

CITY COUNCIL AGENDA REPORT

December 17, 2024
Finance

TITLE: ADOPT A RESOLUTION FINDING THAT CERTAIN DEVELOPMENT IMPACT FEES SUBJECT TO AB 1600 AND SB 1693 ARE UNEXPENDED AFTER FIVE YEARS AND THE FUNDS ARE COMMITTED TO PARTICULAR PROJECTS

SUMMARY

As required by AB 1600 and SB 1693, this annual report has been prepared showing the status of development impact fees held as of June 30, 2024. The attached resolution finds that certain development impact fees have been held for five or more years and identifies the projects and the City's commitment thereto for the City's retention of the funds. This report also contains the annual information on water and sewer connection fees as required by SB 1760.

Staff provided the required public meeting notice on December 2, 2024, and made this report available 15 days in advance of the City Council meeting, as required by law.

RECOMMENDATION

Adopt a resolution finding that certain development impact fees subject to AB 1600 and SB 1693 are unexpended after five years and the funds are committed to particular projects.

BACKGROUND

Beginning in 1984, public entities were required to provide an annual accounting concerning the collection and use of all development impact fees. Effective January 1, 1989, AB 1600 (Government Code Section 66000 et seq.) established new accounting guidelines regarding the imposition and use of development impact fees. Effective January 1, 1997, SB 1693 made certain changes to AB 1600 and clarified and expanded the responsibilities of local agencies. In February 1998, SB 1760 further clarified the development impact fees that are subject to AB 1600 and excluded water and sewer connection fees from the requirements to expend these fees within five years. While not required, water and sewer connection fees are included in this report in order to provide the information on the receipt and utilization of these funds.

One of the mandated accounting guidelines, as stated in Government Code Section 66006(a), provides that a local agency shall establish separate capital facility accounts for each improvement funded by development impact fees. Any interest income earned by funds in such an account shall also be deposited in that account. Each local agency is required within 180 days after the financial year is closed (for the City this is December 31) to make available to the public the following information for each separate account: (1) the account's beginning and ending balance; (2) the amount of fees, interest, and other income in the account; (3) the amount of expenditure for each public facility or improvement made from the account; (4) the total percentage of the cost of the improvement that was funded with the fees; (5) the date construction will commence if sufficient funds have been collected; (6) a description of any interfund transfers or loans made from an account; and (7) the amount of refunds made from the account. Attachment 2 and 3 provide this information for funds held on June 30, 2024.

Attachment 4 provides the Master Fee Schedule for the development impact fees that are subject to AB 1600, SB 1693 and SB 1760.

In addition, Government Code 66006 Section (b)(2) requires the report to be included on the agenda at a public meeting not less than 15 days after the information was made available to the interested parties. Staff provided the notice of public meeting to interested parties who had filed a written request with the City.

DISCUSSION

The City uses fund accounting to segregate development impact fees subject to AB 1600 and SB 1760 from other City funds. Interest income is allocated to each individual fund based on its own cash balance.

Funds Subject to AB 1600

The City utilizes the following funds to track development related revenues subject to AB 1600:

Public Facilities Fund (Fund 203) – This fund is utilized to account for the *Public Facilities fee*. Facilities projects and equipment required to service new development are funded from this fee. When a project serves both new and existing development, only the portion related to new development is charged against this fund; the other portions of the project are funded by other sources, such as the General Fund. Fund balance, other revenues, expenditures, and fund transfers for fiscal years 2019/20 through 2023/24 are detailed in Attachment 2.

Park Development Fund (Fund 222) – This fund is utilized to account for the receipt of *Park Dedication In-Lieu fees* collected through December 2019. These fees are used to offset the cost of park acquisition; this fund also receives a portion of Public Facilities fees to be used to offset the cost of community park development. Fund balance, revenues, expenditures, and fund transfers for fiscal years 2019/20 through 2023/24 are detailed in Attachment 2.

Traffic Impact Fund (Fund 212) – This fund is utilized to account for the receipt of *Traffic Impact fees*. When a project serves both new and existing development, only the portion related to new development is charged against this fund; the other portions of the project are funded by other sources, such as gas tax revenues or the General Fund. Fund balance, revenues, expenditures, and fund transfers for fiscal years 2019/20 through 2023/24 are detailed in Attachment 2.

Tri-Valley Transportation Fund (Fund 214) – This fund is utilized to account for the receipt of *Tri-Valley Transportation fees*. The City, as a member of the Tri-Valley Transportation Council (TVTC), collects a fee from developers to finance projects to reduce traffic-related impacts caused by future developments. The City forwards 80% of the receipts to the TVTC to be utilized for regional traffic projects and retains 20% for City-related traffic projects. In addition, the City receives advances/reimbursements for City-related work performed on specific TVTC sponsored projects. The City acts as a project sponsor for some TVTC projects; in this capacity, the City receives pass-thru funds from TVTC and remits them to the appropriate agency in charge of the project. Fund balance, revenues, expenditures, and fund transfers for fiscal years 2019/20 through 2023/24 are detailed in Attachment 2.

Downtown Parking-In-Lieu Fund (Fund 104) – This fund is utilized to account for the receipt of *Parking-In-Lieu fees* for the Downtown Revitalization District (District). When development

within the District is not able to accommodate all of its required parking onsite, the fee is collected to purchase land and to construct public parking lots. Fund balance, revenues, expenditures, and fund transfers for fiscal years 2019/20 through 2023/24 are detailed in Attachment 2.

Lower Income Housing Fund (Fund 122) – This fund is utilized to account for the receipt of *Lower Income Housing fees* and their disbursement for lower income housing programs, services, and/or projects. Fund balance, revenues, expenditures, and fund transfers for fiscal years 2019/20 through 2023/24 are detailed in Attachment 2 for information only, as *Lower Income Housing fees are not subject to AB 1600*.

Unexpended Funds After Five Years

Government Code section 66001(d) requires that five years after collecting a development fee subject to AB 1600 and SB 1693, a local agency shall make findings that year and every five years thereafter, with respect to any portion of the fee remaining unexpended. The findings must identify the purpose for which the fee is to be used and demonstrate a nexus between the fee and the purpose for which it was originally charged. The findings must also identify all sources and amounts of funding for completion of the improvement and the approximate date that the improvement will be fully funded. After five years, a local agency is also required to refund the unexpended portion of the fee, and any accrued interest, for which a need cannot be demonstrated; however, when a city makes appropriate findings, including that the purpose for the developer impact fee remains, the city may retain the fee.

Staff reviewed development impact fees collected five or more years ago and has determined that all funds held for more than five years are necessary to complete identified projects, as shown below by fund. The percent funded by the impact fees was established in the nexus study that established the relevant fee. As required by AB 1600 and SB 1693, this annual report has been prepared showing the status of development impact fees held as of June 30, 2024, and incorporated into a resolution (Attachment 1) for the City Council's adoption.

Public Facilities Fund (Fund 203)

Amount collected in previous fiscal years subject to 5-year limitation: \$0
Funds are 100% expended as accounted for in Attachment 2.

Park Development Fund (Fund 222)

Amount collected in previous fiscal years subject to 5-year limitation: \$6,326,003
Funds are committed to the following project:

- New Community Park Site Acquisition Reserve – Project #03728

Description: This project involves identifying and procuring potential sites to construct a new community park in the northeast area of the city and establishing a reserve to eventually acquire an appropriate site of approximately 30 to 40 acres of contiguous land. Amenities could include youth area with various play equipment, a picnic area, open field play space, an exercise course, restrooms, pathways, and landscaping. The exact type and mix of uses for this site will be determined through a Park Master Plan process, managed by staff and the Parks and Recreation Commission.

Approximate project completion date: Ongoing

Project cost: \$3,501,477

Source of funding: Park Development Fund

% funded by development impact fees: 100%

- General Trail Improvement and Development – Project #01737
Description: This project provides ongoing funding for specific trail development/improvement projects throughout the city. Projects would be recommended by the Parks and Recreation Commission and approved by the City Council, and may include walking/hiking, bicycling, and/or equestrian uses. Projects being considered include the Downtown Trail, Vineyard Avenue Corridor Trail, Arroyo del Valle to Shadow Cliffs, Alamo Canal Extension and the Iron Horse Trail.
Approximate project completion date: Ongoing
Project Cost: \$504,497
Source of funding: Park Development Fund and Park CIP-General Fund
% funded by development impact fees: Park Development Fee (82%) and Park CIP-General Fund (18%)

- Lions Wayside Park Improvement – Project #06716
Description: Funding for an existing project to design and construct a new park consistent with the Lions Wayside and Delucchi Parks Master Plan, incorporating the newly acquired properties at 4363 and 4377 First Street into the design process.
Approximate project completion date: 2025
Project Cost: \$1,789,090
Source of funding: Park Development Fund
% funded by development impact fees: 100%

- Pleasanton Tennis/Community Park LED Light – Project #16733
Description: The Tennis and Community Park tennis court LED light conversion project, CIP No. 16733, will convert the existing tennis court lights that are HPS lights to LED lights and the Tennis and Community Park Volleyball Court LED light project, CIP No. 21775, will provide night lighting to the existing volleyball courts.
Approximate project completion date: Ongoing
Project Cost: \$120,000
Source of funding: Park Development Fund
% funded by development impact fees: 100%

- Design Inclusionary/All Access Play – Project #20773
Description: This funding will be used to begin the design of ADA access and an all-abilities playground to foster more connections and opportunities for young families. The design process will involve community outreach to seek input to determine best location, size, and amenities to be included in the playground. Design and construction will follow and may require additional funding to be prioritized and allocated in future years.
Approximate project completion date: Ongoing
Project Cost: \$283,485 available
Note: Estimated project cost to be much higher
Source of funding: Park Development Fund
% funded by development impact fees: 100%

- Tennis/Community Park Court Lighting – Project #21775
Description: This project involves the construction of new LED lighting for the courts at the Pleasanton Tennis and Community Park.
Approximate project completion date: Ongoing

Project Cost: \$250,000
Source of funding: Park Development Fund
% funded by development impact fees: 100%

- Cemetery Storm Repairs & Renovations – Project #23668

Description: The winter 2022/23 storms caused significant damage to the cemetery, including downed trees and damage to the storage area, that required significant repair to have an operating cemetery.

Approximate project completion date: 2024

Project Cost: \$101,655

Source of funding: Park Development Fund

% funded by development impact fees: 100%

Traffic Impact Fund (212)

Amount collected in previous fiscal years subject to 5-year limitation: \$6,286,024

Funds are committed to the following project:

- Johnson Drive Economic Development Zone – Project #18531

Description: This project design and construct the transportation improvements associated with the Johnson Drive Economic Development Zone: Traffic Signals on Johnson (Commerce Drive and Owens Drive North); Stoneridge and Johnson left turns; Stoneridge Drive and 680 northbound on ramp widening; and Johnson Drive widening.

Approximate project completion date: 2024

Project cost: \$11,585,865

Source of funding: Traffic Impact Fees (55%) and Grant Funding (45%)

% funded by development impact fees: 55%

Tri-Valley Transportation Fund (214)

Amount collected in previous fiscal years subject to 5-year limitation: **\$1,919,319**

Funds are committed to the following project:

- Tri-Valley Transportation Development Fee Reserve – Project #01541

Description: This project establishes a reserve fund for various regional projects to help mitigate traffic congestion in the Tri-Valley area. These funds represent a portion of the costs and are the City's 20% set-aside portion of the Tri-Valley Transportation Development Fees (TVTDF) collected in the City of Pleasanton. The Tri-Valley projects include the following: I-580/I-680 flyover and hook ramps, State Route 84/I-580 corridor improvements from I-580 to I-680, Isabel Route 84/I-680 Interchange, I-680 auxiliary lanes between Bollinger Canyon Road and Diablo Road, West Dublin-Pleasanton BART Station, I-580 HOV lanes from Tassajara Road to Vasco Road, I-680 HOV lanes from State Route 84 to the top of Sunol Grade, I-680/Alcosta Boulevard Interchange Modifications, Crow Canyon Road Safety Improvements, Vasco Road Safety Improvements, and Express Bus Service. In addition to these projects, the TVTC has approved 11 additional projects which include the El Charro Road extension in Pleasanton.

Approximate project completion date: Ongoing

Project cost: \$2,100,000

Source of funding: Tri-Valley Transportation Development Fee

% funded by development impact fees: 100%

Downtown Parking-In-Lieu Fund (104)

Amount collected in previous fiscal years subject to 5-year limitation: **\$695,443**

Funds are committed to the following project:

- Expand Parking on Downtown Transportation Corridor (Phase II)

Description: A public parking lot on the transportation corridor between Abbie Street and Neal Street. The project replaces an existing gravel parking lot that has a one-way drive isle. The new parking lot will be similar to the Firehouse Arts Center parking lot with a two-way drive isle, ninety-degree parking on each side, walk path and landscaping. The project requires drainage improvements, stormwater treatment facilities, curb, gutter, new asphalt and striping.

Approximate project completion date: Ongoing

Project cost: \$4,000,000

Source of funding: Downtown Parking In-Lieu and General Fund CIP

% funded by development impact fees: TBD

Lower Income Housing Fund (Fund 122)

Amount collected in previous fiscal years subject to 5-year limitation: **\$4,752,678**

- The Lower Income Housing Fee, not subject to AB 1600 requirement, will continue to be collected to provide services and programs for lower income households, including Rapid Re-Housing Program, Housing Rehabilitation Program, First-Time Homebuyer Program, Down Payment Assistance Loan Program and others, in partnership with a number of local, non-profit organizations. Additionally, any potential affordable housing related projects are continuing to be explored.

Funds Subject to AB 1760

The City utilizes the following funds to track development related revenues subject to AB 1760:

Water and Sewer Expansion Funds (Funds 422 and 432) – These funds are utilized to account for water and sewer connection fees. When a project serves both new and existing development, only the portion related to new development is charged against these funds; the other portions of the project are funded by other sources, such as revenue from the rate payer funded Repair and Replacement Funds (Replacement Funds). The Replacement Funds are accounted for separately (Funds 422 and 432). Fund balance, revenues, expenditures and transfers for Funds 422 and 432 for fiscal years 2019/20 through 2023/24 are detailed in Attachment 3.

The following is a summary by fund of the projects that the City is committed to complete in coming years with available water and sewer connection fees:

Water Expansion Fund (422)

- City Ground Water Supply – Project #24174

Description: The project includes the City constructing its own wells and required distribution piping to tie into system, or joint wells with Zone 7 and upsizing distribution piping so it can be received from turnouts, re-establishing the City's 3500 acre-feet groundwater allotment.

Approximate project completion date: Ongoing

Project cost: \$26,500,000

Source of funding: Water Expansion Fees (14%); Water Replacement Fund (86%)

% funded by development impact fees: 14%

Sewer Expansion Fund (432)

- Sewer Capacity Evaluation – Project #16245

Description: This project is a general capacity study of the City’s sewer collection system to confirm proper sizing of sewer piping, pump stations and other facilities. The findings will be integrated into the Sewer System Management Plan, and include focused evaluations of East Amador Trunk Sewer, East Amador Relief Sewer, East Pleasanton Specific Plan, Ruby Hill, and Commerce Circle service areas. Integration with the Vineyard service area evaluation will be included. This project will create a hydraulic model of the sewer system which will be updated to reflect changes and evaluate adequacy of proposed changes to the system.

Approximate project completion date: 2025

Project cost: \$700,000

Source of funding: Sewer Connection Fees (25%); Sewer Replacement Fund (75%)
% funded by development impact fees: 25%

EQUITY AND SUSTAINABILITY

This action ensures that impact fee revenues collected continue to be utilized for various capital projects to improve or enhance the City's infrastructure and facilities.

OUTREACH

Notice of this meeting was posted on a local newspaper at least 15 days prior to the December 17, 2024, City Council meeting. Public comments received after publication of this report will be forwarded to the City Council.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the ONE Pleasanton strategic plan goal of *Funding Our Future*, Strategy 2 - Identifying expanded and new revenue sources to address significant infrastructure needs.

FISCAL IMPACT

AB 1600 requires the development impact fees held by the City that meet the criteria described in this report be refunded if the findings in the attached resolution are not adopted.

Prepared by:



Chris Yi, Financial Services Manager

Submitted by:



Susan Hsieh, Director of Finance

Approved by:



Gerry Beaudin, City Manager

Attachments:

1. Resolution
2. Development Impact Fee Funds Subject to AB 1600
3. Development Impact Fee Funds Subject to AB 1760
4. Development Fee Schedule

RESOLUTION NO.**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON, FINDING THAT CERTAIN DEVELOPMENT IMPACT FEES SUBJECT TO AB 1600 AND SB 1693 ARE UNEXPENDED AFTER FIVE YEARS AND THE FUNDS ARE COMMITTED TO PARTICULAR PROJECTS**

WHEREAS, Government Code Section 66001(d), effective January 1, 1989, requires the City (a) to make findings once each fiscal year with respect to any portion of a fee remaining unexpended in its account five or more years after deposit of the fee, (b) to identify the purpose to which the fee is to be put and to demonstrate a reasonable relationship between the fee and the purpose for which it is charged, (c) to identify all sources and amounts of funding anticipated to complete financing and (d) to designate the approximate date the expected funding will be deposited; and

WHEREAS, pursuant to Government Code Section 66006 (b)(2), the information was made available to the public on December 2, 2024; and a public meeting was held on December 17, 2024; and

WHEREAS, staff has reviewed the development impact fees collected from June 30, 2019 to determine if any such development fees still remain unexpended; and

WHEREAS, staff has found that development impact fees collected for this period remain unexpended and the City is committed to use these unexpended amounts for construction of capital improvements as follows:

Unexpended Amounts by Fund:

Park Development Fund	\$ 6,326,003
Traffic Impact Fee	6,286,024
Tri-Valley Transportation Development Fee	1,919,319
Downtown Parking-In-Lieu	695,443
Total Fees Subject to AB 1600	\$ 15,226,789

NOW, THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. That there are development impact fees remaining unexpended but these fees are committed to constructing improvements identified in subsection D below that will implement goals and objectives of the City's General Plan;

SECTION 2. That the City's objective to mitigate the impacts caused by the development of residential, commercial, and industrial land will be assisted by the purchase of the equipment or construction of the improvements;

SECTION 3. That there is a reasonable relationship between the purpose of each of the developer fees and the purpose for which it is charged and committed as stated below in subsection D.

SECTION 4. That the amount of the development impact fees collected, the cash balance (including interest earnings) as of June 30, 2024 for each fee held for five years or more, the purpose the fee is committed, additional sources of funding and the expected date that funding will be available are as follows:

Park Development Fund (Fund 222)

Amount collected in previous fiscal years subject to 5-year limitation: **\$6,326,003**

Funds are committed to the following project:

- **New Community Park Site Acquisition Reserve – Project #03728**
Description: This project involves identifying and procuring potential sites to construct a new community park in the northeast area of the City and establishing a reserve to eventually acquire an appropriate site of approximately 30 to 40 acres of contiguous land. Amenities could include youth area with various play equipment, a picnic area, open field play space, an exercise course, restrooms, pathways, and landscaping. The exact type and mix of uses for this site will be determined through a Park Master Plan process, managed by staff and the Parks and Recreation Commission.
Approximate project completion date: On-Going
Project cost: \$3,501,477
Source of funding: Park Development Fund
% funded by development impact fees: 100%
- **General Trail Improvement and Development – Project #01737**
Description: This project provides ongoing funding for specific trail development/improvement projects throughout the City. Projects would be recommended by the Parks and Recreation Commission and approved by the City Council, and may include walking/hiking, bicycling, and/or equestrian uses. Projects being considered include the Downtown Trail, Vineyard Avenue Corridor Trail, Arroyo del Valle to Shadow Cliffs, Alamo Canal Extension and the Iron Horse Trail.
Approximate project completion date: On-Going
Project Cost: \$504,497
Source of funding: Park Development Fund and Park CIP-General Fund
% funded by development impact fees: Park Development Fee (82%) and Park CIP-General Fund (18%)
- **Lions Wayside Park Improvement – Project #06716**
Description: Funding for an existing project to design and construct a new park consistent with the Lions Wayside and Delucchi Parks Master Plan, incorporating the newly acquired properties at 4363 and 4377 First Street into the design process.
Approximate project completion date: 2025
Project Cost: \$1,789,090
Source of funding: Park Development Fund
% funded by development impact fees: 100%
- **Pleasanton Tennis/Community Park LED Light – Project #16733**
Description: The Tennis and Community Park tennis court LED light conversion project, CIP No. 16733, will convert the existing tennis court lights that are HPS lights to LED lights and the Tennis and Community Park Volleyball Court LED light project, CIP No. 21775, will provide night lighting to the existing volleyball courts.
Approximate project completion date: On-Going

Project Cost: \$120,000
Source of funding: Park Development Fund
% funded by development impact fees: 100%

- Design Inclusionary/All Access Play – Project #20773
Description: This funding will be used to begin the design of ADA access and an all abilities playground to foster more connections and opportunities for young families. The design process will involve community outreach to seek input to determine best location, size, and amenities to be included in the playground. Design and construction will follow and may require additional funding to be prioritized and allocated in future years.
Approximate project completion date: On-Going
Project Cost: \$283,485 available
Note: Estimated project cost to be much higher
Source of funding: Park Development Fund
% funded by development impact fees: 100%
- Tennis/Community Park Court Lighting – Project #21775
Description: This project involves the construction of new LED lighting for the courts at the Pleasanton Tennis and Community Park.
Approximate project completion date: On-Going
Project Cost: \$250,000
Source of funding: Park Development Fund
% funded by development impact fees: 100%
- Cemetery Storm Repairs & Renovations – Project #23668
Description: The Winter 2022/23 storms caused significant damage to the cemetery, including downed trees and damage to the storage area, that required significant repair in order to have an operating cemetery.
Approximate project completion date: 2024
Project Cost: \$101,655
Source of funding: Park Development Fund
% funded by development impact fees: 100%

Traffic Impact Fund (212)

Amount collected in previous fiscal years subject to 5-year limitation: **\$6,286,024**

Funds are committed to the following project:

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Description: This project design and construct the transportation improvements associated with the Johnson Drive Economic Development Zone: Traffic Signals on Johnson (Commerce Drive and Owens Drive North); Stoneridge and Johnson left turns; Stoneridge Drive and 680 northbound on ramp widening; and Johnson Drive widening.
Approximate project completion date: 2024
Project cost: \$11,585,865
Source of funding: Traffic Impact Fees (55%) and Grant Funding (45%)
% funded by development impact fees: 55%

Tri-Valley Transportation Fund (214)

Amount collected in previous fiscal years subject to 5-year limitation: **\$1,919,319**

Funds are committed to the following project:

- Tri-Valley Transportation Development Fee Reserve – Project #01541
Description: This project establishes a reserve fund for various regional projects to help mitigate traffic congestion in the Tri-Valley area. These funds represent a portion of the costs and are the City’s 20% set-aside portion of the Tri-Valley Transportation Development Fees (TVTDF) collected in the City of Pleasanton. The Tri-Valley projects include the following: I-580/I-680 flyover and hook ramps, State Route 84/I-580 corridor improvements from I-580 to I-680, Isabel Route 84/I-680 Interchange, I-680 auxiliary lanes between Bollinger Canyon Road and Diablo Road, West Dublin-Pleasanton BART Station, I-580 HOV lanes from Tassajara Road to Vasco Road, I-680 HOV lanes from State Route 84 to the top of Sunol Grade, I-680/Alcosta Boulevard Interchange Modifications, Crow Canyon Road Safety Improvements, Vasco Road Safety Improvements, and Express Bus Service. In addition to these projects, the TVTC has approved 11 additional projects which includes the El Charro Road extension in Pleasanton. Approximate project completion date: On-Going
Project cost: \$2,100,000
Source of funding: Tri-Valley Transportation Development Fee
% funded by development impact fees: 100%

Downtown Parking-In-Lieu Fund (104)

Amount collected in previous fiscal years subject to 5-year limitation: **\$695,443**

Funds are committed to the following project:

- Expand Parking on Downtown Transportation Corridor (Phase II)
Description: A public parking lot on the transportation corridor between Abbie Street and Neal Street. The project replaces an existing gravel parking lot that has a one-way drive isle. The new parking lot will be similar to the Firehouse Arts Center parking lot with a two-way drive isle, ninety-degree parking on each side, walk path and landscaping. The project requires drainage improvements, stormwater treatment facilities, curb, gutter, new asphalt and striping. Approximate project completion date: On-Going
Project cost: \$4,000,000
Source of funding: Downtown Parking In-Lieu and General Fund CIP
% funded by development impact fees: TBD

SECTION 5. That the City Clerk shall certify to the passage of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on December 17, 2024.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on December 17, 2024, by the following vote:

- Ayes:
- Noes:
- Absent:
- Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel Sodergren, City Attorney

Development Impact Fees Subject to AB1600

Capital Facilities Fund 203

Fund Balance, Fees Collected, Interest Earned, Transfers and Project Expenditures - Five Year History

	2019/20	2020/21	2021/22	2022/23	2023/24
BEGINNING FUND BALANCE	\$ 6,542,424	\$ 6,258,265	\$ 3,568,430	\$ 712,766	\$ 649,404
REVENUE					
Capital Facilities Fees	650,722	509,720	169,942	423,911	1,300,930
Interest (includes GASB31 interest adjustment)	216,758	(1,186)	(104,712)	37,628	60,351
TOTAL REVENUE	<u>867,480</u>	<u>508,534</u>	<u>65,230</u>	<u>461,539</u>	<u>1,361,281</u>
TRANSERS					
Transfers Out*	(1,107,829)	(1,210,000)			-
TOTAL TRANSFERS	<u>(1,107,829)</u>	<u>(1,210,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES					
Animal Shelter Leases #94451	15,532	12,968	15,037		
Annual Court Resurfacing #20744	7,630				396
Design of Aquatic Center 50 Meter Pool Deck & Replaster, #22781				13,894	
Design Fire Station#2 Improvement #18424	9,375				
Landscape Median Construction & Renov #06451		9,038		4,230	5,326
Library Lighting, #23493				4,954	5,057
Library Roof Replacement, #14408				430,000	
LPFD Fire Stations 3 - Design and Construct #17423	11,273	1,966,363	2,905,858		
Police Department Training Facility, #22482				51,000	
Remove City Hall Modular Buildings, #21463				20,823	
MCC Replacement & Temporary Power Station, #24374					5,937
TOTAL EXPENDITURES	<u>43,810</u>	<u>1,988,369</u>	<u>2,920,894</u>	<u>524,901</u>	<u>16,715</u>
ENDING FUND BALANCE	<u>\$ 6,258,265</u>	<u>\$ 3,568,430</u>	<u>\$ 712,766</u>	<u>\$ 649,404</u>	<u>\$ 1,993,970</u>

* Transfers Out to Fund 222 Parks share of Capital Facilities Fees (\$1,107,829 in 2019/20 & \$1,210,000 in 2020/21).

Unexpended Fees Subject to AB1600

\$ 6,542,424	Beginning Fund Balance, 7/1/19
(2,317,829)	Transfers Out*
(5,494,689)	Total Expenditures
<u>\$ (1,270,093)</u>	All Fees Subject to AB1600 Have Been Spent as of 6/30/24

Development Impact Fees Subject to AB1600
Park Development Fund 222
Fund Balance, Fees Collected, Interest Earned, Transfers and Project Expenditures - Five Year History

	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>
BEGINNING FUND BALANCE	\$ 11,809,991	\$ 10,201,084	\$ 10,370,514	\$ 9,577,545	\$ 8,984,812
REVENUE					
Park Dedication In Lieu Fees	-	-	-	-	-
Interest (includes GASB31 interest adjustment)	301,900	24,364	(498,206)	(38,988)	452,679
TOTAL REVENUE	<u>301,900</u>	<u>24,364</u>	<u>(498,206)</u>	<u>(38,988)</u>	<u>452,679</u>
TRANSFERS					
Transfers In*	1,107,829	1,210,000			
Transfers Out**	(272,274)				
TOTAL TRANSFERS	<u>835,555</u>	<u>1,210,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES					
Alviso Adobe Strategic Plan Implementation, #18725				42,745	190,101
Amador Theatre Facility Assessment #17714			24,357		
Bocce Ball Courts #16725	32,954	1,936			
Cemetery Storm Repair, #23668				85,050	32,295
Design Inclusionary All Access Playground #20773		39,631	76,883		
Design Skate Park #20774		28,607	86,906	130,121	154,367
General Trail Improvement And Development, #01737				2,031	
Library Office Remodel #17750	1,033,353	168,411			
Lions Wayside and Delucchi Parks #06716	232,558	101,593	66,618	17,025	159,376
Mountain Bike Trail #20771	330	49,083	27,918	276,537	14,292
Pioneer Cemetery South Hill Improvement #21765		715,913			
Pioneer Masterplan Implementation #16446	76,616	(71,347)	12,082	234	1,480
Replace Concession Stand #17747	364,635	3,190			
Softball Field House/Booth Renovation #17746	1,005,916	27,917			
TOTAL EXPENDITURES	<u>2,746,362</u>	<u>1,064,934</u>	<u>294,763</u>	<u>553,745</u>	<u>551,910</u>
ENDING FUND BALANCE	<u>\$ 10,201,084</u>	<u>\$ 10,370,514</u>	<u>\$ 9,577,545</u>	<u>\$ 8,984,812</u>	<u>\$ 8,885,580</u>
REVISED ENDING FUND BALANCE					

*Transfers In from Fund 203 Capital Facilities Fund - Parks share of Public Facilities Fees (\$1,107,829 in FY20 & \$1,210,000 in FY21),

**Transfers Out to Fund 403 Cemetary Capital Improvement for Pleasanton Pioneer Cemetery related capital projects.

Unexpended Fees Subject to AB1600

\$ 11,809,991	Beginning Fund Balance, 7/1/19
(272,274)	Transfers Out*
(5,211,714)	Total Expenditures
<u>\$ 6,326,003</u>	Unexpended Fees Subject to AB1600 at 6/30/24

Development Impact Fees Subject to AB1600
Traffic Impact Fund 212
Fund Balance, Fees Collected, Interest Earned, Transfers and Project Expenditures - Five Year History

	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>
BEGINNING FUND BALANCE	\$ 10,068,869	\$ 10,299,661	\$ 10,108,108	\$ 8,914,956	\$ 9,498,406
REVENUE					
Traffic Impact Fees	452,113	40,490	691,052	950,639	691,035
Interest (includes GASB31 interest adjustment) & Others	304,603	24,859	(486,829)	(50,622)	402,352
TOTAL REVENUE	<u>756,716</u>	<u>65,349</u>	<u>204,224</u>	<u>900,016</u>	<u>1,093,388</u>
TRANSFERS					
Transfers In*		810,826			-
TOTAL TRANSFERS	<u>-</u>	<u>810,826</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES					
Bi-Annual Traffic Signal Installation #17532, #23532	4,750	4,136	352,055	153,229	84,546
Hopyard Road and Owens Drive Intersection Impr #15525	6,265				
I-680 Sunol Boulevard Improvement #15551	223,266	562,270	510,041	161,659	390,706
Intersection Improvements #15541, #17541, #20541, #20569	52,474	325,762	9,526		
Johnson Dr Econ Development Zone #18531		297	275,912	1,679	
Nevada Street Improvements #20565		53,312	152,912		
Right of Way Traffic to Caltrans #16506	91,446	44,839	25,553		
Signal Detection Upgrade #17568	147,723	77,112	71,376		
TOTAL EXPENDITURES	<u>525,924</u>	<u>1,067,728</u>	<u>1,397,375</u>	<u>316,567</u>	<u>475,252</u>
ENDING FUND BALANCE	<u>\$ 10,299,661</u>	<u>\$ 10,108,108</u>	<u>\$ 8,914,956</u>	<u>\$ 9,498,406</u>	<u>\$ 10,116,542</u>
REVISED ENDING FUND BALANCE					

*Transfer in are funds related to Bernal Property (\$810,826) in FY21

Unexpended Fees Subject to AB1600

\$ 10,068,869	Beginning Fund Balance, 7/1/19
(3,782,845)	Total Expenditures
<u>\$ 6,286,024</u>	Unexpended Fees Subject to AB1600 at 6/30/24

Development Impact Fees Subject to AB1600
Tri-Valley Transportation Fund 214
Fund Balance, Fees Collected, Interest Earned, Transfers and Project Expenditures - Five Year History

	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>
BEGINNING FUND BALANCE	\$ 1,919,319	\$ 2,031,255	\$ 2,076,524	\$ 2,086,048	\$ 2,133,792
REVENUE					
Tri-Valley Transportation Fees	52,205	38,638	114,609	68,435	76,572
Interest (includes GASB31 interest adjustment)	59,731	6,631	(105,085)	(20,691)	97,285
TOTAL REVENUE	<u>111,936</u>	<u>45,269</u>	<u>9,524</u>	<u>47,743</u>	<u>173,857</u>
EXPENDITURES					
*Refund of Permit Fees - #99999					
TOTAL EXPENDITURES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
ENDING FUND BALANCE	<u>\$ 2,031,255</u>	<u>\$ 2,076,524</u>	<u>\$ 2,086,048</u>	<u>\$ 2,133,792</u>	<u>\$ 2,307,649</u>

Unexpended Fees Subject to AB1600

\$ 1,919,319	Beginning Fund Balance, 7/1/19
-	*Refund of Permit Fees
<u>\$ 1,919,319</u>	<u>Unexpended Fees Subject to AB1600 at 6/30/24</u>

Development Impact Fees Subject to AB1600
Downtown Parking-In-Lieu Fund 104
Fund Balance, Fees Collected, Interest Earned, Transfers and Project Expenditures - Five Year History

	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>
BEGINNING FUND BALANCE	\$ 695,443	\$ 716,421	\$ 718,640	\$ 682,936	\$ 679,751
REVENUE					
Parking-In-Lieu Fees	-	-	-	-	-
Interest (includes GASB31 interest adjustment)	20,978	2,219	(35,703)	(3,186)	30,129
TOTAL REVENUE	<u>20,978</u>	<u>2,219</u>	<u>(35,703)</u>	<u>(3,186)</u>	<u>30,129</u>
TRANSFERS					
Transfers In					
TOTAL TRANSFERS	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES					
TOTAL EXPENDITURES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
ENDING FUND BALANCE	<u>\$ 716,421</u>	<u>\$ 718,640</u>	<u>\$ 682,936</u>	<u>\$ 679,751</u>	<u>\$ 709,879</u>

Unexpended Fees Subject to AB1600

\$ 695,443	Beginning Fund Balance, 7/1/19
-	Total Expenditures
<u>\$ 695,443</u>	<u>Unexpended Fees Subject to AB1600 at 6/30/24</u>

Development Impact Fees (For Information Only)
Lower Income Housing Fund 122
Fund Balance, Fees Collected, Interest Earned, Transfers and Project Expenditures - Five Year History

	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>
BEGINNING FUND BALANCE	\$ 9,900,276	\$ 10,357,205	\$ 11,160,053	\$ 11,845,472	\$ 13,109,774
REVENUE					
Lower Income Housing Fees	486,444	837,895	1,289,543	1,571,955	333,208
Loan Proceeds	37,415	70,291	82,859	142,172	37,268
Miscellaneous Revenues	581,093	1,050,998	987,592	751,997	1,073,620
Interest (includes GASB31 interest adjustment)	307,947	33,796	(606,079)	(113,941)	521,757
TOTAL REVENUE	<u>1,412,899</u>	<u>1,992,980</u>	<u>1,753,915</u>	<u>2,352,183</u>	<u>1,965,853</u>
TRANSFERS					
Transfers Out					20,189
TOTAL TRANSFERS	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 20,189</u>
EXPENDITURES					
1st Time Home Buyer Program #16927, #21904	46,735	40,572	35,100	25,000	30,000
Centro Legal De La Raza - Housing - #22904			59,245	40,000	36,597
City Down Payment Assistance - #14918				90,000	
Comm Resources-Independent Living -#11870	13,705	19,501	15,000	15,000	15,000
Coronavirus (COVID-19) #20903	5,322				
Echo Housing - #11853	61,631	46,427	56,081	55,458	63,356
Emergency Rental Assistance Program #20904	250,000	450,000			
Goodness Village - Tiny Home Comm, # 11868				40,000	57,720
Housing Case Mgmt Scholarships - #11867	41,087	41,308	33,827	39,361	38,500
Housing Loan Expense					58,824
Housing Rehab #11858	569	460	477	447	498
Housing Rehabilitation Program #17903	3,455	37,922	178,383	57,061	35,000
Leap Grant Housing #21801				221,039	
Miscellaneous Housing Expenditures - #99999	121,337	122,772	230,133	113,040	116,266
Overhead - Administrative Expense - #99999	387,129	396,170	425,249	350,769	373,547
Tri-Valley Reach - #11866	25,000	35,000	35,000	40,707	40,000
TOTAL EXPENDITURES	<u>955,970</u>	<u>1,190,132</u>	<u>1,068,495</u>	<u>1,087,881</u>	<u>865,308</u>
ENDING FUND BALANCE	<u>\$ 10,357,205</u>	<u>\$ 11,160,053</u>	<u>\$ 11,845,472</u>	<u>\$ 13,109,774</u>	<u>\$ 14,230,508</u>

*Transfers Out to Fund 121 for \$20,189 related to GASB 87 adjustments in FY24

Unexpended Fees

\$ 9,900,276	Beginning Fund Balance, 7/1/19
20,189	Transfers Out*
(5,167,787)	Total Expenditures
<u>\$ 4,752,678</u>	Fees collected prior to FY19 not yet spent

Water Connection Fees Subject to SB1760

Attachment 3

Water Expansion Fund 422

Fund Balance, Fees Collected, Interest Earned, Transfers and Project Expenditures - Five Year History

Effective September 21, 1998, the California Senate adopted Bill No. 1760, an amendment of California Government Code Section 66013, requires disclosing the following information regarding development fees and charges within 180 days after the close of the fiscal year:

	2019/20	2020/21	2021/22	2022/23	2023/24
BEGINNING FUND BALANCE	\$ 3,981,279	\$ 4,077,864	\$ 3,963,132	\$ 3,806,242	\$ 3,817,925
REVENUE					
Water Connection Fees	262,800	161,860	65,160	109,200	26,900
Interest (includes GASB31 interest adjustment)	122,584	12,371	(198,431)	(23,983)	172,560
TOTAL REVENUE	385,384	174,231	(133,271)	85,217	199,460
TRANSFERS					
TOTAL TRANSFERS				-	-
EXPENDITURES					
Bi-Annual Water Quality Improvement Project #17100	259,127	44,215			
Del Valle Parkway Water Main Extension - #94115		203,109			
Foothill and Sycamore RCD # 20156				25,936	
Overhead Charge for Inspection/Engineering - #99999	21,511	12,559	1,471	12,757	
Water Capacity Evaluation #18134	8,161	29,080	22,149	34,841	4,195
TOTAL EXPENDITURES	288,799	288,963	23,620	73,534	4,195
ENDING FUND BALANCE	\$ 4,077,864	\$ 3,963,132	\$ 3,806,242	\$ 3,817,925	\$ 4,013,189

Sewer Connection Fees Subject to SB1760
Sewer Expansion Fund 432
Fund Balance, Fees Collected, Interest Earned, Transfers and Project Expenditures - Five Year History

Effective September 21, 1998, the California Senate adopted Bill No. 1760, an amendment of California Government Code Section 66013, requires disclosing the following information regarding development fees and charges within 180 days after the close of the fiscal year:

	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>
BEGINNING FUND BALANCE	\$ 2,905,821	\$ 3,038,704	\$ 3,070,940	\$ 2,946,504	\$ 2,928,622
REVENUE					
Sewer Connection Fees	43,661	22,584	36,852	77,496	55,951
Interest (includes GASB31 interest adjustment)	89,222	9,652	(154,184)	(16,717)	132,895
TOTAL REVENUE	<u>132,883</u>	<u>32,236</u>	<u>(117,332)</u>	<u>60,778</u>	<u>188,846</u>
EXPENDITURES					
Overhead Charge for Inspection/Engineering - #99999			2,307	23,247	27,726
Sewer Capacity Evaluation - #16245			4,797	55,413	75,181
TOTAL EXPENDITURES	<u>-</u>	<u>-</u>	<u>7,104</u>	<u>78,661</u>	<u>102,907</u>
ENDING FUND BALANCE	<u>\$ 3,038,704</u>	<u>\$ 3,070,940</u>	<u>\$ 2,946,504</u>	<u>\$ 2,928,622</u>	<u>\$ 3,014,561</u>

CITY OF PLEASANTON
DEVELOPMENT IMPACT FEES

A. Capital Facilities Fee (includes Quimby Act)

<i>Applicable to all new construction and non-residential additions exceeding 200 sq ft. Due at the time building permit is issued</i>		
<i>PMC 3.22.040 Subject to an annual inflation adjustment on January 1 of each year based upon the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.</i>		
Residential (per dwelling unit)		
Single-family detached		\$20,480
Single-family attached (Townhouse)		\$14,593
Multi-family (Apartment, Condominium)		\$14,593
Accessory Dwelling Units (ADU) e.g. In-law, Aupair, etc		
Less than 749 sq. ft.		\$0
750 sq ft or greater ADU, whether attached or detached to a detached single-family dwelling		
750- 1,000 sq ft		\$5,120
> 1,000 sq ft		\$10,240
750 sq ft or greater ADU, whether attached or detached to an attached single-family (e.g Town home) or multi-family (apartment or condominium) dwelling		
750- 1,000 sq ft		\$3,647
> 1,000 sq ft		\$7,296
Non-Residential (per square foot)		
Office		\$2.97
Research & Development		\$2.38
Light Manufacturing		\$0.95
Service/Commercial		\$2.16
Warehouse		\$0.95
Retail		\$2.16
Restaurant		\$2.16
Hotel/Motel (per Room)		\$1,173

B. Affordable Housing Fee

<i>Applicable to all new construction and non-residential additions exceeding 200 sq ft.</i>		
<i>PMC 17.40.070, Subject to an annual inflation adjustment on January 1 of each year, based upon the Consumer Price Index (CPI) for the San Francisco/Oakland region.</i>		
Residential <i>(per dwelling unit)</i>	Single-family detached (over 1,500 sq ft)	\$52,203
	Single-family detached (1,500 sq ft or less)	\$51,077
	Multi-family (Apartment, Condominium)	\$51,077
	Accessory Dwelling Unit(In-law, Aupair, etc..)	\$0
Non-Residential <i>(per square foot)</i>	Retail	\$5.38
	Hotel/Motel	\$3.71
	Office	\$8.98
	Industrial	\$14.91

C. Transportation Development Fee

Applicable to all new construction and non-residential additions exceeding 200 sq ft.

PMC 3.26.040 Subject to an annual inflation adjustment on January 1 of each year based upon the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.

Residential (per dwelling unit)	
Single-family detached	\$11,642
Single-family attached (Townhouse)	\$11,642
Multi-family (Apartment, Condominium)	\$7,158
Accessory Dwelling Units (ADU) e.g. In-law, Au Pair, etc	
749 sq ft or less ADU to either single or multi-family dwelling	\$0
750 sq ft or greater ADU whether attached or detached to a detached single-family, or to an attached single-family dwelling (townhouse)	
750- 1,000 sq ft	\$2,910
> 1,000 sq ft	\$5,821
750 sq ft or greater ADU whether attached or detached to attached multi-family dwellin(s) other than a townhome (e.g. apartment or condominium)	
750- 1,000 sq ft	\$1,790
> 1,000 sq ft	\$3,579
Non-Residential (per square foot)	
Office	\$18.17
Commercial/Retail	\$26.71
Industrial	\$10.99
Research & Development	\$13.69
Hotel/Motel (per Room)	\$7,675.76

D. Tri-Valley Transportation Development Fee

- Collected for Tri-Valley Transportation Council to fund traffic mitigation improvements in the TVDA
- Subject to an annual adjustment (by the TVTC) on Jul 1 of each year based upon the Engineering News Record Construction Cost Index for the San Francisco Bay Area

Residential (per dwelling unit)	Single-family detached	\$6,946.01
	Single-family attached (Townhouse)	\$6,946.01
	Multi-family (Apartment, Condominium)	\$4,095.33
	Accessory Dwelling Unit (ADU Aupair, SDU etc.)	\$0
	Affordable Housing Units	\$0
Non-residential	Office, per square foot of gross floor area	\$9.28
	Retail, per square foot of gross floor area	\$5.92
	Industrial, per square foot of gross floor area	\$5.23
	Other Uses, per average am/pm peak hour trip	\$6,424.02

E. Downtown Revitalization District Parking In-Lieu Fee

<i>PMC 18.88.120 When development within the Downtown Revitalization District is not able to accommodate all of its required parking onsite the following fee will be collected by the City to purchase land for and to construct public parking lots.</i>	
<i>Subject to annual inflation adjustment on April 1 of any year in which the fee has not been recalculated, based on the annual change in ENR Construction Cost Index.</i>	
Per parking space	\$24,678.00

F. Johnson Drive Economic Development Zone (JDEDZ) Transportation Fee

<i>Due at time building permit is issued.</i>	
<i>PMC 3.44.040 Subject to an annual inflation adjustment on January 1 of each year based upon the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.</i>	
Retail, per square foot	
Retail-Parcel 4	\$33.27
Retail-Parcel 7	\$33.27
Retail-Parcel 8	\$33.27
Retail-Parcel 1	\$36.58
Retail-Parcel 6b	\$38.96
Retail-Parcel 11	\$42.78
Retail-Parcel 9	\$44.84
Office, per square foot	\$16.09
Hotel, per square foot	\$16.60

G. Water Connection Fees - City

<i>For each single family house, or any other use that is determined by the City Engineer or the Engineer's duly appointed representative to have a water demand equivalent to that of a single-family house, for normal domestic-</i>			
Amounts DO NOT include water meter installation fees, which are revised periodically based on current costs for labor & materials as authorized in Section B "Water Meter & Installation Fees".	Meter Size	N. Pleasanton Improvement Dist 2B	All Other Service Connections
	5/8 inch (displacement type)	\$460	\$1,200
	3/4 inch (displacement type)	\$690	\$1,800
	1 inch (displacement type)	\$1,150	\$3,000
	1.5 inch (displacement type)	\$2,300	\$6,000
	2" (displacement type)	\$3,680	\$9,600
	2" Mueller MVR	\$5,290	\$13,800
	2" (OMNI C2)	\$7,360	\$19,200
	3 inch (OMNI C2)	\$8,050	\$21,000
	4 inch (OMNI C2)	\$23,000	\$60,000
	6 inch (OMNI C2)	\$46,000	\$120,000
	8 inch (OMNI C2)	\$80,500	\$210,000
10 inch (OMNI C2)	\$126,500	\$330,000	
<i>For any larger service connection, the City Engineer or his duly appointed representative will determine the charge; or a battery of meters may be used at the City Engineer's option.</i>			
<i>Any change in use or addition requiring greater capacity will require the payment of additional fees at the rates established herein as a condition of continued service.</i>			

H. Recycled Water Connection Fees

Res 15-777, Adjusted annually beginning 1 January 2017 by Engineering News Record (ENR) Construction Cost Index.	Meter Size	Meter Equivalent	Recycled Water Connection Fee
	5/8 inch	1.00	\$19,299
	3/4 inch	1.50	\$28,949
	1 inch	2.50	\$48,253
	1.5 inch (displacement type)	5.00	\$96,497
	1.5 inch (OMNI C2)	16.00	\$308,789
	1.5 inch (OMNI T2)	16.00	\$308,789
	2" (displacement type)	8.00	\$154,395
	2" (OMNI C2)	16.00	\$308,789
	2" (OMNI T2) (1)	20.00	\$385,987

I. Local Sewer Connection Fees

		Pleasanton Local Fee
RESIDENTIAL		
Single Family Dwelling Unit	per house	\$500.00
Auxiliary (Secondary) Dwelling Unit	per Square Foot	\$2.00
Townhome, Townhouse, Duet, Duplex	<i>per unit</i>	\$500.00
Condominium	<i>per unit</i>	\$375.00
Apartment, Mobile Home	<i>per unit</i>	\$330.00
REGULAR (low strength wastewater)		
Auditoriums	<i>per seat</i>	\$4.55
Auto body shops/ Auto dealers	<i>per square foot</i>	\$0.25
Banks, Financial Offices	<i>per square foot</i>	\$0.14
Barber shops/ Beauty shops	<i>per square foot</i>	\$0.68
Bars, Cocktail lounges, taverns (w/o dining)	<i>per square foot</i>	\$0.80
Bowling alleys	<i>per square foot</i>	\$0.70
Car washes	<i>per square foot</i>	\$3.86
Churches	<i>per seat</i>	\$11.36
Delicatessen	<i>per square foot</i>	\$1.61
Dental Clinic	<i>per square foot</i>	\$2.05
Dry Cleaners	<i>per square foot</i>	\$1.02
Gas Stations	<i>per square foot</i>	\$1.07
General Retail/ Commercial	<i>per square foot</i>	\$0.11
Gyms, Health Clubs	<i>per square foot</i>	\$0.95
Hospital	<i>per bed</i>	\$568.18
Hotels, Motels (no dining facilities)	<i>per room</i>	\$295.45
Institutional (Resident)	<i>per bed</i>	\$227.27
Laundries, coin-operated	<i>per machine</i>	\$295.45
Laundries, full service (commercial)	<i>per square foot</i>	\$2.27
Market - Dry Goods	<i>per square foot</i>	\$0.43

Medical Clinic	<i>per square foot</i>	\$0.84
Medical/ Dental Complex	<i>per square foot</i>	\$0.50
Office Buildings	<i>per square foot</i>	\$0.11
		Pleasanton Local Fee
REGULAR (low strength wastewater) continued		
Parks/ Rec		
Country Club	<i>per person</i>	\$159.09
Picnic Park	<i>per person</i>	\$22.73
Pool	<i>per person</i>	\$22.73
Tennis Courts, w/ toilet & shower	<i>per court</i>	\$227.27
Plant Nursery	<i>per square foot</i>	\$0.18
Printers	<i>per square foot</i>	\$0.32
Public Agencies	<i>per square foot</i>	\$0.11
Recreational vehicle R.V. Park	<i>per RV</i>	\$272.72
Schools (excluding cafeteria)		
W/o showers	<i>per student</i>	\$34.09
With showers	<i>per student</i>	\$45.45
Theaters	<i>per seat</i>	\$4.55
Veterinary Hospital	<i>per square foot</i>	\$0.77
Warehouse/distribution	<i>per square foot</i>	\$0.07
REGULAR (medium strength wastewater)		
Banquet Facilities - intermittent use	<i>per square foot</i>	\$0.61
Business with cafeteria	<i>per square foot</i>	\$1.36
Cafeteria	<i>per square foot</i>	\$1.23
Hotels/Motels with dining facilities	<i>per square foot</i>	\$1.36
Restaurant, Fast Food	<i>per square foot</i>	\$1.36
Restaurant, Full Service	<i>per square foot</i>	\$1.23
School with cafeteria	<i>per square foot</i>	\$1.36
REGULAR (high strength wastewater)		
Bakeries/ Donut Shops/ Ice Cream Shops	<i>per square foot</i>	\$1.41
Car washes w/ steam cleaning	<i>per square foot</i>	\$0.91
Markets with garbage disposals	<i>per square foot</i>	\$3.86
Mortuaries	<i>per square foot</i>	\$0.43
INDUSTRIAL (other):		
<i>All other non-residential users or special use (users with above-normal discharge of flow, BOD, and SS) shall be assessed a connection fee on a case-by-case basis based on average day peak month flow, BOD, and SS to be discharged to the sewer system as follows:</i>		
Wastewater Flow	<i>gallons per day</i>	n/a
BOD (Biochemical Oxygen Demand)	<i>lbs per day</i>	n/a
SS (Suspended Solids)	<i>lbs per day</i>	n/a

J. DSRSD Regional Wastewater Capacity Charges

		DSRSD <i>*effective 07/01/24</i>
RESIDENTIAL		
Single Family Dwelling Unit		\$15,250.00
Condominiums		\$11,438.00
Apartments		\$10,065.00
Accessory Dwelling Unit	per Square Foot	\$9.75
NON-RESIDENTIAL		
Flow	per gpd	\$71.17
BOD	per lb/day	\$1,720.78
Apartment, Mobile Home	per lb/day	\$905.49