



Indices

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Eligible for Public Facilities Fees
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Capital Improvement Plan Projects Eligible for Use of Public Facilities Fees

The County and all nine cities in the County collect Public Facility Fees in order to mitigate the impact from new development. Revenue from public facility fee collection is allocated to those Capital Projects that are needed to accommodate population and employment growth. The requirements for new facilities, equipment, vehicles, and roads are based on population and employment growth projected within Stanislaus County. Public Facility Fees cannot be more than the cost of the public facility needed to mitigate growth impacts and can only be used for intended purposes. The determination of the quantity of the above listed items to serve the forecasted population growth requires the adoption of standards. These standards establish the level of service for existing and future County infrastructure. Standards are stated in terms of space, services and/or use per capita. A per unit of cost is also used to calculate a correct public facility fee amount. New development cannot be held responsible for a higher standard than exists for the current population.

Use of PFF funding for any project is subject to the review and recommendation of the County's Public Facilities Fees Review Committee and subsequent approval by the Board of Supervisors. The following specific projects have already been identified as eligible for full or partial funding by use of Stanislaus County Public Facilities Fees. In addition, fees are collected for specific types of services identified in the Public Facilities Fees study. Please refer to the Stanislaus County Public Facilities Impact Fee Study.

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Stanislaus County Facilities Inventory

Building	Address	City	Total Building Square Feet	Occupiable County Square Feet	Vacant County Space	Leased Square Feet	Owned Sq. Ft. Leased Out
OFFICE SPACE							
12th Street Office Building *	832 12th Street	Modesto	89,491	44,691	-	-	-
Admin Annex IV (Former B of A)	1021 I Street	Modesto	42,000	42,000	-	-	-
Aging & Veteran Svcs/Veteran Svcs	121 Downey Ave, Ste 102	Modesto	7,073	-	-	7,073	-
Agricultural Ctr-Stanislaus Bldg A	3800 Cornucopia Way	Modesto	56,315	56,315	-	-	-
Agricultural Ctr-Tuolumne Bldg C	3800 Cornucopia Way	Modesto	18,184	-	-	-	18,184
BH&RS Administration	800 Scenic Dr - Bldg C	Modesto	3,129	3,129	-	-	-
BH&RS Community Care Center	145 N. 2nd Street	Oakdale	1,174	-	-	1,174	-
BH&RS Conference Ctr, Peer Adv	800 Scenic Dr - Bldg I	Modesto	2,789	2,789	-	-	-
BH&RS DMS	800 Scenic Dr - Bldg G	Modesto	2,567	2,567	-	-	-
BH&RS Education, Prevention	800 Scenic Dr - Bldg H	Modesto	1,600	1,600	-	-	-
BH&RS Leaps and Bounds	4640 Spyres Way, Ste 7	Modesto	4,950	-	-	4,950	-
BH&RS MDO Reg Svcs, Well Rec, NAMI	500 N. 9th Street-Bldg A	Modesto	11,302=Bldg A	-	-	21,485	-
BH&RS Med. Records, DMS Help	800 Scenic Dr - Bldg E	Modesto	2,856	2,856	-	-	-
BH&RS Mental Health SA, Hum Res.	800 Scenic Dr - Bldg B	Modesto	2,452	2,452	-	-	-
BH&RS Mental Health Team	1301 G Street	Modesto	2,400	-	-	2,400	-
BH&RS Px Rights, EMO, Facilities	800 Scenic Dr - Bldg F	Modesto	3,617	3,617	-	-	-
BH&RS Quality Services, Training Ctr	800 Scenic Dr - Bldg A	Modesto	3,200	3,200	-	-	-
BH&RS Sr Acc Resource/Trtmt Team	707 14th Street	Modesto	3,200	-	-	2,488	-
BH&RS Turlock Regional Svcs	2101 Geer Road Suite 120	Turlock	7,730	-	-	7,730	-
BH&RS Workplace Wellness Ctr	1321 I Street, Ste 3	Modesto	1,400	-	-	1,400	-
BH&RS Youth and Family Svcs.	800 Scenic Dr - Bldg D	Modesto	3,004	3,004	-	-	-
BH&RS-KinshiOp Center	421 E. Morris Avenue	Modesto	5,950	-	-	5,950	-
Capital Projects Modular	825 12th Street	Modesto	2,100	2,100	-	-	-
Ccom Svcs Agency - Public Authority	305 Downey Ave	Modesto	2,895	-	-	2,895	-
Center III Building I (Institute)	917 Oakdale Road	Modesto	23,544	6,278	-	-	17,266
Center III Building II (frm USPS REC)	921 Oakdale Rd	Modesto	25,720	-	25,720	-	-
Center IV-Main Building	1716 Morgan Road	Modesto	9,504	9,504	-	-	-
Center V-Juvenile Hall	2215 Blue Gum Avenue	Modesto	81,106	81,106	-	-	-
Child Support Services	2612 Crows Landing Road	Modesto	-	-	-	35,621	-
Children and Families Commission	930 15th Street	Modesto	3,200	-	-	3,200	-
City/County Emergency Svs Center *	3705 Oakdale Road	Modesto	18,600	9,300	-	-	-
Community Services Agency	251 E Hackett Road	Modesto	252,355	252,355	-	-	-
Community Services-StanWorks	2413 3rd Street, Rm D	Hughson	1,036	-	-	100	-
Community Svcs Agency - Turlock	101 Lander Ave.	Turlock	15,400	-	-	15,400	-
801 11th (Former City Hall)	801 11th Street	Modesto	47,525	47,525	-	-	-
Eastside Counseling Center	755 S. Yosemite, Ste 106	Oakdale	-	-	-	1,950	-
Empire Community Center	18 S. Abbie	Empire	5,760	1,920	3,840	-	-
Health Services Agency-Co Ctr II	830 Scenic Drive, Bldg I	Modesto	17,100	17,100	-	-	-
Health Services Agency-Co Ctr II	830 Scenic Drive, Bldg II	Modesto	18,423	18,423	-	-	-
Health Services Agency-Co Ctr II	830 Scenic Drive, Bldg III	Modesto	23,387	23,387	-	-	-
Health Services Agency-Co Ctr II	830 Scenic Drive, Bldg IV	Modesto	19,318	19,318	-	-	-
Health Services Agency-Medical Arts	700 17th Street	Modesto	18,100	-	18,100	-	-
Health Svcs Agency Family Practice	920 Scenic Drive	Modesto	15,667	10,467	5,200	-	-
Health Svcs Agency Public Health	900 Scenic Drive	Modesto	10,439	10,439	-	-	-
Health Svcs Agency Business Ofc	1030 Scenic Drive	Modesto	16,252	-	-	-	-
Health Svcs Agency Central Unit	830 Scenic Drive	Modesto	84,110	76,610	7,500	-	-
Sheriff's Modular	442 E. Hackett Road	Modesto	7,200	7,200	-	-	-
Law Library	1101 13th Street	Modesto	5,650	-	-	5,650	-
McHenry Medical Office	1209 Woodrow	Modesto	15,294	-	-	15,337	-
Library - Modesto Main	1500 I Street	Modesto	62,000	62,000	-	-	-
Library - Newman Branch	1305 Kern	Newman	2,613	2,613	-	-	-
Library - Oakdale Branch	151 S. 1st Avenue	Oakdale	6,500	6,500	-	-	-
Oakdale Prenatal & Women's Health	190 S Oak Avenue	Oakdale	-	-	-	1,500	-
Library - Patterson Branch	46 N. Salado Avenue	Patterson	4,070	4,070	-	-	-
Patterson Counseling	122 S 4th Street	Patterson	-	-	-	2,006	-
Patterson Yard-Public Works	301 South 1st Street	Patterson	800	800	-	-	-
Library - Riverbank Branch	3442 Santa Fe	Riverbank	3,594	3,594	-	-	-
Library - Salida Regional	4385 Sisk Road	Modesto	61,000	52,000	9,000	-	-
Stanislaus Recovery Center	1904 Richland Drive	Ceres	30,476	29,813	663	-	-
Teen Drop In Center	1208 9th Street	Modesto	5,400	-	-	5,000	-
Tenth Street Place *	1010 10th Street	Modesto	254,448	112,980	-	-	-
Library - Turlock Branch	550 Minaret Avenue	Turlock	10,000	10,000	-	-	-
Library Waterford Branch	324 F Street	Waterford	3,000	3,000	-	-	-
Women Infants Children Hughson	2007 6th Street	Hughson	-	-	-	500	-
Women Infants Children Turlock	1125 N Golden State Blvd	Turlock	3,000	-	-	4,500	-
Women Infants Children Patterson	600 N 2nd Street, Ste. 6	Patterson	-	-	-	350	-
SUBTOTAL - Office Space			1,451,667	1,064,874	70,023	148,659	35,450

* Total building space includes other owners within a partnership building, such as a Joint Powers project.

Stanislaus County Facilities Inventory

Building	Address	City	Total Building Square Feet	Occupiable County Square Feet	Vacant County Space	Leased Square Feet	Owned Sq. Ft. Leased Out
SPECIALIZED-USE SPACE			140				
Agricultural Center-Harvest Hall	3800 Cornucopia Way	Modesto	12,544	12,544	-	-	-
Animal Services	2846 Finch Road	Modesto	26,540	26,540	-	-	-
Burbank / Paradise Hall-PAL Program	1325 Beverly Drive	Modesto	3,527	3,527	-	-	-
Center V-Juvenile Hall - Units 3 & 4	2215 Blue Gum Avenue	Modesto	16,500	16,500	-	-	-
Center V-Juvenile Hall - Units 5 & 6	2215 Blue Gum Avenue	Modesto	16,500	16,500	-	-	-
Center V-Juvenile Hall - Units 7 & 8	2215 Blue Gum Avenue	Modesto	16,000	16,500	-	-	-
Library - Ceres Branch	2250 Magnolia	Ceres	5,000	5,000	-	-	-
Ceres Medical Center Office	3109 Whitmore	Ceres	6,000	6,000	-	-	-
Coroner	939 Oakdale Rd	Modesto	3,520	3,520	-	-	-
Library - Denair Branch	4801 Kersey	Denair	1,750	1,750	-	-	-
		Crows					
Fink Road Landfill	4000 Fink Road	Landing	500	500	-	-	-
Fleet Services	448 E. Hackett Road	Modesto	13,260	13,260	-	-	-
Gallo Center for the Arts	1000 I Street	Modesto	90,141	-	-	-	90,141
Grayson/United Community Center	8900 Laird Street	Grayson	3,150	3,150	-	-	-
Hall of Records/Modesto Courthouse	800 11th Street	Modesto	109,435	24,271	-	-	16,644
Honor Farm	8224 W. Grayson Road	Modesto	37,991	30,035	-	-	-
Honor Farm - Barracks III	8224 W. Grayson Road	Modesto	4,198	4,198	-	-	-
Honor Farm - Barracks IV	8224 W. Grayson Road	Modesto	8,500	8,500	-	-	-
Honor Farm - Clothing Room	8224 W. Grayson Road	Modesto	800	800	-	-	-
Honor Farm - Kitchen	8224 W. Grayson Road	Modesto	4,800	4,800	-	-	-
Honor Farm - Maint. Building	8224 W. Grayson Road	Modesto	853	853	-	-	-
Honor Farm - Medical Trailer	8224 W. Grayson Road	Modesto	500	500	-	-	-
Honor Farm - Old visiting Booth	8224 W. Grayson Road	Modesto	64	64	-	-	-
Honor Farm - Probation trailer	8224 W. Grayson Road	Modesto	720	720	-	-	-
Honor Farm - Programs Trailer	8224 W. Grayson Road	Modesto	1,440	1,440	-	-	-
Honor Farm - Shop	8224 W. Grayson Road	Modesto	4,800	4,800	-	-	-
Honor Farm - Staff Bathroom	8224 W. Grayson Road	Modesto	300	300	-	-	-
Honor Farm - Staff Breakroom	8224 W. Grayson Road	Modesto	720	720	-	-	-
Honor Farm - Staff Locker Room	8224 W. Grayson Road	Modesto	500	500	-	-	-
Honor Farm - Storage Sheds	8224 W. Grayson Road	Modesto	240	240	-	-	-
Honor Farm - Supply/Storage	8224 W. Grayson Road	Modesto	1,600	1,600	-	-	-
HSA-Hughson Clinic	2412 Third Street	Hughson	-	-	-	2,750	-
Library - Hughson / Medical Office	2412 Third Street	Hughson	-	-	-	3,200	-
Library - Keyes Branch	4420 Maud	Keyes	-	-	-	1,200	-
Mancini Hall	718 Tuolumne Blvd	Modesto	3,824	3,824	-	-	-
Men's Jail	1115 H Street	Modesto	53,208	53,208	-	-	-
Mental Health Treatment Facility	1905 Memorial Dr	Ceres	41,932	-	-	-	41,932
Paradise Medical Office	401 Paradise Road	Modesto	-	-	-	27,475	-
Public Safety Center	200 E Hackett Road	Modesto	218,703	218,703	-	-	-
Public Safety Center Equestrian	200 E Hackett Road	Modesto	755	755	-	-	-
Public Safety Center Evidence Bunker	200 E Hackett Road	Modesto	988	988	-	-	-
Public Safety Center Laundry & Kitchen	200 E Hackett Road	Modesto	47,580	47,580	-	-	-
Public Safety Center Minimum Housing Unit	200 E Hackett Road	Modesto	35,600	35,600	-	-	-
Ray Simon Criminal Justice Training Center	3805 Cornucopia Way	Modesto	22,615	22,615	-	-	-
Sheriff Hangar #5	Modesto Airport	Modesto	-	-	-	18,000	-
Sheriff's Airport Neighborhood Substation	530 S. Santa Cruz Ave	Modesto	2,490	2,490	-	-	-
Sheriff's Operations Center	250 E. Hackett Road	Modesto	41,616	41,616	-	-	-
Sheriff's Substation-Salida	4602 Broadway	Salida	-	-	-	4,497	-
SO-Bureau of Admin Services	424 E. Hackett Road	Modesto	2,160	2,160	-	-	-
Stanislaus Recovery Center-Modular	1917 Memorial Drive	Ceres	5,000	5,000	-	-	-
Turlock Medical Office	800 Delbon Ave. #A	Turlock	-	-	-	4,600	-
SUBTOTAL - Specialized Use Space			868,864	644,171	-	61,722	148,717

Stanislaus County Facilities Inventory

Building	Address	City	Total Building Square Feet	Occupiable County Square Feet	Vacant County Space	Leased Square Feet	Owned Sq. Ft. Leased Out
SHOP SPACE							
Center IV- Morgan Shop	1716 Morgan Road	Modesto	8,100	8,100	-	-	-
Center IV-Carpenter/Paint Shop	1716 Morgan Road	Modesto	2,740	2,740	-	-	-
Center IV-Household Hazardous Waste Station	1716 Morgan Road	Modesto	5,547	5,547	-	-	-
Center IV-Parking Shed	1716 Morgan Road	Modesto	8,000	8,000	-	-	-
Center IV-Parks Shop/Pesticide Storage	1716 Morgan Road	Modesto	5,600	5,600	-	-	-
Center IV-Sign Shop	1716 Morgan Road	Modesto	2,500	2,500	-	-	-
Central Services	1018 Scenic Drive	Modesto	7,752	7,752	-	-	-
HSA Shop/Boiler Room	830 Scenic Drive	Modesto	17,320	17,320	-	-	-
Oakdale Yard-Public Works	551 Center Street	Oakdale	9,600	9,600	-	-	-
Parks Shop	800 Scenic Drive	Modesto	400	400	-	-	-
Patterson Yard-Ag Commissioner	301 S 1st Street	Patterson	1,800	1,800	-	-	-
PSC- Maintenance Building	442 E. Hackett Road	Modesto	4,800	4,800	-	-	-
SUBTOTAL - Shop Space			74,159	74,159	-	-	-
WAREHOUSE SPACE							
AG Center-Enclosed Warehouse	3800 Cornucopia Way	Modesto	10,854	10,854	-	-	-
AG Center-Open Warehouse	3800 Cornucopia Way	Modesto	3,810	3,810	-	-	-
Center II Warehouse I	714 Scenic Drive	Modesto	1,200	1,200	-	-	-
Center II Warehouse II	714 Scenic Drive	Modesto	1,200	1,200	-	-	-
Ceres Storage Facility	1917 Memorial Drive	Ceres	34,000	34,000	-	-	-
Purchasing Warehouse I (Elections) Center III	909 County Center III	Modesto	13,600	13,600	-	-	-
SUBTOTAL - Warehouse Space			64,664	64,664	-	-	-
PARKING GARAGE							
12th Street Parking Garage	826 12th Street	Modesto	242,056	-	-	-	-
SUBTOTAL - Parking Garage			242,056	-	-	-	-
TOTAL - All Space			2,701,410	1,847,868	70,023	210,381	184,167

Summary of Facilities Resources

County Owned and Occupied Space	1,847,868	96.35% of Total County Owned Space
County Owned Space Leased to Others	-	0.00% of Total County Owned Space
<u>County Owned Vacant Space</u>	<u>70,023</u>	<u>3.65%</u> of Total County Owned Space
Total County Owned Space	1,917,891	90.11% is Owned
<u>County Partnership Facilities (JPA, etc.)</u>	<u>783,519</u>	
Total Space in County Owned Facilities	2,701,410	
County Occupied Leased Space	210,381	9.89% is Leased
Total County Occupied Space	<u>2,058,249</u>	
Total County Owned and Leased Space	2,128,272	100.00%

City Codes: C=Ceres CL=Crows Landing D=Denair E=Empire G=Grayson H=Hughson K=Keyes L=La Grange M=Modesto n=Newman O=Oakdale
P=Patterson R=Riverbank S=Salida T=Turlock W=Waterford

Stanislaus County Facilities Inventory

Building	Address	City	Total Building Square Feet	Occupiable County Square Feet	Vacant County Space	Leased Square Feet	Owned Sq. Ft. Leased Out
PARKS (List Only)							
Atlas Park	Atlas Court						
Basso Bridge Fishing Access	Route 132						
Bonita Park	Bonita & I St						
Bonita Ranch Park	Washington Rd						
Burbank-Paradise Park	Beverly Dr.						
Country Stone Park	Whiatestone Way						
County Parks / Reservoirs							
Empire Community Park	5321 Yosemite Blvd						
Empire Tot Lot	G Street						
Fairview Park	Modoc Ave						
Fox Grove Fishing Access	Geer Rd						
Frank Raines	Del Puerto Canyon Rd						
Grayson Park	Laird St.						
Hatch Park	Jennie Ave						
John Murphy Park	Murphy Rd.						
Kiwanis Camp	Lake Rd						
La Grange OHV	Highway 132						
Laird Park	Grayson Rd						
Las Palmas Fishing Access	Las Palmas						
Leroy F. Fitzsimmons Memorial Park	Amelia St						
Modesto Reservoir	18143 Reservoir						
Mono Park	Mono Dr.						
Neil Hansen Fishing Access	Sperry Ave						
Oregon Drive Park	Oregon Dr.						
Orestimba Fishing Access	Orestimba Rd.						
Parklawn Park	Parklawn Ave.						
Riverdale Fishing Access	Parkdale Dr.						
Salida Park	Magnolia St.						
Segesta Finney Park	Segesta Wy						
Shilo Fishing Access	Shilo Rd						
Sterling Ranch Park	McCauley Ave						
Turlock Fishing Access	Turlock Lake Rd						
United Community Park	Laird St.						
Wincanton Park	Wincanton Wy						
Woodward Reservoir	14528 Twenty six Mile Rd						

2010-2011 Proposed Capital Improvement Plan

New A, B, C Projects

Priority	Department	Status	CIP #	Project Title	Total Cost
Infrastructure	PW Roads	B	2010.001	Killburn Road Bridge	2,200,000
Infrastructure	PW Roads	B	2010.002	Howard Road Bike Path - Pedestrian Facilities	111,000
Infrastructure	PW Roads	C	2010.003	Faith Home Road - Widening - Project Initiation & Development	10,000,000
Infrastructure	PW Roads	C	2010.004	South County Corridor-Project Initiation & Development-Expressway	10,000,000
Infrastructure	PW Roads	C	2010.005	State Route 33-Project Initiation & Development	10,000,000
Infrastructure	PW Roads	C	2010.006	State Route 132 (SR 99 to Dakota Ave) - Realignment	101,000,000
Infrastructure	PW Roads	C	2010.007	State Route 132 (SR 99 to Geer/Albers) - Project Initiation & Development	10,000,000
Infrastructure	PW Roads	C	2010.008	State Route 132 (Dakota to County Line) - Project Initiation & Development	10,000,000
Infrastructure	PW Roads	B	2010.009	Front Loader	230,000
Infrastructure	PW Roads	B	2010.010	Transfer Truck	200,000
Infrastructure	PW Roads	B	2010.011	Sign Truck	105,000
Infrastructure	PW Roads	B	2010.012	Sign Truck	105,000
Infrastructure	PW/Transit	A	2010.013	Patterson Transfer Center	245,495
Healthy	Health Services	C	2010.015	Public Health Laboratory Information Management	1,000,177
			14 Projects		

New D Project

Priority	Department	Status	CIP #	Project Title	Total Cost
Infrastructure	PW Roads	D	2010.014	Morgan Operations Facility Phase 1--Office Building	0
			1 Project		

Completed A, B, C Projects

Priority	Department	Status	CIP #	Project Title	Total Cost
Safe	Animal Services	A	2002.013	Animal Services Facilities Plan Implementation	11,000,000
Safe	CEO/Information	A	2007.003	Integrated Public Safety System -- Computer Assisted Dispatch*	3,884,234
Safe	Sheriff	A	2002.353	Sheriff's Operations Center, Kitchen Emergency Backup Power	1,536,600
Safe	Sheriff	A	2002.352	Honor Farm Facility Emergency Backup Power	610,000
Healthy	CSA	A	2009.027	C-IV Imaging Solution	940,538
Strong Local	CEO/Econ.	A	2002.347	Crows Landing Air Facility Airport Layout Plan	499,740
Infrastructure	Landfill	A	2007.031	Fink Road Landfill Municipal Solid Waste Cell 5 Design & Construction*	5,250,000
Infrastructure	Planning	A	2007.062	Keyes Storm Drain Improvements -- Phase II	17,545,421
Infrastructure	PW Roads	A	2006.007	Shiloh Road at Tuolumne River	1,600,000
Infrastructure	PW Roads	A	2006.196	Pelandale Avenue at Sisk Road Traffic Signals	1,250,000
Infrastructure	PW Roads	A	2006.046	Salida Blvd Corridor -- Segment 1	2,800,000
Infrastructure	PW Roads	B	2009.014	Patch Truck	215,000
Infrastructure	PW Roads	B	2009.018	Suction Truck	350,000
Infrastructure	PW/Transit	A	2009.003	Transit Trip Planning Software 2009-2010	50,000
			14 Projects	* Will be completed by the end of calendar year 2010.	

Removed A, B, C Projects

Safe	Sheriff	C	2009.026	Honor Farm Repairs and Renovation	2,000,000
Infrastructure	PW/Transit	C	2002.261	Rebuild 40-Foot CNG Buses: 2013-2014	1,400,000
			2 Projects		

Removed D Projects

Priority	Department	Status	CIP #	Project Title	Total Cost
Safe	Sheriff	D	2002.356	Patterson Joint City-County Law Enforcement Facility	0
Healthy	Health Services	D	2007.013	Chiller Absorber Replacement--830 Scenic Drive	0
			2 Projects		

2010-2011 Proposed Capital Improvement Plan

Former D Projects that were Upgraded

Healthy	BHRS	A	2008.021	BHRS Information System Replacement Project	4,144,334
Efficient	CEO/Capital Proj.	B	2006.005	Relocation of Services From County Center II	2,500,000
			2 Projects		