaus County. The sheriff patrol and fee will only be charged in the unincorporated areas of the County. Fee revenue will be spent on expanding facilities, including vehicles and equipment, to serve new development.

Service Population

Both residents and workers in unincorporated portions of Stanislaus County benefit from services provided by the sheriff department. Therefore, demand for sheriff patrol and investigation facilities is based on the County's combined unincorporated residential and worker populations. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.31-weighting factor for workers is based on a 40-hour workweek divided by the total number of non-work hours in a week (128) and reflects the degree to which nonresidential development yields a lesser demand for sheriff patrol and investigation facilities. **Table 12.1** provides estimates of the resident and worker populations in the unincorporated areas of the County with forecasts for the year 2045.

Table 12.1: Sheriff Patrol and Investigation Service Population

	Residents	Workers	Service Population
Existing - Unincorporated (2016)	112,100	45,600	126,200
New Development - Unincorporated (2016-2045)	<u>71,100</u>	<u>12,300</u>	<u>74,900</u>
Total - Unincorporated Countywide (2045)	183,200	57,900	201,100
Weighting factor ¹	1.00	0.31	

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

Sources: Table 2.1, Willdan Financial Services.

Facility Standards

The sheriff patrol and investigation fee uses the existing standard to calculate the impact fees for sheriff patrol and investigation facilities. This standard is based on the current investment per capita in sheriff patrol and investigation facilities in Stanislaus County. **Table 12.2** presents a complete inventory of existing facilities. Vehicles currently owned by the Stanislaus County Sheriff Department are listed in **Appendix Table A.13**. An inventory of technological assets can be found in **Appendix Table A.11**.

Table 12.2: Sheriff Patrol and Investigation Existing Facility Inventory

Existing Facilities	Inventory	Unit Cost ¹	Total Value
<i>Land</i>			
Former City Hall Building (801 11th St)	0.10 ⁷ acres	\$ 653,400	\$ 65,340
Public Safety Center (Sheriff Operations) - 200 - 442 Hackett	2.69 acres	50,000	134,500
County Center III - 909 - 939 County Center III Drive, Modesto	0.58 acres	522,720	303,178
County Center III - Coroner	4.22 acres	522,720	2,205,878
Subtotal	7.59 acres		\$ 2,708,896
<i>Buildings</i>			
Equestrian Center	755 sq. ft.	\$ 206	\$ 155,500
Public Safety Center Support Services Building	44,450 sq. ft.	206	9,156,700
Sheriff Information Technology Office	4,800 sq. ft.	206	988,800
Canine Unit	896 sq. ft.	206	184,600
Equestrian Unit Building B	755 sq. ft.	206	155,500
Bureau of Administrative Services	2,160 sq. ft.	206	445,000
Sheriff Storage Modular	720 sq. ft.	206	148,300
Sheriff's Storage Modular #2	1,440 sq. ft.	206	296,600
Evidence Bunker	988 sq. ft.	206	203,500
Sheriff's Operations Center	41,616 sq. ft.	206	8,572,900
County Center III - Coroner	25,720 sq. ft.	206	5,298,300
Subtotal	124,300 sq. ft.		\$ 25,605,700
Vehicles & Equipment (from Table A.13)			\$ 11,497,090
Technology (from Table A.11)			\$ 2,682,022
Existing PFF Fund Balance ²			\$ 345,600
Total Existing Facilities			\$ 42,839,308

¹ Unit costs based on current market value estimates provided by Stanislaus County.

² Current as of December 31, 2016. Rounded to the hundreds.

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

Table 12.3 shows per capita costs for sheriff patrol and investigation based on existing facilities for the 2016 service population. The value of all existing facilities is divided by the current service population to determine an existing cost per capita.

Table 12.3: Sheriff Patrol and Investigation Facilities Existing Standard

Existing Sheriff Patrol and Investigation Facilities	\$	42,839,308
Existing Service Population		<u>126,200</u>
Facility Standard per Capita	\$	339
Cost per Resident	\$	339
Cost per Worker ¹		105

¹ Worker weighting factor of 0.31 applied to cost per resident.

Sources: Tables 12.1 and 12.2; Willdan Financial Services.

Use of Fee Revenues

The County can use sheriff patrol and investigation facilities fee revenues for the construction or purchase of new buildings, land, land improvements, vehicles, or equipment that expand the capacity of the existing system to serve new development. Fee revenues may not be used for replacement of aging facilities or equipment or to otherwise correct existing deficiencies unrelated to new development. The inclusion of technological assets in the facility inventory will allow fee revenue to be spent on technology related to sheriff patrol and investigation services.

Table 12.4 shows an estimate of sheriff patrol and investigation impact fee revenue through 2045.

Table 12.4: Projected Sheriff Facilities Fee Revenue - Existing Standard

Facility Standard per Capita	\$	339
Service Population Growth in Unincorporated (2016-2045)		<u>74,900</u>
New Development Fair Share of Planned Facilities	\$	25,391,100

Sources: Tables 12.1 and 12.3.

Fee Schedule

Table 12.5 displays the sheriff patrol and investigation facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space).

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

Land Use	A	B	C = A x B		D = C / 1,000
	Cost Per Capita	Density	Fee ¹	Fee per Sq. Ft.	
<i>Residential</i>					
Single Family	\$ 339	3.18	\$ 1,078		
Multifamily	339	2.07	702		
<i>Nonresidential</i>					
Commercial	\$ 105	2.41	\$ 253	\$ 0.25	
Office	105	2.87	301	0.30	
Industrial (Small)	105	0.64	67	0.07	
Industrial (Large)					
Manufacturing	105	0.92	97	0.10	
Distribution	105	0.37	39	0.04	
Warehouse	105	0.18	19	0.02	

¹ Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

Sources: Tables 2.2 and 12.3.

13. Regional Transportation Impact Fee (RTIF)

This chapter summarizes an analysis of the need for regional transportation facilities to support future development within Stanislaus County through 2045. It is the County's intent that the costs representing future development's share of these facilities and improvements be imposed on that development in the form of a development impact fee, also known as a public facilities fee.

The RTIF program collects impact fees from new development throughout the County, both in cities and the unincorporated area, to fund the regional transportation facilities required to accommodate growth. The RTIF is charged to new development at the same rate countywide, including incorporated cities.

Trip Generation Rates

Estimates of new development and its consequent increased trip demand provide the basis for calculating the traffic facilities fee. Using the planned facilities standard, the value of all planned traffic facilities is divided by the total number of trips generated by new development and then assigned to new development on a per trip basis. This approach allows the County to use fee revenues for projects that add to the transportation system's ability to accommodate new development.

The need for transportation improvements is based on the trip demand placed on the system by development. A reasonable measure of demand is the number of peak hour vehicle trips associated with a development, adjusted for the type of trip. Vehicle trip generation rates are a reasonable measure of demand on the County's system of transportation facilities across all modes because alternate modes (transit, bicycle, pedestrian) often substitute for vehicle trips.

The two types of trips adjustments made to all trip generation rates to calculate trip demand are described below. These adjustments are consistent with the approach used in the existing RTIF program.

- Trip rates are adjusted for diverted trips. Depending on the land use, the trip rate is adjusted down by a certain percentage to allocate burden to other land uses to which trips were diverted.
- Causality adjustment factors incorporate trip lengths and location decisions to allocate burden by land use.

Table 13.1 shows the calculation of trip demand factors by land use category based on the adjustments described above. PM peak hour trip rates are based on data from the Institute of Transportation Engineers' Trip Generation Manual, 9th Edition. The diverted trip factor and the causality adjustment factor were developed by Recht, Hausrath & Associates for Stanislaus County's initial 1990 development impact fee study.

Note that these updates to the trip rates, and consequently changes to the RTIF trip generation factors reduce the fee burden to certain land uses, relative to the other land uses (industrial, warehousing, hotel). This is due to reduction in the assumed trip rate, as identified in the 9th edition of the ITE Trip Generation Manual compared to the 7th edition, used in the prior PFF update. Accordingly, RTIF fees may decrease for certain land uses, corresponding with lowered estimates of trip demand, relative to other land uses.

Any agricultural building that is designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products is exempt from the fee. Exempt structures

structure shall not be places of human habitation or places of employment where agricultural products are processed, treated or packaged, nor places used by the public.

If a project is expected to generate trips at a vastly different rate than those included in Table 13.1, a trip generation study performed for that specific project by a reputable engineering firm can be submitted to the County for review and approval, and the fees can be recalculated based on the estimated PM peak hour trip generation rate for that project.

Trip rates for the large industrial land use categories (manufacturing, distribution, and warehouse) have been discounted based on an analysis described in **Appendix B**. The adjustment discounts the trip rate for land uses that are served heavy rail because the rail service accounts for trips that would otherwise occur on the County's roads. Only large industrial development with rail connectivity will receive the rail discount.

Table 13.1: Trip Rate Adjustment Factor - PM Peak Hour Trip Rates

	PM Peak Hour Trip Rate ¹	Diverted Trip Factor	Causality Adjustment Factor ²	Trip Demand Factor ³
<i>Residential</i>				
Single Family	1.00	1.00	1.53	1.53
Multi-family	0.62	1.00	1.53	0.95
Senior Housing	0.25	1.00	1.53	0.38
<i>Nonresidential</i>				
Office	1.49	1.00	0.84	1.25
Research and Development	1.07	1.00	0.84	0.90
<i>Industrial</i>				
Industrial (Small)	0.56	1.00	0.84	0.47
Industrial (Large)				
Manufacturing	0.73	1.00	0.84	0.61
Mixed Use / Distribution	0.85	1.00	0.84	0.71
Warehouse ⁴	0.32	1.00	0.84	0.27
Rail Served Manufacturing	0.73	1.00	0.84	0.59
Rail Served Mixed Use / Distribution	0.85	1.00	0.84	0.69
Rail Served Warehouse ⁴	0.32	1.00	0.84	0.25
<i>Commercial</i>				
Small Retail (<50,000 sq. ft.)	2.71	0.75	0.35	0.71
Medium Retail (50-100,000 sq. ft.)	4.98	0.75	0.35	1.31
Shopping Center (100-300,000 sq. ft.)	3.71	0.75	0.35	0.97
Shopping Mall (>300,000 sq. ft.)	2.29	0.75	0.35	0.60
Church	0.55	1.00	0.35	0.19
Hospital	0.93	1.00	0.35	0.33
Nursing Home	0.74	1.00	0.35	0.26
School	0.97	1.00	0.35	0.34
<i>Special Cases</i>				
Drive Through (per lane)	22.80	0.75	0.35	5.99
Car Wash (per lane)	14.12	0.75	0.35	3.71
Gas Station (per pump)	13.87	0.50	0.35	2.43
Motel/Hotel (per room)	0.60	1.00	0.35	0.21
Golf Course (per acre)	0.30	1.00	1.00	0.30

¹ Trips per dwelling unit or per 1,000 building square feet, unless otherwise noted.

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

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

⁴ Commercial dairies will be charged at the warehouse rate, based on similarities in trip generation.

Sources: Recht Hausrath & Associates; Stanislaus County; ITE Trip Generation Manual, 9th Edition; Willdan Financial Services.

Trip Generation

The Eberhardt and ACE train projections used throughout this study are the basis for estimating future trips in this study. The base year (2016) estimates of existing development are based on data from DOF for residential development, and the Eberhardt projections for nonresidential development. Population from group quarters, and employees from local government jobs have been excluded from the estimates.

Table 13.2 lists the existing and projected land uses in the County based on the data sources described above.

Table 13.2: Growth Projections

	2016	2045	Growth 2016-2045
<i>Residential Dwelling Units</i>			
Single Family	142,410	232,722	90,312
Multi Family	<u>38,367</u>	<u>62,698</u>	<u>24,331</u>
Total	180,777	295,420	114,643
<i>Population</i>	533,800	872,300	338,500
<i>Employees¹</i>			
Commercial	25,176	33,900	8,724
Office	89,682	122,155	32,473
Industrial	<u>66,942</u>	<u>84,645</u>	<u>17,703</u>
Total	181,800	240,700	58,900
<i>Building Square Feet (1,000)²</i>			
Commercial	10,446	14,066	3,620
Office	31,248	42,563	11,315
Industrial	<u>104,597</u>	<u>132,258</u>	<u>27,661</u>
Total	146,291	188,887	42,596

¹ Employees used for impact fee purposes. Excludes government employees. Education employees grouped under office.

² Conversion from employees to building square feet based on occupancy density assumptions in Table 2.2.

Sources: ACE Train Population Impact Scenarios; Tables 2.1 and 2.2, Willdan Financial Services.

Table 13.3 converts the growth projections from Table 13.2 into trips. The estimate of trip generation is calculated by multiplying the trip demand factors in Tables 13.1 by the land use estimates in Table 13.2 for both 2016 and 2045 conditions.

Table 13.3: Land Use Scenario and Total Trips

Land Use	Trip Demand Factor	2016 Land Use		2045 Land Use		Growth	
		Units / 1,000 SF	Trips	Units / 1,000 SF	Trips	Units / 1,000 SF	Trips
<i>Residential (Units)</i>							
Single Family	1.53	142,410	217,887	232,722	356,064	90,312	138,177
Multi-family	0.95	38,367	36,449	62,698	59,563	24,331	23,115
Subtotal		180,777	254,336	295,420	415,628	114,643	161,292
<i>Nonresidential (1,000 Sq.Ft.)</i>							
Commercial	0.71	10,446	7,417	14,066	9,987	3,620	2,570
Office	1.25	31,248	39,060	42,563	53,204	11,315	14,144
Industrial/Other	0.47	104,597	49,161	132,258	62,161	27,661	13,001
Subtotal		146,291	95,637	188,887	125,352	42,596	29,715
Total			349,973		540,980	157,239	191,006

Sources: Tables 13.1 and 13.2.

Facilities Standards

The key public policy issue in a development impact fee study is the identification of facility standards. Facility standards determine new development's total need for new facilities and each development project's fair share of those needs. Standards also ensure that new development does not fund deficiencies associated with existing development.

The County's traffic facility standards are based on a measure of congestion commonly used in traffic planning and known as level of service (LOS). LOS is calculated based on the volume of traffic on a roadway or at an intersection compared to the capacity of the roadway or intersection. LOS "A," "B," and "C" suggest that delays are insignificant to acceptable. LOS "D" suggests tolerable delays, though traffic is high and some short-term back-ups occur. LOS "E" and "F" suggest restricted speeds and significant delays as traffic volumes meet or exceed the capacity of the facility.

The following General Plan Circulation Element policies present the performance standards acceptable to the County of Stanislaus:

- The County shall maintain LOS "C" or better for all County roadways and intersections, except, within the sphere of influence of a city that has adopted a lower level of service standard, the city standard shall apply.
- The County may adopt either a higher or lower LOS standard for roadways and intersections within urban areas, but in no case shall the adopted LOS fall below LOS "D."

Prevailing traffic conditions in the County were analyzed in conjunction with an updated Circulation Element in October 2005. The study found that most roadways in the County operate at LOS "C" or better.

Existing roadways and intersections that do not meet County LOS standards are considered existing deficiencies. All of the projects included in this fee study occur on segments that operated at LOS "C" or better at the time they were added into the fee program, resulting in no existing deficiencies. Without the improvement projects included in the fee, these segments would ultimately have an unacceptable LOS. Some projects that have been held over from the

prior fee program currently operate a LOS lower than “C.” It is legitimate to include these in the fee program because at the time they were added to the program they operated at an acceptable level of service, and because fund balances from the prior program have been subtracted from the project cost to account for the deficiency caused by development since the last fee program update.

Facility Costs to Accommodate Growth

The StanCOG traffic model was used to identify the improvements that will be needed to accommodate growth. All of the projects included in this fee study occur on segments that operated at LOS “C” or better at the time they were added into the fee program. Additionally, at the time each project was added to the PFF, analysis was conducted to show that LOS standards for a given segment would fall below acceptable levels if a particular project was not completed. Stanislaus County Public Works staff identified projects for this revision of the RTIF that are both attributable to new development, and have sufficient non-fee funding identified to fund the “external” trip share of that project.

Only trips expected from future development in the County of Stanislaus will be subject to the fee program. Select link runs of the model were conducted for each of the projects included in the RTIF. A select link run identifies where the traffic that will be using each roadway improvement is coming from. With this information, the fair share of the cost of the improvement can be allocated to new development in Stanislaus County and included in the impact fee.

For fee assignment purposes, there are four types of trips identified through each select link process:

1. Trips that both start and end in the County of Stanislaus;
2. Trips that have an origin in the County of Stanislaus, and a destination outside the County;
3. Trips that have an origin outside the County of Stanislaus, and a destination in the County;
4. Trips that have neither an origin nor a destination in the County of Stanislaus, but are using a County street to pass through the County.

Trip types that fall into Category 4 are “external” trips, and are not subject to the fee program. Although these through trips take up capacity on the roadway and thereby contribute to the need for the improvement, local development cannot be held responsible for the impact of external traffic on the transportation system. The proportion of external trips on the selected link is applied to the cost of the improvement, and that portion of the improvement cost is not included in the impact fee program. The portion of the improvements that cannot be funded by local development will be the County’s responsibility, to be covered with other funding sources, such as local, state, and federal grants and local gas tax allocations.

All other trip types with an origin, destination or both in the County of Stanislaus are subject to the fee program as these trips are related to future development in the County.

The base case traffic model was validated by traffic counts. The trip generation estimated by the model was compared to actual trip counts throughout the County to ensure consistency between the model and reality. Trip rates were then adjusted in the model to match the traffic counts. The process of validating the model through traffic counts enables the model to accurately quantify trip generation countywide, across all land uses.

This update includes 35 traffic related projects, including three project initiation and development studies, to accommodate development in Stanislaus County through 2045. These projects are listed in **Table 13.4**. Based on the methodology discussed above, costs associated with external trips (trips that neither have an origin or destination within the County) are identified using the traffic modeling, and are not funded through impact fees. The allocation to the RTIF, net of external trips and other identified funding is also shown in Table 13.4.

Table 13.4: RTIF Project Cost and PFF Allocation

PFF Project	PFF Description	Total Cost	Less Alternative Funding		Total Cost Less Alternative Funding	PFF Allocation	Total Cost Allocated to PFF
			Measure L	State / Federal			
<i>RTIF Road Projects</i>							
Geer-Albers (Milnes to Claribel)	Widen to 5 lanes	\$ 5,600,000	\$ 560,000	\$ -	\$ 5,040,000	73.00%	\$ 3,679,200
Geer-Albers (Claribel to Wamerville)	Widen to 5 lanes	5,600,000	250,000	2,000,000	3,350,000	4.90%	164,150
Crows Landing Rd (Carpenter to River)	Widen to 3 lanes	2,000,000	200,000	-	1,800,000	85.30%	1,535,400
Crows Landing Rd (Bridge over SJ River)	Widen Bridge to 3 lanes	18,000,000	500,000	17,000,000	500,000	85.30%	426,500
Crows Landing Rd (SR 99 Interchange)	Reconstruct Interchange	35,000,000	-	-	35,000,000	31.10%	10,885,000
Faith Home Road (Bridge over the Tuolumne)	New Bridge to 4 lanes	72,000,000	17,925,000	-	54,075,000	43.20%	23,360,400
Keyes Road Interchange at SR99	Reconstruct Interchange	15,000,000	-	-	15,000,000	26.20%	3,930,000
McHenry Ave (Ladd to San Joaquin County)	Widen to 5 lanes	12,000,000	5,000,000	-	7,000,000	95.20%	6,664,000
N. County Corridor (Tully to SR120)	Expwy from SR 99 to SR120	650,000,000	59,750,000	91,000,000	499,250,000	92.60%	462,305,500
Santa Fe Ave (Bridge over Tuolumne River)	Widen Bridge to 3 lanes	22,000,000	250,000	11,597,430	10,152,570	98.80%	10,030,739
West Main (San Joaquin River to Carpenter)	Widen to 3 lanes	3,900,000	780,000	-	3,120,000	70.60%	2,202,720
West Main (Carpenter to Crows Landing)	Widen to 3 lanes	2,800,000	560,000	-	2,240,000	65.70%	1,471,680
West Main (Crows Landing to Michell)	Widen to 3 lanes	4,300,000	860,000	-	3,440,000	63.80%	2,194,720
West Main (Mitchell to Washington)	Widen to 3 lanes	2,900,000	580,000	-	2,320,000	66.30%	1,538,160
Subtotal		\$ 851,100,000	\$ 87,215,000	\$ 121,597,430	\$ 642,287,570		\$ 530,388,169
<i>RTIF Intersection Projects</i>							
Carpenter Rd at Crows Landing Rd	Improve Intersection	\$ 2,160,000	\$ 500,000	\$ -	\$ 1,660,000	85.40%	\$ 1,417,640
Carpenter Rd at Grayson Rd	Improve Intersection	2,400,000	500,000	-	1,900,000	88.70%	1,685,300
Carpenter Rd at Keyes Rd	Improve Intersection	2,400,000	400,000	-	2,000,000	97.40%	1,948,000
Carpenter Rd at West Main	Improve Intersection	2,160,000	360,000	-	1,800,000	76.00%	1,368,000
Carpenter Rd at Whitmore Ave	Improve Intersection	3,000,000	500,000	503,029	1,996,971	99.20%	1,980,995
Central Ave at West Main St	Improve Intersection	5,000,000	1,000,000	-	4,000,000	74.30%	2,972,000
Claribel Rd at Roselle Ave	Improve Intersection	2,580,000	-	565,410	2,014,590	99.80%	2,010,561
Crows Landing Rd at Grayson Rd	Improve Intersection	2,520,000	500,000	423,090	1,596,910	90.30%	1,442,010
Crows Landing Rd at Keyes Rd	Improve Intersection	2,520,000	500,000	-	2,020,000	96.50%	1,949,300
Crows Landing Rd at Fulkerth Ave	Improve Intersection	2,400,000	500,000	-	1,900,000	97.20%	1,846,800
Faith Home Rd at West Main St	Improve Intersection	2,520,000	600,000	-	1,920,000	68.20%	1,309,440
Geer Rd at Santa Fe Ave	Improve Intersection	3,240,000	600,000	469,000	2,171,000	83.60%	1,814,956
Geer at Whitmore Ave	Improve Intersection	3,000,000	600,000	455,000	1,945,000	79.90%	1,554,055
Santa Fe Ave at East Ave	Improve Intersection	2,400,000	700,000	-	1,700,000	72.80%	1,237,600
Santa Fe Ave at Keyes Rd	Improve Intersection	3,600,000	700,000	-	2,900,000	96.40%	2,795,600
Santa Fe Ave at Main St	Improve Intersection	3,600,000	700,000	-	2,900,000	96.20%	2,789,800
Santa Fe Ave at Service Rd	Improve Intersection	3,600,000	700,000	-	2,900,000	98.70%	2,862,300
Subtotal		\$ 49,100,000	\$ 9,360,000	\$ 2,415,529	\$ 37,324,471		\$ 32,984,357
<i>RTIF State Highway Projects</i>							
State Route 132 (Dakota to Gates Road)	PA + ED	\$ 25,000,000	\$ -	\$ -	\$ 25,000,000	67.30%	\$ 16,825,212
Subtotal		\$ 25,000,000	\$ -	\$ -	\$ 25,000,000		\$ 16,825,212
<i>Study Corridors</i>							
South County Corridor	Expwy on new alignment	\$ 10,000,000	\$ -	\$ -	\$ 10,000,000	100.00%	\$ 10,000,000
State Route 33 (Patterson - Newman)	State Route 33	2,000,000	-	-	2,000,000	100.00%	2,000,000
Faith Home Expressway	Expressway	10,000,000	-	-	10,000,000	100.00%	10,000,000
Subtotal		\$ 22,000,000	\$ -	\$ -	\$ 22,000,000		\$ 22,000,000
Total		\$ 947,200,000	\$ 96,575,000	\$ 124,012,959	\$ 726,612,041		\$ 602,197,738

Sources: Stanislaus County Regional Transportation Impact Fee (RTIF) Study, 2010; Stanislaus County; Kirmey-Horn And Associates; Willdan Financial Services.

Cost per Trip

Table 13.5 shows the cost per trip. Cost per trip is calculated by dividing the total project costs allocated to the RTIF by the total new trips identified in Table 13.3. For projects with a prepared traffic study and trip generation projections from an engineer, the fee can be calculated by multiplying the cost per trip by the number of PM peak hour trips that will be generated, adjusted by the applicable diverted trip and causality adjustment factors in Table 13.1.

Table 13.5: Cost Per Trip

Allocated Project Costs	\$ 602,197,738
Less Existing Fund Balance	<u>23,641,832</u>
Net Cost of Planned Facilities	\$ 578,555,906
Growth in Trip Demand	<u>191,006</u>
Cost per Trip	\$ 3,029

Sources: Tables 13.3 and 13.5.

Fee Schedule

Based on the cost per trip calculated above, **Table 13.6** shows the regional traffic impact fee schedule, by land use. The fee for a given land use is calculated by multiplying the cost per trip by the trip demand factor for that land use from Table 13.1.

Table 13.6: Regional Transportation Facilities Fee Schedule

Land Use	Cost Per Trip	Trip Demand Factor	Fee¹	Fee / Sq. Ft.
<i>Residential (per dwelling unit)</i>				
Single Family	\$ 3,029	1.53	\$ 4,634	
Multi-family	3,029	0.95	2,878	
Senior Housing	3,029	0.38	1,151	
<i>Nonresidential (per 1,000 square feet)</i>				
Office	\$ 3,029	1.25	\$ 3,786	\$ 3.79
Research and Development	3,029	0.90	2,726	2.73
Industrial				
Industrial (Small)	\$ 3,029	0.47	\$ 1,424	\$ 1.42
Industrial (Large)				
Manufacturing	\$ 3,029	0.61	\$ 1,848	\$ 1.85
Mixed Use / Distribution	3,029	0.71	2,151	2.15
Warehouse	3,029	0.27	818	0.82
Rail Served Manufacturing	3,029	0.59	1,787	1.79
Rail Served Mixed Use / Distribution	3,029	0.69	2,090	2.09
Rail Served Warehouse	3,029	0.25	757	0.76
Commercial				
Small Retail (<50,000 sq. ft.)	\$ 3,029	0.71	\$ 2,151	\$ 2.15
Medium Retail (50-100,000 sq. ft.)	3,029	1.31	3,968	3.97
Shopping Center (100-300,000 sq. ft.)	3,029	0.97	2,938	2.94
Shopping Mall (>300,000 sq. ft.)	3,029	0.60	1,817	1.82
Church	\$ 3,029	0.19	\$ 576	\$ 0.58
Hospital	3,029	0.33	1,000	1.00
Nursing Home	3,029	0.26	788	0.79
School	3,029	0.34	1,030	1.03
<i>Special Cases</i>				
Drive Through (per lane)	\$ 3,029	5.99	\$ 18,144	N/A
Car wash (per lane)	3,029	3.71	11,238	N/A
Gas Station (per pump)	3,029	2.43	7,360	N/A
Motel/Hotel (per room)	3,029	0.21	636	N/A
Golf Course (per acre)	3,029	0.30	909	N/A

¹ Fee per dwelling unit or thousand square feet of building space unless otherwise noted

Sources: Table 13.1 and Table 13.5.

14. Countywide Information Technology

The purpose of this fee is to ensure that new development funds its fair share of information technology needs. Information technology to be funded by this fee includes major software licenses and related items. The County would use fee revenues to expand information technology equipment to serve new development.

Service Population

Stanislaus County provides services to both residents and businesses countywide. Therefore, demand for services and associated facilities is based on a countywide service population that includes residents and workers.

Table 14.1 shows the estimated service population in 2016 and 2045. The demand for information technology equipment is related to the demands that both residents and businesses place on the County’s information technology infrastructure. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.31-weighting factor for workers is based on a 40-hour workweek divided by the total number of non-work hours in a week (128) and reflects the degree to which nonresidential development yields a lesser demand for information technology equipment.

Table 14.1: Countywide IT Service Population

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

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

Sources: Table 2.1, Willdan Financial Services.

Facility Standards

This study uses the existing inventory method to calculate impact fees for Enterprise specific information technology equipment (see *Chapter 1: Introduction* for further information). Department specific IT inventories in each category’s impact fee (when appropriate) so that fee revenue from each category can be spent on IT to serve new development. **Table 14.2** shows the

existing inventory of information technology assets owned by Stanislaus County. The total value of existing information technology assets is approximately \$2.1 million.

Table 14.2: Countywide IT Inventory¹

Item	Total Cost
Computers	\$ 140,214
Fileservers	544,383
Miscellaneous	112,703
Network Hardware	898,874
Software	<u>272,461</u>
Total	\$ 1,968,635
PFF Fund Balance ²	\$ <u>92,500</u>
Total	\$ 2,061,135

¹ 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.

² Current as of December 31, 2016. Rounded to the hundreds.

Source: Stanislaus County.

Table 14.3 shows current per capita investment in information technology equipment. This value was calculated by dividing the existing investment in information technology assets by the current service population. The cost per capita is \$3.

Table 14.3: Countywide IT Existing Standard

Existing Value of Countywide IT	\$ 2,061,135
Existing Service Population	<u>590,200</u>
Facility Standard per Capita	\$ 3
Cost per Resident	\$ 3
Cost per Worker ¹	1

¹ Worker weighting factor of 0.31 applied to cost per resident.

Sources: Tables 14.1 and 14.2.

Use of Fee Revenues

The County can use information technology equipment fee to purchase new information technology assets that expand the capacity of the existing system to serve new development. Fee revenues may not be used for replacement of aging facilities or equipment or to otherwise correct existing deficiencies unrelated to new development. **Table 14.4** shows an estimate of information technology impact fee revenue through 2045.

Table 14.4: Fee Revenue Projection - Existing Standard

Facility Standard per Capita	\$	3
Service Population Growth Within District (2016-2045)		<u>356,700</u>
New Development Fair Share of Planned Facilities	\$	1,070,100

Sources: Tables 14.1 and 14.3.

Fee Schedule

Table 14.5 displays the information technology equipment fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and building space densities (persons per dwelling unit for residential development and employees per 1,000 square feet of building space for non-residential development).

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

Land Use	A		B	C = A x B		D = C / 1,000	
	Cost Per Capita		Density	Fee ¹		Fee per Sq. Ft.	
<i>Residential</i>							
Single Family	\$	3	3.18	\$	10		
Multifamily		3	2.07		6		
<i>Nonresidential</i>							
Commercial	\$	1	2.41	\$	2	\$	0.002
Office		1	2.87		3		0.003
Industrial (Small)		1	0.64		1		0.001
Industrial (Large)							
Manufacturing		1	0.92		1		0.001
Distribution		1	0.37		-		-
Warehouse		1	0.18		-		-

¹ Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

Sources: Tables 2.2 and 14.3.

15. Administrative Charge

An administrative charge of two-percent of the total impact fee is calculated in this chapter. The administrative charge funds costs that include: (1) a standard overhead charge applied to all County programs for legal, accounting, and other departmental and Countywide administrative support, (2) capital planning and programming associated with the share of projects funded by the impact fee, and (3) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses. The administrative charge can be used for costs related to the preparation and management of capital improvement project documents whose tasks clearly tie to facilities required to accommodate growth, including master facility planning documents.

Tables 15.1, 15.2 and 15.3 show the total fee, including the administrative charge for each fee zone scenario, corresponding with Tables E.1, E.2 and E.3.

Table 15.1: Administrative Fee - Unincorporated

Land Use	Total Base Impact Fee	Admin Charge (2%)	Total Fee
<i>Residential (Per Dwelling Unit)</i>			
Single Family / Duplex	\$ 11,061	\$ 221	\$ 11,282
Multifamily / Mobile Home	7,062	141	7,203
Senior Housing	5,335	107	5,442
<i>Nonresidential (Per Thousand Square Feet)</i>			
Office	\$ 5,155	\$ 103	\$ 5,258
Research and Development	4,095	82	4,177
<i>Industrial</i>			
Industrial (Small)	\$ 1,729	\$ 35	\$ 1,764
Industrial (Large)			
Manufacturing	2,287	46	2,333
Distribution	2,328	47	2,375
Warehouse	903	18	921
Rail Served Manufacturing	2,226	45	2,271
Rail Served Distribution	2,267	45	2,312
Rail Served Warehouse	842	17	859
<i>Commercial¹</i>			
Small Retail	\$ 3,300	\$ 66	\$ 3,366
Medium Retail	5,117	102	5,219
Shopping Center	4,087	82	4,169
Shopping Mall	2,966	59	3,025
Church	\$ 1,725	\$ 35	\$ 1,760
Hospital	2,149	43	2,192
Nursing Home	1,937	39	1,976
School	2,179	44	2,223
<i>Special Cases</i>			
Drive Through (per lane)	\$ 18,144	\$ 363	\$ 18,507
Car Wash (per lane)	11,238	225	11,463
Gas Station (per pump)	7,360	147	7,507
Motel/Hotel (per room)	636	13	649
Golf Course (per acre)	909	18	927

¹ 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.

Table 15.2: Administrative Fee - Cities of Ceres, Hughson, Modesto, Patterson and Waterford

Land Use	Total Base Impact Fee	Admin Charge (2%)	Total Fee
<i>Residential (Per Dwelling Unit)</i>			
Single Family / Duplex	\$ 8,256	\$ 165	\$ 8,421
Multifamily / Mobile Home	5,235	105	5,340
Senior Housing	3,508	70	3,578
<i>Nonresidential (Per Thousand Square Feet)</i>			
Office	\$ 4,558	\$ 91	\$ 4,649
Research and Development	3,498	70	3,568
Industrial			
Industrial (Small)	\$ 1,597	\$ 32	\$ 1,629
Industrial (Large)			
Manufacturing	2,096	42	2,138
Distribution	2,250	45	2,295
Warehouse	866	17	883
Rail Served Manufacturing	2,035	41	2,076
Rail Served Distribution	2,189	44	2,233
Rail Served Warehouse	805	16	821
Commercial ¹			
Small Retail	\$ 2,799	\$ 56	\$ 2,855
Medium Retail	4,616	92	4,708
Shopping Center	3,586	72	3,658
Shopping Mall	2,465	49	2,514
Church	\$ 1,224	\$ 24	\$ 1,248
Hospital	1,648	33	1,681
Nursing Home	1,436	29	1,465
School	1,678	34	1,712
<i>Special Cases</i>			
Drive Through (per lane)	\$ 18,144	\$ 363	\$ 18,507
Car Wash (per lane)	11,238	225	11,463
Gas Station (per pump)	7,360	147	7,507
Motel/Hotel (per room)	636	13	649
Golf Course (per acre)	909	18	927

¹ 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.

Table 15.3: Administrative Fee - Cities of Turlock, Oakdale, Newman and Riverbank

Land Use	Total Base Impact Fee	Admin Charge (2%)	Total Fee
<i>Residential (Per Dwelling Unit)</i>			
Single Family / Duplex	\$ 8,091	\$ 162	\$ 8,253
Multifamily / Mobile Home	5,127	103	5,230
Senior Housing	3,400	68	3,468
<i>Nonresidential (Per Thousand Square Feet)</i>			
Office	\$ 4,558	\$ 91	\$ 4,649
Research and Development	3,495	70	3,565
Industrial			
Industrial (Small)	\$ 1,597	\$ 32	\$ 1,629
Industrial (Large)			
Manufacturing	2,096	42	2,138
Distribution	2,250	45	2,295
Warehouse	866	17	883
Rail Served Manufacturing	2,035	41	2,076
Rail Served Distribution	2,189	44	2,233
Rail Served Warehouse	805	16	821
Commercial ¹			
Small Retail	\$ 2,799	\$ 56	\$ 2,855
Medium Retail	4,616	92	4,708
Shopping Center	3,586	72	3,658
Shopping Mall	2,465	49	2,514
Church	\$ 1,224	\$ 24	\$ 1,248
Hospital	1,648	33	1,681
Nursing Home	1,436	29	1,465
School	1,678	34	1,712
<i>Special Cases</i>			
Drive Through (per lane)	\$ 18,144	\$ 363	\$ 18,507
Car Wash (per lane)	11,238	225	11,463
Gas Station (per pump)	7,360	147	7,507
Motel/Hotel (per room)	636	13	649
Golf Course (per acre)	909	18	927

¹ 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.3; Willdan Financial Services.

16. Implementation

Impact Fee Program Adoption Process

Impact fee program adoption procedures are found in the *California Government Code* section 66016. Adoption of an impact fee program requires the Board of Supervisors to follow certain procedures including holding a public meeting. Data, such as an impact fee report, must be made available at least 10 days prior to the public meeting. The County's legal counsel should be consulted for any other procedural requirements as well as advice regarding adoption of an enabling ordinance and/or a resolution. After adoption there is a mandatory 60-day waiting period before the fees go into effect.

Inflation Adjustment

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. To maintain consistency with other County documents, we recommend that the fees be adjusted for inflation annually.

There are no inflation indices that are specific to Stanislaus County. We recommend that the following indices be used for adjusting fees for inflation:

- ♦ Buildings, Improvements – Engineering News Record's Building Cost Index (BCI) – San Francisco, CA
- ♦ Equipment – Consumer Price Index, All Items, 1982-84=100 for All Urban Consumers (CPI-U) – for the West Urban Region, Size B/C

Due to the highly variable nature of land costs, there is no particular index that captures fluctuations in land values. We recommend that the County adjust land values based on an annual appraisal of each of the types of land included in Table 2.3.

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 also need to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available. Note that decreases in index value will result in decreases to fee amounts.

The steps necessary to update fees for inflation are explained below:

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

1. For each facility type (land, buildings, equipment), identify the percent change in facility value since the last update, based on changes in each inflation index or for each type of land.
2. Modify the value of each facility, existing and planned (if applicable) by the percent change identified in Step 1.
3. Depending on fee methodology for each particular fee category calculate the total value of existing facilities (existing inventory method), or the value of existing facilities plus planned facilities (system plan method) using the updated figures from Step 2.
4. Recalculate the cost per capita for each fee category by dividing the results of Step 3 by either the existing service population if the fee is calculated using the existing inventory method, or by the future service population if the fee is calculated using the system plan methodology. Both the existing and future service populations are identified in the first table of every chapter in this report.

5. Calculate the cost per worker (if applicable) for fee categories that are charged to nonresidential development. The cost per worker is equal to the cost per capita calculated in Step 4 multiplied by 0.31.
6. Update the fee schedule by multiplying the cost per capita and the cost per worker calculated in Step 5 by the density factors listed in Table 2.2 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 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 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 for reference.

Once all of the fees have been inflated, multiply the sum of all the fees, per land use, by two percent (2%) to determine the administrative charge. As part of this update the administrative fee is being increased from one percent (1%) to two percent (2%). Future updates to the fee program should review the administrative fee to ensure that it fully covers the cost of administering the fee program.

Reporting Requirements

The County complies with the annual and five-year reporting requirements of the *Mitigation Fee Act* found in Government Code Sections 66001 and 66006. For facilities to be funded by a combination of public fees and other revenues, identification of the source and amount of these non-fee revenues is essential. Identification of the timing of receipt of other revenues to fund the facilities is also important.

Programming Revenues and Projects with the CIP

The County maintains a twenty-year Capital Improvements Program (CIP) to plan for future infrastructure needs. The CIP identifies costs and phasing for specific capital projects. The use of the CIP in this manner documents a reasonable relationship between new development and the use of those revenues.

The County may decide to alter the scope of the planned projects or to substitute new projects as long as those new projects continue to represent an expansion of the County's facilities. If the total cost of facilities varies from the total cost used as a basis for the fees, the County should consider revising the fees accordingly.

17. Mitigation Fee Act Findings

Public facilities fees are one-time fees typically paid when a building permit is issued and imposed on development projects by local agencies responsible for regulating land use (cities and counties). To guide the widespread imposition of public facilities fees the State Legislature adopted the *Mitigation Fee Act* (the *Act*) with Assembly Bill 1600 in 1987 and subsequent amendments. The *Act*, contained in *California Government Code* Sections 66000 through 66025, establishes requirements on local agencies for the imposition and administration of fee programs. The *Act* requires local agencies to document five findings when adopting a fee.

The five statutory findings required for adoption of the maximum justified public facilities fees documented in this report are presented in this chapter and supported in detail by the report that follows. All statutory references are to the *Act*.

Purpose of Fee

- ♦ *Identify the purpose of the fee (§66001(a)(1) of the Act).*

Development impact fees are designed to ensure that new development will not burden the existing service population with the cost of facilities required to accommodate growth. The purpose of the fees proposed by this report is to implement this policy by providing a funding source from new development for capital improvements to serve that development. The fees advance a legitimate County interest by enabling the County to provide services to new development.

Use of Fee Revenues

- ♦ *Identify the use to which the fees will be put. If the use is financing facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in §65403 or §66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the facilities for which the fees are charged (§66001(a)(2) of the Act).*

Fees proposed in this report, if enacted by the County, would be used to fund expanded facilities to serve new development. Facilities funded by these fees are designated to be located within the County. Fees addressed in this report have been identified by the County to be restricted to funding the following facility categories: animal services, behavioral health, criminal justice, detention, fire protection, emergency services, health, libraries, other county, regional and neighborhood parks, sheriff, and information technology.

Benefit Relationship

- ♦ *Determine the reasonable relationship between the fees' use and the type of development project on which the fees are imposed (§66001(a)(3) of the Act).*

We expect that the County will restrict fee revenue to the acquisition of land, construction of facilities and buildings, and purchase of related equipment, furnishings, and vehicles used to serve new development. Facilities funded by the fees are expected to provide a countywide network of facilities accessible to the additional residents and workers associated with new development. Under *the Act*, fees are not intended to fund planned facilities needed to correct existing deficiencies. Thus, a reasonable relationship can be shown between the use of fee revenue and the new development residential and non-residential use classifications that will pay the fees.

Burden Relationship

- ◆ *Determine the reasonable relationship between the need for the public facilities and the types of development on which the fees are imposed (§66001(a)(4) of the Act).*

Facilities need is based on a facility standard that represents the demand generated by new development for those facilities. For each facility category, demand is measured by a single facility standard that can be applied across land use types to ensure a reasonable relationship to the type of development. For most facility categories service population standards are calculated based upon the number of residents associated with residential development and the number of workers associated with non-residential development. To calculate a single, per capita standard, one worker is weighted less than one resident based on an analysis of the relative use demand between residential and non-residential development.

The standards used to identify growth needs are also used to determine if planned facilities will partially serve the existing service population by correcting existing deficiencies. This approach ensures that new development will only be responsible for its fair share of planned facilities, and that the fees will not unfairly burden new development with the cost of facilities associated with serving the existing service population.

Chapter 2, Growth Forecasts and Unit Cost Estimates provides a description of how service population and growth forecasts are calculated. Facility standards are described in the *Facility Standards* sections of each facility category chapter.

Proportionality

- ◆ *Determine how there is a reasonable relationship between the fees amount and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed (§66001(b) of the Act).*

The reasonable relationship between each facilities fee for a specific new development project and the cost of the facilities attributable to that project is based on the estimated new development growth the project will accommodate. Fees for a specific project are based on the project's size. Larger new development projects can result in a higher service population resulting in higher fee revenue than smaller projects in the same land use classification. Thus, the fees ensure a reasonable relationship between a specific new development project and the cost of the facilities attributable to that project.

See *Chapter 2, Growth Forecasts and Unit Cost Estimates*, or the *Service Population* section in each facility category chapter for a description of how service populations is determined for different types of land uses. See the *Fee Schedule* section of each facility category chapter for a presentation of the proposed facilities fees.

Appendix A: Vehicle and Equipment Inventories

All vehicle and equipment inventories in this appendix document replacement cost, as provided by Stanislaus County in 2016.

Table A.1: Animal Services Vehicle and Equipment Inventory

Equip #	Description	Acquire Cost
<i>Animal Services Agency Admin</i>		
04-56	2004 Ford F250 Xl Sd	16,422
<i>Animal Services</i>		
02-42	2002 Ford F350 Supercab	43,731
06-39	2006 Chevrolet Silverado 3500	40,580
09-44	2009 Ford F350 Supercab	50,839
09-56	2009 Ford F350 Supercab	51,123
0T-100	2010 Big Tex Trailer	4,754
0T-46	2000 Circle J Varied	-
14-42	2014 Ford F350 Supercab	50,228
15-34	2015 Ford F350 Supercab	25,733
<i>Animal Services</i>		
0T-44	2001 Featherlite Trailer	-
<i>Animal Services</i>		
02-33	2002 Ford Windstar	22,763
04-30	2004 Chevrolet Venture	17,446
08-34	2008 Chevrolet Uplander	<u>18,042</u>
Total		341,661

Source: Stanislaus County.

Table A.2: Behavioral Health Vehicle Inventory

Equip #	Description	Acquire Cost
<i><u>BHRS Patients Rights</u></i>		
00-50	2000 Chevrolet Malibu	14,533
<i><u>BHRS Data Management Services</u></i>		
01-108	2001 Gmc Safari	18,739
04-36	2004 Chevrolet Colorado	15,537
06-41	2006 Ford E150 Cargo	13,436
<i><u>BHRS Facilities</u></i>		
16-25	2016 Ford Fusion	25,422
16-49	2016 Ford F250 Sd 4X4Crew	33,482
16-65	2016 Chevrolet Cargo Van	22,519
<i><u>BHRS Patient Finance</u></i>		
14-37	2014 Ford Fusion	19,194
<i><u>BHRS Public Guardian</u></i>		
07-21	2007 Ford Taurus	13,956
07-35	2007 Ford Taurus	13,956
07-37	2007 Ford Taurus	15,436
10-44	2010 Ford Fusion	17,438
11-47	2011 Ford Police Int	24,263
13-32	2013 Ford F 250	22,634
<i><u>BHRS Integrated Forensic Team Post Release</u></i>		
13-31	2013 Ford Focus	17,713
14-39	2014 Ford Fusion	19,194
<i><u>BHRS West Modesto Regional Services</u></i>		
01-104	2001 Gmc Safari	21,540
07-28	2007 Ford Taurus	13,956
10-35	2010 Dodge Caravan	19,505
11-31	2011 Chevrolet Impala	18,926
15-63	2015 Dodge Caravan	22,519
<i><u>BHRS Turlock Regional Services</u></i>		
07-34	2007 Ford Freestar Se	18,681
10-36	2010 Dodge Caravan	19,505
15-43	2015 Ford Fusion	19,106
<i><u>BHRS Community Response Team</u></i>		
14-35	2014 Ford Fusion	19,194
14-36	2014 Ford Fusion	19,194
16-78	2016 Ford Fusion	18,855

Source: Stanislaus County.

Table A.2: Behavioral Health Vehicle Inventory

Equip #	Description	Acquire Cost
<u><i>BHRS Juvenile Justice</i></u>		
01-64	2001 Ford Windstar	20,469
12-22	2012 Dodge Grand Caravan	22,243
<u><i>BHRS Parent Partners</i></u>		
07-56	2007 Chevrolet Uplander	16,047
<u><i>BHRS Youth & Family Services</i></u>		
00-47	2000 Chevrolet Malibu	14,533
07-36	2007 Ford Taurus	13,956
<u><i>BHRS Children's SED</i></u>		
07-29	2007 Ford Taurus	13,956
09-43	2009 Ford Fusion	17,898
15-67	2015 Dodge Caravan	22,519
16-77	2016 Ford Fusion	18,855
<u><i>BHRS Leaps & Bounds</i></u>		
03-40	2003 Ford Windstar	19,281
05-40	2005 Ford Taurus	13,620
<u><i>BHRS Family Partnership</i></u>		
14-41	2014 Ford Fusion	19,194
<u><i>BHRS Consultation & Education Primary Prevention</i></u>		
12-23	2012 Dodge Grand Caravan	22,335
<u><i>BHRS Adult Drug Court</i></u>		
01-125	2001 Ford Crown Victoria	26,556
<u><i>BHRS Co-Occurring Disorders</i></u>		
15-44	2015 Ford Fusion	19,106
16-58	2016 Dodge Caravan	22,519
<u><i>BHRS Prevention & Early Intervention</i></u>		
15-48	2015 Ford Fusion	19,106
16-103	2016 Dodge Caravan	22,519
<u><i>BHRS Peer Support</i></u>		
16-63	2016 Dodge Caravan	22,519

Source: Stanislaus County.

Table A.2: Behavioral Health Vehicle Inventory

Equip #	Description	Acquire Cost
<i><u>BHRS Housing Programs</u></i>		
15-46	2015 Ford Fusion	19,106
16-105	2016 Dodge Caravan	22,519
16-106	2016 Dodge Caravan	22,519
16-20	2016 Ford Fusion	18,855
16-61	2016 Dodge Caravan	22,519
<i><u>BHRS Employment</u></i>		
10-39	2010 Dodge Caravan	19,505
<i><u>BHRS High Risk Health & Senior Access</u></i>		
00-82	2000 Chevrolet Malibu	13,349
13-33	2013 Dodge Grand Caravan	23,003
14-40	2014 Ford Fusion	19,194
15-89	2015 Dodge Ram Promaster	66,105
16-104	2016 Dodge Caravan	22,519
16-52	2016 Chevrolet Impala	19,158
16-60	2016 Dodge Caravan	22,519
<i><u>MHSA Admin</u></i>		
15-47	2015 Ford Fusion	19,106
15-64	2015 Dodge Caravan	22,519
<i><u>MHSA Integrated Forensic Team</u></i>		
13-34	2013 Dodge Grand Caravan	23,003
14-38	2014 Ford Fusion	19,194
16-59	2016 Dodge Caravan	22,519
<i><u>MHSA Transitional Age Youth Drop In Center</u></i>		
07-24	2007 Ford Freestar Se	18,681
13-36	2013 Dodge Grand Caravan	23,003
16-62	2016 Dodge Caravan	22,519
<i><u>MHSA Families Together</u></i>		
01-107	2001 Gmc Safari	21,540
15-74	2015 Dodge Caravan	22,519
<i><u>MHSA Juvenile Justice Fsp</u></i>		
07-55	2007 Chevrolet Uplander	18,805
13-35	2013 Dodge Grand Caravan	23,003
15-49	2015 Ford Fusion	19,106
15-62	2015 Dodge Caravan	22,519
15-75	2015 Dodge Caravan	22,519
16-53	2016 Dodge Caravan	21,980
Total		\$1,539,060

Source: Stanislaus County.

Table A.3: Criminal Justice Vehicle Inventory

Equip #	Description	Acquire Cost
<i>D.A. Administration</i>		
00-101	2000 Chevrolet Malibu	13,349
00-113	2000 Ford Crown Victoria	25,022
00-70	2000 Chevrolet Impala	20,267
00-96	2000 Chevrolet Malibu	13,349
00-97	2000 Chevrolet Malibu	13,349
01-43	2001 Dodge Intrepid	19,491
02-58	2002 Dodge Intrepid	15,267
02-59	2002 Buick Century Custom	15,231
02-67	2002 Ford Taurus	17,628
02-68	2002 Dodge Intrepid	20,522
02-70	2002 Dodge Intrepid	20,522
06-63	2006 Pontiac Grand Prix	16,286
07-129	2007 Toyota Camry Xle	1
09-40	2009 Chevrolet Impala	17,999
09-41	2009 Chevrolet Impala	17,999
09-42	2009 Chevrolet Impala	17,999
11-34	2011 Chevrolet Tahoe Ls 4X4	25,471
11-45	2011 Dodge Durango	-
13-39	2013 Chevrolet Impala	19,437
13-40	2013 Chevrolet Impala	19,437
15-100	2015 Ford Taurus	19,863
15-54	2015 Ford Taurus	-
15-71	2015 Ford F250 Sd 4X4Crew	31,237
15-78	2015 Chevrolet Tahoe Ls 4X4	43,293
15-92	2015 Ford Taurus	19,863
15-98	2015 Ford Taurus	19,863
15-99	2015 Ford Taurus	19,863
16-56	2016 Chevrolet Impala	19,698
16-57	2016 Chevrolet Impala	20,194
97-62	1997 Ford Aerostar	18,539
<i>Probation Casework</i>		
01-109	2001 Ford E350 15-Pass	29,507
01-112	2001 Ford Police Int	24,241
01-113	2001 Ford Police Int	23,556
01-70	2001 Ford Crown Victoria	20,639
01-72	2001 Ford Crown Victoria	20,639
01-73	2001 Ford Crown Victoria	20,639
03-24	2003 Ford Police Int	23,386
03-25	2003 Ford Police Int	23,386
03-48	2003 Ford Police Int	23,623
03-63	2003 Nissan Xterra	246
05-33	2005 Ford Police Int	23,899
05-46	2005 Dodge Stratus Sxt	12,248

Source: Stanislaus County.

Table A.3: Criminal Justice Vehicle Inventory

Equip #	Description	Acquire Cost
05-69	2005 Ford Police Int	23,253
05-76	2005 Ford Police Int	21,017
06-52	2006 Chevrolet Silverado 1500	14,008
06-65	2006 Ford Police Int	23,201
07-75	2007 Ford Police Int	23,835
07-76	2007 Ford Police Int	23,835
07-78	2007 Ford Police Int	23,835
07-79	2007 Ford Police Int	23,835
08-49	2008 Ford Expedition	28,960
08-50	2008 Ford Police Int	23,025
08-51	2008 Ford Police Int	23,025
08-59	2008 Ford Crown Victoria	24,469
09-26	2009 Ford Police Int	23,025
0T-43	1999 Spcns Trailer	-
11-37	2011 Ford Police Int	23,759
11-38	2011 Ford Police Int	23,759
11-39	2011 Ford Police Int	23,759
11-40	2011 Ford Police Int	23,759
11-41	2011 Ford Police Int	23,759
11-42	2011 Ford Police Int	23,759
11-43	2011 Ford Police Int	23,759
11-44	2011 Ford Police Int	23,759
13-01	2013 Ford Police Int	24,125
13-02	2013 Ford Police Int	24,125
13-03	2013 Ford Police Int	24,125
15-37	2015 Ford Explorer	27,399
15-38	2015 Ford Explorer	27,399
15-39	2015 Ford Explorer	29,073
15-93	2015 Ford Taurus	19,863
15-94	2015 Ford Taurus	19,863
16-107	2016 Chevrolet Traverse	26,518
16-108	2016 Chevrolet Equinox	23,684
16-80	2016 Ford Police Int	28,252
16-81	2016 Ford Police Int	28,252
16-82	2016 Ford Police Int	28,252
16-83	2016 Ford Police Int	28,252
97-50	1997 Ford Aerostar	17,436
<i>Probation-Institutions</i>		
06-47	2006 Chevrolet Express	23,281
07-77	2007 Ford Police Int	23,835
09-27	2009 Ford Crown Victoria	23,025
09-28	2009 Ford Crown Victoria	23,025
96-53	1996 Ford Econoline	18,650

Source: Stanislaus County.

Table A.3: Criminal Justice Vehicle Inventory

Equip #	Description	Acquire Cost
<i>Public Defender Operations</i>		
00-98	2000 Chevrolet Malibu	13,349
07-61	2007 Ford Fusion	18,140
16-84	2016 Chevrolet Impala	19,444
16-85	2016 Chevrolet Impala	19,444
Total		\$ 1,835,251

Source: Stanislaus County.

Table A.4: Detention Vehicle Inventory

Equip #	Description	Acquire Cost
<i>S/O Jail Alternatives</i>		
07-18	2007 Ford Police Int	\$ 23,899
08-47	2008 Chevrolet Impala	16,181
10-23	2010 Ford Expedition	32,405
11-52	2011 Ford Police Int	24,048
11-63	2011 Ford Police Int	24,048
<i>S/O Inmate Program</i>		
02-64	2002 Arctic Cat Atv 400 4X4	\$ 5,353
0C-10	2011 Various Cart	8,072
<i>S/O Men's Jail</i>		
05-19	2005 Ford Police Int	\$ 23,899
06-22	2006 Ford E350 15-Pass	20,465
06-38	2006 Chevrolet Suburban 2500	32,550
08-26	2008 Ford Police Int	22,361
09-30	2009 Ford Police Int	23,784
09-91	2009 Ford E150 Cargo	19,137
Total		\$ 276,202

Source: Stanislaus County.

Table A.5: Emergency Services Vehicle Inventory

Equip #	Description	Acquire Cost
<i>Stanislaus</i>		
06-29	2006 Jeep Liberty Sport	16,131
08-58	2008 Chevrolet Impala	16,181
<i>OSE - Emergency Services</i>		
06-34	2006 Ford Taurus	13,956
07-31	2007 Ford F150	15,444
08-43	2008 Ford Expedition	26,389
0T-77	2008 Wells Cargo Tw122	5,358
0T-78	2008 Wells Cargo Tw122	5,358
0T-79	2008 Wells Cargo Tw122	5,358
Oesg	2006 Various Unk	-
<i>OSE - Grant Funded</i>		
06-46	2006 Chevrolet Kodiak C4500	55,623
07-123	2007 Chevrolet Tahoe Ls 4X4	36,259
07-81	2007 Ford F150	16,366
07-95	2007 Ford F150	20,131
09-57	2009 Chevrolet Motorhome	198,408
0T-64	2005 Featherlite Trailer	163,528
0T-86	2007 Bauer Trailer	77,710
<i>OES - Fire Prevention</i>		
02-36	2002 Chevrolet Tahoe Ls 4X4	33,892
07-32	2007 Ford F150	15,444
07-82	2007 Chevrolet Tahoe Ls 4X4	33,904
07-96	2007 Chevrolet Tahoe Ls 4X4	33,904
<i>OES - Special Operations</i>		
07-80	2007 Chevrolet Tahoe Ls 4X4	33,904
<i>OES - Grant Money</i>		
0T-117	2012 Featherlite Trailer	6,915
11-22	2011 Ford F250 Crewcab	32,082
Total		\$ 862,245

Source: Stanislaus County.

Table A.6: Health Services Vehicle Inventory

Equip #	Description	Acquire Cost
HSA Public Health		
06-58	2006 Ford Taurus	12,881
07-117	2007 Ford Taurus	13,833
07-121	2007 Ford Taurus	13,667
07-38	2007 Ford Taurus	15,436
07-53	2007 Pontiac Grand Prix	15,876
07-69	2007 Ford Taurus	12,616
0T-29	1998 Pcms Varied	20,921
14-25	2014 Ford Fusion	19,194
14-26	2014 Ford Fusion	19,194
14-27	2014 Ford Fusion	19,194
14-28	2014 Ford Fusion	19,194
14-29	2014 Ford Fusion	19,194
14-30	2014 Ford Fusion	19,194
14-31	2014 Ford Fusion	19,194
14-32	2014 Ford Fusion	19,194
14-33	2014 Ford Fusion	19,194
14-34	2014 Ford Fusion	19,193
HSA Central Services		
08-44	2008 Chevrolet Uplander	16,462
HSA Purchasing		
00-28	2000 Dodge Cargo Van	15,388
06-20	2006 Ford E150 Cargo	13,581
07-50	2007 Ford E350 Cargo	18,689
HSA Housekeeping		
08-56	2008 Dodge Ram 2500	19,961
HSA Public Health (W.I.C.)		
09-23	2009 Toyota Prius	24,297
09-63	2009 Dodge Caravan	19,002
11-21	2011 Ford Fusion	19,184
HSA Emergency Preparedness		
0T-80	2008 Royal Trailer	17,060
0T-81	2008 Royal Trailer	17,060
0T-88	2009 Royal Trailer	-
HSA Medical Residency Program		
RPGAS	2009 Various Varied	-
Total		\$ 477,853

Source: Stanislaus County.

Appendix Table A.7: Stanislaus County Library Collections Inventory

Branch	Adult		Children's		Total books	Total Value
	Materials	Value @ \$27	Materials	Value @ \$20		
Ceres	\$ 11,500	\$ 310,500	\$ 13,478	\$ 269,560	\$ 24,978	\$ 580,060
Denair	5,964	161,028	6,605	132,100	12,569	293,128
Empire	5,203	140,481	5,602	112,040	10,805	252,521
Hughson	6,158	166,266	6,279	125,580	12,437	291,846
Keyes	3,522	95,094	8,503	170,060	12,025	265,154
Modesto	222,257	6,000,939	89,952	1,799,040	312,209	7,799,979
Newman	7,823	211,221	9,200	184,000	17,023	395,221
Oakdale	26,666	719,982	19,782	395,640	46,448	1,115,622
Patterson	15,450	417,150	14,156	283,120	29,606	700,270
Riverbank	15,679	423,333	12,306	246,120	27,985	669,453
Salida	41,705	1,126,035	39,892	797,840	81,597	1,923,875
Turlock	45,251	1,221,777	35,033	700,660	80,284	1,922,437
Waterford	9,756	263,412	8,659	173,180	18,415	436,592
WIC	1,106	29,862	5	100	1,111	29,962
Total	\$ 418,040	\$ 11,287,080	\$ 269,452	\$ 5,389,040	\$ 687,492	\$ 16,676,120

Source: Stanislaus County, June 30, 2016.

Table A.8: Library Vehicle Inventory

Equip #	Description	Acquire Cost
06-53	2006 Ford E350 Cargo	\$ 18,689
07-91	2007 Ford Fusion	18,140
13-24	2013 Ford E250 Cargo	21,704
13-25	2013 Ford E250 Cargo	21,704
Total		\$ 80,236

Source: Stanislaus County.

Table A.9: General Government Vehicle Inventory

Equip #	Description	Acquire Cost	Countywide Allocation %	Countywide Allocation \$	Unincorporated Only Allocation %	Unincorporated Only Allocation \$
<i>Agriculture Commissioner</i>						
04-33	2004 Chevrolet Silverado	15,177				
04-34	2004 Chevrolet Silverado	15,896				
04-35	2004 Chevrolet Silverado	14,824				
04-37	2004 Ford Ranger	14,168				
04-38	2004 Ford Ranger Xt	14,617				
04-39	2004 Ford F150XI Heritage	15,587				
05-28	2005 Chevrolet Cargo Van	17,528				
05-62	2005 Ford Ranger Xi	11,801				
07-100	2007 Ford F150 Supercab	19,288				
07-124	2007 Ford Freestar Se	16,898				
07-73	2007 Ford Ranger	13,565				
07-74	2007 Ford Ranger	13,565				
07-83	2007 Chevrolet Uplander	16,296				
08-37	2008 Ford Ranger Xt	15,196				
08-38	2008 Ford Ranger Xt	15,143				
08-39	2008 Ford Ranger Xt	15,143				
08-40	2008 Ford Ranger Xt	15,143				
08-45	2008 Peterbilt 365	171,624				
08-62	2008 Ford F250 Xi Sd	26,853				
08-63	2008 Ford F250 Xi Sd	26,853				
08-64	2008 Ford F250 Xi Sd	26,853				
09-24	2009 Ford Ranger Xt	14,912				
09-25	2009 Ford Ranger Xt	14,912				
09-59	2009 Ford F150 Supercab	18,674				
09-60	2009 Ford F150 Supercab	18,674				
09-61	2009 Ford Ranger Xt	15,005				
09-62	2009 Ford Ranger Xt	15,005				
0T-02	2015 Trailer Haul Trailer	3,299				
0T-102	2011 Yacht Club Trailer	1,165				
0T-120	2006 Pem/Fab Trailer	50,711				
0T-23	1957 Hmde Wt Trailer	-				
0T-65	2006 Pem/Fab Trailer	50,711				
0T-66	2006 Pem/Fab Trailer	30,834				
10-20	2010 Ford Ranger Xt	16,690				
10-21	2010 Ford Ranger Xt	16,690				
10-22	2010 Ford F150 Supercab	18,130				
10-40	2010 Ford Ranger Xt	17,045				
10-41	2010 Ford Ranger Xt	17,045				
10-46	2010 Ford F 150	18,430				
11-32	2011 Ford Ranger Xt	15,790				
11-33	2011 Polaris A11Mh46Ax	6,092				
12-28	2012 Ford F150 Supercab	19,573				
12-29	2012 Ford F150 4X4	22,955				
15-28	2015 Ford F150 Supercab	22,010				
15-55	2015 Ford F150 Supercab	22,010				
15-79	2015 Ford F150 Supercab	22,696				
15-80	2015 Ford F150 Supercab	22,696				
15-81	2015 Ford F150 Supercab	22,696				
83-26	1983 Jeep Cj-5 4X4	7,612				
		1,034,076	100%	\$ 1,034,076	0%	\$ -

Source: Stanislaus County.

Table A.9: General Government Vehicle Inventory

Equip #	Description	Acquire Cost	Countywide Allocation %	Countywide Allocation \$	Unincorporated Only Allocation %	Unincorporated Only Allocation \$
<u>Assessor</u>						
05-53	2005 Ford Ranger Xlt	14,634				
06-21	2006 Dodge Stratus Sxt	12,194				
07-105	2007 Ford Focus	12,125				
07-106	2007 Ford Focus	12,125				
07-107	2007 Ford Focus	12,125				
07-108	2007 Ford Focus	12,125				
		75,327	100% \$	75,327	0% \$	-
<u>GSA - Central Services</u>						
01-34	2001 Dodge Cargo Van	15,119				
02-43	2002 Ford Taurus	17,904				
05-67	2005 Chevrolet Express	25,408				
08-24	2008 Chevrolet Uplander	15,943				
08-73	2008 Chevrolet Uplander	19,520				
08-74	2008 Chevrolet Uplander	20,405				
85-45	1985 Toyota Forklift	-				
85-57	1985 Yale Y407067	750				
		115,049	50% \$	57,525	50% \$	57,525
<u>GSA - Fleet Services</u>						
01-117	2001 Ford Focus	13,032				
04-42	2004 Ford Taurus	14,676				
16-99	2016 Ford F550	74,941				
91-72	1991 Ford Tow Truck	14,665				
91-74	1991 Gmc 1/2 Ton Pickup	11,311				
99-19	1999 Dodge Ram B150	14,371				
99-77	1999 Chevrolet Silverado	16,378				
FI-01	1998 Yale Forklift	-				
FI-02	1998 Yale Forklift	-				
Shop	1996 Indirect Unk	10				
Shop01	2000 Misc Misc	-				
		229,784	20% \$	45,957	80% \$	183,827
<u>GSA - Motor Pool</u>						
00-60	2000 Ford Windstar	22,867				
01-106	2001 Gmc Safari	21,540				
01-118	2001 Ford Focus	13,032				
01-119	2001 Ford Focus	13,032				
02-81	2002 Ford Windstar	-				
03-36	2003 Ford E150 Xl	17,478				
05-45	2005 Dodge Stratus Sxt	12,248				
06-31	2006 Ford Freestar Se	18,681				
07-113	2007 Ford Taurus	13,806				
07-40	2007 Pontiac Grand Prix	15,553				
07-48	2007 Ford Freestar Se	16,113				
07-59	2007 Ford Fusion	18,140				
07-60	2007 Ford Fusion	18,140				
07-65	2007 Dodge Caravan	16,080				
07-93	2007 Ford Fusion	18,140				
07-97	2007 Ford E-350 12-Pass	22,919				
09-35	2009 Dodge Caravan	19,650				
09-79	2009 Chevrolet Impala	17,930				
99-50	1999 Gmc Savana	21,834				
99-73	1999 Ford 1-Ton Hi-Cube	26,216				
		343,400	100% \$	343,400	0% \$	-

Source: Stanislaus County.

Table A.9: General Government Vehicle Inventory

Equip #	Description	Acquire Cost	Countywide Allocation %	Countywide Allocation \$	Unincorporated Only Allocation %	Unincorporated Only Allocation \$
<u>GSA - Facilities Maintenance</u>						
00-36	2000 Dodge Dakota	13,286				
00-39	2000 Dodge Dakota	12,735				
00-41	2000 Dodge Dakota	15,110				
00-Up	2000 Upright 63700-003	-				
01-20	2001 Dodge 3/4 Ton Ut	17,369				
01-41	2001 Dodge 3/4 Ton Ut	18,189				
01-85	2001 Dodge Ram 3500	21,471				
01-96	2001 Ford Ranger	13,233				
02-63	2002 Arctic Cat Atv 400 4X4	5,353				
03-22	2003 Ford Ranger	14,182				
04-32	2004 Chevrolet Silverado	15,177				
05-63	2005 Ford Ranger Edge	13,966				
06-42	2006 Ford Ranger Sport	15,256				
06-43	2006 Ford Ranger Sport	15,041				
06-54	2006 Ford F 150	15,906				
06-55	2006 Ford F 150	15,906				
07-119	2007 Chevrolet Silverado	19,919				
07-25	2007 Ford Ranger Xl	13,957				
0T-74	2009 Bc Trailer Sale Varied	6,802				
15-56	2015 Ford F250 Xl Sd	30,014				
15-57	2015 Ford F250 Xl Sd	30,014				
15-58	2015 Ford F250 Xl Sd	30,014				
15-61	2015 Ford F 250	26,496				
16-109	2016 Ford F 250	31,042				
16-110	2016 Ford F 250	31,042				
16-111	2016 Ford F 250	26,673				
16-112	2016 Ford F 250	26,673				
1A	1995 Taylor/Dun R3-80	16,432				
94-94	1994 Snorkelift Lift	-				
97-48	1997 Ford 1/2 Ton Pickup	14,817				
99-76	1999 Caryall Golf Cart	-				
		962,180	20% \$	192,436	80% \$	769,744
<u>Cooperative Extension</u>						
00-139	2000 John Deere Tractor	-				
01-26	2001 Dodge 1/2 Ton Pickup	14,308				
04-41	2004 Ford Ranger Xl	16,725				
05-50	2005 Dodge Caravan	15,469				
07-26	2007 Chevrolet Silverado	12,285				
07-27	2007 Chevrolet Silverado	12,349				
07-49	2007 Ford Freestar Se	16,113				
15-09	2015 Ford F250 Xl Sd	21,579				
73-99	1973 Ford D4014C	-				
96-21	1996 Dodge 1/2 Ton Pickup	14,455				
		123,283	100% \$	123,283	0% \$	-

Source: Stanislaus County.

Table A.9: General Government Vehicle Inventory

Equip #	Description	Acquire Cost	Countywide Allocation %	Countywide Allocation \$	Unincorporated Only Allocation %	Unincorporated Only Allocation \$
<u>Area Agency On Aging</u>						
02-29	2002 Chevrolet Express	-				
06-48	2006 Chevrolet Express	19,751				
06-49	2006 Chevrolet Express	18,114				
06-60	2006 Ford Taurus	13,409				
07-122	2007 Ford Focus	12,840				
10-33	2010 Ford Focus	14,591				
13-28	2013 Ford Focus	14,710				
13-29	2013 Ford Focus	14,710				
13-30	2013 Ford Focus	14,710				
		122,835	100%	\$ 122,835	0%	\$ -
<u>Alliance Worknet (Det)</u>						
01-136	2001 Ford E150 Cargo	16,858				
		16,858	100%	\$ 16,858	0%	\$ -
<u>Environmental Resources Administration</u>						
01-55	2001 Dodge Ram 1500	15,172				
02-37	2002 Dodge Dakota	13,147				
02-38	2002 Dodge Dakota	13,147				
02-40	2002 Dodge Dakota	13,147				
02-41	2002 Dodge Dakota	13,147				
02-65	2002 Ford Flatbed Tr	57,714				
03-47	2003 Ford F550	80,776				
03-49	2003 Chevrolet S-10 Ext Cab Ls	15,491				
03-50	2003 Chevrolet S-10 Ext Cab Ls	15,491				
03-51	2003 Ford Taurus	16,096				
03-52	2003 Ford Taurus	16,096				
04-27	2004 Dodge Dakota	14,665				
05-32	2005 Ford Ranger Xt	14,381				
05-41	2005 Toyota Prius	23,051				
05-42	2005 Toyota Prius	23,051				
05-43	2005 Toyota Prius	23,051				
05-44	2005 Toyota Prius	24,175				
05-57	2005 Toyota Prius	24,395				
05-58	2005 Toyota Prius	24,395				
05-59	2005 Toyota Prius	24,395				
05-60	2005 Toyota Prius	24,395				
05-61	2005 Toyota Prius	24,395				
07-84	2007 Toyota Prius	23,381				
07-85	2007 Toyota Prius	23,381				
07-86	2007 Toyota Prius	23,381				
07-88	2007 Toyota Prius	23,381				
08-22	2008 Ford Escape	25,925				
0T-118	2013 Haulmark Passport	4,978				
0T-41	1999 Nucen Trailer	-				
0T-55	2015 Big Tex Trailer	-				
0T-62	2006 Wells Cargo Tote Wagon	4,197				
12-30	2012 Ford F250 Supercab	24,845				
14-60	2014 Ford F350 Crewcab	52,612				
15-25	2015 Ford F150	22,010				
15-26	2015 Ford F150 Supercab	26,716				
15-27	2015 Ford F150 Supercab	26,716				
15-41	2015 Ford Escape	23,699				
15-42	2015 Ford Escape	23,699				
15-60	2015 Chevrolet Silverado	39,182				
15-82	2015 Ford F150 Supercab	27,755				
15-83	2015 Ford F150 Supercab	27,755				
15-84	2015 Ford F150 Supercab	22,696				
15-85	2015 Ford F150 Supercab	22,696				
15-86	2015 Ford F150 Supercab	22,696				
15-87	2015 Ford F150 Supercab	22,696				
16-16	2016 Ford F150 Supercab	22,650				
16-26	2016 Ford Escape	22,418				
95-28	1995 Ford 3/4 Ton Pu	18,134				
99-53	1999 Chevrolet Astro	19,565				
		1,110,932	100%	\$ 1,110,932	0%	\$ -

Source: Stanislaus County.

Table A.9: General Government Vehicle Inventory

Equip #	Description	Acquire Cost	Countywide Allocation %	Countywide Allocation \$	Unincorporated Only Allocation %	Unincorporated Only Allocation \$
<u>DER - Abandoned Vehicle</u>						
07-87	2007 Toyota Prius	23,381				
08-23	2008 Ford Escape	24,260				
		95,283	100%	\$ 95,283	0%	\$ -
<u>Bldg. Permits Division</u>						
01-29	2001 Dodge Dakota	16,237				
05-54	2005 Ford Ranger Xt	13,693				
06-44	2006 Chevrolet Colorado	13,464				
08-32	2008 Ford Ranger Xl	14,129				
08-33	2008 Ford Ranger Xl	14,129				
15-65	2015 Ford Escape	23,699				
16-68	2016 Ford Escape	23,741				
16-69	2016 Ford Escape	23,741				
		285,666	0%	\$ -	100%	\$ 285,666
<u>DER Landfill</u>						
Lf-500	1997 Ford F150 Supercab	18,500				
Lf-501	1996 Dodge Ram 2500 4X4 St	-				
Lf-515	1999 Dodge 4X4 Pickup	-				
Lf-522	2008 Ford F 450	-				
		18,500	100%	\$ 18,500	0%	\$ -
<u>CSA</u>						
00-107	2000 Chevrolet Malibu	13,349				
02-27	2002 Ford E250 Mobility	33,075				
03-35	2003 Ford Windstar	17,574				
05-47	2005 Dodge Stratus Sxt	12,248				
05-48	2005 Dodge Caravan	15,469				
05-49	2005 Dodge Caravan	15,469				
06-33	2006 Ford Taurus	13,956				
06-35	2006 Ford Taurus	13,956				
07-103	2007 Ford E250 Cargo	74,083				
07-20	2007 Ford Taurus	13,956				
07-54	2007 Ford Freestyle	27,754				
07-58	2007 Ford Fusion	18,140				
07-89	2007 Ford Fusion	18,140				
07-90	2007 Ford Fusion	18,140				
07-98	2007 Ford E350 Cargo	22,919				
08-66	2008 Chevrolet Uplander	19,770				
08-67	2008 Chevrolet Uplander	20,571				
08-68	2008 Chevrolet Uplander	18,434				
08-69	2008 Chevrolet Uplander	18,434				
09-01	2009 Ford Fusion	16,872				
09-02	2009 Ford Fusion	16,872				
09-31	2009 Dodge Caravan	19,650				
09-32	2009 Dodge Caravan	19,650				
09-33	2009 Dodge Caravan	19,650				
09-34	2009 Dodge Caravan	19,650				
10-26	2010 Dodge Grand Caravan	19,505				
10-27	2010 Dodge Grand Caravan	19,505				
10-28	2010 Dodge Grand Caravan	19,505				
10-29	2010 Dodge Grand Caravan	19,505				
10-30	2010 Dodge Grand Caravan	19,505				
10-31	2010 Dodge Grand Caravan	19,505				
10-32	2010 Dodge Grand Caravan	19,505				
11-23	2011 Ford Fusion	19,184				

Source: Stanislaus County.

Table A.9: General Government Vehicle Inventory

Equip #	Description	Acquire Cost	Countywide Allocation %	Countywide Allocation \$	Unincorporated Only Allocation %	Unincorporated Only Allocation \$
11-24	2011 Ford Fusion	19,184				
11-25	2011 Ford Fusion	19,184				
11-26	2011 Ford Fusion	19,184				
11-27	2011 Ford Fusion	19,184				
11-28	2011 Ford Fusion	19,184				
11-29	2011 Ford Fusion	19,184				
11-30	2011 Ford Fusion	19,184				
12-38	2012 Dodge Grand Caravan	22,243				
12-39	2012 Dodge Grand Caravan	21,207				
12-40	2012 Dodge Grand Caravan	21,207				
12-41	2012 Dodge Grand Caravan	21,207				
12-42	2012 Ford Fusion	19,757				
12-43	2012 Ford Fusion	19,757				
12-44	2012 Ford Fusion	19,757				
12-45	2012 Ford Fusion	19,757				
12-46	2012 Ford Fusion	19,757				
12-47	2012 Ford Fusion	20,519				
12-48	2012 Ford Fusion	19,757				
12-49	2012 Ford Fusion	19,757				
12-50	2012 Ford Fusion	19,757				
12-51	2012 Ford Fusion	19,757				
12-52	2012 Ford Fusion	19,757				
12-53	2012 Ford Fusion	19,757				
14-43	2014 Ford Fusion	18,950				
14-44	2014 Ford Fusion	18,220				
14-45	2014 Ford Fusion	18,220				
14-46	2014 Ford Fusion	18,220				
14-47	2014 Ford Fusion	18,220				
14-48	2014 Ford Fusion	18,220				
14-49	2014 Ford Fusion	18,220				
14-50	2014 Ford Fusion	18,220				
16-09	2016 Ford Van Cargo	23,152				
16-101	2016 Chevrolet Express	26,809				
16-102	2016 Dodge Caravan	22,519				
16-15	2016 Dodge Grand Caravan	22,519				
16-42	2016 Dodge Grand Caravan	22,519				
16-43	2016 Ford Fusion	20,306				
16-44	2016 Ford Fusion	20,306				
16-45	2016 Ford Fusion	23,908				
16-54	2016 Dodge Caravan	21,978				
16-55	2016 Dodge Caravan	21,978				
16-71	2016 Ford Fusion	18,855				
16-72	2016 Ford Fusion	18,855				
16-73	2016 Ford Fusion	18,855				
16-74	2016 Ford Fusion	18,855				
16-75	2016 Ford Fusion	18,855				
16-76	2016 Ford Fusion	18,855				
97-56	1997 Ford Ranger	12,839				
99-54	1999 Ford Windstar	19,854				
99-58	1999 Ford Windstar	21,499				
		3,300,579	100%	\$ 3,300,579	0%	\$ -
<u>Strategic Business Technology</u>						
01-32	2001 Gmc Safari	18,203				
		18,203	80%	\$ 14,563	20%	\$ 3,641

Source: Stanislaus County.

Table A.9: General Government Vehicle Inventory

Equip #	Description	Acquire Cost	Countywide Allocation %	Countywide Allocation \$	Unincorporated Only Allocation %	Unincorporated Only Allocation \$
<u>SBT Telecommunications</u>						
01-33	2001 Gmc Safari	18,203				
		18,203	80%	\$ 14,563	20%	\$ 3,641
<u>Department Of Child Support Services</u>						
02-76	2002 Ford E250 Mobility	30,871				
08-20	2008 Chevrolet Impala	16,181				
08-21	2008 Chevrolet Impala	16,181				
10-42	2010 Ford Fusion	18,185				
10-43	2010 Ford Fusion	18,185				
11-36	2011 Dodge Grand Caravan	22,450	100%	\$ 22,450	0%	\$ -
		122,054				
<u>Senior Access Team</u>						
01-124	2001 Ford Police Int	23,556				
		23,556	100%	\$ 23,556	0%	\$ -
<u>SRC COT Residentail</u>						
00-27	2000 Dodge Cargo Van	15,388				
01-103	2001 Gmc Safari	21,540				
01-98	2001 Gmc Safari	21,540				
02-84	2002 Dodge Ram 250o	1				
10-34	2010 Dodge Caravan	19,505				
		77,975	100%	\$ 77,975	0%	\$ -
Total		5,767,487		\$ 6,690,097		\$ 1,304,044

Source: Stanislaus County.

Table A.10: Public Works Morgan Shop Equipment Inventory (2016)

Asset #	Unit #	Description	Current replacement cost
916765	1001	3/4 Ton Pick Up	21,000
916775	1002	3/4 Ton Pick Up	21,000
916787	1003	3/4 Ton Pick Up	21,000
64170	1064	Mid Size Pick Up	18,000
10853	1071	3/4 Ton Pick Up	21,000
10852	1072	3/4 Ton Pick Up	21,000
10846	1075	3/4 Ton Pick Up	21,000
10849	1076	3/4 Ton Pick Up	21,000
10851	1077	3/4 Ton Pick Up	21,000
10847	1078	3/4 Ton Pick Up	21,000
38742	1081	Mid Size Pick Up	21,000
39554	1082	3/4 Ton Pick Up	21,000
39555	1083	3/4 Ton Pick Up	21,000
42262	1085	Mid Size Pick Up	18,000
58201	1086	4 Door 1/2 Ton Pickup	25,000
69306	1087	3/4 Ton Pick Up	21,000
69307	1088	3/4 Ton Pick Up	21,000
69308	1089	3/4 Ton Pick Up	21,000
69309	1090	3/4 Ton Pick Up	21,000
69310	1091	3/4 Ton Pick Up	21,000
69786	1092	3/4 Ton Pick Up	21,000
69787	1093	3/4 Ton Pick Up	21,000
69788	1094	3/4 Ton Pick Up	21,000
69789	1095	3/4 Ton Pick Up	21,000
428906	1096	3/4 Ton Pick Up	21,000
428907	1097	3/4 Ton Pick Up	21,000
428908	1098	3/4 Ton Pick Up	21,000
890927	1099	Electric Gem Cart	14,500
37641	1109	Med Duty Flatbed Truck	103,000
46341	1110	Med Duty Flatbed Truck	103,000
46581	1111	Med Duty Panel Truck	105,000
413906	1112	1 Ton Flatbed Truck	27,000
13243	1226	Med Duty 4 Door Flatbed Truck	178,000
20424	1227	Med Duty 4 Door Flatbed Truck	125,000
46481	1228	Med Duty Service Truck	195,000
82906	1229	Med Duty Service Truck	125,000
89207	1230	Med Duty Sign Truck	125,000
568907	1231	Med Duty Sign Truck	178,000
38641	1317	Hd 3 Axle Truck Tractor	150,000
43141	1318	Hd 3 Axle Truck Tractor	150,000
13239	1403	Hd Sand Spreader Truck	105,000
65822	1404	2 Axle Truck Tractor	110,000
157906	1405	2 Axle Truck Tractor	110,000
32862	1504	Transfer Truck Set	202,000
66987	1508	Transfer Truck Set	202,000
890936	1511	Transfer Truck Set	202,000
46582	1604	Med Duty 2 Axle Dump Truck	115,000
46583	1605	Med Duty Claw Truck	210,000
44261	1803	Med Duty Stencil Truck	130,000
46421	1804	Med Duty Stencil Truck	130,000
36361	1905	Super Dump Truck	175,000

¹ 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.

Source: Stanislaus County.

Table A.10: Public Works Morgan Shop Equipment Inventory (2016)

Asset #	Unit #	Description	Current replacement cost
42341	1906	Super Dump Truck	175,000
66989	1909	Super Dump Truck	175,000
66990	1910	Super Dump Truck	175,000
46521	2002	Med Duty Chemical Spray Truck	230,000
29061	2102	Hd Tree Truck With Man Lift	205,000
35201	2103	Med Duty Man Lift Truck	125,000
44961	2206	HD 3 Axle Water Truck	150,000
66964	2207	HD 3 Axle Water Truck	150,000
66965	2208	HD 3 Axle Water Truck	150,000
30702	2305	Med Duty Patch Truck	190,000
30701	2306	Med Duty Patch Truck	190,000
51541	2307	Med Duty Patch Truck	190,000
378906	2308	Med Duty Patch Truck	190,000
58481	2502	HD Suction Truck	350,000
32961	2603	Street Sweeper	270,000
65882	2604	Street Sweeper	270,000
1057039	2605	Street Sweeper	270,000
66984	3002	Fork Lift	55,000
12972	3203	Motor Grader	260,000
12977	3204	Motor Grader	260,000
50981	3205	Motor Grader	260,000
66983	3206	Motor Grader	260,000
66982	3207	Motor Grader	260,000
1057040	3208	Motor Grader	260,000
65962	3305	4 Yd Wheel Loader	210,000
65963	3306	4 Yd Wheel Loader	210,000
65964	3307	4 Yd Wheel Loader	210,000
23099	3404	Backhoe Loader	105,000
65602	3405	Backhoe Loader	105,000
57301	3502	Skid Steer Loader	830,000
158907	3609	Wheel Tractor With Roadside Mower	90,000
158906	3610	Wheel Tractor With Roadside Mower	90,000
161906	3611	Wheel Tractor With Roadside Mower	90,000
199906	3612	Skip Loader With Scraper	90,000
56121	3703	4 Ton Steel Drum Roller	51,000
916789	3802	10 Ton Steel Drum Roller	125,000
69790	3902	Rubber Tire Roller	910,000
13245	4001	Tow Type Rubber Tire Roller	15,000
58441	4103	Self Propelled Broom	70,000
66969	4104	Self Propelled Broom	70,000
66970	4105	Self Propelled Broom	70,000
568906	4106	Self Propelled Broom	70,000
1057037	4107	Self Propelled Broom	70,000
12934	4202	Tow Type Broom	43,000
915124	4203	Tow Type Broom	43,000
13246	4401	Concrete Saw	6,000
13247	4501	Cold Milling Machine	250,000
170906	4602	Chip Spreader	245,000
16131	4802	Quad	7,000
13251	5001	Utility Trailer	1,800
13252	5002	Utility Trailer	1,800

¹ 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.

Source: Stanislaus County.

Table A.10: Public Works Morgan Shop Equipment Inventory (2016)

Asset #	Unit #	Description	Current replacement cost
13253	5003	Utility Trailer	1,800
44361	5004	Utility Trailer	1,800
44721	5005	Utility Trailer	1,800
13037	5201	Transport Trailer	30,000
13036	5202	Transport Trailer	100,000
13035	5203	Transport Trailer	80,000
13258	5206	Pipe Trailer	8,000
56741	5210	Transport Trailer	8,500
1057035	5211	Transport Trailer	30,000
12896	5301	Bottom Dump Trailer	60,000
12901	5302	Bottom Dump Trailer	60,000
12953	5303	Bottom Dump Trailer	60,000
12954	5304	Bottom Dump Trailer	60,000
56481	6006	Towable Air Compressor	16,000
13264	6103	Trailer Mounted Trash Pump	6,000
12893	6104	Trailer Mounted Trash Pump	6,000
12897	6105	Trailer Mounted Trash Pump	6,000
15080	6203	Trailer Mounted Brush Chipper	42,000
12891	6301	Concrete Mixer	6,000
29441	6502	Trailer Mounted Message Board	20,000
29461	6503	Trailer Mounted Message Board	20,000
29462	6504	Trailer Mounted Message Board	20,000
29463	6505	Trailer Mounted Message Board	20,000
57401	6509	Trailer Mounted Message Board	20,000
57402	6510	Trailer Mounted Message Board	20,000
57421	6511	Trailer Mounted Message Board	20,000
57441	6512	Trailer Mounted Message Board	20,000
1057527	6513	Trailer Mounted Message Board	20,000
1057528	6514	Trailer Mounted Message Board	20,000
1057529	6515	Trailer Mounted Message Board	20,000
1057530	6516	Trailer Mounted Message Board	20,000
13266	6702	Trailer Mounted 400 Gal Emulsion Tank	30,000
13267	6801	Crack Seal Kettle	40,000
15079	6802	Crack Seal Kettle	40,000
12868	6901	Trailer Mounted Core Driller	6,000
911308	7002	Self Propelled Shoulder Machine	202,000
35062	7102	Asphalt Dike Machine	20,000
13270	7302	Walk Behind Sidewalk Grinder	3,000
13276	8101	Paver	350,000
890926	9002	Electric 4 Door Sedan	40,000
06-07	9004	4 Door Sedan	22,000
07-11	9005	4 Door Sedan	22,000
1057033	9006	Hybrid 4 Door Sedan	34,000
918345	9007	4 Door Sedan	22,000
12450	9108	1/2 Ton Pickup	39,000
20385	9111	1/2 Ton Pickup	39,000
20386	9112	1/2 Ton Pickup	39,000
20387	9113	1/2 Ton Pickup	39,000
20404	9114	1/2 Ton Pickup	39,000
20405	9115	1/2 Ton Pickup	39,000

¹ 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.

Source: Stanislaus County.

Table A.10: Public Works Morgan Shop Equipment Inventory (2016)

Asset #	Unit #	Description	Current replacement cost
20406	9116	1/2 Ton Pickup	39,000
20407	9117	1/2 Ton Pickup	39,000
35401	9118	3/4 Ton Pick Up	39,000
35402	9119	3/4 Ton Pick Up	39,000
35561	9120	3/4 Ton Pick Up	39,000
35562	9121	3/4 Ton Pick Up	39,000
35641	9122	3/4 Ton Pick Up	39,000
35642	9123	3/4 Ton Pick Up	39,000
915114	9124	3/4 Ton Pick Up	39,000
915115	9125	3/4 Ton Pick Up	39,000
69457	9126	1/2 Ton Pickup	39,000
69459	9127	1/2 Ton Pickup	39,000
69460	9128	1/2 Ton Pickup	39,000
1057110	9129	3/4 Ton Pick Up	39,000
1057156	9130	3/4 Ton Pick Up	39,000
1057173	9131	3/4 Ton Pick Up	39,000
1057211	9132	3/4 Ton Pick Up	39,000
13277	9201	Med Duty Truck W/ Chipper Box	100,000
13278	9202	Med Duty Flatbed Truck	100,000
13279	9301	Med Duty Panel Truck	130,000
12425	9401	Hd Paint Striper Truck	
27264	9501	Hd Roll Off Body Truck	175,000
66966	9502	Hd Roll Off Body Truck	175,000
44604	CART	Electric Golf Cart	8,000
Total			\$ 16,223,000
Countywide Allocation ¹		40%	\$ 6,489,200
Unincorporated Allocation ¹		60%	9,733,800

¹ 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.

Source: Stanislaus County.

Table A.11 Technology Allocation

PFF Category	Computers	Fileservers	Miscellaneous	Network Hardware	Printers	Software ¹	Total (2017)
Detention	\$ 16,499	\$ -	\$ 8,101	\$ -	\$ 2,496	\$ 16,510	\$ 43,606
RTIF	127,515	19,813	159,208	-	16,351	255,310	578,197
Criminal Justice	299,070	254,080	418,613	72,656	17,415	44,360	1,106,194
Library	243,603	67,987	30,673	80,741	12,446	486,748	922,199
Regional Parks	61,478	-	5,277	5,404	4,743	-	76,902
Health	702,041	363,981	812,641	909,385	178,142	1,646,730	4,612,921
Behavioral Health	357,007	217,268	170,647	254,576	32,086	392,540	1,424,125
Sheriff	1,392,205	541,651	248,366	140,256	62,660	296,885	2,682,022
Emergency Services	83,338	-	3,457	981	5,216	41,350	134,341
Animal Services	36,204	-	7,761	-	5,541	-	49,505
Admin (Other County)	<u>2,302,170</u>	<u>353,564</u>	<u>1,290,188</u>	<u>1,842,563</u>	<u>586,516</u>	<u>2,034,024</u>	<u>8,409,026</u>
Total	\$ 5,621,129	\$ 1,818,344	\$ 3,154,932	\$ 3,306,563	\$ 923,613	\$ 5,214,457	\$20,039,037

¹ Excludes enterprise IT software included in Table 14.2

Source: Stanislaus County.

Appendix Table A.12: Parks Vehicle & Equipment Inventory

Vehicle Description	Replacement Cost
2001 Dodge Extended Cab Truck	\$ 19,155
2001 Dodge Ram 1500	14,308
2001 Ford F250 Crewcab	23,113
2001 Ford F250 Crewcab	23,113
2001 Ford F250 Crewcab	23,113
2001 Dodge BR 2500	18,888
2001 Dodge 2500 Truck	19,424
2002 GMC Topkick Dumptruck	54,845
2002 GMC Topkick Dumptruck	54,845
2002 Dodge Dakota	13,147
2004 GMC Ford F250	24,978
2003 GMC Garbage Truck	20,499
2004 Ford F250	16,422
2007 Dodge Ram 2500 Pickup	16,422
2007 Chevrolet Silverado 4X4	19,692
2007 Ford F350	25,298
2007 Ford 1 Ton Super Duty	17,504
Ford F250 4X4 Crew Cab Pick Up	26,193
Ford F250 2012 Truck	22,127
Ford F250 2012 Truck	22,127
Ford F250 2012 Truck	26,511
Ford F250 2012 Truck	26,511
Ford F250 2012 Truck	26,511
Ford F250 Truck 2012	26,511
Ford F250 2012 Truck	26,511
2015 Ford F250 Truck	25,624
2015 Ford F250 Truck	26,533
2015 Ford F-250	24,746
2016 Ford F-250	28,621
2016 Ford F-250 Supercab	70,993
2016 Ford F-250 Supercab	26,984
2016 Ford F-250	31,689
2016 Ford F-250 Supercab	26,984
2016 Ford F250	28,621
2016 Ford F250	16,422
John Deere 300D Loader/Backhoe	31,996
Polaris 4 X6 Big Boss All Terrain Vehicl	5,708
Caterpillar 1990 Model D3C	53,089
1998 Used 8-Passenger Golf/Utility Cart	4,826
Trailer 10' Wells Cargo Tw101	3,168
Wayne Pup Trailer	26,137

Source: Stanislaus County, 9/16/2016.

Appendix Table A.12: Parks Vehicle & Equipment Inventory

Vehicle Description	Replacement Cost
Wayne Pup Trailer	31,157
Wayne Pup Trailer	26,137
8 Ft Flat Bed Trailer	12,880
4WDTractor W/Scraper	36,073
NU Century 6X12 Dump Trailer	4,708
4Wd Tractor W/Digger	37,233
JD641 Tractor W/Loader	45,596
GMC Topkick Dumptruck	54,845
MB 2070XL Twister Chipper Cummins 85Hp	19,879
Nisson Forklift	28,898
Aerial Lift Truck	100,898
Kubota 4WD Tractor	61,458
Toro Groundmaster	43,231
Dargo Dump Trailer	6,045
Easy Load Trailer For Mower	5,745
Dargo Dump Trailer	6,045
2003 GMC Garbage Truck	70,538
New Holland 4WD Loader/Backhoe	54,220
Kohler Bobcat	2,745
Trailer	4,197
Easy Loader Tilt Bed Trailer	5,268
Yamaha Grizzley 4 X 4 Quad '04	6,624
Lift Truck	88,262
Bobcat Forklift	66,687
Jacobsn 18' Tilt Bed Trailer	5,483
2007 Ford F650 Water Truck	63,994
2007 Ford F650 Water Truck	63,994
2007 Ford Econoline Van	17,589
Trailer -Dump Big Tex Lic#1342835	7,418
2007 Ford Enconoline Van	17,589
2007 Ford Econoline Van	17,589
Polaris HD 800 Eps ATV	14,165
Pj Dump Trailer D7122	7,343
Big Tex Trailer 2011	6,500
Big Tex Tilt Trailer 2011	5,923
PJ Dump Trailer 83 X 12 10K	7,470
Gm4000D Toro Riding Mower 30448	56,414
John Deer Backhoe Loader	106,717
Tractor And Mavrick Boom	132,963
Utility Tractor John Deer	61,317
Backhoe 410K John Deere	117,996
2016 Caterpillar D6K2 XL Dozer	185,871
Total	\$ 2,755,611

Source: Stanislaus County, 9/16/2016.

Table A.13: Sheriff Vehicle Inventory

Equip #	Description	Acquire Cost
<i><u>S/O Administration</u></i>		
05-17	2005 Chevrolet Impala	\$ 18,538
05-66	2005 Chevrolet Impala	18,354
06-68	2006 Chrysler Town & Country	16,336
07-114	2007 Ford Taurus	13,806
07-22	2007 Ford Taurus	13,956
07-39	2007 Pontiac Grand Prix	15,553
08-36	2008 Dodge Charger	24,851
14-15	2014 Chevrolet Tahoe	31,353
14-52	2014 Chevrolet Impala	19,607
14-55	2014 Chevrolet Tahoe	31,208
14-81	2014 Chevrolet Tahoe	31,353
15-10	2015 Chevrolet Tahoe Ls 4X4	36,351
15-12	2015 Chevrolet Impala	19,698
15-50	2015 Chevrolet Tahoe	36,032
<i><u>S/O Internal Affairs</u></i>		
07-42	2007 Pontiac Grand Prix	\$ 15,553
13-19	2013 Chevrolet Impala	22,151
15-29	2015 Ford Taurus	19,863
<i><u>S/O Information Technology</u></i>		
05-22	2005 Ford Taurus	\$ 13,620
06-26	2006 Chevrolet Tahoe	29,278
10-25	2010 Dodge Charger	23,539
13-09	2013 Chevrolet Tahoe	30,127
16-19	2016 Ford Escape	20,693
99-67	1999 Chevrolet Astro Carg	19,219
<i><u>S/O Employee Relations</u></i>		
03-29	2003 Ford Taurus	\$ 16,703
07-41	2007 Pontiac Grand Prix	15,553
07-57	2007 Pontiac Grand Prix	15,508
08-72	2008 Ford Explorer	17,454
15-90		19,863
<i><u>S/O Operations Training</u></i>		
03-20	2003 Chevrolet Silverado	\$ 31,465
04-20	2004 Ford Police Int	23,645
05-82	2005 Ford Police Int	22,692
07-02	2007 Ford Police Int	23,835
08-02	2008 Ford Police Int	23,025
09-22	2009 Ford Police Int	22,719
09-64	2009 Ford Police Int	24,222
10-09	2010 Ford Police Int	21,552
14-51	2014 Chevrolet Impala	19,607

Source: Stanislaus County, 9/16/2016.

Table A.13: Sheriff Vehicle Inventory - Continued

Equip #	Description	Acquire Cost
<i>S/O Volunteers (Stars)</i>		
01-97	2001 Ford Ranger	\$ 13,233
01-99	2001 Gmc Safari	21,540
05-81	2005 Ford Police Int	18,899
06-02	2006 Ford Police Int	23,899
06-03	2006 Ford Police Int	23,899
06-11	2006 Ford Police Int	22,682
07-92	2007 Ford Fusion	18,140
08-31	2008 Ford Escape	18,503
09-06	2009 Ford Police Int	21,150
09-17	2009 Ford Police Int	22,719
09-65	2009 Ford Police Int	21,644
09-71	2009 Ford Police Int	21,714
10-03	2010 Ford Police Int	21,552
10-04	2010 Ford Police Int	21,552
10-10	2010 Ford Police Int	21,552
10-24	2010 Ford Expedition	32,405
11-03	2011 Ford Police Int	21,548
15-20	2015 Chevrolet Suburban	40,050
99-20	1999 Gmc Yukon	35,448
<i>S/O ID Unit</i>		
13-06	2013 Ford Police Int	\$ 27,524
13-07	2013 Ford Police Int	27,524
15-02	2015 Ford Explorer	27,673
<i>S/O Property and Evidence</i>		
02-34	2002 Chevrolet Express	\$ 18,503
08-42	2008 Ford F150	14,827
<i>S/O Patrol</i>		
01-123	2001 Ford F250 Crewcab	\$ 37,020
02-25	2002 Ford Police Int	23,105
02-30	2002 Freightliner Motorhome	282,544
03-57	2003 Ford F350 Supercab	26,084
07-19	2007 Ford Police Int	23,899
08-18	2008 Ford Police Int	23,815
08-41	2008 Ford F150	14,827
09-03	2009 Ford Police Int	22,249
09-08	2009 Ford Police Int	21,150
09-38	2009 Ford F 150	13,418
09-54	2009 Ford Police Int	23,362
09-70	2009 Ford Police Int	21,644
0T-114	2006 Magnum Light Tower	-
10-13	2010 Ford Police Int	21,552
11-08	2011 Ford Police Int	21,548

Source: Stanislaus County, 9/16/2016.

Table A.13: Sheriff Vehicle Inventory - Continued

Equip #	Description	Acquire Cost
11-09	2011 Ford Police Int	21,548
11-12	2011 Ford Police Int	21,548
11-50	2011 Ford Police Int	24,048
11-51	2011 Ford Police Int	24,048
11-54	2011 Ford Police Int	24,048
11-57	2011 Ford Police Int	24,048
11-58	2011 Ford Police Int	24,048
11-59	2011 Ford Police Int	24,048
11-60	2011 Ford Police Int	24,048
11-61	2011 Ford Police Int	24,048
11-62	2011 Ford Police Int	24,048
14-01	2014 Ford Explorer	28,915
14-03	2014 Ford Explorer	28,065
14-05	2014 Ford Explorer	28,065
14-06	2014 Ford Explorer	28,065
14-07	2014 Ford Explorer	28,065
15-03	2015 Ford Explorer	27,673
15-06	2015 Ford Explorer	27,673
15-08	2015 Ford Explorer	27,673
15-15	2015 Ford Explorer	28,649
15-18	2015 Ford Explorer	28,649
15-19	2015 Ford Explorer	28,649
15-21	2015 Ford Explorer	28,649
15-22	2015 Ford Explorer	28,649
16-02	2016 Ford Explorer	31,522
16-03	2016 Ford Explorer	31,522
16-04	2016 Ford Explorer	31,522
16-05	2016 Ford Explorer	31,522
16-06	2016 Ford Explorer	31,522
16-07	2016 Ford Explorer	31,522
16-113	2016 Ford Explorer	31,522
16-18	2016 Ford Explorer	31,522
16-29	2016 Ford Explorer	31,522
16-30	2016 Ford Explorer	31,522
16-32	2016 Ford Explorer	31,522
16-33	2016 Ford Explorer	31,522
16-34	2016 Ford Explorer	31,522
16-35	2016 Ford Explorer	31,522
16-36	2016 Ford Explorer	31,522
16-37	2016 Ford Explorer	31,522
16-38	2016 Ford Explorer	31,522
94-90	1994 Ford F 450	16,000
96-72	1996 Yamaha Golf Cart	-
	SHERF(2002 Various Unk	-

Source: Stanislaus County, 9/16/2016.

Table A.13: Sheriff Vehicle Inventory - Continued

Equip #	Description	Acquire Cost
<i>S/O Air Support</i>		
07-125	2007 Ford Ranger	\$ 15,041
16-51	2016 Ford F250 Sd 4X4Crew	31,887
68-56		-
<i>S/O Bomb Unit</i>		
00-30	2000 Ford E350 Cargo	\$ 25,165
07-148	2007 Gmc C5500	66,398
0T-11	1996 Bomb Trailer	12,900
0T-119	2015 Ken Trailer	320,450
<i>S/O K9 Unit</i>		
09-13	2009 Ford Police Int	\$ 21,150
10-12	2010 Ford Police Int	21,552
11-11	2011 Ford Police Int	21,548
11-13	2011 Ford Police Int	21,548
12-18	2012 Chevrolet Tahoe	31,521
13-10	2013 Chevrolet Tahoe	30,127
13-37	2013 Chevrolet Tahoe	3,183
13-38	2013 Chevrolet Tahoe	3,183
14-14	2014 Chevrolet Tahoe	31,208
14-80	2014 Ford Explorer	35,230
16-46	2016 Chevrolet Tahoe	37,630
16-48	2016 Chevrolet Tahoe	37,630
97-30	1997 Ford 1/2 Ton Pickup	15,276
<i>S/O SWAT</i>		
02-72	2002 Chevrolet Express	\$ 20,365
03-21	2003 Chevrolet Tahoe Z71 4X4	29,884
03-42	2003 Chevrolet Silverado	30,704
04-22	2004 Dodge Intrepid	16,497
04-24	2004 Dodge Intrepid	16,497
04-25	2004 Dodge Intrepid	16,497
04-26	2004 Dodge Intrepid	16,497
05-29	2005 Chevrolet Tahoe Ls 4X4	33,638
05-64	2005 Ford Taurus	14,494
05-68	2005 Chevrolet 1/2 Ton Pickup	23,360
07-109	2007 Freightliner 1 Ton Truck	261,381
08-61	2008 Dodge Charger	26,300
08-75	2008 Chevrolet Suburban	31,735
08-80	2008 Dodge Durango Slt	-
09-95	2009 Kia Sedona	-
0T-108	2006 Pace Trailer	-
12-26	2012 Chevrolet Impala	19,288
14-16	2014 Chevrolet Tahoe	31,353
14-82	2014 Chevrolet Tahoe	31,353

Source: Stanislaus County, 9/16/2016.

Table A.13: Sheriff Vehicle Inventory - Continued

Equip #	Description	Acquire Cost
<i>S/O Dive Team</i>		
06-67	2006 Chevrolet Silverado	\$ 410
09-39	2009 Ford F 150	13,418
0T-82	2006 Wells Cargo Trailer	38,568
0T-87	2008 Carry On Trailer	3,112
16-100	2016 Ford F550	82,484
<i>S/O Mounted Unit</i>		
09-47	2009 Chevrolet Silverado 3500	\$ 38,844
09-48	2009 Chevrolet Silverado 3500	39,594
0T-123	2015 Logan Trailer	-
0T-20	1993 Logan Carrier-Ho	-
0T-89	2009 Logan Trailer	79,949
0T-90	2009 Logan Trailer	79,949
16-10	2016 Dodge Ram 3500	52,729
<i>S/O Marine Unit</i>		
07-45	2007 Dodge Ram 1500	\$ 24,407
07-46	2007 Dodge Ram 1500	25,082
07-99	2007 Dodge Ram 1500	24,407
09-45	2009 Jeep Wrangler	32,974
09-49	2009 Ford Police Int	22,719
0T-03	2015 Pj Trailers Trailer	1,995
0T-103	2012 Ezldr Trailer	7,875
0T-104	2010 Shorelandr Trailer	-
0T-28	1998 Shorelandr Carrier	574
0T-51	2003 Tricker Carrier	2,500
0T-52	2003 Tricker Carrier	2,500
0T-76	2001 Shorelandr Trailer	-
0T-83	2009 Shorelandr Carrier	-
0T-85	2008 Tricker Trailer	6,700
0T-91	1997 Ezldr Trailer	-
10-07	2010 Ford Police Int	21,552
10-11	2010 Ford Police Int	21,552
11-06	2011 Ford Police Int	21,548
14-24	2014 Ford F250 Sd 4X4Crew	30,232
14-89	2014 Chevrolet Tahoe Ls 4X4	37,801
16-17	2016 Ford F250 Xl Sd	32,920
16-21	2016 Zero Dsp Zf 13.0	20,723
16-22	2016 Zero Dsp Zf 13.0	20,723
16-23	2016 Zero Dsp Zf 13.0	20,723
16-50	2016 Ford F250 Sd 4X4Crew	31,887
MARINE	2003 Rocky Mountain Luxor	24,475
MARINE	2003 Rocky Mountain Patrol Boat	24,475
MARINE	2008 Boulton Patrol Boat	80,774

Source: Stanislaus County, 9/16/2016.

Table A.13: Sheriff Vehicle Inventory - Continued

Equip #	Description	Acquire Cost
MARINE	2011 Boulton Patrol Boat	70,873
OT-124	2016 Aluma Es 300	-
OT-125	2016 Wells Cargo Fasttrac	-
SKI 1	2007 Yamaha Jetski	7,708
SKI 2	2007 Yamaha Jetski	7,708
SKI 3	2007 Yamaha Jetski	7,708
SKI 4	2007 Yamaha Jetski	7,708
SKI 5	1997 Bombardie Jetski	-
SKI 6	1997 Bombardie Jetski	-
SKI 7	2013 Yamaha Jetski	8,499
SKI 8	2013 Yamaha Jetski	8,499
<u>S/O Orvet</u>		
07-101	2007 Arctic Cat 500 4Wd Quad	\$ -
07-102	2007 Arctic Cat 500 4Wd Quad	-
07-111	2007 Suzuki Dr-Z400Sk7	-
07-112	2007 Suzuki Dr-Z400Sk7	-
07-126	2007 Arctic Cat 500 4Wd Quad	7,225
07-127	2007 Arctic Cat 500 4Wd Quad	7,285
07-70	2007 Suzuki Dr-Z400Sk7	5,988
07-71	2007 Suzuki Dr-Z400Sk7	5,988
08-70	2008 Polaris 6 Wheeler	-
09-46	2009 Jeep Wrangler	32,974
09-77	2009 Suzuki Dr-Z400Sk9	6,175
OT-21	1995 Pace A Trailer	-
OT-72	2006 Snowbear Trailer	-
OT-73	2007 Snowbear Trailer	-
OT-75	2007 Pacifi Trailer	1,133
OT-84	2008 Echo Trailer	1,530
OT-95	2009 Echo Trailer	1,530
14-72	2014 Kawasaki K1650	64,760
14-73	2014 Kawasaki K1650	64,760
14-74	2014 Kawasaki K1650	6,476
14-75	2014 Kawasaki K1650	64,760
14-76	2014 Kawasaki K1650	6,314
15-11	2015 Jeep Wrangler	38,060
16-79	2016 Ford F250 Crewcab	37,761
SxS-1	2015 Honda Off Road 4X4	9,262
SxS-2	2015 Honda Off Road 4X4	9,262
<u>S/O HNT</u>		
13-08	2013 Chevrolet Tahoe	\$ 30,127

Source: Stanislaus County, 9/16/2016.

Table A.13: Sheriff Vehicle Inventory - Continued

Equip #	Description	Acquire Cost
<u>S/O MFF</u>		
06-40	2006 Ford Expedition	\$ 25,279
09-15	2009 Ford Police Int	22,297
09-69	2009 Ford Police Int	21,644
13-21	2013 Chevrolet Tahoe Ls 4X4	33,137
<u>S/O Community Deputies</u>		
14-09	2014 Ford Police Int	\$ 28,177
<u>S/O Riverbank Operations</u>		
06-15	2006 Ford Police Int	\$ 22,682
06-59	2006 Ford Taurus	14,676
07-43	2007 Pontiac Grand Prix	15,553
07-63	2007 Buick Lacrosse	15,000
08-78	2008 Dodge Charger	32,817
09-36	2009 Ford F 150	13,418
10-15	2010 Kawasaki Zg1400Caf	32,299
11-10	2011 Ford Police Int	21,548
11-17	2011 Chevrolet Tahoe	31,417
13-04	2013 Ford Explorer	27,524
13-05	2013 Ford Explorer	27,524
13-20	2013 Harley Street Glide	19,292
13-27	2013 Ford Explorer	28,531
15-05	2015 Ford Explorer	27,673
15-07	2015 Ford Explorer	27,673
15-52	2015 Dodge Charger	20,115
16-31	2016 Ford Explorer	31,522
95-20	1995 Ford 3/4 T Crew Cab	18,910
<u>S/O Patterson Operations</u>		
07-44	2007 Pontiac Grand Prix	\$ 15,553
09-37	2009 Ford F 150	13,418
09-74	2009 Ford Police Int	21,644
09-94	2009 Nissan Altima 2.5S	-
0T-122	2012 Various Unk	-
11-05	2011 Ford Police Int	21,548
11-14	2011 Ford Police Int	24,263
11-53	2011 Ford Police Int	24,048
11-64	2011 Ford Police Int	24,048
12-27	2012 Chevrolet Impala	19,292
13-22	2013 Chevrolet Tahoe	31,786
14-02	2014 Ford Explorer	28,065
14-04	2014 Ford Explorer	28,065
14-10	2014 Ford Explorer	28,177
14-17	2014 Nissan Maxima	19,578
14-22	2014 Ford Explorer	28,115
14-601	2014 Harley Street Glide	19,292
15-17	2015 Ford Explorer	28,649
15-53	2015 Harley Street Glide	-
15-68	2015 Kia Sedona	19,800

Source: Stanislaus County, 9/16/2016.

Table A.13: Sheriff Vehicle Inventory - Continued

Equip #	Description	Acquire Cost
<i>S/O Waterford Operations</i>		
05-16	2005 Chevrolet Impala	\$ 18,538
11-04	2011 Ford Police Int	21,548
11-56	2011 Ford Police Int	24,048
14-08	2014 Ford Explorer	28,065
15-01	2015 Ford Explorer	27,673
15-04	2015 Ford Explorer	27,673
16-08	2016 Ford Explorer	30,230
<i>S/O Hughson Operations</i>		
09-18	2009 Ford Police Int	\$ 22,719
09-20	2009 Ford Police Int	22,719
15-16	2015 Ford Explorer	28,649
15-23	2015 Ford Explorer	28,649
<i>S/P Investigations (Detective)</i>		
01-137	2001 Ford E250 Cargo	\$ 18,146
05-27	2005 Ford Taurus	13,620
07-104	2007 Pontiac Grand Prix	17,268
07-110	2007 Dodge Charger	18,367
07-62	2007 Toyota Solara	-
07-64	2007 Jeep Laredo	-
08-48	2008 Chevrolet Impala	16,181
09-58	2009 Ford F150 4X4	29,917
09-96	2009 Chevrolet Equinox Fwd Lt	11,745
0T-47	2002 Dargo Varied	5,940
0T-98	2010 Spcns Trailer	-
13-13	2013 Chevrolet Impala	19,542
13-14	2013 Chevrolet Impala	19,542
13-15	2013 Chevrolet Impala	19,542
13-16	2013 Chevrolet Impala	22,151
13-17	2013 Chevrolet Impala	22,151
13-18	2013 Chevrolet Impala	22,151
13-44	2013 Toyota Camry	17,600
14-18	2014 Nissan Maxima	20,948
14-23	2014 Ford Explorer	27,789
14-53	2014 Chevrolet Impala	19,607
14-70	2014 Honda Trx	6,848
14-71	2014 Honda Trx	6,848
15-13	2015 Chevrolet Impala	19,698
15-31	2015 Chevrolet Silverado	30,637
15-51	2015 Chrysler Awd S200	20,959
15-66	2015 Dodge Charger	21,216

Source: Stanislaus County, 9/16/2016.

Table A.13: Sheriff Vehicle Inventory - Continued

Equip #	Description	Acquire Cost
15-69	2015 Scion Tc	19,200
15-70	2015 Ford F250 Sd 4X4Crew	31,237
15-77	2015 Chevrolet Traverse	26,615
15-91	2015 Ford Taurus	19,863
15-95	2015 Ford Taurus	19,863
15-96	2015 Ford Taurus	19,863
15-97	2015 Ford Taurus	19,863
16-24	2016 Ford Fusion	19,267
16-28	2016 Dodge Grand Caravan	24,406
93-14	1993 Ford F 250	13,133
<u>S/O Sting Unit</u>		
14-83	2014 Chevrolet Tahoe	\$ 31,353
14-84	2014 Chevrolet Tahoe	31,353
14-85	2014 Chevrolet Tahoe	31,353
14-86	2014 Chevrolet Tahoe	31,353
14-87	2014 Chevrolet Tahoe	31,353
14-88	2014 Chevrolet Tahoe	31,353
<u>S/O Records</u>		
02-61	2002 Ford Taurus	\$ 16,675
08-30	2008 Ford Escape	18,503
<u>S/O Public Administrator</u>		
05-31	2005 Dodge Caravan	\$ 14,842
<u>S/O Coroner</u>		
07-116	2007 Ford E250 Cargo	\$ 33,752
07-118	2007 Ford Taurus	13,941
08-46	2008 Chevrolet Impala	16,181
0T-101	2010 Wells Cargo Road Force	35,300
10-45	2010 Chevrolet Suburban	37,612
12-19	2012 Chevrolet Suburban	33,637
12-20	2012 Chevrolet Suburban	33,637
15-33	2015 Chevrolet Impala	19,607
15-35	2015 Ford F250 Sd 4X4Crew	32,217
<u>S/O Drug Enforcement</u>		
00-136	2000 Dodge Ram 3500	\$ 8,862
01-28	2001 Ford E250 Cargo	85,270
05-30	2005 Chevrolet Silverado	35,404
09-92	2009 Chrysler Sebring	10,000
0T-116	2010 Haulmark Box Type	-

Source: Stanislaus County, 9/16/2016.

Table A.13: Sheriff Vehicle Inventory - Continued

Equip #	Description	Acquire Cost
<i>S/O HIDTA</i>		
03-54	2003 Ford Ambul Van	\$ 122,421
05-55	2005 Ford F350 Supercab	27,585
<i>S/O Civil Division</i>		
13-41	2013 Chevrolet Tahoe	\$ 31,239
13-42	2013 Chevrolet Tahoe	31,239
13-43	2013 Chevrolet Tahoe	31,239
14-11	2014 Chevrolet Tahoe	31,208
14-12	2014 Chevrolet Tahoe	31,208
14-13	2014 Chevrolet Tahoe	31,208
16-27	2016 Chevrolet Tahoe	37,630
16-47	2016 Chevrolet Tahoe	37,630
<i>S/O Roadside Crew</i>		
0T-110	2012 Itm, Inc. Box Type	\$ 2,174
0T-111	2012 Haulmark Box Type	4,770
0T-112	2012 Iron Panther Trailer	9,053
0T-113	2013 Iron Panther Trailer	10,707
0T-70	2006 Loadt Carrier	7,865
11-15	2011 Ford 15-Pass. Van	25,987
11-16	2011 Ford 15-Pass. Van	25,987
12-24	2012 Ford F250 Crewcab	26,987
12-25	2012 Ford F350 Crewcab	28,853
<i>S/O Cert Team</i>		
08-65	2008 Chevrolet Suburban	\$ 36,485
16-39	2016 Chevrolet Express	90,825
<i>S/O BAS</i>		
00-20	2000 Ford Police Int	\$ 31,827
05-24	2005 Ford Taurus	13,620
06-57	2006 Ford Taurus	12,357
06-62	2006 Chevrolet Silverado	26,133
07-23	2007 Ford Taurus	13,956
08-29	2008 Ford E350 15-Pass	22,734
08-53	2008 Ford 15-Pass. Van	22,734
0C-02	1993 Yamaha Golf Cart	-
0T-07	1977 Rideon Carrier	-
0T-34	1999 Carson C-Van	4,105
11-19	2011 Chevrolet Impala	18,926
13-26	2013 Ford Explorer	28,531

Source: Stanislaus County, 9/16/2016.

Table A.13: Sheriff Vehicle Inventory - Continued

Equip #	Description	Acquire Cost
<i>S/O Public Safety Center</i>		
00-115	2000 Ford 4X4 Pickup	\$ 21,646
03-26	2003 Ford Police Int	23,386
03-53	2003 Ford E350 15-Pass	24,554
04-21	2004 Ford Crown Victoria	24,910
04-44	2004 Ford Crown Victoria	24,915
05-51	2005 Dodge Ram 2500 4X4 St	21,601
05-77	2005 Ford Police Int	18,722
06-23	2006 Ford E350 15-Pass	20,465
06-24	2006 Ford E350 15-Pass	20,465
06-25	2006 Ford E350 15-Pass	20,465
06-45	2006 Dodge Caravan	16,445
06-50	2006 Ford E350 Cargo	20,574
08-19	2008 Ford Expedition	24,075
08-27	2008 Ford E350 15-Pass	22,734
08-28	2008 Ford E350 15-Pass	22,734
08-55	2008 Ford E350 15-Pass	22,734
08-71	2008 Chevrolet Impala	17,802
09-07	2009 Ford Police Int	21,150
09-29	2009 Dodge Charger	21,033
09-53	2009 Ford F250 Crewcab	21,342
09-55	2009 Chevrolet Impala	18,275
0C-01	2004 Club Car Cart	8,734
0C-07	2007 Club Car Cart	-
0C-08	2011 E-Z-Go Golf Cart	7,370
0C-09	2004 E-Z-Go Golf Cart	-
0T-3	1973 Spcns Trailer	1,501
0T-33	1986 Cal Trailer Trailer	644
0T-57	2004 Pace Varied	2,466
0T-58	2004 Pace Varied	2,837
0T-92	1974 Hmde Trailer	-
11-20	2011 Ford E350 15-Pass	25,012
16-40	2016 Chevrolet Cargo Larg	28,927
16-64	2016 Chevrolet Cargo Van	22,519
83-29	1983 Gillig 40 Pass Bu	2,500
86-20	1986 Ford 40 Pass Bu	7,001
<i>S/O Central Kitchen</i>		
04-46	2004 International 1-Ton Hi-Cube	\$ 79,947
15-32	2015 Ford F650	87,463
99-09	1999 Dodge 1/2 Ton Pickup	14,296
99-69	1999 Chevrolet Cargo Van	19,219

Source: Stanislaus County, 9/16/2016.

Table A.13: Sheriff Vehicle Inventory - Continued

Equip #	Description	Acquire Cost
<u>S/O Statewide Transport</u>		
07-72	2007 Ford E350 15-Pass	\$ 20,574
13-11	2013 Chevrolet Suburban	38,960
13-12	2013 Ford E350 Cargo	27,195
15-30	2015 Chevrolet Suburban	40,002
15-36	2015 Freightliner Truck	297,668
16-41	2016 Chevrolet Cargo Larg	28,927
<u>S/O Court Security</u>		
09-04	2009 Ford Police Int	\$ 22,249
11-01	2011 Ford Police Int	21,717
15-40	2015 Ford Explorer	29,073
<u>S/O Commisary</u>		
00-126	2000 Ford 1 Ton Truck	\$ 23,740
<u>S/O Cal-ID</u>		
08-76	2008 Chevrolet Uplander	\$ 20,405
<u>S/O VTU StanCATT</u>		
06-70	2006 Ford Expedition	\$ 1
07-01	2007 Chevrolet Tahoe	1
07-128	2007 Toyota Tundra	1
94-70	1994 Honda Accord	194
<u>S/O Driver Training Program</u>		
04-07	2004 Ford Police Int	\$ 25,316
05-03	2005 Ford Police Int	21,749
05-09	2005 Ford Police Int	23,899
05-14	2005 Ford Police Int	23,899
05-65	2005 Chevrolet Impala	18,354
05-73	2005 Ford Police Int	19,136
05-85	2005 Ford Police Int	5,300
05-86	2005 Ford Police Int	5,300
05-88	2005 Ford Police Int	5,676
06-09	2006 Ford Police Int	22,682
06-17	2006 Ford Police Int	23,899
06-18	2006 Ford Police Int	23,899
07-12	2007 Ford Police Int	21,471
08-04	2008 Ford Police Int	23,025
08-05	2008 Ford Police Int	23,025
08-06	2008 Ford Police Int	23,025
09-09	2009 Ford Police Int	21,150
09-11	2009 Ford Police Int	21,150
09-12	2009 Ford Police Int	21,150
09-19	2009 Ford Police Int	22,719
09-50	2009 Ford Police Int	22,755
09-51	2009 Ford Police Int	22,719
09-52	2009 Ford Police Int	22,719
09-66	2009 Ford Police Int	21,644
09-67	2009 Ford Police Int	21,644

Source: Stanislaus County, 9/16/2016.

Table A.13: Sheriff Vehicle Inventory - Continued

Equip #	Description	Acquire Cost
09-68	2009 Ford Police Int	21,644
09-73	2009 Ford Police Int	21,644
0T-121	2015 Haulmark Passport	5,593
0T-14	1940 Randy Trailer	3,162
0T-25	1997 Spcns Portapotty	-
0T-48	2002 Jacobsen Trailer	4,798
0T-93	2004 Trailer Haul Trailer	4,400
10-06	2010 Ford Police Int	21,552
10-14	2010 Ford Police Int	21,552
92-37	1992 Ford 3/4 Ton Ut	15,500
95-58	1995 Ford Ambul Van	-
<i>S/O CAL-MMET 2009-10</i>		
08-79	2008 Ford F150 Supercab	\$ -
08-81	2008 Mazda Mazda 6	-
09-75	2009 Ford Police Int	23,579
09-76	2009 Dodge Journey	-
09-93	2009 Nissan Frontier Se	-
12-54	2012 Chrysler Town & Country	-
<i>HIDTA ISC</i>		
01-27	2001 Ford 4X4 Pickup	\$ 83,298
Distinct Count of Equipment: 1		
Total		\$ 11,497,090

Source: Stanislaus County, 9/16/2016.

Appendix Table A.14: Existing County-Owned Land

Property	Department	Acreage
Animal Services Shelter - 3647 Cornucopia Way	Animal Services	126.53
County Center II, 700-1020 Scenic Dr	Behavioral Health	1.85
County Center II, 700-1020 Scenic Dr - CSA	Other County Facilities	0.07
County Center II, 700-1020 Scenic Dr - GSA Print Shop	Other County Facilities	0.47
County Center II, 700-1020 Scenic Dr	Health	<u>14.10</u>
Subtotal		16.49
1905 Memorial Drive, Ceres	Behavioral Health	15.37
Former Bank of America Building, 1021 I Street, Modesto	Criminal Justice	0.28
Former Bank of America Building, 1021 I Street, Modesto	Other County Facilities	<u>0.41</u>
Subtotal - Former Bank of America Building		0.69
Ray Simon Reg Criminal Justice Training Ctr, Modesto	Criminal Justice	26.83
Former City Hall Building - 801 11th Street, Modesto	Criminal Justice	0.22
Former City Hall Building - 801 11th Street, Modesto	Other County Facilities	0.11
Former City Hall Building - 801 11th Street, Modesto	Sheriff	0.10
Former City Hall Building - 801 11th Street, Modesto - Sup Court	Non-County	<u>0.06</u>
Subtotal - Former City Hall Building		0.49
12th Street Office Building, 832 12th Street	Criminal Justice	0.20
12th Street Office Building, 832 12th Street	Other County Facilities	0.07
12th Street Office Building, 832 12th Street	Non-County	<u>0.13</u>
Subtotal - 12th Street Office Building		0.40
Juvenile Justice Center, 2215 Blue Gum Road, Modesto	Detention	34.36
Downtown Jail, Modesto	Detention	0.86
Public Safety Center 200-442 Hackett Road, Modesto	Detention	97.31
Public Safety Center (Sheriff Operations) - 200 - 442 Hackett	Sheriff	<u>2.69</u>
Subtotal - Public Safety Center		100.00
3705 Oakdale Road	Emergency Services	0.84
3705 Oakdale Road	Non-County	<u>1.35</u>
Subtotal - 3705 Oakdale Road		2.19

Note: This appendix does not include parkland.

Source: Stanislaus County.

Appendix Table A.14: Existing County-Owned Land Continued

Property	Department	Acreage
1305 Kern Street, Newman Branch Library	Library	0.29
1500 I Street, Modesto Main Library	Library	1.69
151 South 1st Street, Oakdale Branch Library	Library	0.23
2250 Magnolia Street, Ceres Branch Library	Library	0.12
324 E Street, Waterford Branch Library	Library	0.14
3442 Santa Fe Avenue, Riverbank Branch Library	Library	0.22
46-48 West Salida, Patterson Branch Library	Library	0.14
4835 Sisk Road, Nick W. Blom Salida Regional Library	Library	4.95
550 Minaret Avenue, Turlock Branch Library	Library	1.46
18 South Abie Street, Empire Community Center	Library	0.96
Tenth Street Place, 1010 10th Street	Other County Facilities	0.08
Tenth Street Place, 1010 10th Street	Other County Facilities	0.56
Tenth Street Place, 1010 10th Street	Other County Facilities	<u>0.73</u>
Subtotal - Tenth Street Place		1.37
Agricultural Center 3800 Cornucopia Way, Modesto	Other County Facilities	15.58
Community Services Facility 3800 Cornucopia Way, Modesto	Other County Facilities	26.45
Vacant/future Development - 3800 Cornucopia Way, Modesto	Other County Facilities	<u>27.33</u>
Subtotal - 3800 Cornucopia Way, Modesto		69.36
Landfill, 400 Fink Road (Dry Land)	Other County Facilities	<u>122.56</u>
Subtotal - 400 Fink Road		122.56
Burbank-Paradise Hall, 1325 Beverly Drive	Other County Facilities	0.11
Morgan Road - Public Works Yard, 1716 Morgan Road	Other County Facilities	14.96
Public Works Yard, 301 South First Str	Other County Facilities	1.29
Fleet Services Facility, 448 East Hackett Road	Other County Facilities	10.00
Public Works Yard, 551 South Center Str	Other County Facilities	2.00
Geer Road Landfill, 751 Geer Road (Dry Land)	Other County Facilities	85.19
12th Street Parking Garage, 820 12th Street	Other County Facilities	0.89
County Center III - 909 - 939 County Center III Drive, Modesto	Sheriff	0.58
County Center III - Chief Executive Office/CARE Unit	Other County Facilities	1.03
County Center III - Clerk Recorder	Other County Facilities	2.23
County Center III - General Services Agency	Other County Facilities	2.37
County Center III - Health Services Agency	Other County Facilities	2.84
County Center III - Sheriff Coroner	Sheriff	<u>4.22</u>
Subtotal - County Center III		13.27

Note: This appendix does not include parkland.

Source: Stanislaus County.

Appendix Table A.15: Existing County-Owned Buildings

Property	Department	Square Feet
Animal Services Shelter	Animal Services	34,800
800 Scenic, Modesto Behavioral Health Share	Behavioral Health	26,414
County Center II, 700-1020 Scenic Dr		
Administration Offices	Health	35,570
Clinic/Medical Offices	Health	148,187
Shop/Warehouse	Health	17,320
Central Services, 1018 Scenic Drive, Modesto - Central Services	Other County Facilities	7,752
Community Services Agency, County Center II	Other County Facilities	1,000
General Services Agency Print Shop - County Center II	Other County Facilities	<u>6,752</u>
Subtotal - County Center II		216,581
CSA Bldg.-Hackett Rd.	Behavioral Health	2,600
Ray Simon Regional Criminal Justice Training Center	Criminal Justice	22,530
Child Support, Probation - 801 11th Street, Modesto	Criminal Justice	16,761
Guardian Ad Litem, 801 11th Street, Modesto (former City Hall)	Other County Facilities	373
Child Support Services, 801 11th Street, Modesto (former City Hall)	Other County Facilities	1,267
Superior Court of California	NA	4,457
Strategic Business Technology, 801 11th Street	Other County Facilities	<u>5,068</u>
Subtotal - 810 11th Street, Modesto		27,926
Public Defender - 1021 I Street (former Bank of America) I Street	Criminal Justice	14,177
Clerk-Recorder, 1021 I Street (former Bank of America) I Street	Other County Facilities	21,516
Strategic Business Technology, 1021 I Street (former Bank of America)	Other County Facilities	<u>400</u>
Subtotal - 1021 I Street (former Bank of America)		36,093
12th Street Office Building - District Attorney	Criminal Justice	43,800
12th Street Office Building - StanCera	NA	<u>14,600</u>
Subtotal - 12th Street Office Building		58,400
Juvenile Commitment Center, 2215 Blue Gum Avenue, Modesto	Detention	47,207
Juvenile Justice Center, 2215 Blue Gum Avenue, Modesto	Detention	78,908
Juvenile Justice Center Human Resources Office, 2215 Blue Gum Ave.	Detention	2,160
Juvenile Justice Center Training Building A, 2215 Blue Gum Ave.	Detention	2,160
Juvenile Justice	Behavioral Health	1,440
Juvenile Justice	Behavioral Health	<u>2,150</u>
Subtotal - 2215 Blue Gum Avenue		134,025

Source: Stanislaus County.

Appendix Table A.15: Existing County-Owned Buildings Continued

Property	Department	Square Feet
Jail Immediate Action Plan – Units A-G	Detention	148,220
Unit One (Minimum Security Housing)	Detention	34,350
Jail Unit Two	Detention	28,753
Re-Entry and Enhanced Alternatives to Custody Training (REACT)	Detention	56,102
Public Safety Center Intake/Release/Transportation	Detention	33,645
Public Safety Center Jail Expansion-Max Sec-Med/MH Hsng	Detention	137,276
Ceres Branch Library, 2250 Magnolia Street, Ceres	Library	4,200
Empire Branch Library, 18 South Abie Street, Empire	Library	4,300
Keyes Branch Library, 5506 Jennie, Keyes	Library	7,400
Modesto Main Library, 1500 I Street, Modesto	Library	62,000
Newman Branch Library, 1305 Kern Street, Newman	Library	2,613
Oakdale Branch Library, 151 South 1st Street, Oakdale	Library	6,500
Patterson Branch Library, 46-48 West Salida, Patterson	Library	6,800
Riverbank Branch Library, 3442 Santa Fe Avenue, Riverbank	Library	3,594
Salida Branch Library, 4835 Sisk Road, Salida	Library	61,000
Turlock Branch Library, 550 Minaret Avenue, Turlock	Library	10,000
Waterford Branch Library, 324 E Street, Waterford	Library	3,000
Office of Emergency Services - 3705 Oakdale Road	Emergency Services	4,000
County Share of Emergency Dispatch (36%) - 3705 Oakdale Road	Emergency Services	2,880
Non-County Share - 3705 Oakdale Road	NA	<u>10,320</u>
Subtotal - 3705 Oakdale Road		17,200
Area Agency on Aging/Vets, 718 Tuolumne, Modesto - Mancini Hall	Other County Facilities	6,000
Assessor, 1010 10th Street, Modesto	Other County Facilities	18,861
Auditor-Controller, 1010 10th Street, Modesto	Other County Facilities	14,158
Board of Supervisors, 1010 10th Street, Modesto	Other County Facilities	10,899
Chief Executive Office, 1010 10th Street, Modesto	Other County Facilities	22,225
Clerk of the Board, 1010 10th Street, Modesto	Other County Facilities	2,127
County Counsel, 1010 10th Street, Modesto	Other County Facilities	9,053
Planning/Com. Dev., 1010 10th Street, Modesto	Other County Facilities	9,614
Public Works, 1010 10th Street, Modesto	Other County Facilities	14,646
Treasurer-Tax Collector, 1010 10th Street, Modesto	Other County Facilities	<u>16,995</u>
Subtotal - 1010 10th Street, Modesto		118,576
Child Support Services, 251 E Hackett Road, Ceres	Other County Facilities	53,693
Community Services Agency, 251 E Hackett Road, Ceres	Other County Facilities	144,970
Employment & Training, 251 E Hackett Road, Ceres	Other County Facilities	<u>53,693</u>
Subtotal - 251 E Hackett Road, Ceres		252,356
Central Services, 909 Oakdale Road, Modesto - Training Center	Other County Facilities	23,544
Central Services, 909 Oakdale Road, Modesto - Warehouse #1	Other County Facilities	14,400
Central Services, 909 Oakdale Road, Modesto - Warehouse #2	Other County Facilities	<u>13,600</u>
Subtotal - Central Services		51,544
Initial Access and Outreach Center, 825 12th Street	Other County Facilities	2,100
Agriculture Commissioner - 3800 Cornucopia Way	Other County Facilities	50,783
Cooperative Extension, 3800 Cornucopia Way	Other County Facilities	30,470
Environmental Resources, 3800 Cornucopia Way	Other County Facilities	<u>40,626</u>
Subtotal - 3800 Cornucopia Way		121,879

Source: Stanislaus County.

Appendix Table A.15: Existing County-Owned Buildings Continued

Property	Department	Square Feet
District Attorney, 832 12th Street	Other County Facilities	44,691
Subtotal - 1100 I Street		44,691
Fleet Services, 442 E Hackett Road - Fleet Services Office/Shop	Other County Facilities	9,374
Fleet Services, 442 E Hackett Road - Fleet Services Office/Shop	Other County Facilities	<u>9,374</u>
Subtotal - 442 E Hackett Road - Fleet Services Office/Shop		18,748
Public Works, 1716 Morgan Rd. Bridge Shop	Other County Facilities	4,000
Public Works, 1716 Morgan Rd. Carpenter/Paint Shop	Other County Facilities	2,740
Public Works, 1716 Morgan Rd. Equipment Storage Shop	Other County Facilities	10,000
Public Works, 1716 Morgan Rd. DER Office	Other County Facilities	180
Public Works, 1716 Morgan Rd. Heavy Equipment Maintenance Shop	Other County Facilities	12,000
Public Works, 1716 Morgan Rd. Household Hazardous Waste Facility	Other County Facilities	1,547
Public Works, 1716 Morgan Rd. Public Works Office	Other County Facilities	9,504
Public Works, 1716 Morgan Rd. Material Storage	Other County Facilities	5,850
Public Works, 1716 Morgan Rd. Parks Pesticide Storage Facility	Other County Facilities	5,600
Public Works, 1716 Morgan Rd. Pesticide Storage Facility	Other County Facilities	90
Public Works, 1716 Morgan Rd. Sign Shop	Other County Facilities	2,500
Public Works, 1716 Morgan Rd. Storage Building	Other County Facilities	4,836
Public Works, 1716 Morgan Rd. Public Works Storage Building I	Other County Facilities	7,040
Public Works, 1716 Morgan Rd. Combustible Liquid Storage Facility	Other County Facilities	440
Public Works, 1716 Morgan Rd. Storage Building	Other County Facilities	64
Public Works, 1716 Morgan Rd. Warehouse	Other County Facilities	624
Subtotal - 1716 Morgan Road		67,015
Environmental Resources, 400 Fink Road	Other County Facilities	500
Environmental Resources, 400 Fink Road	Other County Facilities	2,500
Environmental Resources, 400 Fink Road	Other County Facilities	800
Environmental Resources, 400 Fink Road	Other County Facilities	<u>1,600</u>
Subtotal - 400 Fink Road		5,400
Environmental Resources, 751 Geer Road	Other County Facilities	2,500
Public Works, 551 South Center - Public Works Office	Other County Facilities	1,600
Public Works, 551 South Center - Public Works Shop	Other County Facilities	8,000
Public Works, 551 South Center - Public Works Shop	Other County Facilities	<u>3,000</u>
Subtotal - 551 South Center Center		12,600
Public Works, 301 South First Street - Roads Modular Unit	Other County Facilities	800
Chief Executive Office/CARE Unit - County Center III	Other County Facilities	6,278
Clerk Recorder - County Center III	Other County Facilities	13,600
General Services Agency - County Center III	Other County Facilities	14,400
HSA - County Center III	Health	17,266
County Center III - Sheriff Coroner	Sheriff	<u>25,720</u>
Subtotal - County Center III		77,264

Source: Stanislaus County.

Appendix B: Industrial Rail Credit

As a policy decision, Stanislaus County staff has decided to adjust each of the large industrial land use trip rates down to account for trips served by rail. **Appendix Table B.1** shows the calculation for industrial Trip Demand Factors, before an adjustment for rail served large industrial is made. The adjustments to the PM peak hour trip rate in this table are the same adjustments made for every other land use, as shown in Table 13.1.

The adjusted trip factor for the large industrial land use categories is calculated based on data provided by the Beard Industrial Tract (BIT), a large industrial complex in the City of Modesto's sphere of influence. BIT has approximately 10 million square feet of industrial space. The equivalent of approximately 120,000 truck trips that would have been made on the County's roads if not for rail service, are estimated to be served by rail annually. For the purposes of this analysis, it is assumed that the 10 million square feet of industrial space are equally allocated between the manufacturing, distribution, and warehousing land uses. The calculation of the discounted trip factors to account for rail services is as follows:

- The assumed square footage for each land use category is multiplied by the non-discounted trip demand factor from Appendix Table B.1 to determine the daily PM peak hour trips generated by that land use.
- Daily PM peak hour trips are multiplied by the number of weekdays in a year (260) to determine the annual PM peak hour trips generated by a land use.
- The number of annual PM peak hour trips reduced by rail (estimated at half of the total rail trips) are subtracted from the total PM peak hour trips calculated in the previous step.
- The adjusted annual PM peak hour trips calculated in the previous step are divided by the number of weekdays in a year (260) to determine the daily adjusted PM peak hour trip demand factor.

Appendix Table B.2 details the calculation of the adjusted tip demand factor.

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

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

¹ Institute of Transportation Engineers Trip Generation Manual, 7th Edition.

² Stanislaus County Public Facilities Fee Program, Recht Hausrath & Associates, 1990.

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

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

Land Use	1,000 Square feet of Space¹ <i>[A]</i>	Trip Demand Factor (PM Peak Hour)² <i>[B]</i>	Daily PM Peak Hour Trips <i>[C = A x B]</i>	Yearly PM Peak Hour Trips³ <i>[D = C x 260]</i>	Annual PM Peak Hour Trips Reduced by Rail⁴ <i>[E]</i>	Total Annual PM Peak Hour Trips (after Reduction) <i>[F = D - E]</i>	Adjusted Trip Factor <i>[F / 260 / A]</i>
<i>Large Industrial</i>							
Manufacturing	3,333	0.62	2,067	537,420	20,000	517,420	0.60
Mixed Use / Distribution	3,333	0.72	2,400	624,000	20,000	604,000	0.70
Warehouse	<u>3,333</u>	0.39	<u>1,300</u>	<u>338,000</u>	<u>20,000</u>	<u>318,000</u>	0.37
Total	10,000		5,767	1,499,420	60,000	1,439,420	

¹ 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.

² See Appendix Table B.1.

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

⁴ 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.

ATTACHMENT 2



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. 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, day care facilities, and gas stations. For purposes of calculating the RTIF, “shopping center” refers to a detached or attached commercial/retail project with shared parking, totaling 100,000 to 300,000 square feet. “Shopping mall” refers to a detached or attached commercial/retail project with shared parking in excess of 300,000 square feet. Shared parking shall not be separated by a public right of way.
 - 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 grease 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 feed storage
 - Corporation yard, freight yard
 - Mini-warehouse
 - Moving and storage service
 - Warehousing
- c) Rail-served Large Industrial – Industrial development greater than 20,000 square feet that is directly served by heavy rail, corresponding with the large industrial categories identified in Section (b).
- 3) Office – Professional offices including, but not limited to, business parks, corporate headquarters, and insurance sales.
- 4) Research and Development – Facilities or group of facilities devoted almost exclusively to research and development (R&D) activities in physical, engineering, and/or life sciences engaged in conducting original investigations undertaken on a systematic basis to gain new knowledge and/or the application of research findings or other scientific knowledge for the creation of new or significantly improved products or processes. The range of specific types of businesses contained in this land use category varies significantly, but each typically contains offices and light fabrication areas for these R&D activities.
- 5) 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.
 - c) “Senior housing” relates to age-restricted detached or attached dwelling units.
- 6) Other Uses
- a) “Churches” / “Hospitals” / “Nursing Homes”/ “School”

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, residential treatment home, or a twenty-four hour care center for seven or more persons in addition to members of the family.
 4. "School" shall mean all private education facilities including, K-12, vocational schools, and all other private institutions of higher education.
- b) Drive through (per lane) - For fee calculations, this category is used to calculate the additional RTIF associated with each lane of a drive through establishment. Example of drive through lanes include fast food, coffee shops and banks. This fee is calculated in addition to the fee corresponding with the building area of a development project.
 - c) 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.
 - d) Car wash "lanes" - For fee calculations the number of car wash lanes equals the number of cars that can be washed simultaneously at a car wash.
 - e) Motel / Hotel (per room) - All establishments providing temporary lodging for travelers shall pay the PFF per room in the facility. It is assumed that fees per room capture facility demand from the building's common areas.

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, for the purposes of these guidelines, shall be those provided annually by the United States Department of Housing and Urban Development for Stanislaus County.
- 1) Very Low Income Housing shall mean housing at rents affordable to households earning less than fifty percent 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 81% 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 appeal review committee 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

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.

a) In accordance with County Ordinance No. C.S. 824, a Development project will be subject to the fees in place prior to April 5, 2003, if the development project is the subject of a written development agreement entered into and signed by the developer(s) and the County or a city within the County prior to April 5, 2003.

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 \$4,217 (see 2017 Comprehensive PFF Update Study, Table 13.5, page 77)

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 of the fee.

- 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.

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.

- 8) By agreement, the cities that collect PFF on behalf of the County are allowed to retain a portion of the administrative fee collected.
- 9) For purposes of collecting PFF on behalf of the County, the county shall determine the amount of the fee that shall be used and the City shall collect that fee.

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 as determined by the Chief Building Official.
- 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, unless otherwise exempted under state law. 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 and Manufactured Housing
 - 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) Shade structure - Permanent nonresidential shade structures that are associated with commercial activity will be charged the fee corresponding with the structure's use.
- 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 and Manufactured Homes
 - a) Replacement of mobile/manufactured homes in existing mobile home park spaces
 - b) Replacement of an existing legally installed mobile/manufactured home on private property.
 - c) Any mobile/manufactured home that is subject to a mobile/manufactured 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 and Waivers

- 1) Affordable Housing – Contingent upon the housing being developed with assistance from a public agency, fees may be deferred the entire time period that the income eligibility, as set by the funding source, is maintained. However, the administrative fee portion shall not be deferred and shall be paid at time of building permit issuance.
 - a) Fees for housing developed for occupancy by moderate and low income households defined as being 50 to 120 percent of the area median income, shall be afforded the opportunity to defer the fee. 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 very low income households shall be afforded the opportunity to waive the entire fee. Very low income is defined as less than 50 percent of the area median income. 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 Facilities 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 Facilities 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
- August 19, 2014 (6:35 p.m.) – Approval of the Revised PFF Committee Administrative Guidelines

ATTACHMENT 3

STANISLAUS COUNTY PUBLIC FACILITIES FEES



LARGE INDUSTRIAL INCENTIVE PROGRAM



PROGRAM GUIDELINES

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 50% in the Manufacturing sector and up to 60% in Distribution. 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 100,000 sq. ft. for manufacturing and distribution projects. Office space is not included in the square footage calculation. Cannabis industry projects are not eligible for this incentive.

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, etc...
"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 2017 increase in PFF has on very large industrial facilities, industrial facilities greater than 300,000 square feet can qualify for an additional 5% discount 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 will be conducted at the end of the first and potentially 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 will be recalculated and the applicant will be required to pay the discrepancy amount.

LARGE INDUSTRIAL INCENTIVE PROGRAM

STEP 1:

- Contact Chief Executive Office, Public Facilities Fee (PFF) Coordinator either by phone or email; 209-525-4393, 209-525-6333, chumleyt@stancounty.com;
- Set up consultation meeting to provide project information such as, size of structure, valuation of project and number of anticipated employees; completed application packet; provide a detailed company background, history, solvency, etc.

STEP 2:

- Project Developer then must complete and submit the application to the Public Facilities Fee (PFF) Coordinator with all supporting documentation.
- PFF Coordinator will accept the application and determine if the applicant qualifies for the discount.
- If the applicant qualifies the PFF Coordinator will take completed packet to the next PFF Committee meeting for committee review/action.

STEP 3:

- If approved, the calculated discounted Public Facilities Fee (PFF) estimate will be based on information provided.
- Project Developer agrees to move forward based upon estimate given.
- The PFF Coordinator will contact/meet with the Project Developer (owner) and review the Agreement and move to sign and notarize the Agreement along with payment of the discounted fee amount.
- Once the Agreement is notarized and adjusted fees paid, it will then be forwarded to the Auditor's Office.

STEP 4:

- Stanislaus County will be provided with a time line of 2 dates in which they will receive the Payroll records for the 1st year of business following occupancy, for review of staff pay amount and the amount of staff during the year;
- At month 13 an audit will take place and based on findings, the applicant may or may not have the amount of their discount adjusted. The decision will be based off a 10% increase or decrease of information provided in initial application.

**LARGE INDUSTRIAL INVESTMENT INCENTIVE PROGRAM
APPLICATION**

Applicant: _____

Project Address: _____

City: _____ Zip Code: _____

A.P.N.(s): _____

Building Permit No: _____ Jurisdiction: _____

Type of Project (distribution, manufacturing): _____

Project Size: _____

Business History/Background/Solvency:

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): _____

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 a 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):

Additional Revenue:

Community Need:

Attraction Factor:

Green factor:

Location factor:

OTHER MATTERS:

At the end of the first and second years following issuance of any development permits, the County will 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 will be recalculated and the applicant required to pay within 90 days any additional amount due as the result of a recalculation.

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.

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.

Applicant acknowledges that the Large Industrial Incentive program is not a guaranteed incentive. Each applicant request will be reviewed by the County's Public Facilities Fees Committee for relevance, impact on program stability, and may be denied based upon those factors.

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	Date
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**DECLARATION OF PUBLICATION
(C.C.P. S2015.5)**

**COUNTY OF STANISLAUS
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident Of the County aforesaid; I am over the age of Eighteen years, and not a party to or interested In the above entitle matter. I am a printer and Principal clerk of the publisher of THE MODESTO BEE, printed in the City of MODESTO, County of STANISLAUS, State of California, daily, for which said newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of STANISLAUS, State of California, Under the date of February 25, 1951, Action No. 46453; that the notice of which the annexed is a printed copy, has been published in each issue there of on the following dates, to wit:

Oct 06, 2017, Oct 12, 2017

STANISLAUS COUNTY
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Tuesday, October 17, 2017, at the hour of 6:35 p.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th Street, Modesto, CA to consider the adoption of the Updated County Public Facilities Fees, adjusting the fees to be levied on new development in Stanislaus County, and to consider the adoption of the Amended Administrative Guidelines, and to Reinstate the Large Industrial Incentive Program.

ADDITIONAL NOTICE IS GIVEN that the proposed Stanislaus County Public Facilities Fees Program Updated Fee Schedule is available for review in the Clerk of the Board of Supervisors Office, 1010 10th Street, Suite 6700, Modesto, CA and also available on the County's website at: <http://www.stancounty.com/ceo/econ-dev/pdf/county-impact-fee.pdf>.

NOTICE IS FURTHER GIVEN that at the above noticed time and place, interested persons will be given an opportunity to be heard. Material submitted to the Board of Supervisors for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to above proposal is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Stanislaus County Board of Supervisors. For further information, call the Chief Executive Office at (209) 525-6333. BY ORDER OF THE BOARD OF SUPERVISORS DATED: September 26, 2017. ATTEST: ELIZABETH A. KING, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Pam Villarreal, Assistant Clerk of the Board.
Pub Dates Oct 6,12, 2017

I certify (or declare) under penalty of perjury That the foregoing is true and correct and that This declaration was executed at

MODESTO, California on

October 12th, 2017

(By Electronic Facsimile Signature)

Cynthia A. Villarreal