



STANISLAUS COUNTY

Public Facilities Fees

Annual Report

For the Year Ended June 30, 2020

**Stanislaus County
Public Facilities Fees
Annual Report for Year Ended June 30, 2020**

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**Stanislaus County
Public Facilities Fees
Annual Report for Year Ended June 30, 2020**

**Board of Supervisors
As of June 30, 2020**

District 1	Kristin Olsen
District 2	Vito Chiesa
District 3	Terry Withrow
District 4	Tom Berryhill
District 5	Jim DeMartini

**Public Facilities Fees Committee
As of June 30, 2020**

Auditor-Controller's Office	Christopher Barnes (Chair)
Chief Executive Office	Tera Chumley
Chief Executive Office (Capital Projects)	Andy Johnson
County Counsel	Todd James
Planning and Community Development	Kristin Doud
Planning and Community Development (Building Division)	Denny Ferreira
Public Works	David Leamon

**Stanislaus County
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In 1987 California adopted the Mitigation Fee Act which allowed local governments and provided the requirements to collect impact fees related to construction. The Mitigation Fee Act is part of the California Government Code Sections 66000 through 66008.

On December 19, 1989, the Board of Supervisors adopted Resolution No. 89-1724, which established a public facilities fee program for development in Stanislaus County. Public Facilities Fees (PFF) are collected on building permits for new developments in the County and are expended only for purposes specifically identified in the County's PFF program. Public Facilities fees are collected to ensure that new development pays the capital costs associated with growth. Government Code Section 66006 requires an annual report of the PFF funds.

In addition to the PFF program, the County will charge a fee to developments in a planned development area in order to provide County improvements for a growing population in the specified area. These fees in planned developments are also required to be reported under Government Code Section 66006 and are included in this report.

The Board authorizes the use of collected PFF once a clear need is established. Per Government Code Section 66001(d), funds which have accumulated for a period of five years or longer must be identified for a specific purpose.

Program History

Below is a chart detailing the changes to the PFF program since the program was adopted by the Board.

Update Type	Board Approval Date	Effective Date
PFF Program Established	December 19, 1989	December 30, 1989
Inflationary Update	July 20, 1993	July 20, 1993
Program Update	February 4, 2003	April 1, 2003
Inflationary Update	December 14, 2004	February 14, 2005
Program Update (Excluding Regional Transportation Impact Fee (RTIF))	March 30, 2010	May 31, 2010
RTIF Update	July 20, 2010	September 30, 2010
Inflationary Update	August 19, 2014	October 18, 2014
Comprehensive Update	May 1, 2018	June 30, 2018
Accessory Dwelling Unit (ADU) Update	April 2, 2019	June 1, 2019

No changes were made to the Public Facilities Fees program in the Fiscal Year Ended June 30, 2020.

**Stanislaus County
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The Planned Development Fees, which had been collected as part of planned development agreements, were discovered as part of the Auditor-Controller's review of County fiduciary funds during Fiscal Year 2019-2020. The Auditor-Controller's Office discussed the planned development fees with the respective departments and determined that these planned development fees fell under the reporting requirements of the Mitigation Fee Act. These planned development fees are being included as part of the PFF annual report to consolidate reporting requirements under the Mitigation Fee Act.

Fiscal Year 2019-2020 Program Activity

For Fiscal Year 2019-2020 the PFF program deferred the collection of fees on 172 construction projects until the time of occupancy. This amounted to \$1,423,946 in deferred fees. In addition, the PFF Committee received requests for deferrals and waivers of fees for affordable housing. The collection of fees on 40 low-income housing units in the amount of \$200,400 were deferred while the income eligibility requirements are maintained, and fees were waived on 96 very low-income housing units in the amount of \$480,960.

The County also maintains a Large Industrial Investment Incentive Program (LIIP) to assist large industrial, manufacturing, and logistics business growth. The PFF Committee received one request for a discount of fees under the LIIP. The request was granted and the fees for the project were reduced by 52%, a waiver of \$113,100.

Fiscal Year 2019-2020 Financial Activity Summary

The PFF program is an important component of funding growth-related capital improvements within Stanislaus County. Fees collected in Fiscal Year 2019-2020 were \$6.3 million a 1% decrease compared with prior fiscal year. Fees are collected based on the schedule in effect at the time the development agreement was drafted.

Fiscal Year 2019-2020 disbursements were \$12.7 million, a 7% increase compared to prior fiscal year. Of the \$12.7 million, 83%, or \$10.6 million, were spent on various road and bridge projects. Detail of the disbursements including the various projects and amounts funded by PFF is outlined in the PFF Distributions Report section.

An administrative charge is calculated as part of the fee and is available to offset the costs of administering the program. Prior to 2010, the administrative charge was 2.5% of PFF collected. From 2010 through June 30, 2018 the administrative charge was set at 1%. Effective June 30, 2018, the administrative charge is set at 2%. The administrative fees collected for Fiscal Year 2019-2020 were \$119,691, a 29% increase compared to prior fiscal year. Funds withdrawn for administering the PFF program during Fiscal Year 2019-2020 were \$69,106, a 28% decrease due to no changes to the PFF program for the year. The administrative fee distributions are displayed in the PFF Distributions Report section.

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The accumulated five-year excess amount as of June 30, 2020 is \$12,607,042, a 27% decrease compared to June 30, 2019 (See PFF Plan for Accumulated Funds section). The accumulated five-year excess is the amount of fees collected as of June 30, 2015 and undistributed as of June 30, 2020. The County uses a first in first out method to calculate the accumulated five-year excess which means that the County assumes that funds that are received first are distributed first. Per Government code section 66001(d) the County is required to identify the purpose to which the accumulated five-year excess amount is to be used.

Additional Notes

California Government Code Section 66002 states that local agencies that have developed a fee program may adopt a Capital Improvement Plan (CIP) indicating the approximate location, size, and timing of projects, plus an estimate for the cost of all facilities or improvements to be financed by fees. The County produces a CIP every two years to establish an updated list of the County's long-range capital improvement projects.

The County's most recent CIP can be found on the County's website at www.stancounty.com/capitalprojects.

**Stanislaus County
Public Facilities Fees Reporting Requirements
Annual Report for Year Ended June 30, 2020**

GOVERNMENT CODE SECTION 66006(b)

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

See Summary of Impact Fees and List of Impact Fees and Purpose of Fee.

- B. The amount of the fee.

See Summary of Impact Fees.

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

See PFF Cash Balances and Activities Report.

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

See PFF Cash Balances and Activities Report.

- E. An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.

See PFF Distributions Report.

- F. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

See PFF Plan for Accumulated Funds.

- G. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.

No loans have been issued using PFF funds.

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

See PFF Cash Balances and Activities Report.

**Stanislaus County
Public Facilities Fees Reporting Requirements
Annual Report for Year Ended June 30, 2020**

GOVERNMENT CODE SECTION 66001(d)

- A. Identify the purpose the fee is to be put.

See PFF Plan for Accumulated Funds, List of Impact Fees and Purpose of Fee, and 2018 Public Facility Fees Plan Update.

- B. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.

See Summary of Impact Fees and the 2018 Public Facility Fees Plan Update.

- C. Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements in paragraph (2) of subdivision (a).

See PFF Plan for Accumulated Funds.

- D. Designate the approximate dates on which the funding referred to in subparagraph (C) is expected to be deposited into the appropriate account or fund.

See PFF Plan for Accumulated Funds.

STANISLAUS COUNTY
Public Facilities Fees Department Contacts
as of November 06, 2020

Fund		Title	Contact Person(s)	Title	Department
(1)	(2) (3)				
6400	2400	Regional Transportation Impact Fee (RTIF)	David Leamon Tracie Madison	Deputy Director Business Manager	Public Works Public Works
6401	2401	Roads City/County	David Leamon Tracie Madison	Deputy Director Business Manager	Public Works Public Works
6402	2402	Detention	Jeff Dirkse Brooke Freeman	Sheriff Business Manager	Sheriff Sheriff
6403	2403	Criminal Justice	Patrice Dietrich Angelica Ramos	Assistant Executive Officer Senior Management Consultant	Chief Executive Office Chief Executive Office
6404	2404	Library	Sarah Dentan Curtis Lee	Librarian Business Manager	Library Library
6405	2405	Regional Parks	Jaclyn Dwyer Shannon Esenwein	Director Deputy Director	Parks & Recreation Parks & Recreation
6406	2406	Health	Mary Ann Lily Vijay Chand	Managing Director Chief Financial Officer	Health Services Agency Health Services Agency
6407		Outpatient	Mary Ann Lily Vijay Chand	Managing Director Chief Financial Officer	Health Services Agency Health Services Agency
	2407	Behavioral Health	Ruben Imperial Kara Anguiano	Director Fiscal Manager	Behavioral Health & Recovery Services Behavioral Health & Recovery Services
6408	2408	Other Facilities	Patrice Dietrich Brenda Kiely	Assistant Executive Officer Senior Management Consultant	Chief Executive Office Chief Executive Office
6409	2409	Administration Fees	Kashmir Gill Jian Ou-Yang	Auditor-Controller Assistant Auditor-Controller	Auditor-Controller Auditor-Controller
	2414	Animal Services	Annette Patton Martha Ruano	Director Business Manager	Animal Services Animal Services
	2415	Information Technology	Paul Gibson Kathleen Rinehart	Director Business Accountant	Strategic Business Technology Strategic Business Technology
6410	2410	Sheriff	Jeff Dirkse Brooke Freeman	Sheriff Business Manager	Sheriff Sheriff
6411	2411	Fire Warden / Emergency Services	Richard Murdock Brooke Freeman	Fire Warden and Assistant Director Business Manager	Office of Emergency Services Office of Emergency Services
6412	2412	Unincorporated- Admin Fees	Kashmir Gill Jian Ou-Yang	Auditor-Controller Assistant Auditor-Controller	Auditor-Controller Auditor-Controller
6413		Unincorporated- Other Facilities	Patrice Dietrich Brenda Kiely	Assistant Executive Officer Senior Management Consultant	Chief Executive Office Chief Executive Office
	2413	Neighborhood Parks	Jaclyn Dwyer Shannon Esenwein	Director Deputy Director	Parks & Recreation Parks & Recreation

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

STANISLAUS COUNTY
Planned Development Areas Department Contacts
as of November 06, 2020

Fund	Title	Contact Person(s)	Title	Department
1101 (1)	HWY 120/Dillwood Improvement Pirrone/Sisk TS/Roundabout Atlas Hwy 108/120 Keyes Interchange McHenry/Charity TS Salida Road Improvements	David Leamon Tracie Madison	Deputy Director Business Manager	Public Works Public Works
1814 (2)	Developer Fees CSA-10	Jaclyn Dwyer Shannon Esenwein	Director Deputy Director	Parks & Recreation Parks & Recreation

- (1) Developer agreements for Public Works Fees
- (2) Developer agreements for Parks

**STANISLAUS COUNTY
SUMMARY OF IMPACT FEES**

**Development Impact Fee Summary - Unincorporated
Effective June 1, 2019**

Land Use	Animal Services	Behavioral Health	Criminal Justice	Detention	Emergency Services	Health	Library	Other County Facilities	Regional Parks	Neighborhood Parks ¹	Sheriff ¹	County-wide IT	Existing RTIF	Admin Charge	Total Fee
<u>Residential (Per Dwelling Unit)</u>															
Single Family / Duplex	\$ 118	\$ 92	\$ 134	\$ 1,091	\$ 16	\$ 353	\$ 350	\$ 2,121	\$ 346	\$ 671	\$ 1,078	\$ 10	\$ 4,379	\$ 215	\$ 10,974
Multifamily / Mobile Home	77	60	87	710	10	230	228	1,381	225	437	702	6	2,684	137	6,974
Accessory Dwelling Unit	37	29	42	343	5	111	110	667	109	211	339	3	1,215	64	3,285
<u>Nonresidential (Per Thousand Square Feet)</u>															
Office	N/A	\$ 26	\$ 37	\$ 304	\$ 6	\$ 98	N/A	\$ 594	N/A	N/A	\$ 301	\$ 3	\$ 3,531	\$ 98	\$ 4,998
Industrial															
Industrial (Small)	N/A	\$ 6	\$ 8	\$ 68	\$ 1	\$ 22	N/A	\$ 132	N/A	N/A	\$ 67	\$ 1	\$ 1,610	\$ 38	\$ 1,953
Industrial (Large)															
Manufacturing	N/A	8	12	98	2	31	N/A	190	N/A	N/A	97	1	1,695	43	2,177
Distribution	N/A	3	5	39	1	13	N/A	77	N/A	N/A	39	-	1,978	43	2,198
Warehouse	N/A	2	2	19	0.40	6	N/A	37	N/A	N/A	19	-	1,045	23	1,153
Commercial ²															
Small Retail	N/A	\$ 22	\$ 31	\$ 255	\$ 5	\$ 82	N/A	\$ 499	N/A	N/A	\$ 253	\$ 2	\$ 2,006	\$ 63	\$ 3,218
Medium Retail	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	2,995	83	4,227
Shopping Center	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	2,769	78	3,996
Shopping Mall	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	1,695	57	2,901
Church	N/A	\$ 22	\$ 31	\$ 255	\$ 5	\$ 82	N/A	\$ 499	N/A	N/A	\$ 253	\$ 2	\$ 650	\$ 36	\$ 1,835
Hospital	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	1,158	46	2,353
Nursing Home	N/A	22	31	255	5	82	N/A	499	N/A	N/A	253	2	424	31	1,604
<u>Special Cases³</u>															
Drive Through (per lane)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 17,600	\$ 352	\$ 17,952
Gas Station (per pump)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6,865	137	7,002
Motel/Hotel (per room)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	706	14	720
Golf Course (per acre)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	848	17	865

¹ Charged only in unincorporated areas.

² Small Retail is less than 50,000 sq. ft.; Medium Retail ranges from 50,000 -100,000 sq. ft.; Shopping Center ranges from 100,000 - 300,000 sq. ft.; Shopping Mall is greater than 300,000 sq. ft.

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

**STANISLAUS COUNTY
SUMMARY OF IMPACT FEES**

**Development Impact Fee Summary - Cities participating in County-Wide Animal Services
Cities of Ceres, Hughson, Modesto, Patterson and Waterford
Effective June 1, 2019**

Land Use	Animal Services	Behavioral Health	Criminal Justice	Detention	Emergency Services	Health	Library	Other County Facilities	Regional Parks	Neighborhood Parks ¹	Sheriff ¹	County-wide IT	Existing RTIF	Admin Charge	Total Fee
<u>Residential (Per Dwelling Unit)</u>															
Single Family / Duplex	\$ 118	\$ 92	\$ 134	\$ 1,091	\$ 16	\$ 353	\$ 350	\$ 1,065	\$ 346	N/A	N/A	\$ 10	\$ 4,379	\$ 159	\$ 8,113
Multifamily / Mobile Home	77	60	87	710	10	230	228	693	225	N/A	N/A	6	2,684	100	5,110
Accessory Dwelling Unit	37	29	42	343	5	111	110	335	109	N/A	N/A	3	1,215	47	2,386
<u>Nonresidential (Per Thousand Square Feet)</u>															
Office	N/A	\$ 26	\$ 37	\$ 304	\$ 6	\$ 98	N/A	\$ 298	N/A	N/A	N/A	\$ 3	\$ 3,531	\$ 86	\$ 4,389
Industrial															
Industrial (Small)	N/A	\$ 6	\$ 8	\$ 68	\$ 1	\$ 22	N/A	\$ 67	N/A	N/A	N/A	\$ 1	\$ 1,610	\$ 36	\$ 1,819
Industrial (Large)															
Manufacturing	N/A	8	12	98	2	31	N/A	96	N/A	N/A	N/A	1	1,695	39	1,982
Distribution	N/A	3	5	39	1	13	N/A	38	N/A	N/A	N/A	-	1,978	42	2,119
Warehouse	N/A	2	2	19	0.40	6	N/A	19	N/A	N/A	N/A	-	1,045	22	1,115
Commercial ²															
Small Retail	N/A	\$ 22	\$ 31	\$ 255	\$ 5	\$ 82	N/A	\$ 251	N/A	N/A	N/A	\$ 2	\$ 2,006	\$ 53	\$ 2,707
Medium Retail	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	2,995	73	3,716
Shopping Center	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	2,769	68	3,485
Shopping Mall	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	1,695	47	2,390
Church	N/A	\$ 22	\$ 31	\$ 255	\$ 5	\$ 82	N/A	\$ 251	N/A	N/A	N/A	\$ 2	\$ 650	\$ 26	\$ 1,324
Hospital	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	1,158	36	1,842
Nursing Home	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	424	21	1,093
<u>Special Cases³</u>															
Drive Through (per lane)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 17,600	\$ 352	\$ 17,952
Gas Station (per pump)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6,865	137	7,002
Motel/Hotel (per room)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	706	14	720
Golf Course (per acre)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	848	17	856

¹ Charged only in unincorporated areas.

² Small Retail is less than 50,000 sq. ft.; Medium Retail ranges from 50,000 -100,000 sq. ft.; Shopping Center ranges from 100,000 - 300,000 sq. ft.; Shopping Mall is greater than 300,000 sq. ft.

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

**STANISLAUS COUNTY
SUMMARY OF IMPACT FEES**

**Development Impact Fee Summary - Cities not participating in County-Wide Animal Services
Cities of Turlock, Oakdale, Newman and Riverbank
Effective June 1, 2019**

Land Use	Animal Services	Behavioral Health	Criminal Justice	Detention	Emergency Services	Health	Library	Other County Facilities	Regional Parks	Neighborhood Parks ¹	Sheriff ¹	County-wide IT	Existing RTIF	Admin Charge	Total Fee
<i>Residential (Per Dwelling Unit)</i>															
Single Family	N/A	\$ 92	\$ 134	\$ 1,091	\$ 16	\$ 353	\$ 350	\$ 1,065	\$ 346	N/A	N/A	\$ 10	\$ 4,379	\$ 157	\$ 7,993
Multifamily	N/A	60	87	710	10	230	228	693	225	N/A	N/A	6	2,684	99	5,032
Accessory Dwelling Unit	N/A	29	42	343	5	111	110	335	109	N/A	N/A	3	1,215	46	2,348
<i>Nonresidential (Per Thousand Square Feet)</i>															
Office	N/A	\$ 26	\$ 37	\$ 304	\$ 6	\$ 98	N/A	\$ 298	N/A	N/A	N/A	\$ 3	\$ 3,531	\$ 86	\$ 4,389
Industrial															
Industrial (Small)	N/A	\$ 6	\$ 8	\$ 68	\$ 1	\$ 22	N/A	\$ 67	N/A	N/A	N/A	\$ 1	\$ 1,610	\$ 36	\$ 1,819
Industrial (Large)															
Manufacturing	N/A	8	12	98	2	31	N/A	96	N/A	N/A	N/A	1	1,695	39	1,982
Distribution	N/A	3	5	39	1	13	N/A	38	N/A	N/A	N/A	-	1,978	42	2,119
Warehouse	N/A	2	2	19	0.40	6	N/A	19	N/A	N/A	N/A	-	1,045	22	1,115
Commercial ²															
Small Retail	N/A	\$ 22	\$ 31	\$ 255	\$ 5	\$ 82	N/A	\$ 251	N/A	N/A	N/A	\$ 2	\$ 2,006	\$ 53	\$ 2,707
Medium Retail	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	2,995	73	3,716
Shopping Center	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	2,769	68	3,485
Shopping Mall	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	1,695	47	2,390
Church	N/A	\$ 22	\$ 31	\$ 255	\$ 5	\$ 82	N/A	\$ 251	N/A	N/A	N/A	\$ 2	\$ 650	\$ 26	\$ 1,324
Hospital	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	1,158	36	1,842
Nursing Home	N/A	22	31	255	5	82	N/A	251	N/A	N/A	N/A	2	424	21	1,093
<i>Special Cases³</i>															
Drive Through (per lane)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 17,600	\$ 352	\$ 17,952
Gas Station (per pump)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6,865	137	7,002
Motel/Hotel (per room)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	706	14	720
Golf Course (per acre)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	848	17	865

¹ Charged only in unincorporated areas.

² Small Retail is less than 50,000 sq. ft.; Medium Retail ranges from 50,000 -100,000 sq. ft.; Shopping Center ranges from 100,000 - 300,000 sq. ft.; Shopping Mall is greater than 300,000 sq. ft.

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

**STANISLAUS COUNTY
SUMMARY OF IMPACT FEES**

Development Impact Fee Summary - Planned Development Areas
As of June 30, 2020

Land Use	Hwy 120/Dillwood - Transportation Improvement Fee	Pirrone, Sisk Turnsignal and Roundabout	Atlas Hwy 108/120 - Transportation Improvement Fee	Keyes Interchange	McHenry/Charity Turnsignal	Salida Road Improvement Fee	Developer Fees CSA-10 - Parks
Per New Dwelling:							
Hillsborough Estates Smith Subdivision Salida Planned Community Residential	\$ 250		\$ 250			\$ 512	\$ 512
Salida Planned Medium-High Density Residential						\$ 301	\$ 512
Per Acre:							
Salida Planned Commercial						\$ 9,127	
Salida Planned Highway Commercial						\$ 9,127	
Salida Planned Industrial						\$ 4,263	
Keyes Community Plan				\$ 763			
McHenry and Charity Way					\$ 2,218		
Project Cost Fair Share:							
Modesto Christian Mitigation		\$ 79,500					

Stanislaus County
List of Impact Fees and Purpose of Fee
As of June 30, 2020

Regional Transportation Impact Fee (RTIF)

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

Roads City/County

The purpose of this fee is to ensure new growth funds its fair share of County roads and traffic improvements outside city boundaries that have not been accounted for as major inter-city routes or as urban sphere road improvements financed through a city's traffic fee program. This fee was discontinued in the 2010 RTIF update.

Detention

The purpose of the fee is to ensure that new development funds its fair share of planned County wide detention facilities. County wide detention refers to the adult and youth incarceration facilities and services provided by the County, in both incorporated and unincorporated areas. The fee will be charged County wide to both residential and nonresidential development. A fee schedule is presented based on the value of existing facilities to ensure that development provides funding to meet its needs. The County will use fee revenues to expand detention facilities, including vehicles and equipment, to serve new development. This fee replaced the Jails fee in the 2003 Public Facilities Fees Program update.

Criminal Justice / Justice

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

Library

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

Regional Parks / Parks

The purpose of the park facilities fee is to ensure that new development funds its fair share of parks and open space facilities and is charged County wide. The County will use fee revenues to expand park facilities, including vehicles and equipment, to serve new development.

Stanislaus County
List of Impact Fees and Purpose of Fee
As of June 30, 2020

Health / Public Health

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

Behavioral Health

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

Other Facilities / Unincorporated- Other Facilities

This fee addresses the need for other County facilities needed to serve projected development including office space, shop space, and related equipment. The fee is charged County wide. Some facilities serve either the unincorporated area almost exclusively (public works facilities) or have some functions that are County wide and others that exclusively serve the unincorporated area (e.g., some County planning functions). The County will use fee revenues to expand other County facilities, including vehicles and equipment, to serve new development.

Administrative Fees / Unincorporated Admin Fees

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

Sheriff

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

Stanislaus County
List of Impact Fees and Purpose of Fee
As of June 30, 2020

Emergency Services

The purpose of this fee is to ensure that new development funds its fair share emergency service facilities. The fee is charged County wide to both residential and nonresidential development. A fee schedule is presented based on the existing standard of emergency service facilities in Stanislaus County to ensure that new development provides adequate funding to meet its needs. The County will use fee revenues to expand emergency services facilities, including vehicles and equipment, to serve new development. This fee replaced the Fire Warden fee in the 2003 Public Facilities Fees Program update.

Neighborhood Parks

The purpose of the neighborhood park facilities fee is to ensure that new development funds its fair share of local parks in the unincorporated communities. New development in the unincorporated area of the County will pay the “Neighborhood Parks” component of the fee. The County will use fee revenues to expand park facilities, including vehicles and equipment, to serve new development.

Animal Services

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

Information Technology

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

Jails

The purpose of this fee is to provide expansion County wide for the Sheriff’s coroner, public administrator, civil division, bailiff, and jails divisions. This fee was discontinued in the 2003 Public Facilities Fees Program update and replaced by the Detention fee.

Outpatient

The purpose of this fee is to fund future expansion of out-patient care for new residents and new workers throughout the County. This fee was discontinued in the 2003 Public Facilities Fees Program update.

Stanislaus County
List of Impact Fees and Purpose of Fee
As of June 30, 2020

Fire Warden

The purpose of this fee is to support future growth in the County in relation to fire prevention, suppression, training, investigation and administrative assistance services. This fee was discontinued in the 2003 Public Facilities Fees Program update and replaced by the Emergency Services fee.

Highway 120/Dillwood

This developer fee is part of the Hillsborough Estates Development Project to fund improvements at the Dillwood/Highway 108/120 intersection for deceleration, acceleration, and turning lanes.

Pirrone/Sisk Turnsignal/ Roundabout

The purpose of this fee is for improvements needed for traffic control at the intersection of Pirrone and Sisk Road.

Atlas Highway 108/120

The purpose of this fee is for improvements at the Atlas/Highway 108/120 intersection of deceleration, acceleration and turning lanes.

Keyes Interchange

The purpose of this fee is for ramp improvements at the SR99/Keyes Road Interchange.

McHenry/Charity Turnsignal

The purpose of this fee is to pay for the fair share of traffic improvements for the intersection of McHenry and Charity Way.

Salida Road Improvements

The purpose of this fee is collected for improvement of Roads in the Salida Planned Community.

Developer Fees CSA-10

The purpose of this fee is to fund development and capital improvement of the park sites in the Salida Planned Community.

STANISLAUS COUNTY
PUBLIC FACILITIES FEES CASH BALANCES AND ACTIVITIES REPORT
FOR THE YEAR ENDED JUNE 30, 2020

Activity from Original Fee Structure								
Fund	Beginning Balance	Fees Collected ¹	Interest Earned	Adjustments	Refunds	Distributions	Net Activity	Ending Balance
6400 RTIF	\$ 393,156	\$ 8,078	\$ 8,391	\$ -	\$ -	\$ (122,796)	\$ (106,327)	\$ 286,829
6401 Roads City/County	-	4,130	25	-	-	-	4,155	4,155
6402 Jails	12,912	14,826	485	-	-	(28,223)	(12,912)	-
6403 Justice	53,720	1,428	1,301	-	-	-	2,729	56,449
6404 Library	9,304	4,886	209	-	-	(11,890)	(6,795)	2,509
6405 Parks	5,747	1,834	159	-	-	(7,740)	(5,747)	-
6406 Public Health	1,244,477	1,568	29,771	-	-	-	31,339	1,275,816
6407 Outpatient	675,554	798	16,160	-	-	-	16,958	692,512
6408 Other Facilities	14,149	2,016	362	-	-	-	2,378	16,527
6409 Admin Fees	5,271	994	138	-	-	-	1,132	6,403
6410 Sheriff	15,721	1,876	296	-	-	(16,874)	(14,702)	1,019
6411 Fire Warden	19,017	1,428	472	-	-	-	1,900	20,917
6412 Unincorp-Admin Fees	219	84	6	-	-	-	90	309
6413 Unincorp-Other Facilities	51,044	-	1,220	-	-	-	1,220	52,264
Sub-Totals - Old Fee Structure	\$ 2,500,291	\$ 43,946	\$ 58,995	\$ -	\$ -	\$ (187,523)	\$ (84,582)	\$ 2,415,709

¹ Fees can be collected under prior fee schedules if a written development agreement is entered into and signed by the developer(s) and County or a city within the County at the time of the prior fee schedule.

STANISLAUS COUNTY
PUBLIC FACILITIES FEES CASH BALANCES AND ACTIVITIES REPORT
FOR THE YEAR ENDED JUNE 30, 2020

Activity from New Fee Structure Effective 5/12/03								
Fund	Beginning Balance	Fees Collected ¹	Interest Earned	Adjustments	Refunds	Distributions	Net Activity	Ending Balance
2400 RTIF	\$ 20,696,606	\$ 3,979,039	\$ 463,622	\$ -	\$ -	\$ (9,027,351)	\$ (4,584,690)	\$ 16,111,916
2401 Roads City/County	2,224,842	885	42,644	-	-	(1,467,132)	(1,423,603)	801,239
2402 Detention	6,274,803	631,698	156,865	-	-	(1,217,592)	(429,029)	5,845,774
2403 Criminal Justice	457,442	80,069	11,806	-	-	-	91,875	549,317
2404 Library	615,476	184,869	14,512	-	-	(359,835)	(160,454)	455,022
2405 Regional Parks	3,170,666	178,979	77,704	-	-	(172,314)	84,369	3,255,035
2406 Health	4,007,125	206,210	98,042	-	-	-	304,252	4,311,377
2407 Behavioral Health	532,590	58,703	13,387	-	-	-	72,090	604,680
2408 Other Facilities	1,768,267	684,372	49,669	-	-	-	734,041	2,502,308
2409 Admin Fees	18,255	98,349	1,057	-	-	(59,980)	39,426	57,681
2410 Sheriff	646,180	65,764	14,695	-	-	(236,124)	(155,665)	490,515
2411 Emergency Services	121,599	10,347	3,022	-	-	-	13,369	134,968
2412 Unincorp-Admin Fees	148,791	20,264	3,703	-	-	(9,126)	14,841	163,632
2413 Neighborhood Parks	649,346	30,968	15,792	-	-	-	46,760	696,106
2414 Animal Services	416,606	40,344	10,408	-	-	-	50,752	467,358
2415 Information Technology	169,930	7,714	4,153	-	-	-	11,867	181,797
Sub-Totals - New Fee Structure	41,918,524	6,278,574	981,081	-	-	(12,549,454)	(5,289,799)	36,628,725
TOTAL ALL PFF FUNDS	\$ 44,418,815	\$ 6,322,520	\$ 1,040,076	\$ -	\$ -	\$ (12,736,977)	\$ (5,374,381)	\$ 39,044,434

¹ Fees can be collected under prior fee schedules if a written development agreement is entered into and signed by the developer(s) and County or a city within the County at the time of the prior fee schedule.

**STANISLAUS COUNTY
PUBLIC FACILITIES FEES CASH BALANCES AND ACTIVITIES REPORT
FOR THE YEAR ENDED JUNE 30, 2020**

Planned Development Areas								
Fund and Project Number	Beginning Balance	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity	Ending Balance
1101 055000 Hwy 120/Dillwood Improvement	\$ 232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 232
1101 055005 Pirrone/Sisk TS/ Roundabout	287,909	-	-	-	-	-	-	287,909
1101 055007 Atlas Hwy 108/120	18,500	-	-	-	-	-	-	18,500
1101 055009 Keyes Interchange	23,207	-	-	-	-	-	-	23,207
1101 055011 McHenry/Charity TS	143,423	-	-	-	-	-	-	143,423
1101 055028 Salida Road Improvements	836,466	27,133	-	-	-	-	27,133	863,599
1814 000000 Developer Fees CSA-10	<u>67,389</u>	-	<u>10,561</u>	-	-	-	<u>10,561</u>	<u>77,950</u>
Sub-Total - Planned Development Areas	1,377,126	27,133	10,561	-	-	-	37,694	1,414,820
TOTAL ALL PFF FUNDS	<u>44,418,815</u>	<u>6,322,520</u>	<u>1,040,076</u>	-	-	<u>(12,736,977)</u>	<u>(5,374,381)</u>	<u>39,044,434</u>
TOTAL ALL FEES	<u>\$ 45,795,941</u>	<u>\$ 6,349,653</u>	<u>\$ 1,050,637</u>	\$ -	\$ -	<u>\$ (12,736,977)</u>	<u>\$ (5,336,687)</u>	<u>\$ 40,459,254</u>

**STANISLAUS COUNTY
PUBLIC FACILITIES FEES CASH BALANCES AND ACTIVITIES REPORT
FOR THE YEAR ENDED JUNE 30, 2020**

Administrative Fees Collected ²		
Fund		Fees Collected
6409 Admin Fees		\$ 994
6412 Unincorp-Admin Fees		84
2409 Admin Fees		98,349
2412 Unincorp-Admin Fees		20,264
Total Administrative Fees Collected		\$ 119,691

² Fees can be collected under prior fee schedules if a written development agreement is entered into and signed by the developer(s) and County or a city within the County at the time of the prior fee schedule. As a result, admin fees collected will not be a single rate of total funds, but can be collected at different rates.

**STANISLAUS COUNTY
PUBLIC FACILITIES FEE DISTRIBUTIONS REPORT
FOR THE YEAR ENDED JUNE 30, 2020**

Fund Name	PFF Amount	Board Resolution Number	Project Total	% paid from PFF	Description
Administrative Fees	\$ 59,980			NP	Planning Admin Fees
	5,801			NP	Auditor Controller Fees
	3,002			NP	County Counsel Admin Fees
	323			NP	CEO Admin Fees
Administrative Fees Total	<u>69,106</u>				
Regional Transportation Impact Fee (RTIF)	1,887,844	2018-0193	5,900,000	32%	SR 132 West Extension: Dakota to Gates
	1,570,553	2018-0247	5,000,000	31%	SR 132 West Extension: 99 to Dakota
	1,503,149	2019-230	72,000,000	2%	Faith Home Road/Garner Road Bridge over Tuolumne River
	1,141,528	2019-0373	2,020,306	57%	Crows Landing Rd and Grayson Rd Intersection Improvement Project
	878,508	2019-0512, 2019-0513, 2019-0553, 2019-0587, 2019-0588, 2019-0589, 2019-0650, 2019-0696	15,450,000	6%	McHenry Avenue Widening Project
	589,398	2019-0708	15,458,286	4%	Claribel Road Extension Project - North County Corridor Phase 1
	541,600	Budget - 2019-0573	19,500,000	3%	Crows Landing Road Bridge
	380,311	2019-0372	2,499,750	15%	Carpenter Rd and Whitmore Ave intersection improvement Project
	223,676	2018-0140	1,804,460	12%	Gear-Whitmore Intersection Signal
	192,554	2018-0204, 2019-0732	16,131,305	1%	Santa Fe Bridge over Tuolumne
	122,796	2007-509	14,000,000	1%	McHenry and Stanislaus River Bridge Replacement Project
	118,232	2017-251, 2018-0139	3,351,246	4%	Geer-Santa Fe Crossing Signal
Regional Transportation Impact Fee Subtotal	<u>9,150,147</u>				
City/County Road	1,467,132	2018-0420	4,519,401	32%	Claribel Road and Roselle Ave Intersection Project
Jails and Detention	1,245,815	2013-440	6,268,641	20%	Jail Intake & Release Project
Library	371,725	2019-0091, 2020-0075	4,763,607	8%	Empire Library Project
Parks/Regional Parks	180,054	Parks Master Plan - 2018-0249	1,342,681	13%	Laird Park Expansion Project
Sheriff	<u>252,998</u>	2020-0075	4,763,607	5%	Sheriff Substation - Empire Library
Total Project Distributions	<u>12,667,871</u>				
Grand Total	<u>\$ 12,736,977</u>	TOTAL DISTRIBUTIONS FOR THE YEAR ENDED JUNE 30, 2020			
NP = Not a project					

**STANISLAUS COUNTY
PUBLIC FACILITIES FEES PLAN FOR ACCUMULATED FUNDS
AS OF JUNE 30, 2020**

Fund	Fund Name	Accumulated 5-year excess Funds	Total Estimated Project Cost	Project to be used on	Beginning Year of Project	Year Funding Expected to be Transferred
6400	Regional Transportation Impact Fee	106,314	690,000,000	North County Corridor Phase I CIP 200017	2019	2021
2401	City/County Roads	511,874	550,000	Keyes Road Ramp signalization CIP 9737	2020	2021
2402	Detention	2,252,031	1,300,000	Future PSC/Hackett Campus Improvements	2023	2023
			1,000,000	Public Safety Center-West Door Replacements	2021	2021
	Total Detention	<u>2,252,031</u>	<u>2,300,000</u>			
2403	Criminal Justice	96,392				
6403	Criminal Justice	25,500				
	Total Criminal Justice	<u>121,892</u>	<u>1,800,000</u>	Inmate Program Space Expansion/Medical Unit Expansion	2021	2021
2405	Regional Parks	2,131,308	900,000	Woodward Reservoir: Day Use Expansion and additional amenities, additional designated camping areas, additional improvements including: walking paths, trees, irrigation, ADA compliant restrooms and showers and other ADA compliant park amenities (PFF/Grant)	2024	2025
			500,000	Modesto Reservoir: West side Group Campsite Development with amphitheater including CEQA and plan, and non-motorized walking/biking trail system (grant funds match)	2023	2024
			280,000	La Grange Regional Park: Add 3 New Vaulted Restrooms (grant funds match)	2022	2023
			255,000	Laird Regional Park: Walking trail (non-motorized) with outlooks along river, amphitheater, parking expansion, additional lighting, restroom (vaulted) expansion, additional shade, bollards/barriers, landscape, irrigation (PFF/grant funds)	2023	2024
			200,000	Frank Raines Regional Park: Expand Potable Water System and add new Restroom at Day Use Area	2022	2022
	Total Regional Parks	<u>2,131,308</u>	<u>2,135,000</u>			
2413	Neighborhood Parks	465,394	270,000	Salida Park: Addition of walking Loop, inclusive playground with rubber surfacing, solar lighting, and adult exercise equipment stations, expansion of picnic areas, resurfacing basketball court, landscape, irrigation. (PFF/grant funds)	2022	2023
			200,000	Bonita Park Pool Project: Playground with surfacing, ADA amenities/picnic areas, restroom and concession expansion, adult exercise station. (PFF/grant funds)	2021	2022
	Total Neighborhood Parks	<u>465,394</u>	<u>470,000</u>			
2406	Health	3,070,442				
6406	Public Health	1,154,908				
6407	Outpatient	627,989				
	Total Health	<u>4,853,339</u>	<u>35,000,000</u>	Health Services Agency New Admin & Public Health Building	2021	2021
2407	Behavioral Health	156,206	200,000	Development of strategic long-term space and facility plan	2021	2022
2410	Sheriff	151,992	14,000,000	Sheriff Range Project	2021	2021
2411	Emergency Services	65,659				
6411	Fire Warden	6,825				
	Total Emergency Services	<u>\$ 72,484</u>	<u>\$ 75,000</u>	Public Safety Ariel Assessment Vehicle Project	2020	2021
2414	Animal Services	301,466	310,000	Expansion of the Parking Lot and two dog play yards.	2020	2021
2415	Information Technology	\$ 57,094	\$ 100,000	Contracted Aerial Imagery for Stanislaus County Geographical Information Systems (GIS)	2020	2021
6413	Other Facilities	48,522	2,400,000	Clerk-Recorder Lobby and Public Counter Remodel	2021	2021
1101	HWY 120/Dillwood Improvement	\$ 232	\$ 100,000	Improve traffic flow at the intersection of Dillwood and Highway 108/120 with improvements to deceleration, acceleration and turning lanes.	2020	2021
1101	Pirrone/Sisk TS/Roundabout	287,909	300,000	Improvement and system upgrades for traffic control at the intersection of Pirrone and Sisk Road.	2020	2021
1101	Atlas Hwy 108/120	18,500	20,000	Improvements for traffic flow at the intersection of Atlas and Highway 108/120	2020	2021
1101	Keyes Interchange	23,207	30,000	Improvements for the access ramps and traffic flow at the SR99 and Keyes Interchange	2020	2021
1101	McHenry/Charity TS	143,423	150,000	Improvements for traffic flow at the intersection of McHenry and Charity Way.	2020	2021
1101	Salida Road Improvements	836,466	850,000	Improvements for the flow of traffic in the Salida Planned Community	2020	2021
1814	Developer Fees CSA-10	67,389	70,000	Countrystone, Wincanton, John Murphy, and Segesta Parks: Addition of walking paths and various park amenities such as benches, trees, outdoor fitness stations, and concrete monument signs	2021	2021
	Total	<u>\$ 12,607,042</u>	<u>\$ 750,860,000</u>			

PFF policy provides for all plans to be presented to the Board of Supervisors individually for approval prior to incurring expenditures.