

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

DEPT: Auditor-Controller

BOARD AGENDA #: *B-6

AGENDA DATE: December 5, 2017

SUBJECT:

Approve the Stanislaus County Public Facilities Fees Annual Financial Report for Fiscal Year Ending June 30, 2017

BOARD ACTION AS FOLLOWS:

No. 2017-681

On motion of Supervisor Withrow, Seconded by Supervisor Olsen

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:

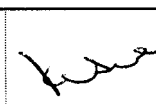
ATTEST:


ELIZABETH A. KING, Clerk of the Board of Supervisors

File No. M-64-K-10

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

DEPT: Auditor-Controller BOARD AGENDA #: *B-6
Urgent Routine



AGENDA DATE: December 5, 2017

CEO CONCURRENCE: 

4/5 Vote Required: Yes No

SUBJECT:

Approve the Stanislaus County Public Facilities Fees Annual Financial Report for Fiscal Year Ending June 30, 2017

STAFF RECOMMENDATIONS:

1. Approve the Stanislaus County Public Facilities Fees Annual Financial Report for Fiscal Year Ending June 30, 2017.

DISCUSSION:

On December 19, 1989, the Board adopted Resolution No. 89-1724, which established a public facilities fee for development in Stanislaus County. Public Facilities Fees (PFF) are collected on building permits for new developments in the County and are expended only for purposes specifically identified in the County's PFF program plan.

The initial PFF rates became effective December 30, 1989. An increase to the fee was approved February 4, 2003 by Board Action No. 2003-140, and became effective April 1, 2003. The April 1, 2003 fee increase was the result of an update of the County's PFF program. On December 14, 2004, the Board approved a fee adjustment to reflect inflationary impacts. This new fee became effective February 14, 2005.

A comprehensive update of the County's PFF program was presented to the Board on March 30, 2010, at which time the Board approved all components of the revised PFF impact study, with the exception of the Regional Transportation Impact Fee (RTIF) portion. The revised PFF program became effective May 31, 2010.

On July 20, 2010 the Board adopted an updated RTIF study. This was a comprehensive review of the County's RTIF which included multiple workshops and community stakeholder outreach sessions. The Building Industry Association, the Manufacturing Council, Stanislaus County, City Managers and staff, the Modesto Chamber of Commerce (Land Use Sub-Committee), and multiple local and regional developers participated in the workshops and sessions. The updated RTIF study became effective September 20, 2010.

An inflationary update of the County's PFF program was approved by the Board August 19, 2014. The inflationary update resulted in increases between six and ten percent across all categories for residential and non-residential fees. The rate increases became effective October 18, 2014.

Approve the Stanislaus County Public Facilities Fees Annual Financial Report for Fiscal Year Ending June 30, 2017

The Board authorizes the use of collected PFF once a clear need is established. Per Government Code Section 66001(d), funds which have accumulated for a period of five years or longer must be identified for a specific purpose. See Attachment 6 for a brief description of accumulated five-year excess funds as of June 30, 2017, including how and when they will be spent.

Below is a brief explanation of each attachment:

Attachment 1 - Annual PFF Reporting Guidelines - The required annual review format of public facilities fees accounts as prescribed by Government Code Section 66006.

Attachment 2 - PFF Department Contacts - The department contact person assigned to each PFF fund.

Attachment 3 - Summary of Impact Fees - Fee schedules showing how each building permit type is distributed to each PFF fund.

Attachment 4 - PFF Activities Report - Annual financial activity including revenue, distributions, and the beginning and ending balance in each fund.

Attachment 5 - PFF Distributions Report - A list of distributions from each fund including the purpose for each distribution.

Attachment 6 - PFF Plan for Accumulated Five-Year Excess Funds - The purpose for which accumulated savings past the five-year limit will be distributed.

POLICY ISSUE:

The annual review of PFF funds is required by Government Code Section 66006.

The Stanislaus County Public Facility Fees Program is currently under review and an update will be brought to the Board of Supervisors for consideration at a later date. The current Agenda Item focuses on the financial status of the program for the fiscal year ending June 30, 2017.

FISCAL IMPACT:

The PFF program is an important component of funding growth-related capital improvements within Stanislaus County (County). More than \$8.2 million in fees were collected in Fiscal Year 2016-2017 for this purpose. Fees can be collected under prior fee schedules if a written development agreement is entered into and signed by the developer(s) and County or a city within the County at the time of the prior fee schedule.

An administrative charge is calculated as part of the fee and is available to offset the costs of administering the program. Prior to 2010, the administrative charge was 2.5%. The administrative charge is currently set at 1%. The net County administrative fee collected for Fiscal Year 2016-2017 was \$95,237. Funds withdrawn for administering the PFF program during Fiscal Year 2016-2017 are displayed on Attachment 5.

Funds were set aside, in accordance with Board Resolution No. 93-758, to reimburse County Departments for costs associated with administering the Public Facilities Fees Program. These funds were sufficient to cover all administrative costs for the 2016-2017 Fiscal Year.

Approve the Stanislaus County Public Facilities Fees Annual Financial Report for Fiscal Year Ending June 30, 2017

BOARD OF SUPERVISORS' PRIORITY:

Approval of the Public Facilities Fees (PFF) Annual Report will support the Board Priority of Efficient Delivery of Public Services by providing annual PFF information to the Board.

STAFFING IMPACT:

There are no staffing impacts associated with this action; existing Auditor-Controller staff prepare the annual report.

CONTACT PERSON:

Sam Groves, Manager II. Telephone: 525-5786

ATTACHMENT(S):

1. Annual Public Facilities Fees Reporting Guidelines
2. Public Facilities Fees Department Contacts
3. Summary of Impact Fees Effective December 30, 1989 through October 18, 2014
4. Stanislaus County Public Facilities Fees Activities Report Fiscal Year 2016/2017
5. Stanislaus County Public Facilities Fees Distributions Report
6. Stanislaus County Public Facilities Fees Plan for Accumulated Five-Year Excess Funds as of June 30, 2017

Attachment 1

ANNUAL PUBLIC FACILITIES FEE REPORTING GUIDELINES

GOV. CODE SECTION 66006

- (A) Brief description of the type of fee in the account or fund.

Refer to Attachment 3 - Summary of Impact Fees

- (B) The amount of the fee.

Refer to Attachment 3 - Summary of Impact Fees

- (C) The beginning and ending balance of the account or fund.

Refer to Attachment 4 - PFF Activities Report

- (D) The amount of fees collected and the interest earned.

Refer to Attachment 4 - PFF Activities Report

- (E) An identification of each public improvement 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.

Refer to Attachment 5 - PFF Distributions Report

- (F) 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.

Refer to Attachment 6 - PFF Plan for Accumulated Five-Year Excess Funds

- (G) 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 on the loan.

Has not occurred

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

Refer to Attachment 4 - PFF Activities Report

Attachment 2

PUBLIC FACILITIES FEE DEPARTMENT CONTACTS

	Fund			Title	Contact Person(s)	Department
	(1)	(2)	(3)			
	6400	2400		Regional Transportation Impact Fee	Mathew Machado Lettie Ortiz	Public Works Public Works
	6401	2401		Roads City/County	Mathew Machado Lettie Ortiz	Public Works Public Works
	6402	2402		Detention	Adam Christianson Brooke Freeman	Sheriff Sheriff
	6403	2403		Criminal Justice	Jody Hayes Jewel Warr	Chief Executive Office Chief Executive Office
	6404	2404		Library	Diane McDonnell Curtis Lee	Library Library
	6405	2405		Regional Parks	Jami Aggers Merry Mayhew	Parks & Recreation Parks & Recreation
	6406	2406		Health	Mary Ann Lee Vijay Chand	Health Services Agency Health Services Agency
	6407			Health	Mary Ann Lee Vijay Chand	Health Services Agency Health Services Agency
		2407		Behavioral Health	Richard DeGette Mandip Dhillon	Behavioral Health & Recovery Services Behavioral Health & Recovery Services
	6408	2408		Other Facilities	Jody Hayes Jewel Warr	Chief Executive Office Chief Executive Office
	6409	2409		Administration Fees	Lauren Klein Sam Groves	Auditor-Controller Auditor-Controller
		2414		Animal Services	Annette Patton Martha Ruano	Animal Services Chief Executive Office
		2415		Information Technology	Paul Gibson	Strategic Business Technology
U N I N C O R P O R A T E D	6410	2410		Sheriff	Adam Christianson Brooke Freeman	Sheriff Sheriff
	6411	2411		Fire Warden / Emergency Services	Dale Skiles Francine Gutierrez	Office of Emergency Services Office of Emergency Services
	6412	2412		Unincorporated- Admin Fees	Lauren Klein Sam Groves	Auditor-Controller Auditor-Controller
	6413			Unincorporated- Other Facilities	Jody Hayes Jewel Warr	Chief Executive Office Chief Executive Office
		2413		Neighborhood Parks	Jami Aggers Merry Mayhew	Parks & Recreation Parks & Recreation

- (1) Funds 6400-6413 refers to PFF Fee Schedule as of January 1990.
 (2) Funds 2400-2414 refers to PFF Fee Schedule as of April 2003.
 (3) Fund 2415 refers to PFF Fee Schedule as of July 2010.

ATTACHMENT 3

SUMMARY OF IMPACT FEES EFFECTIVE DECEMBER 30, 1989

Land Use	SUMMARY OF COUNTY-WIDE IMPACT FEES											TOTAL FEE
	INTER-CITY ROADS	CITY/COUNTY ROADS	JAILS	JUSTICE	LIBRARY	PARKS	PUBLIC HEALTH	OUT-PATIENT	OTHER FACILITY	FEE ADMIN		
RESIDENTIAL (Unit Cost)												
Single-Family	\$ 1,757	\$ 1,189	\$ 1,066	\$ 128	\$ 314	\$ 138	\$ 93	\$ 61	\$ 90	\$ 121	\$	\$ 4,957
Multi-Family	1,177	797	689	83	203	89	60	39	58	80		3,275
Senior Housing	703	476	689	83	203	89	60	39	58	60		2,460
NON-RESIDENTIAL (per 1,000 sq. ft)												
OFFICE												
General Office/Office Park	\$ 2,514	\$ 1,700	\$ 533	\$ 67	\$ 163	N/A	\$ 48	\$ 32	\$ 47	\$ 128	\$	\$ 5,232
Medical Offices	4,525	3,060	533	67	163	N/A	48	32	47	212		8,687
INDUSTRIAL												
High Density Industrial	\$ 1,257	\$ 850	\$ 237	\$ 29	\$ 70	N/A	\$ 21	\$ 14	\$ 20	\$ 62	\$	\$ 2,560
Low Density Industrial	943	637	79	10	23	N/A	7	5	7	43		1,754
COMMERCIAL - RETAIL												
Convenience Market	\$ 42,657	\$ 29,156	\$ 332	\$ 40	\$ 98	N/A	\$ 29	\$ 20	\$ 28	\$ 1,809	\$	\$ 74,169
Retail (<50,000 sq ft)	10,240	6,912	332	40	98	N/A	29	20	28	442		18,141
Retail (50-100,000 sq ft)	6,222	4,200	332	40	98	N/A	29	20	28	274		11,243
Retail (100-300,000 sq ft)	3,455	2,332	332	40	98	N/A	29	20	28	158		6,492
Shopping Mall	2,850	1,924	332	40	98	N/A	29	20	28	133		5,454
RESTAURANTS												
Fast Food	\$ 28,255	\$ 19,236	\$ 332	\$ 40	\$ 98	N/A	\$ 29	\$ 20	\$ 28	\$ 1,201	\$	\$ 49,239
High Turnover	16,512	11,145	332	40	98	N/A	29	20	28	705		28,909
Sit Down	7,974	5,406	332	40	98	N/A	29	20	28	348		14,275
FINANCIAL												
Bank	\$ 15,770	\$ 10,736	\$ 332	\$ 40	\$ 98	N/A	\$ 29	\$ 20	\$ 28	\$ 676	\$	\$ 27,729
Savings & Loan	6,012	4,093	332	40	98	N/A	29	20	28	266		10,918
MISC. LAND USES												
Manual Car Wash (stall)	\$ 3,977	\$ 2,684	\$ 332	\$ 40	\$ 98	N/A	\$ 29	\$ 20	\$ 28	\$ 180	\$	\$ 7,388
Church	704	477	332	40	98	N/A	29	20	28	43		1,771
Day Care Center	4,041	2,751	332	40	98	N/A	29	20	28	183		7,522
Hospital	1,738	1,178	332	40	98	N/A	29	20	28	87		3,550
Mini-Warehouse	286	194	332	40	98	N/A	29	20	28	26		1,053
Nursing Home	297	201	332	40	98	N/A	29	20	28	26		1,071
Gas Station-per pump	2,022	1,353	332	40	98	N/A	29	20	28	98		4,020
Motel/Hotel-per room	704	477	332	40	98	N/A	29	20	28	43		1,771
RECREATIONAL												
Golf Course (per acre)	\$ 557	\$ 377	\$ 332	\$ 40	\$ 98	N/A	\$ 29	\$ 20	\$ 28	\$ 37	\$	\$ 1,518
Movie Theater	8,771	5,938	332	40	98	N/A	29	20	28	381		15,637
Racquet Club (per court)	5,628	3,810	332	40	98	N/A	29	20	28	250		10,235
Tennis (per court)	4,900	3,317	332	40	98	N/A	29	20	28	219		8,983

ATTACHMENT 3

SUMMARY OF IMPACT FEES EFFECTIVE DECEMBER 30, 1989

Land Use	SUMMARY OF UNINCORPORATED IMPACT FEES					COUNTY-WIDE FEE FORWARD	TOTAL FEE
	SHERIFF PATROL	FIRE WARDEN	OTHER FACILITIES	FEE ADMIN	UNINCORP SERVICES		
RESIDENTIAL (Unit Cost)							
Single-Family	\$ 134	\$ 192	\$ 266	\$ 15	\$ 607	\$ 4,957	\$ 5,564
Multi-Family	87	124	172	10	393	3,275	3,668
Senior Housing	87	124	172	10	393	2,460	2,853
NON-RESIDENTIAL (per 1,000 sq. ft)							
OFFICE							
General Office/Office Park	\$ 70	\$ 100	\$ 140	\$ 8	\$ 318	\$ 5,232	\$ 5,550
Medical Offices	70	100	140	8	318	8,687	9,005
INDUSTRIAL							
High Density Industrial	\$ 30	\$ 43	\$ 60	\$ 3	\$ 136	\$ 2,560	\$ 2,696
Low Density Industrial	10	14	20	1	45	1,754	1,799
COMMERCIAL - RETAIL							
Convenience Market	\$ 42	\$ 60	\$ 84	\$ 5	\$ 191	\$ 74,169	\$ 74,360
Retail (<50,000 sq ft)	42	60	84	5	191	18,141	18,332
Retail (50-100,000 sq ft)	42	60	84	5	191	11,243	11,434
Retail (100-300,000 sq ft)	42	60	84	5	191	6,492	6,683
Shopping Mall	42	60	84	5	191	5,454	5,645
RESTAURANTS							
Fast Food	\$ 42	\$ 60	\$ 84	\$ 5	\$ 191	\$ 49,239	\$ 49,430
High Turnover	42	60	84	5	191	28,909	29,100
Sit Down	42	60	84	5	191	14,275	14,466
FINANCIAL							
Bank	\$ 42	\$ 60	\$ 84	\$ 5	\$ 191	\$ 27,729	\$ 27,920
Savings & Loan	42	60	84	5	191	10,918	11,109
MISC. LAND USES							
Manual Car Wash (stall)	\$ 42	60	84	\$ 5	\$ 191	\$ 7,388	\$ 7,579
Church	42	60	84	5	191	1,771	1,962
Day Care Center	42	60	84	5	191	7,522	7,713
Hospital	42	60	84	5	191	3,550	3,741
Mini-Warehouse	42	60	84	5	191	1,053	1,244
Nursing Home	42	60	84	5	191	1,071	1,262
Gas Station-per pump	42	60	84	5	191	4,020	4,211
Motel/Hotel-per room	42	60	84	5	191	1,771	1,962
RECREATIONAL							
Golf Course (per acre)	\$ 42	60	84	\$ 5	\$ 191	\$ 1,518	\$ 1,709
Movie Theater	42	60	84	5	191	15,637	15,828
Racquet Club (per court)	42	60	84	5	191	10,235	10,426
Tennis (per court)	42	60	84	5	191	8,983	9,174

ATTACHMENT 3

SUMMARY OF IMPACT FEES EFFECTIVE JULY 20, 1993

COUNTY-WIDE SCHEDULE											
INTER-CITY ROADS	CITY/CNTY ROADS	JAILS	JUSTICE	LIBRARY	PARKS	PUBLIC HEALTH	OUT-- PATIENT	OTHER FACILITY	FEE ADMIN	COUNTYWIDE TOTAL	
RESIDENTIAL PER UNIT											
Single Family	\$ 577	\$ 295	\$ 1,059	\$ 102	\$ 349	\$ 131	\$ 112	\$ 57	\$ 144	\$ 71	\$ 2,897
Multi-Family	386	198	685	66	226	85	77	39	93	46	1,901
Senior Housing	230	118	331	32	109	41	37	19	45	24	986
NON-RESIDENTIAL PER 1,000 SQ FT (UNLESS OTHERWISE NOTED)											
General Office - Park	\$ 633	\$ 324	N/A	N/A	N/A	N/A	N/A	N/A	\$ 24	\$ 981	
Medical	1,140	584	N/A	N/A	N/A	N/A	N/A	N/A	43	1,767	
INDUSTRIAL											
<20,000 sq ft	\$ 317	\$ 162	N/A	N/A	N/A	N/A	N/A	N/A	\$ 12	\$ 491	
20,000 sq ft	63	32	N/A	N/A	N/A	N/A	N/A	N/A	2	97	
COMMERCIAL - RETAIL											
Convenience Market	\$ 5,160	\$ 2,017	N/A	N/A	N/A	N/A	N/A	N/A	\$ 179	\$ 7,356	
Retail <50K sq ft	1,223	484	N/A	N/A	N/A	N/A	N/A	N/A	43	1,750	
Retail 50K-100K sq ft	743	294	N/A	N/A	N/A	N/A	N/A	N/A	26	1,063	
Retail 100K - 300K sq ft	413	163	N/A	N/A	N/A	N/A	N/A	N/A	14	590	
Shopping Mall	340	135	N/A	N/A	N/A	N/A	N/A	N/A	12	487	
RESTAURANTS											
Fast Food	\$ 3,428	\$ 1,345	N/A	N/A	N/A	N/A	N/A	N/A	\$ 119	\$ 4,892	
High Turnover	1,972	781	N/A	N/A	N/A	N/A	N/A	N/A	69	2,822	
Sit Down	957	377	N/A	N/A	N/A	N/A	N/A	N/A	33	1,367	
FINANCIAL											
Bank	\$ 1,900	\$ 746	N/A	N/A	N/A	N/A	N/A	N/A	\$ 66	\$ 2,712	
Savings & Loan	724	412	N/A	N/A	N/A	N/A	N/A	N/A	28	1,164	
MISCELLANEOUS											
Manual Car Wash (stall)	\$ 475	\$ 188	N/A	N/A	N/A	N/A	N/A	N/A	\$ 17	\$ 680	
Church	84	43	N/A	N/A	N/A	N/A	N/A	N/A	3	130	
Day Care Center	487	191	N/A	N/A	N/A	N/A	N/A	N/A	17	695	
Hospital	208	107	N/A	N/A	N/A	N/A	N/A	N/A	8	323	
Mini-Warehouse	34	18	N/A	N/A	N/A	N/A	N/A	N/A	1	53	
Nursing Home	36	18	N/A	N/A	N/A	N/A	N/A	N/A	1	55	
Gas Station (per pump)	239	96	N/A	N/A	N/A	N/A	N/A	N/A	8	343	
Motel/Hotel (per room)	84	43	N/A	N/A	N/A	N/A	N/A	N/A	3	130	
RECREATIONAL											
Golf Course (per acre)	\$ 147	\$ 75	N/A	N/A	N/A	N/A	N/A	N/A	\$ 6	\$ 228	
Movie Theater	2,315	1,185	N/A	N/A	N/A	N/A	N/A	N/A	88	3,588	
Racquet Club (per court)	1,485	760	N/A	N/A	N/A	N/A	N/A	N/A	56	2,301	
Tennis (per court)	1,293	662	N/A	N/A	N/A	N/A	N/A	N/A	49	2,004	

ATTACHMENT 3

SUMMARY OF IMPACT FEES EFFECTIVE JULY 20, 1993

	UNINCORPORATED SCHEDULE				COUNTY FEE FORWD	GRAND TOTAL
	SHERIFF PATROL	FIRE WARDEN	FEE ADMIN	UNINCORP. TOTAL		
RESIDENTIAL PER UNIT						
Single Family	\$ 134	\$ 102	\$ 6	\$ 242	\$ 2,897	\$ 3,139
Multi-Family	87	66	4	157	1,901	2,058
Senior Housing	49	32	2	83	986	1,069
NON-RESIDENTIAL PER 1,000 SQ FT (UNLESS OTHERWISE NOTED)						
General Office - Park	\$ 23	\$ 152	\$ 4	\$ 179	\$ 981	\$ 1,160
Medical	23	152	4	179	1,767	1,946
INDUSTRIAL						
<20,000 sq ft	\$ 10	\$ 64	\$ 2	\$ 75	\$ 491	\$ 566
20,000 sq ft	2	13	N/A	15	97	112
COMMERCIAL - RETAIL						
Convenience Market	\$ 14	\$ 92	\$ 3	\$ 109	\$ 7,356	\$ 7,465
Retail <50K sq ft	14	92	3	109	1,750	1,859
Retail 50K-100K sq ft	14	92	3	109	1,063	1,172
Retail 100K - 300K sq ft	14	92	3	109	590	699
Shopping Mall	14	92	3	109	487	596
RESTAURANTS						
Fast Food	\$ 14	\$ 92	\$ 3	\$ 109	\$ 4,892	\$ 5,001
High Turnover	14	92	3	109	2,822	2,931
Sit Down	14	92	3	109	1,367	1,476
FINANCIAL						
Bank	\$ 14	\$ 92	\$ 3	\$ 109	\$ 2,712	\$ 2,821
Savings & Loan	14	92	3	109	1,164	1,273
MISCELLANEOUS						
Manual Car Wash (stall)	\$ 14	\$ 92	\$ 3	\$ 109	\$ 680	\$ 789
Church	14	92	3	109	130	239
Day Care Center	14	92	3	109	695	804
Hospital	14	92	3	109	323	432
Mini-Warehouse	14	92	3	109	53	162
Nursing Home	14	92	3	109	55	164
Gas Station (per pump)	14	92	3	109	343	452
Motel/Hotel (per room)	14	92	3	109	130	239
RECREATIONAL						
Golf Course (per acre)	\$ 14	\$ 92	\$ 3	\$ 109	\$ 228	\$ 337
Movie Theater	14	92	3	109	3,588	3,697
Racquet Club (per court)	14	92	3	109	2,301	2,410
Tennis (per court)	14	92	3	109	2,004	2,113

ATTACHMENT 3

SUMMARY OF IMPACT FEES EFFECTIVE APRIL 1, 2003

	COUNTY-WIDE SCHEDULE												
	INTER-CITY ROADS	CITY/CNTY ROADS	ANIMAL SERV	BHRS	CRIMINAL JUSTICE	EMERG SERV	HEALTH	DETENTION	LIBRARY	OTHER	PARKS	ADMIN	COUNTYWIDE TOTAL
RESIDENTIAL PER UNIT													
Single Family	\$ 1,905	\$ 2,147	\$ 39	\$ 225	\$ 78	\$ 16	\$ 266	\$ 844	\$ 271	\$ 768	\$ 882	\$ 186	\$ 7,627
Multi-Family	1,276	1,438	39	225	78	16	266	844	271	768	882	153	6,257
Senior Housing	762	859	13	74	26	5	88	279	90	254	291	68	2,808
NON-RESIDENTIAL PER 1,000 SQ FT (UNLESS OTHERWISE NOTED)													
General Office - Park	\$ 2,092	\$ 2,357	\$ 22	\$ 124	\$ 43	\$ 9	\$ 146	\$ 464	\$ 149	\$ 423	\$ 485	\$ 158	\$ 6,471
Medical	3,765	4,243	22	124	43	9	146	464	149	423	485	247	10,119
INDUSTRIAL													
<20,000 sq ft	\$ 1,046	\$ 1,179	\$ 9	\$ 53	\$ 18	\$ 4	\$ 63	\$ 199	\$ 64	\$ 181	\$ 208	\$ 76	\$ 3,099
Manufacturing	209	236	2	11	4	1	13	40	13	36	42	15	620
Mixed use/dist	42	47	0	2	1	0	3	9	3	8	9	3	128
Warehouse	21	24	0	1	0	0	1	3	1	3	3	1	59
COMMERCIAL - RETAIL													
Convenience Market	\$ 17,040	\$ 19,203	\$ 13	\$ 74	\$ 26	\$ 5	\$ 88	\$ 279	\$ 90	\$ 254	\$ 291	\$ 934	\$ 38,295
Retail <50K	4,039	4,552	13	74	26	5	88	279	90	254	291	243	9,953
Retail 50K-100K	2,454	2,766	13	74	26	5	88	279	90	254	291	158	6,497
Retail 100K - 300K	1,363	1,536	13	74	26	5	88	279	90	254	291	100	4,118
Shopping Mall	1,124	1,267	13	74	26	5	88	279	90	254	291	88	3,598
RESTAURANTS													
Fast Food	\$ 11,321	\$ 12,757	\$ 13	\$ 74	\$ 26	\$ 5	\$ 88	\$ 279	\$ 90	\$ 254	\$ 291	\$ 630	\$ 25,827
High Turnover	6,513	7,340	13	74	26	5	88	279	90	254	291	374	15,346
Sit Down	3,159	3,560	13	74	26	5	88	279	90	254	291	196	8,034
FINANCIAL													
Bank	\$ 6,275	\$ 7,071	\$ 13	\$ 74	\$ 26	\$ 5	\$ 88	\$ 279	\$ 90	\$ 254	\$ 291	\$ 362	\$ 14,826
Savings & Loan	2,392	2,696	13	74	26	5	88	279	90	254	291	155	6,362
MISCELLANEOUS													
Manual Car Wash (stall)	\$ 1,569	\$ 1,768	\$ 13	\$ 74	\$ 26	\$ 5	\$ 88	\$ 279	\$ 90	\$ 254	\$ 291	\$ 111	\$ 4,567
Church	279	314	13	74	26	5	88	279	90	254	291	43	1,755
Day Care Center	1,608	1,812	13	74	26	5	88	279	90	254	291	113	4,652
Hospital	688	776	13	74	26	5	88	279	90	254	291	65	2,648
Mini-Warehouse	113	128	13	74	26	5	88	279	90	254	291	34	1,394
Nursing Home	118	133	13	74	26	5	88	279	90	254	291	34	1,403
Gas Station (per pump)	791	891	13	74	26	5	88	279	90	254	291	70	2,871
Motel/Hotel (per room)	279	314	13	74	26	5	88	279	90	254	291	43	1,755
Golf Course (per acre)	486	547	13	74	26	5	88	279	90	254	291	54	2,205
Movie Theater	7,644	8,614	13	74	26	5	88	279	90	254	291	434	17,812
Racquet Club (per court)	4,905	5,528	13	74	26	5	88	279	90	254	291	289	11,841
Tennis (per court)	4,270	4,812	13	74	26	5	88	279	90	254	291	255	10,456

ATTACHMENT 3

SUMMARY OF IMPACT FEES EFFECTIVE APRIL 1, 2003

	UNINCORPORATED SCHEDULE				COUNTY FEE FORWD	GRAND TOTAL
	PARKS UNINCORP.	SHERIFF	ADMIN	UNINCORP. TOTAL		
RESIDENTIAL PER UNIT						
Single Family	\$ 1,135	\$ 689	\$ 46	\$ 1,869	\$ 7,627	\$ 9,496
Multi-Family	1,135	689	46	1,869	6,257	8,126
Senior Housing	375	227	15	617	2,808	3,425
NON-RESIDENTIAL PER 1,000 SQ FT (UNLESS OTHERWISE NOTED)						
General Office - Park	\$ 624	\$ 379	\$ 25	\$ 1,028	\$ 6,471	\$ 7,499
Medical	624	379	25	1,028	10,119	11,147
INDUSTRIAL						
<20,000 sq ft	\$ 268	\$ 162	\$ 11	\$ 441	\$ 3,099	\$ 3,540
Manufacturing	54	32	2	88	620	708
Mixed use/dist	12	7	0	20	128	148
Warehouse	4	3	0	7	59	66
COMMERCIAL - RETAIL						
Convenience Market	\$ 375	\$ 227	\$ 15	\$ 617	\$ 38,295	\$ 38,912
Retail <50K	375	227	15	617	9,953	10,570
Retail 50K-100K	375	227	15	617	6,497	7,114
Retail 100K - 300K	375	227	15	617	4,118	4,735
Shopping Mall	375	227	15	617	3,598	4,214
RESTAURANTS						
Fast Food	\$ 375	\$ 227	\$ 15	\$ 617	\$ 25,827	\$ 26,444
High Turnover	375	227	15	617	15,346	15,963
Sit Down	375	227	15	617	8,034	8,651
FINANCIAL						
Bank	\$ 375	\$ 227	\$ 15	\$ 617	\$ 14,826	\$ 15,443
Savings & Loan	375	227	15	617	6,362	6,979
MISCELLANEOUS						
Manual Car Wash (stall)	\$ 375	\$ 227	\$ 15	\$ 617	\$ 4,567	\$ 5,183
Church	375	227	15	617	1,755	2,372
Day Care Center	375	227	15	617	4,652	5,269
Hospital	375	227	15	617	2,648	3,264
Mini-Warehouse	375	227	15	617	1,394	2,011
Nursing Home	375	227	15	617	1,403	2,020
Gas Station (per pump)	375	227	15	617	2,871	3,488
Motel/Hotel (per room)	375	227	15	617	1,755	2,372
Golf Course (per acre)	375	227	15	617	2,205	2,822
Movie Theater	375	227	15	617	17,812	18,429
Racquet Club (per court)	375	227	15	617	11,841	12,457
Tennis (per court)	375	227	15	617	10,456	11,073

ATTACHMENT 3

SUMMARY OF IMPACT FEES EFFECTIVE FEBRUARY 14, 2005

COUNTY-WIDE SCHEDULE													
INTER-CITY ROADS	CITY/CNTY ROADS	ANIMAL SERV	BHRS	CRIMINAL JUSTICE	EMERG SERV	HEALTH	DETENTION	LIBRARY	OTHER	PARKS	ADMIN	COUNTYWIDE TOTAL	
RESIDENTIAL PER UNIT													
Single Family	\$ 2,030	\$ 2,278	\$ 41	\$ 233	\$ 81	\$ 17	\$ 276	\$ 876	\$ 281	\$ 797	\$ 932	\$ 196	\$ 8,038
Multi-Family	1,360	1,526	41	233	81	17	276	876	281	797	932	161	6,580
Senior Housing	812	911	13	77	27	6	91	289	93	263	308	72	2,962
NON-RESIDENTIAL PER 1,000 SQ FT (UNLESS OTHERWISE NOTED)													
General Office - Park	\$ 2,229	\$ 2,502	\$ 22	\$ 128	\$ 44	\$ 9	\$ 152	\$ 482	\$ 155	\$ 438	\$ 513	\$ 167	\$ 6,841
Medical	4,013	4,503	22	128	44	9	152	482	155	438	513	261	10,721
INDUSTRIAL													
<20,000 sq ft	\$ 1,115	\$ 1,251	\$ 10	\$ 55	\$ 19	\$ 4	\$ 65	\$ 206	\$ 66	\$ 188	\$ 220	\$ 80	\$ 3,278
Manufacturing	223	250	2	11	4	1	13	41	13	38	44	16	656
Mixed use/dist	45	50	0	2	1	0	3	9	3	8	10	3	135
Warehouse	22	25	0	1	0	0	1	3	1	3	4	2	62
COMMERCIAL - RETAIL													
Convenience Market	\$ 18,162	\$ 20,380	\$ 13	\$ 77	\$ 27	\$ 6	\$ 91	\$ 289	\$ 93	\$ 263	\$ 308	\$ 993	\$ 40,701
Retail <50K	4,305	4,831	13	77	27	6	91	289	93	263	308	258	10,560
Retail 50K-100K	2,616	2,935	13	77	27	6	91	289	93	263	308	168	6,885
Retail 100K - 300K	1,453	1,630	13	77	27	6	91	289	93	263	308	106	4,355
Shopping Mall	1,198	1,345	13	77	27	6	91	289	93	263	308	93	3,802
RESTAURANTS													
Fast Food	\$ 12,066	\$ 13,539	\$ 13	\$ 77	\$ 27	\$ 6	\$ 91	\$ 289	\$ 93	\$ 263	\$ 308	\$ 669	\$ 27,441
High Turnover	6,942	7,790	13	77	27	6	91	289	93	263	308	397	16,296
Sit Down	3,367	3,778	13	77	27	6	91	289	93	263	308	208	8,519
FINANCIAL													
Bank	\$ 6,688	\$ 7,505	\$ 13	\$ 77	\$ 27	\$ 6	\$ 91	\$ 289	\$ 93	\$ 263	\$ 308	\$ 384	\$ 15,743
Savings & Loan	2,550	2,861	13	77	27	6	91	289	93	263	308	164	6,741
MISCELLANEOUS													
Manual Car Wash (stall)	\$ 1,672	\$ 1,876	\$ 13	\$ 77	\$ 27	\$ 6	\$ 91	\$ 289	\$ 93	\$ 263	\$ 308	\$ 118	\$ 4,832
Church	297	334	13	77	27	6	91	289	93	263	308	45	1,842
Day Care Center	1,714	1,923	13	77	27	6	91	289	93	263	308	120	4,923
Hospital	734	823	13	77	27	6	91	289	93	263	308	68	2,791
Mini-Warehouse	121	136	13	77	27	6	91	289	93	263	308	36	1,458
Nursing Home	125	141	13	77	27	6	91	289	93	263	308	36	1,468
Gas Station (per pump)	843	946	13	77	27	6	91	289	93	263	308	74	3,029
Motel/Hotel (per room)	297	334	13	77	27	6	91	289	93	263	308	45	1,842
Golf Course (per acre)	518	581	13	77	27	6	91	289	93	263	308	57	2,321
Movie Theater	8,148	9,142	13	77	27	6	91	289	93	263	308	461	18,918
Racquet Club (per court)	5,228	5,867	13	77	27	6	91	289	93	263	308	307	12,568
Tennis (per court)	4,552	5,107	13	77	27	6	91	289	93	263	308	271	11,096

ATTACHMENT 3

SUMMARY OF IMPACT FEES EFFECTIVE FEBRUARY 14, 2005

	UNINCORPORATED SCHEDULE				COUNTY FEE FORWD	GRAND TOTAL
	PARKS UNINCORP.	SHERIFF	ADMIN	UNINCORP. TOTAL		
RESIDENTIAL PER UNIT						
Single Family	\$ 265	\$ 714	\$ 24	\$ 1,004	\$ 8,038	\$ 9,041
Multi-Family	265	714	24	1,004	6,580	7,584
Senior Housing	87	236	8	331	2,962	3,293
NON-RESIDENTIAL PER 1,000 SQ FT (UNLESS OTHERWISE NOTED)						
General Office - Park	\$ 146	\$ 393	\$ 13	\$ 552	\$ 6,841	\$ 7,393
Medical	146	393	13	552	10,721	11,273
INDUSTRIAL						
<20,000 sq ft	\$ 62	\$ 168	\$ 6	\$ 237	\$ 3,278	\$ 3,515
Manufacturing	12	34	1	47	656	703
Mixed use/dist	3	8	0	11	135	146
Warehouse	1	3	0	4	62	66
COMMERCIAL - RETAIL						
Convenience Market	\$ 87	\$ 236	\$ 8	\$ 331	\$ 40,701	\$ 41,032
Retail <50K	87	236	8	331	10,560	10,891
Retail 50K-100K	87	236	8	331	6,885	7,217
Retail 100K - 300K	87	236	8	331	4,355	4,686
Shopping Mall	87	236	8	331	3,802	4,133
RESTAURANTS						
Fast Food	\$ 87	\$ 236	\$ 8	\$ 331	\$ 27,441	\$ 27,773
High Turnover	87	236	8	331	16,296	16,627
Sit Down	87	236	8	331	8,519	8,851
FINANCIAL						
Bank	\$ 87	\$ 236	\$ 8	\$ 331	\$ 15,743	\$ 16,074
Savings & Loan	87	236	8	331	6,741	7,073
MISCELLANEOUS						
Manual Car Wash (stall)	\$ 87	\$ 236	\$ 8	\$ 331	\$ 4,832	\$ 5,163
Church	87	236	8	331	1,842	2,173
Day Care Center	87	236	8	331	4,923	5,254
Hospital	87	236	8	331	2,791	3,123
Mini-Warehouse	87	236	8	331	1,458	1,789
Nursing Home	87	236	8	331	1,468	1,799
Gas Station (per pump)	87	236	8	331	3,029	3,360
Motel/Hotel (per room)	87	236	8	331	1,842	2,173
Golf Course (per acre)	87	236	8	331	2,321	2,652
Movie Theater	87	236	8	331	18,918	19,249
Racquet Club (per court)	87	236	8	331	12,568	12,899
Tennis (per court)	87	236	8	331	11,096	11,427

ATTACHMENT 3

SUMMARY OF IMPACT FEES

**Table 1: Development Impact Fee Summary - Unincorporated and Spheres for All Cities
All Categories (Excluding RTIF) Effective May 31, 2010 / RTIF Effective September 20, 2010**

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	Subtotal	Admin Charge	Total Fee
<i>Residential (Per Dwelling Unit)</i>																
Single Family	\$ 66	\$ 145	\$ 126	\$ 926	\$ 19	\$ 293	\$ 416	\$ 1,513	\$ 236	\$ 511	\$ 517	\$ 44	\$ 3,968	\$ 8,780	\$ 88	\$ 8,868
Multifamily	46	101	88	647	13	205	290	1,056	165	357	361	31	2,432	\$ 5,792	58	5,850
<i>Nonresidential (Per Thousand Square Feet)</i>																
Office	N/A	\$ 40	\$ 34	\$ 261	\$ 6	\$ 83	N/A	\$ 428	N/A	N/A	\$ 146	\$ 11	\$ 3,200	\$ 4,209	\$ 42	\$ 4,251
<i>Industrial²</i>																
Industrial (Small)	N/A	\$ 9	\$ 8	\$ 58	\$ 1	\$ 19	N/A	\$ 95	N/A	N/A	\$ 33	\$ 3	\$ 1,459	\$ 1,685	\$ 17	\$ 1,702
<i>Industrial (Large)</i>																
Manufacturing	N/A	13	11	84	2	27	N/A	137	N/A	N/A	47	4	1,536	\$ 1,861	\$ 19	\$ 1,880
Distribution	N/A	5	4	34	1	11	N/A	55	N/A	N/A	19	1	1,792	\$ 1,922	19	1,941
Warehouse	N/A	3	2	16	0.40	5	N/A	27	N/A	N/A	9	1	947	\$ 1,010	10	1,020
<i>Commercial³</i>																
Small Retail	N/A	\$ 34	\$ 29	\$ 219	\$ 5	\$ 70	N/A	\$ 359	N/A	N/A	\$ 123	\$ 10	\$ 1,818	\$ 2,667	\$ 27	\$ 2,694
Medium Retail	N/A	34	29	219	5	70	N/A	359	N/A	N/A	123	10	2,714	\$ 3,563	36	3,599
Shopping Center	N/A	34	29	219	5	70	N/A	359	N/A	N/A	123	10	2,509	\$ 3,358	34	3,392
Shopping Mall	N/A	34	29	219	5	70	N/A	359	N/A	N/A	123	10	1,536	\$ 2,385	24	2,409
Church	N/A	\$ 34	\$ 29	\$ 219	\$ 5	\$ 70	N/A	\$ 359	N/A	N/A	\$ 123	\$ 10	\$ 589	\$ 1,438	\$ 14	\$ 1,452
Hospital	N/A	34	29	219	5	70	N/A	359	N/A	N/A	123	10	1,050	\$ 1,899	19	1,918
Nursing Home	N/A	34	29	219	5	70	N/A	359	N/A	N/A	123	10	384	\$ 1,233	12	1,245
<i>Special Cases⁴</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	\$ 15,949	\$ 15,949	\$ 159	\$ 16,108
Gas Station (per pump)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6,221	\$ 6,221	62	6,283
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	640	\$ 640	6	646
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	768	\$ 768	8	776

¹ Charged only in unincorporated areas.

² Small industrial is less than 20,000 sq. ft.; Any industrial above 20,000 square feet gets charged at the large industrial rate by land use (manufacturing, distribution or warehouse).

³ 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.

⁴ Charged as noted (per lane, per pump, per room or per acre), in addition to commercial fees.

ATTACHMENT 3

SUMMARY OF IMPACT FEES

**Table 2: Development Impact Fee Summary - Cities of Ceres, Hughson, Modesto, Patterson and Waterford
All Categories (Excluding RTIF) Effective May 31, 2010 / RTIF Effective September 20, 2010**

Land Use	Animal Services	Behavioral Health	Criminal Justice	Detention	Emergency Services	Health	Library	Other County Facilities	Regional Parks	Neighborhood Parks¹	Sheriff¹	County-wide IT	RTIF	Subtotal	Admin Charge	Total Fee
<i>Residential (Per Dwelling Unit)</i>																
Single Family	\$ 66	\$ 145	\$ 126	\$ 926	\$ 19	\$ 293	\$ 416	\$ 829	\$ 236	N/A	N/A	\$ 44	\$ 3,968	\$ 7,068	\$ 71	\$ 7,139
Multifamily	46	101	88	647	13	205	290	579	165	N/A	N/A	31	2,432	4,597	46	4,643
<i>Nonresidential (Per Thousand Square Feet)</i>																
Office	N/A	\$ 40	\$ 34	\$ 261	\$ 6	\$ 83	N/A	\$ 235	N/A	N/A	N/A	\$ 11	\$ 3,200	\$ 3,870	\$ 39	\$ 3,909
<i>Industrial²</i>																
Industrial (Small)	N/A	\$ 9	\$ 8	\$ 58	\$ 1	\$ 19	N/A	\$ 52	N/A	N/A	N/A	\$ 3	\$ 1,459	\$ 1,609	\$ 16	\$ 1,625
Industrial (Large)																
Manufacturing	N/A	13	11	84	2	27	N/A	75	N/A	N/A	N/A	4	1,536	\$ 1,752	\$ 18	\$ 1,770
Distribution	N/A	5	4	34	1	11	N/A	30	N/A	N/A	N/A	1	1,792	1,878	19	1,897
Warehouse	N/A	3	2	16	0.40	5	N/A	15	N/A	N/A	N/A	1	947	989	10	999
<i>Commercial³</i>																
Small Retail	N/A	\$ 34	\$ 29	\$ 219	\$ 5	\$ 70	N/A	\$ 198	N/A	N/A	N/A	\$ 10	\$ 1,818	\$ 2,383	\$ 24	\$ 2,407
Medium Retail	N/A	34	29	219	5	70	N/A	198	N/A	N/A	N/A	10	2,714	3,279	33	3,312
Shopping Center	N/A	34	29	219	5	70	N/A	198	N/A	N/A	N/A	10	2,509	3,074	31	3,105
Shopping Mall	N/A	34	29	219	5	70	N/A	198	N/A	N/A	N/A	10	1,536	2,101	21	2,122
Church	N/A	\$ 34	\$ 29	\$ 219	\$ 5	\$ 70	N/A	\$ 198	N/A	N/A	N/A	\$ 10	\$ 589	\$ 1,154	\$ 12	\$ 1,166
Hospital	N/A	34	29	219	5	70	N/A	198	N/A	N/A	N/A	10	1,050	1,615	16	1,631
Nursing Home	N/A	34	29	219	5	70	N/A	198	N/A	N/A	N/A	10	384	949	9	958
<i>Special Cases⁴</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	\$ 15,949	\$ 15,949	\$ 159	\$ 16,108
Gas Station (per pump)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6,221	6,221	62	6,283
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	640	640	6	646
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	768	768	8	776

¹ Charged only in unincorporated areas.

² Small industrial is less than 20,000 sq. ft.; Any industrial above 20,000 square feet gets charged at the large industrial rate by land use (manufacturing, distribution or warehouse).

³ 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.

⁴ Charged as noted (per lane, per pump, per room or per acre), in addition to commercial fees.

ATTACHMENT 3

SUMMARY OF IMPACT FEES

**Table 3: Development Impact Fee Summary - Cities of Turlock, Oakdale, Newman and Riverbank
All Categories (Excluding RTIF) Effective May 31, 2010 / RTIF Effective September 20, 2010**

Land Use	Animal Services	Behavioral Health	Criminal Justice	Detention	Emergency Services	Health	Library	Other County Facilities	Regional Parks	Neighborhood Parks¹	Sheriff¹	County-wide IT	RTIF	Admin Charge	Total Fee
<i>Residential (Per Dwelling Unit)</i>															
Single Family	N/A	\$ 145	\$ 126	\$ 926	\$ 19	\$ 293	\$ 416	\$ 829	\$ 236	N/A	N/A	\$ 44	\$ 3,968	\$ 70	\$ 7,072
Multifamily	N/A	101	88	647	13	205	290	579	165	N/A	N/A	31	2,432	46	4,597
<i>Nonresidential (Per Thousand Square Feet)</i>															
Office	N/A	\$ 40	\$ 34	\$ 261	\$ 6	\$ 83	N/A	\$ 235	N/A	N/A	N/A	\$ 11	\$ 3,200	\$ 39	\$ 3,909
<i>Industrial²</i>															
Industrial (Small)	N/A	\$ 9	\$ 8	\$ 58	\$ 1	\$ 19	N/A	\$ 52	N/A	N/A	N/A	\$ 3	\$ 1,459	\$ 16	\$ 1,625
Industrial (Large)															
Manufacturing	N/A	13	11	84	2	27	N/A	75	N/A	N/A	N/A	4	1,536	\$ 18	\$ 1,770
Distribution	N/A	5	4	34	1	11	N/A	30	N/A	N/A	N/A	1	1,792	19	1,897
Warehouse	N/A	3	2	16	0.40	5	N/A	15	N/A	N/A	N/A	1	947	10	999
<i>Commercial³</i>															
Small Retail	N/A	\$ 34	\$ 29	\$ 219	\$ 5	\$ 70	N/A	\$ 198	N/A	N/A	N/A	\$ 10	\$ 1,818	\$ 24	\$ 2,407
Medium Retail	N/A	34	29	219	5	70	N/A	198	N/A	N/A	N/A	10	2,714	33	3,312
Shopping Center	N/A	34	29	219	5	70	N/A	198	N/A	N/A	N/A	10	2,509	31	3,105
Shopping Mall	N/A	34	29	219	5	70	N/A	198	N/A	N/A	N/A	10	1,536	21	2,122
Church	N/A	\$ 34	\$ 29	\$ 219	\$ 5	\$ 70	N/A	\$ 198	N/A	N/A	N/A	\$ 10	\$ 589	\$ 12	\$ 1,166
Hospital	N/A	34	29	219	5	70	N/A	198	N/A	N/A	N/A	10	1,050	16	1,631
Nursing Home	N/A	34	29	219	5	70	N/A	198	N/A	N/A	N/A	10	384	9	958
<i>Special Cases⁴</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	\$ 15,949	\$ 159	\$ 16,108
Gas Station (per pump)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6,221	62	6,283
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	640	6	646
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	768	8	776

¹ Charged only in unincorporated areas.

² Small industrial is less than 20,000 sq. ft.; Any industrial above 20,000 square feet gets charged at the large industrial rate by land use (manufacturing, distribution or warehouse).

³ 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.

⁴ Charged as noted (per lane, per pump, per room or per acre), in addition to commercial fees.

ATTACHMENT 3

SUMMARY OF IMPACT FEES

**Table 4: Development Impact Fee Summary - Unincorporated
Effective October 18, 2014**

Land Use	Animal Services	Behavioral Health	Criminal Justice	Detention	Emergency Services	Health	Library	Other County Facilities	Regional Parks	Neighborhood Parks¹	Sheriff¹	County-wide IT	RTIF	Admin Charge	Total Fee
<i>Residential (Per Dwelling Unit)</i>															
Single Family	\$ 72	\$ 148	\$ 132	\$ 816	\$ 22	\$ 303	\$ 413	\$ 1,614	\$ 344	\$ 507	\$ 539	\$ 47	\$ 4,379	\$ 93	\$ 9,429
Multifamily	51	103	92	570	15	211	288	1,126	239	354	376	33	2,684	61	6,203
<i>Nonresidential (Per Thousand Square Feet)</i>															
Office	N/A	\$ 43	\$ 37	\$ 230	\$ 6	\$ 86	N/A	\$ 453	N/A	N/A	\$ 152	\$ 14	\$ 3,531	\$ 46	\$ 4,598
<i>Industrial</i>															
Industrial (Small)	N/A	\$ 10	\$ 8	\$ 51	\$ 1	\$ 19	N/A	\$ 101	N/A	N/A	\$ 34	\$ 3	\$ 1,610	\$ 18	\$ 1,855
Industrial (Large)															
Manufacturing	N/A	14	12	74	2	28	N/A	145	N/A	N/A	49	5	1,695	20	2,044
Distribution	N/A	6	5	30	1	11	N/A	58	N/A	N/A	20	2	1,978	21	2,132
Warehouse	N/A	3	2	14	0.40	5	N/A	28	N/A	N/A	10	1	1,045	11	1,119
<i>Commercial²</i>															
Small Retail	N/A	\$ 36	\$ 31	\$ 193	\$ 5	\$ 72	N/A	\$ 381	N/A	N/A	\$ 128	\$ 12	\$ 2,006	\$ 29	\$ 2,893
Medium Retail	N/A	36	31	193	5	72	N/A	381	N/A	N/A	128	12	2,995	39	3,892
Shopping Center	N/A	36	31	193	5	72	N/A	381	N/A	N/A	128	12	2,769	36	3,663
Shopping Mall	N/A	36	31	193	5	72	N/A	381	N/A	N/A	128	12	1,695	26	2,579
Church	N/A	\$ 36	\$ 31	\$ 193	\$ 5	\$ 72	N/A	\$ 381	N/A	N/A	\$ 128	\$ 12	\$ 650	\$ 15	\$ 1,523
Hospital	N/A	36	31	193	5	72	N/A	381	N/A	N/A	128	12	1,158	20	2,036
Nursing Home	N/A	36	31	193	5	72	N/A	381	N/A	N/A	128	12	424	13	1,295
<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	\$ 17,600	\$ 176	\$ 17,776
Gas Station (per pump)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6,865	69	6,934
Motel/Hotel (per room)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	706	7	713
Golf Course (per acre)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	848	8	856

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).

ATTACHMENT 3

SUMMARY OF IMPACT FEES

**Table 5: Development Impact Fee Summary - Cities of Ceres, Hughson, Modesto, Patterson and Waterford
Effective October 18, 2014**

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	\$ 72	\$ 148	\$ 132	\$ 816	\$ 22	\$ 303	\$ 413	\$ 879	\$ 344	N/A	N/A	\$ 47	\$ 4,379	\$ 76	\$ 7,631
Multifamily	51	103	92	570	15	211	288	614	239	N/A	N/A	33	2,684	49	4,949
<i>Nonresidential (Per Thousand Square Feet)</i>															
Office	N/A	\$ 43	\$ 37	\$ 230	\$ 6	\$ 86	N/A	\$ 247	N/A	N/A	N/A	\$ 14	\$ 3,531	\$ 42	\$ 4,236
<i>Industrial</i>															
Industrial (Small)	N/A	\$ 10	\$ 8	\$ 51	\$ 1	\$ 19	N/A	\$ 55	N/A	N/A	N/A	\$ 3	\$ 1,610	\$ 18	\$ 1,775
<i>Industrial (Large)</i>															
Manufacturing	N/A	14	12	74	2	28	N/A	79	N/A	N/A	N/A	5	1,695	19	1,928
Distribution	N/A	6	5	30	1	11	N/A	32	N/A	N/A	N/A	2	1,978	21	2,086
Warehouse	N/A	3	2	14	0.40	5	N/A	15	N/A	N/A	N/A	1	1,045	11	1,096
<i>Commercial²</i>															
Small Retail	N/A	\$ 36	\$ 31	\$ 193	\$ 5	\$ 72	N/A	\$ 207	N/A	N/A	N/A	\$ 12	\$ 2,006	\$ 26	\$ 2,588
Medium Retail	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	2,995	36	3,587
Shopping Center	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	2,769	33	3,358
Shopping Mall	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	1,695	23	2,274
Church	N/A	\$ 36	\$ 31	\$ 193	\$ 5	\$ 72	N/A	\$ 207	N/A	N/A	N/A	\$ 12	\$ 650	\$ 12	\$ 1,218
Hospital	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	1,158	17	1,731
Nursing Home	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	424	10	990
<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	\$ 17,600	\$ 176	\$ 17,776
Gas Station (per pump)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6,865	69	6,934
Motel/Hotel (per room)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	706	7	713
Golf Course (per acre)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	848	8	856

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).

ATTACHMENT 3

SUMMARY OF IMPACT FEES

**Table 6: Development Impact Fee Summary - Cities of Turlock, Oakdale, Newman and Riverbank
Effective October 18, 2014**

Land Use	Animal Services	Behavioral Health	Criminal Justice	Detention	Emergency Services	Health	Library	Other County Facilities	Regional Parks	Neighborhood Parks¹	Sheriff¹	County-wide IT	RTIF	Admin Charge	Total Fee
<i>Residential (Per Dwelling Unit)</i>															
Single Family	N/A	\$ 148	\$ 132	\$ 816	\$ 22	\$ 303	\$ 413	\$ 879	\$ 344	N/A	N/A	\$ 47	\$ 4,379	\$ 76	\$ 7,559
Multifamily	N/A	103	92	570	15	211	288	614	239	N/A	N/A	33	2,684	49	4,898
<i>Nonresidential (Per Thousand Square Feet)</i>															
Office	N/A	\$ 43	\$ 37	\$ 230	\$ 6	\$ 86	N/A	\$ 247	N/A	N/A	N/A	\$ 14	\$ 3,531	\$ 42	\$ 4,236
<i>Industrial</i>															
Industrial (Small)	N/A	\$ 10	\$ 8	\$ 51	\$ 1	\$ 19	N/A	\$ 55	N/A	N/A	N/A	\$ 3	\$ 1,610	\$ 18	\$ 1,775
<i>Industrial (Large)</i>															
Manufacturing	N/A	14	12	74	2	28	N/A	79	N/A	N/A	N/A	5	1,695	19	1,928
Distribution	N/A	6	5	30	1	11	N/A	32	N/A	N/A	N/A	2	1,978	21	2,086
Warehouse	N/A	3	2	14	0.40	5	N/A	15	N/A	N/A	N/A	1	1,045	11	1,096
<i>Commercial²</i>															
Small Retail	N/A	\$ 36	\$ 31	\$ 193	\$ 5	\$ 72	N/A	\$ 207	N/A	N/A	N/A	\$ 12	\$ 2,006	\$ 26	\$ 2,588
Medium Retail	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	2,995	36	3,587
Shopping Center	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	2,769	33	3,358
Shopping Mall	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	1,695	23	2,274
Church	N/A	\$ 36	\$ 31	\$ 193	\$ 5	\$ 72	N/A	\$ 207	N/A	N/A	N/A	\$ 12	\$ 650	\$ 12	\$ 1,218
Hospital	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	1,158	17	1,731
Nursing Home	N/A	36	31	193	5	72	N/A	207	N/A	N/A	N/A	12	424	10	990
<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	\$ 17,600	\$ 176	\$ 17,776
Gas Station (per pump)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6,865	69	6,934
Motel/Hotel (per room)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	706	7	713
Golf Course (per acre)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	848	8	856

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).

ATTACHMENT 4

**STANISLAUS COUNTY
PUBLIC FACILITIES FEES ACTIVITIES REPORT
FISCAL YEAR 2016/2017**

Activity from Original Fee Structure

Fund	Beginning Balance	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity	Ending Balance
6400 Inter-City Roads	\$ 249,066	\$ 49,045	\$ 2,835	\$ -	\$ -	\$ -	\$ 51,880	\$ 300,946
6401 City/County Roads	514,346	25,075	5,473	-	-	-	30,548	544,895
6402 Jails	2,209,444	90,015	16,979	-	-	(1,406,383)	(1,299,388)	910,056
6403 Justice	28,896	8,670	344	-	-	-	9,014	37,909
6404 Library	1,029	29,665	87	-	-	(14,306)	15,446	16,475
6405 Parks	89,041	11,135	942	-	-	(94,344)	(82,267)	6,774
6406 Public Health	1,168,583	9,520	12,197	-	-	-	21,717	1,190,300
6407 Outpatient	635,204	4,845	6,628	-	-	-	11,473	646,677
6408 Other Facilities	13,542	12,240	202	-	-	-	12,442	25,984
6409 Admin Fees	6,016	6,035	93	-	-	(12,115)	(5,988)	29
6410 Sheriff	164	6,298	33	-	-	-	6,331	6,494
6411 Fire Warden	6,885	4,794	95	-	-	-	4,889	11,774
6412 Unincorp-Admin Fees	10,632	282	112	-	-	(10,998)	(10,604)	28
6413 Unincorp-Other Facilities	48,950	-	509	-	-	-	509	49,459
Sub-Totals	\$ 4,981,799	\$ 257,619	\$ 46,529	\$ -	\$ -	\$ (1,538,146)	\$ (1,233,998)	\$ 3,747,801

ATTACHMENT 4

**STANISLAUS COUNTY
PUBLIC FACILITIES FEES ACTIVITIES REPORT
FISCAL YEAR 2016/2017**

Activity from New Fee Structure Effective 5/12/03

Fund	Beginning Balance	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity	Ending Balance
2400 Inter-City Roads	\$ 15,623,056	\$ 5,378,472	\$ 183,434	\$ -	\$ (12,277)	\$ (324,537)	\$ 5,225,091	\$ 20,848,147
2401 City/County Roads	4,958,170	8,131	51,548	-	(2,278)	-	57,401	5,015,570
2402 Detention	6,440,619	705,220	59,432	-	(2,001)	(1,884,790)	(1,122,139)	5,318,480
2403 Criminal Justice	159,533	105,926	2,093	-	(238)	-	107,781	267,314
2404 Library	2,810,548	275,686	25,430	-	(697)	(964,684)	(664,265)	2,146,283
2405 Regional Parks	2,898,117	205,727	30,886	-	(1,168)	(34,337)	201,108	3,099,225
2406 Health	3,235,719	227,815	34,549	-	(643)	-	261,721	3,497,440
2407 Behavioral Health	225,928	112,459	2,798	-	(417)	-	114,841	340,769
2408 Other Facilities	3,723,376	704,282	29,869	29,133	(2,704)	(2,966,035)	(2,205,455)	1,517,921
2409 Admin Fees	95,341	66,643	888	-	-	(101,503)	(33,972)	61,368
2410 Sheriff	475,681	51,402	4,967	-	(1,364)	(23,129)	31,876	507,557
2411 Emergency Services	75,699	16,228	851	-	(40)	-	17,039	92,739
2412 Unincorp-Admin Fees	117,724	22,277	1,327	-	-	-	23,604	141,327
2413 Neighborhood Parks	518,161	27,496	5,448	-	(776)	-	32,168	550,330
2414 Animal Services	319,660	23,121	3,411	-	(107)	-	26,425	346,085
2415 Information Technology	78,588	33,923	951	-	(56)	-	34,818	113,405
Sub-Totals	41,755,922	7,964,806	437,881	29,133	(24,765)	(6,299,015)	2,108,039	43,863,961
TOTAL ALL FUNDS	\$ 46,737,721	\$ 8,222,425	\$ 484,410	\$ 29,133	\$ (24,765)	\$ (7,837,161)	\$ 874,042	\$ 47,611,762

ATTACHMENT 4

**STANISLAUS COUNTY
PUBLIC FACILITIES FEES ACTIVITIES REPORT
FISCAL YEAR 2016/2017**

Net County Administrative Fees		
Fund		Fees Collected
6409 Admin Fees		\$ 6,035
6412 Unincorp-Admin Fees		282
2409 Admin Fees		66,643
2412 Unincorporated-Administrative Fees		22,277
Net County Administrative Fees Total		\$ 95,237

ATTACHMENT 5

**STANISLAUS COUNTY
PUBLIC FACILITIES FEES DISTRIBUTIONS REPORT
FISCAL YEAR 2016/2017**

Fund Name	Amount	Board Order #	% paid from PFF	Description
Inter-City Roads	\$ 324,537	Annual Budget	NP	Public Works Engineering
Jails and Detention	2,463,000	2013-440	100%	Intake and Release Project
	828,173	2016-660	2%	Public Safety Center - Debt Service Payments
Jails and Detention Total	<u>3,291,173</u>			
Sheriff	23,129	2014-552, 2015-121	100%	Coroner Project - Furniture Fixtures & Equipment
Library	978,990	2013-353	24%	Salida Library - Debt Service Payments
Parks	51,114	2012-171, 2015-390,	100%	Woodward Muirpoint / T-Island
	43,230	2015-640	100%	Modesto Reservoir - Fuel Station
Parks Total	<u>94,344</u>	2012-171, 2014-248		
Regional Parks	10,937	2017-114	100%	Parks Master Plan Update
	23,400	2015-259	25%	Frank Raines - Mini Excavator
Regional Parks Total	<u>34,337</u>			
Other Facilities	672,388	2012-394	47%	Tenth Street Place - Debt Service Payment
	2,293,647	2015-44	16%	Morgan Road Maintenance Shop & Administration Building
Other Facilities Total	<u>2,966,035</u>			
Administration	43,119	Annual Budget	NP	CAP Charges - CEO
	67,160	Annual Budget	NP	Admin Charges - Planning
	7,773	Annual Budget	NP	Admin Charges - Auditor-Controller
	6,015	Annual Budget	NP	CAP Charges - County Counsel
	549	Annual Budget	NP	Admin Charges - Public Works
Administration Total	<u>124,616</u>			
Grand Total	<u>\$7,837,161</u>	TOTAL DISTRIBUTIONS FOR FISCAL YEAR 2016/17		
NP = Not a project				

Attachment 6

**STANISLAUS COUNTY
PUBLIC FACILITIES FEES PLAN FOR ACCUMULATED FIVE-YEAR EXCESS FUNDS
AS OF JUNE 30, 2017**

Fund	Fund Name	Accumulated 5-year excess Funds	Project to be used on	Beginning Year of Project	Project Budget
2400	Regional Transportation Impact Fee	\$7,262,043	Hatch at Santa Fe	15-16	\$ 3,000,000
			South County Corridor	17-18	10,000,000
			McHenry Avenue Bridge	13-14	18,000,000
			McHenry Aenue Widening, Ladd Rd to SJ, Phase II	15-16	13,787,000
			Geer at Santa Fe	08-09	2,700,000
			Geer at Whitmore	08-09	1,900,000
			Crows Landing Road Bridge over San Joaquin River	08-09	23,800,000
			Crows Landing Rd at Grayson	08-09	1,730,000
			Carpenter at Whitmore	16-17	2,500,000
			Faith Home Rd Bridge over Tuolumne River	16-17	1,800,000
6400	Regional Transportation Impact Fee	201,698	Crows Landing at Keyes - Traffic Signal	21-22	2,100,000
2401	City/County Roads	\$4,481,362	Santa Fe at Tuolumne	12-13	\$ 13,100,000
			Keyes Road Ramp Signalization (SR 99)	15-16	1,250,000
			State Route 132, Phase I	18-19	5,000,000
6401	City/County Roads	484,062	Santa Fe at Main Street, Traffic Signal	21-22	3,000,000
			Claribel at Roselle	15-16	4,400,000
6402	Jails	\$ 323,144	Public Safety Center Expansion - Intake and Release	17-18	\$ 2,000,000
2402	Detention	3,116,324	Public Safety Center Projects - Support Systems and Infrastructure	17-18	
			Public Safety Center Improvements	17-18	\$ 1,500,000
6403	Criminal Justice	\$ 21,482	Public Safety Center Road Improvement	14-18	\$ 161,350
2410	Sheriff-Patrol	\$ 290,216	Sheriff Range Project	16-18	\$ 441,768
2411	Emergency Services	\$ 49,884	Expansion of the Emergency Operations Centers	17-19	\$ 65,000
6411	Fire Warden	6,586	Transition to FirstNet and conversion to digital communication system	18-19	6,600
2404	Library	\$1,354,164	Turlock Library Expansion Project	17-18	\$ 376,994
			Debt Service Payments	15-18	977,170
2413	Neighborhood Parks	\$ 387,448	Community Park Improvements	18-20	\$ 387,448

Attachment 6

**STANISLAUS COUNTY
PUBLIC FACILITIES FEES PLAN FOR ACCUMULATED FIVE-YEAR EXCESS FUNDS
AS OF JUNE 30, 2017**

Fund	Fund Name	Accumulated 5-year excess Funds	Project to be used on	Beginning Year of Project	Project Budget
2405	Regional Parks	2,429,862	Master Plan Update	16-18	426,151
			Modesto Reservoir Fuel Docks Readers	16-18	32,204
			Frank Raines Potable Water to Day Use Area	18-20	500,000
			Woodward Water System	18-20	400,000
			Woodward Electrical	18-20	400,000
			Modesto Reservoir amenities (electrical, water, showers)	20-22	671,506
6406	Public Health	\$ 1,127,219	Facility Planning & Needs	16-17	\$ 2,900,000
2406	Health	2,796,388	Clinic Replacement and Redesign	16-17	1,650,000
6407	Out Patient	615,467			
6408	Other Facilities	3,140	Debt Service Public Administration Building	13-18	1,344,776
2412	Administration (Unincorporated)	76,461	Public Works, Planning, Chief Executive Office, County Counsel & Auditor-Controller administrative costs	17-18	74,461
6413	Other Facilities (Unincorporated)	\$ 47,638	Debt Service Pubic Administration Building	13-18	\$ 47,638
2407	Behavioral Health	\$ 43,194	Reconfigure/reconstruct bathroom and interview room and related repairs at Crisis Stabilization Unit.	17-18	\$ 43,194
2414	Animal Services	\$ 278,030	Debt Service Animal Services Facility	17-18	\$ 278,030
2415	Information Technology	\$ 23,793	Increased Geographical Information Systems licenses and services.	18-19	\$ 23,793
PFF policy provides for all plans to be presented to the Board of Supervisors individually for approval prior to expenditure.					