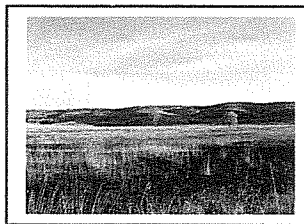
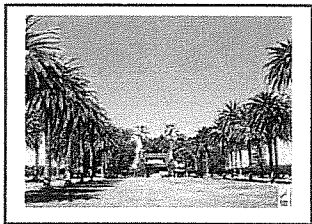
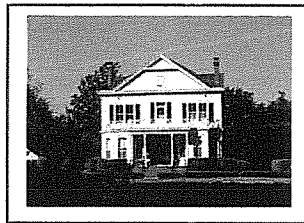


# Tehama County

## Development Impact Fee Program

### NEXUS STUDY REPORT



*PREPARED FOR:*

**Tehama County  
Courthouse Annex, Room 1  
444 Oak Street  
Red Bluff, CA 96080**

*PREPARED BY:*

**PMC®**

140 INDEPENDENCE CIRCLE, SUITE C

CHICO, CA 95973

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## EXECUTIVE SUMMARY

This 2010 Development Impact Fee (DIF) nexus study provides Tehama County with the analysis and findings necessary, in compliance with California state law, for the adoption of impact fees that will be imposed on new land development for the purpose of providing public facilities needed for new development. This study also updates the fees presently collected for Fire Protection and Emergency Medical Services in the County. The study and this report present an analysis of the need for public capital improvements to accommodate future development within the County of Tehama to the year 2030. The land development growth documented in this study is based on the Tehama County 2030 General Plan Update. In accordance with State law, it is the County's intent that the costs representing future development's share of these facilities and improvements be imposed on that future development in the form of an impact fee. The public facilities and improvements included in this analysis are divided into the following categories:

- Transportation
- Sheriff Facilities and Corrections
- Fire Protection
- Libraries
- General Government
- Parks and Recreation

## MITIGATION FEE ACT AND REQUIRED FINDINGS

As a result of widespread imposition of impact fees throughout the State of California, the State Legislature passed the *Mitigation Fee Act*, (Act) starting with Assembly Bill 1600 in 1988. The Act, contained in *California Government Code Section 66000 et seq.*, establishes ground rules for the imposition and ongoing administration of impact fee programs. The Act became law in April 1989 and requires local governments to document the following findings and determinations when adopting an impact fee:

- 1) Identify the purpose of the fee;
- 2) Identify the use of fee revenues;
- 3) Determine a reasonable relationship between the fee's use and the type of development paying the fee;
- 4) Determine a reasonable relationship between the need for the fee and the type of development paying the fee; and
- 5) Determine a reasonable relationship between the amount of the fee and the cost of the facility attributable to development paying the fee.

This Development Impact Fee nexus study complies with California Government Code Section 66000, et seq., by providing the required documentation for the above findings and determinations that establish the basis for imposition of the recommended fees contained herein.

## EXECUTIVE SUMMARY

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The fundamental principle of the Government Code Section 66000 is that the burden of the impact fees cannot total more than the actual cost of the public facility needed to serve the development paying the fee. Also, fee revenues can only be used for their intended purposes. In addition, the Act also has specific accounting and reporting requirements annually and every five years for the use of fee revenues. These requirements are covered in Chapter 9 of this report.

### BACKGROUND AND STUDY OBJECTIVES

Tehama County continues to face challenges associated with funding public facilities to accommodate growth. Since the passage of Proposition 13 in 1978, property tax revenues have been inadequate for capital funding. Federal and state assistance has not replaced the decline in local revenue sources. These funding shortfalls have caused declining facility standards (i.e., the ratio of the capacity of a facility to the population that is served by the facility), which has accelerated the rate of physical deterioration, increased operating costs, and reduced efficiency of many County departments.

Given these funding difficulties and in the face of continued growth, the County has required and will continue to require new development to fund its fair share of the public improvements through conditions imposed on land development projects in the form of exactions, dedications, direct construction and monetary payments. A Development impact Fee program, as defined in Government Code Sec. 66000, allows the County, by adopting an impact fee ordinance, to apply impact fees generally to all ministerial development permits, without project-specific findings of impact.

This DIF study also updates the current fire protection impact fee and proposes the adoption of new impact fees for the facilities noted above. This report documents the relationship between new development in Tehama County and the amount of public facilities the County must acquire or upgrade to accommodate growth through the year 2030. The study also provides planning-level estimates of facilities costs and proposes impact fees by land use type. The estimates of public facilities required to serve growth assume that new development will provide facilities adequate to maintain the County's current facility standards.

### AUTHORITY TO IMPOSE IMPACT FEES

The authority for Tehama County to levy fees for mitigation of impacts to public facilities generated by land development is rooted in its fundamental police powers under Article XI Section 7 of the California Constitution, which provides that cities and counties may make and enforce ordinances which are not in conflict with state law. The County, under its broad authority to protect the public's health and safety, may regulate land development including the right to impose conditions on development which may require direct provision of public improvements, land dedications, and in-lieu fees. *Government Code Section 66000* established the findings necessary to impose generally applicable development impact fees. This report provides the necessary findings and documentation for the adoption of the proposed development impact fees.

### Impact Fees and other Development Project Mitigation and Funding Measures

The adoption of an impact fee program does not preclude the County's ability to levy other additional fees, taxes, special assessments or to impose project-specific mitigation measures or exactions including those measures found to be necessary to mitigate on-going fiscal impacts or impacts to public facilities, if the project-specific mitigation measures provide and/or fund facility improvements or on-going public services that are not or will not be funded by the impact fee program.

## DEVELOPMENT PROJECTIONS

The estimates of future facility needs in this study are derived from population and housing growth projections that are based upon estimates from the California Department of Finance and found in the Tehama County General Plan Update Draft EIR (Population and Housing Tables 4.11-3 and 4.11-10, respectively). Employment projections (the number of employees in Tehama County) were taken from the "2008 Annual Economic Forecast Conference, Economic & Demographic Profile, Butte County, Glenn County, and Tehama County"<sup>1</sup>. The development projections used in this study are summarized in **Table S.1**.

**TABLE S.1** POPULATION AND EMPLOYMENT ESTIMATES AND PROJECTIONS

	2009	2030	Net Growth 2009-2030	Average Annual Growth 2009 to 2030
<i>Countywide</i>				
Population <sup>1</sup>	62,845	95,628	32,783	2.0%
Employment	24,500	34,000	9,500	1.6%
Housing Units <sup>2</sup>	26,000	39,400	13,400	2.0%
<i>Incorporated Population</i>				
Corning	7,400	11,260	3,860	1.8%
Red Bluff	13,780	20,968	7,188	1.8%
Tehama	425	647	222	1.8%
<i>Unincorporated</i>				
Population <sup>1,4</sup>	41,240	64,000	22,760	2.1%
Employment <sup>3</sup>	16,000	25,000	9,000	2.1%
Housing Units <sup>4</sup>	18,200	28,244	10,044	2.1%

<sup>1</sup> California Department of Finance (Jan. 1, 2009 estimate). General Plan Update, Draft EIR, Population and Housing Sept., 2008

<sup>2</sup> 2005-2007 American Community Survey, U.S. Census Bureau

<sup>3</sup> Economic & Demographic Profile, Center for Economic Development, January 15, 2009

<sup>4</sup> General Plan Update, Draft EIR, Population and Housing Sept., 2008

## FEE SCHEDULES

**Tables S.2, S.3 and S.4** present summaries of the justifiable impact fees for each of the facility categories by land use type. The fee schedules include an additional fee of 2.0 percent of total facility fees to fund ongoing compliance costs associated with administering the fee program.

**Table S.2** summarizes the proposed fees for development in the unincorporated area of the County.

<sup>1</sup> Tri-County Center for Economic Development and the Northeastern California Small Business Development Center

## EXECUTIVE SUMMARY

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**Table S.3** summarizes the fees proposed for the City of Tehama. The County provides many of the municipal services for Tehama such as police and fire services, building inspections and permitting.

**Table S.4** is a schedule of the proposed impact fees that would be charged to development in the cities of Corning and Red Bluff. Given the nature of the services the County provides, certain facilities are directly impacted by growth in the cities. These facilities include but are not limited to: Administrative Offices used by the District Attorney, Corrections and Probation, a certain portion of the offices of the Board of Supervisors, Public Works road maintenance yards and equipment and Libraries.

### APPLICATION OF FEES TO CITIES

The proposed DIF schedules set forth in Tables S2 and S3 are not automatically applicable to the cities of Tehama County. As with any impact fee program the respective city councils of Red Bluff, Corning and Tehama would need to adopt these fees before they could take effect (see Chapter 9-Implementation). Furthermore, the revenues collected must be used for the purposes for which they are intended as described in this report. The fees for cities address only those facilities that are used by residents of the three cities in addition to residents of the unincorporated area of the County.

EXECUTIVE SUMMARY

TABLE S.2 PROPOSED DEVELOPMENT IMPACT FEE SCHEDULE – UNINCORPORATED AREA

Land Use	Development Impact Fee Schedule – Unincorporated Area							Subtotal	Development Impact Fee Program Administration (2.0%)	Total
	Library	General Government	Sheriff	Corrections	Fire Protection	Parks & Recreation	Transportation			
<u>Residential</u>										
Single Family	\$439.94	\$2,556.96	\$246.19	\$448.75	\$1,418.67	\$477.93	\$8,522.35	\$14,110.80	\$282.00	\$14,392.80
Multi-family	\$348.29	\$2,024.26	\$194.90	\$355.26	\$1,123.11	\$378.36	\$5,283.86	\$9,708.05	\$194.00	\$9,902.05
Mobile Home	\$421.61	\$2,450.42	\$235.94	\$430.06	\$1,359.56	\$458.02	\$8,522.35	\$13,877.96	\$278.00	\$14,155.96
<u>Non-residential</u>										
Retail	N/A	\$1,014.69	\$97.70	\$178.08	\$564.00	N/A	\$25,567.06	\$27,421.53	\$548.00	\$27,969.53
Office	N/A	\$634.18	\$61.06	\$111.30	\$353.00	N/A	\$17,044.71	\$18,204.25	\$364.00	\$18,568.25
Industrial	N/A	\$338.23	\$32.57	\$59.36	\$188.00	N/A	\$11,079.06	\$11,697.22	\$234.00	\$11,931.22

**EXECUTIVE SUMMARY**

**TABLE S.3 PROPOSED DEVELOPMENT IMPACT FEE SCHEDULE – CITY OF TEHAMA**

Land Use	General Government						Subtotal	Development Impact Fee Program Administration (2.0%)	Total	
	Library	Government	Sheriff	Corrections	Fire Protection	Parks & Recreation				Transportation
<b>Residential</b>										
Single Family	\$439.94	\$2,556.96	\$246.19	\$448.75	\$1,418.67	N/A	\$8,522.35	\$13,632.87	\$273.00	\$13,905.87
Multi-family	\$348.29	\$2,024.26	\$194.90	\$355.26	\$1,123.11	N/A	\$5,283.86	\$9,329.69	\$187.00	\$9,516.69
Mobile Home	\$421.61	\$2,450.42	\$235.94	\$430.06	\$1,359.56	N/A	\$8,522.35	\$13,419.94	\$268.00	\$13,687.94
<b>Non-residential</b>										
Retail	N/A	\$1,014.69	\$97.70	\$178.08	\$564.00	N/A	\$25,567.06	\$27,421.53	\$548.00	\$27,969.53
Office	N/A	\$634.18	\$61.06	\$111.30	\$353.00	N/A	\$17,044.71	\$18,204.25	\$364.00	\$18,568.25
Industrial	N/A	\$338.23	\$32.57	\$59.36	\$188.00	N/A	\$11,079.06	\$11,697.22	\$234.00	\$11,931.22

EXECUTIVE SUMMARY

TABLE S.4 PROPOSED DEVELOPMENT IMPACT FEE SCHEDULE – CITIES OF CORNING AND RED BLUFF

Land Use	Library	General Government	Sheriff	Corrections	Fire Protection	Parks & Recreation	Transportation	Subtotal	Development Impact Fee Program Administration (2.0%)		Total
<i>Residential</i>											
Single Family	\$439.94	\$1,912.86	N/A	\$448.75	N/A	N/A	\$8,522.35	\$11,323.91	\$226.00	\$11,549.91	
Multi-family	\$348.29	\$1,514.35	N/A	\$355.26	N/A	N/A	\$5,283.86	\$7,501.76	\$150.00	\$7,651.76	
Mobile Home	\$421.61	\$1,833.16	N/A	\$430.06	N/A	N/A	\$8,522.35	\$11,207.18	\$224.00	\$11,431.18	
<i>Non-residential</i>											
Retail	N/A	\$759.09	N/A	\$178.08	N/A	N/A	\$25,567.06	\$26,504.24	\$530.00	\$27,034.24	
Office	N/A	\$474.43	N/A	\$111.30	N/A	N/A	\$17,044.71	\$17,630.44	\$353.00	\$17,983.44	
Industrial	N/A	\$253.03	N/A	\$59.36	N/A	N/A	\$11,079.06	\$11,391.45	\$228.00	\$11,619.45	

## STATEMENT OF EXISTING DEFICIENCIES

This impact fee nexus study relies on the existing inventory of facilities method to assess the facilities needed for growth and calculate the various impact fees, except for the Transportation Impact. The premise if the existing inventory standard is simply that new development will need additional public facilities at the same level of service that the County provides to its current residents. Thus, new development's need for expanded facilities is based on maintaining the existing inventory standard as growth occurs.

Using an existing inventory/facility standard to determine new development's need for facilities means, by definition, that the County has provided sufficient facilities to meet the needs of the current population and that the County intends to use DIF funds to provide facilities for new development at the same level. Therefore there are no deficiencies identified in this report. The existing inventory of facilities standard applies to all facility categories, except transportation

The proposed Transportation Impact Fee was calculated using the "standards-based method", based on the standards as set forth in the Tehama County 2008-2028 General Plan and the adopted Tehama County Land Development and Engineering Design Standards (LDEDS). One of the criteria used to identify transportation facilities for inclusion in this Study is "[t]he facility currently meets the standards set forth in the General Plan and the LDEDS (i.e., there is no existing deficiency), but will not meet those standards when the additional vehicle trips generated by new development (as set forth in the General Plan) are added (i.e., there is a future deficiency, for which new development is responsible)." For this reason, the transportation section of this Study likewise identifies no existing deficiencies.

### **Relationship with the Fix Five Partnership Program**

The Tehama County Fix Five impact fee report, presently being considered by the Tehama County Transportation Commission, recommends an impact fee program that is intended to provide for new development's share of the cost of mainline Interstate 5 improvements only within Tehama County. Specifically, the costs included in the Tehama County Fix Five program will fund one lane in each direction including the structures necessary to carry the additional lanes. Interchanges are not included in the Fix Five cost estimates<sup>1</sup>. Section 5 of this DIF Study, which addresses transportation facility improvements, does not include any of the Fix Five projects contained in the Fix Five impact fee study.

### **Other Potential Mitigation Programs**

This Study does not address the full impact of every development project in the County of Tehama. Any given project due to its size, density and location may impose additional burdens upon the County's facilities and services. Based on the findings of a project-specific impact analysis, an applicant for such a development project may be required to construct other improvements, develop or participate in other fee, assessment, and/or special tax programs, or otherwise provide or fund mitigation(s) for those additional impacts. These mitigations are independent of the fees set forth in this Study, and are designed to address different impacts. Consequently, payment of the fees set forth in this Study will not reduce or eliminate these mitigations, and conversely, fulfillment of these mitigations will not reduce or eliminate the fees set forth herein.

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<sup>1</sup> "Fix Five Partnership, Tehama County Impact Fee Nexus Study", May, 2009, Willdan Associates



**COST TO IMPLEMENT**

As with most programs, there will be a cost to administer, oversee and update the development impact fee program.

Because Tehama County has never previously implemented a multi-purpose, multi-department impact fee, the County has been required to estimate the reasonable costs associated with administration and oversight by examination of other local agencies experience. This experience indicates that the administrative burden and cost vary in proportion to the amount of development that occurs and the amount of fee revenue collected. It is therefore a common and supportable practice to collect an administrative component representing a percentage of the overall fee amount charged to a particular development. The proposed impact fees in this Study include a 2.0% administrative component. This percentage, and the amount of fee revenue generated, is consistent with the costs experienced by other similarly-sized jurisdictions imposing similar fees.



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## 1. INTRODUCTION AND SUMMARY

This 2010 Development Impact Fee (DIF) nexus study presents an analysis of the need for public facilities and capital improvements to accommodate future development within the County of Tehama to the year 2030.

### PUBLIC FACILITIES FINANCING IN CALIFORNIA

The changing fiscal environment in California during the past 25 years has steadily undercut the financial capacity of local governments to fund infrastructure. Three dominant trends are most responsible for this condition:

- The passage of a string of tax limitation measures, starting with Proposition 13 in 1978 and continuing through the passage of Proposition 218 in 1996;
- Declining popular support for bond measures to finance infrastructure for the next generation of residents and businesses; and
- Steep reductions in federal and state assistance, although the present federal stimulus plan may have some implications to funding capital infrastructure.

Faced with these trends, many cities and counties have had to adopt a policy of "growth pays its own way." This policy shifts the burden of funding infrastructure expansion from existing rate and tax payers to new development. This funding shift has been partly accomplished by the imposition of benefit assessments, special taxes, and development impact fees, also known as public facility fees and mitigation fees. Cities and Counties can adopt impact fees with a majority vote of the legislative body.

Impact fees are a commonly used and well-accepted means of mitigating the impacts created by future growth. Public agencies regularly levy impact fees on new development to fund a variety of public facilities. Tehama County has an established, successful DIF program for fire protection services. Its success is due in part to the County's investment in new facilities, coupled with State resources, and timely provision of facilities to maintain the County's fire protection and emergency medical services.

In some jurisdictions, new development pays the maximum justified fee that maintains facility standards as growth occurs. In other jurisdictions, new development pays less than the maximum in response to political or economic concerns. The effect of exacting less than the maximum justified fee is often a decline in facility standards, though some communities are able to increase other revenue sources to compensate.

### MITIGATION FEE ACT

As a result of widespread imposition of public facilities impact fees, the State Legislature passed the *Mitigation Fee Act*, starting with Assembly Bill 1600 in 1988. The *Act*, contained in *California Government Code Section 66000 et seq.*, establishes ground rules for the imposition and ongoing administration of impact fee programs. The *Act* became law in January 1989 and requires local governments to document the following when adopting an impact fee:

## 1. INTRODUCTION AND SUMMARY

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- 1) Identify the purpose of the fee;
- 2) Identify the use of fee revenues;
- 3) Determine a reasonable relationship between the fee's use and the type of development paying the fee;
- 4) Determine a reasonable relationship between the need for the fee and the type of development paying the fee; and
- 5) Determine a reasonable relationship between the amount of the fee and the cost of the facility attributable to development paying the fee.

In general, the fee cannot be more than the cost of the public facility needed to accommodate the development paying the fee, and fee revenues can only be used for their intended purposes. The *Act* also has specific accounting and reporting requirements annually and every five years for the use of fee revenues.

### ORGANIZATION OF THE REPORT

Following this Introduction, Chapter 2 presents the land use and population assumptions used in this development impact fee study. The following chapters (Chapter 3 through 8) are devoted to documenting the maximum justified impact fee for each of the following six facility categories:

- Transportation
- Sheriff Facilities and Corrections
- Fire Protection
- Library
- General Government
- Parks and Recreation

Contained in each chapter is the documentation needed to meet the requirements of the *Mitigation Fee Act* discussed above:

- Each chapter begins with a statement identifying the purpose of the fee by stating the intended use of fee revenues.
- The *Existing Inventory and Facility Standards* are defined to establish a reasonable relationship between the need for the fee and the type of development paying the fee.
- The *Facilities Needed to Serve New Development* are identified based on the existing inventory/facility standard.
- The *New Development Share of Facilities and Costs* establishes a reasonable relationship between the use of fee revenues and the type of development paying the fee. This section estimates the total facilities costs associated with new development through the year 2030. This analysis also estimates the cost of existing deficiencies, if any, that cannot

be funded by fee revenues. This section also estimates the cost per capita for facilities to accommodate growth.

- The *Fee Schedule* establishes a reasonable relationship between the amount of the fee and the cost of the facility attributable to development paying the fee. The schedule ensures that each development project pays its fair share of total facility costs.
- The final chapter of the report provides a summary of fee implementation procedures and recommendations for the on-going administration of the fee. The recommendations are provided to ensure compliance with the Act, and to ensure that fees are updated in the future to keep up with inflation.

### FACILITY STANDARDS

New development alone cannot be asked to improve facility standards that benefit both new and existing development. Additionally, new development alone cannot correct an existing facility deficiency. Either way, facility standards should not be increased compared to existing standards solely by relying on the impact fee revenues.

By policy, the County can adopt its own reasonable facility standard to reduce, maintain, or increase the existing facility standard. However, basing an impact fee on a standard that is higher than the existing standard is legal only if the County uses alternative, non-DIF funds to expand existing facilities to the same standard for existing development. This additional funding is needed to correct the "existing deficiency".

Three typical approaches for establishing facility standards are used by agencies to craft a fee program. These approaches are:

- The existing inventory method uses a standard based on the ratio of existing facilities to the current service population. Under this approach, new development funds the expansion of facilities at the same standard as the current population presently enjoys. At the beginning of a DIF program, this approach results in no facility deficiencies attributable to existing service populations. This method is often used when a local agency has not adopted standards or facility master plans have not been developed. This study relies on the existing inventory method.
- The master plan method establishes the standard based on the ratio of all existing plus planned facilities to the combined population of existing and future development. This method is often used when the local agency anticipates increasing its facility standards above the existing inventory standard and planned facilities are part of a system that benefit both existing and new development. This method typically results in "existing deficiencies" that must be funded outside of the DIF program. The master plan method enables the agency to collect more funds via the DIF program based on the higher standard but also means the agency must identify other funding sources to complement the DIF program, to provide funds for the "existing deficiency". This approach is often used when planning studies or master plans have been completed and it is likely that the agency will implement those plans over the planning horizon.
- The standards-based method is similar to the master plan approach and is used for particular facilities when a standard has been established and the facility needs can be applied to that standard. As an example, Libraries are often expressed as a function of volumes per population. By establishing such a standard and then determining the

## 1. INTRODUCTION AND SUMMARY

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existing and future populations and cost of expansion to meet the standard, a fee can be established. This usually occurs when a master plan for a particular facility has been adopted by an agency. Levels of Service (LOS) for circulation facilities are other examples of a standards based method of developing a fee.

Use of these standards, especially the existing standard approach, is not meant to label them as County policy. Indeed, a jurisdiction may consider their existing standard to be deficient compared to their policy objectives. Rather, these standards are meant to determine the appropriate funding level of facilities in the DIF program.

### FEE SCHEDULES

**Tables 1.1, 1.2 and 1.3** summarize the schedule of impact fees respectively for the unincorporated area of the County, the City of Tehama and the cities of Corning and Red Bluff, and. For development projects that do not easily fit within a land use category noted within the table, a determination must be made to select the land use category that most closely matches the household or employment density (persons per household or workers per square feet) of the proposed project. For mixed-use projects, the total fee would be the sum of individual fees applied to each land use category within the project.

The total development impact fee includes funding for the County's ongoing compliance costs associated with the program. This funding equals 2.0 percent of the combined impact fees. Compliance costs include fee collection, accounting, statutory reporting, and program updates.

**TABLE 1.1 PROPOSED FEE SCHEDULE – UNINCORPORATED AREA**

Land Use	General Government			Fire Protection	Parks & Recreation		Transportation	Subtotal	Development Impact Fee Program Administration (2.0%)	Total
	Library	Sheriff	Corrections		Corrections	Recreation				
<u>Residential</u>										
Single Family	\$439.94	\$246.19	\$448.75	\$1,418.67	\$477.93	\$8,522.35	\$14,110.80	\$282.00	\$14,392.80	
Multi-family	\$348.29	\$194.90	\$355.26	\$1,123.11	\$378.36	\$5,283.86	\$9,708.05	\$194.00	\$9,902.05	
Mobile Home	\$421.61	\$235.94	\$430.06	\$1,359.56	\$458.02	\$8,522.35	\$13,877.96	\$278.00	\$14,155.96	
<u>Non-residential</u>										
Retail	N/A	\$97.70	\$178.08	\$564.00	N/A	\$25,567.06	\$27,421.53	\$548.00	\$27,969.53	
Office	N/A	\$61.06	\$111.30	\$353.00	N/A	\$17,044.71	\$18,204.25	\$364.00	\$18,568.25	
Industrial	N/A	\$32.57	\$59.36	\$188.00	N/A	\$11,079.06	\$11,697.22	\$234.00	\$11,931.22	

**1. INTRODUCTION AND SUMMARY**

**TABLE 1.2 PROPOSED FEE SCHEDULE – CITY OF TEHAMA**

Land Use	Library	General Government	Sheriff	Corrections	Fire Protection	Parks & Recreation	Transportation	Subtotal	Development Impact Fee Program Administration (2.0%)		Total
<u>Residential</u>											
Single Family	\$439.94	\$2,556.96	\$246.19	\$448.75	\$1,418.67	N/A	\$8,522.35	\$13,632.87	\$273.00		\$13,905.87
Multi-family	\$348.29	\$2,024.26	\$194.90	\$355.26	\$1,123.11	N/A	\$5,283.86	\$9,329.69	\$187.00		\$9,516.69
Mobile Home	\$421.61	\$2,450.42	\$235.94	\$430.06	\$1,359.56	N/A	\$8,522.35	\$13,419.94	\$268.00		\$13,687.94
<u>Non-residential</u>											
Retail	N/A	\$1,014.69	\$97.70	\$178.08	\$564.00	N/A	\$25,567.06	\$27,421.53	\$548.00		\$27,969.53
Office	N/A	\$634.18	\$61.06	\$111.30	\$353.00	N/A	\$17,044.71	\$18,204.25	\$364.00		\$18,568.25
Industrial	N/A	\$338.23	\$32.57	\$59.36	\$188.00	N/A	\$11,079.06	\$11,697.22	\$234.00		\$11,931.22



1. INTRODUCTION AND SUMMARY

TABLE 1.3 PROPOSED FEES – CITIES OF CORNING AND RED BLUFF

Land Use	General Government						Subtotal	Development Impact Fee Program Administration (2.0%)		Total
	Library	Government	Sheriff	Corrections	Fire Protection	Parks & Recreation		Transportation		
<i>Residential</i>										
Single Family	\$439.94	\$1,912.86	N/A	\$448.75	N/A	N/A	\$8,522.35	\$11,323.91	\$226.00	\$11,549.91
Multi-family	\$348.29	\$1,514.35	N/A	\$355.26	N/A	N/A	\$5,283.86	\$7,501.76	\$150.00	\$7,651.76
Mobile Home	\$421.61	\$1,833.16	N/A	\$430.06	N/A	N/A	\$8,522.35	\$11,207.18	\$224.00	\$11,431.18
<i>Non-residential</i>										
Retail	N/A	\$759.09	N/A	\$178.08	N/A	N/A	\$25,567.06	\$26,504.24	\$530.00	\$27,034.24
Office	N/A	\$474.43	N/A	\$111.30	N/A	N/A	\$17,044.71	\$17,630.44	\$353.00	\$17,983.44
Industrial	N/A	\$253.03	N/A	\$59.36	N/A	N/A	\$11,079.06	\$11,391.45	\$228.00	\$11,619.45



## 2. GROWTH PROJECTIONS

### INTRODUCTION

This chapter documents and establishes the existing service population estimates and the development projections that are used to calculate impact fees. Existing development is estimated for 2009 and future development is projected through the year 2030.

### POPULATION AND EMPLOYMENT ESTIMATES

Estimates of existing development and projections of growth are critical assumptions used throughout the development impact fee chapters that follow. Population and employment estimates are based on the most recently available forecasts from The California Department of Finance the Center for Economic Development, *2008 Annual Economic Forecast Conference, Economic & Demographic Profile, Butte County, Glenn County, and Tehama County*, which extends to the year 2030 and beyond. **Table 2.1** presents the demographic forecasts used in this report.

**TABLE 2.1** POPULATION AND EMPLOYMENT ESTIMATES AND PROJECTIONS

	2009	2030	Net Growth 2009-2030	Average Annual Growth 2009 to 2030
<i>Countywide</i>				
Population <sup>1</sup>	62,845	95,628	32,783	2.0%
Employment	24,500	34,000	9,500	1.6%
Housing Units <sup>2</sup>	26,000	39,400	13,400	2.0%
<i>Incorporated Population</i>				
Corning	7,400	11,260	3,860	1.8%
Red Bluff	13,780	20,968	7,188	1.8%
Tehama	425	647	222	1.8%
<i>Unincorporated</i>				
Population <sup>1,4</sup>	41,240	64,000	22,760	2.1%
Employment <sup>3</sup>	16,000	25,000	9,000	2.1%
Housing Units <sup>4</sup>	18,200	28,244	10,044	2.1%

<sup>1</sup> California Department of Finance (Jan. 1, 2009 estimate). General Plan Update, Draft EIR, Population and Housing Sept., 2008

<sup>2</sup> 2005-2007 American Community Survey, U.S. Census Bureau

<sup>3</sup> Economic & Demographic Profile, Center for Economic Development, January 15, 2009

<sup>4</sup> General Plan Update, Draft EIR, Population and Housing Sept., 2008

### SERVICE POPULATION

One of the statutory findings required to impose an impact fee is establishing a reasonable relationship between the need for additional facilities and new development. The "service population" is the population served by a given public facility, and is used to establish this relationship.

## 2. GROWTH PROJECTIONS

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Depending on the service provided, a facility's service population is defined as residential population plus employment (those who work in Tehama County but may live elsewhere). These measures are used because the number of residents and workers is a reasonable indicator of the level of demand for public facilities. The County builds public facilities primarily to serve these populations. The greater the population the more facilities required to provide a given level of service.

The service population for a particular type of public facility may only include residents (associated with residential development), or may also include workers (associated with non-residential development). In addition, the service population may be incorporated (including cities), or only include the unincorporated area. This report generally uses three definitions of service population, depending upon the type of public facility:

- Both incorporated and unincorporated residents and workers for public facilities such as those used by the District Attorney, the Assessor, Corrections and Probation. All types of new development generate demand for these facilities.
- Unincorporated area residents for parks and recreation facilities. Workers associated with non-residential development generally do not create a significant demand for these facilities.
- Residents and workers in the unincorporated area and the City of Tehama for facilities such as building inspection office space and fire protection and sheriff patrol stations. Only development in the unincorporated area and the City of Tehama generate demand for these facilities because the Cities of Red Bluff and Corning provide these services. The City of Tehama contracts with the County for most of its municipal services.

When residents and workers are part of the same service population, it is reasonable to assume that one resident places greater demand on public services and associated facilities than would one worker. A standard and accepted method of calculating the demand of one worker relative to one resident is to compare the length of the work week (40 hours) to total hours in a week (168 hours). Based on this method, when a service population includes both residents and workers, one worker is assumed to generate only 24 percent of the demand for facilities as a resident ( $40/168 = 0.24$ ).

**Table 2.2** shows calculations of county-wide and unincorporated service populations.

## 2. GROWTH PROJECTIONS

TABLE 2.2 SERVICE POPULATIONS

	2009	2030	2009-2030 Change
<i>Countywide</i>			
Population	62,845	95,628	32,783
Factored Employment <sup>1</sup>	5,800	8,100	2,300
Total	68,645	103,728	35,083
Factor for Employee to Resident hours =		0.24	
City of Tehama	425	647	222
<i>Unincorporated</i>			
Population	41,240	64,000	22,760
Factored Employment <sup>1</sup>	3,810	5,950	2,140
Total	45,050	69,950	24,900

<sup>1</sup> Employment weighting based on ratio of 40 hour work week to 168 hours in a week.

<sup>2</sup> County-wide includes cities and unincorporated area of the Tehama County.

Sources: Table 2.1; County of Tehama; California Dept. of Finance

To establish a reasonable relationship between the need for additional facilities and new development, the impact fee calculations use estimates of service populations based on an existing facility standard that is the ratio of the then current inventory of County facilities divided by the existing service population;

### OCCUPANT DENSITIES

Occupant densities are used to support another statutory finding, establishing a reasonable relationship between the amount of the fee and the cost of the facility attributable to development paying the fee. To do this, the fee must vary by the estimated service population generated by a particular development project. Developers pay the fee based on the number of additional housing units or building square feet of non-residential development, so the fee schedule must convert service population estimates to these measures of project size. This conversion is done with average occupant density factors by land use category, shown in **Table 2.3**.

## 2. GROWTH PROJECTIONS

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TABLE 2.3 OCCUPANT DENSITIES

<b>Land Use</b>	<b>Density</b>	
<i>Residential</i> <sup>1</sup>	Persons per dwelling unit	
Single Family Unit	2.4	
Multi-family Unit	1.9	
Mobile Home	2.3	
<i>Nonresidential</i>	Employees per 1,000 square feet	Square feet per employee
Retail	4.0	250
Office	2.5	400
Industrial	1.3	750

<sup>1</sup> Household occupancy derived from U.S. Census Bureau American Community Survey data, 2005-2007

<sup>2</sup> Based on typical square foot per employee averages used for similar communities in Northern California (Butte County GP, Chico GP, City of Oroville DIF Study)

The residential occupancy density factors shown in the table are derived from the U.S. Census Bureau's data of occupancy in building by structure type for Tehama County and incorporated cities and the recent General Plan update approved by the County Board of Supervisors in 2008.

The non-residential density factor is based on a range of sources and represents a typical average rate of floor area occupancy by employees of generic non-residential development that would occur within the County. These occupant densities are net of vacancy rates.

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### 3. FIRE PROTECTION

This chapter addresses fire protection facilities used by the Tehama County Fire Department in serving the unincorporated area service population. These facilities include fire engines, water tenders, squads and station facilities and equipment. This fee will update the current Fire Development Fee presently in place and adopted by the County in 2005. Reference is made to the "Fire Protection Development Impact Plan," dated October 2005 and the Tehama County Cooperative Fire Protection fee schedule dated May 1, 2006 for the initial fee program and the fee update, respectively. The fire protection impact fee revenues may be used to build or expand fire stations, replace and upgrade equipment as necessary to expand capacity to serve new development.

#### Relationship to Other Fire Protection Funding Programs

This fire protection impact fee program addresses capital improvements and fixed assets needed to provide fire protection services to future new development projects throughout the County's unincorporated areas at the level of service currently provided to the existing population of those areas. The on-going costs to staff, operate and maintain fixed assets are not included in the recommended impact fees. Furthermore, the impact fee does not replace any current fire protection assessment whether intended for capital improvements, or for on-going costs. Nor does the impact fee preclude the adoption of future such assessments, provided the impact fee obligation of a given development project is duly credited upon the adoption and levy of fees, taxes or assessments for that portion of the fee, tax or assessment intended to finance capital improvements that will provide the development project with the level of service benefit generally provided to the existing unincorporated area.

#### EXISTING FIRE FACILITIES

Since its creation in 1927, the Tehama County Fire Department has traditionally served as a rural fire fighting department given the rural nature of the County. The Department operates in conjunction with Cal Fire and operates joint facilities with the state agency. The Tehama County Fire Department provides first response fire service for the City of Tehama.

A summary of the facilities and equipment owned by the County fire department is provided in **Table 3.1**. These quantities are the basis of the Fire Protection fee calculation. The Department provides fire protection services, emergency medical services, rescue services, fire prevention services, and public education services to county residences and businesses. The current value of fire-fighting vehicles and equipment with a minimum five-year service life is included in the facility inventory as these are integral capital assets in providing fire protection and emergency services. A complete listing of facilities, vehicles and equipment may be found in the Appendix.

### 3. FIRE PROTECTION

**TABLE 3.1 EXISTING FIRE PROTECTION FACILITIES INVENTORY AND FACILITY STANDARD**

<b>Facility</b>	<b>2009 Inventory sq. ft. or current dollar value</b>	<b>Current Service Population<sup>1</sup></b>	<b>2009 Current Standard</b>
Fire stations and administration	42,854	45,475	.95 sq. ft. per capita
Misc. (storage, apparatus bldg.)	<u>1,722</u>	45,475	.04 sq. ft. per capita
Total	44,576		
Fire protection vehicles and apparatus <sup>2</sup>	\$3,099,000	45,475	\$68.79 per capita

<sup>1</sup> Includes City of Tehama population

<sup>2</sup> Depreciated replacement value of vehicles and apparatus, see Appendix for listing  
Source: Table 2.2, Tehama County.

#### FIRE PROTECTION SERVICE POPULATION AND STANDARDS

The Fire protection and service facilities serve both residents and workers within the unincorporated area of Tehama County and the City of Tehama. The service population number calculated in **Table 2.2** applies to fire protection. The existing fire protection standards are also calculated in Table 3.1 using the current service population.

#### Personal Protection Equipment for Fire Fighters

The cost of outfitting additional fire-fighting staff needed to serve new development is a valid component of an impact fee. There are currently 110 volunteer firefighters serving with the Tehama County Fire Department. Based on the projected 50% increase in population in the unincorporated areas, a corresponding increase in the number of volunteer firefighters is 55. Descriptions and costs of personal protection equipment (PPE) that is provided for each firefighter are as follows:

<b><u>Personal Protection Equipment per Firefighter</u></b>	
Structure Gear	\$2,500
Wildland Gear	\$900
Radios/Pagers	\$500
Breathing Apparatus	<u>\$1,100*</u>
<b>Total Cost</b>	<b>\$5,000</b>

\*Pro-rated share of the cost of breathing apparatus

The total cost for new development for PPE is therefore \$5,000 x 55 = \$275,000. This amount provides only for the initial cost to outfit a firefighter and does not include on-going replacement costs, which are not funded by the proposed fire protection impact fee.

#### FACILITIES NEEDED FOR NEW DEVELOPMENT

Using the current standard calculated in Table 3.1, the fire protection facilities needed for new development is calculated in **Table 3.2**.



**TABLE 3.2 FIRE PROTECTION FACILITIES AND EQUIPMENT NEEDED TO SERVE NEW DEVELOPMENT**

<b>Facilities</b>	<b>Current Standard (sq. ft. or dollar value per capita)</b>	<b>Growth in Service Population</b>	<b>Additional Facility Needs for New Development (2010-2030) sq. ft. or cost</b>
Fire Stations and Administrative	.95 sq. ft.	25,122	23,686 sq. ft.
Misc. (storage, apparatus bldg.)	.04 sq. ft.	25,122	952 sq. ft.
Vehicles	\$68.79	25,122	\$1,712,877

Sources: Tables 2.2 & 3.1

**FIRE PROTECTION FACILITIES TOTAL AND PER CAPITA COSTS**

The total cost of fire facilities for new development, based on the existing standards, is calculated in **Table 3.3**.

**TABLE 3.3 TOTAL COST OF FIRE PROTECTION FOR NEW DEVELOPMENT**

<b>Facilities</b>	<b>Facilities Required for New Development (sq. ft.)</b>	<b>Unit Construction Cost <sup>1</sup> per sq. ft.</b>	<b>Total cost</b>
Fire Stations and Admin.	23,686 sq. ft.	\$540	\$12,790,440
Misc. (storage, apparatus bldg.)	952 sq. ft.	\$75	\$71,400
Vehicles	N/A	N/A	\$1,712,877
Personal Protection Equipment			<u>\$275,000</u>
			\$14,849,717

<sup>1</sup> Unit cost of Fire Station based on cost estimates for recently completed Station #6 in the City of Chico: 8,500 sq. ft. at \$4.6 million.

Source: Table 3.2

From the above total cost, a cost per capita of new development is calculated in **Table 3.4**.

### 3. FIRE PROTECTION

**TABLE 3.4 FIRE PROTECTION FACILITIES COST PER CAPITA**

Total fire protection cost for new development (2009-2030)	\$14,849,717
Service population growth (2009-2030)	<u>25,122</u>
Cost per Capita	\$591.11
Cost per Resident	\$591.11
Cost per Worker	\$141.00

Source: Table 3.3

#### FEE SCHEDULE

**Table 3.5** indicates the proposed fire protection facilities impact fee for new residential and non-residential development based on the facilities cost per capita shown in Table 3.4. Development in the unincorporated area of the County and the City of Tehama would pay the fee based on the service population for the facilities. Non-residential development would pay an impact fee that is proportional to its relative impact based on the number of workers occupying non-residential development (factored at 24% of a resident). Use of the worker factor and the occupancy rate satisfies the requirement of a reasonable relationship between the amount of the fee and the impact generated by the development.

**TABLE 3.5 FIRE PROTECTION FEE SCHEDULE**

Land Use	Cost per capita	Density <sup>1</sup>	Fee <sup>2</sup>
<i>Residential</i>			
Single Family Unit	\$591.11	2.40	\$1,418.67
Multi-family Unit	\$591.11	1.90	\$1,123.11
Mobile Home	\$591.11	2.30	\$1,359.56
<i>Non-residential</i>			
Retail	\$141.00	4.00	\$564.00
Office	\$141.00	2.50	\$353.00
Industrial	\$141.00	1.33	\$188.00

<sup>1</sup> Persons per dwelling unit or workers per 1,000 sq. ft. for non-residential land uses.

<sup>2</sup> Fee per dwelling unit or per 1,000 square feet for non-residential land uses.

Sources: Tables 2.3 and 3.4

#### 4. SHERIFF AND CORRECTIONS FACILITIES

This chapter addresses Sheriff and Corrections facilities. Sheriff and Correction facilities are combined in this chapter because demand for their services is interrelated but the fees are separated due to the fact that two cities in the County, Red Bluff and Corning, have their own police departments and do not require sheriff patrols. Therefore this chapter includes separate fee schedules for sheriff patrol facilities and for adult detention, probation and juvenile facilities as described herein.

The corrections facilities, including those for adult and juvenile detention and the Probation Department, analyzed in this chapter are unique County responsibilities not duplicated by cities, and are services provided county-wide.

##### EXISTING INVENTORY AND FACILITY STANDARDS

An existing facility standard is defined by the ratio of existing facilities to the current service population. The detention, probation and justice facilities (not including the court system) described in this chapter support services that are provided County-wide, so the fee analysis uses a County-wide service population. Both incorporated and unincorporated residents and workers are used as the measure of facility demand because these services are provided to both residential and non-residential land uses. Existing facilities inventory and standards are shown in **Table 4.1**.

**TABLE 4.1 CORRECTIONS FACILITIES – INVENTORY OF EXISTING FACILITIES**

<b>Service</b>	<b>Total Inventory 2009</b>	<b>Service Population 2009</b>	<b>Level of Service 2009</b>
<u>Detention Space</u>			
Adult Detention Center	227 Beds	68,645	.0033 Beds per capita
Probation Department Juvenile Justice Center	34,233 sq. ft.		.499 sq. ft. per capita
Probation Department (Adult)	5,704 sq. ft.		.083 sq. ft. per capita
<u>Storage Space</u>			
Probation Department garage/storage building	1,288 sq. ft.		
Probation Department Storage Building	300 sq. ft.		
Total	1,588 sq. ft.		.0231 sq. ft. per capita

Sources: Tehama County Sheriff Department; Tehama County-owned Property Inventory, March, 2009

##### FACILITIES NEEDED TO SERVE NEW DEVELOPMENT

The County's growth will generate demand for additional county-wide detention and probation facilities. The County cannot maintain existing facilities standards without expansion of its facilities to accommodate new development through 2030. In addition to adult detention space, the County expects that new residents and workers will place the same proportional demand on its county-wide facilities as does the existing service population. Thus, new development's fair share of new facilities is based on maintaining the existing facility standards as growth occurs.

**Tables 4.2** displays the current standards and calculates the facilities needed to serve new development based on the current standards.

#### 4. SHERIFF AND CORRECTIONS FACILITIES

**TABLE 4.2 CORRECTIONS FACILITIES NEEDED TO SERVE NEW DEVELOPMENT**

<b>Facilities</b>	<b>Current Standard</b>	<b>Service Population Growth (2009-2030)</b>	<b>Additional Facility Needs for New Development (2009-2030) sq. ft.</b>
Detention Space	.0033 Beds per capita	35,083	116 Beds
Probation Department	.582 sq. ft. per capita		20,411 sq. ft.
Storage	.0231 sq. ft. per capita		812 sq. ft.

Sources: Table 2.2 and 4.1.

Table 4.3 shows the corrections facility costs for new development based on the facility needs defined above.

**TABLE 4.3 CORRECTIONS FACILITIES FOR NEW DEVELOPMENT**

<b>Facilities</b>	<b>Facilities Required for New Development</b>	<b>Unit Construction Cost</b>	<b>Total cost</b>
Detention Space	116 Beds	\$24,700	\$2,865,567
Probation Department	20,411 sq. ft.	\$180	\$3,673,980
Storage	812 sq. ft.	\$25	<u>\$20,300</u>
	total		\$6,559,847

Sources: Tables 4.2; Unit construction costs from new Solano County Probation Department facility construction: 43,500 sq. ft. at \$7.9 million; cost per bed from California Department of Corrections, weighted average of grant funded projects, [www.cdcr.ca.gov](http://www.cdcr.ca.gov)

Table 4.4 identifies the corrections facilities cost per capita based on the amounts calculated in Table 4.3.

## 4. SHERIFF AND CORRECTIONS FACILITIES

**TABLE 4.4      CORRECTIONS FACILITIES COST PER CAPITA**

Total Corrections Facilities Cost (2009-2030)	\$6,559,847
Growth (2009-2030)	35,083
Cost per Capita	\$186.98
Cost per Resident	\$186.98
Cost per Worker	\$44.52

*Sources: Tables 2.2 and 4.3*

### CORRECTIONS FEE SCHEDULE

**Table 4.5** presents the fee schedule for corrections facilities for incorporated and for unincorporated area by land use category. Fees for correction facilities will be applied to all applicable development occurring in the County while fees for sheriff facilities will be applied to applicable development occurring in the unincorporated area of the County and the City of Tehama.

**TABLE 4.5      CORRECTIONS FACILITIES FEE SCHEDULE**

Land Use	Cost per Capita	Incorporated		Unincorporated	
		Density <sup>1</sup>	Fee <sup>2</sup>	Density <sup>1</sup>	Fee <sup>2</sup>
<i>Residential</i>					
Single Family Unit	\$186.98	2.40	\$448.75	2.40	\$448.75
Multi-family Unit	\$186.98	1.90	\$355.26	1.90	\$355.26
Second Dwelling Unit	\$186.98	2.30	\$430.06	2.30	\$430.06
<i>Non-residential</i>					
Retail	\$44.52	4.00	\$178.08	4.00	\$178.08
Office	\$44.52	2.50	\$111.30	2.50	\$111.30
Industrial	\$44.52	1.33	\$59.36	1.33	\$59.36

<sup>1</sup> Persons per dwelling unit or workers per 1,000 sq. ft. for non-residential land uses.

<sup>2</sup> Fee per dwelling unit or per 1,000 square feet for non-residential land uses.

*Sources: Tables 2.3 and 4.4*

### SHERIFF FACILITIES AND STANDARDS

The Sheriff's Office is a state constitutional office headed by the elected Sheriff as prescribed in Government Code 24000(b). The Sheriff is responsible for providing public safety services in the County unincorporated area including patrol, investigations, and custody of adult offenders. The Sheriff's Office provides a variety of support services including dispatch of public safety personnel and maintenance of criminal records. The Sheriff's Office also provides these services to the City of Tehama.

#### 4. SHERIFF AND CORRECTIONS FACILITIES

**Table 4.6** summarizes the existing sheriff facilities and vehicle inventories and the standards used to calculate the fee. The facilities listed are those applied to the function of the Sheriff's Office in its day to day operation for the property owners, residents and employees of Sheriff's service area. A complete listing of Sheriff's Office assets is found in the Appendix

**TABLE 4.6 EXISTING SHERIFF FACILITIES INVENTORY AND FACILITY STANDARD**

Facility	2009 Inventory	Service Population <sup>1</sup>	2009 Level of Service
<u>Administration</u>			
Curtiss E. Wetter Hall (Sheriff's Annex)	8,820		
Sheriff's Relay Station (bldg only, land leased from State)	150		
Search & Rescue Building and ULL	3,000		
Sheriff's Detectives Division	3,220		
Antelope Boulevard Building	<u>22,700</u>		
Total	37,890	45,475	.83 sq. ft. per capita
Vehicles <sup>2</sup>	\$538,464		\$11.84 per capita

<sup>1</sup> Service population includes factored workers and City of Tehama population

<sup>2</sup> Depreciated replacement value of all vehicles

Source: Tehama County.

#### SHERIFF FACILITIES NEEDED TO SERVE NEW DEVELOPMENT

**Table 4.7** outlines the additional facilities needs of the Sheriff's Office based on the current standards calculated herein. The standards apply to buildings and vehicles.

**TABLE 4.7 SHERIFF FACILITIES NEEDED TO SERVE NEW DEVELOPMENT**

Facilities	Current Standard (sq. ft. or dollar value per capita)	Facility Needs for New Development (2009-2030) sq. ft. or cost
Sheriff's Office Administrative Space	.83 sq. ft.	20,747 sq. ft.
Vehicles	\$11.84	\$294,838

Sources: Table 2.2 and 4.6.

**Table 4.8** outlines the facility needs of the Sheriff's Office based on the current standard and describes the administrative space and vehicles needed to serve new development. **Table 4.9** converts the needs into a cost per capita.

4. SHERIFF AND CORRECTIONS FACILITIES

TABLE 4.8 SHERIFF FACILITIES FOR NEW DEVELOPMENT

Facilities	Sheriff Facility Space for New Development	Unit Construction Cost per sq. ft.	Total cost
Office Space	20,747 sq. ft.	\$110	\$2,282,170
Vehicles		N/A	<u>\$294,838</u>
			\$2,577,008

Sources: Tables 4.7. unit cost from estimate to remodel County-owned building at 22840 Antelope Blvd.. 22,000 sq. ft. at \$2.4 million

TABLE 4.9 SHERIFF COST PER CAPITA

Total Sheriff Costs (2009-2030)	\$2,577,008
Growth (2009-2030)	<u>25,122</u>
Cost per Capita	\$102.58
Cost per Resident	\$102.58
Cost per Worker	\$24.42

Sources: Tables 2.2 and 4.8

Table 4.10 presents the Sheriff Facilities Fee Schedule by land use type. Again, the Sheriff's Office facilities fee is applicable to the unincorporated area and the City of Tehama.

SHERIFF'S FACILITIES FEE SCHEDULE

TABLE 4.10 SHERIFF FACILITIES FEE SCHEDULE

Land Use	Cost per Capita	Density <sup>1</sup>	Fee <sup>2</sup>
<i>Residential</i>			
Single Family Unit	\$102.58	2.40	\$246.19
Multi-family Unit	\$102.58	1.90	\$194.90
Mobile home	\$102.58	2.30	\$235.94
<i>Non-residential</i>			
Retail	\$24.42	4.00	\$97.70
Office	\$24.42	2.50	\$61.06
Industrial	\$24.42	1.33	\$32.57

<sup>1</sup> Persons per dwelling unit or workers per 1,000 sq. ft. for non-residential land

<sup>2</sup> Fee per dwelling unit or per 1,000 square feet for non-residential land uses.

Sources: Tables 2.3 and 4.9





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## 5. TRANSPORTATION

### COUNTY ROAD IMPROVEMENT PROJECTS

Numerous transportation facilities (roads, bridges, etc.) throughout Tehama County are potentially impacted by new development. However, not all facilities are impacted equally. The County has used two existing policy documents, the Tehama County 2008-2028 General Plan and the adopted Tehama County Land Development and Engineering Design Standards (LDEDS), to identify facilities upon which the impact is especially pronounced and that are appropriate for inclusion in the DIF Study.

Unlike the other fees set forth in this DIF Study, the Transportation impact fee was calculated using the "standards-based method." The applicable standards are set forth in the LDEDS, which are in turn designed to maintain the levels of service (LOS) set forth in the Tehama County 2008-2028 General Plan.

The General Plan is a comprehensive document that provides policies and guidelines for the future expansion and development of the community and for future circulation needs. The General Plan serves as the "constitution" for the County's land use planning, and is the foundation for the various planning documents (such as the zoning and subdivision ordinances) that support and implement the General Plan. The General Plan includes Policies CIR 1.1, which identifies acceptable levels of service (LOS) on County roads, and CIR 1.5, providing for the use of contemporary design standards for new and existing roadways.

The LDEDS implement the General Plan by providing standards of design, construction methods, and kind and use of materials in the implementation of transportation facilities serving land uses in Tehama County. The LDEDS set forth graduated requirements for transportation facilities, based upon the type of facility (Arterial, Collector, or Local) and its usage (expressed in average daily trips (ADT)). These requirements are specifically designed to provide and maintain the LOS standards set forth in General Plan Policy CIR 1.1.

The Tehama County Department of Public Works, in coordination with other affected County agencies, has examined these two documents, along with related transportation and land development planning resources, and has identified facilities appropriate for inclusion in the DIF Study in accordance with the following four criteria:

1. Based upon the land use, development, and circulation pattern set forth in the General Plan, the facility serves a County-wide benefit, i.e., serves as a major regional road that receives vehicle trips generated throughout the County (as opposed to a road that merely serves the local area);
2. Based upon the land use, development, and circulation pattern set forth in the General Plan, the facility will be substantially impacted by new development (receive significant additional vehicle trips) during the study period;
3. Based upon the location of the facility, as well as the land use, development, and circulation pattern set forth in the General Plan, the facility does not and will not receive significant "through trips" (i.e., vehicle trips that neither start nor end in Tehama County); and
4. The facility currently meets the standards set forth in the General Plan and the LDEDS (i.e., there is no existing deficiency), but will not meet those standards when the additional vehicle trips generated by new development (as set forth in the General

## 5. TRANSPORTATION

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Plan) are added (i.e., there is a future deficiency, for which new development is responsible).

Once appropriate facilities were selected using these criteria, the improvements necessary to address the future deficiency, in accordance with the LDEDS, were identified, and the costs of those improvements were determined. The selected facilities and corresponding improvements are set forth in **Table 5.2**. traffic impacts by new development

**Table 5.1** shows traffic impacts generated by new development to the year 2030. Traffic impacts are expressed as dwelling unit equivalents (DUE), which is the impact in peak-hour trips of a single family dwelling unit. The DUE is therefore directly related to the peak-hour trips generated by a single family home. The impacts of all other land uses are expressed in terms of DUE's.

### GROWTH PROJECTIONS FOR TRAFFIC IMPACTS

The transportation facilities identified in Table 5.2 provide a County-wide benefit, serving residents both the unincorporated area and the incorporated Cities. Consequently, the County-wide service population and growth projections in Tables 2.1 and 2.2 have been used to calculate the Transportation Impact Fee. Non-residential floor area growth by 2030 is based the employment growth given in Table 2.1. The employment growth by land use, interpolated to 2030, is calculated below:

<u>2006 Employment by Land Use</u>	<u>Percentage</u>	<u>2009</u>	<u>2030</u>	<u>Change in Employees 2009-2030</u>	
Retail/Commercial	8,687	40%	9,774	13,564	3,790
Office	3,153	14%	3,548	4,923	1,375
Industry	5,704	26%	6,418	8,906	2,488
Government, Institutional	<u>4,231</u>	19%	<u>4,760</u>	<u>6,606</u>	<u>1,846</u>
Total	21,775		24500	34,000	9,499

The floor area per employee rates given in Table 2.3 are used to derive the growth in floor areas by land use in Table 5.1

The nonresidential development DUE factors per 1,000 square feet of floor area are based on peak-hour trip rates found in the Trip Generation Manual of the Institute of Traffic Engineering (ITE) 7<sup>th</sup> Edition. The average DUE factors are 3.00, 2.00 and 1.3 for all types of commercial/retail, office and industrial uses, respectively.

5. TRANSPORTATION

TABLE 5.1 TRAFFIC IMPACTS BY NEW DEVELOPMENT – 2030

Land Use <sup>1</sup>	Countywide					DUE Factor <sup>3</sup>	Adjusted Existing DUE	Growth	2030
	Current Countywide Units or Square Feet <sup>2</sup>	Countywide Growth 2009 to 2030 Units or Square Feet	Total (units or sq. ft.) <sup>2</sup>	DUE	Adjusted Existing DUE				
Residential (in units)									
Single Family	16,640	8,576	25,216	1.00	16,640	8,576	25,216		
Multi-family	3,380	1,742	5,122	0.62	2,096	1,080	3,176		
Mobile home	5,980	3,082	9,062	1.00	5,980	3,082	9,062		
Nonresidential (in sq. ft.) <sup>4</sup>									
Retail/Commercial	2,443,530	947,470	3,391,000	3.00	7,331	2,842	10,173		
Office	1,419,031	550,169	1,969,200	2.00	2,838	1,100	3,938		
Industrial	4,813,364	1,866,136	6,679,500	1.30	6,257	2,426	8,683		
Government, Institutional	1,237,725	479,835	1,717,560	1.00	1,238	480	1,718		
Total	9,913,651	3,363,775	12,039,700		42,379	19,587	61,966		
				Percent of total peak-hour dwelling unit equivalents in 2030:		68%	32%		

<sup>1</sup> See Chapter 2 for land use type definitions. Growth measured in dwelling units for residential uses and 1,000 square feet for nonresidential uses.

<sup>2</sup> Estimates of current and future non-residential floor area is found by multiplying the assumed average floor area per employee (shown in Table 2.3) times the estimated current and projected future employment.

<sup>3</sup> DUE means "dwelling unit equivalent", or peak-hour traffic generation by land use per unit compared to a single family dwelling unit (1.01 peak hour trips/dwelling unit x .90 primary trip factor and a trip length factor of 1 for an adjusted peak hour rate of .91).

<sup>4</sup> Nonresidential DUE based on average retail, office, industrial peak hour trip rates per Institute of Traffic Engineering (ITE)

Sources: Tables 2.1 & 2.3

5. TRANSPORTATION

TABLE 5.2 PLANNED ROAD IMPROVEMENTS TO 2030

Street	Classification	From	To	Total Cost of Improvements
Road 99W	Arterial	GLENN CO.	RED BLUFF CITY LIMITS	\$21,938,990
Baker Road	Arterial	WALNUT	STATE HWY 36	\$3,850,650
Bowman Road	Arterial	INTERSTATE 5	FARQUAHAR ROAD	\$9,997,350
Gyle Road	Arterial	HALL ROAD	TEHAMA CITY LIMITS	\$4,007,100
Main Street	Arterial	BEGINNING	SHASTA COUNTY	\$1,035,000
South Avenue	Arterial	STATE HWY. 99	END	\$11,346,513
Aramayo		STATE HIGHWAY 99	TEHAMA CITY LIMITS	\$1,215,000
Adobe Road	Major Collector	RED BLUFF CITY LIMITS	END	\$1,080,000
Black Butte Rd	Major Collector	NEWVILLE ROAD	CORNING ROAD	\$2,686,500
Capay Road	Major Collector	GLENN COUNTY	99W	\$5,382,000
Chestnut Ave	Major Collector	STATE HIGHWAY 99	PAYNES CREEK ROAD	\$962,220
Corning Road	Major Collector	RAWSON ROAD	HOUGHTON CREEK BRIDGE	\$5,479,200
Dusty Way	Major Collector	RAWSON ROAD	PASKENTA ROAD	\$1,947,000
Flores Avenue	Major Collector	RAWSON ROAD	INTERSTATE 5	\$892,257
Hoag Road	Major Collector	OREN AVENUE	TEHAMA COLUSA CANAL	\$3,765,150
Hooker Creek Rc	Major Collector	INTERSTATE 5	BOWMAN ROAD	\$6,881,655
Jelly's Ferry Rd	Major Collector	INTERSTATE 5	JELLY'S FERRY BRIDGE	\$5,600,400
Lake California D	Major Collector	BOWMAN ROAD	END OF COUNTY MAINTAINEI	\$8,886,750
Live Oak Road	Major Collector	RIDGE ROAD	PASKENTA ROAD	\$1,939,410
Manton Road	Major Collector	STATE HIGHWAY 36	SHASTA COUNTY	\$4,768,000
McCoy Road	Major Collector	STATE HIGHWAY 36	HOOKER CREEK ROAD	\$13,226,400
Newville Road	Major Collector	GLENN COUNTY EAST	GLENN COUNTY WEST	\$858,000
Paskenta Road	Major Collector	LOWERY ROAD	RED BLUFF CITY LIMITS	\$13,674,126
Rancho Tehama	Major Collector	PASKENTA ROAD	END OF COUNTY MAINTAINEI	\$1,663,200
Rawson Road	Major Collector	CHITTENDEN ROAD	N/O FLORES AVE.	\$13,907,196
Walnut Street	Major Collector	RED BLUFF CITY LIMITS	WILDER ROAD	\$1,950,000
Wilder Road	Major Collector	WALNUT STREET	LIVE OAK ROAD	\$2,095,060
Hall Road	Minor Collector	CAPAY ROAD	ORANGEWOOD	\$4,289,280
Kirkwood Road	Minor Collector	CORNING CITY LIMITS	CAPAY ROAD	\$4,106,400
Reeds Creek Rd	Minor Collector	WILDER ROAD	JOHNSON ROAD	\$4,431,765
Samson Avenue	Minor Collector	SAN BENITO	END	\$268,476
Trinity Avenue	Minor Collector	STATE HIGHWAY 99	PAYNES CREEK ROAD	\$1,475,295
Tyler Road	Minor Collector	99W	EAST CHARD AVE.	\$1,317,600
<b>Total Road Improvements</b>				<b>\$166,923,943</b>

Source: Tehama County Public Works Department (see Appendix for detail)

Table 5.3 calculates a cost per DUE based on the impacts generated by new development as indicated in Table 5.1. This cost per DUE is calculated from the projected total DUE's (i.e. total factored peak-hour trips) of all development in the County, both incorporated and the unincorporated area. The use of County-wide total DUE's is appropriate given that the planned improvements are on roadways that are all part of the County's arterial and collector road system and carry traffic from throughout the County.

TABLE 5.3 TRAFFIC IMPACT COSTS PER DWELLING UNIT EQUIVALENT – 2030

Total cost of short & mid term transportation improvements	\$166,923,943
New DUE's 2009 -2030	<u>19,587</u>
Cost per DUE <sup>1</sup>	\$8,522.35

<sup>1</sup> Cost per new single family dwelling unit equivalent.  
Sources: Tables 5.1, 5.2

## TRAFFIC IMPACT FEE SCHEDULE

The fee schedule by land use type is outlined in **Table 5.4**. This fee is applicable County-wide to development in both incorporated and the unincorporated area.

TABLE 5.4 TRAFFIC IMPACT FEE

Land Use <sup>1</sup>		DUE per Unit <sup>2</sup>	Fee <sup>3</sup>
<i>Residential</i>			
Single Family	\$8,522.35	1.00	\$8,522.35
Multi-family	\$8,522.35	0.62	\$5,283.86
Mobile home	\$8,522.35	1.00	\$8,522.35
<i>Nonresidential<sup>4</sup></i>			
Retail	\$8,522.35	3.00	\$25,567.06
Office	\$8,522.35	2.00	\$17,044.71
Industrial	\$8,522.35	1.30	\$11,079.06

<sup>1</sup> See Chapter 2 for land use type definitions.

<sup>2</sup> DUE means "dwelling unit equivalent", or the impact by land use per unit compared to a single family dwelling unit.

<sup>3</sup> Fee per dwelling unit for residential land uses and per 1,000 square feet for nonresidential uses.

<sup>4</sup> Nonresidential DUE based on average peak-hour trip rates for the land use types per the Institute of Traffic Engineering (ITE):

The Dwelling Unit Equivalent factors given for Office and Commercial are the average DUEs for these types shown on the ITE peak hour trip table

Sources: Table 5.1 and 5.3, *Institute of Transportation Engineers, Trip Generation, 7th Ed. 2003.*

## RELATIONSHIP WITH THE FIX FIVE PARTNERSHIP PROGRAM

As discussed in the Executive Summary, the Tehama County Transportation Commission is considering the "Fix Five" impact fee program. This program would provide for new development's share of the cost of mainline Interstate 5 improvements only within Tehama County. Interchange improvements are not included in the Fix Five cost estimates. Furthermore, the transportation improvements listed in the Table 5.2 do not include any of the projects

## 5. TRANSPORTATION

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contained in the Fix Five impact fee study. Therefore the above fee schedule is not intended to provide funding for any Fix Five projects.

### OTHER TRAFFIC MITIGATION REQUIREMENTS

As set forth in the Executive Summary, the Transportation Impact Fee schedule in Table 5.4 may not cover the full cost of all transportation mitigation for every development projects in the County of Tehama. A given project due to its size, density and location may impose additional burdens upon the circulation system which will require mitigation in addition to the improvements listed in this Chapter. Based on the findings of a project-specific impact analysis, an applicant for such a development project, project may be required to construct frontage improvements or other physical improvements in accordance with the LDEDS. Additionally, if the development impacts transportation facilities that are not included in Table 5.2 (e.g., localized facilities serving only a portion of the County), the applicant may be required to develop or participate in a separate Area of Benefit Development Impact Mitigation Fee (or other appropriate mechanism) to collect funds from projects that burden those facilities. These improvements and/or Area of Benefit Development Impact Mitigation Fees are independent of the fees set forth in this Study, and are designed to address different impacts. Consequently, payment of the fees set forth in this Study does not reduce or eliminate these requirements, and conversely, fulfillment of these requirements will not reduce or eliminate the fees set forth

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## 6. LIBRARIES

### EXISTING INVENTORY

County library systems are addressed by the State Education Code, which states in part that the Board of Supervisors may establish and maintain a county free library. The Tehama County Library provides a full complement of open hours, services and programs at one main location in Red Bluff and two branches in the City of Corning and community of Los Molinos. The County owns the main library building in Red Bluff and leases space for the Los Molinos facility. The Corning branch building is owned and maintained by the City of Corning. **Table 6.1** shows the location and square footage for each library facility's space. Table 6.1 also reflects the library volumes (including books, on-line databases, audio-visual materials, periodicals, and government documents) that comprise a key component of the library system's facilities. The latest inventory indicates the Library owns 123,250 volumes.

**TABLE 6.1 EXISTING LIBRARY FACILITIES**

	<b>Floor Area (sq. ft.)</b>
<u>Existing Facilities</u>	
Main Library - Red Bluff	17,500
Corning Branch (City-owned)	4,800
Los Molinos Branch	1,840
Total Existing Library Floor Area	24,140
<u>Total Existing Volumes</u>	123,250
<u>Sources: Tehama County Library</u>	

The development impact fee program will fund only County-owned or operated library facilities that serve the entire County population. The County operates the Corning Branch library which is owned by the City of Corning. Revenues collected from a library impact fee within the City of Corning, if adopted by the City Council, would be used to fund needed expansion of facilities within Corning or accessible to both Corning and unincorporated area residents.

### SERVICE POPULATION AND LIBRARY STANDARDS

Libraries primarily serve residential populations. Therefore only the impact on library facilities from future residential development is considered in this study. **Table 6.2** reflects the service population estimates for the unincorporated area and the cities, and the library system's existing level of service based on the inventory of existing library facilities.

## 6. LIBRARY

**TABLE 6.2 LIBRARY SERVICE POPULATION AND CURRENT STANDARDS**

		<b>Current Standard (per capita)</b>
Service Population	62,845	
Libraries floor area (sq. ft.)	24,140	0.38
Volumes	123,250	1.96

Sources: Table 2.2 and 6.1

### LIBRARY COST PER CAPITA

Based on the population estimate shown in **Table 6.2** and the current library standards, the total facility needs to serve the 2030 population are shown in **Table 6.3**. This table identifies the facilities and volumes needed for new development, the estimated total cost of these facilities and calculates the cost per capita.

**TABLE 6.3 LIBRARY FACILITIES TO SERVE NEW DEVELOPMENT**

Facility	Growth 2009-2030	Standard per capita	Quantity Needed for		Unit Cost <sup>1</sup>	Estimated Cost
			Growth at Current Standard			
Library Space	32,783	.38 sq. ft.	12,593 sq. ft.		\$332.00	\$4,180,741
Volumes	32,783	1.96	64,293		\$35.00	<u>\$2,250,261</u>
			Total Library costs for growth			\$6,431,003
			Service population growth 2009-2030			35,083
			Library costs per capita			\$183.31

<sup>1</sup> Unit cost based on Redding Main Branch constructed in 2005, size: 57,000 sq. ft. total cost: \$18.9 million, including construction, furnishings, site and other costs. Cost per volume provided by Tehama County Library

Source: Table 6.2

### FEE SCHEDULE

**Table 6.4** shows the general impact fee based on the per capita cost of facilities shown in **Table 6.3**.



TABLE 6.4 LIBRARY FEE SCHEDULE

Land Use <sup>1</sup>	Costs per Capita	Incorporated		Unincorporated	
		Density <sup>1</sup>	Fee <sup>2</sup>	Density <sup>1</sup>	Fee <sup>2</sup>
<i>Residential</i>					
Single Family Unit	\$183.31	2.40	\$439.94	2.40	\$439.94
Multi-family	\$183.31	1.90	\$348.29	1.90	\$348.29
Mobile Home	\$183.31	2.30	\$421.61	2.30	\$421.61

<sup>1</sup> Persons per dwelling unit

<sup>2</sup> Per dwelling unit.

Sources: Tables 2.3 & 6.3



## 7. PARKS AND RECREATION

Parks and recreational facilities owned and operated by the County include developed park land with limited recreational amenities located throughout the County.

### PARKS AND RECREATION STANDARDS

**Table 7.1** summarizes the current park inventory and the current park facilities standard and the per capita standard in terms of park asset replacement value per capita used to establish the parks and recreation impact fee. A complete list of park facilities may be found in the Appendix.

**TABLE 7.1 PARKS AND RECREATION FACILITIES AND CURRENT STANDARD**

	Facilities	Replacement Value per Unit	Total Value	Current Park Facilities Standard <sup>1</sup>
County Parks and Park Equivalents Recreation Facilities (not including restrooms) <sup>2</sup>	189.82 ac.	\$30,000	\$5,694,525	4.60 acs. per 1,000
Miscellaneous Recreation Buildings <sup>3</sup>	13,429 sq. ft.	\$125	\$1,678,625	.33 sq. ft. per capita
Restrooms	5,543 sq. ft.	\$25	\$138,575	.13 sq. ft. per capita
	2,803 sq. ft.	\$250	<u>\$700,750</u>	<u>.07 sq. ft. per capita</u>
Total Parks and Recreation assets:			\$8,212,475	
County parks service population:			<u>41,240</u>	
Park asset value per capita:			\$199.14	

<sup>1</sup> Based on current unincorporated residential population

<sup>2</sup> Cost estimate from RS Means Square Foot Costs for a 4,000 sq. ft. "Community Center" building

<sup>3</sup> Consists primarily of storage area

### PARKS AND RECREATION TOTAL COST FOR NEW DEVELOPMENT

**Table 7.2** calculates the total cost to new development based on the cost (current asset value) per capita.

**TABLE 7.2 PARKS AND RECREATION TOTAL COST FOR GROWTH AND COST PER CAPITA**

<b>Park Acquisition and Development</b>	
Current Standard per 1,000 population:	\$199.14 per capita
Service Population Growth to buildout	<u>22,760</u>
<b>Park acquisition &amp; development costs for Growth</b>	<b><u>\$4,532,394</u></b>

<sup>1</sup> The existing standard for parks is applied to new development

Sources: *Tables 7.1 and 2.2*

## 7. PARKS AND RECREATION

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### PARKS FEE SCHEDULE

**Table 7.3** calculates the fee per residential dwelling type for new development based on occupants per unit and the per capita park standard.

**TABLE 7.3      PARKS AND RECREATION IMPACT FEE**

<b>Land Use</b>	<b>Park and Recreation Cost Per Capita</b>	<b>Density</b>	<b>Fee</b>
Single Family	\$199.14	2.40	\$477.93
Multi-family	\$199.14	1.90	\$378.36
Mobile Home	\$199.14	2.30	\$458.02

*Sources: Tables 2.3 & 7.1*

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## 8. GENERAL GOVERNMENT FACILITIES

A total of 15 departments provide general government services to Tehama County residents and workers. This chapter focuses on the facility needs of the following departments:

- Agricultural Commissioner
- Assessor/Recorder
- Auditor-Controller/Treasure
- Board of Supervisors
- Agricultural Cooperative Extension
- County Admin/Clerk of BOS
- County Counsel
- Environmental Health
- Facilities Maintenance
- Human Resources
- Veterans Services
- Registrar of Voters
- Tax Collector/County Clerk
- Social Services
- Health Services

### EXISTING INVENTORY AND FACILITIES STANDARDS

Certain County departments serve the County-wide population, which consists of residents and workers in both the incorporated and unincorporated areas. For example, the departments that coordinate property tax collection (the Assessor, Auditor, Treasurer, and Tax Collector) are unique County-wide services that apply to incorporated as well as unincorporated areas. Cities, school districts and other special districts depend on the County to administer property tax collection. Other County functions serve only the unincorporated areas such as Planning, County Counsel, and Personnel.

#### General Office Space

**Table 8.1** shows the current inventories of general office space. Each department included in this chapter occupies general office space. The table shows each department or division's total inventory allocated to either County-wide or unincorporated service populations depending on the department function (see discussion above). The inventory only includes facilities owned outright by the County to justify new development's obligation to fund additional facilities through fees. The inventory excludes leased space because leases are supported by tax revenues contributed by both existing and new development. An administrative space allocation table is provided in the Appendix.

## 8.0 GENERAL GOVERNMENT FACILITIES

TABLE 8.1 GENERAL GOVERNMENT FACILITIES – INVENTORY OF EXISTING FACILITIES

Service	2009		2009 Countywide (sf)	2009 Unincorporated (sf)
	Countywide Services <sup>1</sup> (%)	Total Inventory (Total sf)		
Agricultural Services	100%	9,048	9,048	-
County Administration Building <sup>2</sup>	18%	19,887	3,580	16,307
Courthouse Annex <sup>2</sup>	68%	49,856	33,763	16,093
Historic Courthouse <sup>2</sup>	79%	13,411	10,543	2,868
Health and Human Services	100%	124,674	124,674	-
Senior Center	100%	3,252	3,252	-
Veterans Facilities	100%	28,143	28,143	-
Storage/Workshop (Countywide)	100%	7,440	7,440	-
Storage/Workshop (other)	20%	6,738	1,348	5,390
Public Works Office	20%	5,214	1,043	4,171
Public Works Workshops, Sheds, Misc.	20%	50,220	10,044	40,176
<b>Total</b>		<b>317,883</b>	<b>232,878</b>	<b>85,006</b>

<sup>1</sup> Allocation between functions that are serve the entire county and those serving only unincorporated areas. Percentages from allocations analysis provided in the Appendix.

<sup>2</sup> Floor areas for Courthouse Annex and Historic Courthouse do not include Superior Court

Sources: Tehama County, see *Administrative Space Allocation in Appendix*

## 8. GENERAL GOVERNMENT FACILITIES

### Vehicles

The same methodology is also used to determine the unincorporated and incorporated vehicle standards. **Table 8.2** presents the County's vehicle inventory not including fire and sheriff vehicles accounted for in Chapters 3 and 4.

**TABLE 8.2      GENERAL GOVERNMENT VEHICLES AND EQUIPMENT**

Department	2009 Inventory Depreciated Replacement Value	Allocation County-wide/ Unincorporated	<u>Depreciated Replacement Value</u>	
			County-wide	Unincorporated
ADMINISTRATION	\$2,023	.18/.82	\$364	\$1,659
AG EXTENSION	\$20,912	1.00/0	\$20,912	\$0
AGRICULTURE	\$62,940	1.00/0	\$62,940	\$0
ANIMAL REG	\$64,582	1.00/0	\$64,582	\$0
ASSESSOR	\$24,962	1.00/0	\$24,962	\$0
BLDG & SAFETY	\$41,932	0/1.00	\$0	\$41,932
CHILD SUPP SVCS	\$9,806	1.00/0	\$9,806	\$0
ENVIRON HEALTH	\$29,552	1.00/0	\$29,552	\$0
FACILITIES MAINT	\$95,545	.20/.80	\$19,109	\$76,436
FLOOD CONTROL	\$914	1.00/0	\$914	\$0
HEALTH SERVICES	\$326,008	1.00/0	\$326,008	\$0
IHSS PUBLIC AUTH	\$3,434	1.00/0	\$3,434	\$0
PLANNING	\$1,382	0/1.00	\$0	\$1,382
SENIOR NUTRITION	\$21,434	1.00/0	\$21,434	\$0
SOCIAL SERVICES	\$229,367	1.00/0	\$229,367	\$0
CORONER	\$6,598	1.00/0	\$6,598	\$0
DISTRICT ATTY	\$70,159	1.00/0	\$70,159	\$0
JAIL	\$10,720	1.00/0	\$10,720	\$0
PROBATION	\$45,581	1.00/0	\$45,581	\$0
PUBLIC GUARDIAN	\$4,928	1.00/0	\$4,928	\$0
FISH & GAME	\$2,870	1.00/0	\$2,870	\$0
OES	\$122,498	1.00/0	\$122,498	\$0
ROAD	<u>\$2,916,453</u>	<u>.2/.80</u>	<u>\$583,291</u>	<u>\$2,333,162</u>
<b>Total</b>	<b>\$4,114,598</b>		<b>\$1,660,027</b>	<b>\$2,454,571</b>

Note: Table does not include Air Pollution, TIDE or Transportation Commission vehicles

Source: County of Tehama Asset Inventory Mar., 2009

**Table 8.3** presents the existing facilities per capita standard for general office space and vehicles.

**8. GENERAL GOVERNMENT FACILITIES**

**TABLE 8.3 GENERAL GOVERNMENT FACILITIES STANDARD**

	<u>Countywide Facilities</u>		<u>Storage &amp; Shop Space</u>		<u>Vehicles &amp; Equipment Inventory<sup>2</sup></u>	
	<u>Countywide</u>	<u>Unincorporated<sup>1</sup></u>	<u>Countywide</u>	<u>Unincorporated<sup>1</sup></u>	<u>Countywide</u>	<u>Unincorporated<sup>1</sup></u>
Facility Inventory	214,046	39,440	18,832	45,566	\$1,660,027	\$2,454,571
2009 Service Population	<u>68,645</u>	<u>45,475</u>	<u>68,645</u>	<u>45,475</u>	<u>68,645</u>	<u>45,475</u>
Facility Standard per capita	3.12 sq. ft.	.87 sq. ft.	.27 sq. ft.	1.00 sq. ft.	\$24.00	\$54.00

<sup>1</sup> Includes the population of City of Tehama

<sup>2</sup> Office space standard and level of service measured in square feet per capita. Vehicles and equipment standard and level of service measured in dollars of depreciated replacement value per capita.



FACILITIES NEEDED TO SERVE NEW DEVELOPMENT

The County's growth will generate demand for additional general government facilities. The County expects that new residents and workers will place the same proportional demand on general government facilities as the existing population. The County cannot maintain existing facilities standards without expansion of its facilities to accommodate new development over the time horizon of this analysis. New development's fair share of new facilities is based on maintaining existing standards as growth occurs.

**Table 8.4** shows the existing standards for general office space and vehicles applied to the projected service population growth to calculate total facility needs.

**Table 8.5** shows the facilities identified in the previous tables allocated between incorporated and unincorporated service populations and provide the total costs for each service population group.

**8. GENERAL GOVERNMENT FACILITIES**

**TABLE 8.4 GENERAL GOVERNMENT FACILITIES NEEDED TO SERVE NEW DEVELOPMENT**

	County-wide Facilities			Unincorporated Facilities		
	Current Standard (sq. ft. or dollars per capita)	Service Pop. Growth (2009-2030)	Facility Needs sq. ft. or dollars (2009-2030)	Current Standard (sq. ft. or dollars per capita)	Service Pop. Growth (2009-2030)	Needs sq. ft. (2009-2030)
General Office Space <sup>1</sup>	3.12	35,083	109,459	0.87	25,122	21,663
Storage and Shop Space	0.22	35,083	7,718	0.11	25,122	2,739
Vehicles	\$24.00	35,083	\$841,992	\$54.00	25,122	\$1,344,600

Sources: Tables 8.2 and 8.3

**TABLE 8.5 GENERAL GOVERNMENT FACILITIES ALLOCATION- COUNTY-WIDE AND UNINCORPORATED**

	County-wide Facilities			Unincorporated Facilities		
	Cost per sq. ft. <sup>1</sup> (2009-2030)	Facility Needs (2009-2030)	Cost of Facilities (2009-2030)	Facility Needs (2009-2030)	Cost of Facilities (2009-2030)	Cost of Facilities (2009-2030)
General Administrative Space	\$246	109,459	\$26,927,000	21,663	\$5,329,000	\$5,329,000
Storage Spaces	\$25	7,718	\$193,000	2,739	\$68,500	\$68,500
Vehicles and Equipment	N/A	N/A	<del>\$841,992</del>	N/A	<del>\$1,344,600</del>	<del>\$1,344,600</del>
Total Costs			\$ 27,961,992		\$ 6,742,100	

<sup>1</sup> Unit cost from construction by Solano County of new County Administrative Center: 305,000 sq. ft. at \$75 million

Source: Table 8.4

## 8. GENERAL GOVERNMENT FACILITIES AND SOCIAL SERVICES

### FACILITIES TOTAL AND PER CAPITA COSTS

**Table 8.6** shows the cost per capita of providing new facilities to serve new development.

**TABLE 8.6      GENERAL GOVERNMENT FACILITIES COST PER CAPITA**

	County-wide Facilities	Unincorporated Facilities	Total
Facility Cost	\$27,961,992	\$6,742,100	
Service Population	35,083	25,122	
Cost per Capita	\$797.02	\$268.38	\$1,065.40

*Sources: Tables 2.2 & 8.5*

### FEE SCHEDULE

The fee schedule in **Table 8.7** shows land use categories that vary based on average residential occupancy or worker density. The fees for cities are based on the incorporated cost per capita as noted in the table above. Fees for the unincorporated area are based on the incorporated plus the unincorporated cost per capita.

**TABLE 8.7      GENERAL GOVERNMENT FACILITIES FEE**

Land Use	Incorporated			Unincorporated and City of Tehama		
	Density <sup>1</sup>	Costs per Capita	Fee <sup>2</sup>	Density <sup>1</sup>	Costs per Capita	Fee <sup>2</sup>
<i>Residential</i>						
Single Family Unit	2.40	\$797.02	\$1,912.86	2.40	\$1,065.40	\$2,556.96
Multi-family Unit	1.90	\$797.02	\$1,514.35	1.90	\$1,065.40	\$2,024.26
Mobile Home	2.30	\$797.02	\$1,833.16	2.30	\$1,065.40	\$2,450.42
<i>Non-residential</i>						
Retail	4.00	\$189.77	\$759.09	4.00	\$253.67	\$1,014.69
Office	2.50	\$189.77	\$474.43	2.50	\$253.67	\$634.18
Industrial	1.33	\$189.77	\$253.03	1.33	\$253.67	\$338.23

<sup>1</sup> Persons per dwelling unit for residential land uses and employee per 1000 square feet for non-residential land uses.

<sup>2</sup> Per dwelling unit for residential uses and per 1,000 square feet for nonresidential land uses.

<sup>3</sup> Fees for cities are based on the incorporated cost per capita only. Fees for the unincorporated area are based on the incorporated plus the unincorporated cost per capita.



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## 9. IMPLEMENTATION

This chapter identifies tasks that the County should complete when implementing the fee program.

### IMPACT FEE PROGRAM ADOPTION PROCESS

Development impact fee program adoption procedures are found in the California Government Code § 66000 *et seq.* Adoption of an impact fee program requires the County Board of Supervisors to follow certain procedures including holding a public hearing. Fourteen day mailed public notice is required for those registering for such notification. Data, such as this development impact fee report, must be made available at least 10 days prior to the public hearing. The County's legal counsel should inform the County of any other procedural requirements as well as advice regarding adoption of an enabling ordinance and/or a resolution. After adoption, there is a mandatory 60-day waiting period before the fees go into effect, unless an Urgency Ordinance valid for 30 days is adopted making certain findings regarding the urgency being claimed. The ordinance must be re-adopted before the end of the first period (and possibly before the end of the second period depending on Board of Supervisor meeting dates) to cover the next 30 days and therefore the entire 60-day waiting period. Fees adopted by urgency go into effect immediately. This procedure must also be followed for fee increases.

### INFLATION ADJUSTMENT

In its annual update to the fee program the County may choose automatically adjust costs for inflation. Appropriate inflation indexes should therefore be identified in a fee ordinance including an automatic annual adjustment to the fee. Separate indexes for land and construction costs should be used. Calculating the land cost index may require the periodic use of a property appraiser. The construction cost index can be based on the County's recent capital project experience or can be taken from any reputable source, such as the Engineering News-Record. To calculate prospective fee increases, each index should be weighed against its share of total planned facility costs represented by land or construction, as appropriate.

While fee updates using inflation indexes are appropriate for periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, the County will also need to conduct more extensive updates of the fee documentation and calculation when significant new data on growth projections and/or facility plans become available.

### REPORTING REQUIREMENTS

The County should comply with the annual and five-year reporting requirements of Government Code § 66000 *et seq.* For facilities to be funded with a combination of impact fees and other revenues, the County must identify the source and amount of the other revenues. The County must also identify when the other revenues are anticipated to be available to fund the project.

### COMBINING FEES

Each facility category has been presented separately for the purpose of analysis and reporting. However, to facilitate administration, fees may be combined into two or more fee categories at the County's discretion.

### COMPLIANCE REQUIREMENTS

The California Mitigation Fee Act (Government Code § 66000 *et seq.*) mandates procedures for administration of impact fee programs, including collection, accounting, refunds, updates and reporting. The County should comply with the annual and five-year reporting requirements. For

## 9. IMPLEMENTATION

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facilities to be funded with a combination of impact fees and other revenues, the County must identify the source and amount of the other revenues. The County must also identify when the other revenues are anticipated to be available to fund the project. The County's compliance obligations vis-à-vis the Act include but are not limited to the following specific requirements:

**Collection of fees.** Subdivision 66007 (a) provides that a local agency shall not require payment of fees by developers of residential projects prior to the date of final inspection, or issuance of a certificate of occupancy, whichever come first. Notwithstanding the Subdivision (b), the local agency may require the payment of those fees or charges at an earlier time if: (A) the local agency determines that the fees or charges will be collected for public improvements or facilities for which an account has been established and funds appropriated and for which the local agency has adopted a proposed construction schedule or plan prior to final inspection or issuance of the certificate of occupancy or (B) the fees or charges are to reimburse the local agency for expenditures previously made. "Appropriated," as used in this subdivision, means authorization by the governing body of the local agency for which the fee is collected to make expenditures and incur obligations for specific purposes.

**Fee exemptions, reductions and waivers.** In the event that a development project is found to have no impact on facilities for which fees are charged, such project must be exempted from the fees. If a project has characteristics that indicate its impacts on a particular public facility or infrastructure system will be significantly and permanently smaller than the average impact used to calculate impact fees in this study, the fees could be reduced accordingly.

In some cases, the County may desire to voluntarily waive or reduce impact fees that would otherwise apply to a project to promote goals such as affordable housing or economic development. Such a waiver or reduction may not result in increased costs to other development projects, and are allowable only if the County offsets the lost revenue from other fund sources.

**Credit for improvements by developers.** If the County requires a developer, as a condition of approval, to construct facilities or improvements, or provide a funding mechanism such as an assessment or special tax district that would fund improvements for which impact fees have been, or otherwise will be charged, the impact fee imposed on that development project for that type of facility must be adjusted to reflect a credit for the cost of facilities or improvements constructed by the developer or financed by a special tax or assessment. If the adjustment or a reimbursement for fees already charged would exceed the amount of the fee to be paid by the development for that type of facility, the County may seek to negotiate a reimbursement agreement with the developer.

**Earmarking of fee revenue.** Section 66006 mandates that the local agency shall: "deposit .... fees for the improvement in a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the agency, except for temporary investments"... Fees must be expended solely for the purpose for which they were collected. Interest earned on the fee revenues must also be placed in the capital account and used for the same purpose. The Mitigation Impact Fee Act is not clear as to whether depositing fees "for the improvements" refers to a specific capital improvement or a class of improvements (e.g. park facilities). Recommended practice is for the County is to maintain separate funds or accounts for impact fee revenues by facility category, but not necessarily for individual projects.

**Reporting.** Section 66006 requires that once each year, within 180 days of the close of the fiscal year, the local agency must make available to the public the following information for each account established to receive impact fee revenues:

- 1) The amount of the fee;
- 2) The beginning and ending balance of the account or fund;
- 3) The amount of the fees collected and interest earned;
- 4) Identification of each public improvement on which fee revenues were expended and the amount of the expenditures on each improvement, including the percentage of the cost of the public improvement that was funded with fee revenues;
- 5) Identification of the approximate date by which the construction of a public improvement will commence, if the County determines sufficient funds have been collected financing of an incomplete public improvement;
- 6) A description of each inter-fund transfer or loan made from the account or fund, including interest rates, repayment dates, and a description of the improvements on which the transfer or loan will be expended;
- 7) The amount of any refunds or allocations made pursuant to Section 66001, paragraphs (e) and (f).

The above information must be reviewed by the Board of Supervisors at its next regularly scheduled public meeting, but not less than 15 days after the statements are made public.

**Findings and refunds.** Section 66001 requires that, for the fifth fiscal year following the first deposit of any impact fee revenue into an account or fund as required by Section 66006, and every five years thereafter, the local agency shall make all of the following findings for any fee revenues that remain unexpended, whether committed or uncommitted:

- 1) Identify the purpose to which the fee will be put;
- 2) Demonstrate the reasonable relationship between the fee and the purpose for which it is charged;
- 3) Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements for which the impact fees are to be used;
- 4) Designate the approximate dates on which the funding necessary to complete financing of those improvements will be deposited in to the appropriate account of fund.





**APPENDIX**

COUNTY-OWNED PROPERTY

**Data taken from Tehama County Assessor's Records, CSAC EIA  
Tehama County Property Schedule, Property Valuation, Auditor's**

FACILITY NAME / USE	ACRES	Building SQ FT	DIF Category	Sub Category
Public Works-Red Bluff Road Maintenance Yard		5250.00	Gen Gov't	PW
Public Works Gravel Pit	7.7800		Gen Gov't	PW
Public Works parking lot	0.0172		Gen Gov't	PW
Public Works parking lot	0.0172		Gen Gov't	PW
Public Works parking lot	0.0172		Gen Gov't	PW
Old Elder Creek School (PW Road Crews)		2334.00	Gen Gov't	PW
Public Works Dept Main Office & Vehicle Maintenance	4.2600	21958.00	Gen Gov't	PW
Public Works Engineering Office (modulars)		2880.00	Gen Gov't	PW
Public Works Equipment Shed		3000.00	Gen Gov't	PW
Public Works Oil Shed		400.00	Gen Gov't	PW
Public Works Warehouse	3.8000	5952.00	Gen Gov't	PW
Public Works Storage Shed		400.00	Gen Gov't	PW
Public Works Environmental Mitigation Area	15.5700		Gen Gov't	PW
PW-Corning Road Maintenance Yard Shop Building	5.0000	7405.00	Gen Gov't	PW
PW-Corning Road Maintenance Yard Oil Shed		169.00	Gen Gov't	PW
PW-Los Molinos Road Maintenance Yard Shop Building	2.0000	5366.00	Gen Gov't	PW
PW-Los Molinos Road Maintenance Yard Oil Shed		320.00	Gen Gov't	PW
	38.4616	55434.00		
Public works shops, sheds, misc.				
		1288.00	Sheriff & Correc.	
Probation Department Juvenile Justice Center		34233.00	Sheriff & Correc.	Corrections
Probation Department (Adult)		5704.00	Sheriff & Correc.	Corrections
Probation Department Storage Building		300.00	Sheriff & Correc.	Corrections
Curiss E. Wetter Hall (Sheriff's Annex)		8820.00	Sheriff & Correc.	Sheriff
Sheriff's Department and Jail	1.8200	40975.00	Sheriff & Correc.	Corrections
Sheriff's Relay Station (bldg only, land leased from State)		150.00	Sheriff & Correc.	Sheriff
Search & Rescue Building and UIL	14.0300	3000.00	Sheriff & Correc.	Sheriff
Sheriff's Detectives Division	1.3200	3220.00	Sheriff & Correc.	Sheriff
Courthouse Square (see below)	1.7300		Sheriff & Correc.	Sheriff
22840 Antelope Blvd	1.6600	22700.00	Sheriff & Correc.	Sheriff
Total	20.56	120390.00		

**APPENDIX**

**County-Owned Property - continued**

FACILITY NAME / USE	ACRES	Building SQ FT	DIF Category
Agricultural Extension		2322.00	Gen. Gov't
Agriculture Department		2086.00	Gen. Gov't
Ag Department Weights & Measures Office		2400.00	Gen. Gov't
Ag Department Weed & Rodent Lab		2240.00	Gen. Gov't
Historic Courthouse		28962.00	Gen. Gov't
Courthouse Annex (various offices & parking garage)		52737.00	Gen. Gov't
Facilities Maintenance / Elections Storage	0.0637	3290.00	Gen. Gov't
Facilities Maintenance Workshop		1048.00	Gen. Gov't
County Administration Building		19887.00	Gen. Gov't
County Administration Storage Building		2400.00	Gen. Gov't
Parking lot behind Red Bluff City Hall	0.2640		Gen. Gov't
Community Center Storage Building		2000.00	Gen. Gov't
Health Services Agency--Outpatient Clinic/east wing		34591.00	Gen. Gov't
Health Services Agency--Old Laundry/Storage		1275.00	Gen. Gov't
Health Services Agency--Maintenance Shop		1395.00	Gen. Gov't
Health Services Agency--Equipment Building		204.00	Gen. Gov't
Health Services Agency--Well House		110.00	Gen. Gov't
HSA--Mental Health/Public Health Outpatient Services		11827.00	Gen. Gov't
Health Services Agency--Crisis Intervention Clinic		4930.00	Gen. Gov't
Health Services Agency--Public Health (modulars)		3840.00	Gen. Gov't
Human Services Center	2.0200	39966.00	Gen. Gov't
Human Services Center	0.8500		Gen. Gov't
Red Bluff/Tehama County Community/Senior Center <sup>(1)</sup>	4.3400	19330.00	Gen. Gov't
HAS/Mental Health Adult Day Treatment	0.6100	10080.00	Gen. Gov't
Los Molinos Senior Center	0.3172	3252.00	Gen. Gov't
Los Molinos Senior Center Storage Building #1		848.00	Gen. Gov't
Los Molinos Senior Center Storage Building #2		192.00	Gen. Gov't
Los Molinos Senior Center Shed		56.00	Gen. Gov't
Corning Veterans Hall	0.5223	9575.00	Gen. Gov't
Corning Veterans Hall Storage Building		1020.00	Gen. Gov't
Los Molinos Veterans Hall		9143.00	Gen. Gov't
Los Molinos Veterans Hall Storage Building		450.00	Gen. Gov't
Red Bluff Veterans Hall		9425.00	Gen. Gov't
		280881.00	
Storage Countywide			
Storage Uninc.			
County Library (main branch) + 1/2 Pine Street extension	1.1960	17660.00	Library

## FIRE PROTECTION ASSETS

FACILITY NAME / USE	ACRES	Building SQ FT	DIF Category
Bowman Volunteer Fire Station #3	1.0100	3840.00	Fire
Bend Volunteer Fire Station #5	0.5200	2080.00	Fire
Marton Volunteer Fire Station #18	3.0400	3850.00	Fire
Manton Fire Station Pump House		120.00	Fire
Paynes Creek Volunteer Fire Station #21	23.7700	1380.00	Fire
Ponderosa Sky Ranch Volunteer Fire Station #22	0.2571	1064.00	Fire
Dibble Creek (aka Baker) Volunteer Fire Station #14	0.8400	3490.00	Fire
Ridgeway Volunteer Fire Station #4	0.1200	875.00	Fire
El Camino Volunteer Fire Station #9	1.0000	5014.00	Fire
CAL FIRE Hq (County Fire)	5.3700		Fire
Richfield Volunteer Fire Station #11	0.3900	2520.00	Fire
Richfield Volunteer Fire Station Storage Shed		110.00	Fire
Corning Volunteer Fire Station #12	0.4775	6200.00	Fire
Corning Volunteer Fire Station #12 Firefighter Barracks		1360.00	Fire
Corning Volunteer Fire Station #12 Apparatus Building		1300.00	Fire
Los Molinos Volunteer Fire Station #10	5.4300	4125.00	Fire
Vina Volunteer Fire Station #16	0.3400	3000.00	Fire
Vina Volunteer Fire Station #16 Storage Shed		192.00	Fire
Lake California Volunteer Fire Station #2	0.4730	2056.00	Fire
Mineral Volunteer Fire Station #20		2000.00	Fire
Stations & Admin.	43.04	42854.00	Fire
Other misc. space		1,722	Fire

**APPENDIX**

**INVENTORY OF EXISTING FIRE PROTECTION VEHICLES**

VEHICLE	DESCRIPTION	MODEL YEAR	YEAR PLACED IN SERVICE	SERVICE LIFE	CURRENT VALUE	FULL REPLACEMENT VALUE	DEPRECIATED REPLACEMENT VALUE
MISC	UTILITY TRAILER	2006	2006	5	1,500	2,000	\$1,500
SEDAN	FORD TAURUS	2000	2003	10	4,000	8,000	\$4,000
2525	FORD F-150	2002	2003	10	6,000	30,000	\$6,000
SUP-1	FORD AIR/LIGHT	1985	2002	10	8,000	220,000	\$8,000
SQ 410	GMC	1989	1990	10	10,000	150,000	\$10,000
SQ 420	FORD F-450	2004	2005	10	80,000	150,000	\$80,000
SQ 403	CHEVY	1995	1996	10	40,000	150,000	\$40,000
SQ 418	FORD	1993	1994	10	5,000	150,000	\$5,000
SQ 412	CHEVY	1995	1996	10	40,000	150,000	\$40,000
SQ 401	CHEVY	1995	1996	10	40,000	150,000	\$40,000
E 118-4	INTERNATIONAL	1988	2008	20	15,000	300,000	\$15,000
E 120-4	NAVISTAR	1996	1997	20	80,000	300,000	\$90,000
E 620	GMC	1998	1999	20	25,000	150,000	\$60,000
E 602	FORD F-550	2007	2008	20	80,000	150,000	\$127,500
E 613	DODGE MINI PUMPER	2009	2009	20	90,000	150,000	\$142,500
E 621	DODGE MINI PUMPER	2009	2009	20	90,000	150,000	\$142,500
TRUCK 1	PIERCE LADDER TRUCK	1998	1999	20	325,000	800,000	\$325,000
E 111	FREIGHTLINER	1996	1997	20	70,000	250,000	\$75,000
E 210	VAN PELT	1985	1985	20	35,000	350,000	\$35,000
E 101	VAN PELT	1977	2001	20	20,000	350,000	\$20,000
E 102	FREIGHTLINER	1996	1997	20	70,000	350,000	\$105,000
E-104	GMC	1979	1998	20	10,000	350,000	\$10,000
E 211	INTERNATIONAL	1976	1997	20	10,000	350,000	\$10,000
E 116	FREIGHTLINER	1996	1997	20	70,000	350,000	\$105,000
E 114	FREIGHTLINER	1996	1997	20	70,000	350,000	\$105,000
E 111	FREIGHTLINER	1996	1997	20	70,000	350,000	\$105,000
E 103	FREIGHTLINER	1996	1997	20	70,000	350,000	\$105,000
E 109	INTERNATIONAL	1990	1991	20	35,000	350,000	\$35,000
E 212	FREIGHTLINER	1996	1997	20	70,000	350,000	\$105,000
E 214	INTERNATIONAL	1975	1998	20	10,000	350,000	\$10,000
E 110	HME	2008	2009	20	200,000	350,000	\$315,000
2532	FORD F-250 PU	2002	2002	20	6,000	45,000	\$27,000
2533	CHEVY	2004	2004	20	6,000	45,000	\$31,500
WT 809	FREIGHTLINER	1986	1991	20	25,000	250,000	\$25,000
WT 812	INTERNATIONAL	1969	1985	20	5,000	250,000	\$5,000
WT 803	KENWORTH	2005	2005	20	150,000	250,000	\$187,500
WT 816	FORD	1976	1977	20	10,000	250,000	\$10,000
WT 805	PETERBILT	1988	1991	20	40,000	250,000	\$40,000
WT 810	PETERBILT	1972	1981	20	25,000	250,000	\$25,000
WT 814	FORD	1989	1991	20	40,000	250,000	\$40,000
WT 801	FREIGHTLINER	1978	1988	20	25,000	250,000	\$25,000
WT 818	KENWORTH	1993	1995	20	45,000	250,000	\$45,000
2526	FORD EXPLORER	2000	2003	20	4,000	30,000	\$15,000
2527	CHEVY BLAZER	2004	2006	20	5,000	30,000	\$21,000
E-112	HME	2010	2010	20	325,000	325,000	\$325,000
<b>Total Values</b>					<b>\$2,460,500</b>	<b>\$10,685,000</b>	<b>\$3,099,000</b>

## PARKS AND RECREATION PROPERTY

FACILITY NAME / USE	ACRES	Building SQ FT	DIF Category
Noland Park	8.8800	250.00	Recreation
Dedicated to Tehama Co. 8/10/66 to provide access to river	0.6000		Recreation
Portion of Bend Bridge Boat Ramp property	2.1600		Recreation
Ridgeway Park ( <i>see below</i> )	22.8100		Recreation
Ridgeway Park Recreation Building		4951.00	Recreation
Ridgeway Park Storage Building		324.00	Recreation
Ridgeway Park Pump House		392.00	Recreation
Ridgeway Park Restrooms		345.00	Recreation
Main Fairgrounds	56.5700		Recreation
Fairgrounds-Trinity Avenue parking area	11.0000		Recreation
Fairgrounds-South of Trinity Avenue parking area	5.5000		Recreation
Cone Grove Park	0.6100		Recreation
Cone Grove Park Storage Building	23.1000	578.00	Recreation
Cone Grove Park Restrooms		324.00	Recreation
Gerber Park ( <i>see below</i> )	2.3875		Recreation
Mill Creek Park ( <i>see below</i> )	33.7800		Recreation
Mill Creek Park Restrooms by Parking Lot		336.00	Recreation
Mill Creek Park Well House/Storage		1967.00	Recreation
Mill Creek Park Restrooms by Ball Field		260.00	Recreation
Tehama County River Park (north) Restrooms	7.1000	273.00	Recreation
Tehama County River Park (south) Restrooms	7.1900	352.00	Recreation
Tehama County River Park (south) Men's Restroom/Office		256.00	Recreation
Tehama County River Park (south) Women's Restroom		273.00	Recreation
Simpson-Finnell Park ( <i>see below</i> )	8.1300		Recreation
Simpson-Finnell Park Restrooms		384.00	Recreation
Simpson-Finnell Park Snack Bar		336.00	Recreation
Simpson-Finnell Park Storage Building		224.00	Recreation
Camp Tehama		7500.00	Recreation
Camp Tehama Mess Hall Canopy		2450.00	Recreation
	189.82	21775.00	
restrooms	2803.00		
recreation bldgs	13429.00		
misc. recreation	5543.00		
	8.66	161509.00	

**APPENDIX**

**ADMINISTRATIVE SPACE ALLOCATION**

**COUNTY OF TEHAMA  
SPACE ALLOCATIONS**

Total Common Areas, all floors, allocated by Program

**COUNTY ADMINISTRATION BUILDING**, 727 Oak Street, Red Bluff Total Building floor area: 19,887 square feet

**Allocation of Program Area to Service Area**

<u>Program Area</u>	<u>Sq Ft</u>	<u>Countywide</u>	<u>Unincorporated</u>
BOARD OF SUPERVISORS	8306	34%	66%
PURCHASING	1917	0%	100%
PERSONNEL	2585	10%	90%
RISK MANAGEMENT	2168	0%	100%
PROPERTY PLANNING & MANAGEMENT	593	0%	100%
COUNTY COUNSEL	4318	10%	90%
Total	19887	3514.34	16372.66
Combined Percentage		18%	82%

**COURTHOUSE ANNEX**, 444 Oak Street, Red Bluff Total building floor area : 52,737 Square feet

<u>Program Area</u>	<u>Sq Ft</u>	<u>Countywide</u>	<u>Unincorporated</u>
ASSESSOR	11669	100%	0%
AUDITOR	5494		100%
BOARD OF SUPERVISORS	640	34%	66%
BUILDING & SAFETY	5123	0%	100%
CLERK & RECORDER / ELECTIONS	2547	80%	20%
DISTRICT ATTORNEY	14546	100%	0%
ENVIRONMENTAL HEALTH	1602	100%	0%
FACILITIES MAINTENANCE	1600	30%	70%
PLANNING	2622	0%	100%
TREASURER / TAX COLLECTOR	4013	80%	20%
SUPERIOR COURT	2881	N/A	N/A
Total <sup>1</sup>	49856	33762.6	16093.4
Combined Percentage		68%	32%

**HISTORIC COURTHOUSE**, 633 Washington Street, Red Bluff Total building floor area : 25,289 square feet

<u>Program Area</u>	<u>Sq Ft</u>	<u>Countywide</u>	<u>Unincorporated</u>
BOARD OF SUPERVISORS	1349	34%	66%
CLERK & RECORDER / ELECTIONS	5085	80%	20%
DISTRICT ATTORNEY	2125	100%	0%
ENVIRONMENTAL HEALTH	2179	100%	0%
FACILITIES MAINTENANCE	1372	30%	70%
LAW LIBRARY	1162	100%	0%
VETERANS SERVICES	139	100%	0%
SUPERIOR COURT	11878	N/A	N/A
Total <sup>1</sup>	13411	10543.26	2867.74
Combined Percentage		79%	21%

<sup>1</sup>Total does not include Superior Court

## SHERIFF VEHICLES

Year	Make/Model	Style	Price	Service Life	Depreciated Replacement Value
2001	FORD CROWN	SEDAN	\$17,100	5.00	\$2,080
2001	FORD CROWN	SEDAN	\$17,800	5.00	\$2,166
2001	FORD CROWN	SEDAN	\$17,800	5.00	\$2,166
2001	FORD CROWN	SEDAN	\$17,800	5.00	\$2,166
2000	FORD	SUV	\$15,550	5.00	\$1,892
2000	FORD F-250	P/U	\$19,380	5.00	\$2,358
1983	HONDA 600R	MOTORCYCLE	\$5,000	5.00	\$608
1995	HONDA 600R	MOTORCYCLE	\$5,000	5.00	\$608
1997	NISSAN	SUV	\$12,000	5.00	\$1,460
2003	FORD	SUV	\$23,075	5.00	\$2,807
1997	FORD	SUV	\$23,900	5.00	\$2,908
1997	AVON 12' ALUM	RAFT	\$2,000	5.00	\$243
1999	JETCRAFT 22'	BOAT	\$33,400	5.00	\$4,064
1999	BAKER BOAT	TRAILER	\$3,595	5.00	\$437
1998	BUICK LESABRE	SEDAN	\$17,725	5.00	\$2,157
1997	FORD	SUV	\$19,643	5.00	\$2,390
1997	CHEV 3/4 TON	P/U	\$19,643	5.00	\$2,390
2005	KAWASAKI	ATV	\$6,949	5.00	\$1,691
2005	CARSON ATV	TRAILER	\$1,720	5.00	\$419
2005	HYDRAULIC	TRAILER	\$8,500	5.00	\$2,068
2008	FORD F-	P/U	\$51,769	5.00	\$50,388
2007	FORD SSV	SUV	\$27,879	5.00	\$20,351
2000		TRUCK VAULT	\$2,200	5.00	\$268
2007	1660	BOAT	\$20,150	5.00	\$14,709
2006	1660 BOAT	TRAILER	\$3,250	5.00	\$1,582
1998	FORD	SUV	\$20,900	5.00	\$2,543
1999	FORD CROWN	SEDAN	\$18,800	5.00	\$2,287
1998	FORD	SUV	\$20,450	5.00	\$2,488
1997	FORD RANGER	P/U	\$8,240	5.00	\$1,003
2000	FORD F-350 4X4	P/U	\$27,053	5.00	\$3,291
2000	FORD F-350 4X4	P/U	\$27,053	5.00	\$3,291
2002	YAMAHA BIG	ATV	\$5,269	5.00	\$641
2002	YAMAHA BIG	ATV	\$5,269	5.00	\$641
1999	FORD CROWN	SEDAN	\$18,800	5.00	\$2,287
1998	FORD	SUV	\$18,900	5.00	\$2,299
1990	FORD	ARMORED	\$500	5.00	\$61
2000	POLARIS	SNOWMOBILE	\$2,500	5.00	\$304
2000	POLARIS	SNOWMOBILE	\$2,500	5.00	\$304
2000	POLARIS	SNOWMOBILE	\$2,500	5.00	\$304
1990	INTERNATIONAL	TRUCK	\$2,500	5.00	\$304
2008	48" RACKS FOR	RACKS	\$3,995	5.00	\$3,888
2008	FORD CROWN	SEDAN	\$33,272	5.00	\$32,385
2008	FORD CROWN	SEDAN	\$33,272	5.00	\$32,385
2008	FORD CROWN	SEDAN	\$33,272	5.00	\$32,385
2008	FORD CROWN	SEDAN	\$33,272	5.00	\$32,385
2008	FORD CROWN	SEDAN	\$27,720	5.00	\$26,980
2008	FORD CROWN	SEDAN	\$27,720	5.00	\$26,981
2008	CHEV 3/4-T 4X4	P/U	\$27,483	5.00	\$26,750
2008	14' HILLSBORO	TRAILER	\$7,968	5.00	\$7,756
2008	20.5" RACKS	RACKS	\$2,467	5.00	\$2,401
2008	FORD F-250	P/U	\$26,673	5.00	\$25,962
Total			\$1,647,191		\$538,464

ROAD IMPROVEMENT PROJECTS

Street	Classification	From	To	Length	Improvements Needed	Improvements Cost
Road 99W	Arterial	GLENN CO.	CAPAY ROAD	21120	SHOULDER	\$5,005,440
		CAPAY ROAD	LIBERAL AVE	18400	SHOULDER	\$3,201,600
		LIBERAL AVE	CORNING C.L.	6400	SHOULDER	\$113,600
		CORNING C.L.	FINNELL AVE.	7920	OVERLAY	\$712,800
		FINNELL AVE.	GYLE ROAD	17780	OVERLAY	\$1,600,200
		GYLE ROAD	GERBER ROAD	15300	OVERLAY	\$1,377,000
		GERBER ROAD	SAN BENITO AVE.	10560	SHOULDER	\$2,059,200
		SAN BENITO AVE.	FLORES AVE.	650	TURN LANE, SHOULDER	\$212,550
		FLORES AVE.	WALMART DIST.	9250	TURN LANE, SHOULDER	\$3,024,750
		WALMART DIST.	TYLER ROAD	7810	TURN LANE, SHOULDER	\$2,553,870
		TYLER ROAD	RIVERSIDE	2620	TURN LANE, SHOULDER	\$927,480
		RIVERSIDE	RED BLUFF CITY LIMITS	3250	TURN LANE, SHOULDER	\$1,150,500
Baker Road	Arterial	WALNUT	PLYMIRE ROAD	10910	SHOULDER	\$2,814,780
		PLYMIRE ROAD	STATE HWY 36	4015	SHOULDER	\$1,035,870
		STATE HWY 36	HOOKER CREEK BRIDGE	12000	RECONSTRUCTION, SHOULDER	\$3,096,000
Bowman Road	Arterial	INTERSTATE 5	EVERGREEN ROAD	3000	RECONSTRUCTION, SHOULDER	\$774,000
		HOOKER CREEK ROAD	BENSON ROAD	14075	RECONSTRUCTION, SHOULDER	\$3,631,350
		EVERGREEN ROAD	FARQUAHAR ROAD	16000	RECONSTRUCTION, SHOULDER	\$2,496,000
		BENSON ROAD	RAWSON ROAD	20700	OVERLAY	\$1,490,400
Gyle Road	Arterial	PASKENTA ROAD	INTERSTATE 5	4700	OVERLAY	\$338,400
		RAWSON	99W	9270	OVERLAY	\$834,300
		99W	HALL ROAD	12300	OVERLAY	\$1,107,000
		HALL ROAD	TEHAMA CITY LIMITS	1000	SHOULDER	\$237,000
Main Street	Arterial	BEGINNING	SHASTA COUNTY	2000	RECONSTRUCTION, SHOULDER	\$1,035,000
South Avenue	Arterial	STATE HWY. 99	SACRAMENTO RIVER	18050	SHOULDER	\$3,181,313
		SACRAMENTO R/AVE	HALL ROAD CUTOFF	8000	TURN LANE, SHOULDER	\$2,448,000
		HALL ROAD CUTOFF	HALL ROAD	1000	TURN LANE, SHOULDER	\$306,000
		HALL ROAD	MARGUERITE AVENUE	12800	SHOULDER	\$2,227,200
		MARGUERITE AVENUE	CORNING CITY LIMITS	6600	TURN LANE, SHOULDER	\$2,968,000
		CORNING CITY LIMITS	END	4000	OVERLAY	\$216,000
Aramayo		INTERSTATE 5	TEHAMA CITY LIMITS	5000	SHOULDER	\$1,215,000
Adobe Road	Major Collector	STATE HIGHWAY 99	END	15000	OVERLAY	\$1,080,000
Black Butte Rd	Major Collector	RED BLUFF CITY LIMITS	CORNING ROAD	49750	OVERLAY	\$2,686,500
Capay Road	Major Collector	NEWVILLE ROAD	99W	34500	SHOULDER	\$5,382,000
Chestnut Ave	Major Collector	GLENN COUNTY	PAYNES CREEK ROAD	4060	SHOULDER	\$962,220
Corning Road	Major Collector	STATE HIGHWAY 99	BLACK BUTTE ROAD	21400	SHOULDER	\$4,622,400
		RAWSON ROAD	E/OF FREEMAN S.H. RD.	2900	OVERLAY	\$208,800
		BLACK BUTTE ROAD	HOUGHTON CREEK BRIDGE	9000	OVERLAY	\$648,000
		FREEMAN SCHOOL HOUSE				



APPENDIX

**Road Improvement Projects - continued**

Street	Classification	From	To	Length	Improvements Needed	Improvements Cost
Dusty Way	Major Collector	RAWSON ROAD	PASKENTA ROAD	11000	SHOULDERS	\$1,947,000
Flores Avenue	Major Collector	RAWSON ROAD	INTERSTATE 5	5041	SHOULDERS	\$892,257
Hoag Road	Major Collector	OREN AVENUE	TEHAMA COLUSA CANAL	6650	SHOULDERS	\$2,733,150
		TEHAMA COLUSA CANAL	END	4000	SHOULDERS	\$1,032,000
Hooker Creek Rd	Major Collector	INTERSTATE 5	MCCOY ROAD	14500	SHOULDERS	\$2,566,500
		MCCOY ROAD	BASSLER ROAD	1000	SHOULDERS	\$177,000
		BASSLER ROAD	OVERO WAY	17200	SHOULDERS	\$3,044,400
		OVERO WAY	BOWMAN ROAD	4615	SHOULDERS	\$1,093,755
Jelly's Ferry Rd	Major Collector	INTERSTATE 5	BEND FERRY ROAD	13200	SHOULDERS	\$2,059,200
		BEND FERRY ROAD	JELLY'S FERRY BRIDGE	22700	SHOULDERS	\$3,541,200
Lake California Dr	Major Collector	BOWMAN ROAD	END OF COUNTY MAINTAINED	17425	RECONSTRUCTION, SHOULDERS	\$8,886,750
Live Oak Road	Major Collector	RIDGE ROAD	RED BANK ROAD	1650	SHOULDERS	\$292,050
		RED BANK ROAD	WILDER ROAD	5280	SHOULDERS	\$823,680
		WILDER ROAD	PASKENTA ROAD	5280	SHOULDERS	\$823,680
Manton Road	Major Collector	STATE HIGHWAY 36	SHASTA COUNTY	45400	SHOULDERS	\$4,768,000
McCoy Road	Major Collector	STATE HIGHWAY 36	MATLOCK LOOP ROAD	12400	SHOULDERS	\$2,455,200
		MATLOCK LOOP ROAD	HOOKER CREEK ROAD	26400	RECONSTRUCTION	\$10,771,200
Newville Road	Major Collector	GLENN COUNTY EAST	GLENN COUNTY WEST	34320	SHOULDERS	\$858,000
Paskenta Road	Major Collector	LOWERY ROAD	LUTHER ROAD	145728	SHOULDERS	\$13,406,976
		LUTHER ROAD	RED BLUFF CITY LIMITS	1370	SHOULDERS	\$267,150
Rancho Tehama Rd	Major Collector	PASKENTA ROAD	END OF COUNTY MAINTAINED	19800	SHOULDERS	\$1,663,200
Rawson Road	Major Collector	CHITTENDEN ROAD	FLORES ROAD	56700	SHOULDERS	\$10,035,900
			N/OF FLORES AVE.	24816	SHOULDERS	\$3,871,296
Walnut Street	Major Collector	RED BLUFF CITY LIMITS	WILDER ROAD	5000	TURN LANE, SHOULDERS	\$1,950,000
Wilder Road	Major Collector	WALNUT STREET	LIVE OAK ROAD	6570	BRDIGE, SHOULDERS	\$2,095,060
Hall Road	Minor Collector	CAPAY ROAD	DALE ROAD	8160	SHOULDERS	\$2,105,280
		DALE ROAD	ORANGEWOOD	14000	SHOULDERS	\$2,184,000
Kirkwood Road	Minor Collector	CORNING CITY LIMITS	CAPAY ROAD	23200	SHOULDERS	\$4,106,400
Reeds Creek Rd	Minor Collector	WILDER ROAD	PINE CREEK ROAD	3700	SHOULDERS	\$954,600
		PINE CREEK ROAD	JOHNSON ROAD	19645	SHOULDERS	\$3,477,165
Samson Avenue	Minor Collector	SAN BENITO	END	1721	SHOULDERS	\$268,476
Trinity Avenue	Minor Collector	STATE HIGHWAY 99	PAYNES CREEK ROAD	8335	SHOULDERS	\$1,475,295
Tyler Road	Minor Collector	99W	EAST CHARD AVE.	6100	SHOULDERS	\$1,317,600
					<b>TOTAL</b>	<b>\$166,923,943</b>

