



# 2015-2016



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This report contains information on the County of San Benito's development impact fees for Fiscal Year 2015/2016. The information is presented to comply with the annual reporting requirements outlined in Government Code Section 66000 et seq., also known as AB 1600.

**ANNUAL IMPACT FEE REPORT**  
**SAN BENITO COUNTY**  
**DECEMBER 13, 2016**

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## EXECUTIVE SUMMARY

This report has been prepared by the County Administrative Office for the San Benito County Board of Supervisors for its review of the San Benito County Impact Fee Program for the 2015–2016 fiscal year (FY 2015–16). This report is prepared in compliance with the annual reporting requirements of California Government Code (CGC) Sections 66001(c) and 66006 for Mitigation Impact Fee programs.

### Background

The County of San Benito has maintained a County-wide Development Impact Fee (DIF) program since the late 1980s. The current DIF program includes capital improvements in the following fee categories: Drainage, Traffic, Road Equipment, County Fire Protection, Law Enforcement and Detention (Capital Improvements), Habitat Conservation, and Parks and Recreation.

The information provided herein has been collected from the San Benito County Auditor's Office and the County Department of Public Works with reference to the County's Capital Improvement Plan and the County Administrative Office.

This report provides an overview of each DIF fund for Drainage, Traffic, Road Equipment, County Fire Protection, Capital Improvements, Habitat Conservation, and Parks and Recreation. In accordance with CGC Section 66006, this report includes the following specific information for each DIF fund:

- A. A brief description of the type of fee in the account or fund.
- B. The amount of the fee.
- C. The beginning and ending balance of the account or fund.
- D. The amount of the fees collected and the interest earned.
- E. 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.
- F. Identification of an approximate date by which the construction of public improvements will commence if the County determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- 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.
- H. The amount of refunds from the fund, if any.

## DRAINAGE FEE

### Purpose of the Fee

The Drainage Impact Fee (Drainage DIF) was established pursuant to County Ordinance No. 529 (San Benito County Code Sections 5.01.020–.025) and pursuant to CGC Section 66483. The purpose of the fee is to construct storm drainage facilities identified in the Santa Ana Creek Drainage Plan<sup>1</sup> in order to prevent inundation during a 100-year flood. The fee is based on the estimated cost of the improvements needed in the Santa Ana Creek drainage basin and the projected amount of development that will occur in the basin. The fee is applicable to all new building permits issued in the Santa Ana Creek fee benefit area and has been periodically updated to reflect changes in drainage improvement construction costs.

There is a reasonable relationship between the Drainage DIF and the purpose for which it is charged because the fee will be used to construct drainage improvements that benefit new development in the area in which the fee is charged. The fee was established based on the fair share cost of improvements in the Santa Ana Creek Drainage Plan allocated to each unit of projected development. The current drainage fee rates are indicated on the most recently updated Building Impact Fee Summary effective May 9, 2016 (Exhibit A).<sup>2</sup>

### Benefit Area

The Drainage DIF is charged in an area of benefit that encompasses the portions of the county within the Santa Ana Creek drainage area as shown in Exhibit B. This is the portion of the county that will benefit from the drainage improvements to be funded with the fee.

### Financial Data

This report covers the Drainage DIF collected in FY 2015–16. The annual financial data and project descriptions for the Drainage DIF fund are detailed and illustrated in Tables 1A and 1B.<sup>3</sup>

**Table 1A Drainage Impact Fee Fund Activity**

	<b>FY 2015–16</b>
<b>Beginning Balance</b>	<b>\$405,864</b>
Fees Collected	\$138,606
Interest	\$1,696
<b>Subtotal</b>	<b>\$546,166</b>
Project Costs	
Transfers (in)/out	
Refunds	\$1,230
<b>Subtotal</b>	<b>\$1,230</b>
<b>Ending Balance</b>	<b>\$544,936</b>

There were no project expenditures from the Drainage DIF fund in FY 2015–16.

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<sup>1</sup> County Code references San Felipe Lake drainage plan.

<sup>2</sup> Effective date for drainage fees is shown in the Building Impact Fee Summary as April 20, 1988, with the note that the fee is adjusted in January and July per the ENR Construction Cost Index.

<sup>3</sup> The beginning and ending fund balances for all DIF funds in this report are taken from the County of San Benito Fiscal Year 2016–2017 Final Budget. Beginning balances are as of July 1, 2015

## Future Drainage Projects

Drainage DIF revenues will continue to be used to fund the drainage projects needed to prevent flooding in the benefit area in which the fee is charged. The County also plans to fund with Drainage DIF revenues an updated engineering study of flood control improvements that would benefit new development in the benefit area. The Drainage DIF revenues will be used to fund in part or entirely the improvement projects listed in Table 1B in the percentage of total cost and years indicated.

**Table 1B Drainage Impact Fee Planned Improvements**

<b>Project Description</b>	<b>Cost</b>	<b>Percent Funded by Fee</b>	<b>Other Funding Sources</b>	<b>Amount of Other Funding</b>	<b>Anticipated Funding/ Construction Start Date</b>	<b>Anticipated Completion Date</b>
Santa Ana Creek Drainage Plan Improvements	TBD	TBD	TBD	TBD	TBD	TBD
<b>Total</b>	<b>\$</b>					

Numerous drainage and channel improvement projects along Santa Ana Creek up through the Soap Lake area are identified in the Santa Ana Creek Drainage Plan. A cost allocation for these projects will not be assigned until such time funding is available. Updated estimates of the cost of those projects are also not available at this time. According to Public Works Department staff, some of the projects may need to be redesigned to conform to current environmental standards. The scope and cost parameters of the redesigned projects will be addressed in the updated engineering study for the Santa Ana Creek Drainage Basin. The cost of this study is estimated at \$200,000. A portion of the funding is anticipated to come from impact fees while other funding is yet to be determined.

## TRAFFIC FEE

### Purpose of the Fee

The Traffic Impact Fee (Traffic DIF) was established pursuant to County Ordinance No. 554 (San Benito County Code Sections 5.01.250–263). The purpose of the Traffic DIF is to mitigate costs of transportation and transit facilities necessitated by new development in San Benito County. Current Traffic DIF rates are indicated in the Building Impact Fee Summary shown in Exhibit A. New development generates an increased volume of traffic which leads to a more rapid degeneration of existing county roads. The repair, reconstruction, and expansion of existing roadways are therefore a direct consequence of the impacts of new development. Furthermore, in addition to the repair, reconstruction, and expansion of existing road facilities, construction of new county roads and widening of existing roads also become necessary due to new development. Revenue generated by the Traffic DIF will fund the necessary construction and repair of roads caused by new development. An Updated Regional Transportation Impact Mitigation Fee (TIMF) Nexus Study was prepared by Michael Baker International and adopted by the Board of Supervisors in March, 2016. The nexus study documents a 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.

## Benefit Area

The basic (see discussion below on the TIMF update) Traffic DIF 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 A.

## Annual Financial Data

This report covers the Traffic DIF collected in FY 2015–16. The annual financial data and project descriptions for the Traffic DIF fund are detailed and illustrated in Tables 2A through 2C.

**Table 2A Traffic Impact Fee Fund Activity**

	<b>FY 2015–16</b>
<b>Beginning Balance</b>	\$3,367,754
Fees Collected	\$775,931
Interest	\$13,376
<b>Subtotal</b>	<b>\$4,157,061</b>
Project Costs	\$27,077
Transfers (in)/out	
Refunds	\$5,233
<b>Subtotal</b>	<b>\$32,310</b>
<b>Ending Balance</b>	<b>\$4,124,751</b>

Table 2B lists the projects and the costs expended for traffic projects funded in FY 2015–16 through the Traffic DIF fund.

**Table 2B Traffic Impact Fee Project Cost Detail**

<b>Project/Acquisition</b>	<b>Cost</b>	<b>Percent Funded by Fee</b>
<b>Traffic Nexus Study</b>	\$27,077	100%
<b>Total</b>	<b>\$27,077</b>	

## Future Projects and Funding

Traffic DIF revenue will continue to be used to fund the road improvement projects needed to accommodate the traffic generated by new development. Table 2C shows the projects that the County plans to fund in part or entirely with Traffic DIF revenue at the percentages of total cost and year.

**Table 2C Traffic Impact Fee Planned Improvements**

<b>Project Description</b>	<b>Cost</b>	<b>Percent Funded by Fee</b>	<b>Other Funding Sources</b>	<b>Amount of Other Funding</b>	<b>Anticipated Funding/ Construction Start Date</b>	<b>Anticipated Completion Date</b>
<b>See Appendix A for Regional TIMF Improvements and costs fee share</b>						
<b>Total</b>						

In addition, the County anticipates using Traffic DIF 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. The estimated phasing for these projects has not been identified at this time. The TIMF Nexus Study states that non-fee funding sources are expected to be used for a substantial portion of the cost of the identified traffic and non-motorized improvement projects. Non-fee funding sources may include the State Transportation Improvement Program, the Congestion Management and Air Quality Program, the State Interregional Improvement Program, and Fuel Tax Subvention funds.

## ROAD EQUIPMENT FEE

### Purpose of the Fee

In conjunction with the Traffic DIF, the County's Road Equipment Impact Fee (Road Equipment DIF) was established by Resolution 89-54 pursuant to County Ordinance No. 554 (San Benito County Code Sections 5.01.250–263). As established in the findings of Ordinance No. 554, new residential and commercial development generates traffic which creates the need to repair, improve, reconstruct, and expand county roads, and these activities create the need for additional road construction equipment. The Road Equipment DIF was adopted to provide funding to purchase road equipment, and continues to be used for this purpose. Therefore, there is a reasonable relationship between the fee and the purpose for which it is charged. In addition, larger buildings are often associated with more residents and workers, and generate more vehicle trips than smaller buildings. Charging the road impact fee based on building square footage enhances the reasonable relationship between the Road Equipment DIF and the purpose for which it is charged. The current Road Equipment DIF rates are indicated in the Building Impact Fee Summary shown in Exhibit A. 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.

### Benefit Area

Due to the mobile nature of road equipment and the fact that all county roads will at some point in time require improvements or repair, the Road Equipment DIF is applicable throughout the unincorporated areas of the county. These unincorporated areas are outlined in Exhibit D.

### Annual Financial Data

This report covers the Road Equipment DIF collected in FY 2015–16. The annual financial data and expenditures from the Road Equipment DIF fund are detailed and illustrated in Tables 3A through 3C.



**Table 3A Road Equipment Impact Fee Fund Activity**

<b>FY 2015–16</b>	
<b>Beginning Balance</b>	\$843,772
Fees Collected	\$197,408
Interest	\$3,392
<b>Subtotal</b>	<b>\$1,044,572</b>
Project Costs	\$341,996
Transfers (in)/out	
Refunds	\$2,637
<b>Subtotal</b>	<b>\$344,633</b>
<b>Ending Balance</b>	<b>\$699,939</b>

Table 3B lists the equipment acquisitions funded through the Road Equipment Fee Fund in FY 2015–16.

**Table 3B Road Equipment Impact Fee Project Cost Detail**

<b>Acquisition</b>	<b>Cost</b>	<b>Percent Funded by Fee</b>
Backhoe-\$129,030; Truck and Trailer: \$202,718	\$341,996	100%
<b>Total</b>	<b>\$341,996</b>	

### Future Expenditures and Funding

The Road Equipment DIF will be used to fund in part or entirely the acquisition of equipment at the percentages of total cost and years as indicated in Table 3C.

**Table 3C Road Equipment Planned Expenditures**

<b>Description</b>	<b>Cost</b>	<b>Percent Funded by Fee</b>	<b>Other Funding Sources</b>	<b>Amount of Other Funding</b>	<b>Anticipated Funding/ Acquisition Date</b>
Road Fund Equipment	\$699,939	TBD	TBD	TBD	2016/2017
<b>Total</b>	<b>\$699,939</b>				

## FIRE MITIGATION FEE

### Purpose of the Fee

The Fire Mitigation Impact Fee (Fire Mitigation DIF) 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 fire capital expenditures required by 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. A Fire Mitigation DIF resolution was adopted for the unincorporated areas of San Benito County serviced by the San Benito County Fire Department. The process required by the ordinance ensures that there is a reasonable relationship between the fees and the purpose for which they are charged. All Fire Mitigation DIF revenue is used to provide the fire protection facilities and equipment required to accommodate new development. Thus, there is a reasonable relationship between the fee and the purpose for which it is charged. In addition, in the event of a fire, 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 current Fire Mitigation DIF rates are indicated in the Building Impact Fee Summary shown in Exhibit A. 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 Mitigation DIF includes the unincorporated areas of the county serviced by the San Benito County Fire Department. The map shown in Exhibit E presents the service area for the San Benito County Fire Department.

### Annual Financial Data

This report covers the Fire Mitigation DIF collected in FY 2015–16. The annual financial data and project descriptions for the Fire Mitigation DIF fund are detailed and illustrated in Tables 4A through 4C.

**Table 4A Fire Mitigation Impact Fee Fund Activity**

	<b>FY 2015–16</b>
<b>Beginning Balance</b>	\$518,284
Fees Collected	\$113,191
Interest	\$2,038
<b>Subtotal</b>	<b>\$633,513</b>
Project Costs	\$24,959
Transfers (in)/out	
Refunds	\$1,364
<b>Subtotal</b>	<b>\$263,232</b>
<b>Ending Balance</b>	<b>\$607,190</b>

Table 4B lists the fire facilities construction and equipment acquisitions funded in FY 2015–16 through the Fire Mitigation DIF fund.

**Table 4B Fire Mitigation Impact Fee Project Cost Detail**

<b>Project/Acquisition</b>	<b>Cost</b>	<b>Percent Funded by Fee</b>
(Design of new station/internal charges)	\$24,959	100%
<b>Total</b>	<b>\$24,959</b>	

**Future Expenditures and Funding**

The Fire Mitigation DIF will be used to fund in part or entirely the future fire facilities and acquisition of equipment at the percentages of total cost and years as indicated in Table 4C.

**Table 4C Fire Mitigation Planned Expenditures**

<b>Project Description</b>	<b>Cost</b>	<b>Percent Funded by Fee</b>	<b>Other Funding Sources</b>	<b>Amount of Other Funding</b>	<b>Anticipated Funding/ Construction Start Date</b>	<b>Anticipated Completion Date</b>
Fire Station No. 3	\$1,000,000	TBD	TBD	TBD	2016/2017	
<b>Total</b>	<b>\$1,000,000</b>					

## CAPITAL IMPROVEMENTS FEE

### Purpose of the Fee

The Capital Improvements Impact Fee (Capital Improvements DIF) was established pursuant to County Ordinance No. 574 (San Benito County Code Sections 5.01.310–325). The Capital Improvements DIF 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 Board of Supervisors has adopted two fees under Ordinance No. 574. The Law Enforcement Impact Fee provides funding for general law enforcement facilities and equipment necessitated by new development. The Jail and Juvenile Hall Impact Fee, established pursuant to Resolution 93-107, establishes funding for the portion of debt service costs through 2012 for detention facilities impacted by inmate populations potentially generated by new development in the County. The demand for County services such as law enforcement increases as development of residences and businesses increases. This increased demand for services requires new capital assets and facilities. The Law Enforcement Impact Fee is used to provide funding for those facilities needed to serve new development. Thus, there is a reasonable relationship between the Law Enforcement Impact Fee and the purpose for which it is charged.

The amount of the Jail and Juvenile Hall Impact Fee was determined 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. The current Capital Improvements DIF rates are indicated on the Building Fee Summary shown in Exhibit A. The nexus study for this fee documents a reasonable relationship between the fee and the cost to provide law enforcement and detention facilities and equipment to accommodate new development.

### Benefit Area

Law enforcement is provided in the unincorporated area of the County shown on the map in Exhibit D. The benefit area for the Jail and Juvenile Hall Impact Fee is Countywide, therefore the fee is collected over the entire County.

### Annual Law Enforcement Financial Data

The Capital Improvements DIF includes two separate fees that are used to fund two different types of facilities: law enforcement and detention (jail and juvenile hall). The FY 2015–16 financial data and project descriptions for the Law Enforcement DIF fund are detailed and illustrated in Tables 5A through 5C.<sup>4</sup>

**Table 5A Law Enforcement Impact Fee Fund Activity**

	<b>FY 2015–16</b>
<b>Beginning Balance</b>	\$60,702
Fees Collected	\$234,403
Interest	\$583
<b>Subtotal</b>	<b>\$295,688</b>
Project Costs	\$48,601
Transfers (in)/out	
Refunds	\$2,072
<b>Subtotal</b>	<b>\$50,673</b>
<b>Ending Balance</b>	<b>\$245,015</b>

Table 5B lists the law enforcement facilities construction and equipment acquisitions funded in FY 2015–16 through the Law Enforcement DIF fund.

**Table 5B Law Enforcement Impact Fee Project Cost Detail**

<b>Project/Acquisition</b>	<b>Cost</b>	<b>Percent Funded by Fee</b>
Cost to outfit four new vehicles	\$48,601	100%
<b>Total</b>	<b>\$48,601</b>	

<sup>4</sup> Although the Capital Improvements DIF is composed of two separate fee categories, the fund balances for either fee may be used to fund future projects that benefit new development.

## Future Expenditures and Funding

The Law Enforcement DIF fund will be used to fund in part or entirely the future law enforcement facilities and acquisition of equipment at the percentages of total cost and the year as indicated in Table 5C.

**Table 5C Law Enforcement Planned Expenditures**

<b>Project Description</b>	<b>Cost</b>	<b>Percent Funded by Fee</b>	<b>Other Funding Sources</b>	<b>Amount of Other Funding</b>	<b>Anticipated Funding/ Construction Start Date</b>	<b>Anticipated Completion Date</b>
<b>Total</b>	<b>\$</b>	<b>TBD</b>				

## Annual Jail and Juvenile Hall Financial Data

The FY 2015–16 financial data and project descriptions for the Jail and Juvenile Hall DIF fund are detailed and illustrated in Tables 6A and 6B.

**Table 6A Jail and Juvenile Hall Impact Fee Fund Activity**

<b>FY 2015–16</b>	
<b>Beginning Balance</b>	\$35,693
Fees Collected	\$250,075
Interest	\$527
<b>Subtotal</b>	<b>\$286,295</b>
Project Costs	
Transfers (in)/out	
Refunds	\$2,563
<b>Subtotal</b>	<b>\$2,563</b>
<b>Ending Balance</b>	<b>\$283,732</b>

There were no project expenditures funded in FY 2015–16 through the Jail and Juvenile Hall DIF fund.

## Future Expenditures and Funding

The Jail and Juvenile Hall DIF fund will be used to fund in part or entirely the future jail and juvenile detention facilities at the percentages of total cost in the years as indicated in Table 6B.

**Table 6B Jail and Juvenile Hall Planned Expenditures**

<b>Project Description</b>	<b>Cost</b>	<b>Percent Funded by Fee</b>	<b>Other Funding Sources</b>	<b>Amount of Other Funding</b>	<b>Anticipated Funding/ Construction Start Date</b>	<b>Anticipated Completion Date</b>
Adult Detention Expansion	\$20,000,000	TBD	State/ AB109/ General Fund	TBD	TBD	TBD
<b>Total</b>	<b>\$20,000,000</b>					

The County will continue to use Jail and Juvenile Hall Impact Fees to fund debt service on the Certificates of Participation (COP) used to finance the existing jail and juvenile hall. The COP reached maturity in August 2011. In future years, the impact fees collected may be used to recoup funding to pay back the loan to the County's General Fund that was expended in years that impact fees were not available.

A jail expansion project is planned in two phases, to be added to the county's existing jail and juvenile hall facilities on Flynn Road. The impact fee funding is one funding mechanism identified. Non-impact fee funding sources include grant funding from Assembly Bill 900 at \$15,053,000 that was awarded to San Benito County.

As another source of funding, the County is exploring the option to fund a debt service with COPs to finance the County project as it did previously with the jail and juvenile hall facility.

## HABITAT CONSERVATION FEE

### Purpose of the Fee

The Habitat Conservation Interim Mitigation Fee (Habitat Fee) was established by County Ordinance No. 541 (San Benito County Code Sections 9.19.001–008). The Habitat Fee was established to provide financing for the development and implementation of a Habitat Conservation Plan and a Section 10(a) permit under the Endangered Species Act of 1973 for the Habitat Conservation Plan Study Area. The Habitat Fee was also established to provide a method for new development to mitigate adverse impacts to federally protected endangered species caused by development, and provide for habitat mitigation as identified in the Habitat Conservation Plan.

The Habitat Fee will be used to fund habitat conservation planning activities conducted by County staff and by consultants. Thus, there is a reasonable relationship between the fee and the purpose for which it is charged. Furthermore, the fee is based on the lot and building size of the development project. This enhances the reasonable relationship between the fee and the purpose for which it is charged because development of a larger lot and building area is likely to have greater impacts on endangered species than development of smaller lots and smaller buildings. The current Habitat Fee rates are indicated on the Building Impact Fee Summary shown in Exhibit A.

## Benefit Area

The fee is charged within an area designated as the Habitat Conservation Plan Preliminary Study Area, which comprises certain lands located in the unincorporated areas of the county. Exhibit F presents the Habitat Conservation Plan Preliminary Study Area.

## Annual Financial Data

This report covers Habitat Fees collected during FY 2015–16. The FY 2015–16 financial data and project descriptions for the Habitat Fee are detailed and illustrated in Tables 7A and 7B.

**Table 7A Habitat Fee Fund Activity**

<b>FY 2015–16</b>	
<b>Beginning Balance</b>	\$996,943
Fees Collected	\$32,488
Interest	\$3,686
<b>Subtotal</b>	<b>\$1,033,117</b>
Project Costs	\$
Transfers (in)/out	
Refunds	\$1,092
<b>Subtotal</b>	<b>\$1,092</b>
<b>Ending Balance</b>	<b>\$1,032,025</b>

There were no project expenditures funded in FY 2015–16 through the Habitat Fee fund.

## Future Projects and Funding

The Habitat Fee will be used to fund in part or entirely the future Habitat Conservation Plan projects at the percentages of total cost in the years indicated in Table 7B.

**Table 7B Habitat Planned Expenditures**

<b>Project Description</b>	<b>Cost</b>	<b>Percent Funded by Fee</b>	<b>Other Funding Sources</b>	<b>Amount of Other Funding</b>	<b>Anticipated Funding Date</b>	<b>Anticipated Completion Date</b>
Habitat Conservation Plan Update	TBD	TBD	TBD	TBD	TBD	TBD
<b>Total</b>	<b>\$</b>					

## PARK AND RECREATION FEE

### Purpose of the Fee

The Park and Recreation Impact Fee (Park and Recreation DIF) was established pursuant to County Ordinance No. 542 (San Benito County Code Sections 5.01.120–126). Collection of the Parks and Recreation DIF will be used for the acquisition of land and equipment as well as the construction of recreational improvements. Accumulated Park and Recreation DIF 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 (effective September 4, 2001) established the current impact fee rate of \$1.80 per square foot of new residential development in the unincorporated area of the county and is based on a planned list of park facility improvements needed to accommodate new development and the amount of development projected to occur in the unincorporated area. Fee revenue will be used for the acquisition and development of park facilities needed to accommodate new development. Thus, there is a reasonable relationship between the fee and the purpose for which it is charged.

The current Park and Recreation DIF rates are indicated on the Building Impact Fee Summary shown in Exhibit A.

### Benefit Area

The benefit area for the Park and Recreation DIF is the unincorporated areas of the county as shown in Exhibit D.

### Annual Financial Data

This report covers the Park and Recreation DIF collected during FY 2015–16. The FY 2015–16 financial data and project descriptions for the Park and Recreation DIF are detailed and illustrated in Tables 8A through 8C.

**Table 8A Park and Recreation Fee Fund Activity**

	<b>FY 2015– 16</b>
<b>Beginning Balance</b>	\$2,433,042
Fees Collected	\$568,748
Interest	\$9,766
<b>Subtotal</b>	<b>\$3,011,556</b>
Project Costs	\$62,564
Transfers (in)/out	
Refunds	\$16,206
<b>Subtotal</b>	<b>\$78,770</b>
<b>Ending Balance</b>	<b>\$2,932,786</b>

Table 8B lists the Park and Recreation DIF projects funded in FY 2015–16 through the Park and Recreation DIF fund.



**Table 8B Park and Recreation Project Cost Detail**

<b>Project/Acquisition</b>	<b>Cost</b>	<b>Percent Funded by Fee</b>
(legal/design/internal charges related to Regional Park- 62,000; Vets Park/lighting: solar lights/internal charges \$366.00; Vets Park Irrigation: internal charges: \$310.00)	\$62,564	100%
<b>Total</b>	<b>\$62,564</b>	

### Future Projects and Funding

The Park and Recreation DIF will be used to fund in part or entirely the future Parks and Recreation projects at the percentages of total cost and in the years indicated in Table 8C.

**Table 8C Park and Recreation Planned Expenditures**

<b>Project Description</b>	<b>Cost</b>	<b>Percent Funded by Fee</b>	<b>Other Funding Sources</b>	<b>Amount of Other Funding</b>	<b>Anticipated Funding/ Construction Start Date</b>	<b>Anticipated Completion Date</b>
River Regional Park	\$2,200,000	TBD	Grant Funds	TBD	2016/2017	TBD
Veterans Park Improvements	\$275,000	TBD	TBD	TBD	2016/2017	TBD
Veterans Park Irrigation	\$300,000	TBD	TBD	TBD	2016/2017	TBD
Veterans Park Lighting and Parking	\$75,000	TBD	TBD	TBD	2016/2017	TBD
Bertha Briggs Park Improvements	\$250,000	TBD	TBD	TBD	2016/2017	TBD
Historical Park Master Plan	\$100,000	TBD	TBD	TBD	2016/2017	TBD
<b>Total</b>	<b>\$3,200,000</b>					

## EXHIBITS

**SAN BENITO COUNTY PLANNING &  
BUILDING INSPECTION SERVICES**  
**-BUILDING IMPACT FEE SUMMARY-**  
***Effective May 09, 2016***

**DRAINAGE:**

**SBC ORDINANCE NO. 529**

*(Effective 4/20/88)*

If in mapped area

\$1,340.00

plus \$2,000.00

**Adjust January and July per Construction Cost Index**

per Building Permit

per Building Permit if in Basin E4 and E5

**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

**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

***APPROVED ZONE MAP IS A SEPARATE DOCUMENT***

**NOTE:**

Traffic Impact Fees were adjusted per San Benito County Board of Supervisors Resolution No 2016-10 on March 08, 2016, are effective May 9, 2016 and replaces all previous Resolutions related to San Benito County Traffic Impact Fees.

*(The Transportation Impact Mitigation Fee Study was prepared by Michael Baker International under the direction of the San Benito County Council of Governments.)*

**ROAD EQUIPMENT: (RESOLUTION 89-154 pursuant to ORDINANCE NO. 554)***(Effective 10/23/89)*

Throughout County

\$0.70 / SF of Residential Living Space – Fixed

**SCHOOLS: Residential: (New structures & additions over 500 Sq. Ft.) SCHOOL DISTRICT RESOLUTIONS**\$2.97 / SF of Living Space - Aromas/San Juan School District *(Resolution 0910-03)* *(Effective 11/03/09)*\$3.20/ SF of Living Space - San Benito High School *(Resolution 2012-13-010)* *(Effective 01/07/13)*\$2.63/ SF Enclosed Space - North County School District *(Resolution #05/06-09)* *(Effective 05/15/06)*\$2.63/ SF of Living Space - Jefferson, Southside, Tres Pinos & Willow Grove *(Effective 2006)*\$3.36/ SF of Living Space – Hollister School District *(Resolution 21:13-14)* *(Effective 05/25/14)*

\$2.92/ SF of Living Space for Quail Hollows &amp; Oak Creek Sub-divisions

\$5.95/ SF of Living Space for Coalinga-Huron Unified *(Effective 10/14/08)***Commercial and Industrial:**\$0.51 / SF Enclosed Space - San Benito High School *(Resolution 2012-13-010)* *(Effective 01/07/13)*\$0.42/ SF Enclosed Space - North County School District *(Resolution #05/06-09)* *(Effective 05/15/06)*\$0.42/SF Enclosed Space – Jefferson, Southside, Tres Pinos & Willow Grove *(Effective 2006)*\$0.54/SF Enclosed Space – Hollister School District *(Resolution 21:13-14)* *(Effective 05/25/14)*\$0.47/SF Enclosed Space – Aromas/San Juan School District *(Resolution 0910-03)* *(Effective 11/03/09)*

NOTE: The governing board of the Hollister School District approved per resolution #21:13-14 to increase the Hollister School District Impact Fees to \$3.36/SF for Residential Living Space and \$0.54/SF for Commercial and Industrial Enclosed Space. The increase is effective May 25, 2014.

**FIRE PROTECTION (Residential and Commercial/Industrial)**

Throughout County

**SBC ORDINANCE NO. 639***(Effective 01/14/87)*

\$0.25 / SF of all Covered Space

Aromas Fire District

**SBC ORDINANCE NO. 639***(Effective 06/03/93)*

\$0.53 / SF of all Covered Space

*(Resolution 2014-01)**(Effective 05/25/14)***GENERAL CAPITAL IMPROVEMENTS:****SBC ORDINANCE NO. 574***(Effective 07/12/90)*

INCLUDING LAW ENFORCEMENT:

**SBC ORDINANCE NO. 515***(Effective 09/15/87)*

Throughout County

\$0.38 / SF of all Covered Space – Residential and Non-Residential

INCLUDING JAIL/JUVENILE HALL:

**SBC ORDINANCE NO. 93-107***(Effective 08/05/93)*

Throughout County

\$0.47 / SF of all Covered Space – Residential Only

**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 \$0.02 per square foot for Agriculturally related structures.

\$150.00 for lots under 1 acre \*

\$300.00 for lots from 1 to 5 acres\*

\* Fee collected by Planning

\$600.00 for lots over 5.1 acres\*

**PARKS AND RECREATION: (New structures & additions that exceed 50%) SBC ORDINANCE 542**

Throughout County

\$1.80 / SF of Residential Living Space – Fixed *(Board can adjust)* RESOLUTION 2001-112 *(Effective 09/04/01)*





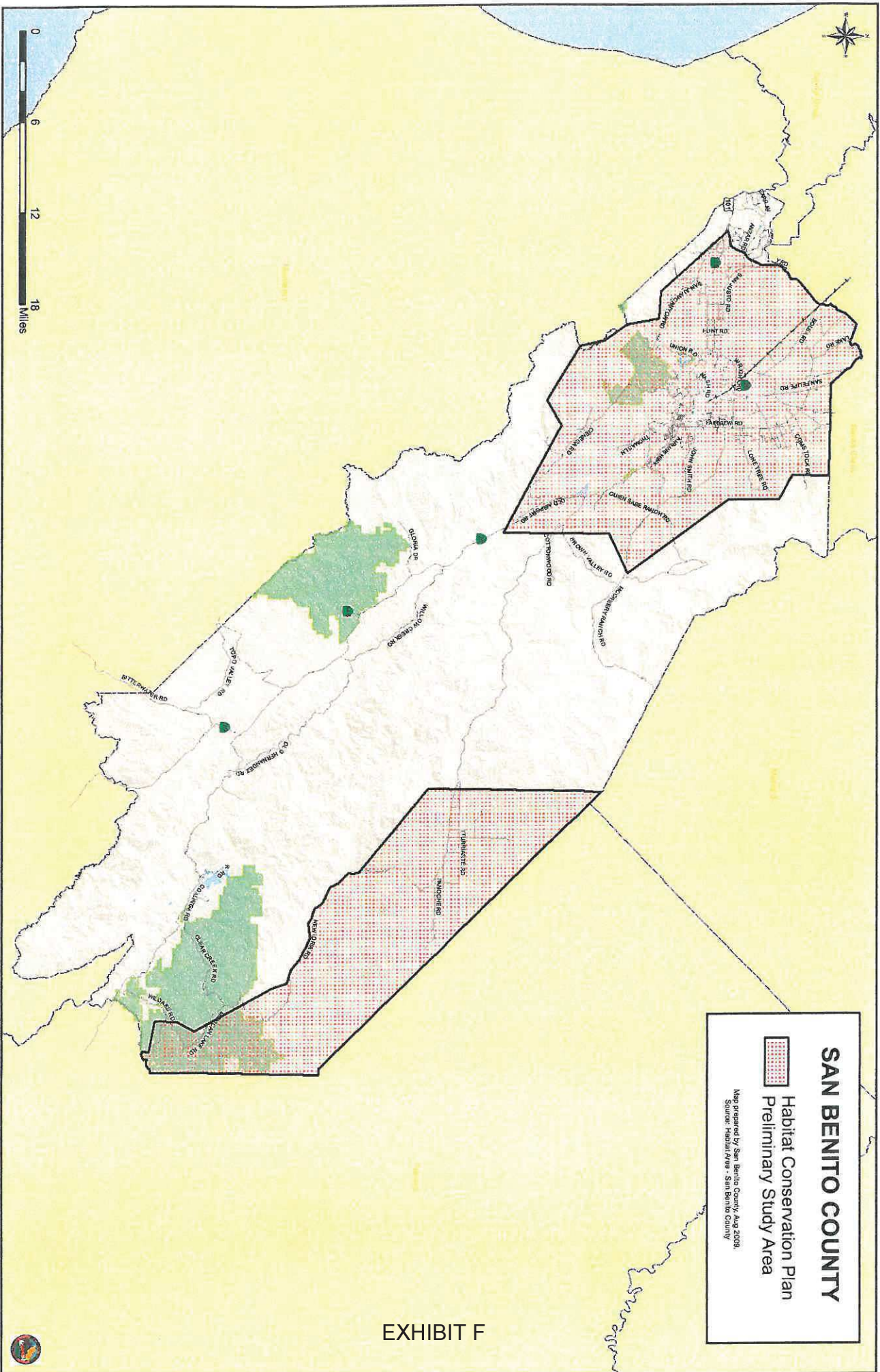
# Unincorporated County Benefit Map













## 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 Ave.	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

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

## Regional Traffic Impact Mitigation Fee Zones

