

# COUNTY OF SAN BENITO

## STATE OF CALIFORNIA



## Development Impact Fee REPORT

Fiscal Year Ended June 30, 2018  
&  
Five Year Fiscal Years 2013/14 - 2017/18

Prepared and submitted by the County Administration Office

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## **Executive Summary**

The Five Year Development Impact Fee Report has been prepared by the County Administrative Office for the San Benito County Board of Supervisors for their review of the San Benito County's Development Impact Fee Program. This Five Year Development Impact Fee Report presents a comprehensive overview of the Development Impact Fee Programs in San Benito County for fiscal years 2013/2014 through 2017/2018, meeting the reporting requirements<sup>1</sup> of California Government Code sections 66001 and 66006 for the Five Year Development Impact Fee Report and the Annual Development Impact Fee Report for fiscal year 2017/2018. The information provided in this Report has been collected from the Auditor's Office, with reference to the County's Capital Improvement Plan, financial reports, and project and departmental budgets that are associated with impact fees. The Auditor's Office concurs with the financial data about each of these impact fee funds, as was reported in each of the five years and at year-end for fiscal year 2017/2018.

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<sup>1</sup> This Report is prepared in compliance with the annual and five-year reporting requirements of California Government Code sections 66001 and 66006.

## **Introduction**

The County of San Benito has maintained a County Development Impact Fee Program since the late 1980s. The Program presently collects impact fees for Drainage, Traffic, Road Equipment, County Fire Protection, Law Enforcement, Criminal Justice Detention, Habitat Conservation, Parks and Recreation, Library Facilities, General Government, and Information Technology. These last three impact fees (Library Facilities, General Government, and Information Technology) are not reported on in this Report as they were not fully implemented before the close of the 2018 fiscal year.

This Report contains the specific information required to be made available to the public on an annual basis regarding each individual fund. The Report also presents all of the necessary information to allow the County Board of Supervisors to make the fee findings with respect to any development impact fee funds that remain unspent five years from the County's last reporting date. These State requirements are set forth in Government Code sections 66006(b) and 66001(d), described below.

### **California Government Code Section 66006(b)**

California Government Code subsection 66006(b) defines the specific reporting requirements for local agencies that impose AB 1600 development impacts fees on new development. For each separate fund established for the collection and expenditure of development impact fees, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the information shown below for the fiscal year:

- A brief description of the type of fee of each fund (pages 8-26);
- The amount of the fee (see APPENDIX G: Impact Fee Summary);
- The beginning and ending balance of the fund (Financial Summary Report);
- The amount of the fees collected and the interest earned (Financial Summary Report);
- 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 (pages 8-26);
- A description of each inter-fund 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 inter-fund 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 , (page 28); and

- The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocations pursuant to subdivision (f) of Section 66001, (page 28).

### **California Government Code Section 66001(d)(1)**

California Government Code Section 66001(d)(1) requires the local agency to make certain findings with respect to that portion of the development impact fee fund remaining unexpended, whether committed or uncommitted, the fifth fiscal year following the first deposit into the fund and every five years thereafter those are:

- Identify the purpose to which the fee is to be put (page 8-28).
- Demonstrate a reasonable relationship between the fee and purpose for which it is charged (page 8-28).
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements; (page 8-28); and
- Designate the approximate dates on which the funding (described in subparagraph (C) of Section 66001) is expected to be deposited into the appropriate account or fund (page 8-28).

The pages following the Financial Summary Report provide the information described above with respect to each separate development impact fee fund.

# Financial Summary Report

## Statement of Revenues, Expenditures and Changes in Fund Balances For the Year Ended June 30, 2018

	County Fire Impact	Law Enforce. Impact	Jail & Juvenile Impact	Habitat Impact	Road Equip. Impact	Parks/Rec Impact	Drainage Impact	Traffic Impact
<b>Revenues:</b>								
Impact Fees	\$ 96,865	\$ 141,668	\$ 176,414	\$ 17,119	\$ 172,836	\$ 617,954	\$ 216,865	\$ 727,462
Interest	8,662	6,221	7,387	15,344	3,650	48,134	10,244	86,543
Other Revenue <sup>1</sup>	34,250	—	—	—	—	—	—	—
Total Revenues	<u>139,777</u>	<u>147,889</u>	<u>183,801</u>	<u>32,463</u>	<u>176,486</u>	<u>666,088</u>	<u>227,109</u>	<u>814,005</u>
<b>Expenditures:</b>								
Expenditures	—	—	—	—	—	—	—	—
Total Expenditures	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Excess (deficiency) of revenues over expenditures	<u>139,777</u>	<u>147,889</u>	<u>183,801</u>	<u>32,463</u>	<u>176,486</u>	<u>666,088</u>	<u>227,109</u>	<u>814,005</u>
<b>Other Financing Sources (uses):</b>								
Transfers in	—	—	—	—	—	—	—	—
Transfers out <sup>2</sup>	(63,778)	—	—	—	—	(457,640)	—	—
Total other financing sources (uses)	<u>(63,778)</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>(457,640)</u>	<u>—</u>	<u>—</u>
<b>Net Change in Fund Balances</b>	75,999	147,889	183,801	32,463	176,486	208,448	227,109	814,005
Fund balances - beginning of year	562,545	379,210	446,384	1,050,399	193,133	3,180,001	659,340	4,962,840
Fund balances - end of year	<u>\$ 638,544</u>	<u>\$ 527,099</u>	<u>\$ 630,185</u>	<u>\$1,082,862</u>	<u>\$ 369,619</u>	<u>\$3,388,449</u>	<u>\$ 886,449</u>	<u>\$5,776,845</u>

**Notes:**

1. Other revenues: County Fire Impact Fund has accrued reimbursement revenue for the Fiscal Year 16/17 Fire Feasibility Study.
2. Transfers out: Transfers to General Fund or Capital Improvement Fund for expenditures on impact fee funded projects are identified in the County Fire Impact and Parks and Recreation impact section of this report, summary is found in the Statement of Revenue table. County Fire Impact fee transfers out covered cost of fire feasibility study. The Parks and Recreation Impact fee transfers covered costs related to Veterans Park improvement projects including irrigation and well projects. For more detail see completed project tables for each section (page 18 & 30).

## **Drainage Impact Fee**

### ***Purpose/Reasonable Relationship***

The purpose of the Drainage Impact Fee is to construct storm drainage facilities identified in the Santa Ana Creek Drainage Plan necessitated in whole or in part by new development to prevent inundation during a 100-year flood. The fee is based on the projected amount of development that will occur in the Santa Ana Creek drainage basin and the estimated cost of the improvements, as established in County Ordinance No. 529 (San Benito County Code Sections 5.01.020-.025). The fee is applicable to all new building permits issued in the Santa Ana Creek fee benefit area and was recently updated to reflect changes in drainage improvement construction costs.

A reasonable relationship between the Drainage Impact Fee and the purpose for which is charged is demonstrated by the fact that drainage improvements benefit new development in the area in which the fee is charged and which would be unnecessary but-for new development. The fee provides an equitable and uniform method for each new development to bear a proportionate cost of improvements within the various sub basins in the Santa Ana Creek Drainage Plan area. The amount of the Drainage Impact Fee is indicated on the most recently updated Building Impact Fee Summary, as shown in Appendix H to this Report.

### ***Benefit Area***

The Drainage Impact Fee is charged in an area of benefit that encompasses the portions of the County within the Santa Ana Creek drainage area as shown in Appendix G: San Benito County Drainage Impact. The County will benefit from the drainage improvements.

### ***Sources and Amounts of Funding Anticipated to Complete Financing of Incomplete Improvements***

All sources and amounts of funding which are anticipated to complete financing of incomplete improvements are listed in the notes to the Drainage Impact Fee Planning Projects Table, below.

### ***Approximate Dates on which Funding Will Be Deposited***

The approximate dates on which the funding is expected to be deposited into the Drainage Impact Fee fund are listed in the Drainage Impact Fee Planning Projects Table, below as notes.

**Drainage Impact Fee Fund**  
**Statement of Revenues and Expenditures**  
 Last five fiscal years

	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18
<b>Revenues:</b>					
Impact Fees	\$ 24,120	\$ 25,440	\$ 137,430	\$ 109,860	\$ 216,865
Interest	1,700	1,182	1,696	4,490	10,244
Other revenues	—	—	—	—	—
Total Revenues	<u>25,820</u>	<u>26,622</u>	<u>139,126</u>	<u>114,350</u>	<u>227,109</u>
<b>Expenditures:</b>					
Expenditures	—	—	—	—	—
Total Expenditures	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Revenues over (under) expenditures	<u>25,820</u>	<u>26,622</u>	<u>139,126</u>	<u>114,350</u>	<u>227,109</u>
<b>Other Financing Sources (uses):</b>					
Transfers in	—	—	—	—	—
Transfers out	—	—	—	—	—
Total other financing sources (uses)	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<b>Net Change in Fund Balances</b>	<u>25,820</u>	<u>26,622</u>	<u>139,126</u>	<u>114,350</u>	<u>227,109</u>
Fund balances - beginning of year, as restated	353,422	379,242	405,864	544,990	659,340
Fund balances - end of year	<u>\$ 379,242</u>	<u>\$ 405,864</u>	<u>\$ 544,990</u>	<u>\$ 659,340</u>	<u>\$ 886,449</u>



## Project Identification

### Planned Projects Drainage Impact Fees

Projects <sup>2</sup>	Project Phase	Estimated Construction Start Date	Estimated Completion Date	Estimated Date of Deposit	Total Impact Fee Funding	Estimated % of Project Funded with Impact Fees
Drainage Improvements/Santa Anna Creek Drainage Plan	Preliminary	FY 2019	FY 2021	FY 2019	\$ 200,000	100%
Lover's Lane and San Felipe Flood Drainage	Preliminary	FY 2019	FY 2021	FY 2019	\$ 23,000	100%
Lone Tree Creek east of Fairview Flood Drainage	Preliminary	FY 2019	FY 2022	FY 2019	\$ 18,500	100%
Shore Rd. Bridge Flood Drainage	Preliminary	FY 2019	FY 2021	FY 2019	\$ 10,000	100%
Lone Tree Creek west of Pacheco Hwy. flood drainage	Preliminary	FY 2019	FY 2020	FY 2019	\$ 15,000	100%
McClosky flood drainage	Preliminary	FY 2019	FY 2020	FY 2019	\$ 8,000	100%
Drainage Projects identified in basin and sub-basins F, E6, E5, E4, E3 on Appendix: G <sup>1</sup>	Preliminary	FY 2020	FY 2035	FY 2020	\$ 911,000	100%
<b>Total Drainage Impact Fee</b>					\$ 1,185,500	

#### Notes:

1. The drainage projects listed in the table alone will be funding entirely with the Drainage impact fee revenues.
2. Identification in this report is for compliance with the Government Code. It shall not constitute approval or impermissible pre-commitment to a project, until any necessary CEQA is completed and all necessary local, state or federal approvals, if any, have been obtained.

## **Traffic Impact Fee Fund**

### ***Purpose/Reasonable Relationship***

The Traffic Impact Fee was established pursuant to County Ordinance No. 554 (San Benito County Code Sections 5.01.250-263). The purpose of the Traffic Impact Fee is to mitigate the costs of transportation and transit facilities and adverse impacts necessitated by new development in San Benito County. New development generates an increased volume of traffic, which in turn leads to a more rapid degeneration of existing county roads and increased congestion. The need to repair, reconstruct, and expand the County's existing roadways is a direct consequence of new development. Furthermore, construction of new county roads and transit facilities also becomes necessary.

A reasonable relationship between the Traffic Impact Fee and the purpose for which it is charged is demonstrated by the updated Regional Transportation Impact Mitigation Fee (TIMF) Nexus Study prepared by Michael Baker International and adopted by the Board of Supervisors in March, 2016. That nexus study documents in further detail the reasonable relationship between the fee and the cost of the repair, reconstruction, and expansion of existing road facilities and construction of new roads to accommodate new development.

The amount of the Traffic Impact Fee is indicated in the Building Impact Fee Summary in Appendix G.

### ***Benefit Area***

The Traffic Developmental Impact Fees is collected in a benefit area covering most of the unincorporated area of the County as shown on the Regional TIMF Zones map in Appendix B: Traffic Impact Mitigation Fee Zone Map.

### ***Sources and Amounts of Funding Anticipated to Complete Financing of Incomplete Improvements***

Traffic impact fee revenue will continue to be used to fund the road improvement projects needed to mitigate the adverse impacts and to accommodate the traffic generated by new development. The Traffic Impact Fee Planned Projects Table, below, describes the projects that the County plans to fund in part or entirely with Traffic Impact Fee revenue, their total costs and, if funding is complete, the year project construction is estimated to commence. Additional sources and amounts of funding which are anticipated to complete financing of incomplete improvements, if any, are also listed.

### ***Approximate Dates on which Funding Will Be Deposited***

The approximate dates on which the aforementioned funding is expected to be deposited into the Traffic Impact Fee fund are also listed in the notes to the Traffic Impact Fee Planning Projects Table, below.

### ***Future Projects and Funding***

In addition, the County anticipates using Traffic Impact Fee revenues to fund the projects identified in the 2016 San Benito Council of Governments TIMF Update Nexus Study, prepared by Michael Baker

International. Roadway, bicycle, and regional trail improvement projects are included in the TIMF update. The list of projects and project costs funded by the TIMF is located in Appendix A, Regional Traffic Impact Mitigation Improvements. Non-fee funding sources include the State Transportation Improvement Program, the Congestion Management and Air Quality Program, the State Interregional Improvement Program, and Fuel Tax Subvention funds.

### **Financial Information**

#### **Traffic Impact Fee Fund Statement of Revenues and Expenditures Last five fiscal years**

	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18
<b>Revenues:</b>					
Impact Fees (Total Collected)	\$ 111,481	\$ 163,182	\$ 770,698	\$ 766,742	\$ 727,462
Interest	14,516	9,969	59,079	37,111	86,543
Other revenues	—	—	—	—	—
Total Revenues	<u>125,997</u>	<u>173,151</u>	<u>829,777</u>	<u>803,853</u>	<u>814,005</u>
<b>Expenditures:</b>					
Expenditures	—	—	27,077	—	—
Total Expenditures	<u>—</u>	<u>—</u>	<u>27,077</u>	<u>—</u>	<u>—</u>
Revenues over (under) expenditures	<u>125,997</u>	<u>173,151</u>	<u>802,700</u>	<u>803,853</u>	<u>814,005</u>
<b>Other Financing Sources (uses):</b>					
Transfers in	—	—	—	—	—
Transfers out	—	—	(9,618)	(1,849)	—
Total other financing sources (uses)	<u>—</u>	<u>—</u>	<u>(9,618)</u>	<u>(1,849)</u>	<u>—</u>
<b>Net Change in Fund Balances</b>	125,997	173,151	793,082	802,004	814,005
Fund balances - beginning of year, as restated	3,068,606	3,194,603	3,367,754	4,160,836	4,962,840
Fund balances - end of year	<u>\$ 3,194,603</u>	<u>\$ 3,367,754</u>	<u>\$ 4,160,836</u>	<u>\$ 4,962,840</u>	<u>\$ 5,776,845</u>

### **Project Identification**

#### **Completed Projects Traffic Impact, Last five fiscal years**

Projects	Phase	Start	End	Total Cost	Total impact fee	% of Impact fee used
Traffic Nexus Study	Complete	FY 2015	FY 2017	\$ 38,544	\$ 38,544	100%
<b>Total</b>				\$ 38,544	\$ 38,544	

## Planned Projects

### Traffic Impact Fees

Projects <sup>4</sup>	Project Phase	Estimated Construction Start Date	Estimated Completion Date	Estimated Date of Deposit	Estimated Project Cost	Estimated Impact Fee Funding	Total Impact Fee Expend.	Estimated % of Project Funded with Impact Fees
High Way 156 Widening <sup>1</sup>	Design	FY 2020	FY 2022	FY 2020	\$ 105,900,000	\$ 3,855,600	\$ —	3.6%
Appendix A-Regional Traffic Impact Mitigation Fees <sup>2</sup>	Preliminary	FY 2019	FY 2025	FY 2019	\$ 4,804,679	\$ 1,912,324	\$ —	40%
Intersection improvements signalization <sup>3</sup>	Preliminary	FY 2019	FY 2035	FY 2019	\$ 15,274,660	\$ 15,247,660		100%
<b>Total Traffic Impact Fee</b>					\$ 125,979,339	\$ 21,015,584	\$ —	

**Notes:**

1. Caltrans is overseeing this project; there is a collaborative cost allocation between the County and City of Hollister. Additional funding will come from the State and Federal Governments.
2. Measures G was approved on the November 6, 2018 ballot and will be an additional source of funding for the projects listed.
3. Intersections as identified in the 2016 Regional Transportation Impact Mitigation Fee Nexus Study.
4. Identification in this report is for compliance with the Government Code. It shall not constitute approval or impermissible pre-commitment to a project, until any necessary CEQA is completed and all necessary local, state or federal approvals, if any, have been obtained.

## **Road Equipment Impact Fee**

### ***Purpose/Reasonable Relationship***

The Road Equipment Impact Fee was adopted to provide funding to purchase the road equipment, for the repair, and construction of road facilities continues to be used for this purpose. The Fee was established by Resolution 89-54 pursuant to County Ordinance No. 554 (San Benito County Code Sections 5.01.250-263). As described in the Ordinance's findings, new development generates additional traffic which creates the need to repair, improve, reconstruct, expand county roads, and the need for additional road construction equipment. The nexus study for this fee documents a reasonable relationship between the fees and the cost of the road equipment needed to repair and reconstruct the existing and future road facilities needed to accommodate new development. In addition, larger residential and commercial buildings are often associated with more residents and workers and generate more vehicle trips than smaller buildings. Because the Road Equipment Impact Fee is based upon the square footage of the building a reasonable relationship between the Road Equipment Impact Fee and the purpose for which it is charged is demonstrated. The Road Equipment Impact Fee rates are indicated in the Building Impact Fee Summary in Appendix G.

### ***Benefit Area***

The Road Equipment Impact Fee is applicable throughout the unincorporated areas of the County. Those areas are outlined in Appendix D: San Benito County Unincorporated Area.

### ***Sources and Amounts of Funding Anticipated to Complete Financing of Incomplete Improvements***

All sources and amounts of funding which are anticipated to complete financing of incomplete improvements are listed in the Road Equipment Impact Fee Planning Projects Table, below.

### ***Approximate Dates on which Funding Will Be Deposited***

The approximate dates on which the funding is expected to be deposited into the Road Equipment Impact Fee fund are listed as notes to the Road Equipment Impact Fee Planning Projects Table, below.

**Financial Information**

**Road Equipment Impact Fee Fund**  
**Statement of Revenues and Expenditures**  
 Last five fiscal years

	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18
<b>Revenues:</b>					
Impact Fees (Total Collected)	\$ 47,002	\$ 38,808	\$ 194,771	\$ 153,884	\$ 172,836
Interest	5,657	3,495	3,391	5,364	3,650
Other revenues	—	—	—	—	—
Total Revenues	<u>52,659</u>	<u>42,303</u>	<u>198,162</u>	<u>159,248</u>	<u>176,486</u>
<b>Expenditures:</b>					
Expenditures	—	—	—	—	—
Total Expenditures	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Revenues over (under) expenditures	<u>52,659</u>	<u>42,303</u>	<u>198,162</u>	<u>159,248</u>	<u>176,486</u>
<b>Other Financing Sources (uses):</b>					
Transfers in	—	—	—	—	—
Transfers out	(116,202)	(330,258)	(403,802)	(603,990)	—
Total other financing sources (uses)	<u>(116,202)</u>	<u>(330,258)</u>	<u>(403,802)</u>	<u>(603,990)</u>	<u>—</u>
<b>Net Change in Fund Balances</b>	<u>(63,543)</u>	<u>(287,955)</u>	<u>(205,640)</u>	<u>(444,742)</u>	<u>176,486</u>
Fund balances - beginning of year, as restated	1,195,012	1,131,469	843,514	637,874	193,132
Fund balances - end of year	<u>\$ 1,131,469</u>	<u>\$ 843,514</u>	<u>\$ 637,874</u>	<u>\$ 193,132</u>	<u>\$ 369,618</u>

## Project Identification

### Completed Projects Road Equipment, Last five fiscal years

Projects	Phase	Start	End	Total Cost	Total impact fee	% of Impact fee used
Vehicles	Complete	FY 2014	FY 2014	\$ 52,020	\$ 52,020	100%
Auto Parts	Complete	FY 2014	FY 2014	\$ 17,293	\$ 17,293	100%
Mechanic Truck	Complete	FY 2014	FY 2014	\$ 120,540	\$ 120,540	100%
Water Truck	Complete	FY 2015	FY 2015	\$ 151,677	\$ 151,677	100%
GPS radio - Truck	Complete	FY 2015	FY 2015	\$ 469	\$ 469	100%
Equipment	Complete	FY 2015	FY 2015	\$ 19,644	\$ 19,644	100%
Fleet Truck	Complete	FY 2015	FY 2015	\$ 56,820	\$ 56,820	100%
Mechanics Van	Complete	FY 2015	FY 2015	\$ 30,244	\$ 30,244	100%
Transport truck & trailer	Complete	FY 2016	FY 2016	\$ 202,718	\$ 202,718	100%
Tractor	Complete	FY 2016	FY 2016	\$ 48,850	\$ 48,850	100%
Tractor	Complete	FY 2016	FY 2016	\$ 4,831	\$ 4,831	100%
Tractor	Complete	FY 2016	FY 2016	\$ 8,125	\$ 8,125	100%
Van Equipment	Complete	FY 2016	FY 2016	\$ 3,574	\$ 3,574	100%
Motor grader	Complete	FY 2017	FY 2017	\$ 320,171	\$ 320,171	100%
Cab tractor	Complete	FY 2017	FY 2017	\$ 80,624	\$ 80,624	100%
Rotary cutter & flail mower	Complete	FY 2017	FY 2017	\$ 78,599	\$ 78,599	100%
Wheel loader	Complete	FY 2017	FY 2017	\$ 133,231	\$ 133,231	100%
<b>Total</b>				\$ 1,329,430	\$ 1,329,430	

### Planned Projects Road Equipment Impact Fee

Projects <sup>1, 2</sup>	Project Phase	Estimated Construction Start Date	Estimated Completion Date	Estimated Date of Deposit	Estimated Project Cost	Total Impact Fee Funding	Total Impact Fee Expend.	Estimated % of Project Funded with Impact Fees
Road Equipment	Preliminary	FY 2018	FY 2020	FY 2018	\$ 200,000	\$ 200,000	\$ —	100%
Asphalt Chipper Attachment	Preliminary	FY 2018	FY 2020	FY 2018	170,000	170,000	\$ —	100%
Fleet Trucks	Preliminary	FY 2019	FY 2024	FY 2019	75,000	75,000	\$ —	100%
<b>Total</b>					\$ 445,000	\$ 445,000	\$ —	

#### Notes:

- The equipment listed in the Planned Projects Table will be funded through the Road Equipment impact fee fund.

2. Identification in this report is for compliance with the Government Code. It shall not constitute approval or impermissible pre-commitment to a project, until any necessary CEQA is completed and all necessary local, state or federal approvals, if any, have been obtained.



## **Fire Protection Impact Fee**

### ***Purpose/Reasonable Relationship***

The Fire Protection Impact Fee was established pursuant to County Ordinance No. 639 (San Benito County Code Sections 5.01.280-296). The purpose of the fee is to finance fire protection facilities and other capital expenditures to keep pace with new development in the county. The ordinance enables any fire district providing fire protection services to unincorporated areas of the county to request the County to impose fire impact fees if the district prepares a study documenting the need for new fire protection facilities and equipment created by new development. In addition, a Fire Protection Impact Fee was adopted by resolution for the unincorporated areas of San Benito County serviced by the San Benito County Fire Department. All Fire Protection Impact Fee revenue is used to provide the fire protection facilities and equipment required to accommodate new development. In addition, larger buildings have potential for greater losses. Charging the fire impact fee by building square footage enhances the reasonable relationship between the fire impact fees and the purpose for which they are charged. The Fire Protection Impact Fee rates are indicated in the Building Impact Fee Summary shown in Appendix G. The nexus study for this fee documents a reasonable relationship between the fee and the cost to provide fire protection facilities and equipment to accommodate new development.

### ***Benefit Area***

The benefit area for the Fire Protection Impact Fee includes the unincorporated areas of the county serviced by the San Benito County Fire Department. The map shown in Appendix E: San Benito County Fire Service Area Map depicts the service area for the San Benito County Fire Department.

### ***Sources and Amounts of Funding Anticipated to Complete Financing of Incomplete Improvements***

All sources and amounts of funding which are anticipated to complete financing of incomplete improvements are listed in the Fire Protection Impact Fee Planning Projects Table, below.

### ***Approximate Dates on which Funding Will Be Deposited***

The approximate dates on which the funding is expected to be deposited into the Fire Protection Impact Fee fund are listed in the Fire Protection Impact Fee Planning Projects Table, as notes below.

## Financial Information

### Fire Protection Impact Fee Fund Statement of Revenues and Expenditures Last five fiscal years

	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18
<b>Revenues:</b>					
Impact Fees (Total Collected)	\$ 33,676	\$ 43,806	\$ 111,827	\$ 90,478	\$ 96,865
Interest	3,845	1,668	2,038	4,914	8,662
Other revenues	—	—	—	—	34,250
Total Revenues	<u>37,521</u>	<u>45,474</u>	<u>113,865</u>	<u>95,392</u>	<u>139,777</u>
<b>Expenditures:</b>					
Expenditures	—	—	—	—	—
Total Expenditures	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Revenues over (under) expenditures	<u>37,521</u>	<u>45,474</u>	<u>113,865</u>	<u>95,392</u>	<u>139,777</u>
<b>Other Financing Sources (uses):</b>					
Transfers in	—	—	—	—	—
Transfers out	(324,575)	(54,440)	(24,959)	(140,038)	(63,778)
Total other financing sources (uses)	<u>(324,575)</u>	<u>(54,440)</u>	<u>(24,959)</u>	<u>(140,038)</u>	<u>(63,778)</u>
<b>Net Change in Fund Balances</b>	<u>(287,054)</u>	<u>(8,966)</u>	<u>88,906</u>	<u>(44,646)</u>	<u>75,999</u>
Fund balances - beginning of year, as restated	814,304	527,250	518,284	607,190	562,544
Fund balances - end of year	<u>\$ 527,250</u>	<u>\$ 518,284</u>	<u>\$ 607,190</u>	<u>\$ 562,544</u>	<u>\$ 638,543</u>

## Project Identification

### Completed Projects Fire Protection, Last Five Fiscal Years

Projects	Phase	Start	End	Total Cost	Total impact fee	% of Impact fee used
Backhoe, Truck, and Trailer	Complete	FY 2013	FY 2014	\$ 324,575	\$ 324,575	100%
Fire Feasibility Study	Complete	FY 2017	FY 2018	\$ 57,083	\$ 22,833	40%
<b>Total</b>				\$ 381,658	\$ 347,408	

## Planned Projects

### Fire Protection Impact Fee

Projects <sup>1, 2</sup>	Project Phase	Estimated Construction Start Date	Estimated Completion Date	Estimated Date of Deposit	Estimated Project Cost	Total Impact Fee Funding	Total Impact Fee Expenditures	Estimated % of Project Funded with Impact Fees
Fire Station #3	Design	FY 2014	FY 2024	FY 2014	\$ 1,000,000	\$ 1,000,000	\$ 358,060	100%
Fire Station # 3 Architect Service Design	Design	FY 2017	FY 2018	FY 2017	\$ 63,788	\$ 23,820	\$ 23,820	100%
<b>Total Fire Protection Impact Fee</b>					\$ 1,063,788	\$ 1,023,820	\$ 381,880	

**Notes:**

1. The projects listed in the Planned Projects are to be funded through the Fire Protection impact fee fund.
2. Identification in this report is for compliance with the Government Code. It shall not constitute approval or impermissible pre-commitment to a project, until any necessary CEQA is completed and all necessary local, state or federal approvals, if any, have been obtained.

## **Law Enforcement Impact Fee**

### ***Description/Purpose***

The Law Enforcement Impact Fee was established pursuant to County Ordinance 515. The purpose of the fee is to finance Law Enforcement Protection Facilities and Equipment necessitated by new development. As established in the findings of Ordinance 515 increasing public and private sector development requires construction or expansion of Law Enforcement Facilities and the acquisition of equipment for law enforcement purposes, in order to protect the health and safety of residents. Fees are to be used by the County to provide for capital facilities and equipment, including, but not limited to office construction, office expansion and equipment.

### ***Benefit Area***

Law Enforcement Impact fee is provided in the unincorporated area of the County shown on the map in APPENDIX D: San Benito County Unincorporated Area. The benefit area for this Impact Fee is Countrywide, therefore the fee is collected over the entire County.

### ***Sources and Amounts of Funding Anticipated to Complete Financing of Incomplete Improvements***

All sources and amounts of funding which are anticipated to complete financing of incomplete improvements are listed in the Law Enforcement Impact Fee Planning Projects Table, below.

### ***Approximate Dates on which Funding Will Be Deposited***

The approximate dates on which the funding is expected to be deposited into the Law Enforcement Impact Fee fund are listed in the Law Enforcement Impact Fee Planning Projects Table, as notes below.

## Financial Information

### Law Enforcement Impact Fee Fund Statement of Revenues and Expenditures Last five fiscal years

	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18
<b>Revenues:</b>					
Impact Fees	\$ 40,782	\$ 58,601	\$ 232,331	\$ 131,852	\$ 141,668
Interest	483	454	583	2,343	7,387
Other revenues	—	—	—	—	—
Total Revenues	41,265	59,055	232,914	134,195	149,055
<b>Expenditures:</b>					
Expenditures	—	—	—	—	—
Total Expenditures	—	—	—	—	—
Revenues over (under) expenditures	41,265	59,055	232,914	134,195	149,055
<b>Other Financing Sources (uses):</b>					
Transfers in	—	—	—	—	—
Transfers out	—	(125,488)	(48,601)	—	—
Total other financing sources (uses)	—	(125,488)	(48,601)	—	—
<b>Net Change in Fund Balances</b>	41,265	(66,433)	184,313	134,195	149,055
Fund balances - beginning of year, as restated	85,870	127,135	60,702	245,015	379,210
Fund balances - end of year	\$ 127,135	\$ 60,702	\$ 245,015	\$ 379,210	\$ 528,265

## Project Identification

### Completed Projects Law Enforcement, Last Five Fiscal Years

Projects	Phase	Start	End	Total Cost	Total impact fee	% of Impact fee used
Sheriff Vehicles	Complete	FY 2014	FY 2016	\$ 174,088	\$ 174,088	100%
<b>Total</b>				\$ 174,088	\$ 174,088	

## Planned Projects

### Law Enforcement Impact Fee

Projects <sup>1, 3</sup>	Project Phase	Estimated Construction Start Date	Estimated Completion Date	Estimated Date of Deposit	Estimated Project Cost	Total Impact Fee Funding	Total Impact Fee Expend.	Estimated % of Project Funded with Impact Fees
Sheriff Vehicle & Set up radio and equipment	Preliminary	FY 2018	FY 2021	FY 2018	\$ 65,000	\$ 65,000	\$ —	100%
Sheriff's Administration Office Expansion of Locker <sup>2</sup>	Preliminary	FY 2018	FY 2020	FY 2018	\$ 350,000	\$ 150,000	\$ —	42%
Sheriff Vehicle	Preliminary	FY 2019	FY 2023	FY 2019	\$ 98,265	\$ 98,265	\$ —	100%
Sheriff's Administration Office Expansion: Briefing room and Morgue	Preliminary	FY 2019	FY 2023	FY 2019	\$ 500,000	\$ 500,000	\$ —	100%
<b>Total</b>					\$ 1,013,265	\$ 813,265	\$ —	

**Notes:**

1. The projects listed in the planned projects are to be funded through the Law enforcement impact fee fund.
2. Sheriff locker to be funded through general fund in the amount of \$250,000 and 150,000 through the Law enforcement Impact Fee.
3. Identification in this report is for compliance with the Government Code. It shall not constitute approval or impermissible pre-commitment to a project, until any necessary CEQA is completed and all necessary local, state or federal approvals, if any, have been obtained.

## **Criminal Justice Facilities Impact Fee**

### ***Purpose/Reasonable Relationship***

The Criminal Justice Facilities Impact Fee was established pursuant to County Ordinance No. 574 (San Benito County Code Sections 5.01.310-325) a Capital Improvements Impact Fee. The Capital Improvements Development Impact Fee was established to defray the costs of capital improvements necessitated by new development projects in the County. Ordinance No. 574 permits the Board of Supervisors to establish fees for capital improvements by resolution, and specifically includes a particular focus on law enforcement facilities. As defined in the ordinance, law enforcement includes, without limitation, the Sheriff's Office, Probation Department, District Attorney, Board of Supervisors, Administration, County Counsel, Planning and Building, Health Department, and other departments to the extent that each is involved in the enforcement of state laws and county ordinances.

The Criminal Justice Facilities Impact Fee, also known as the Jail and Juvenile Hall Impact Fee, established pursuant to Resolution 93-107, provides funding for debt service costs for detention facilities impacted by inmate populations potentially generated by new development in the County. The amount of the Jail and Juvenile Hall Impact Fee is based on the share of costs of debt service for the jail and juvenile hall allocated to new development in the unincorporated area, along with the amount of development projected to occur in the unincorporated area. The Jail and Juvenile Hall Impact Fee has been used for this purpose and has been programmed toward funding for further expansion of the jail and juvenile detention facilities. Thus, there is a reasonable relationship between the Jail and Juvenile Hall Impact Fee and the purpose for which it is charged.

### ***Benefit Area***

Law enforcement is provided in the unincorporated area of the County shown on the map in APPENDIX D: San Benito County Unincorporated Area. The benefit area for the Jail and Juvenile Hall Impact Fee is County-wide.

### ***Sources and Amounts of Funding Anticipated to Complete Financing of Incomplete Improvements***

All sources and amounts of funding which are anticipated to complete financing of incomplete improvements are listed as notes to the Criminal Justice Facilities Impact Fee Planning Projects Table, below.

### ***Approximate Dates on which Funding Will Be Deposited***

The approximate dates on which the funding is expected to be deposited into the Criminal Justice Facilities Impact Fee fund are listed in the Criminal Justice Facilities Impact Fee Planning Projects Table, below.

## Financial Information

### Jail and Juvenile Hall Impact Fee Fund Statement of Revenues and Expenditures Last five fiscal years

	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18
<b>Revenues:</b>					
Impact Fees	\$ 43,325	\$ 35,675	\$ 247,512	\$ 159,906	\$ 176,414
Interest	79	17	527	2,747	7,387
Other revenues	—	—	—	—	—
Total Revenues	<u>43,404</u>	<u>35,692</u>	<u>248,039</u>	<u>162,653</u>	<u>183,801</u>
<b>Expenditures:</b>					
Expenditures	—	—	—	—	—
Total Expenditures	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Revenues over (under) expenditures	<u>43,404</u>	<u>35,692</u>	<u>248,039</u>	<u>162,653</u>	<u>183,801</u>
<b>Other Financing Sources (uses):</b>					
Transfers in	—	—	—	—	—
Transfers out	(43,404)	—	—	—	—
Total other financing sources (uses)	<u>(43,404)</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<b>Net Change in Fund Balances</b>	<u>—</u>	<u>35,692</u>	<u>248,039</u>	<u>162,653</u>	<u>183,801</u>
Fund balances - beginning of year, as restated	—	—	35,692	283,731	446,384
Fund balances - end of year	<u>\$ —</u>	<u>\$ 35,692</u>	<u>\$ 283,731</u>	<u>\$ 446,384</u>	<u>\$ 630,185</u>

## Project Identification

### Completed Projects Criminal Justice Facilities Impact Fee, Last Five Fiscal Years

Projects	Phase	Start	End	Total Cost	Total impact fee	% of Impact fee used
Certification of Participation Repayment	Complete	FY 2013	FY 2014	\$ 43,404	\$ 43,404	100%
<b>Total</b>				<u>\$ 43,404</u>	<u>\$ 43,404</u>	



## Planned Projects

### Criminal Justice Facilities Impact Fee

Projects <sup>2</sup>	Project Phase	Estimated Construction Start Date	Estimated Completion Date	Estimated Date of Deposit	Estimated Project Cost	Total Impact Fee Funding	Estimated % of Project Funded with Impact Fees
Adult Detention Expansion <sup>1</sup>	Construction	FY 2018	FY 2022	FY 2018	\$ 25,000,000	\$ 5,000,000	20%
					\$ 25,000,000	\$ 5,000,000	

**Notes:**

1. Other funding sources: AB900 Grant funding and additional state funding from the Community Corrections Program.
2. Identification in this report is for compliance with the Government Code. It shall not constitute approval or impermissible pre-commitment to a project, until any necessary CEQA is completed and all necessary local, state or federal approvals, if any, have been obtained.

## **Habitat Conservation Impact Fee**

### ***Purpose/Reasonable Relationship***

The Habitat Conservation Interim Mitigation Fee (Habitat Conservation Impact Fee) was established by County Ordinance No. 541 (San Benito County Code Sections 9.19.001-008) to provide financing for the development and implementation of a Habitat Conservation Plan and issuance of a Section 10(a) permit under the Endangered Species Act of 1973. The Habitat Conservation Fee funds the mitigation of adverse effects upon federally protected endangered species impacted by new development, and provides for the acquisition of habitat as identified in the Habitat Conservation Plan.

The balance of the Habitat Conservation Impact Fee revenue will be used to fund habitat conservation planning activities conducted by County staff and by consultants for the purpose of developing the Habitat Conservation Plan for the areas identified in Appendix C: Habitat Conservation Zone Map. The fee is based on the size of the lots and the proposed buildings in the development, which demonstrates a reasonable relationship between the fee and the purpose for which it is charged because larger developments are likely to have greater impacts on endangered species. The Habitat Conservation Impact Fee rates are indicated on the Building Fee Summary in Appendix G.

### ***Benefit Area***

The Habitat Conservation Fee is imposed within the area designated as the Habitat Conservation Plan Preliminary Study Area, which comprises certain lands located in the unincorporated areas of the County. The map entitled Appendix C: Habitats Conservation Zone Map presents the Habitat Conservation Plan Preliminary Study Area.

### ***Sources and Amounts of Funding Anticipated to Complete Financing of Incomplete Improvements***

All sources and amounts of funding which are anticipated to complete financing of incomplete improvements are listed as to notes the Habitat Conservation Impact Fee Planning Projects Table, below.

### ***Approximate Dates on which Funding Will Be Deposited***

The approximate dates on which the funding is expected to be deposited into the Habitat Conservation Impact Fee fund are listed in the Habitat Conservation Fee Planning Projects Table, below.

## Financial Information

### Habitat Conservation Impact Fee Fund Statement of Revenues and Expenditures Last five fiscal years

	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18
<b>Revenues:</b>					
Impact Fees (Total Collected)	\$ 15,846	\$ 15,244	\$ 32,488	\$ 9,482	\$ 17,119
Interest	4,498	3,017	3,686	7,800	15,344
Other revenues	—	—	—	—	—
Total Revenues	20,344	18,261	36,174	17,282	32,463
<b>Expenditures:</b>					
Expenditures	—	—	—	—	—
Total Expenditures	—	—	—	—	—
Revenues over (under) expenditures	20,344	18,261	36,174	17,282	32,463
<b>Other Financing Sources (uses):</b>					
Transfers in	—	—	—	—	—
Transfers out	—	—	—	—	—
Total other financing sources (uses)	—	—	—	—	—
<b>Net Change in Fund Balances</b>	20,344	18,261	36,174	17,282	32,463
Fund balances - beginning of year, as restated	958,338	978,682	996,943	1,033,117	1,050,399
Fund balances - end of year	<u>\$ 978,682</u>	<u>\$ 996,943</u>	<u>\$ 1,033,117</u>	<u>\$ 1,050,399</u>	<u>\$ 1,082,862</u>

## Project Identification

### Planned Projects Habitat Conservation Mitigation Impact Fee

Projects <sup>1, 2</sup>	Project Phase	Estimated Construction Start Date	Estimated Completion Date	Estimated Date of Deposit	Estimated Project Cost	Total Impact Fee Funding	Estimated % of Project Funded with Impact Fees
Habitat Conservation Mitigation Study	Preliminary	FY 2018	FY 2020	FY 2018	\$ 500,000	\$ 500,000	100%
Conservation Land study implementation	Preliminary	FY 2019	FY 2025	FY 2019	\$ 582,862	\$ 582,862	100%
Land Acquisition	Preliminary	FY 2020	FY 2030	FY 2020	\$ 1,750,000	\$ 1,750,000	100%
<b>Total</b>					<b>\$ 2,250,000</b>	<b>\$ 2,250,000</b>	

#### Notes:

- The projects listed in the planned projects table funded entirely through the Habitat Conservation Impact fee.
- Identification in this report is for compliance with the Government Code. It shall not constitute approval or impermissible pre-commitment to a project, until any necessary CEQA is completed and all necessary local, state or federal approvals, if any, have been obtained.



## **Parks and Recreation Impact Fee**

### ***Purpose/Reasonable Relationship***

The Park and Recreation Impact Fee was established pursuant to County Ordinance No. 542 (San Benito County Code Sections 5.01.120-126). The purpose of the Parks and Recreation Impact Fee is to acquire land and equipment and to construct recreational improvements to accommodate the County's increased resident population generated by new development. Park and Recreation Impact Fee revenue may also be used as local match for state and federal grants-in-aid programs for park and recreation development. County Resolution 2001-112 established the amount of the fee and a planned list of park facility improvements needed to accommodate the projected scope of new development in the unincorporated area of the County. A reasonable relationship between the fee and the purpose for which it is charged is demonstrated by the continuing need to provide outdoor and recreational opportunities for residents of the County. The Park and Recreation Impact Fee rates are indicated on the Building Impact Fee Summary located in Appendix G.

### ***Benefit Area***

The benefit area for the Park and Recreation Impact Fee is the unincorporated areas of the County as shown in Appendix D: San Benito County Unincorporated Area.

### ***Sources and Amounts of Funding Anticipated to Complete Financing of Incomplete Improvements***

All sources and amounts of funding which are anticipated to complete financing of incomplete improvements are listed in the Parks and Recreation Impact Fee Planning Projects Table, as notes below.

### ***Approximate Dates on which Funding Will Be Deposited***

The approximate dates on which the funding is expected to be deposited into the Parks and Recreation Impact Fee fund are listed in the Parks and Recreation Impact Fee Planning Projects Table, below.

## Financial Information

### Parks and Recreation Impact Fee Fund Statement of Revenues and Expenditures Last five fiscal years

	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18
<b>Revenues:</b>					
Impact Fees	\$ 128,718	\$ 219,641	\$ 552,542	\$ 333,286	\$ 617,954
Interest	13,299	7,160	9,771	23,359	48,134
Other revenues	—	—	—	—	—
Total Revenues	<u>142,017</u>	<u>226,801</u>	<u>562,313</u>	<u>356,645</u>	<u>666,088</u>
<b>Expenditures:</b>					
Expenditures	—	—	—	—	—
Total Expenditures	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Revenues over (under) expenditures	<u>142,017</u>	<u>226,801</u>	<u>562,313</u>	<u>356,645</u>	<u>666,088</u>
<b>Other Financing Sources (uses):</b>					
Transfers in	—	—	—	—	—
Transfers out	(661,873)	(70,696)	(62,563)	(110,845)	(457,640)
Total other financing sources (uses)	<u>(661,873)</u>	<u>(70,696)</u>	<u>(62,563)</u>	<u>(110,845)</u>	<u>(457,640)</u>
<b>Net Change in Fund Balances</b>	<u>(519,856)</u>	<u>156,105</u>	<u>499,750</u>	<u>245,800</u>	<u>208,448</u>
Fund balances - beginning of year, as restated	2,798,202	2,278,346	2,434,451	2,934,201	3,180,001
Fund balances - end of year	<u>\$ 2,278,346</u>	<u>\$ 2,434,451</u>	<u>\$ 2,934,201</u>	<u>\$ 3,180,001</u>	<u>\$ 3,388,449</u>

## Project Identification

### Completed Projects Parks and Recreation Impact Fee, Last Five Fiscal Years

Projects	Phase	Start	End	Total Cost	Total impact fee	% of Impact fee used
Purchased Land	Complete	FY 2013	FY 2013	\$ 588,479	\$ 588,479	100%
Vets Park Improvements Irrigation	Complete	FY 2015	FY 2018	\$ 307,527	\$ 307,527	100%
Vets Well	Complete	FY 2015	FY 2018	\$ 48,875	\$ 48,875	100%
<b>Total</b>				\$ 944,881	\$ 944,881	

## Planned Projects

### Parks and Recreation Impact Fee

Projects <sup>1, 2</sup>	Project Phase	Estimated Construction Start Date	Estimated Completion Date	Estimated Date of Deposit	Estimated Project Cost	Total Impact Fee Funding	Total Impact Fee Expenditures	Estimated % of Project Funded with Impact Fees
Vets Park Improvements	Preliminary	FY 2014	FY 2023	FY 2014	\$ 275,000	\$ 275,000	\$ 643	100%
Vets Parking Lot Lighting	Preliminary	FY 2014	FY 2023	FY 2014	\$ 75,000	\$ 75,000	\$ 1,940	100%
Bertha Biggs	Construction	FY 2014	FY 2023	FY 2014	\$ 250,000	\$ 250,000	\$ 1,402	100%
Regional Park	Construction	FY 2014	FY 2050	FY 2017	\$ 40,000,000	\$ 40,000,000	\$ 365,813	100%
Historical Park Potable Water Source	Preliminary	FY 2018	FY 2023	FY 2018	\$ 50,000	\$ 50,000	\$ —	100%
<b>Total</b>					\$ 40,650,000	\$ 40,650,000	\$ 369,798	

**Notes:**

1. The planned projects listed in table are to be funded entirely through the Parks and Recreation impact fee.
2. Identification in this report is for compliance with the Government Code. It shall not constitute approval or impermissible pre-commitment to a project, until any necessary CEQA is completed and all necessary local, state or federal approvals, if any, have been obtained.

## **Notes to the Impact Fee Report**

### **Note #1 - Interfund Loans**

#### **A. Stonegate Well Loan**

The Traffic Impact fee fund has a loan commitment to CSA #31 Stonegate for the construction of a ground water well and transmission pipeline. The terms of the loan are a principle amount of \$1,467,000 at an interest rate that varies annually based on the Treasurer's Pooled Interest Rate. Payments on the loan began in Fiscal Year 2011/12 and continue through Fiscal Year 2018/19. The final payment is outlined below:

<b>Fiscal Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Total Payment</b>	<b>Outstanding Principle</b>
2018/19	46,132.40	411.49	46,543.89	—

### **Note #2 - Refunds Payable**

When the County no longer needs the funds for the purposes collected, or if the County fails to make required findings or perform certain administrative tasks prescribed by AB 1600, the County may be required to refund, on a prorated basis, to owners of the properties upon which the fees for the improvement were imposed, the monies collected for that project and any interest earned on those funds. At this time, all fees being collected pursuant to County Impact Fee Ordinances and Resolutions have been earmarked for current or future capital projects necessary to maintain the current levels of service within existing service areas to serve new development.

### **Note #3 - Additional Impact Fees**

The following impact fees will be included in the next fiscal year's and five year's reports as fees are collected.

#### **A. Library Facilities Impact Fee**

The Library Facilities Impact Fee was established pursuant to County Ordinance No. 945. The purpose of the fee is to fund the cost of certain library facilities, the need for which is directly or indirectly generated by new development proposed within the County.

#### **B. Information Technology Impact Fee**

The Information Technology Impact Fee was established pursuant to County Ordinance No. 962. The purpose of the Information Technology Impact Fee is to fund the cost of information technology infrastructure and equipment, the need for which is generated by new development within the County.

#### **C. General Government Impact Fee**

The General Government Impact Fee was established pursuant to County Ordinance No. 962, the purpose of which is to fund the cost of general government facilities necessitated by new development within the County.

#### **D. Detention Facilities Impact Fee**

The Detention Facilities Impact Fee was established pursuant to County Ordinance No.962. The purpose of the Detention Facilities Impact Fee is to fund the cost of detention facilities, the need for which is generated by new development within the County.



## APPENDIX A - Regional Traffic Impact Mitigation Improvements

Project No.	Project	Description	Total Project Estimate	Internal Cost
1	SR 156 Widening-San Juan Bautista to Union Road	Widen to 4-lane expressway: 635 feet east of The Alameda (in San Juan Bautista) to Union Road	\$62,900,000	\$43,973,604
2	SR 156/Fairview Road Intersection Improvements	Construct new turn lanes at intersection	\$6,824,000	\$5,004,494
3	Memorial Drive South Extension: Meridian Street to Santa Ana Road	Construct 4-lane road extension	\$3,355,000	\$3,355,000
4	Airline Highway/SR 25 Widening: Sunset Drive to Fairview Road	Widen to 4-lane expressway	\$28,214,000	\$28,073,190
5	Westside Boulevard Extension: Nash Road to Southside Road/San Benito St. intersection	Construct 2-lane road	\$13,360,200	\$13,360,200
6	North Street (Buena Vista), between College St. and San Benito St.	Complete 2-lane road	\$4,207,000	\$4,207,000
7	Fairview Road Widening: McCloskey to SR 25	Widen to 4-lane arterial; construct new bridge south of Santa Ana Valley Rd.	\$20,790,531	\$20,790,531
8	Union Road Widening (East): San Benito Street to SR 25	Widen to 4-lane arterial	\$5,463,000	\$5,403,856
9	Union Road Widening (West): San Benito Street to SR 156	Widen to 4-lane arterial	\$15,448,000	\$15,357,734
10	Meridian Street Extension: 185 feet east of Clearview Road to Fairview Road	Construct 4-lane road	\$9,445,000	\$9,445,000
11a	SR 25 4-lane Widening-Phase I	4-lane expressway: 580 feet northwest of San Felipe to Hudner Lane	\$67,591,000	\$60,223,581
11b	SR 25 4-lane Widening-Phase 2	4-lane expressway: Hudner Lane to County Line	\$181,000,000	\$161,271,000
12	Memorial Drive North Extension: Santa Ana Road to Flynn Road/ Shelton Road intersection	Construct new 4-lane road and extension	\$13,842,000	\$13,842,000
13	Flynn Road Extension: San Felipe Road to Memorial Drive north extension	Construct new 4-lane arterial	\$8,509,679	\$8,509,679
14	Pacific Way (new road): San Felipe Road to Memorial Drive	New 2-lane road from San Felipe Road to future Memorial Drive north extension	\$7,412,431	\$7,412,431
15	Intersection Improvements--Lump Sum	Add Signals or Other Intersection Improvements	<u>\$15,274,660</u>	<u>\$15,274,660</u>
<b>Total Estimated Cost</b>			<b>\$463,636,501</b>	<b>\$415,503,960</b>

# Appendix A (continued)

## Regional Traffic Impact Mitigation Fee Non-Motorized Improvements

							Estimated Total Construction Cost (2015)
Rank	Facility Name	Project ID	From	To	Class	Length (miles)	
Tier 1 Improvements							
1	Sunnyslope Rd	H-24	Memorial Dr	Cerra Vista Dr	II	0.70	\$24,908
2	Nash Rd./Tres Pinos Rd.	U-13, U-14, H-14, H-25	East of San Benito River	Airline Highway	II	1.43	\$50,883
3	Airline Highway	U-3, U-4, H-3	Sunset Dr.	Quien Sabe Dr.	II	2.98	\$106,037
4	Central Avenue-3rd St.	H-6	Bridgevale Rd.	East St.	II	1.66	\$59,067
5	South St./ Hillcrest Rd.	H-35, H-41	Westside Blvd.	Hillcrest Rd. east of McCray St.	III	1.04	\$16,516
6	Ladd Ln.	H-9	Tres Pinos Rd.	Hillock Dr.	II	0.16	\$5,693
7	San Benito River Trail	U-1, H-1	San Juan Bautista Park	Airline Hwy.	I	16.09	\$16,908,747
8	Sally St.	H-17	3rd St.	Nash Rd.	III	0.96	\$15,246
9	Memorial Dr.	H-12, H-47	Sunset Dr.	Fallon Rd.	II	2.19	\$77,926
10	4th St.	H-30	Westside Blvd.	McCray St.	III	0.83	\$13,181
11	San Felipe Rd.	U-16, H-18	Santa Ana Rd.	Pacheco Pass Hwy.	II	6.61	\$235,202
12	Meridian St.	H-13	Memorial Dr	McCray St.	II	0.85	\$30,245
13	Hillcrest Rd.	U-10, H-8	Prospect Ave.	Fairview Rd.	II	1.77	\$62,981
14	Sunset Dr.	H-42	Cerra Vista Dr.	Airline Hwy.	III	0.84	\$13,340
15	Westside Blvd.	H-28, H-29	Apricot Ln.	Jan Ave.	II	0.28	\$9,963
16	Monterey St.	H-38	4th St.	Nash Rd.	III	0.88	\$13,975
17	McCray St.	H-11	Hillcrest Rd.	Santa Ana Rd.	II	0.61	\$21,705
18	Bicycle and Pedestrian Bridge	H-50	San Benito River Bridge		I	0.06	\$1,791,078
						Total Tier 1	\$19,456,695

Recreational trails, highlighted in green, are not included in the fee calculations

## Appendix A (continued)

### Regional Traffic Impact Mitigation Fee Non-Motorized Improvements

Rank	Facility Name	Project ID	From	To	Class	Length (miles)	Estimated Total Construction Cost (2015)
<b>Tier 2 Improvements</b>							
19	Westside Blvd. Extension	H-43	Nash Rd.	Ladd Ln.	II	0.42	\$14,945
20	Line St	H-10	Nash Rd.	Buena Vista Rd.	II	1.16	\$41,276
21	Southside	H-23	Sunset Dr.	Union Rd.	II	0.16	\$5,693
22	Cerra Vista	H-31	Sunnyslope Rd	Union Rd.	III	0.73	\$11,593
23	San Juan Rd.	U-18, H-20	Hwy 156	Westside Blvd.	II	2.28	\$81,129
24	Hawkins St.	H-34	Monterey St.	Prospect Ave.	III	0.45	\$7,146
25	Santa Ana Rd.	U-7, U-19, H-5, H-22	Railroad Tracks	Fairview Rd.	II	2.15	\$76,503
26	Highway 156	U-11, S-3	The Alameda	Buena Vista Rd.	II	0	\$0
27	Clearview Dr.	U-24, H-32	Meridian St.	Sunset Dr.	III	1.15	\$18,263
28	Union Pacific RR	U-2, H-2	3rd St.	County Line	I	8.81	\$9,258,301
29	Buena Vista Rd./North St.	H-21	Hollister City Limit east of Millard Rd.	Railroad Tracks	II	1.83	\$65,116
30	Fairview Rd.	U-8, U-9, H-7	Airline Hwy	Spring Grove Elem. School	II	3.05	\$108,527
31	Union Rd.	U-21, U-22, H-26	Cienega Rd.	Fairview Rd.	II	1.54	\$54,797
32	Valley View Dr.	U-23, H-27	Sunset Dr.	Union Rd.	II	0.52	\$18,503
33	Bolsa Rd.	U-5, H-44	San Felipe Rd.	County Line	III	7.63	\$121,171
34	Franklin St.	S-6	4th St.	End of 4th St./San Juan Bautista Historical Park	III	0.17	\$2,700
						<b>Total Tier 2</b>	<b>\$9,885,664</b>

Recreational trails, highlighted in green, are not included in the fee calculations

# Appendix A (continued)

## Regional Traffic Impact Mitigation Fee Non-Motorized Improvements

Rank	Facility Name	Project ID	From	To	Class	Length (miles)	Estimated Total Construction Cost (2015)
<b>Tier 3 Improvements</b>							
35	The Alameda-Salinas Rd.	U-34, S-10	San Juan School	Old Stagecoach Rd.	III	0.65	\$10,323
36	4th St.-The Alameda	S-8	The Alameda	Monterey St	III	0.54	\$8,576
37	San Juan Bautista Historical Park	S-1	1st St.	Franklin St.	I	0.29	\$304,757
38	4th St., -San Jose St.	S-5	4th St.	1st St.	III	0.16	\$2,541
39	2nd St.	S-9	San Jose St.	Monterey St	III	0.14	\$2,223
40	Union Rd.	U-35	Hwy 156	Cienega Rd.	III	0.00	\$0
41	Planned Road 2	H-48	McCloskey Rd.	Flynn Rd.	II	5.61	\$199,619
42	Southside Rd.	U-38	Bend in Southside Rd.	Pinnacles Community School	I	0.90	\$945,797
43	Steinbeck Dr.	H-45	Westside Blvd.	Line St.	III	0.10	\$1,588
44	Meridian St.	U-27	Memorial Dr	End of Meridian St.	III	0.47	\$7,464
45	Monterey St.	S-7	4th St.	1st St.	III	0.16	\$2,541
46	1st St.	S-2	North St.	Monterey St	II	0.10	\$3,558
47	San Juan Hwy	U-17, S-4	Old San Juan Hwy	Ahwahnee St.	II	2.35	\$83,619
48	Bridgevale Rd.	U-6, H-4	San Juan Rd.	Central A ve.	II	0.26	\$9,252
49	Fallon Rd.	U-25, H-33	Frontage Rd.	Fairview Rd.	III	2.29	\$36,367
50	Beverly Dr.	H-51	Hillcrest Rd.	Sunnyslope Rd.	III	0.53	\$8,417
51	Santa Ana Rd./Buena Vista Rd.	U-32	Hwy 156	Bend in Buena Vista Rd.	III	0.74	\$11,752
52	Planned Road 1	H-46	Fairview Rd.	San Felipe Frontage Rd.	II	2.04	\$72,589
53	San Felipe Class I	H-49	Wright Rd.	Flynn Rd.	I	0.84	\$882,744
54	Highway 25	U-36	Quien Sabe Rd.	Pinnacles Monument	III	24.50	\$389,082
55	Southside School Connection	U-37	San Benito River Trail	Southside School	I	0.68	\$714,602
56	Santa Ana Valley Rd.	U-31	John Smith Rd.	Quien Sabe Rd.	III	1.75	\$27,792
						<b>Total Tier 3</b>	<b>\$3,725,202</b>

Source: San Benito County Bicycle and Pedestrian Master Plan, May 2009 for SBCOG by ALTA Planning + Design

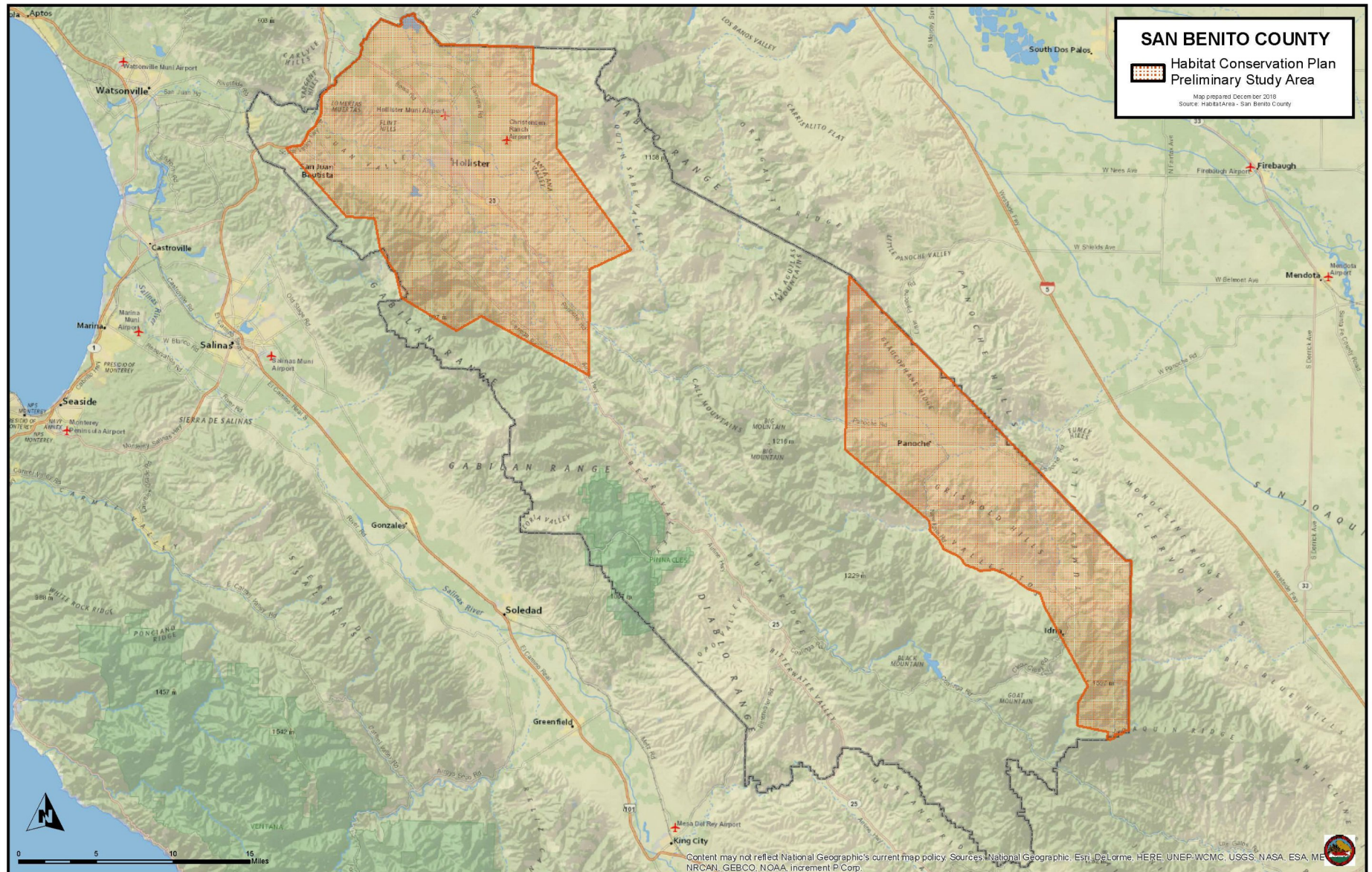
<b>Grand Total</b>	<b>\$33,067,561</b>
<b>Cost of Recreational Trails</b>	<b>\$28,262,882</b>
<b>Sub-total</b>	<b>\$4,804,679</b>
<b>New trip percentage of 2035 total trips</b>	<b>40%</b>
<b>Net TIMF share</b>	<b>\$1,912,324</b>

APPENDIX B: **Traffic Impact Mitigation Fee Zone Map**



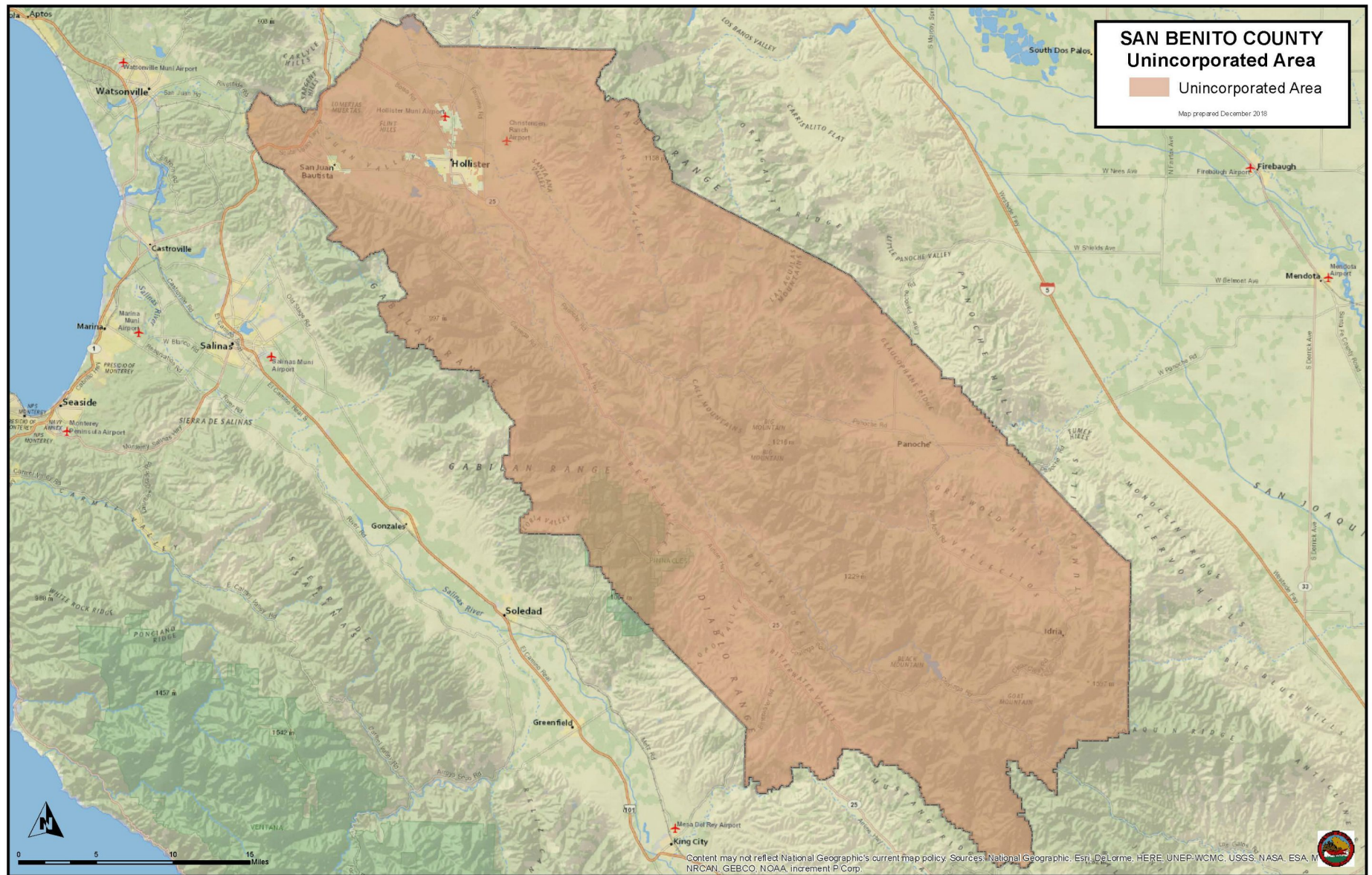


## APPENDIX C: Habitats Conservation Zone Map



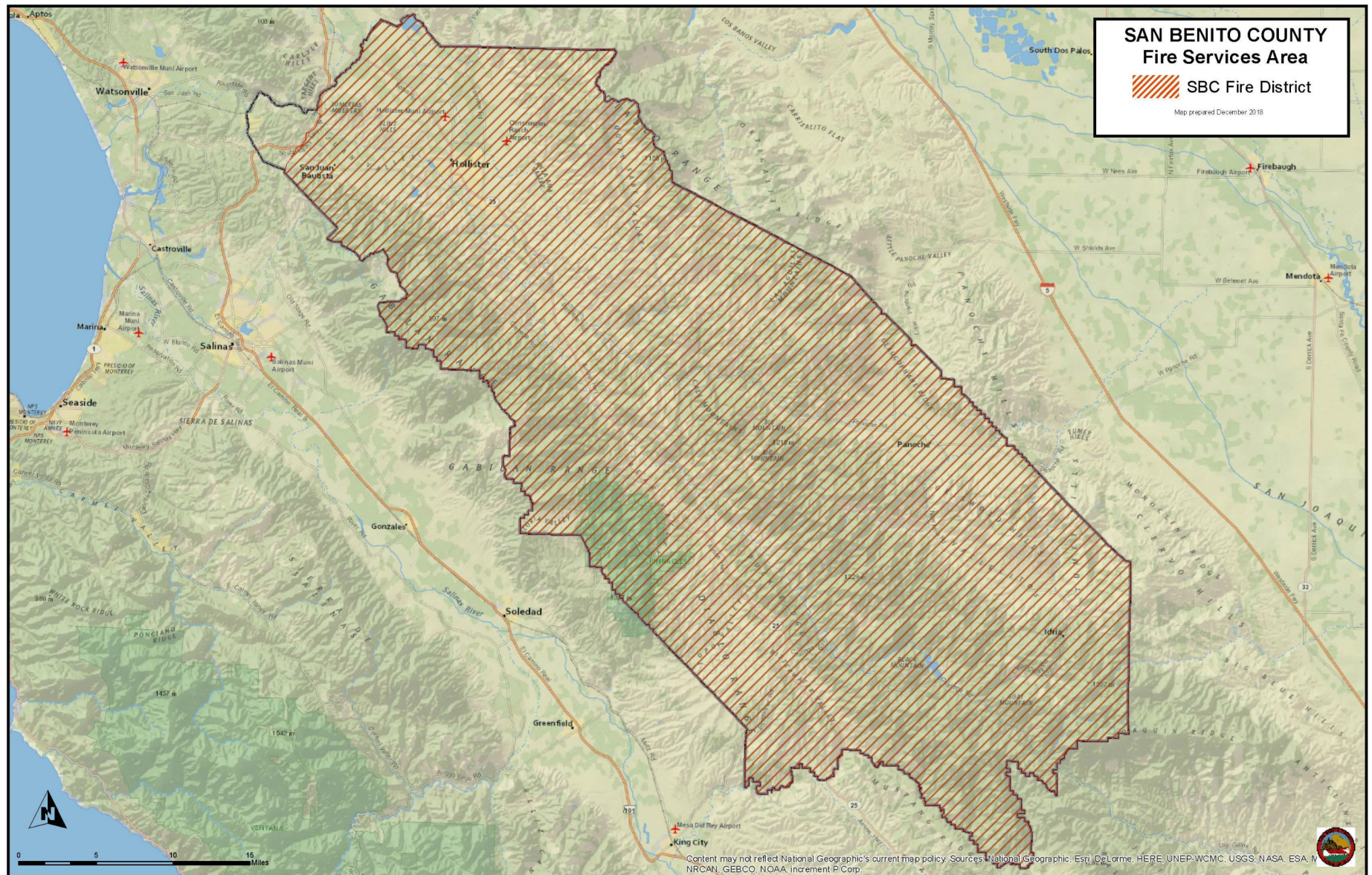


## APPENDIX D: San Benito County Unincorporated Area



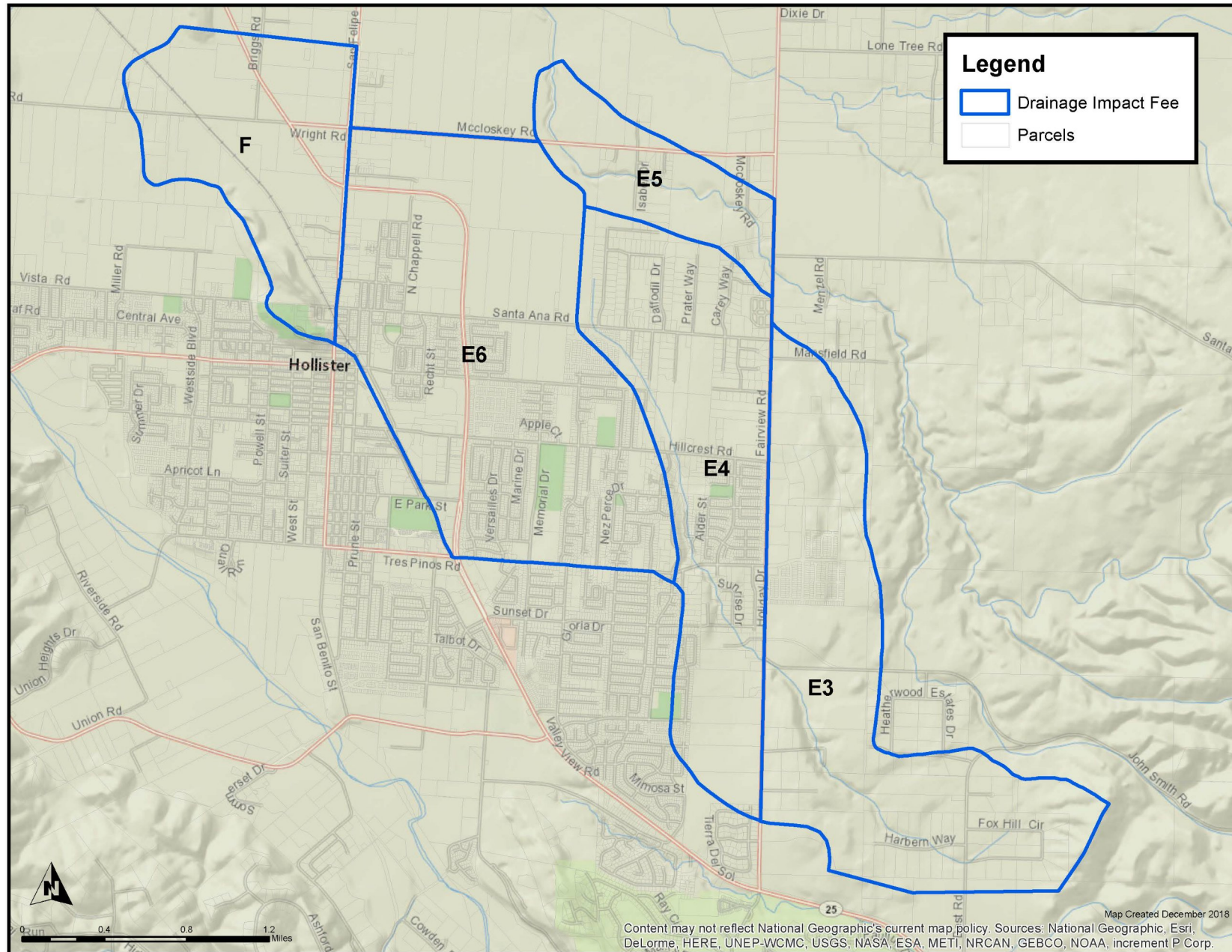


## APPENDIX E: San Benito County Fire Service Area Map





## APPENDIX F: San Benito County Drainage Impact



**SAN BENITO COUNTY RESOURCE MANAGEMENT AGENCY**  
**-BUILDING IMPACT FEE SUMMARY-**

***Current as of May 27, 2020***

**Other than the Hollister School District, San Benito High School, and the San Juan Bautista / Aromas School district, all building impact fees are collected through the RMA Building Services Division. Applicants must demonstrate that all School Fees have been paid prior to issuance.**

**DRAINAGE:**

**SBC ORDINANCE NO. 529**

*(Effective 4/20/88)*

If in mapped area	<b><u>Adjust January and July per Construction Cost Index</u></b>
\$1,340.00	per Building Permit
plus \$2,000.00	per Building Permit if in Basin E4 and E5

**DETENTION FACILITIES IMPACT FEE:      SBC ORDINANCE NO. 962**

*(Effective 12/21/2017)*

**Residential**

Single Family	\$2614.00
Multi-Family	\$2395.00

**Non-residential**

Commercial	\$0.504 per sq.ft.
Office	\$0.383 per sq. ft.
Industrial	\$0.226 per sq. ft.

**FIRE PROTECTION (SBC ORDINANCE 639 & 932)**

*(Effective 12/21/2017)*

Throughout County

**Residential**

Single Family	\$1662.00
Multi-Family	\$1523.00

**Non-residential**

Commercial	\$0.712 per sq.ft.
Office	\$0.541 per sq. ft.
Industrial	\$0.320 per sq. ft.

**Aromas Fire District**

**SBC ORDINANCE NO. 639**

*(Effective 06/03/93)*

    \$0.53 / SF of all Covered Space

*(Resolution 2014-03)*

*(Effective 05/25/14)*

**GENERAL GOVERNMENT IMPACT FEE:      SBC ORDINANCE NO. 962**

*(Effective 12/21/2017)*

    \$2614.00 for single family residential unit

    \$2395.00 for multi-family residence

**Development**

\$0.504 per Square Foot Commercial
\$0.383 per square foot of office development
\$0.226 per square foot of industrial development

**HABITAT CONSERVATION MITIGATION FEE:      SBC ORDINANCE NO. 541**

*(Effective 08/31/88)*

**If in mapped area (New structures & additions that exceed 50%)**

    \$0.15 / SF of Living Space – fixed plus \$.02 per square foot for Agriculturally related structures.

    \$150.00 for lots under 1 acre

    \$300.00 for lots from 1 to 5 acres

    \$600.00 for lots over 5.1 acres

**INFORMATION TECHNOLOGY FEE:**

**SBC ORDINANCE NO. 962**

*(Effective 12/21/2017)*

**Residential:**

    \$266.00 for single family residential unit

    \$244.00 for multi-family residence

June 11, 2021

**INFORMATION TECHNOLOGY FEE:****SBC ORDINANCE NO. 962***(Effective 12/21/2017)***Development**

\$0.051 per Square Foot Commercial  
 \$0.039 per square foot of office development  
 \$0.023 per square foot of industrial development

**LAW ENFORCEMENT IMPACT FEE:****SBC ORDINANCE NO. 515 & 962***(Effective 12/21/2017)***Residential**

Single Family \$1518.00  
 Multi-Family \$1390.00

**Non-residential**

Commercial \$0.292 per sq.ft.  
 Office \$0.221 per sq. ft.  
 Industrial \$0.132 per sq. ft.

**LIBRARY FACILITIES IMPACT FEE:****SBC ORDINANCE NO. 945 & 962***(Effective**12/21/2017)*

\$1290.00 for single family residential unit  
 \$1182.00 for multi-family residential units

**ROAD MAINTENANCE IMPACT FEE: (RESOLUTION 89-154 pursuant to ORDINANCE NO. 554 & 962)***(Effective 12/21/17)***Residential** Throughout County

\$598.00 Single Family Residential  
 \$548.00 Multi-Family Residential

**Non-residential**

Commercial \$0.114 per sq.ft.  
 Office \$0.087 per sq. ft.  
 Industrial \$0.051 per sq. ft.

**PARKS AND RECERATION: (New structures & additions that exceed 50%)****SBC ORDINANCE 542 & 962***(Effective 12/21/2017)***Residential**

Throughout County  
 Single Family Residential \$4634.00  
 Multi-Family Residential \$4245.00

**TRAFFIC:****RESOLUTION NO. 2016-10; SBC ORDINANCE NO. 554 & 890***(Effective 5/09/16)***Land Use Zone 1: Northwest corner, area surrounding Highway 101****\$ Per Sq. Ft.****Residential (per dwelling unit)**

Single Family \$2,254.96 N/A  
 Multi-Family \$1,401.75 N/A

**Non-residential (per 1,000 square feet)**

Commercial \$2,189.97 \$2.19  
 Office \$3,627.90 \$3.63  
 Industrial \$478.40 \$0.48

**Land Use Zone 2: Cities of Hollister & San Juan Bautista and greater Hollister Area****\$ Per Sq. Ft.****Residential (per dwelling unit)**

Single Family \$13,816.81 N/A  
 Multi-Family \$8,588.83 N/A

June 11, 2021

**Non-residential (per 1,000 square feet)**

Commercial	\$10,835.24	\$10.84
Office	\$22,305.87	\$22.31
Industrial	\$2,941.43	\$2.94

**Land Use Zone 3: South County Area**

**\$ Per Sq. Ft.**

**Residential (per dwelling unit)**

Single Family	\$2,765.99	N/A
Multi-Family	\$1,719.40	N/A

**Non-residential (per 1,000 square feet)**

Commercial	\$2,301.87	\$2.30
Office	\$4,535.23	\$4.54
Industrial	\$598.05	\$0.60

**EXECUTIVE SUMMARY**



San Benito County Council of Governments  
January 2016

Transportation Impact Mitigation Fee Nexus Study  
Draft Report

***The Hollister School District, San Benito High School, and San Juan Bautista / Aromas School District, all other school fees are collected by the districts at district offices. Please arrange to pay these fees and return confirmation to the RMA.***