



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

Thursday, September 19, 2024

1010 10th Street, Modesto

Covell Conference Room (2005/2nd floor)

2:00-3:30 p.m.

AGENDAS: Committee Agendas are posted in the posting board on the Tenth Street Plaza 72 hours prior to the meeting.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Committee Secretary at 209-525-6333. Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting.

NOTICE REGARDING NON-ENGLISH SPEAKERS: Public Facilities Fees Committee meetings are conducted in English. Language assistance requests should be made by noon the day before the meeting by contacting the Committee Secretary at 209-525-6333.

PUBLIC COMMENT PERIOD: Matters under the jurisdiction of the Committee, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matter before the Committee for consideration. However, California law prohibits the Committee from taking action on any matter, which is not on the posted agenda unless it is determined to be an emergency by the Committee. Any member of the public wishing to address the Committee during the Public Comment period will be limited to a maximum of five minutes.

Materials related to an item on this agenda submitted to the Committee after distribution of the agenda packet are available for public inspection in the Stanislaus County Counsel's Office during normal business hours.

If you have questions regarding this meeting, please call Lori Sicard of the Stanislaus County Counsel Office at 222-7158.

A. Call to Order

B. Public Comment Period

C. Roll Call (Verbal)

D. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on **August 15, 2024**
2. Presentation, discussion, and action regarding the Burbank – Paradise Fire Protection District Impact Fee Study – Final Report
3. Presentation, discussion, and action regarding the Stanislaus Consolidated Fire Protection District Impact Fee Study – Final Report
4. Request from Sheriff's Office to use \$1,265,000 in PFF funds for the Sheriff's Office Training Center Classroom Replacement at Ray Simon Project.
5. Request from Sheriff's Office to use \$1,485,000 in PFF funds for the Sheriff's Office Minimum Housing Unit Medical and Administration Project.

E. Discussion Item(s):

1. Auditor's Report

F. Next Regular Meeting:

- Thursday, October 17, 2024 @ 2-3:30 p.m., Room 2005
- Next meeting agenda items

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

August 15, 2024
1010 10th Street, Room 2005 (2nd floor conference room)

- County Counsel Advisor: Lori Sicard
- Executive Assistant (Recorder): Mila Romo

Voting Members or Alternate Present Marked with an X:

Voting Member

- Andy Johnson (GSA-Capital Facilities)
- Chris Barnes (Auditor/Controller)
- David Leamon (Public Works)
- Denny Ferreira (Building)
- Erica Inacio (Chief Executive Office)
- Kristi Doud (Planning)
- Shawn Wahid (County Counsel)

Alternate Member

- Al Valencia (GSA-Capital Facilities)
- Kamryn Bylsma (Auditor/Controller)
- Janelle Kostlivy (Public Works)

- Patrick Cavanah (Chief Executive Office)
- Angela Freitas (Planning)

Present Member / Alternate, But Not Voting:

- Andy Johnson (GSA-Capital Facilities)
- Kamryn Bylsma (Auditor/Controller)
- Tracie Madison (Public Works)

Guests Present:

Brooke Freeman (Sheriff's Office); Lt. Ryan Maxwell (Sheriff's Office)

A. Meeting called to order at 2:00 p.m. by Chair Chris Barnes

B. Public Comment

- Erica Inacio introduced Mila Romo as the new recorder.

C. Roll call: A quorum of membership was established.

- Tracie Madison introduced Janelle Kostlivy as the new voting member on behalf of Public Works.
- Shaun Wahid was present as the voting member representing County Counsel and Lori Sicard from County Counsel is present solely as an advisement role to the board.
- Andy Johnson has removed himself from voting on action item due to a conflict. Al Valencia will be representing and voting on behalf GSA Capital Facilities.

D. Action Items:

1. Approval of Minutes from the PFF Committee Meeting from June 20, 2024
Minutes may be voted on by those Members in attendance.

A Motion was made to approve the PFF Committee Meeting Minutes from June 20, 2024.
Motion: Doud | Second: Inacio | Unanimous (7 | 0) | Abstain: None

Stanislaus County Public Facilities Fees Committee
Meeting Minutes – June 20, 2024

2. Consider the request from Sheriff's office for the use of PFF Funds to construct 24 new recreation yard spaces within the interior of the detention space, per recent changes to Title 15 – Minimum Standards for local Detention Facilities.

In attendance, representing the Sheriff's Department, were Brooke Freeman, Assistant Director of Finance, and Lt. Ryan Maxwell.

The Sheriff's office has had a difficult time trying to consistently schedule times between all inmates to meet the standards set in the new Title 15 – Minimum Standards for local Detention Facilities changes. Safety concerns is the biggest obstacle they face in trying to comply with set changes.

The department requested the use of \$3,960,720 in Public Facilities Fees for the construction of 24 new recreation yard spaces within the interior of the detention space.

The Committee determined that this is an appropriate use of funds, and Member Valencia motioned to approve the request, with a second by Member Ferreira. Mr. Wahid wanted it noted on the record that he had not previously reviewed or worked on this project and will abstain from doing so in the future to implement a proper firewall. Since there was no conflict, he was able to vote on the item.

Motion: Valencia | Second: Ferreira | Unanimous (7 | 0) | Abstain: None

E. Discussion Items

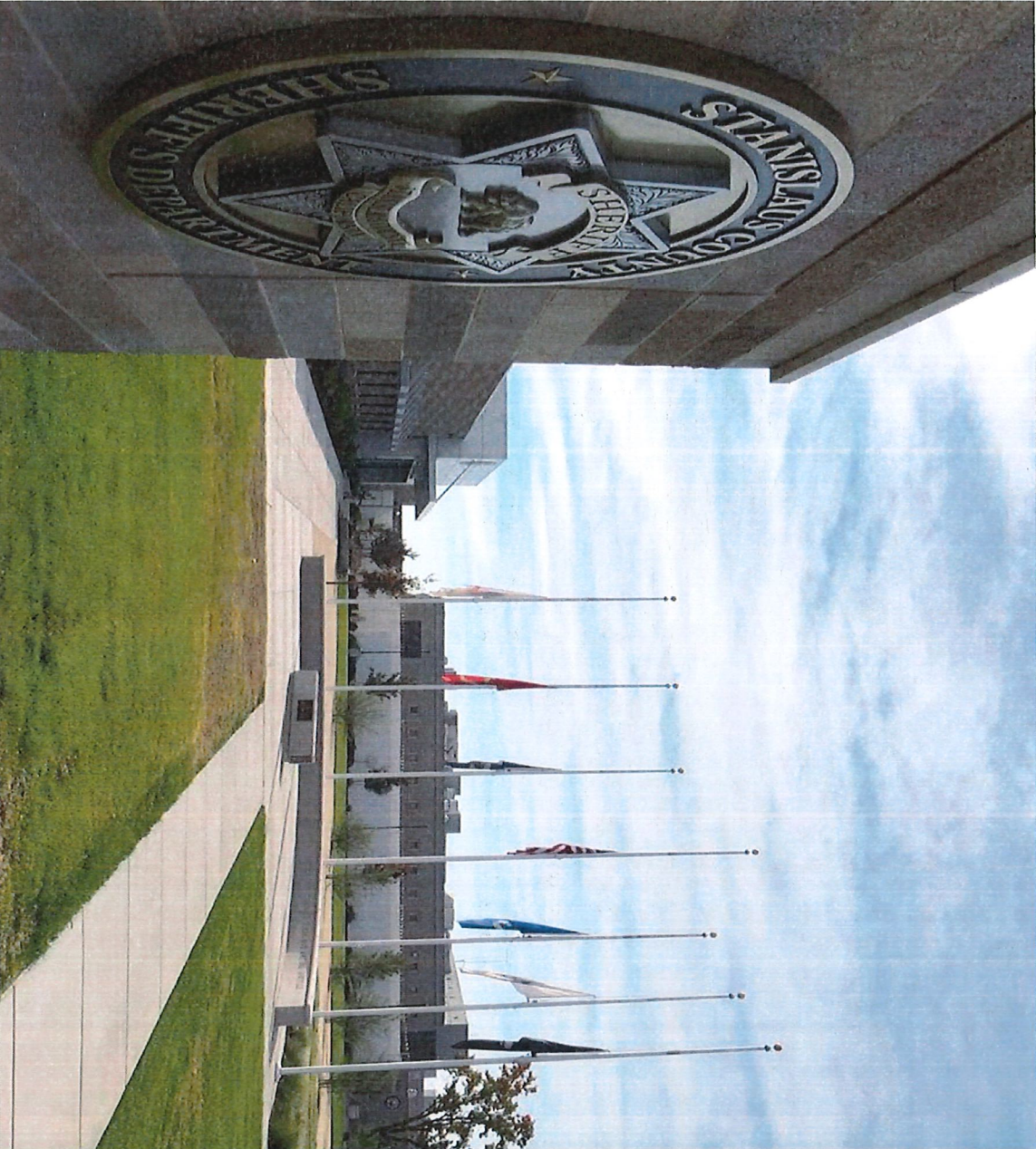
1. Auditor's Report
Unobligated Cash Balance - \$13,147,234.37

F. Next Regular Meeting:

- Thursday, September 19, 2024 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 2005 (2nd floor) or TBD.

Meeting adjourned at 2:49 p.m.

Submitted by: Mila Romo, Confidential Assistant IV



INCARCERATED PERSONS RECREATIONAL YARDS

LT. RYAN MAXWELL



JEFF DIRKSE SHERIFF - CORONER

RECREATIONAL HISTORY

The Board of State and Community Corrections (BSCC) governs the Minimum Standards for Local Detention Facilities as found in Title 15 of the California Code of Regulations

§ 1065. Exercise and Recreation.

(a) The facility administrator of a Type II or III facility shall develop written policies and procedures for an exercise and recreation program, in an area designed for recreation, which will allow a minimum of three hours of exercise distributed over a period of seven days. Such regulations as are reasonable and necessary to protect the facility's security and the inmates' welfare shall be included in such a program. In Type IV facilities, such a program can be either in-house or provided through access to the community.

(b) The facility administrator of a Type I facility shall make table games and/or television available to inmates. Note: Authority cited: Section 6030, Penal Code. Reference: Section 6030, Penal Code.

EXISTING FACILITIES

When our current facilities were constructed, they were built to suit the 3-hour minimum which has been in place my entire career

One housing unit has 20 cells (40 incarcerated persons) X 3 Hours = 60 Hours of recreational yard space needed

Recreational yard has 12 operational hours available a day X 7 days a week = 84 hours

NEW REGULATIONS

§ 1065. Exercise and Out of Cell Time.

(a) The facility administrator of a Type II or III facility shall develop written policies and procedures for a minimum of 10 hours of out-of-cell time distributed over a period of seven days to include:

- (1) an opportunity for three hours of exercise and
- (2) an opportunity for seven hours of recreation.

Policies shall include reasonable and necessary procedures to ensure safety and security.

(b) The facility administrator of a Type I facility shall make table games, television, or both, available to incarcerated people.

Note: Authority cited: Section 6030, Penal Code. Reference: Section 6030, Penal Code.

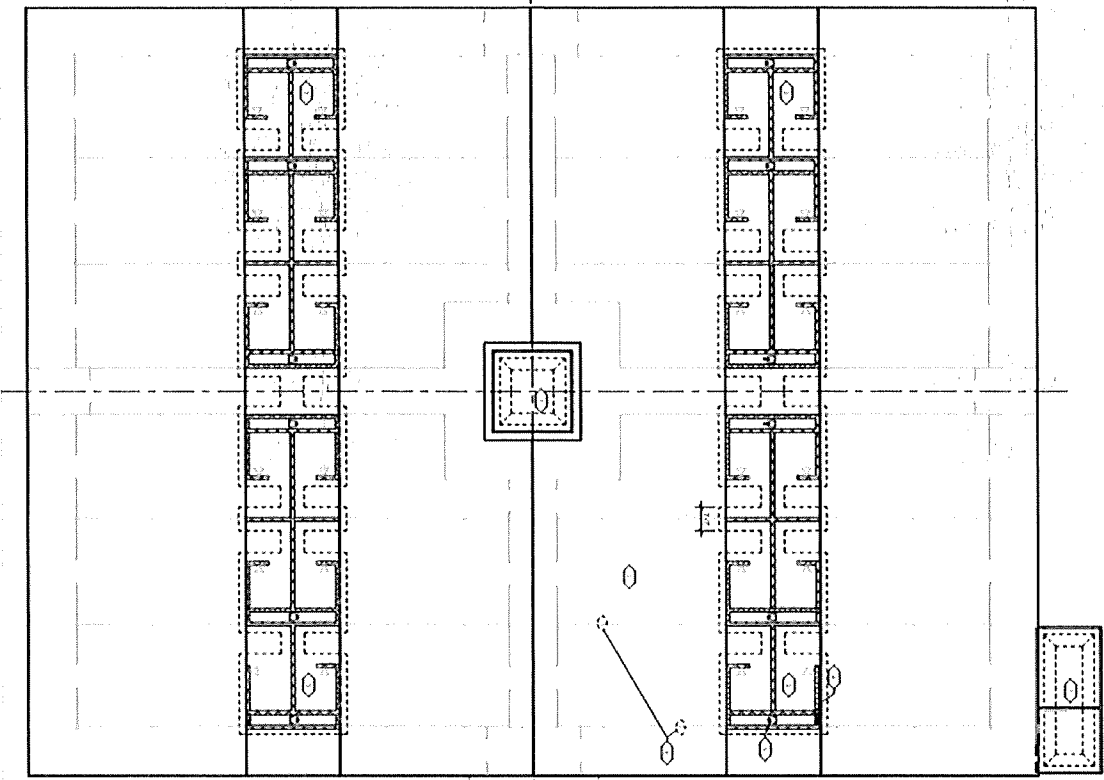
NEEDED SPACE

One housing unit has 20 cells (40 incarcerated persons) X
10 Hours = 200 Hours of recreational yard space needed.

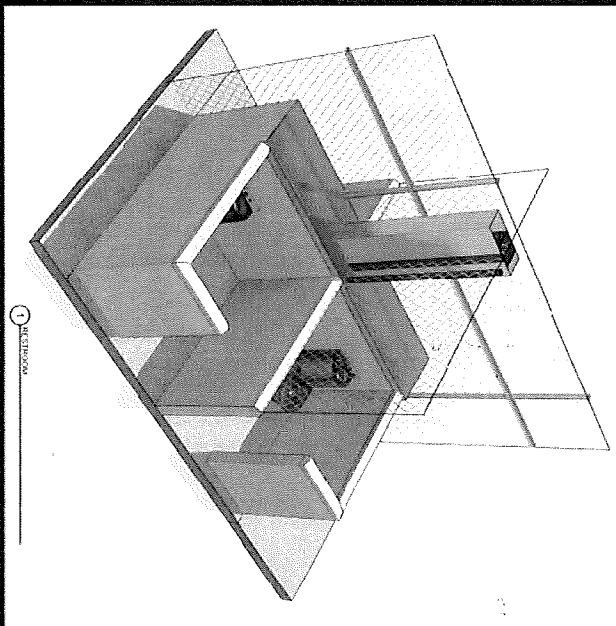
1 Recreation yard has 12 operational hours available a
day X 7 days a week = 84 hours

2.4 Recreation yards are needed to provide the 200
hours of time to the same population.

24 additional recreation yards needed



PROPOSED SPACE



TITLE 24

1231.2.10 Exercise area.

An outdoor exercise area or areas must be provided in every Type II and Type III facility. The exercise area shall accommodate the ability for large muscle activities, be equipped with a place for rest, and provide:

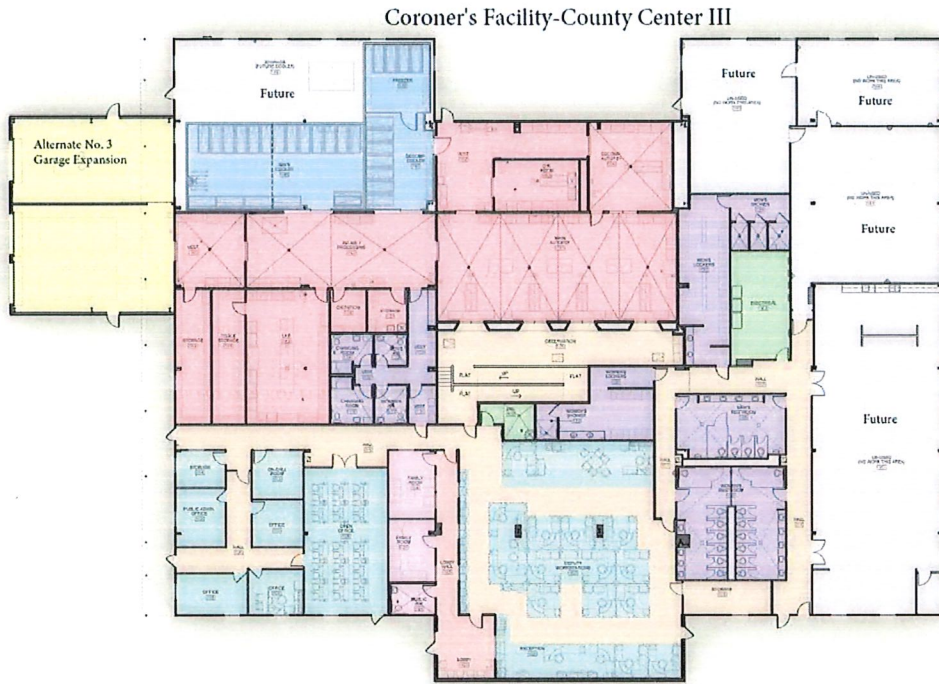
1. Natural light and access to fresh air;
2. Security and supervision appropriate to the level of custody;
3. At least one exercise area of not less than 600 square feet (55.7 m²);
4. Minimum clear height must be 15 feet (4572 mm);
5. Lighting to allow for evening activities;
6. Free access to a toilet, wash basin, and drinking fountain as provided in Section 1231.3;
7. Access for people with disabilities; and
8. Minimum number of square feet of surface area will be computed by multiplying 80 percent of maximum rated population by 50 square feet (4.7 m²) and dividing the result by the number of one-hour exercise periods per day.

Type IV facilities shall have an outdoor recreation area or access to community recreation facilities.



QUESTIONS?

Request for Use of Public Facility Fee Funds
 Sheriff-Coroner Equipment Needs
 (All categories except for "Roads" and "Other County Facilities")



Sheriff-Coroner's Facility Project, located at County Center III, Building Two, 921 County Center Court, Modesto,, California showing floor plan illustration of building use plan.

Date: February 19, 2015

Department Name: Sheriff's Coroner Office

PFF Category: Fund 2410 – Sheriff

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

PFF Cash Balances as of 2/5/15	Amount
Fund 2410 - Sheriff	561,701.94
Fund 6410 - Sheriff Patrol	18,394.99
Total PFF Cash as of 2/5/15	580,096.93
Coroner Project	
	Amount
PFF Approved for Furniture, Fixtures & Equipment (FF&E) on Board Item #2012-570	255,918.00
PFF Request 02.19.15	79,851.00
Estimated FF&E Project Total	335,769.00
PFF Transfers Out (Fund 2410)	
JV CEO CP000188 - Posted June 2013 - Item #2012-570	(6,174.26)
Total PFF Approved for FF&E Remaining	329,594.74
Total Unobligated Cash for Funds 2410 & 6410 as of 2/5/15	250,502.19



DEVELOPMENT IMPACT FEE STUDY FIRE FACILITIES

MAY 2024



Capitol | PFG

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SECTION 1: EXECUTIVE SUMMARY

The Burbank Paradise Fire Protection District ("District") provides fire protection, fire prevention, emergency medical to a portion of Stanislaus County southwest of the City of Modesto.

This Development Impact Fee Study ("Study") is intended to update the development impact fee imposed by the District. This report summarizes an analysis of the need for fire facilities and equipment to accommodate new development within the District's boundaries and documents a reasonable relationship between new development, the fee, and the facilities and capital equipment to be funded.

Stanislaus County has and will continue to experience growth. As a consequence, local public works are faced with the challenge of providing service to an expanding customer base with limited resources for improving the infrastructure necessary to accommodate such expansion. The District also faces the challenge of providing fire facilities and services to new development within its boundaries. The impact fees collected as a result of new construction provides a funding source for the construction of fire facilities and purchase of vehicles and equipment necessary for this purpose.

This Study calculates the development impact fee based on the current values of all fire equipment and facilities necessary to protect current residents at current service levels. This fee is translated into a per square foot cost that is imposed on any new construction which may occur. Impact fees paid will allow for the District to provide the necessary facilities, vehicles, and equipment necessary to maintain current service levels.

This report supports the adoption of a development impact fee for fire facilities of **\$2.02** per square foot of new construction. The methods used to calculate impact fees in this report are intended to satisfy all legal requirements governing such fees, including provisions of the California Constitution and the Mitigation Fee Act (California Government Code Section 66000 et. seq.).

Upon the submittal of this Study to the District, the Board of Directors of the District ("Board"), along with District Staff will review and evaluate the report for accuracy. The Board of Directors will also evaluate the recommended actions and provide policy direction. Once the Board is satisfied that the legislative requirements of Government Code section 66000 et. seq. have been met and the fee recommendations are valid, the Board shall submit a recommendation regarding the fee adjustments to the Stanislaus County Board of Supervisors for enactment.

After accepting and considering public input, the County Board of Supervisors shall vote to approve the findings and a resolution to set the appropriate fees. If accepted, the fees would be imposed pursuant to the County's development "police powers" under Article XI, section 7, of the California Constitution.

SECTION 2: THE MITIGATION FEE ACT

This brief summary of the legal framework for development fees is intended as a general overview. It was not prepared by an attorney and should not be treated as legal advice.

In 1987, the California Legislature adopted Assembly Bill 1600 which established a uniform process for formulating, adopting, imposing, collecting, accounting for, and protesting impact fees. In order to impose an impact fee, a local agency must go through a process to establish a reasonable relationship between a development project and the public improvement for which the development fee is charged.

The most important part of AB 1600 is the requirement for findings that connect any impact stemming from a development project to the type and amount of the fee imposed or what is commonly referred to as the "Nexus" requirement. Government Code Section 66001 states that after January 1, 1989, in any action "establishing, increasing, or imposing a fee as a condition of approval of a development project," the local agency shall do all of the following:

- 1) Identify the purpose of the fee.
- 2) Identify how the fee is to be used. If the use is for financing public facilities, the facilities shall be identified.
- 3) Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.
- 4) Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- 5) Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

Purpose of the Fee

The purpose of this development impact fee is to ensure that new development within the District pays its proportionate share of the capital investments to be made by the District along with its share of future capital costs, which are necessary to provide fire protection, fire suppression and other fire safety services adequate to accommodate a growing service population. The District is prudent in requiring that new development not burden existing property owners with the cost of public facilities required to accommodate growth. The District can further this objective through the imposition of development impact fees. The purpose of the development impact fee is to implement this policy by providing a funding source from new development for capital improvements to serve that development. The fee helps to ensure that the level of service is maintained as new development offsets the increased costs of providing service as growth occurs.

Use of the Fee

The Fee will be used to fund expansion, refurbishment and/or addition of Fire Facilities (land, buildings, other structures, apparatus and vehicles, equipment and related financing costs) to mitigate the impact of new development on the need for such facilities within the District, as well as to fund the administration of the Fee Program (Fee collection, accounting, reporting, nexus studies, and other expenses related to compliance with the Act requirements). The Fee revenue will not be used to fund operations, maintenance, or existing facility deficiencies that do not expand the District's system capacity.

Benefit Relationship

The District will restrict fee revenues as described above under Use of the Fee. Fire Facilities funded by the fee will further the existing District-wide network of services accessible to the additional residences and businesses associated with new development. Thus, there is a reasonable relationship between the use of fee revenues and the residential and non-residential types of new development that will pay the fee.

Burden Relationship

The purpose of assessing an impact fee is to provide the capital resources necessary to maintain the existing level of service for fire protection, emergency medical response, rescue and extrication, containment and mitigation of hazardous materials exposure, and other life safety services that is required of a growing service population. Based on the District's historical experience in responding to calls for service among the varying types of development in its boundaries, it is appropriate to assess the on fee on a uniform basis in order to share the costs on a pro rata basis among existing and new development. Thus, there is a reasonable relationship between the use of the fee and the type of development served by the capital assets funded by the fee.

Proportionality

The reasonable proportionality relationship can be established by identifying the facility costs attributable to future development, then establishing fee rates that allocate those costs in proportion to the demands created by each type of development project. The fee apportions costs between the existing population and new development in a manner proportional to their contribution of the need for that asset. Further, fees are imposed based on building size as measured by habitable and enclosed square feet of each building. Thus, larger buildings that have a greater demand for fire service and related capital facilities and equipment pay a proportionately higher fee than smaller buildings.

Accounting, Reporting and Other Requirements of AB 1600

In addition to the Nexus requirements, AB 1600 also outlines the accounting for future revenue received through imposition of impact fees on new construction projects. AB 1600 requires that upon receipt of a fee, the local agency deposit the fee into a separate capital facilities account or fund, in a manner to avoid any commingling of the fees with other revenues and funds of the agency and expend the fees solely for the purpose for which the fee was collected. Interest gained on the capital facilities accounts or funds shall be separated, accounted for, and expended in the same manner.

The agency shall make findings once each fiscal year with respect to any portion of the fee remaining unexpended or uncommitted in its account five or more years after the deposit of the fee. The finding shall identify the purpose to which the fee is to be put and to demonstrate a reasonable relationship between the fee and the purpose for which it was charged.

The agency shall refund to the current record owner(s) of the project, on a prorated basis, the unexpended or uncommitted portion of the fee, with interest, for which the required findings cannot be made. Upon certain circumstances, with appropriately noticed hearings, the legislation allows alternative actions.

The agency shall annually adopt and update, by resolution at a publicly noticed hearing, any capital improvement plan defined in this legislation.

SECTION 3: METHODOLOGY FOR IMPACT FEE STUDY

Development impact fees are calculated to fund additional Fire Facilities that are a direct result of growth due to new development. In order to fund Fire Facilities needed due to growth occurring within the District, it is necessary to determine what the appropriate fee should be. There are four basic steps followed in the calculation of any development impact fee, these include:

1. Prepare growth projections;
2. Identify facility standards;
3. Determine the amount and cost of facilities required to accommodate new development based on facility standards and growth projections;
4. Calculate the public facilities fee by allocating the total cost of facilities per unit of development (on a square foot basis).

Facility Standards Methodology

One important issue in development impact fee studies is the identification of facility standards. Facility standards determine new development's total need for new facilities and each development unit's fair share of those needs. Standards also ensure that new development does not fund deficiencies associated with existing development.

The District will determine the size and location of Fire Facilities necessary to ensure they will be sufficient to accommodate the personnel needed to serve the amount of new development anticipated. This study uses the District's existing inventory of Fire Facilities combined with planned Fire Facilities needed to accommodate future development as the District's facilities standard. The District's existing inventory of Fire Facilities serve the entire District and will serve future development. Further, additional Fire Facilities will be needed to serve the anticipated future service population because of new development.

The District currently provides fire and emergency response services to a large response area. Given the District's size and protection facilities, vehicles, and equipment available at any one time, it is understandable that new construction will only exacerbate the protection challenges of the District. Given such facts, the District has determined that current service levels will be used as a benchmark and that new construction will not adversely affect these service levels.

To mitigate new construction's impact on the District's service capabilities, new development must be required to pay development impact fees. Assuming that the current levels of service being provided to the District's residents are to be considered the standard, any additional construction within the District's boundaries which requires fire or emergency response services, will pay an impact fee that is proportionate to such service. Given the existing demands placed on the District, existing Fire Facilities should not be utilized to accommodate new construction at the expense of existing service levels. To offset the impact of new

development, the development impact fees will be used in accordance with the Use of the Fee as described above.

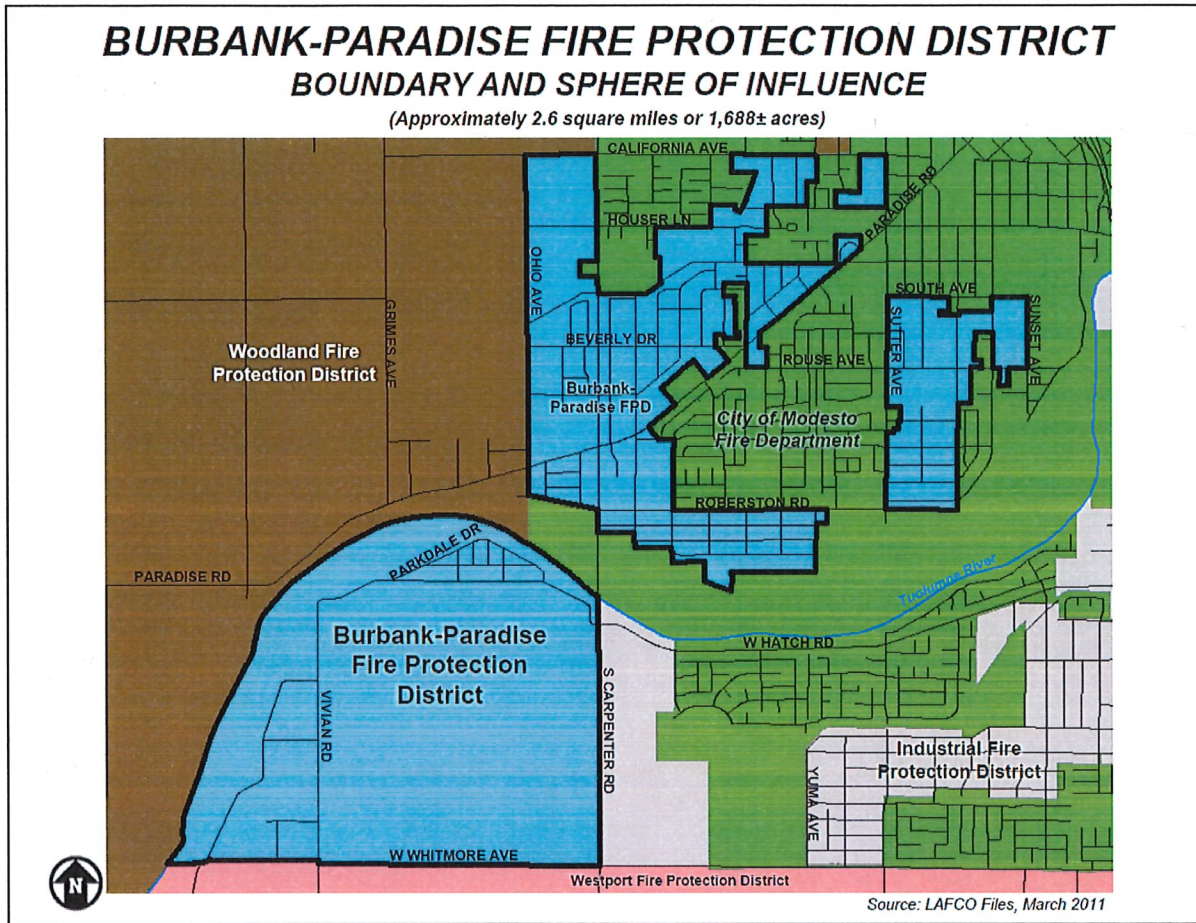
The District’s inventory of existing and planned Fire Facilities is used as part of the basis for calculating the District's facility standard. This standard is used to determine new development's fair share obligation for expanded Fire Facilities as growth occurs. The District’s existing Fire Facilities described in this Report currently serve the entire District. The facility standard utilized in the Study will specifically benefit any new development that will occur within the District as it will fund the expansion of Fire Facilities at the same standard currently serving existing development.

The District has the flexibility to alter the list of necessary Fire Facilities shown in this report as conditions change. If the overall cost of facilities necessary to mitigate the anticipated residential and non-residential growth is altered significantly then the District should update this fee program to incorporate those changes.

SECTION 4: DISTRICT DEMOGRAPHIC DATA

The District serves an unincorporated portion of the County of Stanislaus, southwest of the City of Modesto. As shown in **Figure 1**, the District boundaries are not contiguous and is comprised of four separate areas.

FIGURE 1



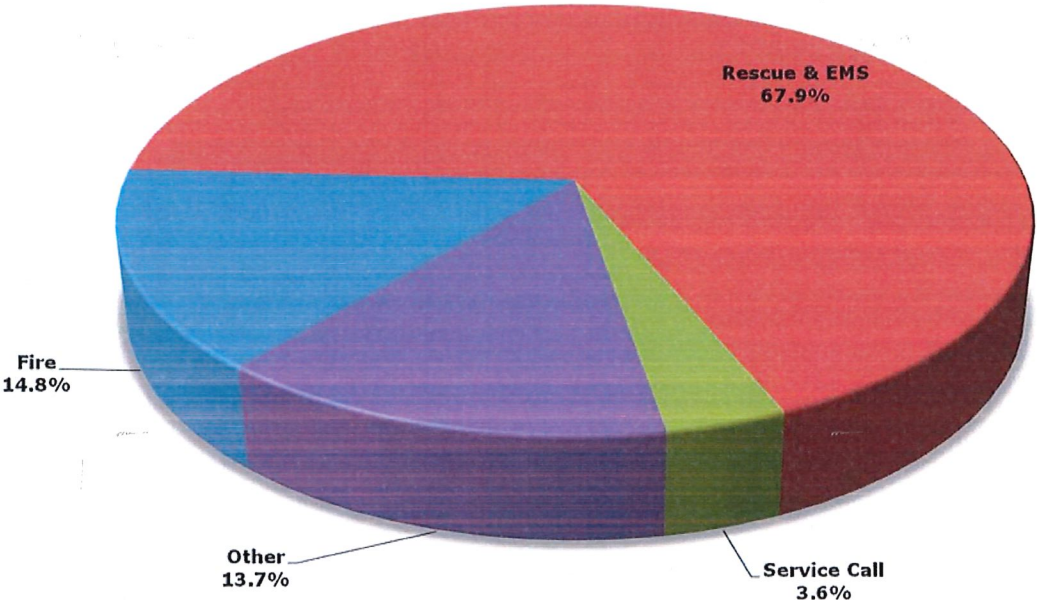
The District was established in 1942 and is responsible for the protection of a variety of geographical areas, ranging from residential neighborhoods, commercial and industrial buildings, as well as rural areas. The District covers 4.16 square miles and serves a population of approximately 15,600 people residing in almost 2,400 housing units.

Other District Information

The District provides a full range of services, including fire prevention, fire suppression, and emergency medical response in addition to a variety of other miscellaneous requests. The District is a Special District, a self-governed agency led by a five-member Board of Directors, and is composed of 3 full-time employees and 25 part time employees.

The District responded to 3,233 service calls from 2022 through 2023. Rescue and EMS calls amounted to 67.9% of the service calls, as shown in Chart 1. On average the District had approximately 1,617 service calls per year over the past two years.

CHART 1
Over the Past 2 Years the District Received 3,233 Service Calls



Source: Burbank Paradise Fire Protection District

SECTION 5: EXISTING ASSETS

Facilities

The District currently operates out of one fire station that was built in 1948 and is located at 1313 Beverly Drive, Modesto CA. According to the District, the insured value of the fire station is \$2,147,102.

Vehicles and Capital Equipment

The District’s apparatus, vehicle and equipment inventory is shown below in **Table 1**.

Table 1

Burbank-Paradise Fire Protection District Apparatus, Vehicle and Equipment Inventory		
Type	Year	Estimated Cost Basis ⁽¹⁾
Apparatus/Vehicle		
GMC Antique Fire Truck	1948	\$10,000
Seagrave Pumper	2004	\$300,000
Ford F550 First Responder	2013	\$175,000
Ford F350 First Responder	2017	\$33,000
International Brush	2019	\$350,000
Seagrave Pumper	2023	\$832,328
Equipment		
Station Equipment	-	\$779,592
Apparatus/Vehicle Equipment	-	\$40,000
Total		\$2,519,920

(1) Based on insured value.
Source: Burbank Paradise Fire Protection District

SECTION 6: ANTICIPATED GROWTH

Residential Development

Using ParcelQuest it was determined that over the last eight years, the District has seen the addition of 1 residential unit per year, as shown in **Table 2** below. It is expected that this rate of growth will continue over the next eight years for a total of approximately 8 new residential units.

TABLE 2

8 Year Historical Residential Development	
Year	# of Residential Units
2016	1
2017	1
2018	3
2019	1
2020	1
2021	2
2022	0
2023	0
Average	1

Source: ParcelQuest

To estimate the square footage of new residential development, the average square footage of residential units built within the District over the last five years was determined using ParcelQuest and then applied to the estimated number of units expected to be built over the next 8 years.

TABLE 3

Estimated Residential Development Square Footage		
Total Estimated # of Units	Average Current Residential Square Footage	Estimated Square Footage
8	1,397	11,176

As the demand for fire suppression and emergency response increases due to new construction, the capabilities and overall quality of protection services and personnel provided degrades proportionally. The only plausible mitigation from the District’s perspective is the addition and refurbishment of facilities, equipment, and apparatus to provide existing service levels to any new construction which may occur. This is accomplished through the

modernization and upgrade of existing facilities, or the construction of entirely new facilities. This will serve to support timely response and maintain adequate supplies of apparatus and equipment so that the District may maintain its current service levels while accommodating any new growth.

As residential construction continues, an inherent demand for commercial facilities may also be created. As these developments may significantly affect the District's service requirements, the District must consider these properties when planning and assessing its ability to maintain current levels of service to existing residents and as well these new properties that will be added to its service population.

SECTION 7: NECESSARY FACILITIES

Existing Capital Resources

As previously detailed in Section 5 and summarized in **Table 4** below, the District has invested approximately \$4.2 million into its capital assets.

TABLE 4

Capital Asset Summary	
Type of Asset	Estimated Cost Basis ⁽¹⁾
Facilities	\$2,147,102
Apparatus and Vehicles	\$1,700,328
Equipment	\$819,592
Total	\$4,667,022

(1) Based on insured value.

Future Apparatus, Vehicle & Capital Equipment Costs

The District has a policy that new development will not adversely impact the existing service levels and subsequently response capabilities. As the District's existing fleet ages, apparatus and equipment will need to be purchased or refurbished to both meet the demands of the existing service population and offset the increased demand and meet District standards. The District has projected that it will require refurbishment of the apparatus, vehicles, and equipment shown in **Table 5**.

TABLE 5

Equipment Needs	
Type	Estimated Cost
Apparatus and Equipment Refurbishment	\$225,000

Source: Burbank Paradise Fire Protection District

Total Estimated Costs

Adding together the current capital assets with the cost of improvements to the existing stations and new apparatus results in the total estimated capital impact from new development in the District, as shown in **Table 6**.

TABLE 6

Combined Total Capital Assets and Future Costs	
Type of Asset	Total Estimated Value/Costs
Current Capital Assets	\$4,667,022
Future Improvement Costs	\$225,000
Total Estimated Capital Impact	\$4,892,022

Source: Burbank Paradise Fire Protection District

The District is currently utilizing its General Fund revenues to fund existing expenditures and will not have dedicated capital funds to offset the cost of future capital needs.

SECTION 8: DEVELOPMENT IMPACT FEE CALCULATION

To properly express the impact of new construction on the service quality and capabilities of the District, the District's impact fee will be justified by taking the total value of assets of the District and dividing the value across all assessable square footage within the District boundaries. Then, the average size of units within the District will be applied to the per unit value to determine a per square foot value.

Impact Fee Calculation

To calculate the amount of the development impact fee necessary on a per square foot basis, for all properties within the District's boundaries, we will identify the cost to provide facilities and equipment to new construction at existing levels. To accomplish this goal, we must first identify the total square footage of structures within the District. The impact fee calculated will include solely on structures with assessable square footage.

As described in Section 7, the estimated square footage of new construction within the District is 11,176. Using ParcelQuest it was determined that there is currently 2,462,714 total square footage of building space within the District. As shown in **Table 7**, over the next 8 years the District expects to have approximately 2.5 million square feet of building space within its boundaries.

TABLE 7

Estimated Current and Future Development by Square Footage	
	Square Footage
Current Structures	2,462,714
Anticipated New Construction	11,176
Total Square Footage	2,473,890

To calculate the amount of the development impact fee necessary, on a per square foot basis, we first identify the unfunded facilities cost of \$4,892,022, as stated in Section 8. We then determine the total square footage of residential, commercial, and industrial construction within the District, which is 2,473,890 square feet. Finally, we divide the total facilities cost (\$4,441,626) by the total square footage of building space within the District (2,473,890 square feet).

TABLE 8

Impact Fee Calculation	
Total Estimated Costs	\$4,892,022
Future Service Square Footage	2,473,890
Cost per Square Foot	\$1.98

Therefore, as shown in **Table 8**, the District can justify a development impact fee for fire facilities of **\$1.98** per square foot of new construction.

Imposing the Fee on Different Property Types

The District serves non-residential parcels with the same capital equipment as residential parcels, based on the relative size of the development, with a more equipment intense response for larger buildings. For all calls that the District responds to, the Type 1 engine is the first to respond, with the exception of wildfire/vegetation calls, when the Type 3 engine is first. The type of property does not impact the apparatus or equipment that is used for response. As such, the same fee is applied to all new construction, regardless of the use of the property. Imposing the impact fee on a per square foot basis provides for proportionate funding based on the size of the building and the resulting fire response.

As stated above, the District can justify a development impact fee for fire facilities of \$1.98 per square foot of new construction. In addition to the cost of fire facilities and equipment necessary to serve new development, there is an administrative cost to the District to justify, impose and collect development impact fees. The administrative cost is estimated to be 2% of the fee. As such, approximately \$0.04 is added to the fee to cover the cost of administering the fee program bringing the total fee up to **\$2.02** per square foot of new construction.

SECTION 9: ASSESSING THE FEE

The fee is a uniform fee that will be applicable to new construction, including residential, commercial, office, and industrial building space as well as to additions to existing buildings which requires the issuance of a permit or approval from the County of Stanislaus.

Future large or specialized commercial/industrial development may require special considerations and should be judged on a project-by-project basis. Commercial and industrial development should be reevaluated during the routine review of impact fees for fire and hazmat response data to support the different fee structure. An in-lieu mitigation agreement may be needed in order to adequately collect mitigation fees from commercial and/or industrial development with unique considerations.

Residential categories other than single-family dwellings, are differentiated by their size as the fee is assessed on a per square foot basis. These fees are recommended to include the square footage of all classes of covered structures constructed within the District.

SECTION 10: IMPLEMENTATION

If the District Board concurs with and chooses to increase the fee as provided for in this study, the following process should be followed for fee implementation.

Fire District Board Approval

The District Board should adopt a resolution and make a recommendation to the County Board of Supervisors to adopt this fee pursuant to the County's "police powers" under Article XI, section 7 of the California Constitution.

County Board of Supervisors Approval

The County Board of Supervisors should adopt the proposed fee schedule in compliance with California Government Code section 66016 through 66018. The County should:

- ◆ 30 days before the County approves the fee, the County must post a notice of public hearing on their website and where notices are physically posted;
- ◆ Send a notice of a public hearing at least 14 days prior to the hearing to any party that has submitted a written request for such a notice. Have this report and all supporting documentation available for review by the public at least 10 days prior to the hearing. Publish notice of the public hearing in a newspaper of general circulation at least 10 days prior to the scheduled hearing, with a second notice published at least 5 days after the first hearing notice. The notice should include the time and place of the meeting as well as a general explanation of the matter to be considered;
- ◆ Hold the public hearing to consider adoption of the development impact fee;
- ◆ Adopt an implementing ordinance to establish the County and Fire District's authority to impose the proposed fee and automatically adjust the fee annually for inflation, and adopt a resolution or ordinance to set the fee;
- ◆ Begin collecting the fee no sooner than 60 days following adoption of the ordinance and resolution.

Fee Accounting

The District should deposit all fee revenues into a restricted public facility fee account. Interest earned on fund balances should be credited to the fund.

Use of the Fee

The District should only use fee revenues for capital expenditures that expand the District ability to deliver fire services to accommodate new development. Use of the fee in this manner

documents a reasonable relationship between new development and the use of fee revenue. The Fire District may alter the scope of the capital expenditures or substitute new capital projects as long as the project continues to represent an expansion of the District's capabilities. If the total cost of all capital expenditures varies from the total cost used as a basis for the fee, the District should revise the fee accordingly.

Fee Exemptions

The following development projects are exempted from payment of the fee:

- ◆ Structures owned by a governmental agency.
- ◆ Structures which are reconstructed, so long as the square footage of the reconstructed structure is no greater than the square footage of prior structure.
- ◆ Structures found to have no impact on the District's fire system.
- ◆ Accessory dwelling units less than 750 square feet.

Inflation Adjustment

The District should adjust the fee annually for inflation in the cost of the capital expenditures to be funded by the fee. A construction cost index should be based on a reputable and easily identifiable source such as the *Engineering News Record*. Any inflationary adjustment must first be authorized in the enacting resolution or ordinance approved by the County.

Reporting Requirements

The District should comply with the annual and five-year reporting requirements of Government Code section 66000 et. seq. Annually, the District must identify the fee revenues received and for what purposes they were expended.

To: Board of Directors
From: Peter Golling, Fire Chief
Agenda Title: Development Impact Fee Study – Fire Facilities
Meeting Date: 5, 21 2024

Discussion:

Special districts are allowed to charge and collect development impact fees, or development impact mitigation fees, under the Mitigation Fee Act (Gov. Code §66000, et seq.) The fees are imposed by public agencies to mitigate the costs of providing infrastructure and facility improvements needed to serve new development. Development impact fees are implemented to ensure that new development pays a proportionate share for infrastructure and facilities required to serve such new development. Special districts may consider and adopt development impact fees programs, but only public agencies with land use authority (Stanislaus County) may adopt and collect such fees. The fee study evaluates the nexus (reasonable relationship) between projected development in the fee program and the necessary fire facilities to be funded by the development impact fee program.

After the special district proposed fee program is vetted by the Stanislaus County Public Facilities Fees Committee, arrangements can be made for the Stanislaus Board of Supervisors. To adopt the fee program A public hearing is required before the approval of a development impact fee program. Following the Board of Supervisors public hearing and subsequent adoption of the Burbank Paradise Development Impact Fee Study there is a 60-day waiting period prior to the fees becoming effective.

Fiscal Impact:

The fiscal impact will vary by the level of future development subject to the fee program.

Requested Action:

Motion to Adopt Resolution 2024-3 of the Board of Directors of the Burbank Paradise Fire Protection District adopting the Burbank Paradise Fire Protection District Development Impact Fee Study

**RESOLUTION 2024- 3 OF THE BOARD OF DIRECTORS OF THE
BURBANK PARADISE FIRE PROTECTION DISTRICT RECOMMENDING TO THE STANISLAUS
COUNTY BOARD OF SUPERVISORS THE ADOPTION OF THE DEVELOPMENT
IMPACT FEE STUDY AND IMPLEMENTING THE DEVELOPMENT IMPACT FEE FOR ALL
DEVELOPMENT WITHIN THE BOUNDARIES OF THE BURBANK PARADISE FIRE PROTECTION
DISTRICT**

- WHEREAS,** RESOLVED, by the Board of Directors of the Burbank Paradise Fire Protection District (the "District") as follows:
- WHEREAS,** pursuant to Government Code section 66001 the District, through the County of Stanislaus, may levy a fee on all new residential, commercial, and industrial development within the District boundaries, to fund the capital equipment and facilities construction needs of the District;
- WHEREAS,** the County of Stanislaus holds the police power to enact an increase in the development impact fees on behalf of the District;
- WHEREAS,** the District has a plan which states an overall vision for the construction and equipping of stations in order to meet the demands of the citizens within the District;
- WHEREAS,** the District has performed a study to assess the impact on the District's facilities from residential, commercial, and industrial development and established a nexus between such development and the need for funding to construct facilities;
- WHEREAS,** the impact fees collected shall be used to finance the public facilities described or identified in the *Burbank Paradise Fire Protection District Development Impact Fee Study* or other public facility master plans as may from time to time be adopted by the Governing Board of the District;
- WHEREAS,** after considering the specific project descriptions and cost estimates identified in the *Burbank Paradise Fire Protection District Development Impact Fee Study*, the Governing Board approves such project descriptions and cost estimates and finds them reasonable as the basis for calculating and imposing certain impact fees.

NOW, THEREFORE, it is hereby ORDERED and DETERMINED, as follows:

- Section 1.* The *Burbank Paradise Fire Protection District Development Impact Fee Study* is hereby adopted by the District.
- Section 2.* The Board of the District recommends to the Board of Supervisors of the County of Stanislaus the adoption and implementation of an increase in the Fire Mitigation Fee on behalf of the District as set forth in the *Burbank Paradise Fire Protection District Development Impact Fee Study* under the police powers granted to the County in order to support public services.
- Section 3.* The fee shall be solely used (1) for the purposes described in the *Burbank Paradise Fire Protection District Development Impact Fee Study*, or (2) for reimbursing the District for the development's fair share of those capital improvements already constructed by the District.
- Section 4.* Annually, as part of the budget process, the Fire Chief shall review the estimated cost of the described capital improvements, the continued need for those improvements and the reasonable relationship between such need and the

impacts of the various types of development pending or anticipated and for which the fee is charged.

Section 5. The development impact fees, including any increases for inflation as authorized by the State, shall be collected prior to the issuance of a building permit on each eligible unit, based on the habitable and enclosed square footage of the building.

APPROVED AND ADOPTED on this 5 day of 2nd 2024.

On motion of Director Curtis King, Seconded by Director Rudy Cano.

And approved by the following vote:

Ayes:	Directors:	<u>4</u>
Nays:	Directors:	<u>0</u>
Excused or Absent:	Directors:	<u>0</u>
Abstaining:	Directors:	<u>0</u>

ATTEST:

Curtis King
Board President

Victoria Santillan
Board Secretary



DEVELOPMENT IMPACT FEE STUDY FIRE FACILITIES

SEPTEMBER 2024



Capitol | PFG

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SECTION 1: EXECUTIVE SUMMARY

The Stanislaus Consolidated Fire Protection District ("District") provides fire protection, fire prevention, emergency medical, hazardous materials, technical rescue and disaster response to the cities of Riverbank, Waterford and the communities of Empire, Hickman, La Grange, the Airport Neighborhood and the Beard Industrial Tract in eastern Stanislaus County.

This Development Impact Fee Study ("Study") is intended to update the development impact fee imposed by the District. This report summarizes an analysis of the need for fire facilities and equipment to accommodate new development within the District's boundaries and documents a reasonable relationship between new development, the fee, and the facilities and capital equipment to be funded.

Stanislaus County has and will continue to experience growth. As a consequence, local public works are faced with the challenge of providing service to an expanding customer base with limited resources for improving the infrastructure necessary to accommodate such expansion. The District also faces the challenge of providing fire facilities and services to new development within its boundaries. The impact fees collected as a result of new construction provides a funding source for the construction of fire facilities and purchase of vehicles and equipment necessary for this purpose.

This Study calculates the development impact fee based on the current values of all fire equipment and facilities necessary to protect current residents at current service levels. This fee is translated into a per square foot cost that is imposed on any new construction which may occur. Impact fees paid will allow for the District to provide the necessary facilities, vehicles, and equipment necessary to maintain current service levels.

This Study supports the adoption of a development impact fee for fire facilities of **\$0.81** per square foot of new construction. The methods used to calculate impact fees in this report are intended to satisfy all legal requirements governing such fees, including provisions of the California Constitution and the Mitigation Fee Act (California Government Code Section 66000 et. seq.).

Upon the submittal of this Study to the District, the Board of Directors of the District ("Board"), along with District Staff will review and evaluate the report for accuracy. The Board of Directors will also evaluate the recommended actions and provide policy direction. Once the Board is satisfied that the legislative requirements of Government Code section 66000 et. seq. have been met and the fee recommendations are valid, the Board shall submit a recommendation regarding the fee adjustments to the various land use agencies (County of Stanislaus, City of Riverbank and City of Waterford) for implementation.

After accepting and considering public input, the County and each City shall vote to approve findings and a resolution to set the appropriate fees. If accepted, the fees would be imposed pursuant to the Board of Supervisor's or the Councils' "police powers" under Article XI, section 7, of the California Constitution.

SECTION 2: THE MITIGATION FEE ACT

This brief summary of the legal framework for development fees is intended as a general overview. It was not prepared by legal counsel and should not be treated as legal advice.

In 1987, the California Legislature adopted Assembly Bill 1600 which established a uniform process for formulating, adopting, imposing, collecting, accounting for, and protesting impact fees. In order to impose an impact fee, a local agency must go through a process to establish a reasonable relationship between a development project and the public improvement for which the development fee is charged.

The most important part of AB 1600 is the requirement for findings that connect any impact stemming from a development project to the type and amount of the fee imposed or what is commonly referred to as the "Nexus" requirement. Government Code Section 66001 states that after January 1, 1989, in any action "establishing, increasing, or imposing a fee as a condition of approval of a development project," the local agency shall do all of the following:

- 1) Identify the purpose of the fee.
- 2) Identify how the fee is to be used. If the use is for financing public facilities, the facilities shall be identified.
- 3) Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.
- 4) Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- 5) Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

Purpose of the Fee

The purpose of this development impact fee is to ensure that new development within the District pays its proportionate share of the capital investments to be made by the District along with its share of future capital costs, which are necessary to provide fire protection, fire suppression and other fire safety services adequate to accommodate a growing service population. The District is prudent in requiring that new development not burden existing property owners with the cost of public facilities required to accommodate growth. The District can further this objective through the imposition of development impact fees. The purpose of the development impact fee is to implement this policy by providing a funding source from new development for capital improvements to serve that development. The fee helps to ensure that the level of service is maintained as new development offsets the increased costs of providing service as growth occurs.

Use of the Fee

The Fee will be used to fund expansion, refurbishment and/or addition of Fire Facilities (land, buildings, other structures, apparatus and vehicles, equipment and related financing costs) to mitigate the impact of new development on the need for such facilities within the District, as well as to fund the administration of the Fee Program (Fee collection, accounting, reporting, nexus studies, and other expenses related to compliance with the Act requirements). The Fee revenue will not be used to fund operations, maintenance, or existing facility deficiencies that do not expand the District's system capacity.

Benefit Relationship

The District will restrict fee revenues as described above under Use of the Fee. Fire Facilities funded by the fee will further the existing District-wide network of services accessible to the additional residences and businesses associated with new development. Thus, there is a reasonable relationship between the use of fee revenues and the residential and non-residential types of new development that will pay the fee.

Burden Relationship

The purpose of assessing an impact fee is to provide the capital resources necessary to maintain the existing level of service for fire protection, emergency medical response, rescue and extrication, containment and mitigation of hazardous materials exposure, and other life safety services that is required of a growing service population. Based on the District's historical experience in responding to calls for service among the varying types of development in its boundaries, it is appropriate to assess the on fee on a uniform basis in order to share the costs on a pro rata basis among existing and new development. Thus, there is a reasonable relationship between the use of the fee and the type of development served by the capital assets funded by the fee.

Proportionality

The reasonable proportionality relationship can be established by identifying the facility costs attributable to future development, then establishing fee rates that allocate those costs in proportion to the demands created by each type of development project. The fee apportions costs between the existing population and new development in a manner proportional to their contribution of the need for that asset. Further, fees are imposed based on building size as measured by habitable and enclosed square feet of each building. Thus, larger buildings that have a greater demand for fire service and related capital facilities and equipment pay a proportionately higher fee than smaller buildings.

Accounting, Reporting and Other Requirements of AB 1600

In addition to the Nexus requirements, AB 1600 also outlines the accounting for future revenue received through imposition of impact fees on new construction projects. AB 1600 requires that upon receipt of a fee, the local agency deposit the fee into a separate capital facilities account or fund, in a manner to avoid any commingling of the fees with other revenues and funds of the agency and expend the fees solely for the purpose for which the fee was collected. Interest gained on the capital facilities accounts or funds shall be separated, accounted for, and expended in the same manner.

The agency shall make findings once each fiscal year with respect to any portion of the fee remaining unexpended or uncommitted in its account five or more years after the deposit of the fee. The finding shall identify the purpose to which the fee is to be put and to demonstrate a reasonable relationship between the fee and the purpose for which it was charged.

The agency shall refund to the current record owner(s) of the project, on a prorated basis, the unexpended or uncommitted portion of the fee, with interest, for which the required findings cannot be made. Upon certain circumstances, with appropriately noticed hearings, the legislation allows alternative actions.

The agency shall annually adopt and update, by resolution at a publicly noticed hearing, any capital improvement plan defined in this legislation.

SECTION 3: METHODOLOGY FOR IMPACT FEE STUDY

Development impact fees are calculated to fund additional Fire Facilities that are a direct result of growth due to new development. In order to fund Fire Facilities needed due to growth occurring within the District, it is necessary to determine what the appropriate fee should be. There are four basic steps followed in the calculation of any development impact fee, these include:

1. Prepare growth projections;
2. Identify facility standards;
3. Determine the amount and cost of facilities required to accommodate new development based on facility standards and growth projections;
4. Calculate the public facilities fee by allocating the total cost of facilities per unit of development (on a square foot basis).

Facility Standards Methodology

One important issue in development impact fee studies is the identification of facility standards. Facility standards determine new development's total need for new facilities and each development unit's fair share of those needs. Standards also ensure that new development does not fund deficiencies associated with existing development.

The District will determine the size and location of Fire Facilities necessary to ensure they will be sufficient to accommodate the personnel needed to serve the amount of new development anticipated. This study uses the District's existing inventory of Fire Facilities combined with planned Fire Facilities needed to accommodate future development as the District's facilities standard. The District's existing inventory of Fire Facilities serve the entire District and will serve future development. Further, additional Fire Facilities will be needed to serve the anticipated future service population because of new development.

The District currently provides fire and emergency response services to a large response area. Given the District's size and protection facilities, vehicles, and equipment available at any one time, it is understandable that new construction will only exacerbate the protection challenges of the District. Given such facts, the District has determined that current service levels will be used as a benchmark and that new construction will not adversely affect these service levels.

To mitigate new construction's impact on the District's service capabilities, new development must be required to pay development impact fees. Assuming that the current levels of service being provided to the District's residents are to be considered the standard, any additional construction within the District's boundaries which requires fire or emergency response services, will pay an impact fee that is proportionate to such service. Given the existing demands placed on the District, existing Fire Facilities should not be utilized to accommodate new construction at the expense of existing service levels. To offset the impact of new

development, the development impact fees will be used in accordance with the Use of the Fee as described above.

The District's inventory of existing and planned Fire Facilities is used as part of the basis for calculating the District's facility standard. This standard is used to determine new development's fair share obligation for expanded Fire Facilities as growth occurs. The District's existing Fire Facilities described in this Report currently serve the entire District. The facility standard utilized in the Study will specifically benefit any new development that will occur within the District as it will fund the expansion of Fire Facilities at the same standard currently serving existing development.

The District has the flexibility to alter the list of necessary Fire Facilities shown in this report as conditions change. If the overall cost of facilities necessary to mitigate the anticipated residential and non-residential growth is altered significantly then the District should update this fee program to incorporate those changes.

SECTION 4: PREVIOUS STUDIES/CURRENT FEES

The Stanislaus Consolidated Fire Protection District’s previous development impact fee study was prepared in November 2007. Based upon the analysis performed by Capitol Public Finance Group, the development impact fees for fire facilities, shown in **Table 1** below, were approved by the District.

TABLE 1

2007 Justified Fees			
Building Category	Zone 1 (City of Riverbank) Fee Per Square Foot	Zone 2 (City of Waterford) Fee Per Square Foot	Zone 3 (Unincorporated Areas) Fee Per Square Foot
Residential, Commercial and Industrial	\$1.50	\$1.50	\$0.18
Fully Fire Sprinklered	\$1.13	\$1.13	\$0.14
Surcharge for Space Over 30 Feet High	\$0.75	\$0.75	\$0.09
Unoccupied or Non-Electrical Structure	\$0.75	\$0.75	\$0.09

Source: Stanislaus Consolidated Fire Protection District

Following District approval, the District implemented a revised fee structure. Current fees under the revised fee structure are shown in **Table 2**.

TABLE 2

Current Fees	
Building Category	Fee Per Square Foot
Riverbank CEQA	\$0.32
Riverbank CEQA Sprinklered	\$0.24
Waterford CEQA	\$0.49
Waterford CEQA Sprinklered	\$0.37
Waterford CEQA Non-Electrical	\$0.26

Source: Stanislaus Consolidated Fire Protection District

Capitol Public Finance Group was requested by the Stanislaus Consolidated Fire Protection District to provide a single fee Study. The Study is intended to establish the legal and policy basis for the calculation and imposition of impact fees on all new development within the District. Ultimately, this Study will justify a development impact fee to mitigate the increasing amount of development within the District’s boundaries and the rapidly increasing cost of Fire Facilities.

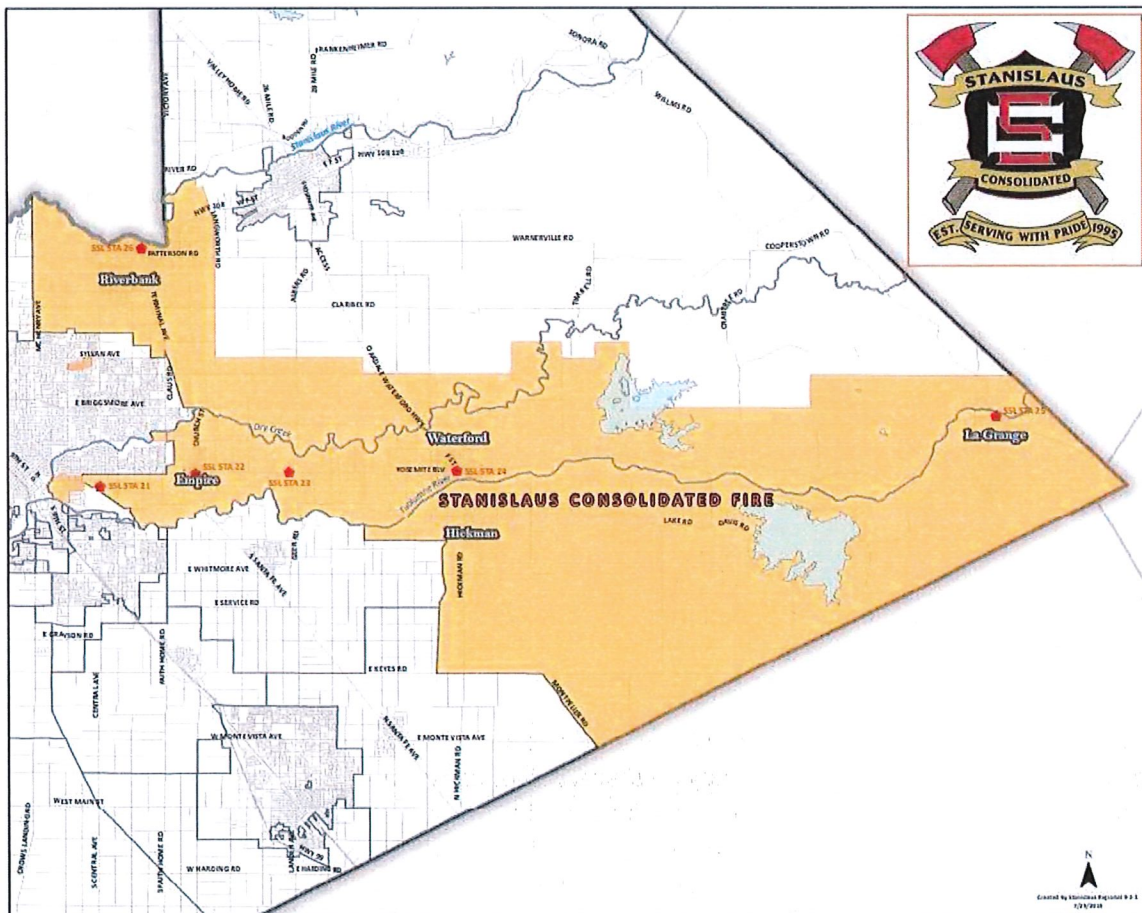
SECTION 5: DISTRICT DEMOGRAPHIC DATA

The District is located in the central to eastern portion of Stanislaus County. The District's boundaries stretch from the eastern edge of McHenry Avenue east to the county lines of Tuolumne, Mariposa and Merced. The District also touches the southern edge of San Joaquin County. Within the District's boundaries are two cities – Riverbank and Waterford – along with several unincorporated communities, including Empire, Hickman, and La Grange. The District also provides service to the Airport Neighborhood, Beard Industrial Tract, the Turlock and Modesto Reservoirs and portions of the Stanislaus and Tuolumne Rivers.

The terrain within the District is mostly flat land and lower rolling hills. There are very large agricultural and wildland areas, the latter prone to wildfires. Suburban areas within the District contain modest to large single-family homes, multi-family residential complexes, a rail system, convalescent/assisted living facilities, and businesses of all types.

The District covers 199 square miles, a map of the District's boundaries is shown in **Figure 1**.

FIGURE 1

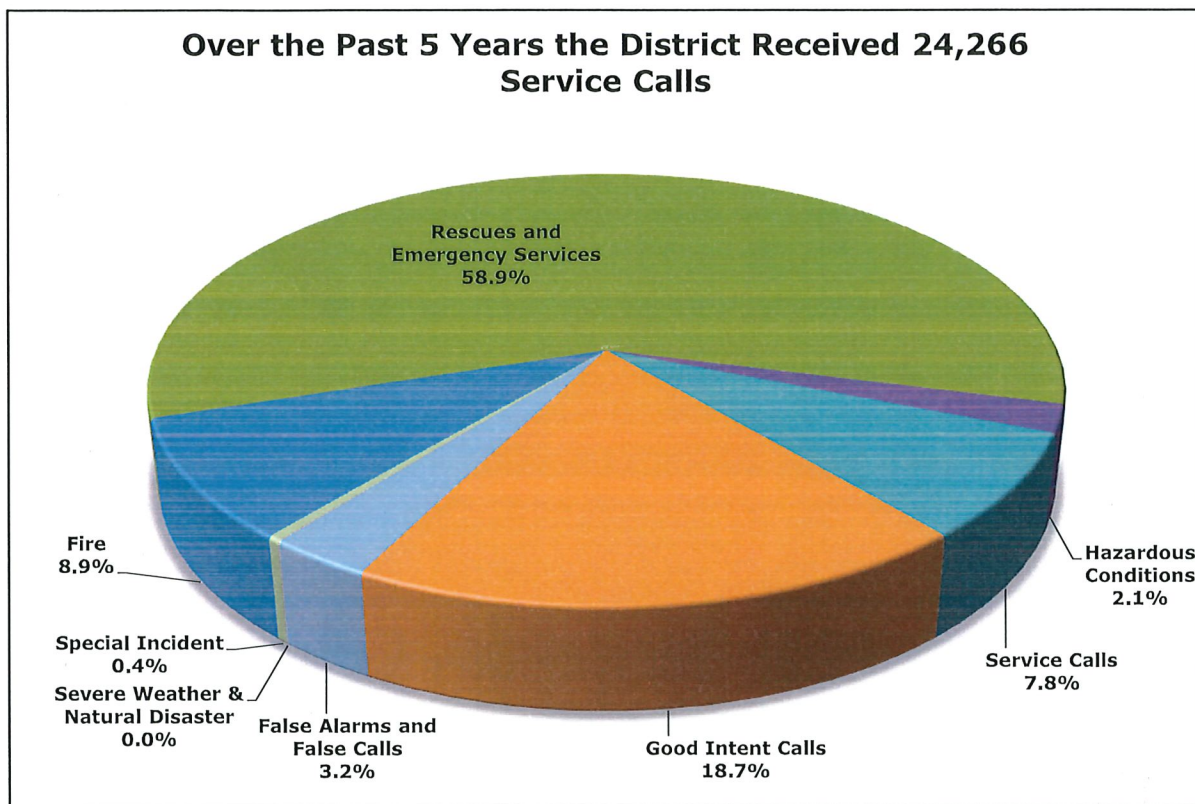


Other District Information

The District provides a full range of services, including fire prevention, fire suppression, and emergency medical response in addition to a variety of other miscellaneous requests. The District is a Special District, a self-governed agency led by a five-member Board of Directors. The District is a career staffed department, with 58 staff members under contract with the City of Modesto to staff these positions. In addition, the District also has mutual and automatic aid agreements with the surrounding fire districts.

The District responded to 36,597 service calls from 2019 through 2023. Rescue and EMS calls amounted to 58.9% of the service calls, as shown in Chart 1. On average the District had approximately 6,853 service calls per year over the past five years.

CHART 1



Source: Stanislaus Consolidated Fire Protection District

SECTION 6: EXISTING ASSETS

Facilities

The District currently operates out of six fire stations. Two are located in Modesto and one in Empire, Waterford, La Grange and Riverbank. Station 25, which is located in the community of La Grange, is owned by the La Grange Homeowners Association and is leased by the District for \$2,400 per year. An inventory of the District’s stations and the year they were constructed is shown in **Table 3** below. The insured value includes an estimated land value of \$300,000 per acre.

TABLE 3

Stanislaus Consolidated Fire Protection District Fire Station Inventory and Estimated Value			
Station Name	Address	Year Built	Estimated Value
21	461 Mitchell Road, Modesto (Airport)	1950	\$925,900
22	4845 Yosemite Boulevard, Empire	1939	\$1,041,100
23	7737 Yosemite Boulevard, Modesto (Fruit Yard)	1985	\$1,243,000
24	129 E Street, Waterford	2017	\$2,240,000
25	30198 Main Street, La Grange	1980	\$19,200
26	3318 and 3324 Topeka Street, Riverbank	1947	\$1,696,700
Total:			\$7,165,900

Source: Stanislaus Consolidated Fire Protection District

Note: Station 25 estimated value is cost of 8-year lease, at \$2,400 per year.

Apparatus, Vehicles and Capital Equipment

The District’s current apparatus and vehicle inventory is shown below in **Tables 4 and 5**. The value of the District’s current capital equipment is not available; however, it was determined that the estimated value of its capital equipment would be equal to 15% of the District’s total value of its existing stations, not including the lease costs for Station 25 (\$7,146,700), and apparatus and vehicles (\$5,444,940). Therefore, the District’s current capital equipment is valued at \$1,888,746.

TABLE 4

Stanislaus Consolidated Fire Protection District Apparatus Inventory and Estimated Value			
Apparatus Type	Location	Model Year	Estimated Value
Ford 550 Type 6 Engine	Station 26	2003	\$35,000
Ford 550 Type 6 Engine	Station 21	2003	\$35,000
Pierce Arrow XT Pumper	Station 23	2004	\$396,242
Pierce Arrow XT Pumper	Station 26	2004	\$396,242
Pierce Type 1 Engine	Station 21	2004	\$396,242
International 7600 SFA	Station 21	2008	\$260,000
HME Ahrens-Fox 1871 Series Pumper	Station 24	2008	\$340,000
International Type 3 Engine	Station 24	2011	\$306,000
Pierce/Velocity Truck	Station 22	2013	\$981,788
Pierce/Velocity Engine	Station 26	2015	\$564,694
Pierce/Velocity Engine	Station 21	2015	\$564,699
Kenworth Fire Truck	Station 23	2017	\$400,000
Rosenbauer Pumper LDH	Station 24	2018	\$576,490
Total			\$5,252,397

Source: Stanislaus Consolidated Fire Protection District

TABLE 5

Stanislaus Consolidated Fire Protection District Vehicle Inventory and Estimated Value		
Vehicle Type	Year Purchased	Estimated Value
Dodge Pickup	1998	\$3,700
Chevy Tahoe	2002	\$29,175
Ford Expedition SUV	2004	\$27,800
Chevy Silverado	2008	\$10,400
Chevy Tahoe	2009	\$6,700
Ford Expedition SUV	2010	\$7,400
Ford Expedition SUV	2011	\$38,000
Ford Expedition SUV	2012	\$7,000
Ford Expedition XL 4x4	2012	\$7,000
Ford Explorer	2016	\$15,000
Ford Explorer	2016	\$26,368
Ford Escape	2017	\$14,000
Total		\$192,543

Source: Stanislaus Consolidated Fire Protection District

SECTION 7: ANTICIPATED GROWTH

Residential Development

Stanislaus County and the District have and continue to experience growth given the relative affordability of land and homes and proximity to major urban centers. Therefore, it is important for the District to monitor the development plans of the local land use agencies. For the District, there are three land use agencies within its boundaries – the Cities of Riverbank and Waterford and the County of Stanislaus.

City of Riverbank

The City of Riverbank has several planned residential development projects with a total of 4,721 projected new residential units, shown in **Table 6** below.

TABLE 6

City of Riverbank Projected Residential Development	
Development	# of Units
Countryside 2	40
Countryside 3	22
Crossroads West	1,964
Diamond Bar East	83
Elm Wood Estates	20
Lucky House Tiny Homes	40
Pocket Senior Housing	28
River Walk	2,432
The Heritage Collection at Sierra Street	64
Ward Avenue Villas	28
Total Projected Units	4,721

Source: City of Riverbank

To estimate the square footage of new residential development within Riverbank, the average square footage of residential units built over the last eight years within Riverbank was determined using ParcelQuest and then applied to the estimated number of projected residential units, shown in **Table 7**.

TABLE 7

City of Riverbank Estimated Residential Development Square Footage		
Total Estimated # of Units	Average Current Residential Square Footage	Estimated Square Footage
4,721	1,988	9,385,348

City of Waterford

The City of Waterford adopted the Lake Pointe Master Development Plan in November 2007. The project is comprised of approximately 425 acres located in the northeastern portion of the city and is a mixed-use residential community. The development will include multi-family and single-family dwelling units, shown in **Table 8**.

TABLE 8

City of Waterford Projected Residential Development	
Development	# of Units
Lake Pointe Master Development Plan	2,812

Source: Waterford Vision 2025 General Plan, Chapter 10 Housing Plan

To estimate the square footage of new residential development within Waterford, the average square footage of residential units built over the last eight years within Waterford was determined using ParcelQuest and then applied to the estimated number of projected residential units, shown in **Table 9**.

TABLE 9

City of Waterford Estimated Residential Development Square Footage		
Total Estimated # of Units	Average Current Residential Square Footage	Estimated Square Footage
2,812	1,656	4,656,672

Unincorporated County of Stanislaus

There are currently no planned development projects within the unincorporated portion of the County of Stanislaus that is within the District’s boundaries. Using the developer fee collections of the District from the last eight years, the unincorporated portions of Stanislaus County within the District have added an average of 65 residential units per year, shown in **Table 10** below. It is expected that this rate of growth will continue over the next eight years for a total of approximately 520 new residential units.

TABLE 10

Unincorporated 8 Year Historical New Residential Development	
Year	# of Residential Units
2016	64
2017	68
2018	63
2019	75
2020	58
2021	53
2022	83
2023	57
Average	65

Source: Stanislaus Consolidated Fire Protection District

To estimate the square footage of new residential development within the unincorporated portion of the District, the average square footage of residential units built over the last eight years was determined using ParcelQuest and then applied to the estimated number of projected residential units, shown in **Table 11**.

TABLE 11

Unincorporated Estimated Residential Development Square Footage		
Total Estimated # of Units	Average Current Residential Square Footage	Estimated Square Footage
520	2,372	1,233,440

Table 12 below shows the combined total estimated residential square footage expected to be constructed within the District over the next eight years.

TABLE 12

Combined Estimated Residential Development		
Location	# of Units	Estimated Square Footage
City of Riverbank	4,721	9,385,348
City of Waterford	2,812	4,656,672
Unincorporated	520	1,233,440
Total Projected Units	8,053	15,275,460

Commercial/Industrial Development

As residential construction continues, an inherent demand for commercial facilities may also be created. As these developments may significantly affect the District’s service requirements, the District must consider these properties when planning and assessing its ability to maintain high levels of service to existing residents and as well these new properties that will be added to its service population.

The City of Riverbank currently has four planned commercial/industrial projects expected to be built within the next eight years, with a total of 821,523 square feet, shown in **Table 13**.

TABLE 13

City of Riverbank Projected Commercial/Industrial Development	
Project	Commercial/Industrial Square Footage
Costco	160,523
Industrial Biofuel Plant	20,000
River Walk Commercial Storage Facility	625,000
	16,000
Total Commercial/Industrial Square Footage	821,523

Source: City of Riverbank

ParcelQuest was used to determine the projected commercial/industrial development within the District’s boundaries, not including the City of Riverbank, over the last eight years. The District has added an average of 106,107 square feet of commercial/industrial building space per year. It is expected that this rate of growth will continue over the next eight years for a total of approximately 848,856 square feet of new commercial/industrial building space, shown in **Table 14**.

TABLE 14

City of Waterford and Unincorporated County of Stanislaus 8 Year Historical New Commercial/Industrial Development	
Year	Commercial/ Industrial Square Footage
2016	490,159
2017	25,364
2018	278,120
2019	24,603
2020	1,356
2021	16,031
2022	5,204
2023	8,021
Average	106,107

Source: ParcelQuest

The combined total estimated square footage of new commercial/industrial building space to be construction within the District over the next eight years is shown below in **Table 15**.

TABLE 15

Combined Estimated Commercial/Industrial Development Square Footage	
Location	Estimated Square Footage
City of Riverbank	821,523
City of Waterford and Unincorporated	848,856
Total	1,670,379

Source: City of Riverbank and ParcelQuest

As the demand for fire suppression and emergency response increases due to new construction, the capabilities and overall quality of protection services and personnel provided degrades proportionally. The only plausible mitigation from the District’s perspective is the increase of Fire Facilities to provide existing service levels to new development which may occur. This is accomplished through the modernization and upgrade of existing Fire Facilities or the construction of entirely new Fire Facilities. This will serve to support timely response and maintain adequate supplies of Fire Facilities so that the District may maintain its current service levels while accommodating any new growth.

SECTION 8: NECESSARY FACILITIES

Existing Capital Resources

As previously detailed in Section 6 and summarized in **Table 16** below, the District has invested approximately \$14.5 million into its capital assets.

TABLE 16

Capital Asset Summary	
Type of Asset	Total Insured Value
Fire Stations	\$7,165,900
Apparatus and Vehicles	\$5,444,940
Equipment	\$1,888,746
Total	\$14,499,586

Capital Improvement Plan

The District's Capital Improvement Plan includes a new fire station at the Crossroads West development as described below and an annual set of priority short term projects at its existing stations. The District's Capital Improvement Committee approved the annual District-wide improvements in September 2023. These annual improvements are not included in the calculation of the development mitigation fee.

New Fire Facilities at Crossroads West

In order to adequately serve the fire and emergency medical service demands of the District's current and future population, the District has determined that a new station will be needed in the Crossroads West area. **Table 19** provides an overview of the estimated costs related to the new fire station. These costs not only include the station construction itself, but also the related apparatus, vehicles and capital equipment necessary to operate the station and related financing costs due to cash flow limitations of the District.

It is assumed that the District would acquire new apparatus for a new station, including 1 Ladder Truck, 1 Type 3 Engine and 1 Water Tender, as well as two new vehicles and various life-saving equipment including personal protection equipment, self-contained breathing apparatus, a vehicle exhaust capture system, fire hoses, a communications system and rescue tools. The cost of equipment is estimated to be equal to 15% of the costs of a new fire station and vehicles and apparatus.

The District anticipates that financing will be necessary because fire impact fees are paid as units are constructed but Fire Facilities will be needed prior to development build-out. As such, it is assumed that the fire station construction will need to be financed over a period of 30 years and the apparatus and vehicles for the new fire station and capital equipment for new fire station will need to be financed for a period of 15 years.

TABLE 19

New Station Costs	
Component	Estimated Cost
New Fire Station	\$11,569,800
Apparatus for New Fire Station	\$3,950,000
Vehicles for New Fire Station	\$200,000
Capital Equipment for New Fire Station	\$3,143,960
Financing Costs (Up-Front and Interest)	\$15,558,930
Total	\$34,422,690

Available Revenue Sources

The District intends to commit all available developer fee funds to the projects. As of February 29, 2024, the District had approximately \$777,746 in developer fees collected from the City of Riverbank Sphere of Influence available to commit to facilities projects and approximately \$80,810 in developer fees collected from the City of Waterford Sphere of Influence available to commit to facilities projects.

The District has approximately \$858,557 in developer fees available to commit to facilities projects, shown in **Table 20** below.

TABLE 20

Available Revenue Sources	
Developer Fees	Total Revenue Available
City of Riverbank	\$777,747
City of Waterford	\$80,811
Total Available Revenue	\$858,557

Source: Stanislaus Consolidated Fire Protection District

Total Estimated Costs

Adding together the current capital assets with the cost of improvements to the existing stations and new apparatus results in the total estimated capital impact from new development in the District, as shown in **Table 21**.

TABLE 21

Combined Total Capital Assets and Future Costs	
Type of Asset	Total Estimated Value/Costs
Current Capital Assets	\$14,499,586
Future Improvement Costs	\$34,422,690
Total Estimated Capital Impact	\$48,922,276
Less Development Fee Balance	\$858,557
Net Total Estimated Capital Impact	\$48,063,719

Source: Stanislaus Consolidated Fire Protection District

The District is currently utilizing all available Mitigation and General Fund revenues to fund existing expenditures and will not have sufficient funds to offset the cost of future capital needs.

SECTION 9: DEVELOPMENT IMPACT FEE CALCULATION

To properly express the impact of new construction on the service quality and capabilities of the District, the District's impact fee will be justified by taking the total value of assets of the District and dividing the value across all assessable square footage within the District boundaries. Then, the average size of units within the District will be applied to the per unit value to determine a per square foot value.

Impact Fee Calculation

To calculate the amount of the development impact fee necessary on a per square foot basis, for all properties within the District's boundaries, we will identify the cost to provide facilities and equipment to new construction at existing levels. To accomplish this goal, we must first identify the total square footage of structures within the District. Although the District covers a wide-ranging service area, including open land and river bottoms, the impact fee calculation only includes structures with assessable square footage.

As described in Section 7, the estimated square footage of new construction within the District is 16,945,839. Using ParcelQuest it was determined that there is currently 44,145,254 total square footage of building space within the District. As shown in **Table 22**, over the next 8 years the District expects to have approximately 61 million square feet of building space within its boundaries.

TABLE 22

Estimated Current and Future Development by Square Footage	
	Square Footage
Current Structures	44,145,254
Anticipated New Construction	16,945,839
Total Square Footage	61,091,093

To calculate the amount of the development impact fee necessary, on a per square foot basis, we first identify the unfunded facilities cost of \$47,418,845, as stated in Section 8. We then determine the total square footage of residential, commercial, and industrial construction within the District, which is 61,091,093 square feet. Finally, we divide the total facilities cost (\$48,063,719) by the total square footage of building space within the District (61,091,093 square feet).

TABLE 23

Impact Fee Calculation	
Total Estimated Costs	\$48,063,719
Future Service Square Footage	61,091,093
Cost per Square Foot	\$0.79

Therefore, as shown in **Table 23**, the District can justify a development impact fee for fire facilities of **\$0.79** per square foot of new construction.

Imposing the Fee on Different Types of Property Types

The District serves non-residential parcels with the same capital equipment as residential parcels, based on the relative size of the development, with a more equipment intense response for larger buildings. For all calls that the District responds to, the Type 1 engine is the first to respond, with the exception of wildfire/vegetation calls, when the Type 3 engine is first. The type of property does not impact the apparatus or equipment that is used for response. As such, the same fee is applied to all new construction, regardless of the use of the property. Imposing the impact fee on a per square foot basis provides for proportionate funding based on the size of the building and the resulting fire response.

As stated above, the District can justify a development impact fee for fire facilities of \$0.79 per square foot of new construction. In addition to the cost of fire facilities and equipment necessary to serve new development, there is an administrative cost to the District to justify, impose and collect development impact fees. The administrative cost is estimated to be 2% of the fee. As such, approximately \$0.02 is added to the fee to cover the cost of administering the fee program bringing the total fee up to **\$0.81** per square foot of new construction.

SECTION 10: ASSESSING THE FEE

The fee is a uniform fee that will be applicable to new construction, including residential, commercial, office, and industrial building space as well as to additions to existing buildings which requires the issuance of a permit or approval from the County of Stanislaus, the City of Riverbank or the City of Waterford.

Future large or specialized commercial/industrial development may require special considerations and should be judged on a project-by-project basis. Commercial and industrial development should be reevaluated during the routine review of impact fees for fire and hazmat response data to support the different fee structure. An in-lieu mitigation agreement may be needed in order to adequately collect mitigation fees from commercial and/or industrial development with unique considerations.

Residential categories other than single-family dwellings, are differentiated by their size as the fee is assessed on a per square foot basis. These fees are recommended to include the square footage of all classes of covered structures constructed within the District.

SECTION 11: IMPLEMENTATION

If the District Board concurs with and chooses to increase the fee as provided for in this study, the following process should be followed for fee implementation.

Fire District Board Approval

The District Board should adopt a resolution and make a recommendation to the County Board of Supervisors to adopt this fee pursuant to the County's "police powers" under Article XI, section 7 of the California Constitution.

District Board Approval

Following thorough consideration, and public input, should the District Board act to implement the fee program, the District Board would adopt a resolution and then make a recommendation to the Riverbank and Waterford City Councils and the Stanislaus County Board of Supervisors to adopt this fee pursuant to the City and County's development "police powers" under Article XI, section 7 of the California Constitution.

City Council and County Board of Supervisors' Approval

The Riverbank and Waterford City Councils and Stanislaus County Board of Supervisors could be expected consider adoption of the proposed fee schedule in compliance with California Government Code section 66016 through 66018. The Cities and County will then:

- ◆ Send a notice of a public hearing at least 14 days prior to the hearing to any party that has submitted a written request for such a notice. Have this report and all supporting documentation available for review by the public at least 10 days prior to the hearing. Publish notice of the public hearing in a newspaper of general circulation at least 10 days prior to the scheduled hearing, with a second notice published at least 5 days after the first hearing notice. The notice should include the time and place of the meeting as well as a general explanation of the matter to be considered;
- ◆ Hold the public hearing to consider adoption of the development impact fee;
- ◆ Adopt an implementing resolution or ordinance to impose the proposed fee and automatically adjust the fee annually for inflation. If the city and/or county has previously adopted impact fees by ordinance, the updated impact fee must also be approved by ordinance;
- ◆ Begin collecting the fee no sooner than 60 days following adoption of the ordinance and resolution.

Fee Accounting

The District should deposit all fee revenues into a restricted public facility fee account. Interest earned on fund balances should be credited to the fund.

Use of the Fee

The District should only use fee revenues for capital expenditures that expand the District ability to deliver fire services to accommodate new development. Use of the fee in this manner documents a reasonable relationship between new development and the use of fee revenue. The Fire District may alter the scope of the capital expenditures or substitute new capital projects as long as the project continues to represent an expansion of the District's capabilities. If the total cost of all capital expenditures varies from the total cost used as a basis for the fee, the District should revise the fee accordingly.

Fee Exemptions

The following development projects are exempted from payment of the fee:

- ◆ Structures owned by a governmental agency.
- ◆ Structures which are reconstructed, so long as the square footage of the reconstructed structure is no greater than the square footage of prior structure.
- ◆ Structures found to have no impact on the District's fire system.
- ◆ Accessory dwelling units less than 750 square feet.

Inflation Adjustment

The District should adjust the fee annually for inflation in the cost of the capital expenditures to be funded by the fee. A construction cost index should be based on a reputable and easily identifiable source such as the *Engineering News Record*. Any inflationary adjustment must first be authorized in the enacting resolution or ordinance approved by the County.

Reporting Requirements

The District should comply with the annual and five-year reporting requirements of Government Code section 66000 et. seq. Annually, the District must identify the fee revenues received and for what purposes they were expended.

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

Request for Use of Public Facility Fee Funds
(All categories except for "Roads" and "Other County Facilities")

Date: September 6, 2024

Requesting Department: Sheriff's Office & General Services Agency

Contact Person/Phone: Lt. Ryan Maxwell & Teresa Vander Veen

Project Name: Sheriff's Minimum Housing Unit Medical & Administration Space

Project Cost	PFF Funds Requested	PFF Category (Source)	Funds Available
\$2,300,000	\$1,000,230	Fund 2402	\$9.8 Million
	\$ 265,000	Fund 2410	\$880,000
Total Request	\$1,265,230		

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

Fund 2402, Detention

Sheriff's Recreation Yards (approved 8/15/2024) \$3,960,720

Sheriff's Ray Simon Training Center Classroom (concurrent request) \$1,485,000

Fund 2410, Sheriff

None

Project Description:

The Ray Simon Training Center opened in 1998 and is recognized as a top provider of Police Officer Standards Training (POST), required to become a law enforcement officer. The facility is also used for CORE Academy, STOP training (covering a variety of topics from hazardous materials to strategic communications), Field Training Officer (FTO) school, FTO Update, Defensive Tactics, Evasive Vehicle Obstacle Course classroom instruction, 832 Arrest and Control, 832 Firearms, and Advanced Officer Training. All of these courses aim to improve skills of Sheriff's Department staff to improve their own the safety as well as those of inmates.

In 2016, the Sheriff's Department employed 600 staff, which has grown to 850 to meet the needs of our growing community. All staff must go through POST certification, the Academy as well as various continued professional training. Due to the significant increase in hiring and the associated mandatory training requirements for existing personnel, room availability and scheduling became a significant logistical challenge. To meet the demand for training, the County purchased temporary modular classrooms, one of which is now past its useful life. The Sheriff's Office is proposing to construct a new permanent classroom facility to accommodate the growth and demand for training. This permanent structure is also better suited to the type of hands-on classes to be taught in the facility including defensive tactics. This permanent facility with two classrooms along with the three classrooms in the Ray Simon Training Center, Sheriff's Department staff will be able to stay in compliance with existing training mandates as well as offer more training locally instead of having to send personnel out of County. In addition, this facility is used by nearly all of the law enforcement agencies in Stanislaus County.

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

Sheriff's Office Background

In 1988, Stanislaus County purchased property off of Crows Landing Road in Modesto to construct a new Public Safety Center. Between 1992 and 1994 the County opened a 486-bed facility (Units A-G and Unit1). Between the Downtown Men's Jail (396 Beds) and the Public Safety Center, the County could accommodate a maximum of 882 incarcerated persons.

In 2007, units were retrofitted to double bunk cells in Pods D-I to accommodate the needed jail, Unit 2 was later added to add 192 beds to the facility Between 2017 and 2019 the completed a series of major jail expansion projects PSC East (552 beds) and the Re-Entry and Enhanced Alternatives to Custody Center (288 Beds). Today the Public Safety Center can accommodate 1,758 beds, an increase of 1,272 beds, nearly double the space from the 1990's.

Staffing has increased to safely accommodate the booking, transfer and monitoring of inmates on the Public Safety Center campus. All of these staff require on-going training throughout their careers. As a temporary solution to the increase of training space needs, the Sheriff's Department installed modular facilities. The life expectancy of a modular building recommends it to temporary accommodations for staffing growth. The modular facility currently used as a classroom has reached the end of its useful life and staff are recommending funds to finally permanently provide space for the training of new staff at the campus.

PFF Funding Eligibility:

The growth of the County population has unfortunately increased the need for detention spaces. There has been nearly an increase in 50% bed space since the 1990's. Combined with the need to add new programming, the Sheriff's Office is requesting a \$1,000,000 allocation from Fund 2402 and a \$265,000 allocation from Fund 2010 to construct a permanent space for training additional staff needed to serve the inmate population growth.

Year	Population	% of need attributable to growth	Total cost of Project	PFF Eligible
1990	354,000			
2024	548,744	55.01%	2,300,000	1,265,230

First issuance of funds - use 6400 series accounts

Source: E-1: Population Estimates for Cities, Counties, and the State January 1, 2023 and 2024 – State/County Population Estimates with Annual Percent Change – January 1, 2023 and 2024 City/County (last updated May 1, 2024) <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-1/>

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

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

Request for Use of Public Facility Fee Funds
(All categories except for "Roads" and "Other County Facilities")

Date: September 6, 2024

Requesting Department: Sheriff's Office & General Services Agency

Contact Person/Phone: Lt. Ryan Maxwell & Teresa Vander Veen

Project Name: Sheriff's Minimum Housing Unit Medical & Administration Space

Project Cost	PFF Funds Requested	PFF Category (Source)	Funds Available
\$2,700,000	\$1,485,000	Fund 2402	\$9.8 Million

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

Sheriff's Recreation Yards (approved 8/15/2024) \$3,960,720
Sheriff's Ray Simon Training Center Classroom (concurrent request) \$1,000,000

Project Description:

In 1988, Stanislaus County purchased property off of Crows Landing Road in Modesto to construct a new Public Safety Center. Between 1992 and 1994 the County opened a 486-bed facility (Units A-G and Minimum Housing Unit1). Between the Downtown Men's Jail (396 Beds) and the Public Safety Center, the County could accommodate a maximum of 882 incarcerated persons.

In 2014, Minimum Housing Unit 2 was constructed to add 192 beds to the facility. As the number of individuals in custody increased, the Sheriff's Office needed to provide additional medical staff to provide services. Previously these staff were housed in temporary modular space. Those modulares are now beyond their useful life and staff have been displaced to areas around campus outside of the minimum housing secure perimeter. The proposed replacement facility will provide permanent space within the minimum housing secure perimeter for the additional contracted medical staff and programs staff necessary to support the growing population of inmates.

PFF Funding Eligibility:

The growth of the County population has unfortunately increased the need for detention spaces. There has been nearly an increase in 50% bed space since the 1990's. Combined with the need to add new programming, the Sheriff's Office is requesting a \$1,485,000 allocation from Fund 2402 to construct a permanent space for medical and program staff supporting Minimum Housing Units 1 and 2.

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

Year	Population	% of need attributable to growth	Total cost of Project	PFF Eligible
1990	354,000			
2024	548,744	55.01%	2,700,000	1,485,270

First issuance of funds - use 6400 series accounts

Source: E-1: Population Estimates for Cities, Counties, and the State January 1, 2023 and 2024 – State/County Population Estimates with Annual Percent Change – January 1, 2023 and 2024 City/County (last updated May 1, 2024) <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-1/>

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